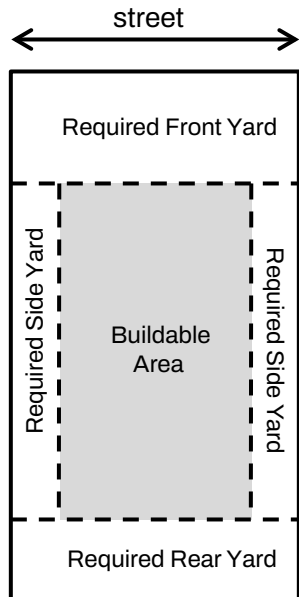


DEVELOPMENT STANDARDS FOR RESIDENTIAL PROJECTS

Prior to submittal, consult with LA County Planning to determine:

1. If the proposed project is consistent with the General Plan;
2. The zoning of the property and if the project is allowed;
3. If there are any proposed street or alley widenings or dedications that will impact the project and if the project is eligible for a Public Works dedication waiver;
4. If the project is subject to special standards district requirements.

YARD SETBACK DIAGRAM



Zones	Maximum Building Height	Minimum Yard Setbacks (Front / Side / Rear)	Minimum Building Separation	Minimum Required Parking Spaces	Parking Design and Driveways	Wall & Fence Height
R-1, R-2 R-A, A-1, A-2	35 feet	20 feet / 5 feet / 15 feet	10 feet between two primary structures	Single-family 2 covered	Standard spaces (Perpendicular – 90-degree angle) 8½ feet x 18 feet	42 in or 3.5 feet max. within front yard and corner sideyards
R-3	35 feet	15 feet / 5 feet / 15 feet	6 feet between a primary and accessory structure	Duplex 3 covered + 1 uncovered		
R-4	13 x buildable area	15 feet / 5 feet / 15 feet		Apartment unit (2 bedrooms+): 1.5 covered + .5 uncovered	Tandem (two vehicles) 8½ feet x 36 feet	6 feet max. within side and rear yards
R-5	65 feet	5 feet / 15 feet / 15 feet		Efficiency unit (1 bedroom or smaller): 1.5 covered	Turning radius (backup space) 26 feet	6 feet max. all yards (retaining walls)
All Zones		Lots less than 50 feet wide, side may be 10% of width; 3 feet minimum. 0 feet (for detached parking only if 75 feet from front property line)		Guest parking (10 units or more): 1 uncovered per 4 units	No compact parking is allowed for residential unless approved with a parking permit.	
				Bike parking (5 or more units only): Short-Term 1 bike space/10 units Long-Term 1 bike space/2 units	Backing into alley is allowed if garage is 26 feet from far side of alley.	
				A minimum of 2 short term bike spaces are required.	Driveways (minimum width) 1-2 Units: 10 feet 3-9 Units: 18 feet 10+ Units: 20 feet	

Projections into yards: Roof eaves, staircases, balconies, water heaters, etc. must comply with required distances. Consult with planner.

Tree Planting

1. A new primary use or building or 50% or more addition to an existing primary structure requires the following number of trees
 - a. Three or fewer units: 2 required trees
 - b. Four or more units: 1 required tree for every 5,000 square feet of building footprint per lot
 - c. Non-residential or mixed use: 3 required trees for every 10,000 square feet of developed lot area
2. Depict tree location and label species on site plan for new trees. Refer to the website: planning.lacounty.gov/reports-and-publications/
3. If there are existing trees with a minimum trunk diameter of .75 inches, as measured six inches above the soil line, these will count towards the tree planting requirement.

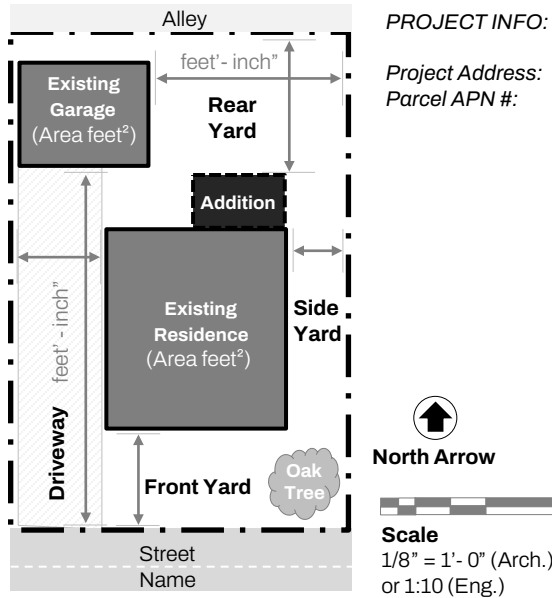
* Properties located in a Community Standards District or Specific Plan may be subject to different standards.

** For mixed-use projects, affordable housing, and ADUs, please refer to separate summary sheets for development standards.

PLAN SHEET EXAMPLES FOR RESIDENTIAL PROJECTS

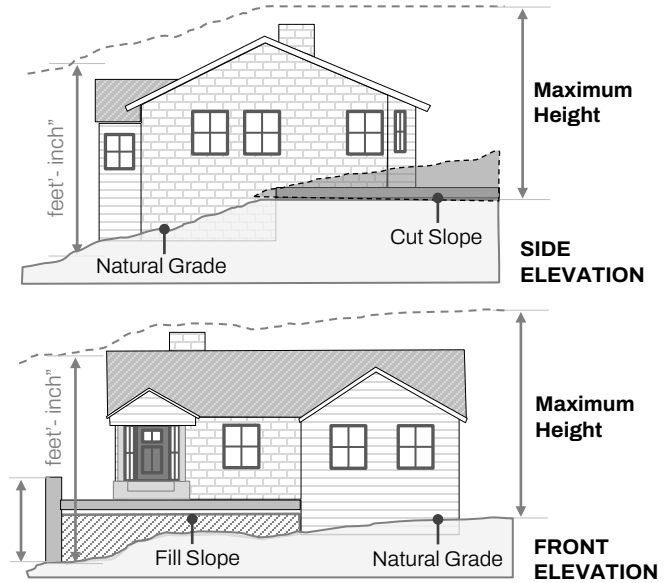
SITE PLAN (EXAMPLE ONLY)

A **Site Plan** shows the entire parcel of land and all existing and proposed development on the parcel.



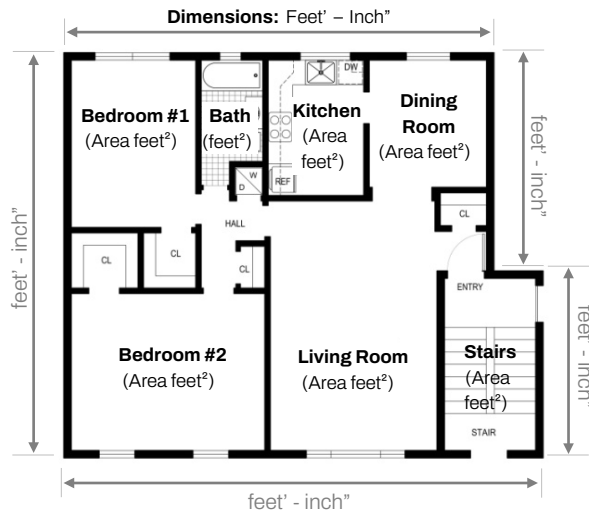
ELEVATIONS (EXAMPLE ONLY)

An **Elevation** shows the building exterior from the ground to the rooftop. Show any fences/ walls/ gates. Label the maximum height and natural vs. finished grade. Type of roofing, siding and trim materials. Shade any grading-cut and fill.



FLOOR PLAN (EXAMPLE ONLY)

A **Floor Plan** shows each building floor and the rooms and uses within each floor. Label all rooms, add dimensions, existing vs. proposed square footage by floors.



OAK TREE - PROTECTED ZONE (EXAMPLE ONLY)

The **Protected Zone** is the area within the dripline of an oak tree and extending to a point at least five feet outside the dripline, or 15 feet from the trunks of a tree, whichever distance is greater.

