

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

**EFFECTIVE DATE: MARCH 17, 2017**

**ZI NO. 2463  
R1 VARIATION ZONES**

**COUNCIL DISTRICT:** 4, 5, 10, 11

**BACKGROUND:**

On March 25, 2015, an Interim Control Ordinance (ICO), Ordinance No. 183,497, was established over multiple single-family neighborhoods within the City. A second ICO, Ordinance No. 184,381, over five additional single-family neighborhoods, became effective on June 29, 2016. The ICOs implemented temporary regulations to limit development of single-family zoned properties, while permanent regulations were being prepared. On March 17, 2017, pursuant to Ordinance No. 184,802, the permanent regulations became effective and include the following components:

1. Modifications to Single-Family Zones (RA, RE, RS, R1) and Single-Family Zone Hillside Area Regulations (see ZI No. 2462).
2. Addition of R1 Variation Zones and an “RG” Rear Detached Garage Supplemental Use District to Zoning Code
3. Application of R1 Variation Zones to specific single-family neighborhoods.

**COMMENTS:**

The R1 Variation Zones are subzones of the R1 “One-Family” Zone. The R1 Variation Zones consist of the same regulations as the standard R1 Zone except for the following: Residential Floor Area Ratios, Encroachment Plane origin height, maximum height of Mass, Lot Coverage maximums, and massing limitations.

The R1 Variation Zones are grouped into four categories, each with four zones, for a total of 16 variations of the standard R1 Zone:

- R1V, Variable-Mass
  - Flexibility in location of taller building mass
  - Zones: R1V1, R1V2, R1V3, R1V4
- R1F, Front-Mass
  - Taller building mass restricted to the front of the house
  - Zones: R1F1, R1F2, R1F3, R1F4
- R1R, Rear-Mass

- Taller building mass restricted to the rear of the house
- Zones: R1R1, R1R2, R1R3, R1R4
- R1H, Hillside
  - Flexibility in location of taller building mass
  - Can only be applied in designated Hillside Areas
  - Zones: R1H1, R1H2, R1H3, R1H4

The numbers 1, 2, 3, and 4 represent the Residential Floor Area Ratio (RFAR) ranges of the zone. The number 1 represents the largest Residential Floor Area Ratio range, while the number 4 represents the smallest Residential Floor Area Ratio range.

Please review Los Angeles Municipal Code (LAMC) Section 12.08 C.5 to see the regulations that pertain to Residential Floor Area Ratios, Encroachment Plane origin height, height, Lot Coverage maximums, and massing.

### **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 applicable R1 Zone regulations set forth in the Los Angeles Municipal Code (LAMC). For regulations pertaining to Residential Floor Area Ratios, Encroachment Plane origin height, maximum height, Lot Coverage maximums, and massing limitations, refer to the following:

- For lots zoned R1V1, R1V2, R1V3, R1V4, Variable Mass refer to Table 12.08 C.5(b)
- For lots zoned R1F1, R1F2, R1F3, R1F4, Front-Mass refer to Table 12.08 C.5(c)
- For lots zoned R1R1, R1R2, R1R3, R1R4, Rear-Mass refer to Table 12.08 C.5(d)
- For lots zoned R1H1, R1H2, R1H3, R1H4, Hillside Area refer to Section 12.21 C.10

Except for where the regulations in Sections 12.08 C.5 and 12.21 C.10(b) differ from the standard R1 Zone regulations, properties within the above zones are subject to all other regulations applicable to the R1 Zone.

### **ORDINANCES:**

Please click the links below for copies of the Ordinances and associated maps related to neighborhoods that have been re-zoned to an R1 Variation Zone.

- R1 Variation Zone and Rear Detached Garage Supplemental Use District, [Ordinance No. 184,802](#)
- Beverlywood, [Ordinance No. 184,803](#)
- Citrus Square, [Ordinance No. 184,804](#)
- Comstock Hills, [Ordinance No. 184,805](#)
- Crestview, [Ordinance No. 184,806](#)

- Fairfax, [Ordinance No. 184,807](#)
- Inner Council District 5, [Ordinance No. 184,808](#)
- East Venice, [Ordinance No. 184,809](#)
- Faircrest Heights, [Ordinance No. 184,810](#)
- Kentwood, [Ordinance No. 184,811](#)
- La Brea Hancock, [Ordinance No. 184,812](#)
- Larchmont Heights, [Ordinance No. 184,813](#)
- Mar Vista, [Ordinance No. 184,814](#)
- North Beverly Grove, [Ordinance No. 184,815](#)
- North Beverlywood, [Ordinance No. 184,816](#)
- Picfair Village, [Ordinance No. 184,818](#)
- South Hollywood, [Ordinance No. 184,819](#)
- Wilshire Vista, [Ordinance No. 184,820](#)
- Castle Heights (**Effective December 13, 2017**), [Ordinance No. 185,225](#)
- Cheviot Hills (**Effective May 2, 2018**), [Ordinance No. 185,475](#)
- Brookside (**Effective July 10, 2018**), [Ordinance No. 185,569](#)
- Sycamore Square (**Effective July 18, 2018**), [Ordinance No. 185,604](#)