Zoning

Zoning is a tool that guides the development of land and its allowable uses. The Orange Line Transit Neighborhood Plan Project will assign new zones to select parcels of land within the larger Project Area; these zones are being developed through re:code LA - a comprehensive update of the City of Los Angeles Zoning Code. The new zoning string includes the following five modules, referred to collectively as the “base zoning”: Form District, Frontage, Standards (Development Standard Sets), Use District and Density. These are organized within the new Zoning Code into two separate brackets addressing the physical form of the building and the permitted activities inside.

[ FORM - FRONTAGE - STANDARDS ]

Form

Building Form, Massing (Size, Height, Location on Lot)
Orientation to the Street, Sidewalk, & Public Realm (Windows, Entrances, Storefronts)
Tailored Development Standards (Parking, Access, Grading)

Inside the Building

[ USE - DENSITY ]

Use

Permitted Uses in Building (Residential, Commercial, Industrial, Mixed)
Number of Residential Units Allowed (Detached Single-Family Home, Duplex, Fourplex, Apartment)

Example

Example: Residential (Apartment Unit)
Example: Commercial (Restaurant)

Frontage

Required street-facing entrances
Mid-block paseos for pedestrian access
Recessed storefronts and/or awnings for shade & pedestrian comfort

FRONTAGE TYPES

Zones can be assigned one or more frontage types, which are used to regulate design elements that influence a building facade’s relationship to the sidewalk and street, and create more walkable areas.

- Ground Floor Transparency
- Upper Floor Height
- Entrance Elevation
- Pedestrian Entrance Recess
- Pedestrian Entrance Spacing
- Ground Floor Height
- General

Density

Incentive for developers to provide publicly accessible open space
Parking in rear or within building, access from side street or alley

Examples

Example: Residential (Apartment Unit)
Example: Commercial (Restaurant)

The Zoning Applied

The following diagrams provide examples of how the new zoning could influence the design of buildings.