

ARTICLE 6. **DENSITY**

[FORM - FRONTAGE - STANDARDS] [USE - **DENSITY**]

Part 6A. **Introduction**

Part 6B. **Density Districts**

Part 6C. **Density Rules**

The Downtown Community Plan will bring forward for adoption the New Zoning Code, including this Article via CPC-2014-1582-CA and CPC-2017-432-CPU. The Harbor LA Community Plans Update will bring forward the unique zones and additional standards or regulations needed to implement the Harbor LA Community Plans.

CONTENTS

Part 6A. Introduction 6-3

Div. 6A.1. Orientation 6-4

Div. 6A.2. Opening Provisions 6-7

Part 6B. Density Districts 6-9

Div. 6B.1. Maximum Density 6-10

Part 6C. Density Rules. 6-13

Div. 6C.1. Maximum Density 6-14

PART 6A. INTRODUCTION

Div. 6A.1. Orientation 6-4

 Sec. 6A.1.1. Relationship to Zone String 6-4

 Sec. 6A.1.2. How to Use Article 6 (Density) 6-4

 Sec. 6A.1.3. Density District Naming Convention 6-6

Div. 6A.2. Opening Provisions 6-7

 Sec. 6A.2.1. Density Intent. 6-7

 Sec. 6A.2.2. Density Applicability 6-7

 Sec. 6A.2.3. Relationship to Use Districts 6-8

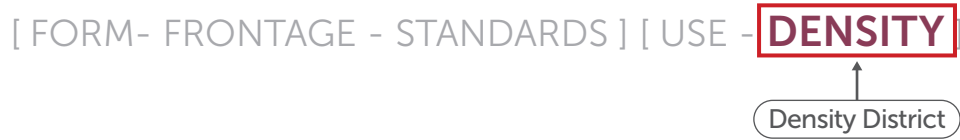
 Sec. 6A.2.4. Relationship to Public Benefit Systems 6-8

 Sec. 6A.2.5. Relationship to Form Districts 6-8

DIV. 6A.1. **ORIENTATION**

SEC. 6A.1.1. **RELATIONSHIP TO ZONE STRING**

A zone string is composed of the following districts, as established in *Sec. 1.5.2. (Zoning Map)*:



The Density District is a separate and independent component of each zone.

SEC. 6A.1.2. **HOW TO USE ARTICLE 6 (DENSITY)**

A. **Identify the Density District**

The fifth component in a zone string identifies the Density District for a property.

B. **Density District Standards**

Density Districts standards are located in *Part 6B. (Density Districts)*. Each Density District identifies the standards specific to that Density District.

C. **Interpreting Density District Standards**

Each standard in a Density District in *Part 6B. (Density Districts)* provides a reference to *Part 6C. (Density Rules)* where the standard is explained in detail.

Form District Example:

Zone String

[LM2-MU2-5] [RG1-**4**]

Find Your Applied
Density District

Part 6B (Density Districts)

SEC. 6B.1.2 LOT AREA-BASED DISTRICTS

In FA, 2, 3, 4, 6, 8, 10, 12, 15, 20, 30, 40, 50, 60, and N Density Districts, the maximum density of household living units per lot is determined using the table below. A lot may contain a maximum of one group living unit, except where limited by the applicable Use District.

Density District	Lot Area per Household Living Unit (min sq-ft) Sec. 6C.1.2	Lot Area per Group Living Unit (min sq-ft) Sec. 6C.1.3
FA	Limited by Floor Area	Limited by Floor Area
2	200	Limited by Floor Area
3	300	150
4	400	200
6	600	300
8	800	400
10	1000	500
12	1200	600
15	1500	750
20	2000	1000
30	3000	1500
40	4000	2000
50	5000	2500
60	6000	3000
N	Not Permitted	Not Permitted

Link to Rules

Specification for Standard

Part 6C (District Rules)

Learn More
About Your Rules

SEC. 6C.1.3 LOT AREA PER GROUP LIVING UNIT

The maximum number of group living units allowed on a lot based on lot area.

A. Intent

The intent of regulating the number of group living units based on lot area is to provide a method that ensures there is a specified maximum ratio of group living units in relation to the size of a lot.

B. Applicability

Lot area per guest room applies to any project that includes group living units in a lot area-based Density District.

C. Standards

The number of group living units on a lot shall not exceed the maximum established by the applicable Density District in Sec. 6B.1.2 (Lot Area-Based Districts).

D. Measurement

- The maximum number of group living units is calculated by dividing the lot area by the group living units per lot area value as outlined in Sec. 6B.1.2 (Lot Area-Based Districts), and can be provided in conjunction with any household living units if permitted on a lot as calculated in Sec. 6C.1.2 (Lot Area per Household Living Unit).
- Lot area is counted only once - for either a household living unit or a group living unit.
- Fractions of units do not count toward an additional household living unit or guest room, except as permitted in Article 9 (Public Benefit Programs).
- When density is designated as Limited by Floor Area, there is no maximum density. Group living units are limited only by the physical constraints of the applicable Form District and are subject to the dimensional requirements in Chapter 9 (Building Regulations).
- When density is designated as Not Permitted, household living units or group living units are not permitted.

E. Exceptions

Accessory dwelling units, compliant with Sec. 5C.9.1 (Accessory Dwelling Units) and Sec.

SEC. 6A.1.3. **DENSITY DISTRICT NAMING CONVENTION**

There are two categories of Density Districts, lot-based and lot area-based.

A. **Lot-Based Districts**

Lot-Based Districts names include a number, representing the maximum quantity of household dwelling units that are allowed on a lot, followed by the letter "L".

B. **Lot Area-Based Districts**

With the exception of the "FA" and "N" Density Districts, lot-based Density District names are a number that represents how many hundreds of square feet of lot area are required per household dwelling unit or efficiency dwelling unit. The FA Density District is an abbreviation for "Floor Area", indicating that floor area is the only practical limit to density in this district and that the effective minimum lot area per household dwelling unit or efficiency dwelling unit is 0 square feet. The N Density District is an abbreviation for "Not Permitted", indicating that no household dwelling units or efficiency dwelling units are allowed in this Density District.

DIV. 6A.2. OPENING PROVISIONS

SEC. 6A.2.1. DENSITY INTENT

The intent of *Article 6 (Density)* is to establish Density Districts, a mechanism that regulates the number of household dwelling units or efficiency dwelling units permitted on any lot, otherwise known as density. Density Districts allow for a wide variety of zoning approaches to housing.

SEC. 6A.2.2. DENSITY APPLICABILITY

A. General

All projects filed after the effective date of this Zoning Code shall comply with the Density Standards in Article 6 (Density), as further specified below. For vested rights, see *Sec. 1.4.5. (Vested Rights)*, and for continuance of existing development, see *Sec. 1.4.6. (Continuance of Existing Development)*.

B. Project Activities

- Categories of Density rules apply to a project based on what types of project activities are proposed, as shown in the table below. Typically, more than one project activity will apply to a proposed project (for example, an addition that expands an existing use includes both new construction and a use modification).

DENSITY RULE CATEGORY	PROJECT ACTIVITIES								
	New Construction	Demolition	Lot Modification	Site Modification	Facade Modification	Use Modification	Temporary Use	Renovation	Maintenance & Repair
<i>Div. 6C.1</i> Maximum Density	●	○	●	○	○	●	○	○	○

- = Rules generally apply to this project activity
 ○ = Rules are not applicable

- Project Activities are defined in *Sec. 14.1.15. (Project Activities)*.
- Where a category of Density rules are listed as generally applicable in the table above, and the applied Density District (*Part 6B*) provides specifications for a standard in that Density rule category, the project activity shall meet all applicable Density standards within that Division. This general applicability may be further specified for each standard in the applicability provisions in *Part 6C. (Density Rules)*. Project applicability may also be modified by *Article 12. (Nonconformities)*. Where a Division of the Density District rules is listed as not applicable in the table above, no standards from that Density rule category apply to the project activity.

C. Nonconformity

Nonconformity provides relief from the requirements of Article 6 (Density) for existing lots, site improvements, buildings and structures, and uses that conformed to the zoning regulations, if any, at the time they were established, but do not conform to current district standards or use permissions. No project activity may decrease conformance with any Density Standards in Article 6 (Density) for a nonconforming use, unless otherwise specified by *Div. 12.7. (Nonconforming Density)*.

SEC. 6A.2.3. RELATIONSHIP TO USE DISTRICTS

- A. When household dwelling units or efficiency dwelling units are permitted by a Use District in *Part 5B. (Use Districts)*, the Density Districts in *Article 6 (Density)* establish limits on the number of household dwelling units or efficiency dwelling units.
- B. Some Use Districts in *Part 5B. (Use Districts)* establish additional requirements for household dwelling units and efficiency dwelling units in addition to those in *Article 6 (Density)*.

SEC. 6A.2.4. RELATIONSHIP TO PUBLIC BENEFIT SYSTEMS

Affordable housing incentive programs, outlined in *Article 9. (Public Benefit Systems)*, offer a variety of methods to obtain additional density (in excess of the limits established in *Article 6 (Density)* and the applied Density District) in exchange for different affordability levels and types of affordable housing.

SEC. 6A.2.5. RELATIONSHIP TO FORM DISTRICTS

Form Districts do not directly limit density, but do establish requirements that may result in physical constraints that could impact the number of household dwelling units or efficiency dwelling units that can be accommodated on a lot.

PART 6B. DENSITY DISTRICTS

Div. 6B.1. Maximum Density 6-10

Sec. 6B.1.1. Lot-Based Districts 6-10

Sec. 6B.1.2. Lot Area-Based Districts. 6-11

DIV. 6B.1. MAXIMUM DENSITY

Every Density District has a corresponding maximum density. The maximum density either limits the number of dwelling units allowed based on lot area or indicates a flat limit on the number of dwelling units allowed per lot.

SEC. 6B.1.1. LOT-BASED DISTRICTS

[Introduced with the Downtown Community Plan via CPC-2014-1582-CA and CPC-2017-432-CPU]

In 1L, 2L, 3L and 4L Density Districts, the maximum number of dwelling units permitted on a lot is limited according to the table below.

LOT-BASED DISTRICTS	
Density District	Dwelling Units Per Lot (max) <i>Sec. 6C.1.1.</i>
1L	1
2L	2
3L	3
4L	4

SEC. 6B.1.2. LOT AREA-BASED DISTRICTS

[Introduced with the Downtown Community Plan via CPC-2014-1582-CA and CPC-2017-432-CPU. Changes highlighted in the table below are introduced with the Boyle Heights Community Plan via CPC-2016-2905-CPU.]

In FA, 2, 3, 4, 6, 8, 10, 12, 15, 20, 25, 30, 40, 50, 60, and N Density Districts, the maximum density of household dwelling units and efficiency dwelling units permitted on a lot is limited according to the table below. A lot may contain any combination of household dwelling units and efficiency dwelling units.

LOT AREA-BASED DISTRICTS		
Density District	Lot Area per Household Dwelling Unit (min SF) <i>Sec. 6C.1.2.</i>	Lot Area per Efficiency Dwelling Unit (min SF) <i>Sec. 6C.1.3.</i>
FA	Limited by Floor Area	Limited by Floor Area
2	200	100
3	300	150
4	400	200
6	600	300
8	800	400
10	1000	1000
12	1200	1200
15	1500	1500
20	2000	2000
25	2500	2500
30	3000	3000
40	4000	4000
50	5000	5000
60	6000	6000
N	Not Permitted	Not Permitted

PART 6C.DENSITY RULES

Div. 6C.1. Maximum Density 6-14

DIV. 6C.1. **MAXIMUM DENSITY**

[Introduced with the Downtown Community Plan via CPC-2014-1582-CA and CPC-2017-432-CPU]