

CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING
ZONING INFORMATION (ZI) FILE

EFFECTIVE DATE: MARCH 17, 2017

ZI NO. 2462
MODIFICATIONS TO SINGLE-FAMILY ZONES AND SINGLE-FAMILY ZONE
HILLSIDE AREA REGULATIONS

COUNCIL DISTRICT: ALL

BACKGROUND:

On March 17, 2017, pursuant to Ordinance No. 184,802, the provisions governing the development of single-family (RA, RE, RS, R1) zoned properties citywide were modified to establish new regulations regarding the size and bulk of new and enlarged homes, and to further regulate grading and earth import/export in designated Hillside Areas.

COMMENTS:

The modified single-family zone regulations include changes to several definitions in LAMC Section 12.03, including the definition of “Floor Area, Residential.” Other modifications pertain to Residential Floor Area bonus options, the allowable Residential Floor Area Ratio in the R1 Zone, other Area regulations in the R1 Zone, and grading and hauling regulations in designated Hillside Areas. In addition, the modifications include a number of technical edits and corrections. Key modifications to single-family regulations are summarized below. In addition to this summary, please review LAMC Sections 12.03, 12.07, 12.07.01, 12.07.1, 12.08, 12.21, 12.23, and 12.28 for all modifications.

In all single-family zones (RA, RE, RS, R1), except Coastal Zone properties located outside of designated Hillside Areas:

- Eliminates the existing Residential Floor Area (RFA) exemption for the first 100 square feet of over-in-height (over 14 feet in height) ceilings.
- Eliminates the 250 sf RFA exemption for covered porches, patios, and breezeways.
- Retains the full RFA exemption for rear garages (up to 400 square feet). Reduces the exemption for front garages to 200 square feet.
- Eliminates the 20% RFA bonus option for green buildings.
- Clarifies that the definition of RFA applies to both residential and non-residential buildings, such as conditionally-permitted uses (decision-maker can override such provisions as part of conditions of approval).

In the R1 Zone, except Coastal Zone properties located outside of designated Hillside Areas:

- Outside of designated Hillside Areas, establishes a maximum RFA of 45%, regardless of lot size.
- Within designated Hillside Areas, establishes a maximum RFA of 45% for the lowest slope band (0-15%).
- Eliminates all of the 20% RFA bonus options.

In the R1 Zone:

- Establishes an Encroachment Plane, a 45° angled plane above a height of 20 feet that the house cannot intersect.
- Requires articulation of side walls more than 45 feet in length and 14 feet in height.
- Requires roof decks to be set back at least 3 feet from the minimum side yard.
- Limits driveway width to 25% of lot width (but not less than 9 feet) or the width of the existing driveway (non-Hillside Areas only).

In all single-family zones in designated Hillside Areas (RA, RE, RS, R1)

- Reduces the guaranteed minimum RFA from 1,000 to 800 square feet.
- Eliminates the grading exemption for cut and fill underneath a structure, with exceptions:
 - Allows grading exemption for piles and caissons.
 - Allows grading exemption of the fill resulting from one half of the cut underneath a main building.
- In conjunction with counting previously exempted grading,
 - Adjusts the formula for allowable grading quantity:
 - **Existing:** 500 cubic yards plus the numeric value equal to 5% of the lot size in cubic yards.
 - **Proposed:** 1,000 cubic yards plus the numeric value equal to 10% of the lot size in cubic yards.
 - Adjusts maximum by-right grading quantities:

Zone	PREVIOUS Maximum “By-Right” Grading Quantity (cubic yards) <i>CUT & FILL UNDER STRUCTURE <u>IS EXEMPT</u></i>	NEW Maximum “By-Right” Grading Quantity (cubic yards) <i>CUT & FILL UNDER STRUCTURE <u>IS NOT EXEMPT</u></i>
R1	1,000	1,000
RS	1,100	2,200
RE9	1,200	2,400
RE11	1,400	2,800
RE15	1,600	3,200
RE20	2,000	4,000

RE40	3,300	6,600
RA	1,800	3,600

- In conjunction with counting previously exempted grading, modifies allowed import/export quantities:
 - Standard Hillside Limited Streets and larger – up to the maximum “by-right” grading quantities.
 - Substandard Hillside Limited Streets – up to 75 percent of the maximum “by-right” grading quantities.
- Restricts import/export activities to 9 a.m. – 3 p.m., Monday-Friday.

The modified provisions also include a number of technical edits and clarifications.

INSTRUCTIONS:

No building permit shall be issued by the Department of Building and Safety (LADBS) for a Project unless the proposed structure complies with the regulations set forth in the Los Angeles Municipal Code. For regulations affected by the modifications to single-family zone regulations, refer to LAMC Sections 12.03, 12.07, 12.07.01, 12.07.1, 12.08, 12.21, 12.23, and 12.28.

Exception: Projects with entitlement applications filed before the effective date are subject to the rules in effect on the date of fee receipt.

ORDINANCE:

Please click the link below for a copy of the ordinance.

- Modifications to Single-Family Zones and Single-Family Zone Hillside Area Regulations, [Ordinance No. 184,802](#)