

Los Angeles Objective Design Standards for Infill Housing in Historic Preservation Overlay Zones Glossary – DRAFT

June 22, 2026

Except where noted below, the Objective Design Standards for Infill Housing in HPOZs utilize terms that are defined in the Zoning Code (Chapters 1 and 1A) of the Los Angeles Municipal Code (Div.14.3: Glossary).

- Abutting** (same as **Adjacent**): Refer to LAMC Div. 14.3 Glossary. *Abutting is defined as to touch or have a common boundary with.*
- Atrium**: Space that is completely enclosed on all sides and that is unroofed (open-air) or enclosed by a skylight above.
- Awning**: A roof or cover which projects from a wall of a building over a window or door, made of canvas, cloth, plastic, or metal, which may be fixed in place or be retractable.
- Bay**: Any division of a building between vertical lines or planes, including the entire space between two adjacent structural supports.
- Block**: Refer to LAMC Div. 14.3 Glossary. *Block is defined as a lot or grouping of lots with public ways on all sides.*
- Block Face**: Refer to LAMC Div. 14.3 Glossary. *Block face is defined as any number of lots that have a primary street lot line adjacent to one side of a segment of a private or a public street that lies between two other streets or alleys.*
- Building Coverage**: Refer to LAMC Div. 14.3 Glossary. Pursuant to Sec. 2C.2.1. (Building Coverage), *building coverage is defined as the percentage of lot area covered by buildings or structures.*
- Building Façade (Façade)**: Refer to LAMC Div. 14.3 Glossary. *Facade is defined as the above-grade, non-roof portions of the exterior building envelope, which includes cornices, bay windows or architectural projections, of any exterior wall of a building.*
- Building Face (Façade Plane)**: Refer to LAMC Div. 14.3 Glossary. *Building face is defined as the outer surface of a building facade, which would not include recesses or encroachments.*
- Building Footprint**: Refer to LAMC Div. 14.3 Glossary. Pursuant to Sec. 14.2.1. (Building Footprint), *building footprint is defined as the area of a lot occupied by a building, measured horizontally. Also referred to as "structure footprint".*
- Building Frontage**: Refer to LAMC Div. 14.3 Glossary. *Building frontage is defined as the projection of the exterior walls upon the street used for street frontage, as measured perpendicular to the edge of the street. For walls that are not parallel to the street, the building frontage shall include the wall that, other than open parking stalls, has direct and unimpeded access to the street.*
- Building Setback**: Refer to LAMC Div. 14.3 Glossary. Pursuant to Sec. 2C.2.2. (Building Setback), *building setback is defined as the area between a lot boundary and the minimum required setback, represented with a dotted white line and bounded by the buildable area.*
- Bulkhead**: Refer to LAMC Div. 14.3 Glossary. Pursuant to Sec. 3D.9.1.4.C.4. (Bulkhead), *bulkhead is defined as a wall located beneath a display window on the ground story facade that elevates a window above the exterior finished grade and the interior finished floor surface.*
- Canopy**: A structure that provides sheltered access to an at-grade street-facing entrance with an overhead projecting structure.

Chamfered Corner: Refer to LAMC Div. 14.3 Glossary. Chamfered corner is defined as an architectural element at a corner of a building adjacent to a street intersection where a tertiary building face transitions between two otherwise intersecting primary building faces at an angle between 30 and 60 degrees measured from both primary building faces. For an illustrative example, see LAMC Sec. 3C.1.3.C.2. (Standards).

Contributing Element (Contributor, Contributing Building, Contributing Property): Refer to LAMC Div. 14.3 Glossary. For the purposes of Div. 13.B.8. (Historic Preservation), contributing element is defined as any building, structure, landscaping, natural feature identified on the historic resources survey as contributing to the Historic significance of the Historic Preservation Overlay Zone, including a building or structure which has been altered, where the nature and extent of the alterations are determined reversible by the historic resources survey.

Courtyard (Court): An unroofed area that is completely or partially enclosed by walls or buildings on at least two sides and shared by multiple residential units or non-residential units, not including off-street parking.

Demolition: The removal of more than 50 percent of the perimeter wall framing, the removal of more than 50 percent of the roof framing, or the removal of 25 percent or more of the exterior of a façade in the Street-Visible Area.

Entry Feature: Refer to LAMC Div. 14.3 Glossary. Pursuant to Sec. 3C.5.2. (Entry Feature), entry features are defined as improved design standards applied to each entrance along the public realm.

Existing Grade: Refer to LAMC Div. 14.3 Glossary. Existing grade is defined as the grade prior to grading.

Flat Roof: A roof with a maximum pitch of 2:12 (two inches of vertical rise for every 12 inches of horizontal span) or less.

Front Yard: Refer to LAMC Div. 14.3 Glossary. Pursuant to Sec. 14.2.16.B.1. (Front Yard), a front yard is the area between a primary street lot line and an imaginary line running parallel to the primary street lot line. The imaginary line shall be drawn 15 feet back from the portion of the primary street lot line-facing facade nearest to the primary street lot line, measured perpendicularly to the lot line.

Frontage Lot Line: Refer to LAMC Div. 14.3 Glossary. Pursuant to Sec. 14.2.12.B.1. (Frontage Lot Line), a frontage lot line is any lot line that triggers Frontage District (Part 3B.) requirements. Frontage lot lines include all primary street lot lines and side street lot lines.

Ground Story: Refer to LAMC Div. 14.3 Glossary. Pursuant to Sec. 14.2.10.A. (Ground Story), ground story is defined as the lowest story of a building meeting the criteria of either continuous Ground Story (typical) or Ground Story Modules pursuant to Sec. 14.2.10. (Story), depending on site and building conditions.

Lot Area: Refer to LAMC Div. 14.3 Glossary. Pursuant to Sec. 2C.1.1. (Lot Area), lot area is defined as the amount of land area within the boundaries of a lot.

Lot Line: Refer to LAMC Div. 14.3 Glossary. Lot line is defined as the legal boundaries of a lot, as determined pursuant to Sec. 14.2.12. (Lot Line Determination).

Lot Width: Refer to LAMC Div. 14.3 Glossary. Pursuant to Sec. 2C.1.2. (Lot Width), lot width is defined as the length of primary street lot lines bounding a lot.

Low-Pitch Roof: A roof with a slope between 2:12 (two inches of vertical rise for every 12 inches of horizontal span) and 4:12 (four inches of vertical rise for every 12 inches of horizontal span).

Medium-Pitch Roof: A roof with a slope between 4:12 (four inches of vertical rise for every 12 inches of horizontal span) and 8:12 (eight inches of vertical rise for every 12 inches of horizontal span).

Ministerial Decision (Ministerial Action): Refer to LAMC Div. 14.3 Glossary. Ministerial decision is defined as a decision based on the non-discretionary application of objective standards. See Sec. 13A.2.1.B. (Procedural Categories).

Prevailing Setback: The most common or frequent setback on a subject block. For projects on RA, RE, RS, R1, and R2-zoned lots, the prevailing setback can be calculated using the following LADBS online tool: <https://www.ladbsservices2.lacity.org/OnlineServices/?service=psc>.¹

Primary Frontage (Primary Façade): The exterior building walls facing the Primary Lot Line. For the purposes of this definition, all exterior walls that intersect a plan parallel to the lot line at 45 degrees or less shall be considered the Primary Frontage. When the Primary Lot Line is not straight, a line connecting the points where the secondary or side lot lines and the Primary Lot Line intersect shall be used.

Primary Roof Type: The roof type that covers the front portion of the building and spans the street-facing façade.

Primary Street Lot Line (Primary Lot Line): Refer to LAMC Div. 14.3 Glossary. Primary street lot line is defined as a lot line that has been designated as the primary street lot line per Sec. 14.2.12.C.1. (Primary Street Lot Line).

Rear Lot Line: Refer to LAMC Div. 14.3 Glossary. Pursuant to Sec. 14.2.12.C.4. (Rear Lot Line), rear lot line is defined as a lot line that does not abut a street or alley right-of-way and is opposite and most distant from a primary street lot line, and meets the criteria pursuant to Sec. 14.2.12.C.4. (Rear Lot Line).

Rear Yard: Refer to LAMC Div. 14.3 Glossary. See Sec. 14.2.16.B.4. (Rear Yard).

Roof Form: Refer to LAMC Div. 14.3 Glossary. Pursuant to Sec. 3D.11.1. (Roof Form), roof form is defined as the shape of the external upper covering of a building, including the frame for supporting the roofing.

Roof Projection: Refer to LAMC Div. 14.3 Glossary. Pursuant to Sec. 14.2.5.A.1.b. (Roof Projection), roof projections are defined as roof elements that overhang or cantilever beyond the building footprint and do not include posts or columns. types of roof projections include, but are not limited to: eaves, roof overhangs, gutters, awnings, or canopies.

Side Lot Line (Side Street Lot Line): Refer to LAMC Div. 14.3 Glossary. Pursuant to Sec. 14.2.12.C.5. (Side Lot Line), side lot line is defined as any lot line not determined to be a primary street lot line, side street lot line, rear lot line, alley lot line, or special lot line.

Side Yard: Refer to LAMC Div. 14.3 Glossary. Pursuant to Sec. 14.2.16.B.5. (Side Yard), side yard is defined as the portions of a lot between a side lot line and a principal structure. All portions of a lot that do not meet the yard designation criteria for any other yard shall be designated as a side yard.

Steep-Pitch Roof: A roof with a slope between 8:12 (eight inches of vertical rise for every 12 inches of horizontal span) and 18:12 (eighteen inches of vertical rise for every 12 inches of horizontal span).

¹ Los Angeles Department of Building & Safety (LADBS) in “Determining Front Yards, When Subject to the ‘Prevailing Setback’ Regulation” LADBS Information Bulletin/Public: Zoning Code (Document No.: P/ZX 2023-015, effective January 1, 2023) available <https://dbs.lacity.gov/sites/default/files/efs/pdf/publications/determining-front-yards-when-subject-to-the-prevailing-setback-regulation-ib-p-zc2020-015.pdf>.

Story: Refer to LAMC Div. 14.3 Glossary. Pursuant to Sec. 14.2.10. (Story), story is defined as the portion of a building or structure included between the upper surface of a floor and the upper surface of the floor next above, except that the top most story is that portion of a building or structure included between the upper surface of a floor and the upper surface of the ceiling structure above.

Street Frontage: Refer to LAMC Div. 14.3 Glossary. For the purposes of Div. 4C.11. (Signs), street frontage is defined as the length of a line separating a lot from one street.

Street Lot Line: Refer to LAMC Div. 14.3 Glossary. Pursuant to Sec. 14.2.12.B.2. (Street Lot Line), street lot line is defined as any lot line that abuts a street right-of-way. Street lot lines include all primary street lot lines, side street lot lines, and alley lot lines.

Street Step-Back: Refer to LAMC Div. 14.3 Glossary. Pursuant to Sec. 2C.6.1. (Street Step-Back), street step-back is defined as a step-like recess in the massing of a building that requires upper stories to be pushed back from the lower stories from the street.

Street Wall: Refer to LAMC Div. 14.3 Glossary. Street wall is defined as the condition created along a street by the fronts and consistent setbacks of buildings, and enhanced by the continuity and the height of the buildings.

Street Visible Area: Refer to LAMC Div. 14.3 Glossary. For the purposes of Historic Preservation (Div. 13B.8.), street visible area is defined as any portion of the front, side, and rear facades that can be seen from any adjacent street, alley, or sidewalk, or that would be visible but are currently obstructed by landscaping, fencing, or freestanding walls. It also includes undeveloped portions of the lot where new construction would be visible from the adjacent street or sidewalk; facades that are generally visible from non-adjacent streets due to steep topography; or second stories visible over adjacent one story structures.

Street-Facing Entrance: Refer to LAMC Div. 14.3 Glossary. Pursuant to Sec. 3C.5.1. (Street-Facing Entrance), street-facing entrance is defined as a door providing access from the public realm to the interior of a building.

Street-Facing Façade: Refer to LAMC Div. 14.3 Glossary. Pursuant to Sec. 14.2.6.D. (Street-Facing Facade), street-facing facade is defined as the portions of any frontage applicable facade, pursuant to Sec. 3A.2.2.C.2. (Frontage Applicable Facades), having no permanent structure (not including fences or walls) located between the building facade and a street lot line or special lot line.

Transparent Area: Refer to LAMC Div. 14.3 Glossary. Pursuant to Sec. 3C.4.1. (Transparent Area), transparent area is defined as the amount of transparent area on a building facade.

Waterfall Awning: Exterior window, doorway, or storefront awnings with a curved or domed top.