**ORDINANCE NO. _____**

An ordinance amending Sections 12.03 and 12.21 of Chapter 1 of the Los Angeles Municipal Code.

**THE PEOPLE OF THE CITY OF LOS ANGELES DO ORDAIN AS FOLLOWS:**

Sec. 1. Section 12.03 of Chapter 1 of the Los Angeles Municipal Code is hereby amended to add and amend the following definitions, in alphabetical order:

**LOT AMENITY SPACE.** Outdoor area on a lot designated to be used for active or passive recreation, meeting the standards outlined in Section 12.08. C.8.

**OUTDOOR AMENITY AREA[1].** An outdoor space that may be covered or enclosed, in part, intended for the purpose of providing outdoor space used for recreation, that may be private or public, active or passive, and may be shaded and protected from the natural elements. Such areas may include outdoor spaces covered with overhead structures, such as awnings, balconies, outdoor passages, stairs and walkways, or other similar areas. An Outdoor Amenity Area may be located at-grade or at any level of the building, provided that the Outdoor Amenity Area standards are met, pursuant to Section 12.21 A.25 of this Code.

An Outdoor Amenity Area may be permitted in all zones where residential uses are permitted, notwithstanding use provisions in an underlying zone limiting use activities wholly within an enclosed building. ~~except RA, RE, RS, R1, RU, RZ, RW1, R2, RD, RMP, RW2, and A zones.~~ Portions of an Outdoor Amenity Area that satisfy the development standards in LAMC Section 12.21 A.25 shall be excluded from the calculation of Floor Area and Height. Outdoor Dining Areas are not Outdoor Amenity Areas and shall be regulated pursuant to Sections 12.03 and 12.21 A.24 of this Code. An Outdoor Amenity Area shall exclude areas used for storage, vehicle parking or circulation, utility or mechanical areas, trash enclosures, and any similar ancillary use on the lot. A structure proposed as an Outdoor Amenity Area may require a building permit and is subject to all applicable provisions in this Code.

Sec. 2. Subdivision (2) of Subsection G of Section 12.21 of Chapter 1 of the Los Angeles Municipal Code is hereby amended to read as follows:

2. **Regulations for 6 or more Units on a Lot.** New construction (resulting in additional floor area and additional units) ~~of a building or group of buildings~~ containing six or more dwelling units, whether grouped within a single building or

[1] Outdoor Amenity Area is defined in the Landscape and Site Design Ordinance (Council File 24-1399), currently pending City Council adoption.

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multiple buildings on a lot, shall provide at a minimum the following usable open space per dwelling unit: 100 square feet for each unit having less than three habitable rooms; 125 square feet for each unit having three habitable rooms; and 175 square feet for each unit having more than three habitable rooms.

Sec. 3. A new Subparagraph (3) of Paragraph (b) of Subdivision (2) of Subsection G of Section 12.21 of Chapter 1 of the Los Angeles Municipal Code is hereby added to read as follows:

**(3) Regulations for Less than 6 Units on a Lot in a Housing Development.** If a housing project is not subject to Subdivision 2 above, a minimum of 15 percent of the lot area shall be provided as Lot Amenity Space. Lot Amenity Space may be provided entirely as private open space on an individual lot or, for subdivision projects containing more than one lot, may be provided as common open space accessible to the occupants of all lots within the entire project site.

**Minimum Dimensions.** Lot Amenity Space shall have a minimum horizontal dimension of 15 feet, or 6 feet if provided on an individual lot of 2,500 square feet or smaller. If common open space is required as part of a Small Lot Subdivision Project, the common open space easement must meet the requirements in the Small Lot Map Standards.

**At Grade Maximum.** At least 50 percent of the required Lot Amenity Space shall be located on the ground level or the first habitable room level.

**Planting.** A minimum of 25 percent of the required Lot Amenity Space shall be landscaped with living plant material including trees, shrubs, grasses and groundcover.

**Location.** Lot Amenity Space may be located anywhere on a lot and may include areas serving as required yards and setbacks, Outdoor Amenity Areas and/or required common open space, provided that the standards of Lot Amenity Space, Outdoor Amenity Areas, and the required yard, setback, and/or common open space are met.

Lot Amenity Space shall be located outdoors and shall be open to the sky, except structures may project no more than three feet into the Lot Amenity Area, provided there is a minimum eight foot vertical clearance under the projection, except as provided in Section 12.22 C.20.(b), and shall meet the standards above.

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