

ORDINANCE NO. _____

An ordinance amending Sections 12.04, 12.08, 12.21, 12.21.1, 12.23, and 12.32 S, and 13.18, and adding Sections 12.21.6 to the Los Angeles Municipal Code (LAMC) to establish variations of the R1 Zone and an "RG" Rear Detached Garage Supplemental Use District that may be applied to regulate garage placement in the RA, RE, RS, and R1 Zones.

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

Section 1: Subsection C of Section 12.04 of the Los Angeles Municipal Code is amended to read as follows:

C. In order to more adequately regulate and restrict the height and floor area of buildings and structures, each lot shall include a height district designation, except for lots in the HI Hybrid Industrial Live/Work Zone where the height and floor area of buildings and structures shall be regulated by Section 12.04.06 and except for lots in the R1V, R1F, R1R One-Family Variation Zones where the height and residential floor area of buildings and structures shall be regulated by Sections 12.08 C.5(b)-(d). Height district designations shall be numbered from 1 to 4, CRA 1 to 4, EZ 1 to 4 and CSA 1 to 4, and shall regulate the height or floor area of buildings and structures as provided in Sections 12.21.1, 12.21.2, 12.21.3, 12.21.4 and 12.21.5. The height districts and their boundaries are shown on the Zoning Map by a combination of zone symbols and height district number markings, e.g., R2-1, C2-2, M1-3, C1-CRA1, MS-EZ2, C2-CSA3, etc. Where a lot is located in more than one height district, the applicable zone symbol designations shall be separated by a slash mark, e.g., R2-CRA/CSA, C2-EZI/CRA2, etc. The symbol "HD" preceding height district number markings, when shown on the Zoning Map or used in a zoning ordinance, is an abbreviation for the words "height district" and refers to height districts. The height districts for the "CW" Zone are the height districts shown in Section 6 of the Central City West Specific Plan. The height districts for the "ADP" Zone are the height districts shown in Section 7 of the Alameda District Specific Plan. The height districts for the "WC" Zone are the height districts shown in Section 7 of the Warner Center Specific Plan. The height districts for the "LASED" Zone are the height districts shown in Section 10 of the Los Angeles Sports and Entertainment District Specific Plan. The height districts for the "USC-1A", "USC-1B", "USC-2" and "USC-3" Zones are the height districts shown in Section 7 of the University of Southern California University Park Campus Specific Plan. The height districts for the "PVSP" Zone are the Subareas shown in Section 5 of the Ponte Vista at San Pedro Specific Plan.

Sec. 2: Subsection D of Section 12.04 of the Los Angeles Municipal Code is amended to read as follows:

- "O" Oil Drilling District
- "S" Animal Slaughtering District

"G"	Surface Mining District
"RPD"	Residential Planning Development District
"K"	Equinekeeping District
"CA"	Commercial and Artcraft District
"POD"	Pedestrian Oriented District
"CDO"	Community Design Overlay District
"MU"	Mixed Use District
"FH"	Fence Height District
"SN"	Sign District
"RFA"	Residential Floor Area District
"NSO"	Neighborhood Stabilization Overlay District
"CPIO"	Community Plan Implementation Overlay District
"HS"	Hillside Standards Overlay District
"MPR"	Modified Parking Requirement District
"RIO"	River Improvement Overlay District
<u>"RG"</u>	<u>Rear Detached Garage District</u>

The **"Zoning Map"** is amended to indicate these districts and the boundaries of each district.

Land classified in an "O" Oil Drilling District, "S" Animal Slaughtering District, "G" Surface Mining District, "RPD" Residential Planned Development District, "K" Equinekeeping District, "CA" Commercial and Artcraft District, "POD" Pedestrian Oriented District, "CDO" Community Design Overlay District, "MU" Mixed Use District, "FH" Fence Height District, "SN" Sign District, "RFA" Residential Floor Area District, "NSO" Neighborhood Stabilization Overlay District, "CPIO" Community Plan Implementation Overlay District, "RIO" River Improvement Overlay District, "RG" Rear Detached Garage District or "CUGU" Clean Up Green Up Overlay District is also classified in one or more zones, and land classified in the "P" Automobile Parking Zone may also be classified in an "A" or "R" Zone.

These classifications are indicated on the **"Zoning Map"** with a combination of symbols, e.g., **R2-2-O**, **C2-4-S**, **M1-3-G**, **M1-1-P** and **R2-O**, **C2-G**, etc., where height districts have not been established.

Sec. 3: The second unnumbered paragraph of Subdivision 5 of Subsection C of Section 12.08 of the Los Angeles Municipal Code is amended to be numbered paragraph (a) and titled “R1.”

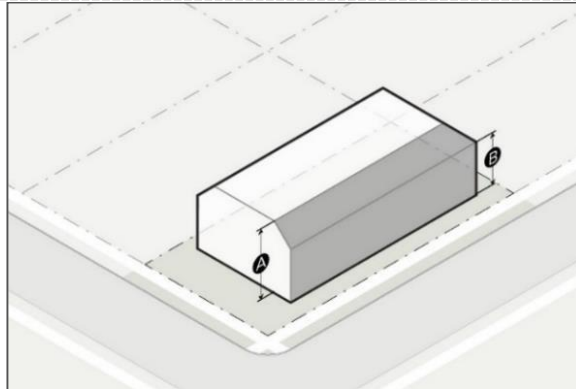
Sec. 4: New paragraphs (b), (c), (d), and (e) are added to Subdivision 5 of Subsection C of Section 12.08 of the Los Angeles Municipal Code to read as follows:

(b) **R1V, Variable-Mass.** These zones are intended to address issues of neighborhood character and to facilitate the compatibility of new construction, additions, and alterations to one-family houses in neighborhoods having an existing variety of building forms. The intent of this variation is to allow flexibility in the location of massing within a maximum building envelope that respects the scale of other houses in the vicinity.

The maximum residential floor area contained in all buildings shall not exceed the specified Residential Floor Area Ratio for the corresponding zone and size of the lot as listed in Table 12.08 C.5(b). The maximum lot coverage, maximum total height, maximum height at which the encroachment plane begins, and the maximum angle of the encroachment plane shall not exceed the amounts specified for each zone in Table 12.08 C.5(b).

Table 12.08 C.5(b)

R1 VARIABLE-MASS VARIATION ZONES DEVELOPMENT STANDARDS



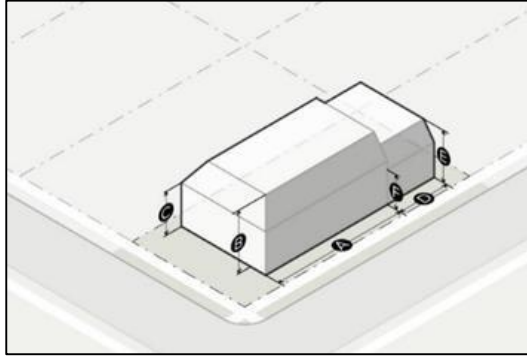
Lot Size and Residential Floor Area Ratio		R1V1	R1V New	R1V2	R1V3	Max Lot Coverage
	Up to 6,000 SF	.65	.55	.45	.40	50%
	6,001 to 7,000 SF	.63	.53	.43	.38	48%
	7,001 to 8,000 SF	.61	.51	.41	.36	46%
	8,001 to 9,000 SF	.59	.49	.39	.34	44%
	9,001 to 10,000 SF	.57	.47	.37	.32	42%
	Over 10,000 SF	.55	.45	.35	.30	40%
Mass		R1V1	R1V New	R1V2	R1V3	
(A)	Total Height (max)	30'	30'	28'	20'	
(B)	Encroachment Plane Begins (max)	22'	22'	20'	14'	
	Angle of Encroachment Plane (max)	45°	45°	45°	45°	

(c) R1F, Front-Mass. These zones are intended to address issues of neighborhood character and to facilitate the compatibility of new construction, additions, and alterations to one-family houses in neighborhoods where the predominate building form includes a two-story mass at the front of the lot and a one-story mass at the rear of the lot. The intent of this variation is to allow taller massing at the front of the lot and mandate a shorter massing at the rear of the lot that respects the scale and form of other houses in the vicinity.

The maximum residential floor area contained in all buildings shall not exceed the specified Residential Floor Area Ratio for the corresponding zone and size of the lot as listed in Table 12.08 C.5(c). The maximum lot coverage, the maximum total height of the front and rear masses, the maximum height at which the encroachment plane begins for the front and rear masses, and the maximum angle of the encroachment plane shall not exceed the amounts specified for each zone in Table 12.08 C.5(c).

Table 12.08 C.5(c)

R1 FRONT-MASS VARIATION ZONES DEVELOPMENT STANDARDS



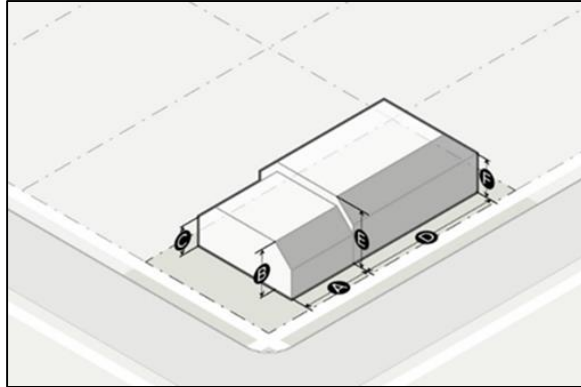
Lot Size and Residential Floor Area Ratio	R1F1	R1F New	R1F2	R1F3	Max Lot Coverage
Up to 6,000 SF	.65	.55	.45	.40	50%
6,001 to 7,000 SF	.63	.53	.43	.38	48%
7,001 to 8,000 SF	.61	.51	.41	.36	46%
8,001 to 9,000 SF	.59	.49	.39	.34	44%
9,001 to 10,000 SF	.57	.47	.37	.32	42%
Over 10,000 SF	.55	.45	.35	.30	40%
Front Mass	R1F1	R1F New	R1F2	R1F3	
(A) Front envelope depth, from front yard setback (min)	-	-	-	-	
(B) Total Height (max)	30'	30'	28'	26'	
(C) Encroachment Plane Begins (max)	22'	22'	20'	18'	
Angle of Encroachment Plane (max)	45°	45°	45°	45°	
Rear Mass					
(D) Rear envelope depth, from rear yard setback (min)	25'	25'	25'	25'	
(E) Total Height (max)	24'	24'	20'	18'	
(F) Encroachment Plane Begins (max)	16'	16'	14'	14'	
Angle of Encroachment Plane (max)	45°	45°	45°	45°	

(d) **R1R, Rear-Mass.** These zones are intended to address issues of neighborhood character and to facilitate the compatibility of new construction, additions, and alterations to one-family houses in neighborhoods where the predominate building form includes a one-story mass at the front of the lot and a two-story mass at the rear of the lot. The intent of this variation is to mandate shorter massing at the front of the lot and allow a taller massing at the rear of the lot that respects the scale and form of other houses in the vicinity.

The maximum residential floor area contained in all buildings shall not exceed the specified Residential Floor Area Ratio for the corresponding zone and size of the lot as listed in Table 12.08 C.5(d). The maximum lot coverage, the maximum total height of the front and rear masses, the maximum height at which the encroachment plane begins for the front and rear masses, and the maximum angle of the encroachment plane shall not exceed the amounts specified for each zone in Table 12.08 C.5(d).

Table 12.08 C.05(d)

R1 REAR-MASS VARIATION ZONES DEVELOPMENT STANDARDS



Lot Size and Residential Floor Area Ratio	R1R1	R1R New	R1R2	R1R3	Max Lot Coverage
Up to 6,000 SF	.65	.55	.45	.40	50%
6,001 to 7,000 SF	.63	.53	.43	.38	48%
7,001 to 8,000 SF	.61	.51	.41	.36	46%
8,001 to 9,000 SF	.59	.49	.39	.34	44%
9,001 to 10,000 SF	.57	.47	.37	.32	42%
Over 10,000 SF	.55	.45	.35	.30	40%
Front Mass					
(A) Front envelope depth, from front yard setback (min)	30'	30'	30'	30'	
(B) Total Height (max)	24'	24'	20'	18'	
(C) Encroachment Plane Begins (max)	16'	16'	12'	12'	
Angle of Encroachment Plane (max)	45°	45°	45°	45°	
Rear Mass					
(D) Rear envelope depth, from rear yard setback (min)	-	-	-	-	
(E) Total Height (max)	30'	30'	28'	26'	
(F) Encroachment Plane Begins (max)	22'	22'	20'	18'	
Angle of Encroachment Plane (max)	45°	45°	45°	45°	

(e) **R1H, Hillside Area.** These zones are intended to address issues of neighborhood character and to facilitate the compatibility of new construction, additions, and alterations to one-family houses in Hillside Areas having an existing variety of building forms. The intent of this variation is to allow flexibility in the location of massing within a maximum building envelope that respects the scale of other houses in the vicinity. A lot designated an R1H Zone shall comply with all of the R1 Hillside Area Development Standards pursuant to Section 12.21 C.10 except that R1H lots shall be subject to the Residential Floor Area ratios in Table 12.21 C.10-2b of their corresponding zone, and shall comply with any other provisions that apply to the R1 Zone, excluding those that specifically do not apply in the Hillside Area.

Sec. 5: New Subdivision 8 of Subsection C of Section 12.08 of the Los Angeles Municipal Code is added to read:

8. Definitions and Standards. For the purposes of this Subsection the following definitions and standards shall apply.

- a. **Lot Coverage** is the area of a parcel covered by any structures extending more than six feet above grade. 400 square of required covered parking that is detached and located at the rear of the lot shall be exempt from lot coverage calculations. Any other square footage or habitable space that is part of a second story or attached on the ground level to the 400 square feet of required covered parking shall be included in lot coverage calculations.
- b. **Encroachment Plane** is an inclined plane sloping inward at a specified maximum angle that begins at a specified maximum height at the minimum required front and side yard setbacks. The encroachment plane restriction does not apply to roof structures and equipment as allowed by Section 12.21.1B.3. For the purpose of the Subdivision, height shall be measured from the existing or finished grade, whichever is lower, at each point along the perimeter of the building.

Sec. 6: Paragraph (b) of Subdivision 10 of Subsection C of Section 12.21 of the Los Angeles Municipal Code is amended to read as follows:

(b) **Maximum Residential Floor Area.** The maximum Residential Floor Area contained in all Buildings and Accessory Buildings shall not exceed the sum of the square footage of each Slope Band multiplied by the corresponding Floor Area Ratio (FAR) for the zone of the Lot, as outlined in Table 12.21 C.10-2a and Table 12.21 C.10-2b. This

formula can be found in Table 12.21 C.10-2bc, where “A” is the area of the Lot within each Slope Band, “FAR” is the FAR of the corresponding Slope Band, and “RFA” is the sum of the Residential Floor Area of each Slope Band.

Sec. 7: Table 12.21 C.10-2b in Section 12.21 C.10 is renumbered to read “Table 12.21 C.10-2c” as follows:

Table 12.21 C.10-2bc					
Hillside Area Maximum Residential Floor Area Formula					
Slope Bands (%)	Area (sq-ft)		FAR		Residential Floor Area
0 – 14.99	A ¹	X	FAR ¹	=	RFA ¹
15 – 29.99	A ²	X	FAR ²	=	RFA ²
30 – 44.99	A ³	X	FAR ³	=	RFA ³
45 – 59.99	A ⁴	X	FAR ⁴	=	RFA ⁴
60 – 99.99	A ⁵	X	FAR ⁵	=	RFA ⁵
100 +	A ⁶	X	FAR ⁶	=	RFA ⁶
Maximum Residential Floor Area				=	Sum of RFA ¹ through RFA ⁶

Sec. 8: A new Table 12.21 C.10-2b is added to Section 12.21 C.10 as follows:

Table 12.21 C.10-2b				
Single-Family Zone Hillside Area Residential Floor Area Ratios (FAR)				
Slope Bands (%)	R1H1	R1H New	R1H2	R1H3
0 – 14.99	0.65	0.55	0.45	0.40
15 – 29.99	0.60	0.50	0.45	0.35
30 – 44.99	0.55	0.45	0.40	0.30
45 – 59.99	0.50	0.40	0.35	0.25
60 – 99.99	0.45	0.35	0.30	0.20
100 +	0.00	0.00	0.00	0.00

Sec. 9: The first unnumbered paragraph of Section 12.21.1 of the Los Angeles Municipal Code is amended to read as follows:

SEC. 12.21.1. HEIGHT OF BUILDING OR STRUCTURES.

No building or structure shall be erected or enlarged which exceeds the total floor area, the number of stories or the height limits hereinafter specified for the district in which the building or structure is located. Provided, however, that with respect to height, buildings and structures located within the boundaries of the Century City North and Century City South Specific Plans shall comply solely with the requirements of the respective specific plan and the requirements of Section 12.21.2 of this Code; that buildings and structures located within Community Redevelopment Plan Areas shall comply with the requirements of Section 12.21.3 of this Code; that buildings and structures located within Enterprise Zones shall comply with the requirements of Section 12.21.4 of this Code; ~~and~~ that buildings and structures located within Centers Study Areas designated on Maps Numbered 1 through 29 referred to in Section 12.21.5 of this Code, shall comply with the requirements of Section 12.21.5 of this Code; and that buildings and structures located in the R1V, R1F, and R1R One-Family Zone Variations shall comply with the requirements of Section 12.21.6 of this Code. Such designations are consistent with the purposes, intent and provisions of the General Plan.

Sec. 10: Section 12.21.6 of the Los Angeles Municipal Code is added to read:

12.21.6 HEIGHT OF BUILDINGS OR STRUCTURES IN R1V, R1F, and R1R ONE-FAMILY ZONE VARIATIONS.

Lots zoned R1V, R1F and R1R shall comply with heights specified in 12.08 C.5(b)-(d).

Sec. 11: The title of Subsection A of Section 12.23 of the Los Angeles Municipal Code shall be amended to read as follows:

A. Buildings with Nonconforming Area, Height, Encroachment Plane, ~~or~~ Yards, or Lot Coverage Regulations.

Sec. 12: Sub-subparagraph (iv) is added to Paragraph (a) of Subdivision 1 of Subsection A of Section 12.23 of the Los Angeles Municipal to read as follows:

(iv) the total of all additions or enlargements comply with its applicable regulations, except as may be approved or permitted pursuant to a discretionary approval, as that term is defined in Section 16.05 B of this Code.

Sec. 13: Paragraph (c) of Subdivision 1 of Subsection A of Section 12.23 of the Los Angeles Municipal Code shall be amended to read as follows:

(c) Notwithstanding, Paragraphs (a) and (b) and Subdivision 2 in this Subsection, a A Building, nonconforming as to the Residential Floor Area regulations on properties zoned RA, RE, RS, and R1, not including properties in the Coastal Zone which are not located in a Hillside Area, as defined in Section 12.03 of this Code, shall not be added to or enlarged in any manner unless the addition or enlargement complies with its applicable regulations, except as may be approved or permitted pursuant to a discretionary approval, as that term is defined in Section 16.05 B. of this Code. However, alterations, other than additions or enlargements to existing Buildings, may be made provided that at least 50 percent of the perimeter length of the contiguous exterior walls and 50 percent of the roof are retained.

Sec. 14: Subdivision 2 of Subsection A of Section 12.23 of the Los Angeles Municipal Code shall be amended to read as follows:

2. Buildings Nonconforming as to Height or Encroachment Plane. A building, nonconforming only as to height or encroachment plane regulations, may not be added to or enlarged in any manner, unless the additions or enlargements conform to all the current regulations of the zone and other applicable current land use regulations, provided that the total aggregate floor area included in all the separate additions or enlargements shall not exceed 50 percent of the floor area of the ground floor of the building or structure.

Sec. 15: Subdivisions 3, 4, and 5 of Subsection A of Section 12.23 of the Los Angeles Municipal Code shall be renumbered as follows

4.3. **Moving Nonconforming Buildings.** A nonconforming building or structure may not be moved, in whole or in part, to any other location on the lot unless every portion of the building or structure that is moved is made to conform to all the current regulations of the zone and other applicable current land use regulations, except as otherwise permitted by Section 12.22 C.13. of this Code.

5.4. **Restoration of Damaged Nonconforming Buildings.**

(a) A nonconforming building or structure, which is damaged or partially destroyed by any fire, flood, wind, earthquake or other calamity or the public enemy,

may be restored and the occupancy or use of the building, structure or part of the building or structure, which existed at the time of the damage or destruction, may be continued or resumed, provided that the total cost of restoration does not exceed 75 percent of the replacement value of the building or structure at the time of the damage or destruction. A permit for restoration shall be obtained within a period of two years from the date of the damage or destruction. Except as set forth in Paragraph (b) below, if the damage or destruction exceeds 75 percent of the replacement value of the nonconforming building or structure at the time of the damage or destruction, no repairs or restoration shall be made unless every portion of the building or structure is made to conform to all regulations for new buildings in the zone in which it is located, and other applicable current land use regulations.

(b) If the damage or destruction of a nonconforming single-family or two-family dwelling, multiple dwelling or apartment house in the OS, A, R, P, PB, C, M, or PF Zones exceeds 75 percent of its replacement value at the time of the damage or destruction, the building or structure may be reconstructed provided:

(i) that each side yard is no less than one-half the required side yard for new buildings in the zone in which it is located, or in other applicable current land use regulations, but in no event less than three feet; and

(ii) that the front and rear yards are at least one-half the required front and rear yards for new buildings in the zone in which it is located, or in other applicable current land use regulations; and

(iii) that neither the footing, nor the building or structure projects into any area planned for widening or extension of existing or future streets as determined by the Advisory Agency upon the recommendation of the City Engineer; and

(iv) that the height shall not exceed the allowable height for new buildings or structures in the zone in which it is located, or in other applicable current land use regulations; and

(v) that a building permit for the reconstruction be obtained within two years of the damage or destruction from fire, flood, wind, earthquake, or other calamity or the public enemy.

6.5. Replacement of Earthquake Hazardous Buildings. Notwithstanding any other provision of this article to the contrary, a building nonconforming as to height, number of stories, lot area, loading space or parking, which is demolished as a result of enforcement of the Earthquake Hazard Reduction Ordinance (Article 1, Chapter IX of this Code), may be reconstructed with the same nonconforming height, number of stories, lot area, loading space or parking as the original building, provided, however, that reconstruction shall be commenced within two years of obtaining a permit for demolition and completed within two years of obtaining a permit for reconstruction. Provided further, that neither the footing, nor any portion of the replacement building

may encroach into any area planned for widening or extension of existing or future streets as determined by the Advisory Agency upon the recommendation of the City Engineer.

Additionally, a building nonconforming as to use or yards, which is demolished as a result of enforcement of the Earthquake Hazard Reduction Ordinance, may be reconstructed with the same nonconforming use or yards provided that the approval of a Zoning Administrator is obtained pursuant to Section 12.24 X.16. of this Code.

Sec. 16: Subdivision 3 of Subsection A of Section 12.23 of the Los Angeles Municipal Code shall be amended to read as follows:

3. **Buildings Nonconforming as to Lot Coverage.** A Building, nonconforming as to the Lot Coverage regulations on properties zoned RA, RE, RS, and R1, shall not be added to or enlarged in any manner unless the addition or enlargement complies with its applicable regulations, except as may be approved or permitted pursuant to a discretionary approval, as that term is defined in Section 16.05 B. of this Code. However, alterations, other than additions or enlargements to existing Buildings, may be made provided that at least 50 percent of the perimeter length of the contiguous exterior walls and 50 percent of the roof are retained.

Sec. 17: Subsection S of Section 12.32 of Article 2 of Chapter 1 of the Los Angeles Municipal Code shall be amended to add a new "RG" Rear Detached Garage Supplemental Use District.

2. **Districts.** In order to carry out the provisions of this article, the following districts are established:

"O"	Oil Drilling District
"S"	Animal Slaughtering District
"G"	Surface Mining District
"RPD"	Residential Planning Development District
"K"	Equinekeeping District
"CA"	Commercial and Artcraft District
"POD"	Pedestrian Oriented District
"CDO"	Community Design Overlay District

"MU"	Mixed Use District
"FH"	Fence Height District
"SN"	Sign District
"RFA"	Residential Floor Area District
"NSO"	Neighborhood Stabilization Overlay District
"CPIO"	Community Plan Implementation Overlay District
"HS"	Hillside Standards Overlay District
"MPR"	Modified Parking Requirement District
"RIO"	River Improvement Overlay District
<u>"RG"</u>	<u>Rear Detached Garage District</u>

Sec. 18: The first unnumbered list at the beginning of Section 13 of Article 3 of the Los Angeles Municipal Code shall be amended as follows:

Section

- 13.01 "O" Oil Drilling Districts.
- 13.02 "S" Animal Slaughtering Districts.
- 13.03 "G" Surface Mining Operations Districts.
- 13.04 "RPD" Residential Planned Development Districts.
- 13.05 "K" Equinekeeping Districts.
- 13.06 Commercial and Artcraft Districts.
- 13.07 Pedestrian Oriented District.
- 13.08 "CDO" Community Design Overlay District.
- 13.09 Mixed Use District.
- 13.10 Fence Heights District.
- 13.11 "SN" Sign District.
- 13.12 "NSO" Neighborhood Stabilization Overlay District.
- 13.13 "RFA" Residential Floor Area District.
- 13.14 "CPIO" Community Plan Implementation Overlay District.
- 13.15 Modified Parking Requirement (MPR) District.

13.16 "HS" Hillside Standards Overlay District.

13.17 "RIO" River Improvement Overlay District.

13.18 ["RG" Rear Detached Garage District](#)

~~13.18~~ [13.19](#) Violation.

Sec. 19: Section 13.18 of the Los Angeles Municipal Code shall be renumbered to Sec. 13.19 and a new Sec. 13.18 shall be included as follows:

SEC. 13.18. SEC. 13.19. VIOLATION. The violation of any condition imposed by a Zoning Administrator, Director of Planning, the Area Planning Commission, City Planning Commission or City Council in approving the site requirements, methods of operation, development plans or other actions taken pursuant to the authority contained in this article shall constitute a violation of this Code.

SEC. 13.18. "RG" SINGLE-FAMILY ZONE REAR DETACHED GARAGE DISTRICT.

A. Purpose. The regulations set forth in this Section are to facilitate the compatible placement of garages on lots in single-family residential zones where the predominant building form includes a main building with a rear detached garage. The district serves as a tool to mandate that the covered parking requirement for single-family zoned properties within the district be satisfied by a private garage and not by any open air building or carport. The district also mandates that the garage be detached and placed at the rear of the lot. For purposes of this Section, garage is defined as a building enclosed by walls with a door or doors that meet the requirements of Section 12.21 A.4(a).

B. Applicability. Grouping of lots zoned RA, RE, RS, or R1 not located in a Hillside Area or Coastal Zone.

C. Limitations. All lots within a district shall be subject to the following conditions:

1. The covered parking requirement of the Code shall be satisfied by a private garage and not by any open air building or carport.
2. Garages required in Subdivision 1:
 - (a) shall be located at the rear of the lot;
 - (b) shall be detached from the main building of the lot; and
 - (c) shall comply with Section 12.21 C.5 of this Code.
3. Exceptions to Subdivision 2 of this Subsection.
 - (a) Lots 3,000 square feet or less, shall not be subject to paragraphs (a) and (b) in Subdivision 2 of this Subsection.

(b) Notwithstanding, Section 12.21. C.5(k), Through Lots with no Rear Lot Line, shall set back the garage from both Front Lot Lines a distance of at least 40 feet and shall not be subject to paragraph (a) in Subdivision 2 of this Subsection.