



Generalized Summary of Zoning Regulations

CITY OF LOS ANGELES

Information taken from <http://cityplanning.lacity.org> and <http://planning.lacounty.gov/>



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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 | | | | | |
| Agricultural | | | | | | | | | | | | | |
| A1 | Agricultural 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) | | | |
| A2 | Agricultural A1 uses | | | | | | 2 acres | 1 acre | 150 ft. | | | | |
| RA | Suburban 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) |
| Residential Estate | | | | | | | | | | | | | |
| RE40 | Residential Estate 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) | | | |
| RE20 | | | 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) | | | | |
| RE15 | | | | | 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) | | | | |
| RE11 | | | | | 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) | | | | |
| 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, Home Occupations | | | | | | 20 ft. min. | 7,500 sq. ft. | 7,500 sq. ft. | | 60 ft. | | |
| One-Family Residential | | | | | | | | | | | | | |
| R1 | One-Family Dwelling 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) | | | |
| RU | | | 30 | | 10 ft. | | 3 ft. (9) | 10 ft. | 3,500 sq. ft. | | n/a | 35 ft. | 2 covered spaces per dwelling unit |
| RZ2.5 | Residential Zero Side Yard 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 | | |
| RZ3 | | | | | | | | | 3,000 sq. ft. | | | | |
| RZ4 | | | | | | | | | 4,000 sq. ft. | | | | |
| RW1 | One-Family Residential Waterways 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. | | | | |
| Multiple Residential | | | | | | | | | | | | |
| R2 | Two Family Dwellings 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 | | |
| RD1.5 | Restricted Density Multiple Dwelling 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) |
| RD2 | | | | | | | | 2,000 sq. ft. | | | | |
| RD3 | | | | | | 10% lot width, 10 ft. max.; 5 ft. min., (6) | | 6,000 sq. ft. | 3,000 sq. ft. | | | |
| RD4 | | | | | | | | 8,000 sq. ft. | 4,000 sq. ft. | | | |
| RD5 | | | | | 20 ft. | 10 ft. min. (6) | 25 ft. | 10,000 sq. ft. | 5,000 sq. ft. | 70 ft. | | |
| RD6 | | | | | | | | 12,000 sq. ft. | 6,000 sq. ft. | | | |
| RMP | Mobile Home Park 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 | |
| RW2 | Two Family Residential Waterways 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. | | | |
| R3 | Multiple Dwelling 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 | | |
| RAS3 | Residential/ Accessory 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 | | | | |
| R4 | Multiple Dwelling 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 ↓

Multiple Residential continued ↑

| | | | | | | | | | |
|-------------|---|------------------|--|--|--|------------------|---|--------|---------------------|
| RAS4 | Residential/ Accessory 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 |
| R5 | Multiple Dwelling 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 | | | | |
| Commercial (see loading and parking, next page) | | | | | | | | | | |
| CR | Limited Commercial 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 | | |
| 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 | 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 | | | |
| C1.5 | Limited Commercial C1 Uses—Retail, Theaters, Hotels, Broadcasting Studios, Parking Buildings, Parks and Playgrounds, R4 Uses | | | | | | same as R4 zone for residential uses; otherwise none | | | |
| C2 | Commercial 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 | | same as R4 for residential uses; otherwise none | |
| C4 | Commercial C2 Uses with Limitations, R4 Uses | | | | | | | | | |
| C5 | Commercial C2 Uses, Limited Floor Area for Manuf. of CM Zone Type, R4 Uses | | | | | | | | | |
| CM | Commercial Manufacturing 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 | | |
| Manufacturing | | | | | | | | |
| MR1 | Restricted Industrial 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) | |
| M1 | Limited Industrial MR1 Uses, Limited Industrial and Manufacturing Uses, no R Zone Uses, no Hospitals, Schools, Churches, any Enclosed C2 Use, Wireless Telecommunications, 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 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 | Min. Lot Width |
|----------------|--|----------------|------|--|---|--|-------------------------------------|----------------|
| | | Stories | Feet | 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 | unlimited (8) | | 10 ft. in combination with an A or R Zone; otherwise none | none | | 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 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 | | |
| 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 Areas | 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 | | | | | | | |
| SL | Submerged Lands 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)

| | | |
|--------------------|-------------------------------|--|
| (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 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)

| | |
|------------|---------------------------------|
| 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.