

Draft Residential Land Use Tables Based on City Planning’s StoryMap Information

By: VNC’s Community Planning/Local Coastal Program Ad Hoc Committee

City Planning Proposed Residential Land Use Parameters				
East Venice Subarea				
Color Legend:		Blue Lettering = March 2024 Planning Proposals		
		Black Lettering = Zoning Regulations Updated March 2024		
		Red Lettering = Initial Results of Reference Survey		
		Grey Shading = No City Planning Guidance		
		() = with Bonus		
Subarea	East Venice			
Factor	Residential Type	Low Residential	Low Medium Residential	Low Medium Residential
Zoning		R1V2	RD1.5-1	[Q]RD3-1XL
Density - LU/Lot		1L	15	30
Maximum Height:				
Flat Roofs:		33' (now 30'?)	3 Stories (no bonus)	
Sloped Roofs with Ridgeline:				
Roof Decks:		Allowed, No RAS	Allowed, No RAS	
Lot Coverage: (See Note 1)		40%		
Floor Area Ratio (FAR):		0.45 [0.55]	1 (1.5)	1 (1.5)
Lot Consolidation:				
<p>Note 1: Assumptions (FY =20', SY=10% of width, RY= 15'; backyard space assumed an additional 20% of lot depth) Result: All setbacks + Backyard Space = 40%, All Setbacks = 50%, No Rear Yard Setback = 65%.</p>				

City Planning Proposed Residential Land Use Parameters

Oakwood & Milwood Subareas

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Subarea	Oakwood		Milwood
Factor	Residential Type	Low Medium Residential	Medium Residential
Zoning	RD2-1	RD1.5-1	R2-1
Density - LU/Lot	15	8	12
Maximum Height:			
Flat Roofs:	3 Stories (no bonus)	3 Stories (no bonus)	3 Stories (no bonus)
Sloped Roofs with Ridgeline:			
Roof Decks:			
Lot Coverage: (See Note 1)			
Floor Area Ratio (FAR):	1 (1.5)	1 (1.5)	1 (1.25)
Lot Consolidation:	2	2	

Note 1: Assumptions (FY =20', SY=10% of width, RY= 15'; backyard space assumed an additional 20% of lot depth) Result: All setbacks + Backyard Space = 40%, All Setbacks = 50%, No Rear Yard Setback = 65%.

City Planning Proposed Residential Land Use Parameters

Southeast Venice & Oxford Triangle Subareas

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Subarea	Southeast Venice		Oxford Triangle
Factor	Residential Type	Low Medium Residential	Medium Residential
Zoning		R2-1	R3-1
Density - LU/Lot		4L	8
Maximum Height:			
Flat Roofs:		3 Stories (no bonus)	33' (now 25' flat roof, 30' sloped)
Sloped Roofs with Ridgeline:		3 Stories (6 bonus)	
Roof Decks:			
Lot Coverage: (See Note 1)			
Floor Area Ratio (FAR):		1 (1.25)	3 (8)
Lot Consolidation:			

Note 1: Assumptions (FY =20', SY=10% of width, RY= 15'; backyard space assumed an additional 20% of lot depth) Result: All setbacks + Backyard Space = 40%, All Setbacks = 50%, No Rear Yard Setback = 65%.

City Planning Proposed Residential Land Use Parameters

Southwest Venice Subarea

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Subarea	Southwest Venice					
Factor	Residential Type	Low Residential	Low Medium Residential	Low Medium Residential	Medium Residential	Medium Neighborhood Residential
Zoning		R1-1-0	RD1.5-1-0, RD3-1-0	R2-1	R3-1-0	RD1.5-1-0, RD3-1-0
Density - LU/Lot		1L	15	2L	8	4
Maximum Height:						
Flat Roofs:		33' (now 25' flat roof, 30' sloped)	3 Stories	33' (now 25' flat roof, 30' sloped)	3 Stories	3 Stories
Sloped Roofs with Ridgeline:			(no bonus)		(4 Stories)	(4 Stories)
Roof Decks:						
Lot Coverage: (See Note 1)						
Floor Area Ratio (FAR):		0.75	1 (1.5)	0.75	1.25 (1.75)	1.25 (1.75)
Lot Consolidation:						

Note 1: Assumptions (FY =20', SY=10% of width, RY= 15'; backyard space assumed an additional 20% of lot depth) Result: All setbacks + Backyard Space = 40%, All Setbacks = 50%, No Rear Yard Setback = 65%.

City Planning Proposed Residential Land Use Parameters

Venice Canal Subarea (Includes S. Venice Blvd. Properties)

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Subarea	Venice Canals			
Factor ↓ Residential Type →	Low Residential (Venice Canals)	Low Medium Residential	Medium Residential	Medium Neighborhood Residential
Zoning	RW1-1-0	RW1-1-0	R3-1-0	R3-1-0
Density - LU/Lot	1L	4L	8	4
Maximum Height:				
Flat Roofs:	36' (now 22'-30') (no bonus)	36' (now 22'-30') (no bonus)	3 Stories (4 Stories)	3 Stories (4 Stories)
Sloped Roofs with Ridgeline:				
Roof Decks:				
Lot Coverage: (See Note 1)				
Floor Area Ratio (FAR):	1	1	1.25 (1.75)	1.25 (1.75)
Lot Consolidation:				

Note 1: Assumptions (FY =20', SY=10% of width, RY= 15'; backyard space assumed an additional 20% of lot depth)

Result: All setbacks + Backyard Space = 40%, All Setbacks = 50%, No Rear Yard Setback = 65%.

City Planning Proposed Residential Land Use Parameters

Venice Canals Subarea (Includes S. Venice Blvd. Properties)

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Subarea	Venice Canals				
Factor	Residential Type	Low Residential	Low Medium Residential	Medium Residential	Medium Neighborhood Residential
Zoning		RW-1-0	RW1-1-0	R3-1-0	R3-1-0
Density - LU/Lot		1L	4L	8	4
Maximum Height:					
Flat Roofs:		36' (now 22'-30') (no bonus)	36' (now 22'-30') (no bonus)	3 Stories (4 Stories)	3 Stories (4 Stories)
Sloped Roofs with Ridgeline:					
Roof Decks:					
Lot Coverage: (See Note 2)		40%			
Floor Area Ratio (FAR):		1	1	1.25 (1.75)	1.25 (1.75)
Lot Consolidation:					

Note 2: Assumptions (FY =20', SY=10% of width, RY= 15'; backyard space assumed an additional 20% of lot depth)

Result: All setbacks + Backyard Space = 40%, All Setbacks = 50%, No Rear Yard Setback = 65%.

City Planning Proposed Residential Land Use Parameters

Marina Peninsula East & West Subareas

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Subarea	Marina Peninsula East & West					
Factor	Residential Type	Low Residential	Low Medium Residential (South Lagoon)	Low Medium Residential (North Lagoon)	Low Medium Residential (Middle Lagoon)	Medium Residential (East & West)
Zoning		R1-1	RW1-1	RW2-1	[Q]RD1.5-1	R3-1
Density - LU/Lot		1L	15	2L	15	8
Maximum Height:						
Flat Roofs:	36' (now 45')	3 Stories (no bonus)	33' (no bonus)	3 Stories (no bonus)	2Stories (4 Stories)	
Sloped Roofs with Ridgeline:						
Roof Decks:						
Lot Coverage: (See Note 1)		40%				
Floor Area Ratio (FAR):		1	1.5	0.75	1.25	1.5 (2.5)
Lot Consolidation:						

Note 1: Assumptions (FY =20', SY=10% of width, RY= 15'; backyard space assumed an additional 20% of lot depth)

Result: All setbacks + Backyard Space = 40%, All Setbacks = 50%, No Rear Yard Setback = 65%.

City Planning Proposed Residential Land Use Parameters

North Venice Subarea

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Subarea	North Venice					
Factor	Residential Type	Low Medium Residential	Medium Residential	Medium Residential	Medium Residential (near Venice Bld.)	Low Neighborhood Residential
Zoning		RD1.5-1, RD1.5-1-0	R3-1-0	R3-1, [Q]R3-1-0	R3-1-0	RD1.5-1-0
Density - LU/Lot		15	8	8	8	15
Maximum Height:						
Flat Roofs:		3 Stories	3 Stories	3 Stories	3 Stories	3 Stories
Sloped Roofs with Ridgeline:		(no bonus)	(4 Stories)	(no bonus)	(4 Stories)	(no bonus)
Roof Decks:						
Lot Coverage: (See Note 1)						
Floor Area Ratio (FAR):		1 (1.5)	1.25 (1.75)	1 (1.5)	1.25 (1.75)	1 (1.5)
Lot Consolidation:						

Note 1: Assumptions (FY =20', SY=10% of width, RY= 15'; backyard space assumed an additional 20% of lot depth)

Result: All setbacks + Backyard Space = 40%, All Setbacks = 50%, No Rear Yard Setback = 65%.

City Planning Proposed Residential Land Use Parameters

Ocean Front Walk Subarea

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Subarea	North Venice			
Factor	Residential Type	Low Medium Residential	Medium Residential (between Venice)	Medium Residential (near Navy St.)
Zoning		RD1.5-1, RD1.5-1-0	R3-1-0	R3-1
Density - LU/Lot		15	8	8
Maximum Height:				
Flat Roofs:		3 Stories (no bonus)	3 Stories (5 Stories)	3 Stories (no bonus)
Sloped Roofs with Ridgeline:				
Roof Decks:				
Lot Coverage: (See Note 2)				
Floor Area Ratio (FAR):		1 (1.5)	1.5 (3)	1 (1.5)
Lot Consolidation:				

Note 2: Assumptions (FY =20', SY=10% of width, RY= 15'; backyard space assumed an additional 20% of lot depth) Result: All setbacks + Backyard Space = 40%, All Setbacks = 50%, No Rear Yard Setback = 65%.