

Single-Family Residential Zone Regulations and R1 Variation Zones



CODE AMENDMENT | Q&A | March 21, 2017

Summary

To address out-of-scale development and related construction impacts in single-family neighborhoods, the City Council adopted amendments to the Zoning Code. The new citywide regulations governing both the scale and mass of single-family homes went into effect on March 17, 2017. They apply to new or enlarged homes in all single-family residential zones.

To reflect the character-defining features of our individual neighborhoods, a new subset of zones within the R1 Zone was also created – the R1 Variation Zones. Conceived out of a desire to move away from a one-size-fits all approach to residential zoning, the R1 Variation Zones offer neighborhoods more tailored development standards.

While only a handful of communities will immediately benefit from the creation of the R1 Variation Zones, neighborhoods across the City eventually will have the ability to opt into one of the newly-created zones as community plans are updated. In adopting these new regulations, the City provides additional protections for the cohesion and character of its single-family neighborhoods.

What zones are affected by these new changes?

The adopted changes apply to the following single-family residential zones: RA, RE, RS and R1. Residential communities in designated Hillside Areas also benefit from the new restrictions on hillside grading.

What changes were made to the pre-existing regulations on single-family zones?

The following is a high-level summary of the adopted changes:

Single-family zones (RA, RE, RS, R1)

**** Non-Hillside Areas in the Coastal Zone are excluded from the following provisions.*

- The first 100 sq. ft. of ceilings over 14 feet in height are now counted toward the Residential Floor Area (RFA) calculation.
- The 250 sq. ft. exemption for covered porches, patios and breezeways is eliminated.
- The RFA exemption for front garages is reduced from 400 to 200 sq. ft.
- The 20% RFA bonus provided to green buildings is eliminated.
- A public hearing must now take place to grant an additional 10% in RFA in non-Hillside Areas.

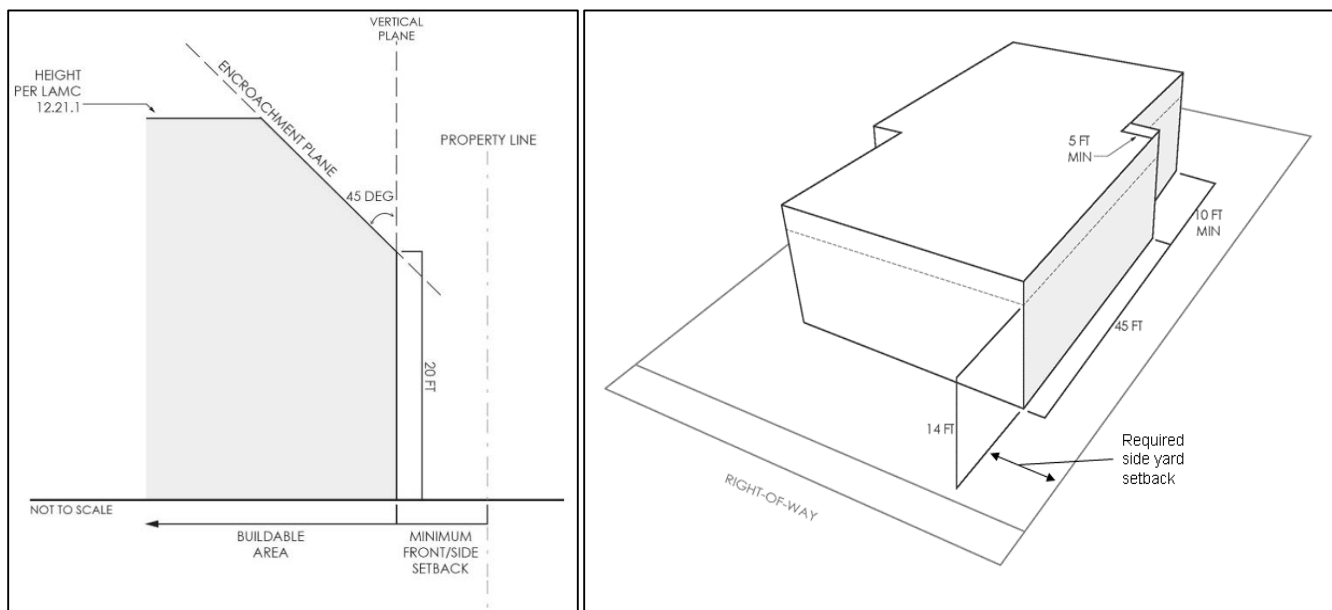
R1 Zone

*** *Non-Hillside Areas in the Coastal Zone are excluded from the following provisions.*

- Outside of designated Hillside Areas, all R1-zoned lots now have a maximum Residential Floor Area Ratio (RFAR) of 0.45 (as opposed to the previous 0.50 for lots of less than 7,500 square feet).
- Within designated Hillside Areas, a new RFAR of 0.45 is established for the lowest slope band (0-15%), reduced from the previous 0.50.
- The 20% RFA bonus is eliminated. All new and enlarged homes must comply with the new base Residential Floor Area Ratio.

R1 Zone Citywide

- Buildings are required to stay within a 45-degree angled encroachment plane starting 20 feet above the front and side yard setbacks.
- For any side wall of a building that is more than 45 feet in length and 14 feet in height, there must be an offset or plane break in the building's side walls.



- Roof decks must be set back at least three feet from the minimum side yard.
- Driveway width at the property line is limited to 25% of lot width or the width of the existing driveway (but no less than 9 feet).

Hillside Areas

*** The following provisions apply to all single-family zones in designated Hillside Areas, including RA, RE, RS and R1.

- The guaranteed minimum Residential Floor Area (RFA) is reduced from 1,000 to 800 sq. ft.
- The grading exemption for cut and fill underneath structures is eliminated, except for the following:
 - Grading for piles and caissons.
 - Fill resulting from up to one-half of non-exempt cut underneath the footprint of a main building.
- In conjunction with counting previously exempted grading, the formula for allowable grading is increased from 500 cubic yards + 5% of the lot size in cubic yards to 1,000 cubic yards + 10% of the lot size in cubic yards.
- In conjunction with counting previously exempted grading, the overall maximum by-right grading quantities are revised as follows:

Zone	PREVIOUS Maximum "By-Right" Grading Quantity (cubic yards) – <u>CUT & FILL UNDER STRUCTURE IS EXEMPT</u>	NEW Maximum "By-Right" Grading Quantity (cubic yards) – <u>CUT & FILL UNDER STRUCTURE COUNTED (NOT EXEMPT)</u>
R1	1,000	1,000
RS	1,100	2,200
RE9	1,200	2,400
RE11	1,400	2,800
RE15	1,600	3,200
RE20	2,000	4,000
RE40	3,300	6,600
RA	1,800	3,600

- New restrictions are imposed on the hours when trucks can haul earth to or from a site. Hours of operation are now limited to between 9 a.m. and 3 p.m. between Monday and Friday.

Why were the R1 Variation Zones created?

Comprising 16 sub-zones, the R1 Variation Zones provide a wider range of zoning options to suit the distinctive character of Los Angeles' diverse neighborhoods. They differ from the standard R1 Zone in that they offer more tailored regulations governing the size and mass of single-family homes.

What are the major differences between the R1 Variation Zones?

The R1 Variation Zones consist of four overarching categories. Within each category, there are four zones, providing a total of 16 variations of the R1 Zone. The R1 Variation Zones regulate, among other things, the following: maximum RFA, height, lot coverage

and massing. To provide neighborhoods with a variety of size options, a scaling system was instituted ranging from 1 to 4, with 1 being the least restrictive and 4 being the most restrictive.

- **R1V (Variable Mass)**
Flexibility in location of taller building mass
Zones: R1V1, R1V2, R1V3, R1V4
- **R1R, Rear-Mass**
Taller building mass restricted to the rear of the lot
Zones: R1R1, R1R2, R1R3, R1R4
- **R1F, Front-Mass**
Taller building mass restricted to the front of the lot
Zones: R1F1, R1F2, R1F3, R1F4
- **R1H, Hillside**
Applies to Hillside Areas
Zones: R1H1, R1H2, R1H3, R1H4

What is the “RG” Rear Detached Garage Supplemental Use District?

The RG Rear Detached Garage Supplemental Use District is an overlay that can be combined with any single-family zone. It mandates that required parking be enclosed in a private garage, detached from the main building and located in the rear of the lot.

Do the recently adopted Code amendments affect me?

Only projects requiring a building permit from the Department of Building & Safety after the effective date are subject to the new regulations. Any project for which a plan check fee has been paid prior to the effective date would be subject to the regulations in effect the time the fee was paid.

Projects for a discretionary entitlement application submitted to the Department of City Planning prior to the effective date of the Code amendment are not subject to the updated regulations. They would be subject to the rules in effect on the date the application was filed and the fee paid.

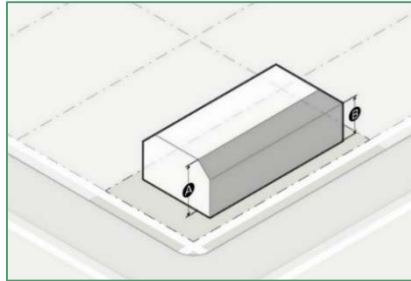
What are the details of the regulations for the R1 Variation Zones?

The tables on the following pages offer details of the four major categories of R1 Variation Zones.

“R1V” Variable-Mass Variation Zones (R1V1, R1V2, R1V3, R1V4)

The R1V Variation Zones offer the most flexible building envelope of the new variations.

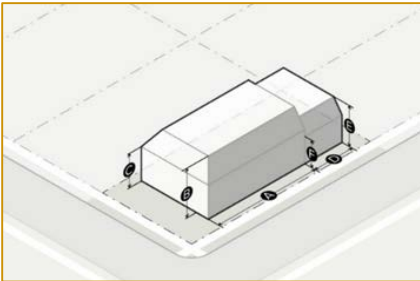
R1 VARIABLE-MASS VARIATION ZONES DEVELOPMENT STANDARDS COMPARED TO STANDARD R1



Lot Size and Residential Floor Area Ratio		Standard R1	R1V1	R1V2	R1V3	R1V4	Max Lot Coverage
	Up to 6,000 SF	.45	.65	.55	.45	.40	50%
	6,001 to 7,000 SF		.63	.53	.43	.38	48%
	7,001 to 8,000 SF		.61	.51	.41	.36	46%
	8,001 to 9,000 SF		.59	.49	.39	.34	44%
	9,001 to 10,000 SF		.57	.47	.37	.32	42%
	Over 10,000 SF		.55	.45	.35	.30	40%
Mass							
(A)	Height of Building (max)	Generally 28' – 33'	30'	30'	28'	20'	
(B)	Encroachment Plane Origin Height	20'	22'	22'	20'	14'	
	Angle of Encroachment Plane	45°	45°	45°	45°	45°	

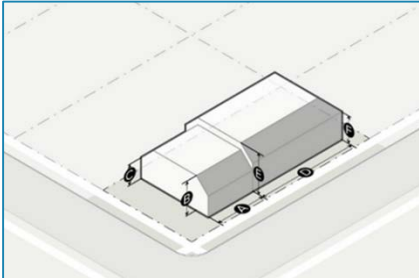
“R1F” Front-Mass Variation (R1F1, R1F2, R1F3, R1F4)

The R1F Variation Zones allow additional height only in the front portion of the lot to provide increased privacy in backyards and maintain continuity in the streetscape.

R1 FRONT-MASS VARIATION ZONES DEVELOPMENT STANDARDS COMPARED TO STANDARD R1							
							
Lot Size and Residential Floor Area Ratio	Standard R1	R1F1	R1F2	R1F3	R1F4	Max Lot Coverage	
Up to 6,000 SF	.45	.65	.55	.45	.40	50%	
6,001 to 7,000 SF		.63	.53	.43	.38	48%	
7,001 to 8,000 SF		.61	.51	.41	.36	46%	
8,001 to 9,000 SF		.59	.49	.39	.34	44%	
9,001 to 10,000 SF		.57	.47	.37	.32	42%	
Over 10,000 SF		.55	.45	.35	.30	40%	
Front Mass							
(A)	Front envelope depth, from front yard setback (min)	n/a	-	-	-	-	
(B)	Height of Mass (max)	Generally 28'-33'	30'	30'	28'	26'	
(C)	Encroachment Plane Origin Height	20'	22'	22'	20'	18'	
	Angle of Encroachment Plane	45°	45°	45°	45°	45°	
Rear Mass							
(D)	Rear envelope depth, from rear yard setback (min)	n/a	25'	25'	25'	25'	
(E)	Height of Mass (max)	-	24'	24'	20'	18'	
(F)	Encroachment Plane Origin Height	-	16'	16'	14'	14'	
	Angle of Encroachment Plane	-	45°	45°	45°	45°	

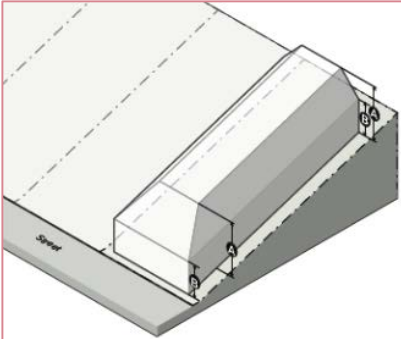
“R1R” Rear-Mass Variation (R1R1, R1R2, R1R3, R1R4)

The R1R Variation Zones allows additional height in the rear portion of the lot to encourage lower scaling and reduce the visual impact of second stories when viewed from the street.

R1 REAR-MASS VARIATION ZONES DEVELOPMENT STANDARDS COMPARED TO STANDARD R1							
							
Lot Size and Residential Floor Area Ratio	Standard R1	R1R1	R1R2	R1R3	R1R4	Max Lot Coverage	
Up to 6,000 SF	.45	.65	.55	.45	.40	50%	
6,001 to 7,000 SF		.63	.53	.43	.38	48%	
7,001 to 8,000 SF		.61	.51	.41	.36	46%	
8,001 to 9,000 SF		.59	.49	.39	.34	44%	
9,001 to 10,000 SF		.57	.47	.37	.32	42%	
Over 10,000 SF		.55	.45	.35	.30	40%	
Front Mass							
(A)	Front envelope depth, from front yard setback (min)	n/a	30'	30'	30'	30'	
(B)	Height of Mass (max)	Generally 28'-33'	24'	24'	20'	18'	
(C)	Encroachment Plane Origin Height	20'	16'	16'	12'	12'	
	Angle of Encroachment Plane	45°	45°	45°	45°	45°	
Rear Mass							
(D)	Rear envelope depth, from rear yard setback (min)	n/a	-	-	-	-	
(E)	Height of Mass (max)	-	30'	30'	28'	26'	
(F)	Encroachment Plane Origin Height	-	22'	22'	20'	18'	
	Angle of Encroachment Plane	-	45°	45°	45°	45°	

“R1H” Variation Zones (R1H1, R1H2, R1H3, R1H4)

The R1H Variation Zones offer a flexible building envelope for properties in Hillside Areas.

R1 HILLSIDE VARIATION ZONES RESIDENTIAL FLOOR AREA RATIOS COMPARED TO STANDARD R1 HILLSIDE					
					
Slope Band (%)	Standard R1 Hillside	R1H1	R1H2	R1H3	R1H4
0 – 14.99	0.45	0.65	0.55	0.45	0.40
15 – 29.99	0.45	0.60	0.50	0.45	0.35
30 – 44.99	0.40	0.55	0.45	0.40	0.30
45 – 59.99	0.35	0.50	0.40	0.35	0.25
60 – 99.99	0.30	0.45	0.35	0.30	0.20
100+	0.00	0.00	0.00	0.00	0.00

How can I find more information or get my questions answered?

For specific questions concerning a particular property, project or entitlement application, please contact one of the Department of City Planning’s public counters:

Metro Development Services Center
 201 N. Figueroa Street, 4th Floor
 Los Angeles, CA 90012
 (213) 482-7077

Valley Development Services Center
 6262 Van Nuys Blvd, Suite 251
 Van Nuys, CA 91401
 (818) 374-5050

The text of the Code amendment may be accessed at <http://planning.lacity.org> and clicking “Zoning Information,” then “Updates to the Zoning Code,” then “Adopted Ordinances.”

For Code amendment questions, please contact:

- Niall Huffman, Niall.Huffman@lacity.org 213-978-3405
- Phyllis Nathanson, Phyllis.Nathanson@lacity.org 213-978-1474
- Shannon Ryan, Shannon.Ryan@lacity.org 213-978-3304

For specific questions about the R1 Variation Zones, please contact:

- Giselle Corella, Giselle.Corella@lacity.org 213-978-1357
- Christine Saponara, Christine.Saponara@lacity.org 213-978-1363