

Comparison of Existing and Proposed Single-Family Zones

The Existing BMO Regulations for CD11 ICO Neighborhoods will expire in March 2017. Those regulations will be replaced by either the Proposed Amendments to the Citywide BMO or one of the new single-family zones. For Mar Vista, East Venice, and the Kentwood neighborhood of Westchester, the Planning Department is recommending the “R1V2” zone, highlighted below. Other variations of the R1V zoning (R1V1 and R1V3) are also included in the chart. The new zoning variations also include options that require the mass/bulk of a structure (i.e., the second story) to be located either to the front (R1F) or the rear (R1R) of the structure. Other than the placement of the second story, the standards are substantially the same as the R1V options.

	Existing BMO Regulations for CD11 ICO Neighborhoods (expire March 2017)	Proposed Amendments to Citywide BMO	R1V1	R1V“new”	R1V2	R1V3
Lot Size (sf)*	5,000	5,000	5,000	5,000	5,000	5,000
FAR	0.50	0.45	0.65	0.55	0.45	0.40
Allowed Residential Floor Area (“RFA”) (sf)	2,500	2,250	3,250	2,750	2,250	2,000
Max Bonus (% of allowed RFA)	20	0	0	0	0	0
Maximum Base RFA Before Exemptions	3,000	2,250	3,250	2,750	2,250	2,000
Garage Location Can Affect How Much Area Is Exempt from RFA Calculations						
<ul style="list-style-type: none"> ● Garage Detached or Located at Rear (exempt sf) ● Garage Attached and Located in Front (exempt sf) 	400 400	400 200	400 200	400 200	400 200	400 200
Exemptions from RFA Calculations (sf):						
<ul style="list-style-type: none"> ● Porches, Patios, Breezeways ● Over-in-height ceilings ● Detached accessory structures 	0 0 0	0 0 200 sf/structure, max of 400 sf total	0 0 200 sf/structure, max of 400 sf total	200 sf/structure max of 400 sf total	0 0 200 sf/structure, max of 400 sf total	0 0 200 sf/structure, max of 400 sf total
Totals						
<ul style="list-style-type: none"> ● Max RFA w/o Exemptions ● Max Total Garage Exemption <ul style="list-style-type: none"> ○ Detached/at rear <i>or</i> ○ At front ● Max Total other exemptions 	3,000 400 <i>or</i> 200 0	2,250 400 <i>or</i> 200 400	3,250 400 <i>or</i> 200 400	2,750 400 <i>or</i> 200 400	2,250 400 <i>or</i> 200 400	2,000 400 <i>or</i> 200 400

* The comparisons are for an average size lot of 5,000 sf. The R1V zones include a range of FAR that varies based on the size of the lot.