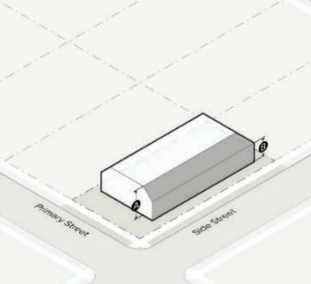
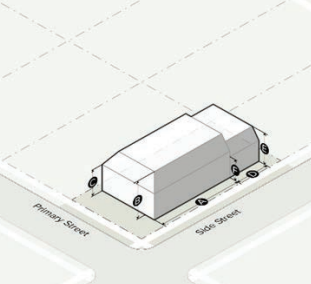




NEW SINGLE FAMILY ZONES (NON-HILLSIDE)

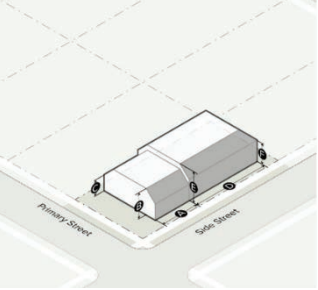


Building Envelope	New Zone	Zone Names Presented at Community Meetings (Most Similar Regulations)	Featured Zone Characteristics (See Development Standards for all regulation details)	Neighborhoods Proposed to Receive a New Zone	Other Notes
 <p>R1V Variable Mass</p>	R1V1	Not applicable. New Zone. Similar to R1-A with variable mass building envelope.	<p>Bulk: allows the location of the second story to <u>vary</u> in location above the first floor of the single family structure.</p> <p>Mass: provides a range of floor area ratios of between <u>0.55 and 0.65</u> depending on the lot size.</p>	<ul style="list-style-type: none"> Pacific Palisades (non-hillside, outside of the Coastal Zone) 	None.
	R1V2	Not applicable. Most similar to the Amended Baseline Mansionization Ordinance (BMO) for R1 lots.	<p>Bulk: allows the location of the second story to <u>vary</u> in location above the first floor of the single family structure.</p> <p>Mass: provides a range of floor area ratios of between <u>0.35 and 0.45</u> depending on the lot size.</p>	<ul style="list-style-type: none"> Lower Council District (CD) 5 Inner CD 5 Beverlywood Fairfax Kentwood Mar Vista/ East Venice 	None.
	R1V3	Not applicable. New Zone. Similar to R1-F with increased FAR.	<p>Bulk: allows the location of the second story to <u>vary</u> in location above the first floor of the single family structure.</p> <p>Mass: provides a range of floor area ratios of between <u>0.30 and 0.40</u> depending on the lot size.</p>	None of the neighborhoods in this effort have requested their area to be rezoned to R1V3. This new zone will available for neighborhoods to utilize in the future.	None.
 <p>R1F Front Mass</p>	R1F1	Not applicable. New Zone. Similar to R1-B with increased FAR.	<p>Bulk: allows the location of the second story to be in the <u>front</u> above the first floor of the single family structure.</p> <p>Mass: provides a range of floor area ratios of between <u>0.55 and 0.65</u> depending on the lot size.</p>	None of the neighborhoods in this effort have requested their area to be rezoned to R1F1. This new zone will available for neighborhoods to utilize in the future.	None.
	R1F2	R1-C	<p>Bulk: allows the location of the second story to be in the <u>front</u> above the first floor of the single family structure.</p> <p>Mass: provides a range of floor area ratios of between <u>0.35 and 0.45</u> depending on the lot size.</p>	<ul style="list-style-type: none"> Larchmont Heights 	A rear detached garage is required for this neighborhood.
	R1F3	R1-D	<p>Bulk: allows the location of the second story to be in the <u>front</u> above the first floor of the single family structure.</p> <p>Mass: provides a range of floor area ratios of between <u>0.30 and 0.40</u> depending on the lot size.</p>	None of the neighborhoods in this effort have requested their area to be rezoned to R1F3. This new zone will available for neighborhoods to utilize in the future.	None.



NEW SINGLE FAMILY ZONES (NON-HILLSIDE)

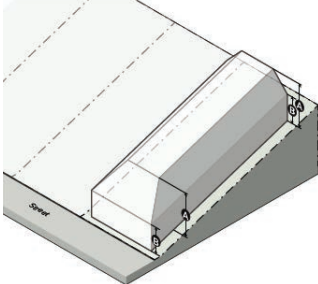


Building Envelope	New Zone	Zone Names Presented at Community Meetings (Most Similar Regulations)	Featured Zone Characteristics (See Development Standards for all regulation details)	Neighborhoods Proposed to Receive a New Zone	Other Notes
 <p>R1R Rear Mass</p>	R1R1	Not applicable. New Zone. Similar to R1-E with increased FAR.	<p>Bulk: allows the location of the second story to be in the <u>rear</u> above the first floor of the single family structure.</p> <p>Mass: provides a range of floor area ratios of between <u>0.55 and 0.65</u> depending on the lot size.</p>	None of the neighborhoods in this effort have requested their area to be rezoned to R1R1. This new zone will available for neighborhoods to utilize in the future.	None.
	R1R2	R1-E	<p>Bulk: allows the location of the second story to be in the <u>rear</u> above the first floor of the single family structure.</p> <p>Mass: provides a range of floor area ratios of between <u>0.35 and 0.45</u> depending on the lot size.</p>	<ul style="list-style-type: none"> • Faircrest Heights • Crestview • Picfair Village • Wilshire Vista • La Brea Hancock • South Hollywood 	A rear detached garage is required for this neighborhood.
	R1R3	Not applicable. New Zone. Similar to R1-E with decreased FAR.	<p>Bulk: allows the location of the second story to be in the <u>rear</u> above the first floor of the single family structure.</p> <p>Mass: provides a scale of floor area ratios of between <u>0.30 and 0.40</u> depending on the lot size.</p>	None of the neighborhoods in this effort have requested their area to be rezoned to R1R3. This new zone will available for neighborhoods to utilize in the future.	None.



NEW HILLSIDE SINGLE FAMILY ZONES



Building Envelope	New Zone	Zone Names Presented at Community Meetings (Most Similar Regulations)	Featured Zone Characteristics (See Development Standards for all regulation details)	Neighborhoods Proposed to Receive a New Zone	Other Notes
 <p>R1H Hillside</p>	R1H1	Not applicable. New Zone	<p>Bulk and mass: provides a range of floor area ratios of between <u>0.00 and 0.50</u> depending on the slope band percentage.</p> <p><small>Note: Slope band percentage is the range of steepness of a hillside property. For the range of different slopes, see the Development Standards for more details.</small></p>	<ul style="list-style-type: none"> Pacific Palisades (hillside, outside of the Coastal Zone) 	None.
	R1H2	Not applicable. Most similar to the Amended Baseline Hillside Ordinance (BHO) for R1 lots.	<p>Bulk and mass: provides a scale of floor area ratios of between <u>0.00 and 0.45</u> depending on the slope band percentage.</p> <p><small>Note: Slope band percentage is the range of steepness of a hillside property. For the range of different slopes, see the Development Standards for more details.</small></p>	None. This new zone will available for neighborhoods to utilize in the future.	None.
	R1H3	Not applicable. New Zone	<p>Bulk and mass: provides a scale of floor area ratios of between <u>0.00 and 0.40</u> depending on the slope band percentage.</p> <p><small>Note: Slope band percentage is the range of steepness of a hillside property. For the range of different slopes, see the Development Standards for more details.</small></p>	None. This new zone will available for neighborhoods to utilize in the future.	None.