

GENERALIZED SUMMARY OF ZONING REGULATIONS

CITY OF LOS ANGELES

Zone	Use	Maximum Height		Required yards			Minimum Area		Minimum Lot Width	Parking Required
		Stories	Feet	Front	Side	Rear	Per Lot	Per Dwelling Unit		
Agricultural										
A1	Agricultural One-Family Dwellings, Parks, Playgrounds, Community Centers, Golf Courses, Truck Gardening, Extensive Agricultural Uses, Home Occupations	Determined by Height District *10	45 ft. or *6,*10	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
A2	Agricultural A1 uses						2 acres	1 acre	150 ft.	
RA	Suburban Limited Agricultural Uses, One-Family Dwellings, Home Occupations						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	

One-Family Dwelling Units										
RE40	Residential Estate One-Family Dwellings, Parks, Playgrounds, Community Centers, Truck Gardening, Accessory Living Quarters, Home Occupations	Determined by Height District *10	45 ft. or *6,*10	20% lot depth; 25 ft. max., but not less than prevailing *6	10 ft. min., + 1 ft. each story over 2 nd *6	25% lot depth; 25 ft. max.	40,000 sq. ft. *1	40,000 sq. ft. *1	100 ft. *1	2 covered spaces per dwelling unit *6
RE20					10 ft. min., + 1 ft. each story over 2 nd *6,*7		20,000 sq. ft. *1	20,000 sq. ft. *1	80 ft. *1	
RE15					10% lot width; 10 ft. max; 5 ft. min. + 1 ft. each story over 2 nd *6,*7		15,000 sq. ft. *1	15,000 sq. ft. *1	80 ft. *1	
RE11					10% lot width < 50 ft.; 5 ft.; 3 ft. min. + 1 ft. each story over 2 nd *6,*7		11,000 sq. ft. *1	11,000 sq. ft. *1	70 ft. *1	
RE9					9,000 sq. ft. *1		9,000 sq. ft. *1	65 ft. *1		
RS	Suburban One-Family Dwellings, Parks, Playgrounds, Community Centers, Truck Gardening, Accessory Living Quarters, Home Occupations					20 ft. minimum	7,500 sq. ft.	7,500 sq. ft.	60 ft.	
R1	One-Family Dwelling RS Uses, Home Occupations			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 2 nd *6,*7	15 ft. minimum	5,000 sq. ft.	5,000 sq. ft.	50 ft.	2 covered spaces per dwelling unit *6
RU	One-Family Dwelling Factory-built Homes, Mobile Homes, Parks		30 ft.	10 ft.	3 ft. *9	10 ft.	3,500 sq. ft.	3,500 sq. ft.	35 ft.	2 covered spaces per dwelling unit
RZ2.5	Residential Zero Side Yard Dwellings across not more than 5 lots *2, Parks, Playgrounds, One-Family Dwellings, Home Occupations	45 ft. or *8	10 ft. minimum	0 ft. *3; 3 ft. + 1 ft. for each story over 2 nd	0 ft. *3 or 15 ft.		2,500 sq. ft.	2,500 sq. ft.	30 ft. w/ driveway, 25 ft. w/o driveway; 20 ft. w/flag, curved or cul-de-sac	
RZ3							3,000 sq. ft.	3,000 sq. ft.		
RZ4							4,000 sq. ft.	4,000 sq. ft.		
RW1	One-Family Residential Waterways One-Family Dwellings, Home Occupations		30 ft.		10% lot width; 3 ft. minimum	15 ft. minimum	2,300 sq. ft.	2,300 sq. ft.	28 ft.	

Footnotes:

- *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.
- *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 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.
- *9 Specific requirements for open space, rear yards, and projections into front yards are in Section 12.08.5 C of the Zoning Code.
- *10 Refer to Height District Quick Reference Chart. (Section 12.21.1 through 12.21.5 of the Zoning Code)

Zone	Use	Maximum Height		Required yards			Minimum Area		Minimum Lot Width	Parking Required
		Stories	Feet	Front	Side	Rear	Per Lot	Per Dwelling Unit		

Multiple Residential

R2	Two-Family Dwellings R1 Uses, Home Occupations	Determined by Height District *10	45 ft. or *6,*10	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 2 nd	15 ft.	5,000 sq. ft.	2,500 sq. ft.	50 ft.	2 spaces, one covered							
RD1.5	Restricted Density Multiple Dwelling One-Family Dwellings, Two-Family Dwellings, Apartment Houses, Multiple Dwellings, Home Occupations			15 ft.	10% lot width < 50 ft.; 5 ft.; 3 ft. min.; + 1 ft. for each story over 2 nd , not to exceed 16 ft. *6						5,000 sq. ft.	1,500 sq. ft.	2,000 sq. ft.	60 ft.	1 space per unit < 3 habitable rooms;		
RD2				10% lot width, 10 ft. max.; 5 ft. minimum, *6	6,000 sq. ft.											3,000 sq. ft.	8,000 sq. ft.
RD3											10 ft. minimum *6	25 ft.	10,000 sq. ft.	5,000 sq. ft.	12,000 sq. ft.		
RD4					20 ft.											10 ft. minimum *6	25 ft.
RD5											20 ft.	10 ft. minimum *6	25 ft.	10,000 sq. ft.	5,000 sq. ft.		
RD6			20 ft.	10 ft. minimum *6	25 ft.	10,000 sq. ft.	5,000 sq. ft.	12,000 sq. ft.	6,000 sq. ft.	1 space each guest room (first 30)							
RMP	Mobile Home Park Home Occupations										45 ft. or *10	20% lot depth 25 ft. maximum	10 ft.	25% lot depth 25 ft. max.	20,000 sq. ft.	20,000 sq. ft.	80 ft.
RW2	Two-Family Residential Waterways One-Family Dwellings, Two-Family Dwellings, Home Occupations		10 ft. minimum	10% lot width < 50 ft.; 3 ft. min.; + 1 ft. for each story over 2 nd *4	15 ft.	2,300 sq. ft.	1,150 sq. ft.	28 ft.									
R3	Multiple Dwelling R2 Uses, Apartment Houses, Multiple Dwellings, Child Care (20 max.)		15 ft.; 10 ft. for key lots	10% lot width < 50 ft.; 5 ft.; 3 ft. min.; + 1 ft. for each story over 2 nd , 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								
RAS3	Residential/Accessory R3 Uses, Limited ground floor commercial	5 ft., or average of adjoining buildings	0 ft. for ground floor commercial; 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											
R4	Multiple Dwelling R3 Uses, Churches, Schools, Child Care, Homeless Shelter	Determined by Height District *10	15 ft.; 10 ft. for key lots	10% lot width < 50 ft.; 5 ft.; 3 ft. min.; + 1 ft. for each story over 2 nd , not to exceed 16 ft.	15 ft. + 1 ft. for each story over 3 rd ; 20 ft. max.	400 sq. ft.; 200 sq. ft. per guest room											
RAS4	Residential/Accessory R4 Uses, Limited ground floor commercial		5 ft., or average of adjoining buildings	0 ft. for ground floor commercial; 5 ft. for residential	15 ft. adjacent to RD or more restrictive zone; otherwise 5 ft.												
R5	Multiple Dwelling R4 Uses, Clubs, Lodges, Hospitals, Sanitariums, Hotels		15 ft.; 10 ft. for key lots	10% lot width < 50 ft.; 5 ft.; 3 ft. min.; + 1 ft. for each story over 2 nd , not to exceed 16 ft.	15 ft. + 1 ft. for each story over 3 rd ; 20 ft. max.		5,000 sq. ft.	200 sq. ft.									

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.

Footnotes:

*4 Section 12.09.5 C of the Zoning Code. For 3-5 lots the interior side yards may be eliminated, but 4 ft. is required on each side of the grouped lots.

*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.

*10 Refer to Height District Quick Reference Chart. (Section 12.21.1 through 12.21.5 of the Zoning Code)

Zone	Use	Maximum Height		Required yards			Minimum Area Per Lot/Unit	Minimum Lot Width			
		Stories	Feet	Front	Side	Rear					
Commercial											
CR	Limited Commercial Banks, Hotels, Churches, Schools, Business and Professional Colleges, Child Care, Parking Areas, R4 Uses	6 *10	75 ft. *10	10 ft. minimum	10% lot width; 10 ft. maximum; 5 ft. minimum for commercial lots adjacent to A or R zone or for residential uses	15 ft. minimum + 1 ft for each story over 3 rd	same as R4 for residential uses; otherwise none	50 ft. for residential uses; otherwise none			
C1	Limited Commercial 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	Determined by Height District *10							same as R3 for corner lots, lots adjacent to A or R zone, or residential uses	15 ft. + 1 ft. for each story over 3 rd ; 20 ft. max. for residential uses or abutting A or R zone	same as R3 zone for residential uses; otherwise none
C1.5	Limited Commercial C1 Uses--Retail, Theaters, Hotels, Broadcasting Studios, Parking Buildings, Parks and Playgrounds, R4 Uses										
C2	Commercial C1.5 Uses, Retail w/Limited Mfg., Service Stations and Garages, Retail Contract Business, Churches, Schools, Auto Sales, R4 Uses	Determined by Height District *10	none	none	none for commercial uses; same as R4 zone for residential uses at lowest residential story	same as R4 for residential uses; otherwise none	same as R4 for residential uses; otherwise none				
C4	Commercial C2 Uses with Limitations, R4 Uses										
C5	Commercial C2 Uses, Limited Floor Area for Mfg. of CM Zone Type, R4 Uses										
CM	Commercial Manufacturing Wholesale, Storage, Clinics, Limited Mfg., Limited C2 Uses, R3 Uses							none for commercial uses; same as R3 for residential uses	same as R3 for residential uses; otherwise none		

Loading Space: Hospitals, hotels, 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 in accordance with Section 12.21 C 6 of the Zoning Code.

Parking. See separate parking handout.

Footnotes:

*10 Refer to Height District Quick Reference Chart. (Section 12.21.1 through 12.21.5 of the Zoning Code)

Zone	Uses	Maximum Height	Required Yards			Minimum Area Per Lot/Unit	Minimum Lot Width
			Front	Side	Rear		
Manufacturing							
MR1	Restricted Industrial CM Uses, Limited Commercial and Manufacturing Uses, Clinics, Media Products, Limited Machine Shops, Animal Hospitals and Kennels	Determined by Height District *10	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	
M1	Limited Industrial MR1 Uses, Limited Industrial and Mfg. Uses, No R Zone Uses, No Hospitals, Schools, Churches, Any Enclosed C2 Use, Wireless Telecommunication, Household Storage		none				
MR2	Restricted Light Industrial 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 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 R5 zone for residential uses; *5	
M2	Light Industrial 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			
M3	Heavy Industrial 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	Minimum Lot Width
			Front	Side	Rear		
Parking							
P	Automobile Parking—Surface and Underground Surface Parking, Land in a P Zone may also be Classified in A or R Zone	Determined by Height District *10	10 ft. in combination with an A or R Zone; otherwise none	Area regulations of A and R zone apply for residential use		none, unless also in an A or R Zone	
PB	Parking Building 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 2 nd if abutting or across street and frontage in A or R Zone	5 ft. + 1 ft. each story above 2 nd if abutting A or R Zone	none	

Open Space/ Public Facilities/Submerged Lands

OS	Open Space Parks and Recreation Facilities, Nature Reserves, Closed Sanitary Landfill Sites, Public Water Supply Reservoirs, Water Conservation Area	none	none			none	
PF	Public Facilities Agricultural Uses, Parking Under Freeways, Fire and Police Stations, Government Buildings, Public Libraries, Post Offices, Public Health Facilities, Public Elementary and Secondary Schools	none	none			none	
SL	Submerged Lands Navigation, Shipping, Fishing, Recreation	none	none			none	

Footnotes:

*5 Section 12.17.5 B 9 (a). Dwelling considered as accessory to industrial use only (watchman or caretaker including family).

*10 Refer to Height District Quick Reference Chart. (Section 12.21.1 through 12.21.5 of the Zoning Code)

HEIGHT DISTRICT QUICK REFERENCE CHART

Zone	Height District														
	1			1-L		1-VL		1-XL		2		3		4	
	Height	Hillside or Coastal Zone	FAR	Height	FAR	Height	FAR	Height	FAR	Height	FAR	Height	FAR	Height	FAR
A	45 ft.	45 ft.	3:1	not to exceed 6 stories or 75 ft.	3:1	not to exceed 3 stories or 45 ft. ‡	3:1	not to exceed 2 stories or 30 ft. ‡	3:1	No Limit	6:1	No Limit	10:1	No Limit	13:1
RA	36 ft. †														
RE40	45 ft.														
RE20	36 ft. †														
RE15															
RE11	33 ft. †														
RE9															
RS	30 ft.														
R1															
RU	45 ft.														
RZ	30 ft.														
RW1	45 ft.														
R2		33 ft. †													
RD	45 ft.														
RMP		75 ft. or 6 stories ‡													
RW2	No Limit														
R3	75 ft. or 6 stories ‡														
RAS3	No Limit														
R4		50'													
RAS4		not to exceed 3 stories or 45 ft. ‡													
R5		50'													
CR		75 ft. or 6 stories													
C	No Limit														
CM		1.5:1													
MR		not to exceed 3 stories or 45 ft. ‡													
M		1.5:1													
P	No Limit														
PB	3:1	No Limit	No Limit	No Limit	2 stories	6 stories	10 stories	13 stories							

- CNN** (Century City North) Height District - Sec. 12.21.2
- CCS** (Century City South) Height District - Sec. 12.21.2
- CRA** (Community Redevelopment Agency) Height District - Sec. 12.21.3
- EZ** (Enterprise Zone) Height District - Sec. 12.21.4
- CSA** (Centers Study Area) Height District - Sec. 12.21.5

† May exceed height limit to meet average height of 40% or more of dwellings on both sides of same street for the length of the block. (Sec. 12.21.1 3rd unnumbered paragraph)
 ‡ A building designed and used entirely for residential purposes shall only be limited to the number of feet in height. (Sec. 12.21.1 5th unnumbered paragraph) and 12.21.1 A 1 Exception)

NOTE: Specific Plan, HPOZ or Tract conditions shall take precedence over the height restrictions and may increase or decrease the maximum height for a given property

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)

(T), [T], T	Tentative Zone Classification	City Council requirements for public improvements as a result of a zone change—see Council File
(Q), [Q], Q	Qualified Classification	Restrictions on property as a result of a zone change, to ensure compatibility with surrounding property
D	Development Limitation	Restricts height, 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)

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

Other Zoning Designations

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