

# GENERALIZED SUMMARY OF ZONING REGULATIONS CITY OF LOS ANGELES

Zone	Use	Maximum Height		Required yards			Minimum Area		Min. Lot Width	Parking Req'd.			
		Stories	Feet	Front	Side	Rear	Per Lot	Per Dwelling Unit					
<b>Agricultural</b>													
<b>A1</b>	<b>Agricultural</b> One-Family Dwellings, Parks, Playgrounds, Community Centers, Golf Courses, Truck Gardening, Extensive Agricultural Uses, Home Occupations	Unlimited (8)	45 or(6),(8)	20% lot depth; 25 ft. max. or (6)	10% lot width; 25 ft. max. or (6)	25% lot depth; 25 ft. max.	5 acres	2.5 acres	300 ft.	2 spaces per dwelling unit (6)			
<b>A2</b>	<b>Agricultural</b> A1 uses						2 acres	1 acre	150 ft.				
<b>RA</b>	<b>Suburban</b> Limited Agricultural Uses, One-Family Dwellings, Home Occupations,		45 or (6),(7),(8)				20% lot depth; 25 ft. max., but not less than prevailing (6)	10 ft. or 10% lot width < 70 ft. + 1 ft. for 3 stories or more (6),(7)	17,500 sq. ft. (1)		17,500 sq. ft. (1)	70 ft. (1)	2 covered spaces per dwelling unit (6)
<b>Residential Estate</b>													
<b>RE40</b>	<b>Residential Estate</b> One-Family Dwellings, Parks, Playgrounds, Community Centers, Truck Gardening, Accessory Living Quarters, Home Occupations	Unlimited (8)	45 or(6),(8)	20% lot depth; 25 ft. max., but not less than prevailing (6)	10 ft. min., + 1 ft. each story over 2nd (6)	25% lot depth; 25 ft. max.	40,000 sq. ft. (1)	40,000 sq. ft. (1)	80 ft. (1)	2 covered spaces per dwelling unit (6)			
<b>RE20</b>			45 or(6),(7),(8)		10 ft. min., + 1 ft. each story over 2nd (6),(7)		20,000 sq. ft. (1)	20,000 sq. ft. (1)	80 ft. (1)				
<b>RE15</b>					10% lot width; 10 ft. max; 5 ft. min. + 1 ft. each story over 2nd (6),(7)		15,000 sq. ft. (1)	15,000 sq. ft. (1)	80 ft. (1)				
<b>RE11</b>					10% lot width < 50 ft.; 5 ft.; 3 ft. min. + 1 ft. each story over 2nd (6),(7)		11,000 sq. ft. (1)	11,000 sq. ft. (1)	70 ft. (1)				
<b>RE9</b>							9,000 sq. ft. (1)	9,000 sq. ft. (1)	65 ft. (1)				
<b>RS</b>			<b>Suburban</b> One-Family Dwellings, Parks, Playgrounds, Community Centers, Truck Gardening, Home Occupations					20 ft. min.	7,500 sq. ft.		7,500 sq. ft.	60 ft.	
<b>One-Family Residential</b>													
<b>R1</b>	<b>One-Family Dwelling</b> RS Uses, Home Occupations	Unlimited (8)	45 or(6),(7),(8)	20% lot depth; 20 ft. max., but not less than prevailing (6)	10% lot width < 50 ft.; 5 ft.; 3 ft. min. + 1 ft. each story over 2nd (6),(7)	15 ft. min.	5,000 sq. ft.	5,000 sq. ft.	50 ft.	2 covered spaces per dwelling unit (6)			
<b>RU</b>			30		10 ft.		3 ft. (9)	10 ft.	3,500 sq. ft.		n/a	35 ft.	2 covered spaces per dwelling unit
<b>RZ2.5</b>	<b>Residential Zero Side Yard</b> Dwellings across not more than 5 lots (2), Parks, Playgrounds, Home Occupations		45 or(8)		10 ft. min.		zero (3); 3 ft. + 1 ft. for each story over 2nd	zero (3) or 15 ft.	2,500 sq. ft.		30 ft. w/ driveway, 25 ft. w/o driveway; 20 ft.-flag, curved or cul-de-sac		
<b>RZ3</b>									3,000 sq. ft.				
<b>RZ4</b>												4,000 sq. ft.	
<b>RW1</b>		<b>One-Family Residential Waterways</b> One-Family Dwellings, Home Occupations (10)	30		10% lot width; 3 ft. min.	15 ft. min	2,300 sq. ft.	28 ft.					

Zone	Use	Maximum Height		Required yards			Minimum Area		Min. Lot Width	Parking Req'd.		
		Stories	Feet	Front	Side	Rear	Per Lot	Per D.U.				
<b>Multiple Residential</b>												
<b>R2</b>	<b>Two Family Dwellings</b> R1 Uses. Home Occupations	Unlimited (8)	45 or (6),(7),(8)	20% lot depth; 20 ft. max., but not less than prevailing	10% lot width < 50 ft.; 5 ft.; 3 ft. min.; + 1 ft. for each story over 2nd	15 ft.	5,000 sq. ft.	2,500 sq. ft.	50 ft.	2 spaces, one covered		
<b>RD1.5</b>	<b>Restricted Density Multiple Dwelling</b> One-Family Dwellings, Two-Family Dwellings, Apartment Houses, Multiple Dwellings, Home Occupations		45 or (6),(7),(8)	15 ft.	10% lot width < 50 ft.; 5 ft.; 3 ft. min.; + 1 ft. for each story over 2nd, not to exceed 16 ft. (6)	15 ft.	5,000 sq. ft.	1,500 sq. ft.			60 ft.	1 space per unit < 3 habitable rooms; 1.5 spaces per unit = 3 habitable rooms; 2 spaces per unit > 3 habitable rooms; uncovered (6)  1 space each guest room (first 30)
<b>RD2</b>								2,000 sq. ft.				
<b>RD3</b>						10% lot width, 10 ft. max.; 5 ft. min., (6)		6,000 sq. ft.	3,000 sq. ft.			
<b>RD4</b>								8,000 sq. ft.	4,000 sq. ft.			
<b>RD5</b>					20 ft.	10 ft. min. (6)	25 ft.	10,000 sq. ft.	5,000 sq. ft.	70 ft.		
<b>RD6</b>								12,000 sq. ft.	6,000 sq. ft.			
<b>RMP</b>	<b>Mobile Home Park</b> Home Occupations		45 or (8)	20% lot depth 25 ft. max.	10 ft.	25% lot depth 25 ft. max.	20,000 sq. ft.	20,000 sq. ft.	80 ft.	2 covered spaces per dwelling unit		
<b>RW2</b>	<b>Two Family Residential Waterways</b> One-Family Dwellings, Two-Family Dwellings, Home Occupations	10 ft. min.		10% lot width < 50 ft.; 3 ft. min.; + 1 ft. for each story over 2nd	15 ft.	2,300 sq. ft.	1,150 sq. ft.	28 ft.				
<b>R3</b>	<b>Multiple Dwelling</b> R2 Uses, Apt. Houses, Multiple Dwellings, Child Care (20 max.)	15 ft; 10 ft. for key lots		10% lot width < 50 ft., 3 ft. min.; 5 ft.; + 1 ft. for each story over 2nd, not to exceed 16 ft.	15 ft.	5,000 sq. ft.	800 sq. ft.; 500 sq. ft. per guest room	50 ft.	same as RD zones			
<b>RAS3</b>	<b>Residential/ Accessory</b> R3 Uses, Limited ground floor commercial	5 ft., or average of adjoining buildings	0 ft. for ground floor commerc. 5 ft. for residential	15 ft. adjacent to RD or more restrictive zone; otherwise 5 ft.		800 sq. ft.; 200 sq. ft. per guest room						
<b>R4</b>	<b>Multiple Dwelling</b> R3 Uses, Churches, Schools, Child Care, Homeless Shelter	Unlimited (8)	15 ft; 10 ft. for key lots	10% lot width < 50 ft.; 5 ft.; 3 ft. min.; + 1 ft. for each story over 2nd, not to exceed 16 ft.	15 ft. + 1 ft. for each story over 3rd; 20 ft. max.		400 sq. ft.; 200 sq. ft. per guest room					

Multiple Residential continued ↓

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<b>RAS4</b>	<b>Residential/ Accessory</b> R4 Uses, Limited ground floor commercial	Unlimited (8)	5 ft., or average of adjoining buildings	0 ft. for ground floor commerc. 5 ft. for residential	15 ft. adjacent to RD or more restrictive zone; otherwise 5 ft.	5,000 sq. ft.	400 sq. ft.; 200 sq. ft. per guest room	50 ft.	same as RD zones
<b>R5</b>	<b>Multiple Dwelling</b> R4 uses, Clubs, Lodges, Hospitals, Sanitariums, Hotels								

**Loading space** is required for the RAS3, R4, RAS4, and R5 zones in accordance with Section 12.21 C 6 of the Zoning Code.

**Open Space** is required for 6 or more residential units in accordance with Section 12.21 G of the Zoning Code.

**Passageway** of 10 feet is required from the street to one entrance of each dwelling unit or guest room in every residential building, except for the RW, RU, and RZ zones, in accordance with Section 12.21 C2 of the Zoning Code.

Zone	Use	Maximum Height		Required yards			Minimum Area Per Lot/ Unit	Min. Lot Width
		Stories	Feet	Front	Side	Rear		
<b>Commercial</b> (see loading and parking, next page)								
<b>CR</b>	<b>Limited Commercial</b> Banks, Clubs, Hotels, Churches, Schools, Business and Professional Colleges, Child Care, Parking Areas, R4 Uses	6 (8)	75 ft. (8)	10 ft. min.	10% lot width < 50 ft.; 10 ft.; 5 ft. min., for corner lots, lots adj. to A or R zone, or for residential uses	15 ft. min + 1 ft. for each story over 3rd	same as R4 for resid. uses; otherwise none	50 ft. for resid. uses; otherwise none
<b>C1</b>	<b>Limited Commercial</b> Local Retail Stores < 100,000 sq. ft., Offices or Businesses, Hotels, Hospitals and/or Clinics, Parking Areas, CR Uses Except for Churches, Schools, Museums, R3 Uses	Unlimited (8)		none	same as R3 for corner lots, lots adjacent to A or R zone, or residential uses	15 ft. + 1 ft. for each story over 3rd; 20 ft. max for resid. uses or abutting A or R zone	same as R3 zone for residential uses; otherwise none	
<b>C1.5</b>	<b>Limited Commercial</b> C1 Uses—Retail, Theaters, Hotels, Broadcasting Studios, Parking Buildings, Parks and Playgrounds, R4 Uses						same as R4 zone for residential uses; otherwise none	
<b>C2</b>	<b>Commercial</b> C1.5 Uses; Retail w/Limited Manuf., Service Stations and Garages, Retail Contr. Business, Churches, Schools, Auto Sales, R4 Uses						same as R4 for resid. uses; otherwise none	
<b>C4</b>	<b>Commercial</b> C2 Uses with Limitations, R4 Uses			none	none for commercial uses; same as R4 zone for residential uses at lowest residential story			
<b>C5</b>	<b>Commercial</b> C2 Uses, Limited Floor Area for Manuf. of CM Zone Type, R4 Uses							
<b>CM</b>	<b>Commercial Manufacturing</b> Wholesale, Storage, Clinics, Limited Manuf., Limited C2 Uses, R3 Uses	Unlimited (8)		none	none for commercial uses; same as R4 for residential uses		same as R3 for residential uses; otherwise none	

**Loading Space:** Hospitals, hotels, institutions, and every building were lot abuts an alley. Minimum loading space is 400 sq. ft.; additional space for buildings > 50,000 sq. ft. of floor area. None for apartment buildings < 30 units, in accordance with Section 12.21 C 6 of the Zoning Code.

**Parking.** See separate parking handout.

Zone	Use	Maximum Height		Required yards			Minimum Area Per Lot/ Unit	Min. Lot Width
		Stories	Feet	Front	Side	Rear		
<b>Manufacturing</b>								
<b>MR1</b>	<b>Restricted Industrial</b> CM Uses, Limited Commercial and Manufacturing, Clinics, Media Products, Limited Machine Shops, Animal Hospitals and Kennels	unlimited (8)		5 ft. for lots <100 ft. deep; 15 ft. for lots >100 ft. deep	none for industrial or commercial uses; same as R4 zone for residential uses (5)	none for industrial or commercial uses; same as R4 zone for residential uses (5)	none for industrial or commercial uses; same as R4 zone for residential uses; (5)	
<b>M1</b>	<b>Limited Industrial</b> MR1 Uses, Limited Industrial and Manufacturing Uses, no R Zone Uses, no Hospitals, Schools, Churches, any Enclosed C2 Use, Wireless Telecommunications, Household Storage			none				
<b>MR2</b>	<b>Restricted Light Industrial</b> MR1 Uses, Additional Industrial Uses, Mortuaries, Animal Keeping			5 ft. for lots <100 ft. deep; 15 ft. for lots >100 ft. deep			none for industrial or commercial uses; same as R5 zone for residential uses; (5)	
<b>M2</b>	<b>Light Industrial</b> M1 and MR2 uses, Additional Industrial Uses, Storage Yards, Animal Keeping, Enclosed Composting, no R Zone Uses			none	same as R5 zone for residential uses (5)			
<b>M3</b>	<b>Heavy Industrial</b> M2 Uses, any Industrial I Uses, Nuisance Type Uses 500 ft. from any Other Zone, no R Zone Uses				none		none	

**Loading Space:** Institutions, and every building where lot abuts an alley. Minimum loading space is 400 sq. ft.; additional space for buildings > 50,000 sq. ft. of floor area. None for apartment buildings < 30 units, in accordance with Section 12.21 C 6 of the Zoning Code.

**Parking.** See separate parking handout.

Zone	Use	Maximum Height		Required yards			Minimum Area Per Lot/ Unit	Min. Lot Width
		Stories	Feet	Front	Side	Rear		
<b>Parking</b>								
<b>P</b>	<b>Automobile Parking–Surface and Underground</b> Surface Parking; Land in a P Zone may also be Classified in A or R Zone	unlimited (8)		10 ft. in combination with an A or R Zone; otherwise none	none		none, unless also in an A or R Zone	
<b>PB</b>	<b>Parking Building</b> P Zone Uses, Automobile Parking Within a Building			0 ft., 5 ft., or 10 ft., depending on zoning frontage and zoning across the street	5 ft. + 1 ft. each story above 2nd if abutting or across street and frontage in A or R Zone	5 ft. + 1 ft. each story above 2nd if abutting A or R Zone	none	

Zone	Use	Maximum Height		Required yards			Minimum Area Per Lot/ Unit	Min. Lot Width
		Stories	Feet	Front	Side	Rear		
<b>Open Space/ Public Facilities/Submerged Lands</b>								
<b>OS</b>	<b>Open Space</b> Parks and Recreation Facilities, Nature Reserves, Closed Sanitary Landfill Sites, Public Water Supply Reservoirs, Water Conservation Areas	none		none			none	
<b>PF</b>	<b>Public Facilities</b> Agricultural Uses, Parking Under Freeways, Fire and Police Stations, Government Buildings, Public Libraries, Post Offices, Public Health Facilities, Public Elementary and Secondary Schools							
<b>SL</b>	<b>Submerged Lands</b> Navigation, Shipping, Fishing, Recreation							

- (1) "H" Hillside areas may alter these requirements in the RA-H or RE-H zones. Subdivisions may be approved with smaller lots, provided larger lots are also included. Section 17.05 H 1 of the Zoning Code.
- (2) Section 12.08.3 B 1 of the Zoning Code.
- (3) Section 12.08.3 C 2 and 3 of the Zoning Code.
- (4) Section 12.09.5 C of the Zoning Code. For 2 or more lots the interior side yards may be eliminated, but 4 ft. is required on each side of the grouped lots.
- (5) Section 12.17.5 B 9 (a). Dwelling considered as accessory to industrial use only (watchman or caretaker including family.)
- (6) Height, yard and parking requirements for single family dwellings may be governed by the Hillside Ordinance, Section 12.21 A 17 of the Zoning Code.
- (7) Side yard requirements for single family dwellings not in Hillside Areas or Coastal Zone may be governed by the "Big House" Ordinance, ord. 169,775, which has been codified in the yard requirements sections for the relevant zones.

(8) Height District (Section 12.21.1 of the Zoning Code) [see below for (9), (10)]:

#### Height Districts

Zone	1 ‡	1L ‡	1VL ‡	1XL ‡	2	3	4
A1§, A2§, RE40§, RZ, RMP, RW2, RD, R3, RAS3	45' 3:1 FAR		45' 3 stories † 3:1 FAR	30' 2 stories † 3:1 FAR	6 stories for RD,RAS3 and R3†; otherwise 6:1 FAR	6 stories for RD,RAS3 and R3†; otherwise 10:1 FAR	6 stories for RD,RAS3 and R3†; otherwise 13:1 FAR
RE11 §, RE15 §, RE20 §, RA § *	36' 3:1 FAR		36' 3 stories † 3:1 FAR		6:1 FAR	10:1 FAR	13:1 FAR
R1§, R2, RS §, RE9 § *	33' 3:1 FAR		33' 3 stories † 3:1 FAR				
PB	none 2 stories	75' 2 stories	45' 2 stories	30' 2 stories	none 6 stories	none 10 stories	none 13 stories
R4, RAS4, R5	none 3:1 FAR	75' 6 stories † 3:1 FAR	45' 3 stories † 3:1 FAR	30' 2 stories † 3:1 FAR	none 6:1 FAR	none 10:1 FAR	none 13:1 FAR
C, M	1.5:1 FAR	75' 6 stories † 1.5:1 FAR	45' 3 stories † 1.5:1 FAR	30' 2 stories † 1.5:1 FAR	75' for CR; otherwise none 6:1 FAR	75' for CR; otherwise none 10:1 FAR	75' for CR; otherwise none 13:1 FAR
PB	2 stories	2 stories	2 stories	2 stories	6 stories	10 stories	13 stories

**FAR–Floor Area Ratio**

- \* Prevailing Height in accordance with the 3rd unnumbered paragraph of Section 12.21.1 of the Zoning Code may apply.
- † Buildings used entirely for residential (and ground floor commercial in RAS zones) are only limited as to height, not stories.
- ‡ Floor area in height district 1 in other than C and M zones is limited to 3:1 FAR.
- § Height limited to 36' or 45' in Hillside Areas in accordance with Section 12.21 A 17 of the Zoning Code.

For **CRA** height districts, see Section 12.21.3 of the Zoning Code. For **EZ** height districts, see Section 12.21.4 for the Zoning Code. For **CSA** height districts, see Section 12.21.5 of the Zoning Code. For Century City North (**CCN**) and Century City South (**CCS**) height districts, see Section 12.21.2 of the Zoning Code and the Specific Plans.

- (9) The side yard on one side of the lot may be reduced to zero provided that the remaining side yard is increased to 6 ft., in accordance with Section 12.08.1 C 2 of the Zoning Code.
- (10) Specific requirements for open space, rear yards, and projections into front yards are in Section 12.08.5 C of the Zoning Code.

**Transitional Height:** Portions of buildings in C or M zones within certain distances of RW1 or more restrictive zones shall not exceed the following height limits, in accordance with Section 12.21.1 A 10 of the Zoning Code:

Distance (ft)	Height (ft)
0–49	25
50–99	33
100–199	61

**Zone Prefixes** (Section 12.32 of the Zoning Code)

<b>(T), [T], T</b>	Tentative Zone Classification	City Council requirements for public improvements as a result of a zone change—see Council File
<b>(Q), [Q], Q</b>	Qualified Classification	Restrictions on property as a result of a zone change, to ensure compatibility with surrounding property
<b>D</b>	Development Limitation	Restricts heights, floor area ratio, percent of lot coverage, building setbacks

**Supplemental Use Districts**—to regulate uses which cannot adequately be provided for in the Zoning Code (Section 13.00 of the Zoning Code)

<b>CA</b>	Commercial and Artcraft
<b>CDO</b>	Community Design Overlay
<b>FH</b>	Fence Height
<b>G</b>	Surface Mining
<b>K</b>	Equinekeeping
<b>MU</b>	Mixed Use
<b>O</b>	Oil Drilling
<b>POD</b>	Pedestrian Oriented District
<b>RPD</b>	Residential Planned Development
<b>S</b>	Animal Slaughtering
<b>SN</b>	Sign

**Other Zoning Designations**

<b>ADP</b>	Alameda District Specific Plan
<b>CCS</b>	Century City South Studio Zone
<b>CSA</b>	Centers Study Area
<b>CW</b>	Central City West Specific Plan
<b>GM</b>	Glencoe/Maxella Specific Plan
<b>HPOZ</b>	Historic Preservation Overlay Zone
<b>LASED</b>	LA Sports & Entertainment S.P.
<b>OX</b>	Oxford Triangle Specific Plan
<b>PKM</b>	Park Mile Specific Plan
<b>PV</b>	Playa Vista Specific Plan
<b>WC</b>	Warner Center Specific Plan

THIS SUMMARY IS ONLY A GUIDE. DEFINITIVE INFORMATION SHOULD BE OBTAINED FROM THE ZONING CODE ITSELF AND FROM CONSULTATION WITH THE DEPARTMENT OF BUILDING AND SAFETY.