

## **DRAFT Small Lot Design Standards**

In accordance with LAMC § 12.22 C.27(a)(2), all new applications for Small Lot Subdivisions are required to file an Administrative Clearance through which they must demonstrate compliance with the Design Standards.

### **A. Building Design**

#### **1. Dwelling Orientation and Entry.**

- a. Small Lot Homes abutting a public right-of-way or private street shall orient the primary entryway (“front door”) toward the street or, where there is a site constraint, shall provide a clearly identifiable entry to the site from the street.
- b. Small Lot Homes located in the “interior” of the subdivision shall orient the primary entryway (“front door”) toward and visible from a pedestrian pathway that is connected to the public right-of-way or private street.
- c. Small Lot Homes that abut an alley shall orient the primary entryway (“front door”) toward the alley or shall be connected to a pedestrian pathway that leads directly to a public or private street.

#### **2. Primary Entryways.**

All Small Lot Homes shall have a primary entryway. All primary entryways shall provide the address or unit identification, ornamental low-level lighting for illuminating the entry area, a landing area with enhanced paving material, different texture, or color, and at least three of the following elements:

- a. The door shall be recessed from the building façade.
- b. The doorway shall be designed with an overhead projection such as an awning, and/or other architectural design features so as to distinguish the front door from the rest of the building façade.
- c. Entryway shall be raised or sunken at a minimum of 10 inches, with a minimum of two steps, from the pedestrian pathway to the landing area.
- d. Entryway shall be clearly marked with a side window panel, adjacent window, or a door with a window.
- e. Entryway shall be recessed at least 2’ from the building façade.

#### **3. Primary Entryways Between Small Lot Homes.**

Small Lot Homes shall provide at least a 10’ separation between those portions of the Small Lot Homes from the pedestrian pathway to the primary entryway.

#### **4. Façade Articulation.**

All facades facing a public right-of-way, private street, or project perimeter, and all exterior building elevations located greater than 6 feet from an adjacent Small Lot Home facade shall be treated with an equal level of details and articulation and shall incorporate a minimum of two of the following building articulation techniques:

- a. Varied windows treatment such as multi-pane, green house, bay, or block framed windows. Aluminum framed windows or doors that are flush with the plane of the building shall not be included as a change in material or break in the plane.
- b. Porticos, awnings, terraces, balconies or trellises.
- c. Change in exterior building materials such as stucco to one of the following: wood, glass, brick, metal spandrel, or tile.
- d. A break in façade plane of a minimum of 6 inches.
- e. The floor with the primary entrance and floors below shall be architecturally enhanced from the floors above so as to create human scale to the buildings.

#### **5. Varied Roofline.**

For any Small Lot Home façade fronting a public or private street exceeding two stories in height, the roofline shall be articulated by incorporating one of the following:

- a. A roof with a slope in excess of 2 inches to 12 inches, including but not limited to a sloped or curved roofline at the top of the dwelling.
- b. An open deck, with a minimum of 6 feet in depth.
- c. A flat roof with a minimum of 2 feet vertical height difference for a minimum of 10 feet along the roofline of each building façade.
- d. Any form of the roofline modulation such as a step back, an outdoor stairwell, or a corner balcony.

#### **6. Roof Decks.**

All roof decks not facing a public right-of-way or private street shall be oriented internally to the Subdivision.

#### **7. Building Modulation.**

For a Small Lot Subdivision containing more than six Small Lot Homes in a single row, the following shall apply:

- a. A lateral shift of a minimum of 6 inches for every three units.
- b. A building separation of a minimum of 6 feet for every six units.
- c. Small Lot Homes shall be unique in design, and shall not be a repetition of the adjacent buildings. There shall be at least three variations within each stand-alone dwelling or cluster of dwellings.

### **B. Pedestrian Connectivity and Access**

#### **1. Pedestrian Pathways.**

Pedestrian pathways of a minimum width of 3 feet shall be provided from the public right-of-way to all primary entryways and common areas, such as centralized trash enclosures, guest parking, and open space easements.

A pedestrian pathway located within or parallel to a Common Access Driveway, shall be constructed and/or treated with paving that distinguishes the pathway from vehicular traffic.

**2. Fences/Walls.**

All fences or walls shall be decorative such as latticework, ornamental fences, screen walls, hedges or thick growths of shrubs or trees with the intention to avoid solid masonry walls along the street and adjacent to the open space areas.

Fences or walls separating a subdivision from a street provided in the front yard shall provide a point of entry into each lot abutting the street.

**C. Landscaping, Common Open Space Areas, and Amenities**

1. All open areas not used for buildings, parking areas, driveway, pedestrian pathways, utilities, or common open space areas shall be attractively landscaped and maintained.
2. Any common open space areas shall be multi-functional and designed to accommodate a range of passive, active, or social uses such as landscaping, activity lawns, picnic pavilion, bench seating, a dog washing station, retaining or planting mature trees, central mailbox, and/or children's play areas.
3. All yards of a subdivision abutting the street shall be improved with amenities, such as landscaping, decorative fencing, uncovered patios, seating areas, pedestrian pathways, garden walls, and/or decorative bike racks.

**D. Mixed Use Small Lots****1. Building Orientation and Entry.**

- a. A separate, Ground Floor entrance to the residential component, or a lobby that serves both the residential and Commercial Uses components shall be provided.
- b. A pedestrian entrance to the Commercial Uses component that is directly accessible from a public street, and that is open during the normal business hours posted by the business shall be provided.
- c. A mixed use Small Lot Home shall be located along the perimeter of the subdivision abutting the street.

**2. Building Design.**

A Mixed Use Small Lot Home shall be designed with an identifiable ground floor commercial component.

- a. Store entrances shall be recessed, not flush, with the edge of the building facade to articulate the storefront and provide shelter for persons entering and exiting.
- b. A uniform façade treatment, such as an awning, framing, or setback overhang of at least 18", shall separate the ground floor commercial use and upper residential floors so as to distinguish a visual commercial base for the building.
- c. The exterior walls and doors of a ground floor containing non-residential uses that front adjacent streets shall consist of at least fifty percent transparent windows, unless otherwise prohibited by law.

## E. Bungalow Courts

Existing “Bungalow Courts” converting into a Small Lot project shall only be required to comply with the following Design Standards.

### 1. Common Access Driveway.

Existing Common Access Driveways, pedestrian pathways, and common open space areas shall be maintained.

### 2. Pedestrian Pathway.

Pedestrian pathways of a minimum width of 3 feet shall be provided from the public rights-of-way to all primary entryways and common areas, such as centralized trash enclosures, guest parking, and open space easements.

### 3. Existing Structures.

New dwelling construction or additions to a designated or identified Historic structure shall be in conformance with the Secretary of the Interior’s Standards.

### 4. New Dwelling.

All new dwellings added to the Bungalow Court project shall meet the applicable design standards in sections A, B, and C of the Small Lot Design Standards.

### 5. Landscaping.

All open areas not used for buildings, parking areas, driveway, pedestrian pathways, utilities, or amenity areas shall be attractively landscaped and maintained.

