

# R1R3-RG

## “One Family” Rear-Mass Zone with Detached Rear Garage

### R1 (“ONE-FAMILY” ZONE)

The development of single-family houses is regulated by a number of zones within the Los Angeles Municipal Code (RA, RE, RS, R1). The most widely applied single-family zone is “R1 One-Family,” which covers approximately 38% of the City.

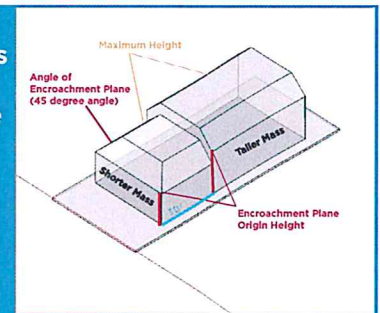
Adopted by the City Council in March 2017, the R1 Variation Zones (including R1R3-RG) are sixteen sub-zones of the single-family R1 Zone. They are the same as the standard R1 Zone in terms of lot size and setback requirements, but vary in form and scale. The R1R3-RG zone was developed to preserve the scale and character of neighborhoods that are predominately single-story and that have garages located at the rear of the lots.



### R (REAR-MASS FORM)



The R in the zone string represents the required form of the house. Form provides for home configurations that place the taller building mass toward the rear of the lot, creating a lower-scale profile along the street. This form is especially suitable for neighborhoods in which home additions are located at the rear in order to maintain the look of the original building.



### 3 (SCALE)

The number 3 in the zone string R1R3-RG, designates the allowed Residential Floor Area Ratio (RFAR) and height. The RFAR is a range that varies based on lot size, with a higher floor area ratio available to smaller lots.

Lot Sizes (in Square Feet)	Maximum RFAR
Up to 6,000	0.45
6,001 to 7,000	0.43
7,001 to 8,000	0.41
8,001 to 9,000	0.39
9,001 to 10,000	0.37
Over 10,000	0.35

#### Shorter Mass Height Limits

- Encroachment Plane Origin Height: 12'
- Maximum Height: 20'

#### Taller Mass Height Limits

- Encroachment Plane Origin Height: 20'
- Maximum Height: 28'

### RG (REAR DETACHED GARAGE)



The RG in the zone string identifies that the lot is located in a “RG” Rear Detached Garage District. The RG District requires that the covered parking is detached from the main building and located at the rear of the lot. Detached garages in the rear allow for more space between houses.

