

ORDINANCE NO. _____

A proposed ordinance amending Section 12.22-C,27 (Small Lot Ordinance), Chapter 1 of the Los Angeles Municipal Code to require greater front and rear yard setbacks, create a division of land process for “adaptive reuse” small lot projects, and add an incidental administrative clearance process and establish design standards for small lot subdivision projects.

**THE PEOPLE OF THE CITY OF LOS ANGELES
DO ORDAIN AS FOLLOWS:**

Section 1. Subdivision 27 of Subsection C of Section 12.22 of the Los Angeles Municipal Code is amended to read:

27. **Small Lot Subdivision.** The purpose of this provision is to create alternative fee-simple home ownership within the multifamily and commercial zones. A subdivision for the purposes of small lots enables the construction of new small lot homes while providing opportunities for the preservation and rehabilitation of multiple older apartment homes located on a single lot to be adaptively reused as for-sale housing on individual small lots.

Provisions. A Small Lot Subdivision shall be permitted in the R2, RD, R3, R4, R5, RAS and the P and C zones pursuant to an approved ~~subdivision~~ tract map or parcel map.

New Construction Small Lots. Notwithstanding any provisions of this Code relating to minimum lot area to the contrary, in the R2, RD, R3, R4, R5, RAS and the P and C zones, parcels of land may be subdivided into lots which may contain one, two or three (attached) dwelling units, provided that the density of the subdivision complies with the minimum lot area per dwelling unit requirement established for each zone, or in the case of a P zone, the density of the subdivision shall comply with the minimum lot area per dwelling unit of the least restrictive abutting commercial or multi-family residential zone(s).

(a) **Procedures.**

(1) A parcel map or tract map, pursuant to Section 17.00 et seq. of this Code, shall be required for the creation of a small lot subdivision. ~~The parcel map or tract map must comply with the Map Standards contained within the Advisory Agency’s Small Lot Guide; and~~

(2) Plans incidental to a small lot subdivision shall be required an Administrative Clearance from the Director of Planning demonstrating compliance with the Design Standards contained within the Advisory Agency’s Small Lot Guide.

(b) The minimum lot width shall be ~~46~~ 18 feet and the minimum lot area shall be 600 square feet. The Advisory Agency shall designate the location of front yards in the subdivision tract or parcel map approval.

(c) ~~Vehicular~~ An access ~~easement may~~ shall be provided to ~~either~~ a lot containing a dwelling unit ~~or and~~ to its required parking spaces, pursuant to Section 12.21-A,4(a), by way of street or alley frontage, common access driveway access or ~~similar access to a street~~ common access walkway.

- (d) All structures on an approved small lot ~~which includes one or more dwelling units, may shall~~, taken together, occupy no more than ~~80%~~ 75% of the lot area, unless the tract or parcel map provides ~~common~~ an open space easement equivalent to ~~20%~~ 25% of the lot area of each lot not meeting this provision.
- (e) No front, side, or rear yard shall be required between interior lot lines created within an approved small lot subdivision. However, ~~a five-foot setback shall be provided where a lot abuts a lot that is not created pursuant to this subdivision. the following shall apply:~~
- (1) the provisions of the front yard of the underlying zone shall apply to the Front Lot Line of the subdivision;
 - (2) a five-foot yard shall apply to the Side Lot Line of the subdivision; and
 - (3) a 15-foot yard when adjacent to RA, RE, RS, and R1 zone, otherwise a 10-foot yard when adjacent to all other zones, shall apply to the Rear Lot Line of the subdivision.
- (f) No passageway pursuant to Section 12.21 C.2. of this Code shall be required.
- (g) In a P zone, lots may be developed as a small lot subdivision, provided that the General Plan land use designation of the lot is "commercial" or "multiple family residential".
- (h) In an R2 zone, a lot may be developed as a small lot subdivision provided that the lot meets the requirements of Section 12.09 A.3. of the Code.
- (i) A dwelling unit in a small lot subdivision shall not be required to comply with Paragraphs (a), (b), (f) and (g) of Section 12.21 A.17. of this Code.
- (j) ~~Fences and walls within five feet of the front lot line shall be no more than three and one-half feet in height. Fences and walls within five feet of the sSide and rRear lLot lines~~ Line of the subdivision shall be no more than six feet in height.

“Adaptive Reuse” Small Lots. Five or more Group Dwellings (apartment homes located on a single lot) with a Certificate of Occupancy issued prior to 1950 may be subdivided into small lots and shall comply with Paragraphs (a), (c), and (f) through (j) of this provision.

Notwithstanding any provisions of this Code relating to minimum lot area to the contrary, in the R2, RD, R3, R4, R5, RAS and the P and C zones, parcels of land may be subdivided into lots which may contain one, two or three (attached) dwelling units, provided that the density of the subdivision complies with the minimum lot area per dwelling unit requirement established for each zone, or in the case of a P zone, the density of the subdivision shall comply with the minimum lot area per dwelling unit of the least restrictive abutting commercial or multi-family residential zone(s). Group Dwellings that are nonconforming as to density, yards, or parking may be subdivided provided that the subdivision does not further increase the density nor reduce the yards, and that existing parking be maintained, respectively.