

ARTICLE 1. **INTRODUCTORY PROVISIONS**

The Downtown Community Plan will bring forward for adoption the New Zoning Code, including this Article via CPC-2014-1582-CA and CPC-2017-432-CPU. The Boyle Heights Community Plan will bring forward the unique zones and additional standards or regulations needed to implement the Boyle Heights Community Plan.

PREFACE

This Chapter 1A of the Los Angeles Municipal Code serves as the new Zoning Code, a comprehensive update of the City's zoning system. The new Zoning Code will be applied incrementally on a geographic basis through the update of the City's Community Plans. In drafting the revised plans, the new zoning tools provided in this Chapter 1A will be applied to properties within each Community Plan area.

Eventually, Chapter 1A will supercede and serve as the only Zoning Code for Los Angeles. However in the interim, until all the Community Plans have been updated and properties remapped using the new zoning system, properties in Community Plan areas not yet updated will be regulated by the provisions of the Zoning Code found in existing *LAMC Chapter 1 (General Provisions and Zoning)*. Only when the entire City has been rezoned using the new zoning in this Chapter 1A will *LAMC Chapter 1 (General Provisions and Zoning)* be removed from the Los Angeles Municipal Code.

CONTENTS

Div. 1.1. General Municipal Code Provisions.	1-4
Div. 1.2. Municipal Code Administrative Citations	1-4
Div. 1.3. Orientation	1-4
Sec. 1.3.1. Zone string	1-4
Sec. 1.3.2. Non-Zone String Articles	1-4
Sec. 1.3.3. How to use This Zoning Code	1-4
Div. 1.4. Introductory Provisions.	1-5
Sec. 1.4.1. Opening Provisions	1-5
Sec. 1.4.2. Applicability of this Zoning Code	1-5
Sec. 1.4.3. Severability	1-5
Sec. 1.4.4. Successional Rights	1-5
Sec. 1.4.5. Vested Rights	1-5
Sec. 1.4.6. Continuance of Existing Development.	1-5
Div. 1.5. Zoning Code Maps	1-6
Sec. 1.5.1. General	1-6
Sec. 1.5.2. Zoning Map.	1-6
Sec. 1.5.3. Primary Street Map.	1-9
Sec. 1.5.4. Local Affordable Housing Incentive Map	1-9
Sec. 1.5.5. Targeted Planting Map.	1-9
Sec. 1.5.6. Hillside Area Map.	1-9
Sec. 1.5.7. Coastal Zone Map	1-9
Sec. 1.5.8. Special Lot Line Map	1-9
Sec. 1.5.9. Major Transit Stop Area Map	1-10
Div. 1.6. Emergency Provisions.	1-11
Sec. 1.6.1. Local Emergency Temporary Regulations	1-11
Sec. 1.6.2. Emergency Homeless Shelters - City Owned and Leased Property.	1-11
Sec. 1.6.3. Emergency Homeless Shelters - Charitable Organizations	1-11
Sec. 1.6.4. Temporary Residency in Residential Vehicle Pending Reconstruction of Disaster-Destroyed Dwelling.	1-11
Sec. 1.6.5. Temporary Regulatory Relief During A Local Emergency	1-11

DIV. 1.1. **GENERAL MUNICIPAL CODE PROVISIONS**

[Introduced with the Downtown Community Plan via CPC-2014-1582-CA and CPC-2017-432-CPU]

DIV. 1.2. **MUNICIPAL CODE ADMINISTRATIVE CITATIONS**

[Introduced with the Downtown Community Plan via CPC-2014-1582-CA and CPC-2017-432-CPU]

DIV. 1.3. **ORIENTATION**

[Introduced with the Downtown Community Plan via CPC-2014-1582-CA and CPC-2017-432-CPU]

SEC. 1.3.1. **ZONE STRING**

[Introduced with the Downtown Community Plan via CPC-2014-1582-CA and CPC-2017-432-CPU]

SEC. 1.3.2. **NON-ZONE STRING ARTICLES**

[Introduced with the Downtown Community Plan via CPC-2014-1582-CA and CPC-2017-432-CPU]

SEC. 1.3.3. **HOW TO USE THIS ZONING CODE**

[Introduced with the Downtown Community Plan via CPC-2014-1582-CA and CPC-2017-432-CPU]

DIV. 1.4. **INTRODUCTORY PROVISIONS**

SEC. 1.4.1. **OPENING PROVISIONS**

[Introduced with the Downtown Community Plan via CPC-2014-1582-CA and CPC-2017-432-CPU]

SEC. 1.4.2. **APPLICABILITY OF THIS ZONING CODE**

[Introduced with the Downtown Community Plan via CPC-2014-1582-CA and CPC-2017-432-CPU]

SEC. 1.4.3. **SEVERABILITY**

[Introduced with the Downtown Community Plan via CPC-2014-1582-CA and CPC-2017-432-CPU]

SEC. 1.4.4. **SUCCESSIONAL RIGHTS**

[Introduced with the Downtown Community Plan via CPC-2014-1582-CA and CPC-2017-432-CPU]

SEC. 1.4.5. **VESTED RIGHTS**

[Introduced with the Downtown Community Plan via CPC-2014-1582-CA and CPC-2017-432-CPU]

SEC. 1.4.6. **CONTINUANCE OF EXISTING DEVELOPMENT**

[Introduced with the Downtown Community Plan via CPC-2014-1582-CA and CPC-2017-432-CPU]

DIV. 1.5. ZONING CODE MAPS

[Portions of this Division displayed in grayed out text are being introduced with the Downtown Community Plan via CPC-2014-1582-CA and CPC-2017-432-CPU. Black text (not grayed out) is being introduced with the Boyle Heights Community Plan.]

SEC. 1.5.1. GENERAL

[Introduced with the Downtown Community Plan via CPC-2014-1582-CA and CPC-2017-432-CPU]

SEC. 1.5.2. ZONING MAP

A. Applicability

1. Zoning Districts

In order to regulate the use and development of property, as provided for in this Zoning Code (Chapter 1A), land is designated with the following districts for zoning purposes. The zone of a lot is separated into two or more bracket sets [] in order to reinforce the separation of the built environment from the types of activities as two distinct and interchangeable permissions on a lot. The first bracket set contains the zoning districts that determine the built environment, and the second bracket set contains the zoning districts that determine the types of activities on a lot. Although the zoning districts may refer or have standards that are tied to other districts, each is independent and are combined in response to the variety of planning needs found throughout the City.

[Form – Frontage – Standards] [Use – Density]

- a. Form Districts are outlined in *Article 2*.
- b. Frontage Districts are outlined in *Article 3*.
- c. Development Standards Districts are outlined in *Article 4*.
- d. Use Districts are outlined in *Article 5*.
- e. Density Districts are outlined in *Article 6*.

2. Alternate Typologies

The zoning districts established in this Zoning Code (Chapter 1A) recognize that, in general, the physical form of development need not be determined by its use. There are certain cases, however, in which the physical form that development takes is directly tied to a specific use or activity. In those cases, *Article 7 (Alternate Typologies)* outlines a series of regulatory solutions that overrides specific regulations otherwise addressed by zoning districts applied to a lot. Each Alternate Typology establishes eligibility parameters for each option, and what metrics it supersedes from the applicable zoning districts.

3. **Specific Plans & Supplemental Districts**

In addition to the provisions of *Sec. 1.4.2.A.1. (Zoning Districts)* above, additional regulations may be applied as outlined in *Div. 8.1. (Specific Plans)* and *Div. 8.2. (Supplemental Districts)*. These are represented in a third bracket set of the zoning using the acronym "SP" for Specific Plans or the acronyms established for the respective Supplemental District. The third bracket set may include multiple Specific Plans or Supplemental Districts separated by a hyphen (-).

4. **Special Districts**

- a. In order to achieve Specific Planning objectives in designated areas having unique characteristics, Special Districts may replace the zoning in *Sec. 1.4.2.A.1. (Zoning Districts)* and Supplemental Districts in *Sec. 1.4.2.A.3. (Specific Plans & Supplemental Districts)* established above. Special Districts respond to unique conditions and stipulate land use and development requirements or incentives tailored to distinctive qualities that may not lend themselves to the regulations established in this Zoning Code (Chapter 1A), except as outlined within each Special District.
- b. The Special Districts outlined *Div. 8.3. (Special Districts)* shall serve as the designated zone, in lieu of zoning districts, Specific Plans, and Supplemental Districts, where applied.

5. **Zoning of Annexed or Unzoned Land**

- a. All land or territory annexed to the City after the effective date of this Zoning Code (Chapter 1A) is automatically classified [VN1-MU3-3][RG2-1L] unless the City Council specifically determines otherwise.
- b. The City Council may establish specific zoning by ordinance for land or territory to be annexed. The zoning ordinance may be adopted concurrently with the annexation. Unless the specific zoning is established by ordinance, the Zoning Map shall be amended to indicate the land or territory annexed as [VN1-MU3-3][RG2-1L] without additional proceedings.
- c. Any land or territory in the City not indicated on the Zoning Map as being in any zone will be construed as being classified in the most restrictive zone that exists on an adjacent lot on the same side of the street, or a lot on the opposite side of the street or highway of the subject land or territory, and the Zoning Map shall be amended to indicate that zone without additional proceedings.

B. **Boundaries**

1. **Street, Alley or Lot Lines**

Zone boundaries occur at street, alley, or lot lines unless otherwise shown on the Zoning Map, using the land base dataset, and where the indicated boundaries on the Zoning Map are approximately a street, alley or lot line, the street, alley or lot line are the boundaries of the zone.

2. Street or Public Right-of-Way

- a. A street, alley, railroad or railway right-of-way, watercourse, channel, or body of water included on the Zoning Map shall, unless otherwise indicated, be included within the zone boundaries of the adjoining property on either side of the street, alley, railroad or railway right-of-way, watercourse, channel or body of water.
- b. Where the street, alley, public right-of-way, watercourse, channel, or body of water serves as a boundary between two or more different zones, a line midway in the street, alley, public right-of-way, watercourse, channel, or body of water, and extending in the general direction of its long dimension is the boundary between zones.

3. Vacated Street or Alley

- a. In the event a dedicated street or alley shown on the Zoning Map is vacated, the property formerly in the street or alley shall be included within the zone of the adjoining property on either side of the vacated street or alley.
- b. In the event the street or alley was a zone boundary between two or more different zones, the new zone boundary is the former centerline of the vacated street or alley.

C. Amendments

1. Zone Changes

a. Process

At the direction of City Council, pursuant to *Sec. 13B.1.4. (Zone Change)*, the Director of Planning is authorized to revise the Zoning Map. At the direction of City Council for the adoption of a Specific Plan, pursuant to *Sec. 13B.1.2. (Specific Plan Adoption/Amendment)*, the Director of Planning is authorized to revise the Zoning Map. No unauthorized person may alter or modify the Zoning Map.

2. Zone Boundary Adjustments

a. Process

Whenever public necessity, convenience, general welfare or good zoning practice justifies the action, the Director of Planning may approve, conditionally approve, or deny a zone boundary adjustment, pursuant to *Sec. 13B.5.2. (Adjustment)*, and make minor adjustments to the location of a zone boundary to carry out the intent of this Section when:

- i. Property as shown on the Zoning Map has been divided or approved for division into parcels or lots and blocks by a final parcel or tract map, and the parcel or lot and block arrangement does not conform to that anticipated when the zone boundaries were established;
- ii. Property was redivided or approved for subdivision by a final parcel or tract map action into a different arrangement of lots and blocks than indicated on the Zoning Map; or

- iii. Where uncertainty exists in applying the provisions of this Subdivision or where revision is necessary to correct dimensional or mapping errors, the Director of Planning may determine the location of the zone boundary.
- b. **Limitation**

Zone boundary adjustments permitted pursuant to this Subdivision are limited to a distance of no more than 50 feet. When the adjustment is requested prior to recordation, the Director of Planning’s decision does not become effective until after the parcel map or final tract map has been recorded with the Office of the County Recorder.
- c. **Dedications**

The Director of Planning may require that the abutting streets, alleys, or highways be dedicated and improved in conformance with the standards for improvement of streets, alleys, and highways, if it is determined that traffic on the abutting streets, alleys or highways will be increased or impeded as a result of the zone boundary adjustment. An offer to dedicate or filing of a bond in conformance with *Sec. 10.1.4. (Dedication Procedure)* and *Sec. 10.1.5. (Improvement Procedure)* may be construed as compliance with these requirements.
- d. **Zoning Map**

The Zoning Map shall conform with the Director of Planning’s decision after the conditions are imposed, if any.

SEC. 1.5.3. **PRIMARY STREET MAP**

[Introduced with the Downtown Community Plan via CPC-2014-1582-CA and CPC-2017-432-CPU]

SEC. 1.5.4. **LOCAL AFFORDABLE HOUSING INCENTIVE MAP**

[Introduced with the Downtown Community Plan via CPC-2014-1582-CA and CPC-2017-432-CPU]

SEC. 1.5.5. **TARGETED PLANTING MAP**

[Introduced with the Downtown Community Plan via CPC-2014-1582-CA and CPC-2017-432-CPU]

SEC. 1.5.6. **HILLSIDE AREA MAP**

[Introduced with the Downtown Community Plan via CPC-2014-1582-CA and CPC-2017-432-CPU]

SEC. 1.5.7. **COASTAL ZONE MAP**

[Introduced with the Downtown Community Plan via CPC-2014-1582-CA and CPC-2017-432-CPU]

SEC. 1.5.8. **SPECIAL LOT LINE MAP**

[Introduced with the Downtown Community Plan via CPC-2014-1582-CA and CPC-2017-432-CPU]

SEC. 1.5.9. MAJOR TRANSIT STOP AREA MAP

A. Applicability

The Major Transit Stop Area Map identifies areas falling within ½ mile of a major transit stop which are subject to specific regulations intended to address the specific nature of transit-rich areas. These specific regulations are outlined in this Zoning Code (Chapter 1A) and are applicable by reference to this Zoning Code Map.

B. Boundaries

Any land designated, using the Department of Public Works, Bureau of Engineering land base dataset, as falling within a ½ mile of a major transit stop, as shown in the shaded portion of the Major Transit Stop Area Map.

C. Amendments

The Director of Planning is authorized to revise the Major Transit Stop Area Map to ensure it reflects the most current and planned major transit stops. No unauthorized person may alter or modify the Major Transit Stop Area Map.

DIV. 1.6. **EMERGENCY PROVISIONS**

SEC. 1.6.1. **LOCAL EMERGENCY TEMPORARY REGULATIONS**

[Introduced with the Downtown Community Plan via CPC-2014-1582-CA and CPC-2017-432-CPU]

SEC. 1.6.2. **EMERGENCY HOMELESS SHELTERS - CITY OWNED AND LEASED PROPERTY**

[Introduced with the Downtown Community Plan via CPC-2014-1582-CA and CPC-2017-432-CPU]

SEC. 1.6.3. **EMERGENCY HOMELESS SHELTERS - CHARITABLE ORGANIZATIONS**

[Introduced with the Downtown Community Plan via CPC-2014-1582-CA and CPC-2017-432-CPU]

SEC. 1.6.4. **TEMPORARY RESIDENCY IN RESIDENTIAL VEHICLE PENDING RECONSTRUCTION OF DISASTER-DESTROYED DWELLING**

[Introduced with the Downtown Community Plan via CPC-2014-1582-CA and CPC-2017-432-CPU]

SEC. 1.6.5. **TEMPORARY REGULATORY RELIEF DURING A LOCAL EMERGENCY**

[Introduced with the Downtown Community Plan via CPC-2014-1582-CA and CPC-2017-432-CPU]

