



Small Lot Design Standards

An Illustrated Guide for
Small Lot Design Standards



Small Lot Design Standard

An Illustrated Guide for
Small Lot Design Standards

SMALL LOT DESIGN STANDARDS

ILLUSTRATED GUIDE FOR SMALL LOT DESIGN STANDARDS

OVERVIEW

INTRODUCTION

In 2005, the City of Los Angeles adopted the Small Lot Subdivision Ordinance (“Ordinance”) which introduced a new housing typology to the City. The new housing type, a small lot home, was enabled by the Ordinance’s subdivision regulations that permitted fee-simple homeownership of homes located on conventionally smaller lots and in zones where apartment units would be permitted by-right. Such permitting regulations included reduced minimum lot areas, setback and passageway requirements, and the altogether elimination of standardized open space and guest parking requirements. As a result, the Small Lot Subdivision Ordinance enabled new infill housing development, presented as a hybrid between single- and multi-family housing, that has been a smart growth alternative to traditional suburban style single-family subdivisions.

While the Ordinance created new homeownership opportunities to the traditional single-family or condominium, small lot projects faced challenges related to spatial planning and neighborhood compatibility. After over ten years of implementation of the Ordinance, and in response to Council motions, project appeals and ongoing community discussion, the Department of City Planning has updated the regulations and procedures for small lot subdivisions. The intent of the Update was to equip the City with the tools necessary to review and revise proposed small lot subdivisions with the overarching goal to improve a project’s compatibility with existing by-right zoning and neighborhood contexts.

The Update consisted of amending the Ordinance to: 1) recognize a clear set of map standards to be discretionarily administered to all small lot subdivision maps; 2) establish an administrative review process that permits an enforceable design review of individual small lot homes; 3) reduce previous incentives for newly constructed small lot homes by way of requiring greater setbacks and reducing maximum lot coverage; and 4) create a clear path to retain existing dwelling units and convert them small lot homes.

APPLYING THE DESIGN STANDARDS

Supplemental design standards have been created to assist in shaping this type of development with its unique complexities. All small lot subdivision projects are required to comply with the Small Lot Design Standards through an Administrative Clearance process. The application for the Administrative Clearance shall be filed concurrent with the tract or parcel map application and at any time a subsequent building permit is requested following the issuance of initial certificates of occupancy.

The term “Project” includes the erection or construction, reconstruction, rehabilitation, relocation, addition to, or exterior alteration of any building or structure, which require the issuance of a demolition permit, grading permit, or building permit. Projects include the preservation of existing structures in a single lot and the subdivision of land for Small Lot purposes. The term Project excludes work that consists solely of interior remodeling, interior rehabilitation or repair work that does not result in alterations to the façade or change in floor area. The following are examples of building permits that are generally exempt from administrative review:

SMALL LOT DESIGN STANDARDS

ILLUSTRATED GUIDE FOR SMALL LOT DESIGN STANDARDS

Exempt from Administrative Clearance:

- Re-roof with no alterations to the existing roof form, roof details, eave depth, eave details, or facades of the buildings;
- Maintenance, repair, and/or rehabilitation of existing foundations;
- In-ground swimming pool where permitted by the LAMC;
- Mechanical equipment;
- Roof-mounted solar modules; and
- Exterior lighting.

SMALL LOT DESIGN STANDARDS

The Design Standards create specific and enforceable rules regarding the design for all small lots, including building orientation, primary entryways, façade articulation, roofline variation, building modulation, pedestrian pathways, landscaping, and common open space areas.

This document consists of two parts: the Small Lot Design Standards Checklist (“Checklist”) and the Illustrated Guide. The Checklist should be used by applicants to show compliance with the Design Standards, and should be included in the application packet at the time of filing. The Illustrated Guide provides Small Lot project examples, as well as guidance and direction for applying the Design Standards. Both the Checklist and Illustrated Guide are intended for use by the Planning Department, other City agencies and Department staff, developers, architects, as well as community members in evaluating project applications.

The Checklist includes five sections:

- A. Building Design
- B. Pedestrian Connectivity and Access
- C. Landscaping
- D. Mixed Use Small Lots
- E. Bungalow Courts and Existing Structures

All new small lot dwellings must comply with Section A through C; Mixed-Use projects must comply with Sections A through D; and Bungalow Courts and Existing Structures Small Lot projects must comply with the design standards set out in Section E. If new dwellings are added to a Bungalow Court or Existing Structure Small Lot project, they must also comply with Sections A through C.

The Design Standards should be used in conjunction with relevant policies from the General Plan Framework and Community Plans. Tentative tract and parcel maps for small lot subdivisions must be consistent with the City’s General Plan and Community Plans in order to be approved. The provisions of the Small Lot Ordinance shall supersede the provisions of a Specific Plan or other overlay district. The provisions of a Specific Plan or other legislatively adopted overlay district (not exempted under the Small Lot Ordinance) shall otherwise supersede. It is important to review all relevant City documents for policies that may affect your small lot design and layout.

SMALL LOT DESIGN STANDARDS

ILLUSTRATED GUIDE FOR SMALL LOT DESIGN STANDARDS

CHECKLIST

	Yes	No	N/A	Plan Sheet
A. BUILDING DESIGN				
1. Dwelling Orientation				
a. Small Lot Homes abutting a right-of-way, including a public street, walk street, public stairways (“right-of-way”) or private street shall orient the primary entryway (“front door”) toward the right-of-way or, where there is a physical site constraint, shall provide a clearly identifiable pedestrian entry to the site from the right-of-way.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
b. Small Lot Homes located in the interior of the subdivision shall orient the primary entryway toward and be visible from a pedestrian pathway that is connected to the right-of-way.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
c. Small Lot Homes that abut an alley shall orient the primary entryway toward the alley, or shall be connected to a pedestrian pathway that leads directly to a right-of-way.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
2. Primary Entryways				
a. All Small Lot Homes shall have a primary entryway. All primary entryways shall provide the address or unit identification, ornamental low-level lighting to illuminate the entry area, and a landing area.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
b. All primary entryways shall incorporate <u>at least four of the following</u> elements:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
<input type="checkbox"/> i. The entryway shall be recessed at least 2 feet from the building façade to create a covered porch or landing area.				
<input type="checkbox"/> ii. The doorway shall be recessed at least 3 inches from the building façade.				
<input type="checkbox"/> iii. The entryway shall be designed with an overhead projection of at least 6 inches such as an awning or other architectural design features so as to distinguish the front door from the rest of the building façade, unless prohibited by LAMC Section 12.22 C.20.				
<input type="checkbox"/> iv. The entryway shall be clearly marked with a side lite window panel, adjacent window, or a door with a window.				
<input type="checkbox"/> v. The entryway shall be raised or sunken at least one stair step from the pedestrian pathway.				
<input type="checkbox"/> vi. The entryway landing area shall be enhanced with unique paving material, texture, pattern, or color that is differentiated from the pedestrian pathway.				

SMALL LOT DESIGN STANDARDS

ILLUSTRATED GUIDE FOR SMALL LOT DESIGN STANDARDS

CHECKLIST (continued)

Yes No N/A Plan Sheet

3. Primary Entryways Between Small Lot Homes

- a. Small Lot Homes shall provide at least an 8-foot separation between the face of a primary entryway of a Small Lot Home and the adjacent building wall of a neighboring Small Lot Home. The separation may include projections as listed in 2.b.iii above, but be clear to sky for a minimum of 7 feet. The separation shall be measured along the portion of the pedestrian pathway that provides access to the entryway.

4. Façade Articulation

- a. Façades facing a right-of-way, the project perimeter, and all portions of exterior building elevations located greater than 7 feet from an adjacent Small Lot Home, shall be treated with an equal level of detail and articulation, and shall incorporate all of the following façade articulation techniques:
- i. Change in exterior building materials to include at least two high-quality building façade materials that accentuate or correspond to variations in building massing. Building materials may include, but are not limited to: wood, glass, brick, metal spandrel, cement board siding, or tile.
 - ii. Porticos, awnings, terraces, balconies, eyebrows, or trellises of at least 6 inches in depth that provide variations in the building plane.
 - iii. Window treatments that are extruded or recessed from the building façade a minimum of 3 inches. Windows or doors that are flush with the plane of the building (rather than extruded or recessed at least 3 inches) will not qualify as facade articulation.
 - iv. A break in the façade plane of a minimum of 6 inches in depth that is applied to at least 10 vertical feet of the facade.
 - v. Other additional architectural enhancements to the floor of the primary entrance and below, so as to create a human scale to the building. Examples include handrails, fixed planters, and ornamental details, such as lighting, molding, or tiles.

SMALL LOT DESIGN STANDARDS

ILLUSTRATED GUIDE FOR SMALL LOT DESIGN STANDARDS

CHECKLIST (continued)

	Yes	No	N/A	Plan Sheet
5. Varied Roofline				
a. For any Small Lot Home façade fronting a right-of-way exceeding two stories in height, the roofline shall be articulated by incorporating <u>two of the following</u> :	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
<input type="checkbox"/> i. A roof with a slope equal to or greater than 2 inches to 12 inches, including but not limited to a sloped or curved roofline at the top of the dwelling.				
<input type="checkbox"/> ii. An open deck with a minimum of 6 feet in depth and 8 feet in width.				
<input type="checkbox"/> iii. A flat roof with a minimum of 2 feet vertical height difference for a minimum of 10 horizontal feet along the roofline of each building façade.				
<input type="checkbox"/> iv. A break in façade plane of a minimum of 6 inches in depth that is carried up to the roofline.				
<input type="checkbox"/> v. Any form of roofline modulation such as a step back, an outdoor stairwell, or a corner balcony.				
6. Roof Decks				
a. All roof decks along the project perimeter and abutting residential uses shall be stepped back a minimum of 5 feet from the roof edge, so that they are oriented away from and screened to prevent direct views of abutting residential neighbors. Roof decks facing a right-of-way are not required to be stepped back.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
7. Building Massing Variation				
a. Small Lot Homes shall be grouped into clusters to avoid long spans of building wall. Clusters of Small Lot Homes shall be no more than six Small Lot Homes in a single continuous row or 180 linear feet, whichever is smaller. Clusters of Small Lot Homes shall be separated with a building gap of a minimum of 6 feet in width, which shall be treated with a combination of landscaping, open space, and common walkways or driveways.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
b. Small Lot Homes in a single row shall provide a lateral shift or break in the façade of a minimum of 6 inches for every three Small Lot Homes or 90 linear feet, whichever is smaller.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
c. Small Lot Homes shall be unique in design so that there is variety between Small Lot Homes within a subdivision. For a Small Lot Subdivision containing more than six Small Lot Homes in a single row, there shall be at least <u>two</u> variations in building design, such as changes in dwelling orientation, primary entryways, fenestration pattern, façade articulation, or varied roofline as prescribed in Subsections 1-5. For a Small Lot Subdivision of 20 or more Small Lot Homes, there shall be at least <u>three</u> variations in building design as stated above.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____

SMALL LOT DESIGN STANDARDS

ILLUSTRATED GUIDE FOR SMALL LOT DESIGN STANDARDS

CHECKLIST (continued)

B. PEDESTRIAN CONNECTIVITY AND ACCESS	Yes	No	N/A	<i>Plan Sheet</i>
1. Pedestrian Pathways				
a. Pedestrian pathways of a minimum width of 3 feet shall be provided from the right-of-way to all primary entryways and common areas, such as common open space areas, guest parking, mailboxes, and centralized trash enclosures.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
b. A pedestrian pathway located within or parallel to a Common Access Driveway shall be constructed and/or treated with a change of materials, finishes, pattern, or paving that distinguishes the pathway from vehicular traffic.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
c. Small Lot Subdivisions of 20 or more Small Lot Homes shall provide pedestrian and bicycle access to surrounding neighborhood rights-of-way.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
2. Fences/Walls				
a. Fences or walls abutting the street or common open space areas shall be decorative, including but not limited to latticework, ornamental fences, screen walls, hedges or dense shrubs or trees. Solid masonry walls along the right-of-way are not permitted.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
b. Fences or walls abutting the right-of-way and within the yard shall provide a point of entry into each lot abutting the right-of-way.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
C. LANDSCAPING				
1. Landscaping, Common Open Space Areas, and Amenities				
a. All setback and open areas not used for buildings, parking areas, driveway, pedestrian pathways, utilities, and common open space areas shall be attractively landscaped and maintained.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
b. Required Common Open Space Areas must:				
<input type="checkbox"/> i. Be open to the sky and have no structures that project into the common open space area, except as provided in Section 12.22 C.20 (b).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
<input type="checkbox"/> ii. Be located at grade level, contiguous or connected, and readily accessible to all residents of the site.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
<input type="checkbox"/> iii. Have a minimum area of 300 sq. ft. with no horizontal dimension less than 15 feet when measured perpendicular from any point on each of the boundaries of the open space area. Driveways, parking spaces, or pedestrian pathways cannot be counted toward the open space requirement.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____

SMALL LOT DESIGN STANDARDS

ILLUSTRATED GUIDE FOR SMALL LOT DESIGN STANDARDS

CHECKLIST (continued)

Yes No N/A *Plan Sheet*

- c. The combination of required Common Open Space Areas shall be multi-functional and designed to accommodate a range of passive, active, or social uses, with enhancements such as landscaping, activity lawns, swimming pools, spas, picnic tables, benches, children's play areas, ball courts, barbecue areas, sitting areas, decorative bike racks, and/or dog washing stations. Common open space areas may include enhanced side yards and rear yards that meet the minimum area and dimension requirement above. _____
- d. All yards of a subdivision abutting the right-of-way shall be improved with landscaping (combination of groundcover, shrubs, and trees) and amenities. Amenities may include: decorative fencing, uncovered patios, enhanced pedestrian pathways, garden walls, seating areas, and/or decorative bike racks. _____

D. MIXED USE SMALL LOTS

Small Lot Subdivisions may provide Small Lot Homes that contain commercial uses at the ground floor ("Mixed Use Small Lot Homes"). Mixed Use Small Lots must comply with all other applicable regulations governing the site with regards to parking, signage, access, and FAR limitations in the LAMC. The following Design Standards shall be required for any Mixed Use Small Lot Home in addition to the other Design Standards contained in this document.

1. Building Orientation and Entry

- a. Mixed Use Small Lot Homes shall be first located along the perimeter of the subdivision abutting the right-of-way. _____
- b. A Mixed Use Small Lot Home shall provide a separate ground floor entrance to the commercial use, or an identifiable lobby that serves both the residential and commercial uses. The commercial entrance shall be directly accessible from the right-of-way and open during the normal business hours posted by the business. _____

2. Building Design

- a. A Mixed Use Small Lot Home shall be designed with an identifiable ground floor commercial component. _____
- b. Store entrances shall be recessed, not flush, with the edge of the building facade to articulate the storefront and provide shelter for persons entering and exiting. _____
- c. The ground floor commercial use shall be visually separated from upper residential floors, with a façade treatment such as an awning, framing, setback, or overhang of at least 18 inches in depth, so as to distinguish the commercial base of the building. _____

SMALL LOT DESIGN STANDARDS

ILLUSTRATED GUIDE FOR SMALL LOT DESIGN STANDARDS

CHECKLIST (continued)

Yes No N/A Plan Sheet

- d. The storefront of a ground floor non-residential use that fronts a right-of-way shall consist of at least fifty percent transparent windows and doors, unless otherwise prohibited by other sections of the L.A.M.C. _____
- e. Signage for the ground floor commercial use shall be located at or adjacent to the ground level, and be located no higher than 14 feet. _____

E. BUNGALOW COURTS AND EXISTING STRUCTURES SMALL LOTS

Existing bungalow courts and detached single, duplex, or triplex dwelling structures may be subdivided in accordance with the 2018 Small Lot Code Amendment. The conversion of an existing “Bungalow Court or Existing Structure” to a Small Lot Subdivision shall only be required to comply with the following Design Standards.

1. Common Access Driveway

Existing Common Access Driveways, pedestrian pathways, and central common open space areas shall be maintained and not reduced in size. _____

2. Pedestrian Pathway

Pedestrian pathways of a minimum width of 3 feet shall be provided from the public rights-of-way to all primary entryways and common areas, such as centralized trash enclosures, guest parking, and open space easements. If narrower pathways exist, they may be maintained in the same footprint and area and shall not be further reduced in width. _____

3. Existing Structures

New dwelling construction or additions to a designated or identified historic structure shall be in conformance with the Secretary of the Interior’s Standards for Rehabilitation. _____

4. New Dwelling

All new dwellings proposed in addition to a Bungalow Court or Existing Structure Small Lot project shall also meet the applicable design standards in sections A, B, and C of the Small Lot Design Standards. _____

5. Landscaping

All open areas not used for buildings, parking areas, driveway, pedestrian pathways, utilities, or amenity areas shall be attractively landscaped and maintained. _____

This page is intentionally left blank

Table of Contents

A. Building Design	14
Dwelling Orientation	14
Dwelling Orientation: Possible Configurations	15
Primary Entryways	17
Primary Entryways Between Small Lot Homes	19
Façade Articulation	20
Varied Roofline	21
Roof Decks	22
Building Massing Variation	23
B. Pedestrian Connectivity and Access	24
Pedestrian Pathways	24
Fences and Walls	25
C. Landscaping	26
Landscaping, Common Open Space, and Amenities	26
D. Mixed Use Small Lots	27
Building Orientation and Entry	27
Building Design	27
E. Bungalow Courts and Existing Structures	28

Small Lot Design Standards

ILLUSTRATED GUIDE FOR SMALL LOT DESIGN STANDARDS

A. BUILDING DESIGN

1. DWELLING ORIENTATION

Small lot developments can face numerous spatial challenges that require innovative design solutions. Builders and designers should consider all possible configurations that take advantage of the site topography and consider how characteristics of the street and adjacent structures affect the overall form and orientation of the proposed development.

a. Small Lot Homes abutting a public right-of-way, including a public street, walk street, public stairways (“right-of way”) or private street shall orient the primary entryway (“front door”) toward the right-of-way or, where there is a physical site constraint, shall provide a clearly identifiable entry to the site from the right-of-way.

b. Small Lot Homes located in the interior of the subdivision shall orient the primary entryway toward and be visible from a pedestrian pathway that is connected to the public right-of-way or private street.

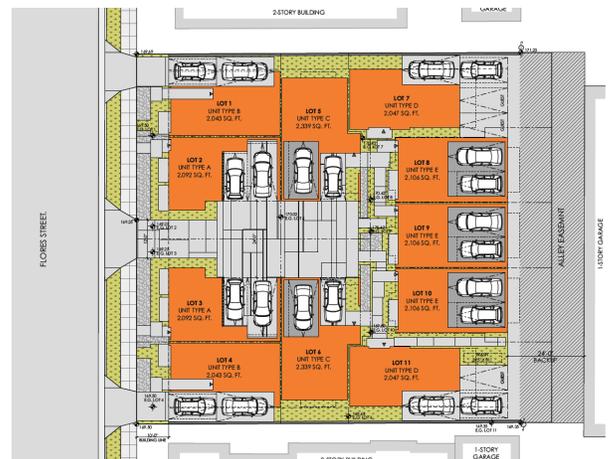
c. Small Lot Homes that abut an alley shall orient the primary entryway toward the alley, or shall be connected to a pedestrian pathway that leads directly to a right-of-way.



The proposed small lot development on Sanborn Avenue takes advantage of the site’s topography and orients the primary entryways towards a common pedestrian pathway that leads to the public right-of-way.



The front units at the 5112 Melrose small lot development have a strong relationship to the street.



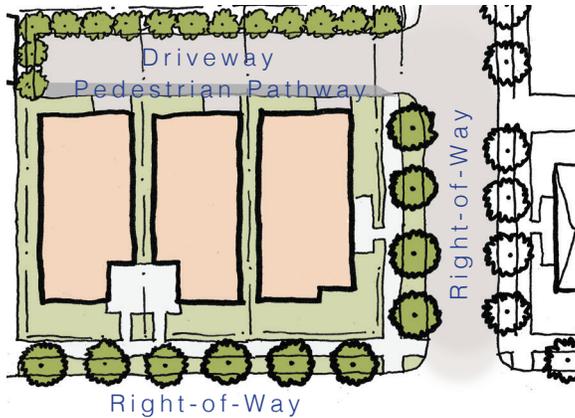
The Flores Street small lot development provides varied driveway access from Flores Street, the alley, and the shared driveway. The four front units have a strong relationship to the street and the interior units have a connection to the shared pedestrian pathway. On Flores St., the center driveway provides access to multiple homes, therefore minimizing the number of driveways and curb cuts.

Small Lot Design Standards

ILLUSTRATED GUIDE FOR SMALL LOT DESIGN STANDARDS

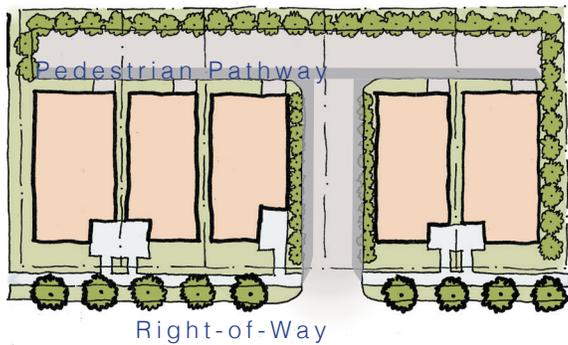
A. BUILDING DESIGN

1. DWELLING ORIENTATION: POSSIBLE CONFIGURATIONS

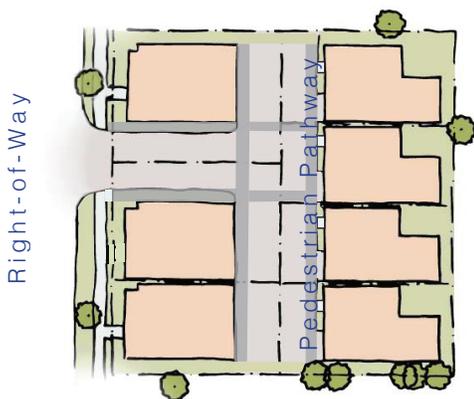


When rear driveways are used:

The right-of-way should give the appearance of an entry. Primary entryways are oriented toward and have direct access to the right-of-way.



When rear T-driveways are used all units should have direct access to the public sidewalk.



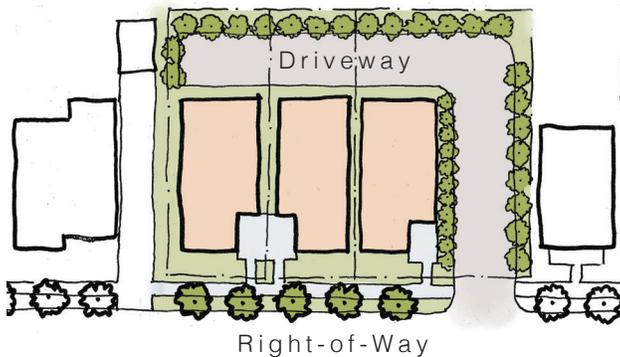
This alternative T-driveway configuration separates rear units from the right-of-way.

The primary entranceways for the rear units have direct access to the pedestrian pathway (as described in section B.1)

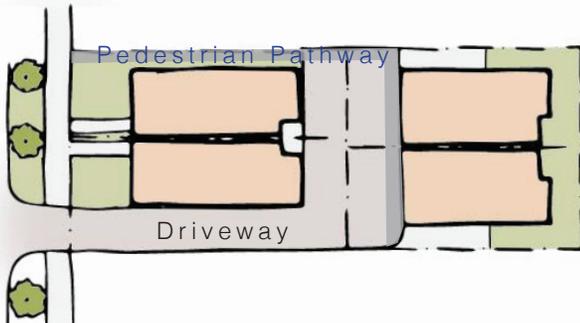
Small Lot Design Standards

A. BUILDING DESIGN

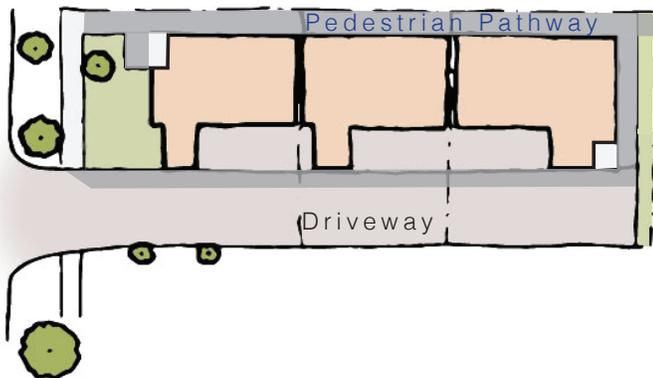
1. DWELLING ORIENTATION: POSSIBLE CONFIGURATIONS (continued)



When rear L-driveways are used, all units front directly onto the public right-of-way.



When an alternate L-driveway is used, all rear units that do not front the right-of-way should have access to the pedestrian pathways that connect to the right-of-way (as described in Section B.1).



When side access driveways are used, the primary entranceway of the front home should be accessible from the right-of-way or a pedestrian pathway that is directly connected to the right-of-way.

Interior homes should be accessible from both the driveway and a private walkway directly connected to the right-of-way at the front of the homes.

Small Lot Design Standards

A. BUILDING DESIGN

2. PRIMARY ENTRYWAYS

When entries are well articulated and easy to find, they function as gateways, simultaneously welcoming visitors, allowing for seasonal decorations, and clearly delineating the boundaries of the private realm.

- a. All Small Lot Homes shall have a primary entryway. All primary entryways shall provide the **address or unit identification, ornamental low-level lighting to illuminate the entry area, and a landing area.**



Small Lot Design Standards

A. BUILDING DESIGN

2. PRIMARY ENTRYWAYS (continued)

In addition to the address identification, lighting, and landing area, the primary entryways shall be articulated in order to enhance the overall quality of the project. Entryways may also offer habitable outdoor space in the form of a small front porch or patio.

b. All primary entryways shall incorporate **at least four** of the following elements:

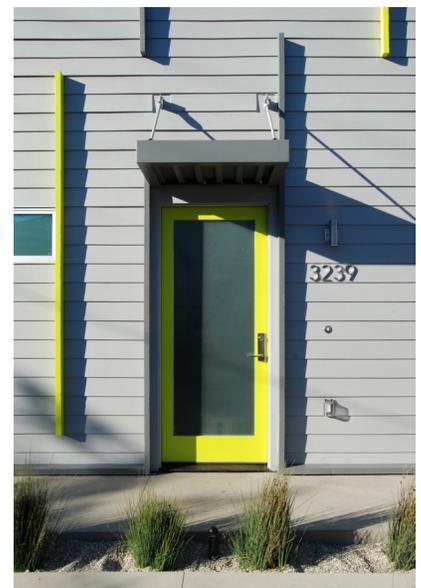
- i.** The entryway shall be recessed at least 2 feet from the building façade to create a porch or landing area.
- ii.** The doorway shall be recessed at least 3 inches from the building façade.
- iii.** The entryway shall be designed with an overhead projection of at least 6 inches such as an awning or other architectural design features so as to distinguish the front door from the rest of the building façade, unless prohibited by LAMC Section 12.22 C.20.
- iv.** The entryway shall be clearly marked with a side lite window panel, adjacent window, or a door with a window.
- v.** The entryway shall be raised or sunken at least one stair step from the pedestrian pathway.
- vi.** The landing area shall be enhanced with unique paving material, texture, pattern, or color that is differentiated from the pedestrian pathway.



Entryways, porches, landing areas, and stoops clearly delineate public and private realms while maintaining a comfortable relationship between these realms and their users.



Small overhangs above the doors at Maltman Bungalows (left) and Modative's Fay small lot development (right) provides shade and shelter, as well as adding articulation to the entryway.



Small Lot Design Standards

A. BUILDING DESIGN

3. PRIMARY ENTRYWAYS BETWEEN SMALL LOT HOMES

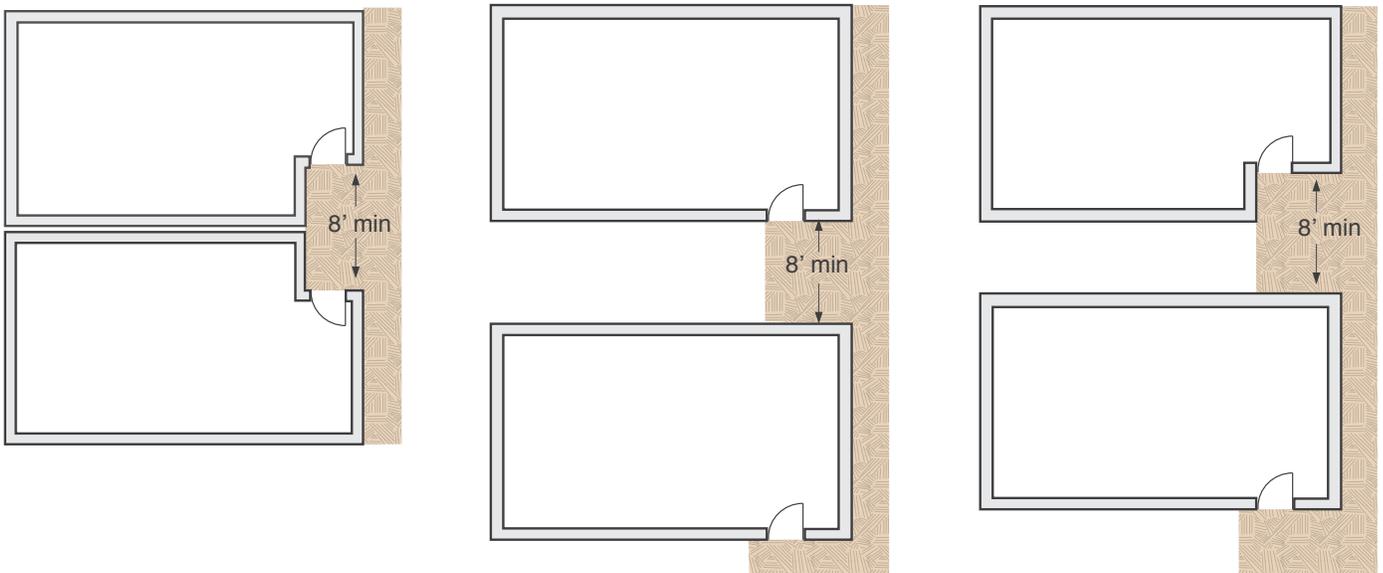
Small lot developments can face several spatial challenges, however designers should consider how the configuration of the building responds to adjacent small lot homes; in particular the relationship between the primary entryway and the abutting properties. Providing access to air, light, and ventilation is more challenging for small lot developments compared to typical single-family designs. Thus, it is important for the design of small lot homes to strive to create livable environments.

- a.** Small Lot Homes shall provide at least an 8 foot separation between the face of a primary entryway of a Small Lot Home and the adjacent building wall of a neighboring Small Lot Home. The separation may include projections as listed in 2.b.iii, but be clear to sky for a minimum of 7 feet. The separation shall be measured along the portion of the pedestrian pathway that provides access to the entryway.

POSSIBLE CONFIGURATIONS

The 8-foot separation from a primary entryway and the adjacent building wall allows for a more livable, inviting space for residents and visitors.

Note: The Design Standards specify the distance between the entryway and abutting wall, not the distance between two entryways.



Small Lot Design Standards

ILLUSTRATED GUIDE FOR SMALL LOT DESIGN STANDARDS

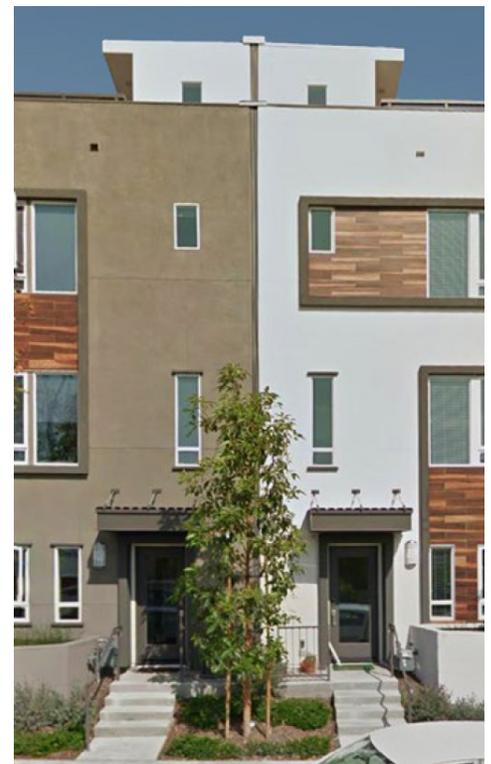
A. BUILDING DESIGN

4. FAÇADE ARTICULATION

The building facade is a crucial element in relating the building to the street and neighborhood. Effectively placed and articulated doors, windows, and balconies can enhance the overall quality of the project. Additionally, architecture often varies in style even within Los Angeles's neighborhoods. Therefore, context and surrounding structures should inform the choice of materials for small lot development.

a. Façades facing a right-of-way, the project perimeter, and all portions of exterior building elevations located greater than 7 feet from an adjacent Small Lot Home, shall be treated with an equal level of detail and articulation, and shall incorporate **all of the following** façade articulation techniques:

- i.** Change in exterior building materials to include at least two high-quality building façade materials that accentuate or correspond to variations in building massing. Building materials may include, but are not limited to: wood, glass, brick, metal spandrel, cement board siding, or tile.
- ii.** Porticos, awnings, terraces, balconies, or trellises that provide variations in the building plane.
- iii.** Window treatments that are extruded or recessed from the building façade a minimum of 3 inches. Windows or doors that are flush with the plane of the building (rather than extruded or recessed at least 3 inches) will not qualify as facade articulation.
- iv.** A break in the façade plane of a minimum of 6 inches in depth that is applied to at least 10 vertical feet of the façade.
- v.** Other additional architectural enhancements to the floor of the primary entrance and below, so as to create a human scale to the building. Examples include handrails, fixed planters, and ornamental details, such as lighting, molding, or tiles.



The Gramercy Place small lot development (right) features varied façade materials.

The Parkman small lot development (left), utilizes Spanish Colonial architectural features that relate to the context and surrounding structures in the neighborhood.

Small Lot Design Standards

ILLUSTRATED GUIDE FOR SMALL LOT DESIGN STANDARDS

A. BUILDING DESIGN

5. VARIED ROOFLINE

Roofs are an integral part of any house and are one of the most important elements. To design a visually stimulating house, a few different roof types may be used together or several of the same structure may be utilized in different ways. This creates a home that uniquely responds to both its interior function and its exterior individuality. Small lot home roofs should exhibit individuality, but should also be sensitive to context and surrounding structures.



a. For any Small Lot Home façade fronting a right-of-way exceeding two stories in height, the roofline shall be articulated by incorporating **two of the following**:

- i.** A roof with a slope equal to or greater than 2 inches to 12 inches, including but not limited to a sloped or curved roofline at the top of the dwelling.
- ii.** An open deck with a minimum of 6 feet in depth and 8 feet in width.
- iii.** A flat roof with a minimum of 2 feet vertical height difference for a minimum of 10 horizontal feet along the roofline of each building façade.
- iv.** A break in façade plane of a minimum of 6 inches in depth that is carried up to the roofline.
- v.** Any form of roofline modulation such as a step back, an outdoor stairwell, or a corner balcony.



The Blackbirds Small Lot Development (below) in Echo Park features a pitched roof.



Small Lot Design Standards

ILLUSTRATED GUIDE FOR SMALL LOT DESIGN STANDARDS

A. BUILDING DESIGN

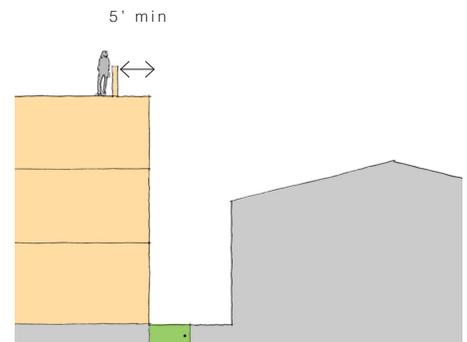
6. ROOF DECKS

Within small lot developments, the addition of roof decks is not intended to provide additional living space, but offers the opportunity for fully private outdoor space for each dwelling. Small lot developments are encouraged to maximize access to private outdoor space, light, and air.

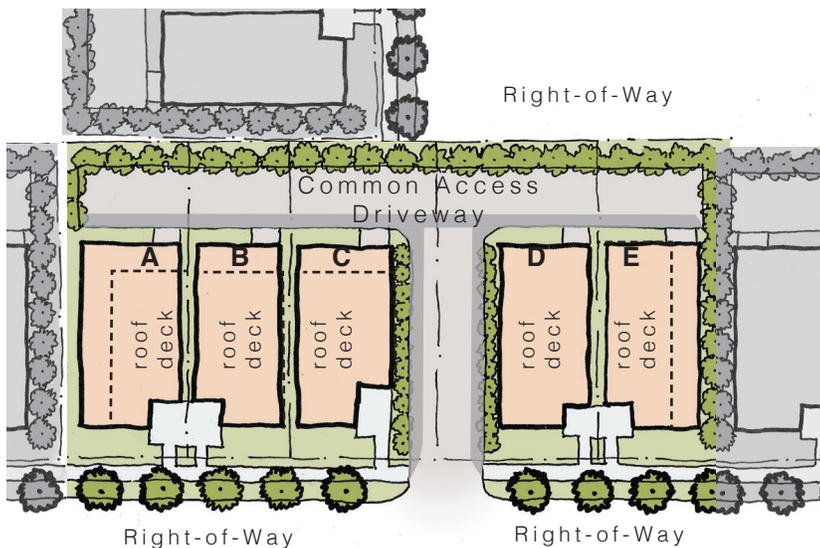
A roof deck is a flat open portion atop a roof, such as a terrace or sundeck, and is the base upon which the entire roofing system is dependent. If a roof deck is located above the maximum permitted building height it shall have an open design with no rooftop structures, as they count towards building height. The setback space between the guardrail and roof perimeter should include buffering or landscaping that does not exceed the maximum allowable height.

- a. All roof decks along the project perimeter and abutting residential uses shall be stepped back a minimum of 5 feet from the roof edge, so that they are oriented away from and screened to prevent direct views of abutting residential neighbors. Roof decks facing a right-of-way are not required to be stepped back.

Note: If rooftop guardrails are located above the maximum permitted building height the applicant will need to request height relief and comply with the requirements for rooftop guardrails specified in the LAMC Section 12.21.1B3(a).



Roof decks facing residential uses stepped back by a minimum of 5 feet provides for greater privacy for all residents.



Small Lot A: Roof deck setback by 5 ft. on the side and rear because home abuts residential uses. No setback in front required because of right-of-way.

Small Lot B: Roof deck setback by 5 ft. on rear only because of abutting residential uses.

Small Lot C: Roof deck setback by 5 ft. on rear only because of abutting residential neighbor.

Small Lot D: No roof deck setback required.

Small Lot E: Roof deck setback on sideyard because of abutting residential uses.

The roof decks for this KTG Y COVO small lot project are setback from the abutting residential units and face toward the common access driveway.

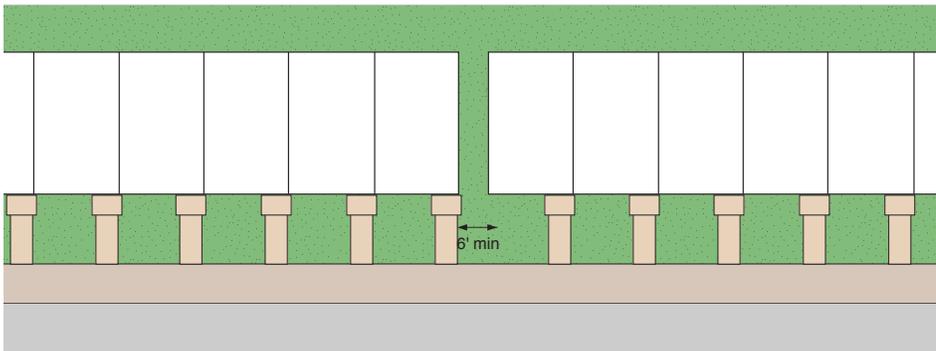
Small Lot Design Standards

ILLUSTRATED GUIDE FOR SMALL LOT DESIGN STANDARDS

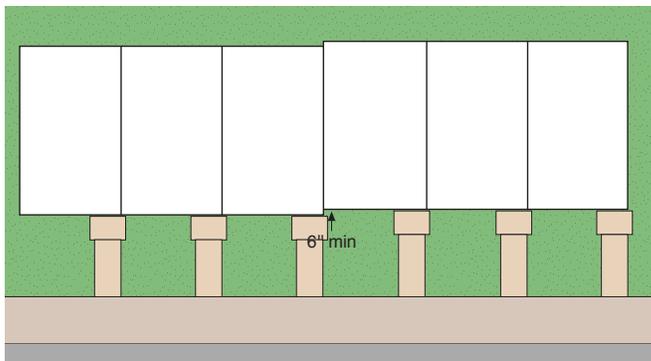
A. BUILDING DESIGN

7. BUILDING MASSING VARIATION

Variation in the building massing and placement creates a greater contrast in the facade and more articulated building edges, which enhances the overall quality of the street by providing visual interest and a pedestrian scale.

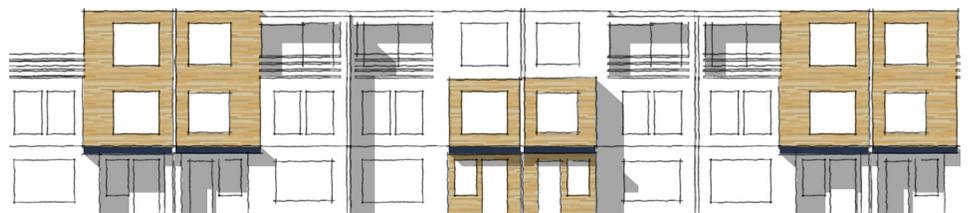


a. Small Lot Homes shall be grouped into clusters to avoid long spans of building wall. Clusters of Small Lot Homes shall be no more than six Small Lot Homes in a single continuous row or 180 linear feet, whichever is smaller. Clusters of Small Lot Homes shall be separated with a building gap of a minimum of 6 feet in width, which shall be treated with a combination of landscaping, open space, and common walkways or driveways.



b. Small Lot Homes in a single row shall provide a lateral shift or break in the façade of a minimum of 6 inches for every three Small Lot Homes or 90 linear feet, whichever is smaller.

c. Small Lot Homes shall be unique in design so that there is variety between Small Lot Homes within a subdivision. For a Small Lot Subdivision containing more than six Small Lot Homes in a single row, there shall be **at least two variations** in building design, such as changes in dwelling orientation, primary entryways, fenestration pattern, façade articulation, or varied roofline as prescribed in Subsections 1-5. For a Small Lot Subdivision of 20 or more Small Lot Homes, there shall be **at least three variations** in building design as stated above.



Small Lot Design Standards

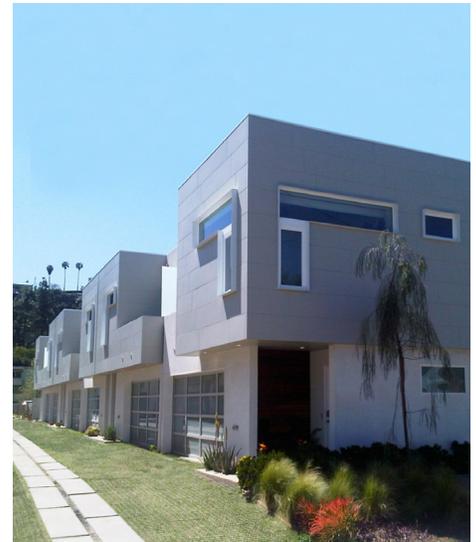
ILLUSTRATED GUIDE FOR SMALL LOT DESIGN STANDARDS

B. PEDESTRIAN CONNECTIVITY AND ACCESS

1. PEDESTRIAN PATHWAYS

Small lot developments should maintain a high-quality public and private living environment, while also accommodating for the automobile. In poor design layouts, parking, driveways, and garages can dominate the landscape, creating conflicts for pedestrians and decreasing the aesthetic quality of the development. Therefore, the small lot development should allow for a pedestrian access path separate from the driveway whenever possible. When the driveway provides pedestrian access to individual dwellings, a distinguishable path should be provided.

- a.** Pedestrian pathways of a minimum width of 3 feet shall be provided from the public rights-of-way to all primary entryways and common areas, such as common open space areas, guest parking, mailboxes, and centralized trash enclosures.
- b.** A pedestrian pathway located within or parallel to a Common Access Driveway shall be constructed and/or treated with a change of materials, finishes, pattern, or paving that distinguishes the pathway from vehicular traffic.
- c.** Small Lot Subdivisions of 20 or more Small Lot Homes shall provide pedestrian and bicycle access to surrounding neighborhood rights-of-way.



Rock Row uses permeable paving to provide a more hospitable pedestrian path along the driveway.



The proposed Parkman Small Lot project integrates pedestrian paths through the center and sides of the site, which allows for a direct connection with the right-of-way.



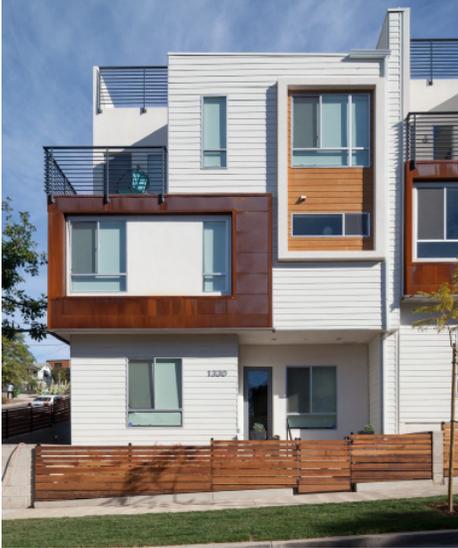
Pedestrian paths through the center of a project provide both access from parking and common amenity space.

Small Lot Design Standards

ILLUSTRATED GUIDE FOR SMALL LOT DESIGN STANDARDS

B. PEDESTRIAN CONNECTIVITY AND ACCESS

2. FENCES and WALLS



The Gaspar SLS fences provides a point of entry for each individual home.

Fences and walls facing the public right of way play an important function, since they serve as a bridge between the public and private outdoor spaces, and therefore deserve particular attention.

The Small Lot Ordinance Code Amendment requires that fences and walls within the yard setback areas adjacent to a public right of way, except alleys, and along the perimeter of the proposed subdivision shall be no more than three and one-half feet in height. Fences and walls within the yard setback areas along the perimeter, not adjacent to the public right of way, of the proposed subdivision shall be no more than six feet in height.

- a.** Fences or walls abutting the street or common open space areas shall be decorative, including but not limited to latticework, ornamental fences, screen walls, hedges or dense shrubs or trees. Solid masonry walls along the right-of-way are not permitted.
- b.** Fences or walls abutting the right-of-way and within yard setback area shall provide a point of entry into each lot abutting the right-of-way.



The June Street Collection SLS (left) and the example on the right provide examples of decorative fences facing the public right of way.

Small Lot Design Standards

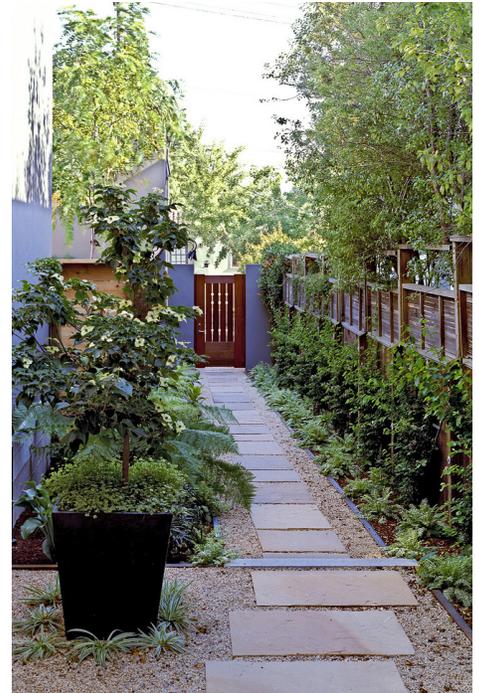
ILLUSTRATED GUIDE FOR SMALL LOT DESIGN STANDARDS

C. LANDSCAPING

1. LANDSCAPING, COMMON OPEN SPACE, AND AMENITIES

Landscaping within small lot development should be visually interesting, sustainable, and relatively easy to maintain. The landscape design should be integrated with the building and the intended use of the space. Ultimately, the landscape should enhance the natural environment of the neighborhood. Open space is encouraged for all small lot communities. Open space, when provided should be usable, safe, and convenient, and should accommodate a wide range of passive, active, or social uses.

- a.** All setback and open areas not used for buildings, parking areas, driveway, pedestrian pathways, utilities, and common open space areas shall be attractively landscaped and maintained.
- b.** Required Common Open Space Areas must:
 - i.** Be open to the sky and have no structures that project into the common open space area, except as provided in Section 12.22 C.20(b).
 - ii.** Be located at grade level, contiguous or connected, and readily accessible to all residents of the site.
 - iii.** Have a minimum area of 300 sq. ft. with no horizontal dimension less than 15 feet when measured perpendicular from any point on each of the boundaries of the open space area. Driveways, parking spaces, or pedestrian pathways cannot be counted toward the open space requirement.
- c.** The combination of required Common Open Space Areas shall be multi-functional and designed to accommodate a range of passive, active, or social uses, with enhancements such as landscaping, activity lawns, swimming pools, spas, picnic tables, benches, children's play areas, ball courts, barbecue areas, sitting areas, decorative bike racks, and/or dog washing stations. Common open space areas may include enhanced side yards and rear yards that meet the minimum area and dimension requirement above.
- d.** All yards of a subdivision abutting the right-of-way shall be improved with landscaping (combination of groundcover, shrubs, and trees) and amenities. Amenities may include: decorative fencing, uncovered patios, enhanced pedestrian pathways, garden walls, seating areas, and/or decorative bike racks.



This side yard with a pedestrian pathway is wide enough to allow for layers of planting and decorative paving.



At grade, common open space with active uses and landscaping.

Small Lot Design Standards

ILLUSTRATED GUIDE FOR SMALL LOT DESIGN STANDARDS

D. MIXED USE SMALL LOTS

Small Lot Subdivisions may include Small Lot Homes that contain commercial uses at the ground floor (“Mixed Use Small Lot Homes”). Mixed Use Small Lot projects must comply with all other applicable regulations governing the site with regards to parking, signage, access, and FAR limitations specified in the LAMC. The following Design Standards shall be required for any Mixed Use Small Lot Home in addition to the other Design Standards contained in this document.

1. BUILDING ORIENTATION AND ENTRY

- a.** Mixed Use Small Lot Homes shall be first located along the perimeter of the subdivision abutting the right-of-way.
- b.** A Mixed Use Small Lot Home shall provide a separate ground floor entrance to the commercial use, or an identifiable lobby that serves both the residential and commercial uses. The commercial entrance shall be directly accessible from the right-of-way and open during the normal business hours posted by the business.



2. BUILDING DESIGN

- a.** A Mixed Use Small Lot Home shall be designed with an identifiable ground floor commercial component.
- b.** Store entrances shall be recessed, not flush, with the edge of the building façade to articulate the storefront and provide shelter for persons entering and exiting.
- c.** The ground floor commercial use shall be visually separated from upper residential floors, with a façade treatment such as an awning, framing, setback or overhang of at least 18 inches in depth, so as to distinguish the commercial base for the building.
- d.** The storefront of a ground floor non-residential use that fronts a right-of-way shall consist of at least fifty percent transparent windows and doors, unless otherwise prohibited by other sections of the L.A.M.C.
- e.** Signage for the ground floor commercial use shall be located at or adjacent to the ground level, and be located no higher than 14 feet.



Example of a proposed mixed-use Small Lot Development in Eagle Rock by Encore Funds. Individual commercial tenants occupy the ground floor of the single-family homes along a commercial corridor.

Small Lot Design Standards

ILLUSTRATED GUIDE FOR SMALL LOT DESIGN STANDARDS

E. BUNGALOW COURTS AND EXISTING STRUCTURES

Existing bungalow courts and detached single, duplex, or triplex dwelling structures may be subdivided in accordance with the 2018 Small Lot Code Amendment. Existing dwellings and bungalow courts that are nonconforming as to density, yards, or parking may be subdivided provided that the subdivision does not further increase the density nor reduce the yards, and that existing parking be maintained, respectively.

1. Common Access Driveway

Existing Common Access Driveways, pedestrian pathways, and central common open space areas shall be maintained and not reduced in size.

2. Pedestrian Pathway

Pedestrian pathways of a minimum width of 3 feet shall be provided from the public rights-of-way to all primary entryways and common areas, such as centralized trash enclosures, guest parking, and open space easements. If narrower pathways exist, they may be maintained in the same footprint and area and shall not be further reduced in width.

3. Existing Structures

New dwelling construction or additions to a designated or identified historic structure shall be in conformance with the Secretary of the Interior's Standards for Rehabilitation.

4. New Dwellings

All new dwellings proposed in addition to a Bungalow Court or Existing Structure Small Lot project shall meet the applicable design standards in sections A, B, and C of the Small Lot Design Standards.

5. Landscaping

All open areas not used for buildings, parking areas, driveway, pedestrian pathways, utilities, or amenity areas shall be attractively landscaped and maintained.



The Morton Village small-lot subdivision consists of 15 newly constructed units at the rear of the property and the remodel of 3 existing bungalows that face the street.



Restoration preserved and enhanced the charm of the original Maltman Bungalows.





City of Los Angeles
Department of City Planning