



Single-Family Residential Zone Correction Sheet

(Ordinance No. 184,802 Effective 3/17/17)

Plan Check #: _____ Permit App. #: _____
Job Address: _____
Zone: _____ Lot Area: _____
Plan Check Engineer: _____
Phone: _____ Fax: _____
(E-mail: firstname.lastname@lacity.org)

This is a supplemental correction sheet to the master plan check correction sheet attached.

This correction sheet only applies to plans submitted on or after March 17, 2017.

For new construction, addition or major remodel to any Building or Structure on a lot in the R1, R1V, R1F, R1R, RS, RE, or RA Zones and not designated Hillside Area:

1. Setbacks:

- a) Provide and dimension the required Front Yard setback. The Front Yard setback shall not be less than the prevailing setback. Where a prevailing Front Yard setback cannot be established, provide (____) ft. as required in the (____) zone. (12.08C.1, 12.07.1C.1, 12.07.01C.1 & 12.07C.1)
- b) Not more than 50 percent of a required front yard shall be designed, improved or used for access driveways. All portions of required front yard not used for necessary driveways and walkways, including decorative walkways shall be used for planting and shall not be paved. (12.21C.19(g))
- c) Provide and dimension on plan a (____) ft. Side Yard and (____) ft. Rear Yard as required in the (____) zone. Any basement containing habitable rooms shall be considered a story. (12.08C, 12.07.1C, 12.07.01C & 12.07C) (12.21.1A.8)
- d) In all the R1 zones, where the Building or Structure has a side wall that exceeds a height of 14 ft. and has a length of 45 ft. or more, provide an offset/plane break that has a minimum depth of 5 ft., beyond the required Side Yard setback, for a minimum length of 10 ft. (12.08C.2(a))
- e) In all the R1 zones, any occupied rooftop deck shall be set back at least 3 ft. from the minimum required Side Yard setback. This does not apply to any rooftop deck located on the street side of a corner lot. (12.08C.2(d))

2. Maximum Residential Floor Area:

- a) Provide a summary of the total site RFA. Clearly indicate the RFA per structure on site and any exemptions used. (See Residential Floor Area definition in LAMC 12.03)
 - i. Provide complete cross sections specifying the ceiling heights and attic ceiling heights. Portions of attics with a ceiling height of more than 7 ft. shall be included in Residential Floor Area calculations. Where the ceiling height exceeds 14 ft., provide floor plans and clearly identify the areas which exceed the above thresholds (with hatching and dimension). The subject areas shall be counted twice in the Residential Floor Area calculations. The area of stairways and elevator shafts shall only be counted once regardless of ceiling height.
 - ii. The parking areas shall be included in the Residential Floor Area calculations. Except that 200 sq. ft. per required covered parking space, up to a maximum of 400 sq. ft. may be exempt, if all of said parking is in the rear half of the lot or 55 ft. from a Front Lot Line. Only 200 sq. ft. shall be exempted if said parking is not located as required above.

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.

- iii. Detached accessory buildings which exceed 200 sq. ft. shall be included in Residential Floor Area calculations. The total combined area exempted, of all detached accessory buildings on the lot, shall not exceed 400 sq. ft.
 - iv. Porches, patios, and breezeways with a solid roof shall be included in the Residential Floor Area calculations. Porches, patios, and breezeways with a lattice roof shall not be included in the Residential Floor Area calculations.
 - v. The basement area shall be included in the Residential Floor Area calculations when the floor or roof above exceeds 2 ft. in height above the finished or natural grade whichever is lower.
- b) Since the lot is Zoned (____), and the lot area is (____) sq. ft., the Residential Floor Area Ratio (RFAR) is (____) and the Residential Floor Area (RFA) for the lot is limited to (____) sq. ft., unless an allowable bonus increase is applicable. See Table A for the Residential Floor Area Ratios.
- c) Clearly identify which (if any) Residential Floor Area bonus was used for the RA, RE and RS zones only. Only one bonus increase per property is allowed. (12.07C.5, 12.07.01C.5 & 12.07.1C.5)
- i. Proportional Stories Option – all other stories are no more than 75% of the "Base Floor" as defined in Section 12.03.
 - ii. Front Façade Step Back Option – At least 25% of the building frontage facing the front property line is stepped back at least 20% of the total building depth, rounded to the nearest foot.
- d) The total Residential Floor Area (RFA) of (____) exceeds the maximum allowed. (12.07C.5, 12.07.01C.5 & 12.07.1C.5)
- Maximum RFA per Table A = (____).
- Total RFA with Bonus = RFA per Table A + 20% bonus = (____).

3. Verification of existing Residential Floor Area (RFA)

- a) Provide the following on plans: (12.07C.6, 12.07.01C.6, 12.07.1C.6 & 12.08C.6)
 - i. Total existing RFA
 - ii. Additional RFA
 - iii. Total allowable RFA with bonus
 - iv. Total proposed RFA with itemized exemptions
- b) For additions with cumulative RFA of less than 1,000 sq. ft. constructed after January 1, 2008, or remodels of Buildings built before January 1, 2008, the existing RFA shall be determined based on building records or the building square footage shown on the most recent Los Angeles County Tax Assessor's Records. RFA may also be calculated as defined in LAMC 12.03 when a complete set of fully dimensioned plans by a licensed architect or engineer is submitted.
- c) Provide a complete set of fully dimensioned plans with area calculations of all the structures on the lot prepared by a licensed architect or engineer to determine RFA for additions 1,000 sq. ft. or larger and alterations where more than 50% of contiguous exterior walls or roof are not retained.

4. Height Limits

- a) The height of the building in the R1, RS, or RE9 zone is limited to 28 ft. when the roof slope at any portion of the roof is less than 25%, and 33 ft. when the slope is equal to or greater than 25%. (12.21.1)

- b) In the R1 zone, show that all Buildings and Structures do not project beyond the Encroachment Plane Height with an Encroachment Plane Origin Height of 20 ft. (12.08C.5(a))
- c) The height of the building in the RA, RE11, RE15, RE20 or RE40 zones is limited to 30 ft. when the roof slope at any portion of the roof is less than 25%, and 36 ft. when the slope is equal to or greater than 25%. (12.21.1)
- d) In the R1V(____) zone, show that all Buildings and Structures do not exceed the maximum allowed height of (____) ft. and do not project beyond the Encroachment Plane Height with an Encroachment Plane Origin Height of (____) ft. (Table 12.08C.5(b))
- e) Show that all Buildings and Structures in the R1F(____)/R1R(____) zone do not exceed the maximum allowed front mass height of (____) ft. for a front envelope depth, measured from the front yard setback, of (____) ft. with an Encroachment Plane Origin Height of (____) ft., (Encroachment Plane angle of 45°) measured from Grade. (Table 12.08 C.5(c)&(d))
- f) Show that all Buildings and Structures in the R1F(____)/R1R(____) zone do not exceed the maximum allowed rear mass height of (____) ft. for a rear envelope depth, measured from the rear yard setback, of (____) ft. with an Encroachment Plane Origin Height of (____) ft., (Encroachment Plane angle of 45°) measured from Grade. (Table 12.08 C.5(c)&(d))
- g) Projecting roof structures exceed the maximum height (____) projection and setback (____) allowed per 12.21.1.B.

5. Lot Coverage

- a) In the R1V(____)/R1F(____)/R1R(____), where the lot area is (____), the maximum allowed lot coverage is (____)%. (Tables 12.08 C.5(b),(c)&(d))

6. Driveway Width Requirements

- a) In all the R1 zones, the driveway width at the front property line shall not exceed 25% of the lot width or width of any currently existing driveway or 9 ft., whichever is greater. (12.21A.5(f))

7. "RG" Rear Detached Garage Supplemental Use District:

- a) In the RG Supplemental use District, the required covered parking shall be located within the rear half of the lot, or at least 55 ft. from a Front Lot Line, shall be detached from the main building of the lot and shall comply with Section 12.21 C.5 of this Code. (13.19C)
- b) Through lots, with a depth of 100 ft. or greater, shall set back the garage from both Front Lot Lines a distance of at least 40 ft. (13.19C)

