

Proposed Mansionization Ordinance Summary

The proposed Ordinance would amend several provisions of the Los Angeles Municipal Code (LAMC) that deal with massing, scale, and size of new construction, additions to, and remodels on single-family residential zoned lots, not located in Hillside Areas or the Coastal Zone. The proposed code amendments would protect single-family lots from mansionization, or out-of-scale development, in established neighborhoods.

The proposed amendments would:

- Reduce the existing Floor Area Ratio (FAR) for each zone from 3:1 by Buildable Area and change it to an FAR for each zone by Lot Size.
- Add a new Proportional Stories Bonus of 20% of the maximum development potential of a lot if all the other stories are less than seventy-five percent of the largest floor of the primary structure.
- Create new Single-Family Residential Floor Area and Base Floor definitions in order to address massing concerns and to determine Proportional Stories compliance, and amend the existing definitions of Buildable Area and Floor Area to address the changes proposed in this ordinance.
- Rename Subsection C of each single-family zone to Development Standards, and move the new FAR requirements to each zone.
- Revise the existing height requirements to include a lower height for structures, or portions of structures, with flat roofs:
 - R1, RS, RE9 25% Roof Slope or Greater: 33 feet
 - Less Than 25% Roof Slope: 28 feet
 - RE11, RE15, RA, RE20, and RE40 25% Roof Slope or Greater: 36 feet
 - Less Than 25% Roof Slope: 30 feet
- Add a new Single-Story Height District with a maximum height of 18 feet available only for properties zoned single-family residential. This would not be applied to any area of the City or neighborhood as part of this action. Application of this new Height District would require a full zone change process.
- Clarify that the Zoning Administrator's Adjustment authority does not include adjustments to Single-Family Residential Floor Area. Properties located within Hillside Areas and the Coastal Zone will not be affected by the Ordinance. With regards to Specific Plans, the strictest FAR standards would prevail.