

R1 Variation Zones

CODE AMENDMENT | **Q&A UPDATE** | October 6, 2016

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



What are the R1 Variation Zones?

The R1 Variation Zones are subsets of the R1 Zone that offer more detailed regulations to better address 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 would create 16 new zones that are variations of the R1 Zone. The Variation Zones maintain the same standard R1 Zone lot criteria and setback requirements, but include different maximum Residential Floor Area Ratios and encroachment plane starting points, and also regulate Height, Form, and Lot Coverage to provide a range of new zones that vary from larger to smaller in scale.

What is the “RG” Rear Detached Garage Supplemental Use District?

The RG Rear Detached Garage Supplemental Use District is a new optional zoning tool that would regulate the location and type of structure for required covered parking in single-family neighborhoods. The Rear Garage Supplemental Use District would mandate that the parking requirement be satisfied with private garages enclosed by walls, instead of any other form of covered parking, like carports. Garages on lots within a Rear Detached Garage Supplemental Use District are also required to be detached from the main building and located at the rear of the lot. The Rear Garage Supplemental Use District serves as an additional tool to regulate building pattern and would not be a standalone zone.

Why are R1 Variation Zones and a Rear Detached Garage Supplemental Use 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 standard R1 Zone does not adequately meet the 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 the Rear Detached Garage Supplemental Use District were created as an option to supplant the ICOs prior to their expiration and will serve as the new tools to address issues related to neighborhood character, scale, and massing.

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

How do the R1 Variation Zones compare to the standard R1 Zone?

The R1 Variation Zones are a subset of the R1 Zone. As such, the R1 Variation Zones share many of the same regulations as the standard R1 Zone. For purposes of this Q&A, the R1 Variation Zones are being compared to the R1 Zone reflected in the Baseline Mansionization and Baseline Hillside Code amendment approved by the City Planning Commission on July 14, 2016 and pending review by the City Council.

The following are items for which the R1 Variation Zones and the standard R1 Zone share the same regulations:

- Both have the same definition of Residential Floor Area
- Both have no 20% bonus in Residential Floor Area
- Both require front façade articulation
- Both require side façade articulation
- Both require setback for rooftop decks
- Both have a maximum driveway width at the front property line in non-Hillside Areas
- Both include grading limitations in Hillside Areas

The primary differences between the R1 Variation Zones and the standard R1 Zone pertain to regulations that more directly affect size, scale, and massing. Since the intent of the R1 Variation Zones is to provide alternatives to the standard R1 Zone, these features have varying metrics to achieve a range of zoning options.

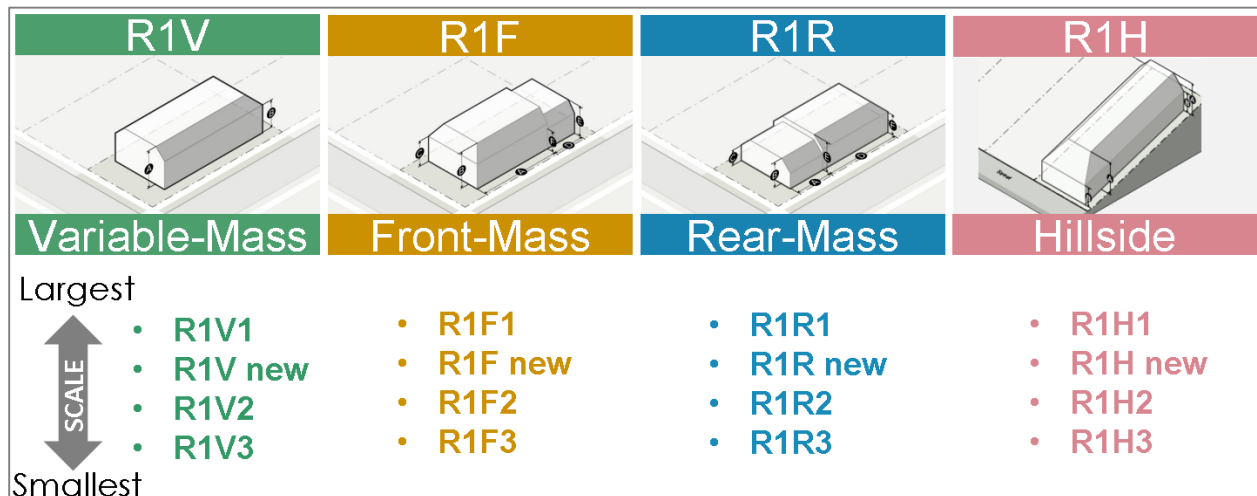
The following are items for which the R1 Variation Zones and the standard R1 Zone have different regulations:

- Have different Maximum Residential Floor Area Ratios
- Have different Maximum Height
- Have different Encroachment Plane starting points
- Have different requirements for placement of second story (form)
- Have different Maximum Lot Coverage

How are the R1 Variation Zones organized? What do they regulate?

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 second story
 - Zones: R1V1, R1V New, R1V2, R1V3
- R1F, Front-Mass
 - Second story restricted to the front of the house
 - Zones: R1F1, R1F New, R1F2, R1F3
- R1R, Rear-Mass
 - Second story restricted to the rear of the house
 - Zones: R1R1, R1R New, R1R2, R1R3
- R1H, Hillside
 - Flexibility in location of second story
 - Applies to Hillside Area
 - Zones: R1H1, R1H New, R1H2, R1H3



The R1 Variation Zones regulate maximum **Residential Floor Area Ratio, Height, Encroachment Planes, Form, and Lot Coverage** (in addition to the other items regulated in the standard R1 Zone). To provide a variety of zoning options, these items are calibrated differently depending on the desired scale of the zone.

- **Maximum Residential Floor Area Ratio** determines the maximum residential square footage allowed.
- **Maximum Height** is specified in each zone, as is the starting point of the building's Encroachment Plane. An encroachment plane is an inclined plane that slopes inwards at a specified maximum angle that begins at a specified maximum height. Height determines how tall the building can be and the encroachment plane regulates upper story massing toward the

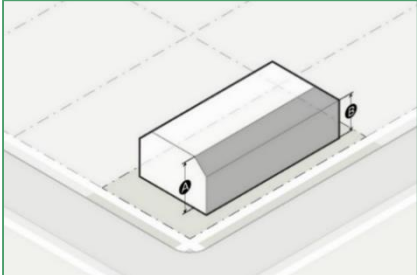
inside of the lot and away from the side and front yard setbacks.

- **Form** regulation, which address the placement of bulk and determine where the upper stories can be placed, are part of each zone. The R1 Variable-Mass and R1 Hillside Variations allow for flexibility in the placement of bulk, while the R1 Front-Mass and R1 Rear-Mass Variations specify placement on the front or the rear portion of the lot, respectively.
- **Lot Coverage** is the percentage of the lot that the footprints of structures can occupy. When calculating Lot Coverage, 400 square-feet of rear detached garages is exempt from counting.

A summary of the R1 Variation Zones regulations is included on the following pages. For additional details, please refer to the [Proposed Ordinance](#). The first column in each table represents the standard R1 Zone for comparison purposes.

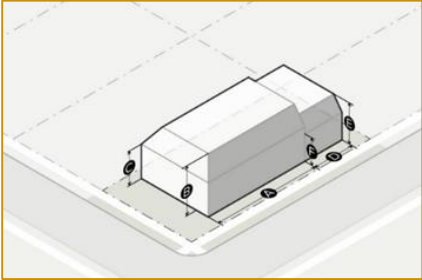
“R1V” Variable-Mass Variation Zones (R1V1, R1V New, R1V2, R1V3)

The R1V Variation Zones offer the most flexible building envelope of the new variations. In this variation, the location of bulk is not regulated, and the second story 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 four proposed R1V Zones that vary in scale from large to small: R1V1, R1V New, R1V2, and R1V3.

R1 VARIABLE-MASS VARIATION ZONES DEVELOPMENT STANDARDS COMPARED TO R1							
							
Lot Size and Residential Floor Area Ratio		R1*	R1V1	R1V New	R1V2	R1V3	Max Lot Coverage**
	Up to 6,000 SF	.45	.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)	Generally 28' – 33'	30'	30'	28'	20'	
(B)	Encroachment Plane Begins (max)	20'	22'	22'	20'	14'	
	Angle of Encroachment Plane (max)	45°	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 review by the City Council.</i></p>				<p><i>**R1 has no Lot Coverage maximum.</i></p>			

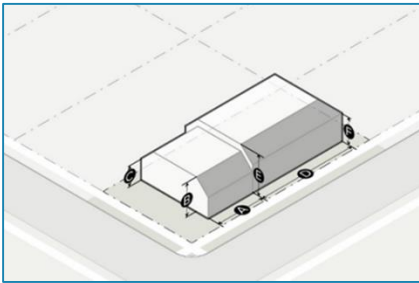
“R1F” Front-Mass Variation (R1F1, R1F New, R1F2, R1F3)

The R1F Variation Zones confine 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 four R1F zones that vary in scale from large to small: R1F1, R1 F New, R1F2, and R1F3.

R1 FRONT-MASS VARIATION ZONES DEVELOPMENT STANDARDS COMPARED TO R1						
						
Lot Size and Residential Floor Area Ratio	R1*	R1F1	R1F New	R1F2	R1F3	Max Lot Coverage**
Up to 6,000 SF	.45	.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 (min)	n/a	-	-	-	-	
(B) Total Height (max)	Generally 28'-33'	30'	30'	28'	26'	
(C) Encroachment Plane Begins (max)	20'	22'	22'	20'	18'	
Angle of Encroachment Plane (max)	45°	45°	45°	45°	45°	
Rear Mass						
(D) Rear envelope depth, from rear yard setback (min)	n/a	25'	25'	25'	25'	
(E) Total Height (max)	-	24'	24'	20'	18'	
(F) Encroachment Plane Begins (max)	-	16'	16'	14'	14'	
Angle of Encroachment Plane (max)	-	45°	45°	45°	45°	
<p>*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 review by the City Council.</p> <p>**R1 has no Lot Coverage maximum.</p>						

“R1R” Rear-Mass Variation (R1R1, R1R New, R1R2, R1R3)

The R1R Variation Zones confine 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 lower scale 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 four R1R zones that vary in scale from large to small: R1R1, R1R New, R1R2, and R1R3.

R1 REAR-MASS VARIATION ZONES DEVELOPMENT STANDARDS COMPARED TO R1							
							
Lot Size and Residential Floor Area Ratio	R1*	R1R1	R1R New	R1R2	R1R3	Max Lot Coverage**	
Up to 6,000 SF	.45	.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 (min)	n/a	30'	30'	30'	30'	
(B)	Total Height (max)	Generally 28'-33'	24'	24'	20'	18'	
(C)	Encroachment Plane Begins (max)	20'	16'	16'	12'	12'	
	Angle of Encroachment Plane (max)	45°	45°	45°	45°	45°	
Rear Mass							
(D)	Rear envelope depth, from rear yard setback (min)	n/a	-	-	-	-	
(E)	Total Height (max)	-	30'	30'	28'	26'	
(F)	Encroachment Plane Begins (max)	-	22'	22'	20'	18'	
	Angle of Encroachment Plane (max)	-	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 review by the City Council.</i></p>				<p><i>**R1 has no Lot Coverage maximum</i></p>			

“R1H” Variation Zones (R1H1, R1H New, R1H2, R1H3)

The R1H Variation Zones offer 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 four R1H zones that vary in scale from large to small: R1H1, R1H New, R1H2, and R1H3.

R1 HILLSIDE VARIATION ZONES RESIDENTIAL FLOOR AREA RATIOS COMPARED TO R1 HILLSIDE					
Slope Band (%)	R1*	R1H1	R1H New	R1H2	R1H3
0 – 14.99	0.45	0.65	0.55	0.45	0.40
15 – 29.99	0.45	0.60	0.50	0.45	0.35
30 – 44.99	0.35	0.55	0.45	0.40	0.30
45 – 59.99	0.30	0.50	0.40	0.35	0.25
60 – 99.99	0.25	0.45	0.35	0.30	0.20
100+	0.00	0.00	0.00	0.00	0.00

**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 review by the City Council.*

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

Wherever the General Plan land use designation allows the R1 Zone, the R1V, R1F, and R1R Variations may be applied to properties subject to the Baseline Mansionization regulations, and the R1H Variations may be applied to properties subject to the Baseline Hillside regulations. Though the Rear Detached Garage Supplemental Use District was developed for use in R1 Zones, it could also be applied to other single-family zones. The R1 Variation Zones or Rear Detached Garage Supplemental Use District cannot be applied to properties on an individual basis.

When would the R1 Variation Zones and Rear Detached Garage Supplemental Use Districts be applied?

The R1 Variation Zones and Rear Detached Garage Supplemental Use District could be applied through future zone changes or community plan updates. A concurrent Department effort is working to apply the R1 Variation Zones and Rear Detached Garage Supplemental Use District (once adopted by the City Council) to many of the neighborhoods that currently have an Interim Control Ordinance, as well as one additional R1-Zoned Neighborhood. More information on the proposed zone changes can be found [here](#).

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

The Code amendment would add 16 new zones and a Rear Detached Garage Supplemental Use District to the Zoning Code and make them available for implementation. 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, building permits applied for 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?

The City Planning Commission will consider the Code amendment at a public meeting scheduled for 10:00 a.m. on October 13, 2016 at City Hall in Room 340 (200 N. Spring Street, Los Angeles, CA 90012) 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.

The Staff Recommendation Report to the City Planning Commission is available online here. Please direct comments on the staff report to CPC@lacity.org and include the case number CPC-2016-2110-CA.

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

Please direct questions regarding the Code amendment to:
Shannon Ryan, NeighborhoodConservation@lacity.org, 213-978-3304