

The maximum Residential Floor Area (RFA) contained in all building and accessory building shall not exceed the following limits:

Zone	Lot Size	Maximum RFA (% of Lot Size)
R1	5,000 sq-ft min.	50%
	Lots \geq 7,500 sq-ft	45% or 3,750 sq-ft, whichever is greater
RS	7,500 sq-ft min.	45%
	Lots \geq 9,000 sq-ft	40% or 4,050 sq-ft, whichever is greater
RE9	9,000 sq-ft min.	40%
	Lots \geq 15,000 sq-ft	35% or 6,000 sq-ft, whichever is greater
RE11	11,000 sq-ft min.	40%
	Lots \geq 15,000 sq-ft	35% or 6,000 sq-ft, whichever is greater
RE15	15,000 sq-ft min.	35%
RA	17,500 sq-ft min.	25%
	Lots \geq 20,000 sq-ft	20% or 5,000 sq-ft, whichever is greater
RE20	20,000 sq-ft min.	35%
RE40	40,000 sq-ft min.	35%

**THE FOLLOWING METHODS OF ARTICULATING THE BUILDING MASS ARE REQUIRED WITH NO BONUSES.
THERE WILL BE NO GREEN BUILDING BONUS.**

Proportional Stories Method – The total residential floor area of each story other than the base floor in a multi-story building does not exceed 75% of the area of the base floor.

What is the Base Floor?

That story of a main building, at or above grade, which is not considered a basement, and which has the greatest number of square-feet confined within the exterior walls. When attached covered parking is at the same story as the base floor, that area is included in the base floor for the purposes of massing. However, patios with a solid roof are not counted. All levels within 4 vertical feet of each other shall count as a single story.

Figure 1 – Proportional Stories Method



Note: This figure is intended to illustrate the Proportional Stories Method in a simple manner, and is one of many second-floor configurations that could comply with this provision.

Front Facade Stepback Method – The cumulative length of the exterior walls facing the front lot line, equal to a minimum of 25% of the **building width** shall be stepped back a distance of at least 20% of the **building depth** from a plane parallel to the front lot line.

What is the Building Width?

The building width shall be the greatest distance between the exterior walls of the building measure parallel to the lot width.

What is the Building Depth?

The building depth shall be the greatest distance between the exterior walls of the building measured parallel to the lot depth.

What is Facing the Front Lot Line?

All exterior walls that intersect a plane parallel to the front lot line at 45 degrees or less shall be considered to be facing the front lot line.

What about Curved Front Lot Lines?

When the front lot line is not straight, a line connecting the points where the side lot lines and the front lot line intersect shall be used.

What about Through-Lots?

When through-lots have two front yards, the stepback shall be provided along both front lot lines.

Figure 2.1 – Front Facade Stepback Method

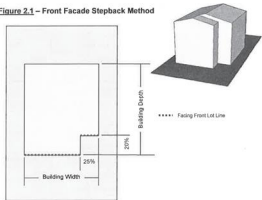
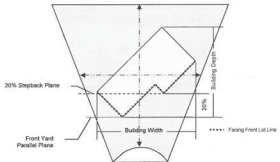


Figure 2.2 – Front Facade Stepback Method on Irregular-Lots



What is the Lot Depth?

The horizontal distance between the front and rear lot lines measured in the mean direction of the side lot lines.

What is the Lot Width?

The horizontal distance between the side lot lines measured at right angles to the lot depth at a point midway between the front and rear lot lines.

Green Building Method –

a project must be in “substantial compliance” with (also referred to as “meeting the intent of” in the Citywide Green Building Ordinance) the U.S. Green Building Council’s (USGBC) Leadership in Energy and Environmental Design (LEED®) for Homes program at the “Certified” level or higher.

Figure 3 – Lot Depth & Lot Width on Rectangular-Shaped Lots

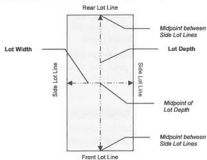
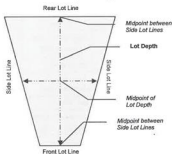
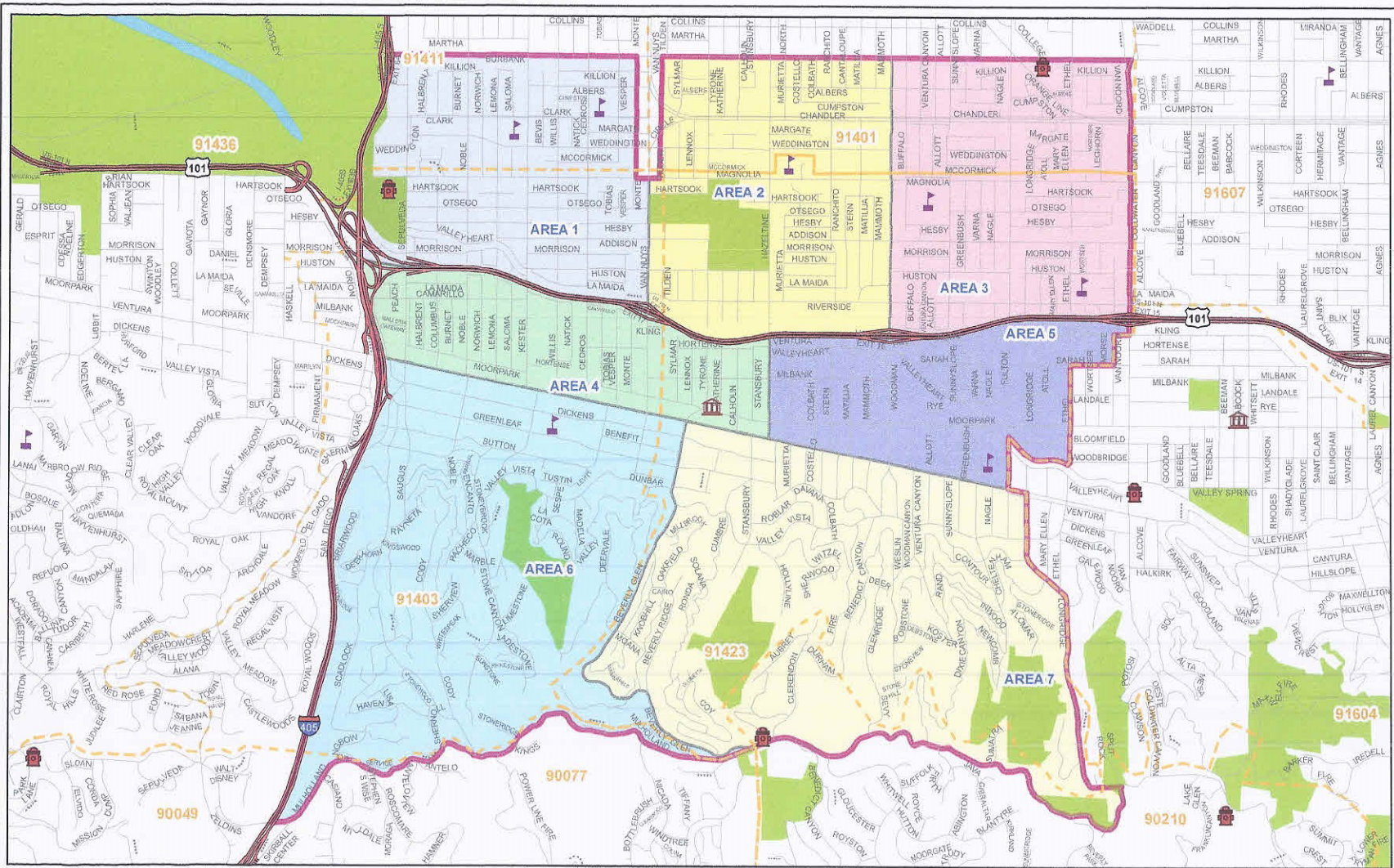


Figure 4 – Lot Depth & Lot Width on Irregular-Shaped Lots





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NOT TO SCALE



ANTONIO R. VILLARAIGOSA
 MAYOR

SHERMAN OAKS NEIGHBORHOOD COUNCIL

OFFICE OF THE CITY CLERK
 CITY OF LOS ANGELES



Office of the City Clerk
 Election Division



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