

Design Guidelines

To encourage high quality developments, the City Planning Department has prepared small lot design guidelines. Good design not only enhances the livability of each residence, but also ensures that the subdivision is compatible with the existing neighborhood.

- > Building facades and rooflines should be varied to create architectural interest.
- > Windows and balconies should be appropriately placed so that privacy is protected and adequate daylight and cross ventilation are provided.
- > Trash areas, transformers, utility meters, and HVAC equipment should be screened and placed away from the street.
- > Common areas should be attractively landscaped, featuring drought-tolerant and native plants.
- > The subdivision should be consistent with the area's prevailing heights and setbacks.



For more information about the City of Los Angeles Small Lot Ordinance and a copy of the design guidelines, visit the City Planning Department's web site at www.lacity.org/PLN. Select "Housing Initiatives," then select "Small Lot Subdivision (Townhouse) Ordinance."



Rendering of a proposed 3-unit subdivision in Venice.
The Pygmalion Group and Barnes + Galuppo Architects

Prepared by
Los Angeles Department of City Planning,
Graphics Services Section
Funded by
Southern California Association of Governments
April, 2006

Traditionally, home ownership options in the City of Los Angeles have been limited to either single-family homes on large lots or condominiums in multi-story buildings. Now, with the passage of the Small Lot Ordinance, many more choices will soon be available, including town homes, row houses, bungalows, and other types of urban in-fill housing.

Adopted in January, 2005, the Small Lot Ordinance changes the rules for subdividing land, making it easier for developers to construct attractive new homes in multi-family residential and also commercial zones. Typically, small lot subdivisions will be modestly scaled. Many will feature landscaped courtyards or recreational areas.

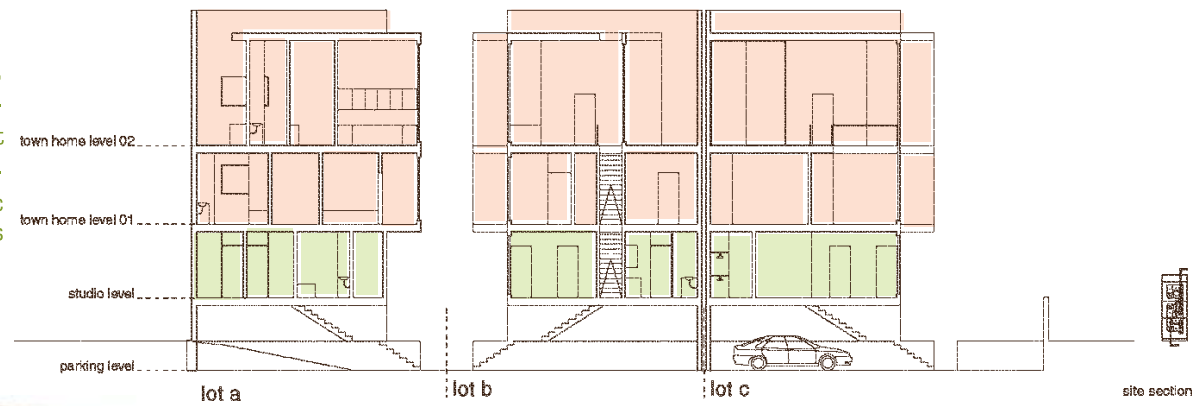


small lots

The Small Lot Ordinance is another innovative housing solution that is expanding home ownership opportunities all across Los Angeles.

Rendering of a proposed 3-unit subdivision in Venice.
Ven Oaks One LLC and R&D Architects

In most cases small lots will have only one dwelling unit, although duplexes and triplexes are permitted.
 Site section of a proposed 6-unit subdivision in East Hollywood consisting of 3 duplexes.
 BELL Falletta Group, Inc and Osborn Architects



Model of a proposed 4-unit subdivision in Sherman Oaks.
 Canyon River One LLC and R&D Architects



The Small Lot Ordinance also allows the conversion of existing buildings, such as this proposed 17-unit subdivision of 1920s bungalows in Silver Lake.
 Civic Enterprise Development LLC and Drisko Studio Architects, Inc



OXNARD GARDEN
 11515 OXNARD STREET., NORTH HOLLYWOOD, LA, CA
 ARCHITECT: RICHARD CHIOU
 T.O.P. Design Group Inc.
 985 TELSTAR AVE SUITE 207, EL MONTE, CA 91731
 (916) 526-0223 (FAX) 626-257-2428

What is a small lot subdivision?

Small lot subdivisions are not condominiums. Properties are titled in fee simple, which means they can be bought and sold just like conventional single-family homes.

- > Lots may be as small as 600 square feet and only 16 feet wide. No street frontage is required.
- > Except for a 5-foot buffer between the subdivision and adjoining properties, no yards or setbacks are required.
- > Buildings must be structurally independent, with no shared foundations or common walls.

> No more than 80 percent of the subdivision may be covered by buildings. Any common areas must be kept up by a maintenance association.

Parking

Parking may be provided anywhere in the subdivision – either in private garages or common areas – so long as it’s accessible via a community driveway, street, or alley. Tandem parking is also allowed.

Site plan of a proposed 12-unit subdivision in North Hollywood.
 Oxnard NoHo LLC and T.O.P. Design Group, Inc