

# R1 Variation Zones

CODE AMENDMENT | **UPDATE** | August 25, 2016

CPC-2016-2110-CA | ENV-2016-2111-ND



A draft of the R1 Variation Zones Code Amendment was released to the public on August 11, 2016. After recent feedback, the Department of City Planning is considering revisions to the Draft R1 Variation Zones Code Amendment.

Revisions would include:

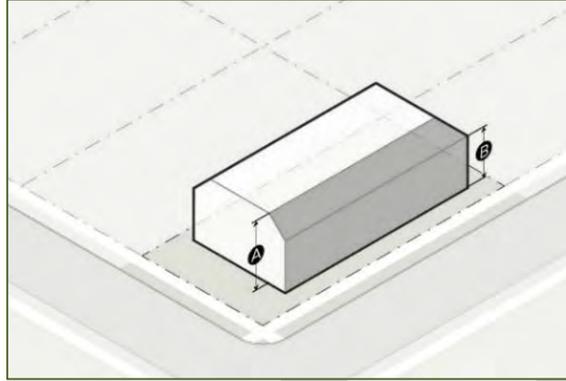
1. A new Zone within each Variation Category that adds a Residential Floor Area range of 0.55 - 0.45 depending on lot size (the columns highlighted in gold on the attached tables).
2. An increase in the R1H1 Residential Floor Area Ratios to a range of 0.65 - 0.55 (the column highlighted in lavender on the attached table).

On the following pages is an excerpt of the revised draft R1 Variation Zones that show the above changes. **This packet also includes the previously released public hearing notice, initial Q&A, and initial Draft Ordinance dated August 11, 2016.**

Should you have any questions, please contact Shannon Ryan by phone at 213-978-3304 or by e-mail at [NeighborhoodConservation@lacity.org](mailto:NeighborhoodConservation@lacity.org).

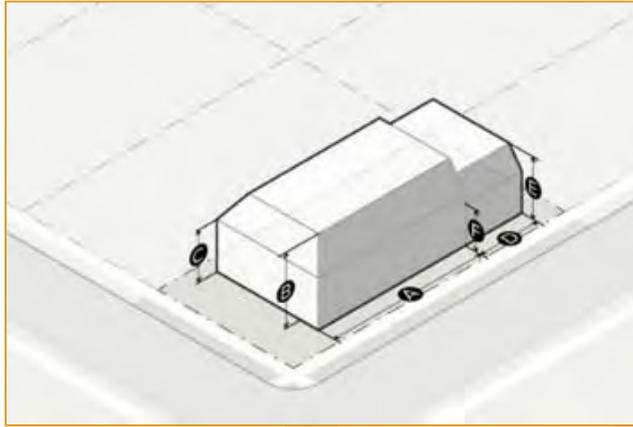
More information is also available online at [preservation.lacity.org](http://preservation.lacity.org) under Neighborhood Conservation "[Updates](#)."

## R1 VARIABLE-MASS VARIATION ZONES



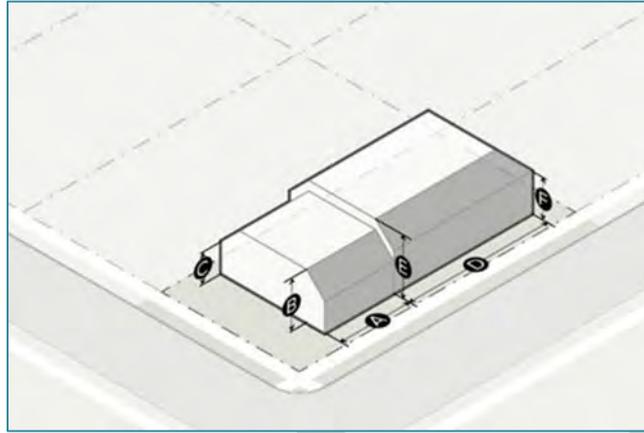
Residential Floor Area Ratio		R1V1	R1V New	R1V2	R1V3	Lot Coverage
	Up to 6,000 SF	.65	.55	.45	.40	50%
	6,001 to 7,000 SF	.63	.53	.43	.38	48%
	7,001 to 8,000 SF	.61	.51	.41	.36	46%
	8,001 to 9,000 SF	.59	.49	.39	.34	44%
	9,001 to 10,000 SF	.57	.47	.37	.32	42%
	Over 10,000 SF	.55	.45	.35	.30	40%
Mass						
(A)	Total Height (max)	30'	30'	28'	20'	
(B)	Encroachment Plane Begins	22'	22'	20'	14'	
	Angle of Encroachment Plane	45°	45°	45°	45°	

## R1 FRONT-MASS VARIATION ZONES



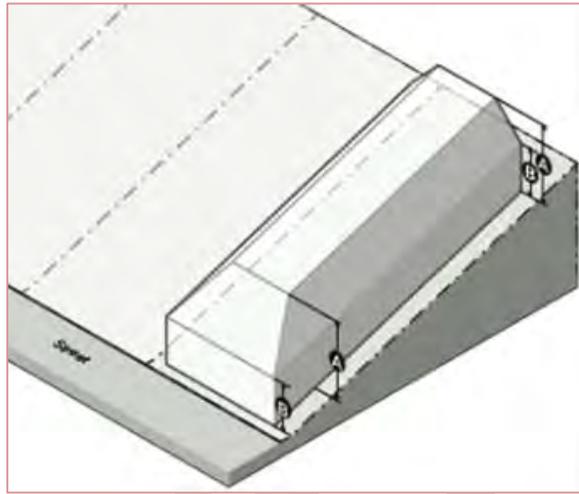
Residential Floor Area Ratio		R1F1	R1F New	R1F2	R1F3	Lot Coverage
	Up to 6,000 SF	.65	.55	.45	.40	50%
	6,001 to 7,000 SF	.63	.53	.43	.38	48%
	7,001 to 8,000 SF	.61	.51	.41	.36	46%
	8,001 to 9,000 SF	.59	.49	.39	.34	44%
	9,001 to 10,000 SF	.57	.47	.37	.32	42%
	Over 10,000 SF	.55	.45	.35	.30	40%
Front Mass						
(A)	Front envelope depth, from front yard setback	Varies	Varies	Varies	Varies	
(B)	Total Height (max)	30'	30'	28'	26'	
(C)	Encroachment Plane Begins	22'	22'	20'	18'	
	Angle of Encroachment Plane	45°	45°	45°	45°	
Rear Mass						
(D)	Rear envelope depth, from rear yard setback	25'	25'	25'	25'	
(E)	Total Height	24'	24'	20'	18'	
(F)	Encroachment Plane Begins	16'	16'	14'	14'	
	Angle of Encroachment Plane	45°	45°	45°	45°	

## R1 REAR-MASS VARIATION ZONES



Residential Floor Area Ratio	R1R1	R1R New	R1R2	R1R3	Lot Coverage
Up to 6,000 SF	.65	.55	.45	.40	50%
6,001 to 7,000 SF	.63	.53	.43	.38	48%
7,001 to 8,000 SF	.61	.51	.41	.36	46%
8,001 to 9,000 SF	.59	.49	.39	.34	44%
9,001 to 10,000 SF	.57	.47	.37	.32	42%
Over 10,000 SF	.55	.45	.35	.30	40%
Front Mass					
(A) Front envelope depth, from front yard setback	30'	30'	30'	30'	
(B) Total Height (max)	24'	24'	20'	18'	
(C) Encroachment Plane Begins	16'	16'	14'	14'	
Angle of Encroachment Plane	45°	45°	45°	45°	
Rear Mass					
(D) Rear envelope depth, from rear yard setback	Varies	Varies	Varies	Varies	
(E) Total Height	30'	30'	28'	26'	
(F) Encroachment Plane Begins	22'	22'	20'	18'	
Angle of Encroachment Plane	45°	45°	45°	45°	

## R1 HILLSIDE VARIATION ZONES (for designated Hillside Areas)



Slope Band (%) and Residential FAR	R1H1 Revised	R1H New	R1H2	R1H3
0 – 14.99	<del>0.50</del> .65	.55	0.45	0.40
15 – 29.99	<del>0.45</del> .60	.53	0.45	0.35
30 – 44.99	<del>0.40</del> .55	.51	0.40	0.30
45 – 59.99	<del>0.35</del> .50	.49	0.35	0.25
60 – 99.99	<del>0.30</del> .45	.47	0.30	0.20
100+	0.00	0.00	0.00	0.00

# R1 Variation Zones

CODE AMENDMENT | Q&A | August 11, 2016

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## **What are the R1 Variation Zones?**

The R1 Variation Zones are subsets of the R1 Zone that offer more detailed regulations to better reflect the varying character of single-family neighborhoods in Los Angeles. The development of single-family houses is regulated by a number of zones within the Los Angeles Municipal Code (RA, RE, RS, R1). The most widely applied single-family zone is “R1 One-Family,” with 319,869 lots or 38% of the City zoned R1. The proposed Code amendment creates 12 new zones that are variations of the R1 Zone. The Variation Zones maintain the same R1 lot criteria and setback requirements, but include different Residential Floor Area maximums, and also regulate Bulk, Lot Coverage, and Height.

## **What is the “RG” Rear Detached Garage District?**

The RG Rear Detached Garage District regulates the location of garages. Garages on lots within an RG district are required to be detached from the main building and located at the rear of the lot following the existing regulations for accessory structures in Section 12.21 C.5 and 12.22 C.2 of the Code. Attached garages are prohibited. The RG District serves as an additional tool to regulate building pattern and form and is not a standalone zone.

## **Why are R1 Variation Zones and a Rear Detached Garage District needed?**

While similar in many ways, not all neighborhoods zoned R1 share the same character. Some neighborhoods have very specific building patterns, scale, and massing, while others are defined by a variety of building sizes and forms. Many communities have expressed that the R1 Zone is not compatible with the scale and needs of their neighborhood.

In 2014, the City Council instructed the Planning Department to address this issue through the creation of new single-family zones. The City Council also adopted two Interim Control Ordinances (ICOs), in 2015 and 2016 respectively, covering various R1 zoned residential neighborhoods, to temporarily restrict development while the new single-family zones were being developed. The first ICO is set to expire in March 2017 and the second ICO will expire in June 2018.

The R1 Variation Zones and Rear Detached Garage District will serve as the new tool to address issues related to neighborhood character, scale, and massing in

many of these ICO neighborhoods and a concurrent Department effort is working with the ICO communities to implement the new zones.

The R1 Variation Zones will serve as a stepping stone to the future zoning options that will be available through **re:code LA**.

### **How are R1 Variation Zones different from the R1 Zone?**

The R1 Variation Zones offer more tailored versions of the R1 Zone. They are the same as R1 in terms of lot size and setback requirements, but provide more refined development standards. In turn, the R1 Variation Zones have a different maximum building envelope than R1.

In a parallel effort, an update to the Baseline Mansionization and Baseline Hillside regulations, known as BMO and BHO, respectively, is underway. A Zoning Code amendment updating the standards for single-family zones, citywide, is in the process of being adopted and could be modified before its final adoption by the City Council. The development standards for the range of proposed R1 Variation Zones will ultimately be based on the final regulations for R1 adopted by the City Council. In the tables below, the R1 Variation Zones are compared to the proposed R1 Zone that was approved by the City Planning Commission on July 14, 2016 and is pending adoption by the City Council.

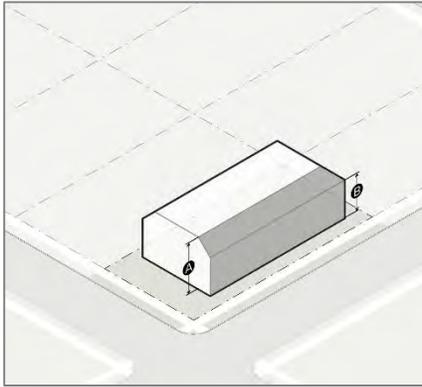
As discussed above, the R1 Variation Zones regulate maximum building envelope in a manner that aims to maintain an existing predominant housing form, scale, and massing. Each zone has a specific alphabetic identifier that assigns the building form, and also has a numeric identifier that classifies the Floor Area Ratio (FAR) range and corresponding regulations.

The Variation Zones are categorized into four groups:

- R1V – Variable-Mass Variation
- R1F – Front-Mass Variation
- R1R – Rear-Mass Variation
- R1H – Hillside Variation

The Variation Zones are detailed on the following pages.

**“R1V” Variable-Mass Variation** offers the most flexible building envelope of the new variations. In this variation, the location of bulk is not regulated and can be placed anywhere within the maximum building envelope. Any design that fits within the maximum building envelope and conforms to all other requirements can be permitted.

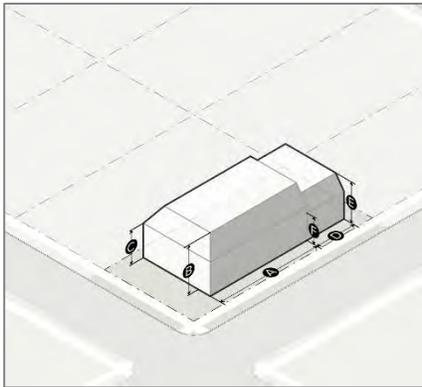


There are three R1V zones that vary in scale from large to small: R1V1, R1V2, and R1V3.

**R1 Compared to R1V Zones\***

Lot Size and FAR	R1	R1V1	R1V2	R1V3	Lot Coverage**
Up to 6,000 SF	.45	.65	.45	.40	50%
6,001 to 7,000 SF	.45	.63	.43	.38	48%
7,001 to 8,000 SF	.45	.61	.41	.36	46%
8,001 to 9,000 SF	.45	.59	.39	.34	44%
9,001 to 10,000 SF	.45	.57	.37	.32	42%
Over 10,000 SF	.45	.55	.35	.30	40%
<b>Bulk Location</b>					
	Varies	Varies	Varies	Varies	
<b>Mass</b>					
Total Height (max)	Varies	30'	28'	20'	
Encroachment plane height (max)	20'	22'	20'	14'	
Angle of encroachment plane	45°	45°	45°	45°	
<p><i>*The R1 Variation Zones are being compared to the proposed R1 Zone that was approved by the City Planning Commission on July 14, 2016 and is pending approval of the City Council.</i></p> <p><i>**R1 has no Lot Coverage maximum</i></p>					

**“R1F” Front-Mass Variation** confines bulk to the front of the lot within a front-loaded maximum building envelope. This variation allows for taller massing at the front of the lot and requires shorter massing at the rear of the lot. This variation aims to increase privacy in backyards. Any design that fits within the maximum building envelope and conforms to all other requirements of the variation can be permitted.

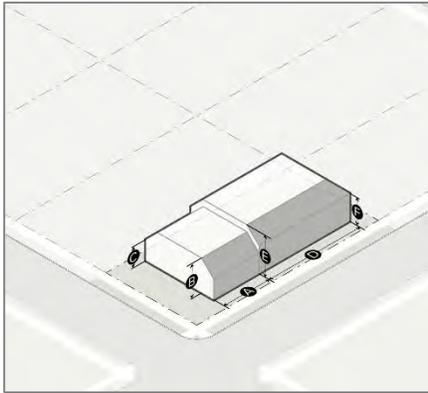


There are three R1F zones that vary in scale from large to small: R1F1, R1F2, and R1F3.

**R1 Compared to R1F Zones\***

Lot Size and FAR	R1	R1F1	R1F2	R1F3	Lot Coverage**
Up to 6,000 SF	.45	.65	.45	.40	50%
6,001 to 7,000 SF	.45	.38	.43	.38	48%
7,001 to 8,000 SF	.45	.36	.41	.36	46%
8,001 to 9,000 SF	.45	.34	.39	.34	44%
9,001 to 10,000 SF	.45	.32	.37	.32	42%
Over 10,000 SF	.45	.30	.35	.30	40%
<b>Bulk Location</b>					
	Varies	Front	Front	Front	
<b>Front Mass</b>					
Front envelope depth, from front yard setback	-	Varies	Varies	Varies	
Total Height (max)	Varies	30'	28'	26'	
Encroachment plane height (max)	20'	22'	20'	18'	
Angle of encroachment plane	45°	45°	45°	45°	
<b>Rear Mass</b>					
Rear envelope depth, from rear yard setback	-	25'	25'	25'	
Total Height	-	24'	20'	18'	
Encroachment plane height (max)	-	16'	14'	14'	
Angle of encroachment plane	-	45°	45°	45°	
<p><i>*The R1 Variation Zones are being compared to the proposed R1 Zone that was approved by the City Planning Commission on July 14, 2016 and is pending approval of the City Council.</i></p> <p><i>**R1 has no Lot Coverage maximum</i></p>					

**“R1R” Rear-Mass Variation** confines bulk to the rear of the lot within a rear-loaded maximum building envelope. This variation allows for taller massing at the rear of the lot and requires shorter massing at the front of the lot. The variation aims to encourage a one-story feel along the public right-of-way. Any design that fits within the maximum building envelope and conforms to all other requirements of the variation can be permitted.



There are three R1R zones that vary in scale from large to small: R1R1, R1R2, and R1R3.

**R1 Compared to R1R Zones\***

Lot Size and FAR	R1	R1R1	R1R2	R1R3	Lot Coverage**
Up to 6,000 SF	.45	.65	.45	.40	50%
6,001 to 7,000 SF	.45	.63	.43	.38	48%
7,001 to 8,000 SF	.45	.61	.41	.36	46%
8,001 to 9,000 SF	.45	.59	.39	.34	44%
9,001 to 10,000 SF	.45	.57	.37	.32	42%
Over 10,000 SF	.45	.55	.35	.30	40%
<b>Bulk Location</b>					
	Varies	Rear	Rear	Rear	
<b>Front Mass</b>					
Front envelope depth, from front yard setback	-	30'	30'	30'	
Total Height (max)	Varies	24'	20'	18'	
Encroachment plane height (max)	20'	16'	14'	14'	
Angle of encroachment plane	45°	45°	45°	45°	
<b>Rear Mass</b>					
Rear envelope depth, from rear yard setback	-	Varies	Varies	Varies	
Total Height	-	30'	28'	26'	
Encroachment plane height (max)	-	22'	20'	18'	
Angle of encroachment plane	-	45°	45°	45°	
<p><i>*The R1 Variation Zones are being compared to the proposed R1 Zone that was approved by the City Planning Commission on July 14, 2016 and is pending approval of the City Council.</i></p> <p><i>**R1 has no Lot Coverage maximum</i></p>					

**“R1H” Variation** offers a flexible building envelope for properties in Hillside Areas. In this variation, the location of bulk is not regulated and can be placed anywhere within the maximum building envelope. Any design that fits within the maximum building envelope and conforms to all other requirements can be permitted.

There are three R1H zones that vary in scale from large to small: R1H1, R1H2, and R1H3.

R1 FAR in Hillside Area Compared to R1H FAR*				
Slope Bands (%) and FAR	R1	R1H1	R1H2	R1H3
0 to 14.99	.45	.50	.45	.40
15 to 29.99	.45	.45	.45	.35
30 to 44.99	.35	.40	.35	.30
45 to 59.99	.30	.35	.30	.25
60 to 99.99	.25	.30	.25	.20
100 +	.00	.00	.00	.00
			<i>*The R1 Variation Zones are being compared to the proposed R1 Zone that was approved by the City Planning Commission on July 14, 2016 and is pending approval of the City Council.</i>	

**Where could the R1 Variation Zones and Rear Detached Garage District be applied?**

The R1 Variation Zones could be applied to any neighborhood currently zoned R1 and would replace the R1 zoning. They also could be applied anywhere where the General Plan Land Use designation allows R1 Zones. A Zone Change for a neighborhood would be required to implement the new zone. The R1V, R1F, and R1R Variations could be applied outside of the Coastal Zone or Hillside Area. R1H could be applied within Hillside Areas.

The “RG” Rear Detached Garage District could be applied to any single-family zone (RA, RE, RS, R1, including the R1 Variations) and is identified by an RG suffix at the end of the zone string.

**When would the R1 Variation Zones and Rear Detached Garage District be applied?**

The R1 Variation Zones and Rear Detached Garage District could be applied to R1 communities through future zone changes. A concurrent Department effort is working to apply the R1 Variation Zones and Rear Detached Garage District (once adopted by the City Council) to many of the neighborhoods that currently have an Interim Control Ordinance.

**What is the difference between the Baseline Mansionization/Baseline Hillside (BMO/BHO) Code amendment and the proposed R1 Variation Zones?**

The Baseline Mansionization and Baseline Hillside Code amendment serves to address out-of-scale development of single-family houses throughout the City by modifying a number of Code sections pertaining to single-family zones (RA, RE, RS, R1). The BMO/BHO Code amendment is a citywide approach to curtail the development of out-of-scale houses. The Code amendment was approved by the City Planning Commission on July 14, 2016 and is pending adoption by the City Council.

In contrast, the R1 Variation Zones Code amendment focuses only on the R1 Zone. The amendment creates zoning alternatives to the R1 Zone that aim to conserve neighborhood scale and uses the R1 Zone as the basis for the range of new zones. Given the varying scale and massing of one-family zoned areas of the City, 12 varieties of the R1 Zone, that vary in scale from large to small, are proposed to be created as a way to capture the diversity of neighborhoods. The R1 Variation Zones also provide more tailored and specific regulations than R1. The Variation Zones regulate Bulk, Lot Coverage, and Height that are not addressed by the R1 Zone. They also provide different encroachment plane heights and Floor Area Ratios than the proposed version of R1 in the pending Baseline Mansionization Ordinance.

Many communities have felt that R1 zoning is not compatible with the scale and needs of their neighborhood. The R1 Variation Zones will provide new tools to regulate R1 one-family zoned neighborhoods that seek to maintain their neighborhood character, while the BMO/BHO Code amendment aims to address issues of compatibility and scale of single-family houses on a citywide basis, effecting all single-family zones ( RA, RE, RS, R1).

**How would this Code amendment effect my property or my project?**

The Code amendment creates 12 new zones and the Rear Detached Garage District and makes them available for implementation through a zone change. The Code amendment itself does not propose any rezoning or implementation of the zones. However, there is an initiative (pending adoption of Code amendment by City Council) to rezone several R1 neighborhoods to one of the new R1 Variation Zones. Once a zone change occurs, projects filed after the effective date of the zone change would be subject to the new regulations. Any projects for which a plan check fee has been paid prior to the effective date of the zone change would be subject to the regulations in effect at the time the fee was paid (as detailed in Zoning Code Section 12.26).

**What are the next steps? How can I get more information or share my input?**

On August 25, 2016 a public hearing will be held to obtain testimony from affected and/or interested persons regarding this project. The hearing will be conducted by a Hearing Officer who will consider oral testimony and any written communication received regarding this proposed Code amendment, as well as the merits of the draft ordinance as it relates to existing land use regulations. After the hearing, a recommendation report will be prepared for consideration by the City Planning Commission.

The City Planning Commission will consider the Code amendment at a public meeting tentatively scheduled for October 13, 2016, and will make a recommendation to the City Council. The Code amendment will then be considered by the City Council's Planning and Land Use Management (PLUM) Committee, followed by the full City Council.

Email us at [NeighborhoodConservation@lacity.org](mailto:NeighborhoodConservation@lacity.org) to join our interested parties list and receive updates on the proposed Code amendment. For more information, visit [preservation.lacity.org](http://preservation.lacity.org) and click "Neighborhood Conservation," then "Updates."

Please direct questions to:

Shannon Ryan, [NeighborhoodConservation@lacity.org](mailto:NeighborhoodConservation@lacity.org), 213-978-3304