

R1 VARIATION ZONES GUIDE

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," which covers approximately 38% of the City. The new R1 Variation Zones were conceived from a desire to move away from a one-size-fits-all approach to residential zoning. They offer tailored development standards that are designed to respect the character-defining features of individual neighborhoods.

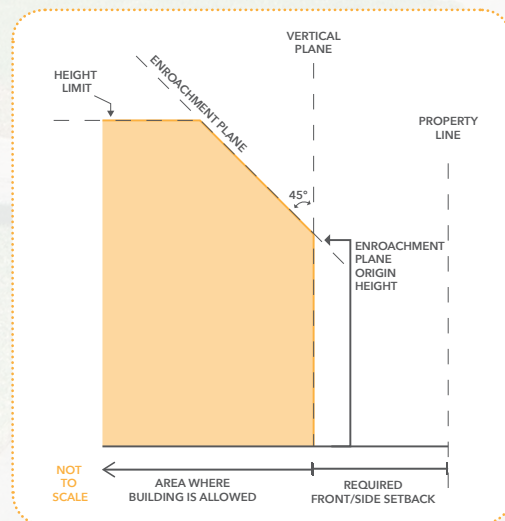
Adopted by the City Council in March 2017, the R1 Variation Zones are sixteen sub-zones of the single-family R1 Zone. They are the same as the standard R1 Zone in terms of lot size and setback requirements, but vary in form and scale. **Form** refers to the configuration of the primary mass of the home; for instance the Rear-Mass (R1R) variation requires that taller portions of the home be located toward the rear of the property. **Scale** is the size of the home, in both area and height.

The form and scale of each R1 Variation Zone are created by varying the following development standards:

- **Height Limit:** The maximum height allowed for the building. The height limit may be different at the front and rear of the building.
- **Encroachment Plane:** An invisible inclined plane sloping inward at a 45 degree angle. The encroachment plane starts at a specified height at the front and side setback lines and extends inward and upward until it meets the height limit. The angle of the encroachment plane is always the same, but the height at which it begins may vary.
- **Residential Floor Area Ratio (RFAR):** The square feet of the building(s) divided by the area of the lot, generally expressed as a decimal. For example a 2,500 SF home on a 6,000 SF lot has an RFAR of 0.42.
- **Lot Coverage:** The percentage of the property that is covered by the building(s).

These standards create a **maximum building envelope** (the three-dimensional area in which the building can be built) that guides new home construction, additions, and alterations to be compatible with existing homes in the neighborhood.

Each of the R1 Variation Zones has an alphabetic identifier that determines the building form, or where the taller portions of the building may be located on the site. The four building form options are Variable-Mass (R1V), Rear-Mass (R1R), Front-Mass (R1F), and Hillside Area (R1H). Each zone also has a numeric identifier that assigns the Residential Floor Area Ratio range and corresponding lot coverage and height regulations. The elements of the sixteen R1 Variation Zones are illustrated on the other side of this sheet.



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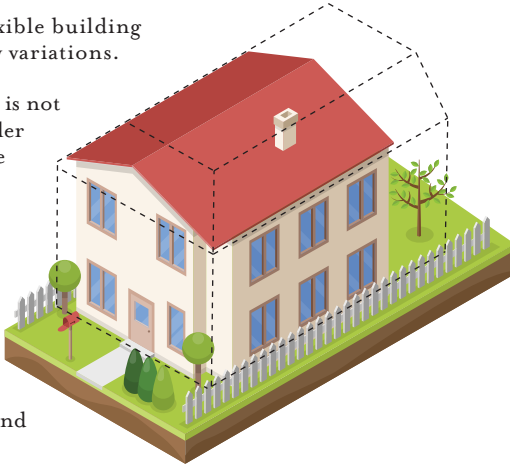
The R1 Variation Zones regulate form and scale, not architectural style. Any design that fits within the maximum building envelope and conforms to all other requirements can be permitted.

R1V (R1V1 | R1V2 | R1V3 | R1V4)

Variable-Mass Variation

CHARACTERISTICS

- ✦ Offers the most flexible building envelope of the new variations.
- ✦ The location of bulk is not regulated and the taller building mass may be placed anywhere within the maximum building envelope.
- ✦ Especially suitable for neighborhoods that have varying architectural styles or neighborhoods with a mix of older and newer homes.

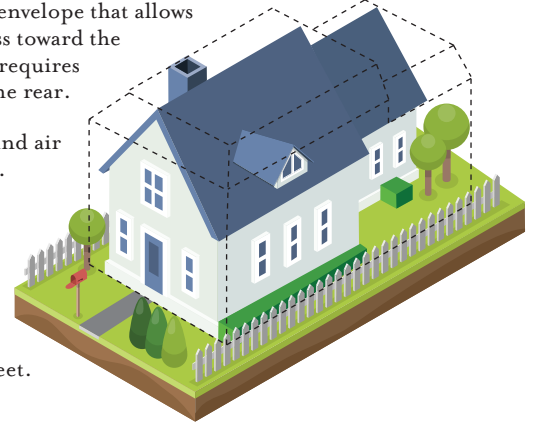


R1F (R1F1 | R1F2 | R1F3 | R1F4)

Front-Mass Variation

CHARACTERISTICS

- ✦ Confines bulk within a front-loaded maximum building envelope that allows a taller building mass toward the front of the lot and requires shorter massing at the rear.
- ✦ Creates more light and air at the rear of the lot.
- ✦ Especially suitable for neighborhoods in which the taller building mass has historically been located near the street.

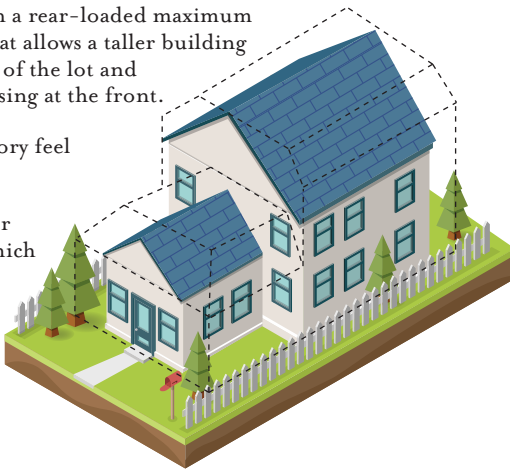


R1R (R1R1 | R1R2 | R1R3 | R1R4)

Rear-Mass Variation

CHARACTERISTICS

- ✦ Confines bulk within a rear-loaded maximum building envelope that allows a taller building mass toward the rear of the lot and requires shorter massing at the front.
- ✦ Encourages a one-story feel along the street.
- ✦ Especially suitable for neighborhoods in which home additions are located at the rear in order to maintain the look of the original buildings.

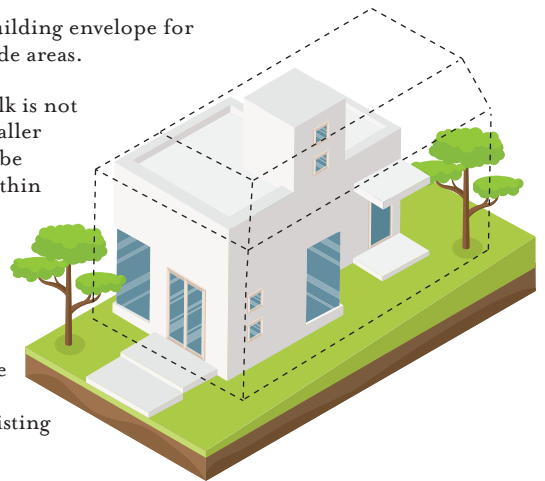


R1H (R1H1 | R1H2 | R1H3 | R1H4)

Hillside Variation

CHARACTERISTICS

- ✦ Offers a flexible building envelope for properties in hillside areas.
- ✦ The location of bulk is not regulated and the taller building mass may be placed anywhere within the maximum building envelope.
- ✦ Especially suitable for hillside neighborhoods that wish to select a scale (RFAR range) compatible with existing homes in the area.



Scale Designation and Maximum Residential Floor Area Ratio (RFAR)

The R1 Variation Zones are further differentiated by scale from larger (1) to smaller (4). This final number designates the allowed Residential Floor Area Ratio (RFAR) and height. For each scale category, the RFAR is a range that varies based on lot size, with a higher floor area ratio available to smaller lots. The allowed height also varies based on the selected form and scale.

LOT SIZE	1	2	3	4	MAX. 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%