

## THE CITY OF LOS ANGELES HILLSIDE ORDINANCE

§12.21(A)17 of the City of Los Angeles Planning and Zoning Code

**One-Family Dwellings, Accessory Buildings and Additions. Hillside Regulations. (Added by Ord. No. 168,159, Eff. 9/14/92.)** Notwithstanding any other provisions of this Code to the contrary, the following regulations shall apply to any Major Remodel - Hillside, or construction of or addition to any one-family dwelling or accessory building on a lot in the A1, A2, RA, RE, RS, R1 or RD Zones which lot is located in whole or in part in a Hillside Area.

(a) **Front Yards.**

(1) For any lot that fronts on a Substandard Hillside Limited Street, there shall be a minimum front yard of at least five feet. For lots having a zoning classification that contains a provision calling for observance of the prevailing setback, the prevailing setback regulations shall apply, so long as a front yard of no less than five feet is provided. **(Amended by Ord. No. 174,652, Eff. 7/27/02.)**

(2) For any lot which fronts on a Standard Hillside Limited Street, the front yard shall be as otherwise required by this Code.

(3) Notwithstanding any other provisions of this Code to the contrary, open unenclosed stairways, porches, platforms and landing places not covered by a roof or canopy shall not project or extend into the front yard. Balconies with 10 feet of vertical clearance beneath them may project or extend no more than 30 inches into a front yard. **(Added by Ord. No. 168,728, Eff. 5/30/93.)**

(b) **Side Yards.**

(1) For any main building, each side yard shall be not less than five feet, unless the lot is less than 40 feet in width, then each side yard shall be not less than four feet.

(2) For any main building on a lot in the RA, RE, RS, R1, and RD Zones, the above required five foot side yard or the side yard required by the zone in which the lot is located, whichever requirement is greater, shall be increased one foot for each increment of ten feet or fraction thereof above the first 18 feet of height of the main building. **(Amended by Ord. No. 168,728, Eff. 5/30/93.)**

(c) **Height.**

(1) On any lot where the slope of the lot measured from the lowest point of elevation of the lot to the highest point is 66 percent or less, no building or structure shall exceed 36 feet in height as measured from grade.

(2) On any lot which has a slope of greater than 66 percent as measured from the lowest point of elevation of the lot to the highest point, no building or structure shall exceed 45 feet in height as measured from grade.

**EXCEPTION:** Notwithstanding the provisions of Paragraph (2) above to the contrary, where the slope of the lot as measured from the highest point of the lot within five horizontal feet of an exterior wall of the main building to the lowest point of the lot within five horizontal feet of an exterior wall of the main building is less than 66 percent, then no portion of the main building shall exceed 36 feet in height.

(3) Roof structures may exceed the otherwise allowable height limit, provided the structures conform to the provisions of Section [12.21.1](#) B. (Amended by Ord. No. 173,268, Eff. 7/1/00, Oper. 7/1/00.)

(i) Skylights shall not exceed the otherwise allowable height limit by more than 30 inches, nor shall skylights which exceed the otherwise allowable height cover more than 33 1/3 percent of the roof area upon which the skylight is constructed.

(ii) Roof structures housing stairways shall not exceed the otherwise allowable height limit by more than five feet, nor shall they be greater than 36 square feet in area.

(4) For any lot, where the elevation of the ground at a point 50 feet from the front lot line and midway between the side lot lines is 33 feet or more higher than the lowest point of the front lot line, no portion of a building or structure within 20 feet of the front lot line shall exceed 24 feet in height. The 24 foot maximum building and structure height shall be measured from the elevation at the centerline or midpoint of the street on which the lot fronts.

(5) For the purpose of measuring height pursuant to this subdivision, grade shall be defined as the elevation of the finished

or natural surface of the ground, whichever is lower, or the finished surface of the ground established in conformance with a grading plan approved pursuant to a recorded tract or parcel map action. Retaining walls shall not raise the effective elevation of grade for purposes of measuring height of a building or structure.

(d) **Fire Protection.**

(1) Notwithstanding any other provisions of this Code to the contrary, any new construction of a one-family dwelling or detached accessory building, shall be protected throughout with an approved automatic fire sprinkler system, in compliance with the Los Angeles Plumbing Code.

(2) An approved automatic fire sprinkler system in compliance with the Los Angeles Plumbing Code shall be installed:

(i) whenever an addition to an existing one-family dwelling or accessory building increases the floor area by 50 percent or more of the area of the existing dwelling or building; or

(ii) whenever the aggregate value of Major Remodels within a one-year period exceeds 50 percent of the replacement cost of the dwelling or accessory building; and the dwelling or accessory building is on a lot located on a Substandard Hillside Limited Street and located either more than two miles from a fire station housing a Los Angeles City Fire Department Truck Company or more than one and one-half miles from a fire station housing a Los Angeles Fire Department Engine Company.  
**(Amended by Ord. No. 168,728, Eff. 5/30/93.)**

(3) The sprinkler system required in (i) and (ii) above shall be sufficient to cover the entire dwelling or building, unless otherwise determined by the Department of Building and Safety, and shall be installed in compliance with all applicable codes.

(4) The provisions of Paragraphs (i) and (ii) above shall not apply to accessory structures such as gazebos, pergolas, or storage sheds provided these structures are not supported by or attached to any portion of a dwelling or accessory building and do not exceed 200 square feet in floor area.

(e) **Street Access. (Amended by Ord. No. 174,652, Eff. 7/27/02.)**

(1) For any new construction of, or addition to, a one-family dwelling on a lot fronting on a Substandard Hillside Limited Street, no building permit or grading permit shall be issued unless at least one-half of the width of the street(s) has been dedicated for the full width of the frontage of the lot to Standard Hillside Limited Street dimensions or to a lesser width as determined by the City Engineer. The appellate procedures provided in Section [12.37I](#) of this Code shall be available for relief from this subparagraph.

(2) For any new construction of, or addition to, a one-family dwelling on a lot fronting on a Substandard Hillside Limited Street that is improved with a roadway width of less than 20 feet, no building permit or grading permit shall be issued unless the construction or addition has been approved pursuant to Section [12.24X21](#).

(3) For any new construction of, or addition to, a one-family dwelling on a lot that does not have a vehicular access route from a street improved with a minimum 20 foot wide continuous paved roadway from the driveway apron that provides access to the main residence to the boundary of the Hillside Area, no building permit or grading permit shall be issued unless the construction or addition meets the requirements of this Subdivision or has been approved pursuant to Section [12.24X21](#).

(f) **Lot Coverage.**

(1) Buildings and structures extending more than six feet above natural ground level shall cover no more than 40 percent of the area of a lot.

(2) Notwithstanding (1) above, for a lot which is substandard as to width (less than 50 feet) and as to area (less than 5,000 square feet), buildings and structures shall cover no more than 45 percent of the area of a lot.

(g) **Sewer Connection.** No building permit shall be issued for the construction of any new one-family dwelling on a lot located 200 feet or less from a sewer mainline unless a sewer connection is provided to the satisfaction of the City Engineer.

(h) **Off-Street Parking Requirements. (Amended by Ord No. 169,961, Eff. 8/29/94.)** No building or grading permit shall be issued for the construction of any one-family dwelling, accessory building, Major Remodel-Hillside, or addition thereto located on a lot which fronts on a

Substandard Hillside Limited Street, unless the following requirements are met.

In addition to the off-street automobile parking spaces required by Section [12.21A4\(a\)](#), the following off-street parking spaces shall be provided:

(1) For a main building and any accessory building, excluding floor area devoted to required parking, which exceed a combined floor area of 2,400 square feet, there shall be one additional parking space provided for each additional increment of 1,000 square feet or fraction thereof of floor area for a maximum of five total on-site spaces.

(2) Notwithstanding the provisions of Section [12.21C1\(g\)](#) of this Code to the contrary, the additional parking spaces required by this paragraph may be uncovered and in tandem, and may be located within the required 5-foot front yard.

(3) If the requirements in this paragraph require the grading of 1,000 cubic yards or more of earth, then no building or grading permit shall be issued for a new one-family dwelling, accessory building, Major Remodel-Hillside, or addition to the above on a lot which fronts on a Substandard Hillside Limited Street unless the Zoning Administrator has issued an approval pursuant to Section [12.24X21](#). **(Amended by Ord. No. 173,268, Eff. 7/1/00, Oper. 7/1/00.)**

(i) **Exceptions. (Amended by Ord No. 169,961, Eff. 8/29/94.)** The provisions of this Subdivision 17 shall not apply to:

(1) One-family dwellings, accessory buildings and additions thereto within a subdivision for which a tentative or final tract map was approved by the City of Los Angeles after February 1, 1985, and is still valid, provided that the map resulted in the establishment of covenants, conditions and restrictions governing building height, yards, open space or lot coverage, and provided, further, that such covenants, conditions and restrictions were recorded on or after February 1, 1985.

(2) **(Amended by Ord. No. 174,652, Eff. 7/27/02.)** Any construction on a lot with a vehicular access from a street improved with a minimum 28 foot wide continuous paved roadway within the Hillside Area, provided:

(i) the roadway begins at the driveway apron which provides access to the main residence and ends where the roadway intersects a designated collector street, or a secondary or major highway where the collector, major or secondary highway roadway also has a minimum continuous paved roadway width of 28 feet from the apron to the edge of the Hillside Area boundaries.

(ii) the area within the vehicular access does not contain any encroachment which would prohibit the passage of emergency vehicles.

(3) Any additions made after September 14, 1992, to a one-family dwelling existing prior to that date, provided:

(a) the total cumulative floor area of all such additions does not exceed 750 square feet (excluded from calculations of this 750 square foot limitation is floor area devoted to required parking); and

(b) the resulting building does not exceed the height of the original building or the height permitted in Paragraph (c) of this subdivision, whichever is greater; and

(c) at least two off-street parking spaces are provided.

(4) Any remodeling of a main building on a lot in the Hillside Area, as defined in Section [12.03](#), which does not add square footage and for which the aggregate value of all of the alterations within a one-year period does not exceed 50 percent of the replacement cost of the main building.

(5) Where architectural and structural plans sufficient for a complete plan check for a building permit for a building or structure were accepted by the Department of Building and Safety and for which a plan check fee was collected on or before the effective date of this subdivision, and for which no subsequent changes are made to those plans which increase the height nor reduce front or side yards. However, any building permit shall become invalid if construction pursuant to the permit is not commenced within 18 months of the date the plan check fee was collected. **(Added by Ord. No. 174,652, Eff. 7/27/02.)**