Zoning

Zoning is a tool that guides the development of land and its allowable uses. The Purple 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.

**Physical Building**

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

**Inside the Building**

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

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The Zoning Applied

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

**FORM & FRONTAGE ELEMENTS**

- Mid-block paseos for pedestrian access
- Required street-facing entrances
- Ground floor transparency
- Building facade variation or articulation

**FORMS FOR TRANSIT NODES**

- Buildings built close to the sidewalk, unless they provide pedestrian amenities such as outdoor eating areas or plaza spaces
- Incentive for developers to provide publicly accessible open space
- Parking in rear or within building, access from side street or alley
- Recessed storefronts and/or awnings for shade & pedestrian comfort

**FRONTAGE TYPES**

A frontage type will be assigned to a zone 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

**EXAMPLE**

Example: Residential (Apartment Unit)
Example: Commercial (Restaurant)
Example: 2 Unit Residential
Example: 8 Unit Residential
Example: Main Street
Example: Active Neighborhood
Example: Large Format

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