

Purple Line Transit Neighborhood Plan Zoning System



Zoning

Zoning is a tool that guides the development of land and its allowable uses. The Purple 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.



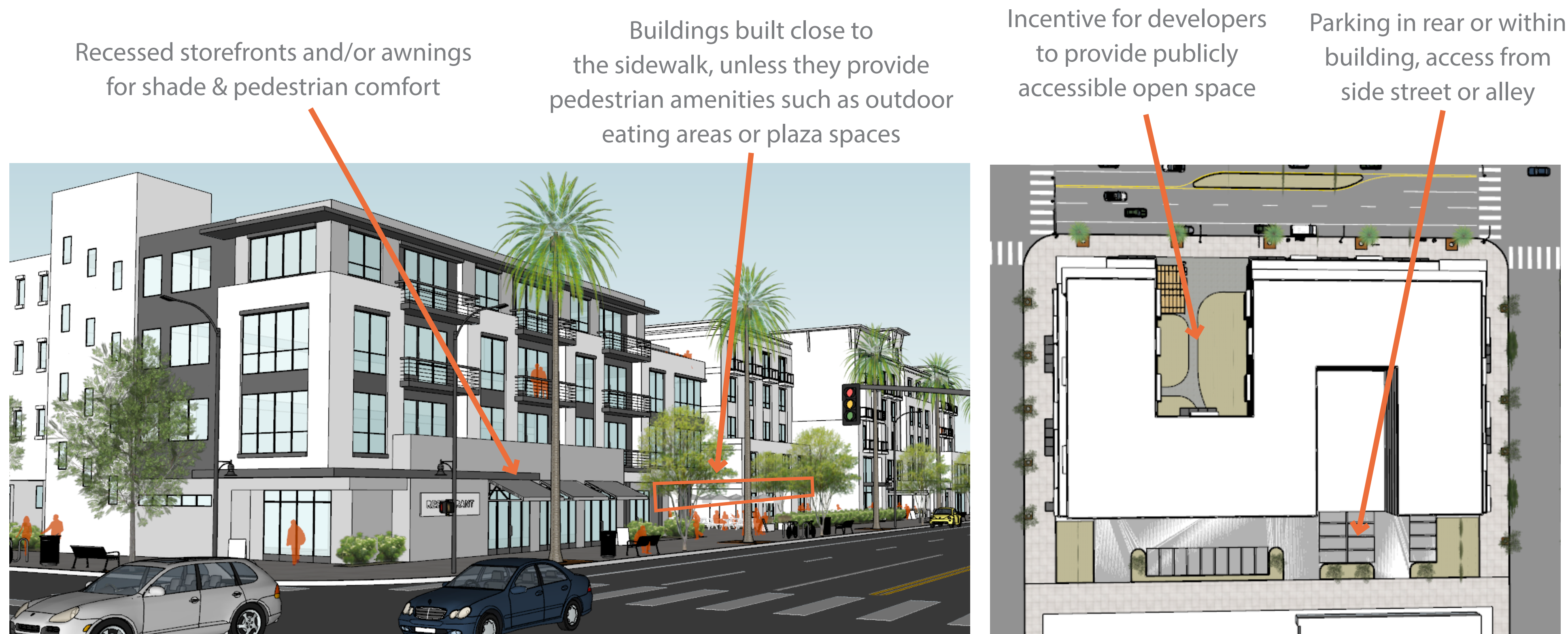
The Zoning Applied

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

FORM & FRONTAGE ELEMENTS



FORMS FOR TRANSIT NODES

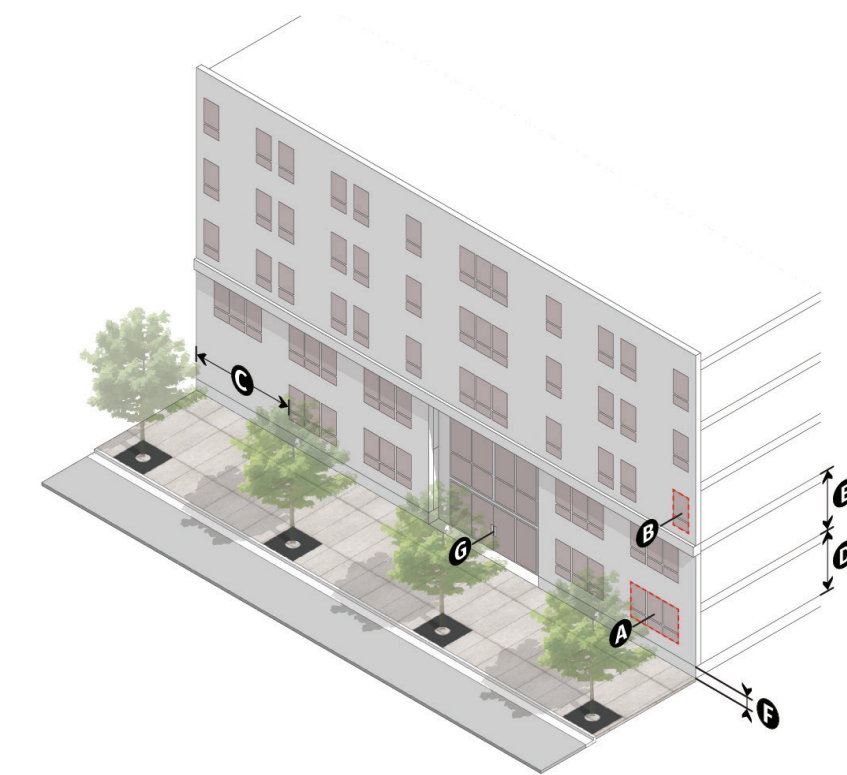


FRONTAGE TYPES

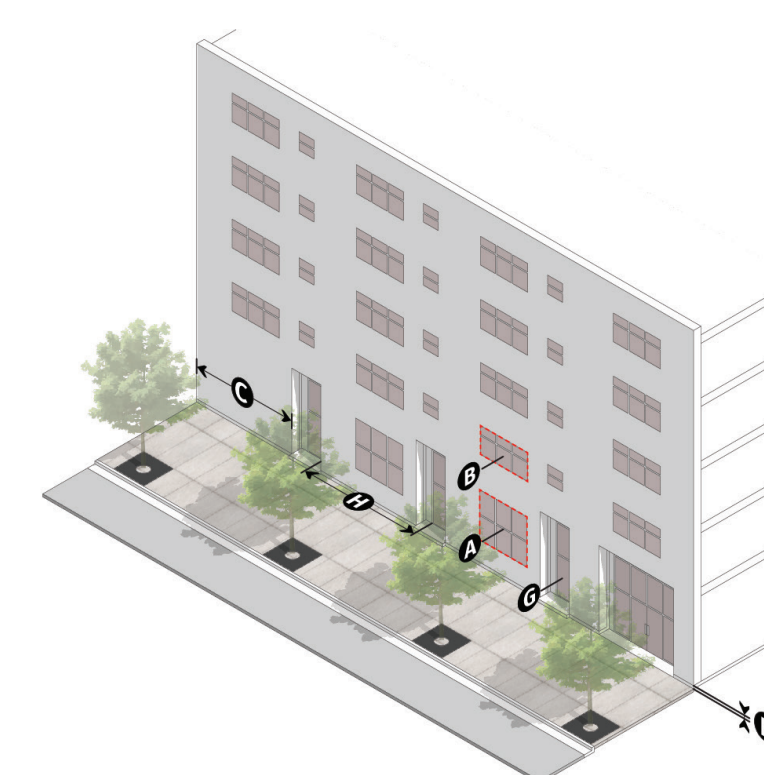
A frontage type will be assigned to a zone to regulate design elements that influence a building facade's relationship to the sidewalk and street, and create more walkable areas.

- A Ground Floor Transparency
- B Upper Floor Transparency
- C Maximum Blank Wall space
- D Ground Floor Height
- E Upper Floor Height
- F Entrance Elevation
- G Pedestrian Entrance Recess
- H Pedestrian Entrance Spacing

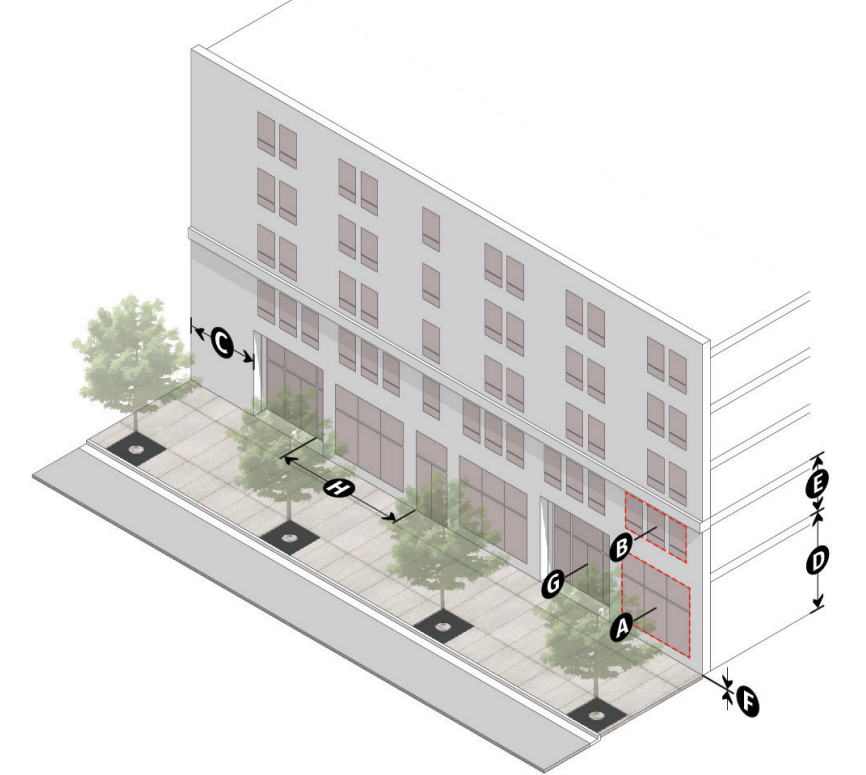
General



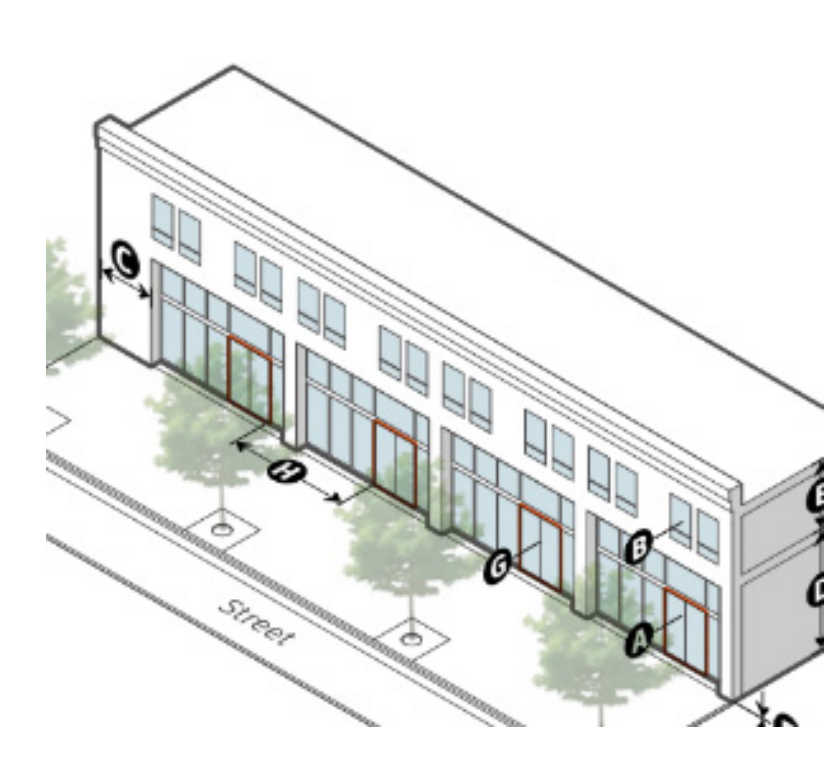
Active Neighborhood



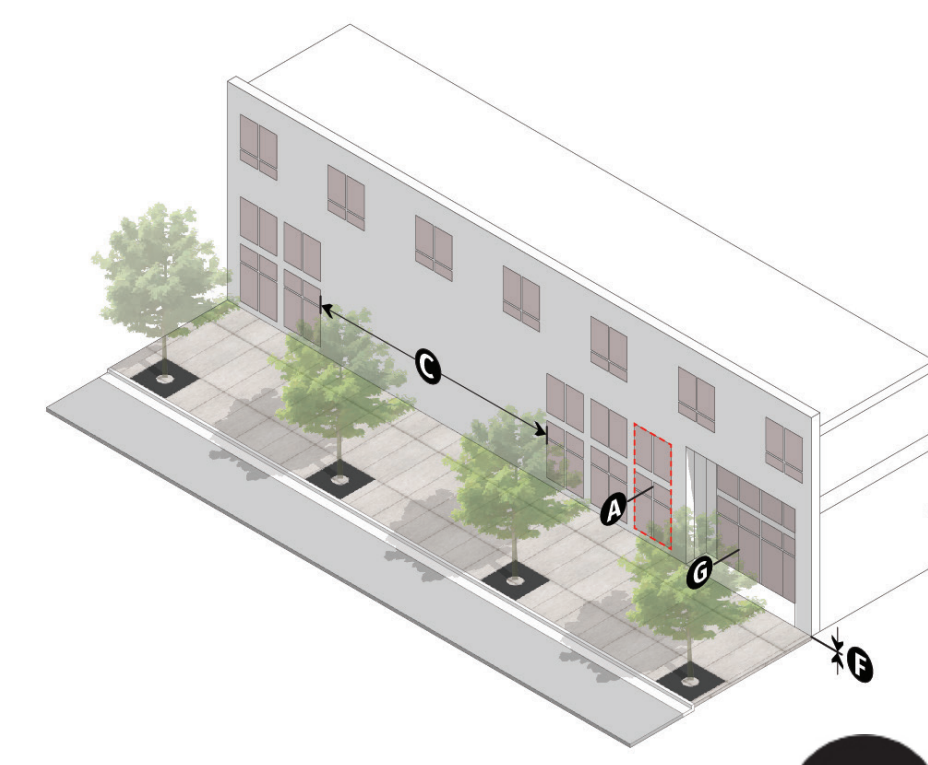
Storefront



Main Street



Large Format



Partially funded by Metro