

NORTH HOLLYWOOD PROPOSED LAND USE CONCEPT

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

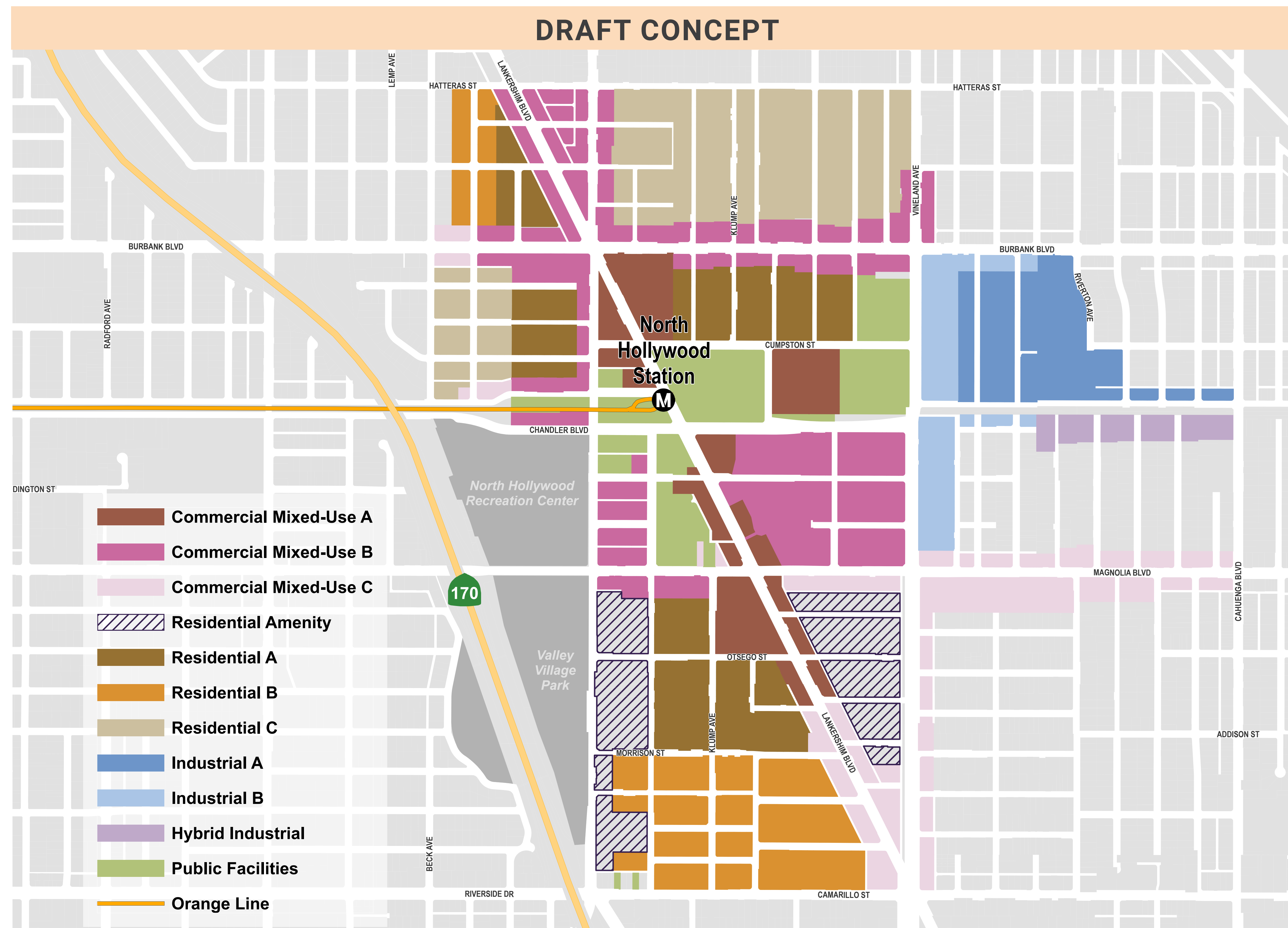
- FAR: 1.75/3
- Max. Height: 45'/67'
- Density (sq ft/unit): 800/400

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



• Land use and zoning changes will apply to select properties within the Study Area.