Orange Line Transit Neighborhood Plan

NORTH HOLLYWOOD EXISTING GENERAL PLAN LAND USE

Existing General Plan Land Use
with Corresponding Zones

Residential
- Low: RES, R1, R2
- Low Medium I: R1, R2, R3
- Low Medium II: R2, R3, R4
- Medium: R3, R4
- High Medium: R4

Commercial
- Neighborhood Office Commercial: CR, C1, C1.5, C2, C4, RAS3, RAS4, P
- Highway Oriented Commercial: CR, C1, C1.5, C2, C4, RAS3, RAS4, P
- Community Commercial: CR, C1, C1.5, C2, C4, RAS3, RAS4, P

Industrial
- Commercial Manufacturing: CM, P
- Limited Manufacturing: MR1, P
- Light Manufacturing: MR2, P

Public Space: Public Facilities
- Open Space: OS, A1
- Public Facilities: PF
- Study Area: PF

Partially Funded by Metro.
Goals

- **Allow densities that support the area’s identity as a regional center** by removing development restrictions in the Community Redevelopment Agency Plan.
- **Retain existing design standards outlined in the Community Redevelopment Agency Design for Development Plan** by implementing pedestrian-friendly design and site planning regulations.
- **Preserve the character of the NoHo Arts District** by encouraging creative and performing arts-oriented uses in commercial areas while allowing mixed-use development.
- **Preserve industrial areas for job generating uses** and improve circulation for pedestrians and drivers throughout these areas.
- **Enhance and expand multifamily residential** by requiring pedestrian-friendly design and incentivizing provision of affordable housing.

Zones (Base/Bonus)

**Commercial Mixed-Use A**
- FAR: 3/6
- Max. Height: Restricted by FAR
- Density (sq ft/unit): 400/200

**Commercial Mixed-Use B**
- FAR: 1.5/4.25
- Max. Height: Restricted by FAR
- Density (sq ft/unit): 400/200

**Commercial Mixed-Use C**
- FAR: 1.5/3.75
- Max. Height: Restricted by FAR
- Density (sq ft/unit): 400

**Industrial A**
- FAR: 3

**Industrial B**
- FAR: 3

**Hybrid Industrial**
- FAR: 1.5/3
- Max. Height: 45’/56’
- Density (sq ft/unit): 800/400

**Residential A**
- FAR: 1.75/3
- Max. Height: 45’/67’
- Density (sq ft/unit): Restricted by Form

**Residential B**
- FAR: 1.75/3
- Max. Height: 45’/67’
- Density (sq ft/unit): 800/400

**Residential C**
- FAR: 1.75
- Max. Height: 33’/45’
- Density (sq ft/unit): 1000/650

**Residential Amenity**
- FAR: 1.75/3.25
- Max. Height: 45’/75’
- Density (sq ft/unit): Restricted by Form