

A NEW WAY TO MEASURE FAR



10830 Kling St.

Photo Source: IMT 10830 Realtor.com

LOT SIZE:	OLD METHOD	NEW METHOD
~10,890 ft ²	10,890 (lot size)	10,890 (lot size)
FLOOR AREA:	-Setbacks (15' front + back, 5' side) =	↓
22,130 ft ²	7,373 ft ² (Buildable Area)	
ZONING:		
R3	$\frac{22,130}{7,373} = \mathbf{3.00\ FAR}$	$\frac{22,130}{10,890} = \mathbf{2.03\ FAR}$



6222 Kesler Ave.

LOT SIZE:	OLD METHOD	NEW METHOD
16,500 ft ²	16,500 (lot size)	16,500 (lot size)
FLOOR AREA:	-Setbacks (15' front + back, 5' side) =	↓
29,292 ft ²	12,000 ft ² (Buildable Area)	
ZONING:		
R3	$\frac{29,292}{12,000} = \mathbf{2.44\ FAR}$	$\frac{29,292}{16,500} = \mathbf{1.78\ FAR}$



14105 Califa St.

LOT SIZE:	OLD METHOD	NEW METHOD
7,000 ft ²	7,000 (lot size)	7,000 (lot size)
FLOOR AREA:	-Setbacks (15' front + back, 5' side) =	↓
9,600 ft ²	4,500 ft ² (Buildable Area)	
ZONING:		
RDI.5	$\frac{9,600}{4,500} = \mathbf{2.13\ FAR}$	$\frac{9,600}{7,000} = \mathbf{1.37\ FAR}$



11620 Oxnard St.

LOT SIZE:	OLD METHOD	NEW METHOD
1,250 ft ²	1,250 (lot size)	1,250 (lot size)
FLOOR AREA:	-Setbacks (15' front + back, 5' side) =	↓
2,220 ft ²	860 ft ² (Buildable Area)	
ZONING:		
RD2	$\frac{2,220}{860} = \mathbf{2.58\ FAR}$	$\frac{2,220}{1,250} = \mathbf{1.75\ FAR}$

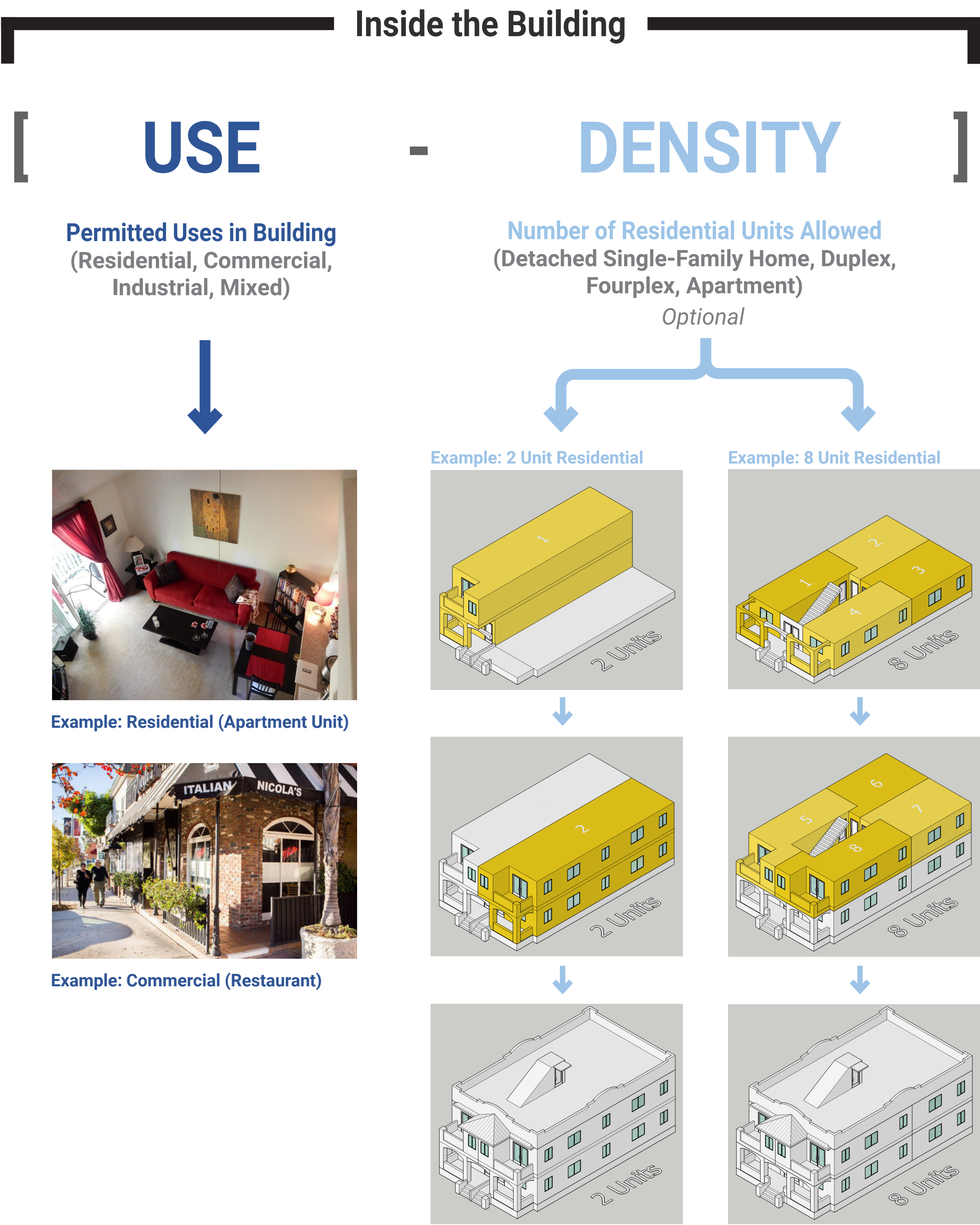
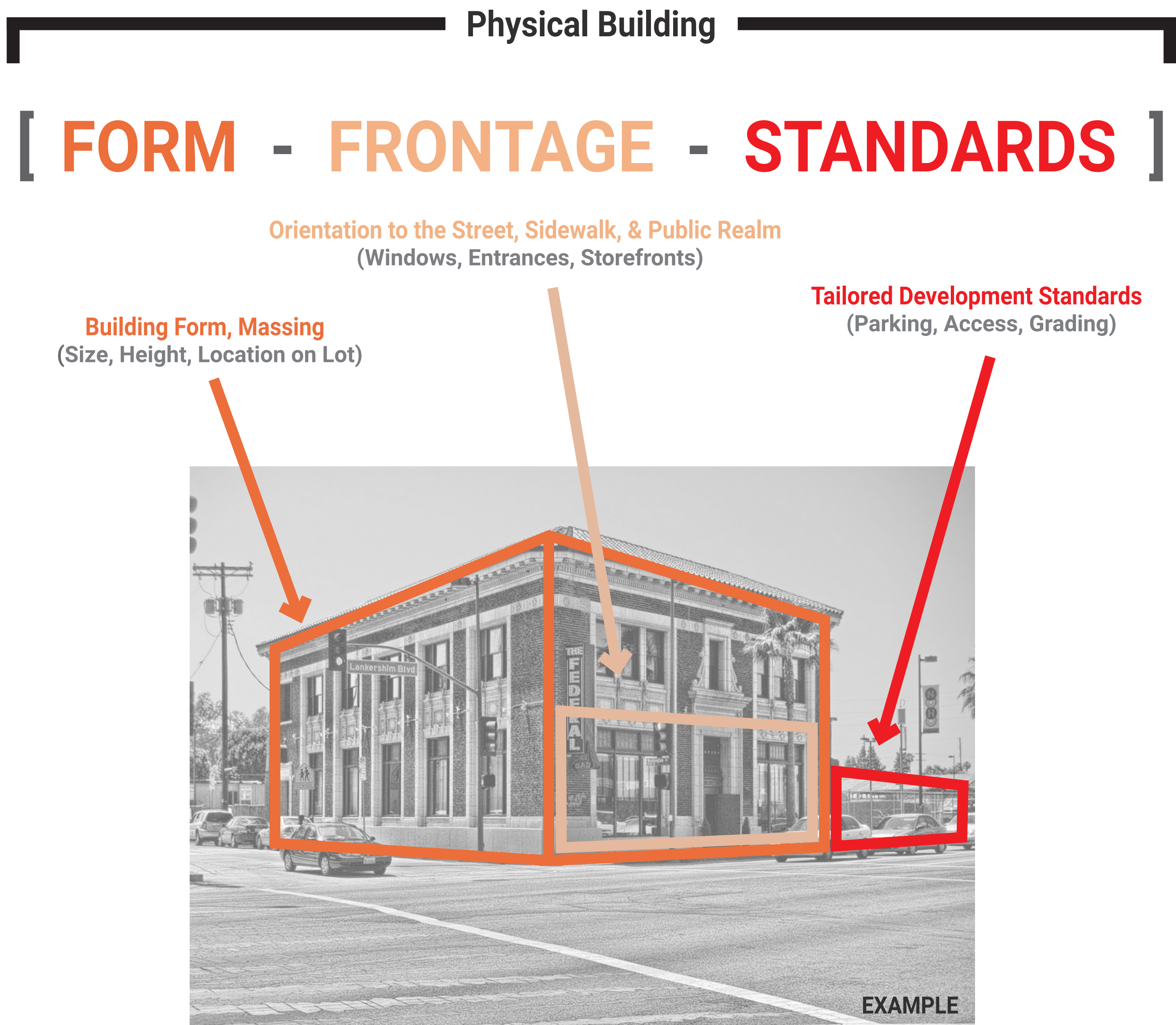


Photo Source: IMT 5700 Apartments.com

LOT SIZE:	OLD METHOD	NEW METHOD
56,000 ft ²	56,000 (lot size)	56,000 (lot size)
FLOOR AREA:	-Setbacks (15' front + back, 9' side) =	↓
163,616 ft ²	45,500 ft ² (Buildable Area)	
ZONING:		
RAS4/R3	$\frac{163,616}{45,500} = \mathbf{3.60\ FAR}$	$\frac{163,616}{56,000} = \mathbf{2.92\ FAR}$

Zoning

Zoning is a tool that guides the development of land and its allowable uses. The Orange Line Transit Neighborhood Plan Project will assign new zones to select parcels of land within the larger Project Area; these zones are being developed through re:code LA - a comprehensive update of the City of Los Angeles Zoning Code. The new zoning string includes the following five modules, referred to collectively as the "base zoning": Form District, Frontage, Standards (Development Standard Sets), Use District, and Density. These are organized within the new Zoning Code into two separate brackets addressing the physical form of the building and the permitted activities inside.



The Zoning Applied

The following diagrams provide examples of how the new zoning could influence the design of buildings.

