## Orange Line Transit Neighborhood Plan

### A NEW WAY TO MEASURE FAR

<table>
<thead>
<tr>
<th>Property</th>
<th>OLD METHOD</th>
<th>NEW METHOD</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>LOT SIZE:</strong></td>
<td>10,890 (lot size)</td>
<td>10,890 (lot size)</td>
</tr>
<tr>
<td><strong>FLOOR AREA:</strong></td>
<td>22,130 ft²</td>
<td></td>
</tr>
<tr>
<td><strong>ZONING:</strong></td>
<td>RDI.5</td>
<td></td>
</tr>
</tbody>
</table>

**OLD METHOD**
- Setbacks
  - (15’ front + back, 5’ side)
  - 7,373 ft² (Buildable Area)

**NEW METHOD**
- Setbacks
  - (15’ front + back, 5’ side)
  - 22,130 ft²

10,890 ft² = 3.00 FAR
22,130 ft² = 2.03 FAR

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<tr>
<td><strong>LOT SIZE:</strong></td>
<td>16,500 ft²</td>
<td>16,500 (lot size)</td>
</tr>
<tr>
<td><strong>FLOOR AREA:</strong></td>
<td>29,292 ft²</td>
<td></td>
</tr>
<tr>
<td><strong>ZONING:</strong></td>
<td>R3</td>
<td></td>
</tr>
</tbody>
</table>

**OLD METHOD**
- Setbacks
  - (15’ front + back, 5’ side)
  - 12,000 ft² (Buildable Area)

**NEW METHOD**
- Setbacks
  - (15’ front + back, 5’ side)
  - 29,292 ft²

16,500 ft² = 2.44 FAR
29,292 ft² = 1.78 FAR

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<td><strong>ZONING:</strong></td>
<td>RD2</td>
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**OLD METHOD**
- Setbacks
  - (15’ front + back, 5’ side)
  - 4,500 ft² (Buildable Area)

**NEW METHOD**
- Setbacks
  - (15’ front + back, 5’ side)
  - 22,130 ft²

6,800 ft² = 2.13 FAR

10,890 ft² = 1.37 FAR

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<tr>
<td><strong>ZONING:</strong></td>
<td>RAS4/R3</td>
<td></td>
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**OLD METHOD**
- Setbacks
  - (15’ front + back, 9’ side)
  - 45,500 ft² (Buildable Area)

**NEW METHOD**
- Setbacks
  - (15’ front + back, 9’ side)
  - 163,616 ft²

16,500 ft² = 3.00 FAR
163,616 ft² = 2.92 FAR

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* Land use and zoning changes will apply to select properties within the Study Area.
Zoning System

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.

The Zoning Applied

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