

RESIDENTIAL CITYWIDE DESIGN GUIDELINES

Multi-Family Residential & Commercial Mixed-Use Projects
Objective 5: Utilize Open Areas and Landscaping Opportunities to Their Full Potential



Los Angeles
Department
of City Planning

OBJECTIVE 5:

Utilize Open Areas and Landscaping Opportunities to their Full Potential

On-Site Landscaping

- 1 Retain mature and healthy vegetation and trees when developing the site.
- 2 Design landscaping to be architecturally integrated with the building and suitable to the functions of the space while selecting plant materials that complement the architectural style and form of the building.
- 3 Design open areas to maintain a balance of landscaping and paved area.
- 4 Select drought tolerant, native landscaping to limit irrigation needs and conserve water. Mediterranean and other local climate-friendly plants may be used alongside native species.

RECOMMENDED



✓ Landscaping is functionally and architecturally integrated with building space

NOT RECOMMENDED



Minimal landscaping appears to be added as an afterthought

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- 5 Facilitate sustainable water use by using automated watering systems and drip irrigation to water landscaped areas.
- 6 Facilitate **stormwater** capture, retention, and infiltration, and prevent **runoff** by using permeable or porous paving materials in lieu of concrete or asphalt. Collect, store, and reuse stormwater for landscape irrigation.
- 7 In addition to street trees, provide canopy trees in planting areas for shade and energy efficiency, especially on south and southwest facing façades.
- 8 Use landscape features to screen any portion of a parking level or podium that is above **grade**. Trees, shrubbery, planter boxes, climbing plants, vines, green walls, or **berms** can be used to soften views from the public right-of-way.

RECOMMENDED



✓ Native landscaping



✓ At-grade parking screened with landscaping

✓ Perimeter of the building is planted with a combination of shrubs and shade trees

Open Space and Recreation Activities

- 1 Activate all open areas not used for buildings, driveways, parking, recreational facilities, or **pedestrian amenities** with landscaping. Landscaping may include any practicable combination of shrubs, trees, ground cover, minimal lawns, planter boxes, flowers, or fountains that reduce dust and other pollutants and promote outdoor activities, especially for children and seniors.
- 2 For buildings with six units or more, cluster code-required common open space areas in a central location, rather than dispersing smaller less usable areas throughout the site.
- 3 Provide balconies to augment, rather than substitute for, actively used common open spaces and recreational areas.
- 4 Provide common amenities such as community gardens and tot lots.

RECOMMENDED



- ✓ Tot Lot ✓ Landscaping ✓ Balconies ✓ Open space reserved for a community garden

NOT RECOMMENDED



Balconies substitute for active open space areas