

Generalized Summary of Zoning Regulations for the 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	Unlimited (8)	45 or Footnote (6), (8)	20% lot depth; 25 ft max or Footnote (6)	10% lot width; 25 ft; 3 ft min or Footnote (6)	25% lot depth; 25 ft max	5 Acres	2.5 Acres	300 Ft.	Two spaces per dwelling unit Footnote (6)
A2	AGRICULTURAL A1 Uses		2 Acres	1 Acre	150 Ft.					
RA	SUBURBAN Limited Agricultural Uses One-Family Dwellings		45 or Footnote (6), (7), (8)	20% lot depth; 25 ft max but not less than prevailing or footnote (6)	10 ft or 10% lot width < 70 ft plus 1 ft for 3 stories or more or footnote (6)	17,500 sq ft (1)	17,500 sq ft (1)	70 Ft (1)	Two covered spaces per dwelling unit Footnote (6)	

RESIDENTIAL ESTATE

RE40	RESIDENTIAL ESTATE One-Family Dwellings Parks Playgrounds Community Centers Truck Gardening	Unlimited (8)	45 or Footnote (6), (8)	20% lot depth; 25 ft max but not less than prevail'g or Footnote (6)	10 ft min plus 1 ft for ea story over 2nd or Footnote (6)	25% lot depth; 25 ft max	40,000 sq ft (1)	40,000 sq ft (1)	80 ft (1)	Two covered spaces per dwelling unit Footnote (6)
RE20	10 ft min plus 1 ft for ea story over 2nd or Footnote (6), (7)		20,000 sq ft (1)		20,000 sq ft (1)		80 Ft (1)			
RE15	10% lot width; 10 ft; 5 ft min plus 1 ft for ea story over 2nd or Footnote (6), (7)		15,000 sq ft (1)		15,000 sq ft (1)		80 ft (1)			
RE11	10% lot width < 50 ft;		11,000 sq ft (1)		11,000 sq ft (1)		70 ft (1)			
RE9	5 ft; 3 ft min plus 1 ft for ea story over 2nd or Footnote (6), (7)		9,000 sq ft (1)		9,000 sq ft (1)		65 ft (1)			
RS	SUBURBAN One-Family Dwellings Parks, Playgrounds Community Centers Truck Gardening		45 or Footnote (6), (7), (8)		20 ft min		7,500 sq ft (1)	7,500 sq ft (1)	60 ft (1)	

ONE FAMILY DWELLING

R1	ONE FAMILY DWELLING RS Uses	Unlimited (8)	45 or Footnote (6), (7), (8)	20% lot depth; 20 ft max but not less than prevail'g or Footnote (6)	10% lot width < 50 ft; 5 ft; 3 ft min plus 1 ft for ea story over 2nd or Footnote (6)	15 ft min	5,000 sq ft	5,000 sq ft	50 ft	Two covered spaces per dwelling unit Footnote (6)
RU			30	10 ft	3 ft	10 ft	3,500 sq ft	3,500 sq ft	35 Ft	
R22.5	RESIDENTIAL ZERO SIDE YARD Dwelling across not more than five lots (2) Parks, Playgrounds		45 or Footnote (8)	10 ft min	zero (3) or 3 ft plus 1 ft for ea story over 2nd	zero (3) or 15 ft	2,500 sq ft	2,500 sq ft	30 ft w/ driveway, 25 ft w/o driveway	Two covered spaces per dwelling unit
R23	3,000 sq ft		3,000 sq ft	20 ft – flag, curved or cul-de-sac						
R24	4,000 sq ft		4,000 sq ft							
RW1	ONE FAMILY RESIDENTIAL WATERWAYS ZONE	30	10 ft min	10% lot width; 3 ft min	15 ft min	2,300 sq ft	2,300 sq ft	28 ft		

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 DWELLING R1 Uses Two-Family Dwellings	Unlimited (8)	45 or Footnote (6), (7), (8)	20% lot depth; 20 ft max	10% lot width < 50 ft; 5 ft; 3 ft min plus 1 ft for ea story over 2nd	15 ft.	5,000 sq ft	2,500 sq ft	50 Ft.	Two spaces, one covered
RD1.5	RESTRICTED DENSITY MULTIPLE DWELLING ZONE Two-Family Apartment Houses Multiple Dwellings		45 or Footnote (6), (7), (8)	15 ft	10% lot width < 50 ft; 5 ft; 3 ft min plus 1 ft for ea story over 2nd not to exceed 16 ft or Footnote (6)	15 ft.	5,000 sq ft	1,500 sq ft	60 Ft.	1.0 space ea dwelling unit of < 3 hab rooms, 1.5 spaces ea dwelling unit of = 3 hab rooms, 2.0 spaces ea dwelling of > 3 hab rooms.
RD2							2,000 sq ft			
RD3							6,000 sq ft	3,000 sq ft		
RD4							8,000 sq ft	4,000 sq ft		
RD5							10,000 sq ft	5,000 sq ft		
RD6							12,000 sq ft	6,000 sq ft		
RMP	MOBILEHOME PARK ZONE	45 or Footnote (8)	20% lot depth 20 ft max	20% lot depth 20 ft max	10 ft	25% lot depth 25 ft max	20,000 sq ft	20,000 sq ft	80 Ft.	Two covered spaces per dwelling unit
RW2	TWO-FAMILY RESIDENTIAL WATERWAYS ZONE			10 ft min	10% lot width < 50 ft; 3 ft min plus 1 ft for ea 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 min for key lots	10% lot width < 50 ft; 5 ft; 3 ft min plus 1 ft for ea story over 2nd, not to exceed 16 ft	15 ft	5,000 sq ft	800 to 1,200 sq ft	50 Ft	
R4	MULTIPLE DWELLING R3 Uses, Churches, Schools, Child Care	Unlimited (8)	10 ft min for key lots	10% lot width < 50 ft; 5 ft; 3 ft min plus 1 ft for ea story over 2nd, not to exceed 16 ft	15 ft plus 1 ft for ea story over 3rd, 20 ft max	400 to 800 sq ft				
R5	MULTIPLE DWELLING R4 Uses, Clubs, Lodges, Hospitals, Sanitariums					200 to 400 sq ft				

ZONE	USE	MAXIMUM HEIGHT		REQUIRED YARDS			MINIMUM AREA PER LOT/UNIT	MINIMUM LOT WIDTH	LOADING SPACE	PARKING REQUIRED
		STORIES	FEET	FRONT	SIDE	REAR				

COMMERCIAL

CR	LIMITED COMMERCIAL Banks, Clubs, Hotels, Churches, Schools, Business & Professional Child Care, Parking Areas, R4 Uses	6	75 ft	10 ft min	10% lot width < 50 ft; 5 ft min for corner lots; lots adj an "A" or "R" Zone, or for residential areas	15 ft min plus 1 ft for ea story over 3rd	Same as R4 for residential uses. Otherwise none	40 ft commercial 50 ft residential	Hospitals, Hotels, Institutions and with every building where lot abuts an alley. Minimum loading space equals 400 sq ft Add'l space is required for buildings comprising more than 50,000 sq ft of floor area None required for apartment buildings with 30 units or less	Refer to parking requirement handout
C1	LIMITED COMMERCIAL Local Retail Stores, Offices or Businesses, Hotels, Hospitals and/or Clinics, Parking Areas, CR Uses except Churches, Schools & Museums, R3 Uses	Unlimited (8)	10 ft min		Same as R3 for corner lots, lots adjacent to an "A" or "R" Zone, or for residential areas	15 ft plus 1 ft for ea story over 3rd, 20 ft max for resid'l uses or lot abutting an "A" or "R" Zone	Same as R3 Zone for residential uses, except 5,000 sq ft per unit in C1-H Zones Otherwise, none.			
C1.5	LIMITED COMMERCIAL C1 Uses- Retail Theaters, Broad-casting Studios, Parking Bldgs, Parks & Playgrounds, R4 Uses					Yards req'd at lowest resid'l story -Otherwise none	Same as R4 for residential uses. Otherwise none			
C2	COMMERCIAL C1.5 Uses, Retail w/limited manuf, Service Stations & Garages, Retail Contr. Business, Churches, Schools, R4 Uses	None	None	None for commercial uses Same as R4 Zone for residential uses Yards provided at lowest residential story	None for commercial uses Same as R4 Zone for residential uses	Same as R4 for residential uses Otherwise none	40 ft Commercial 50 ft Residential			
C4	COMMERCIAL C2 Uses, (except uses such as Service Stations, Amusement Enterprises, Hospitals, 2nd-Hand Businesses) R4 Uses									
C5	COMMERCIAL C2 Uses, Limited Floor Areas for Light Manufacturing of the CM-Zone Type, R4 Uses									
C5	COMMERCIAL MANUFACT. Wholesale, Storage, Clinics, Limited Manufacturing C2 Uses (except Hospitals, Schools, Churches), R3 Uses							Same as R4 for residential uses Otherwise none		

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		STORIES	FEET	FRONT	SIDE	REAR				

INDUSTRIAL

MR1	RESTRICTED INDUSTRIAL Uses First permitted in CM Zone – Limited Commercial & Manufacturing Uses, Clinics, Limited Machine Shops, Animal Hospitals and Kennels	Unlimited (8)	5 ft for lots 100 ft or less	None for industrial or commercial uses	None for industrial or commercial uses	Same as R4 for watchman or caretaker dwellings (5)	Institutions and with every building where lot abuts an alley Minimum loading space equals 400 sq ft	Refer to parking requirement handout				
MR2	RESTRICTED LIGHT INDUSTRIAL MR1 Uses – Additional Industrial Uses, Mortuaries, Agriculture								15 ft for lots over 100 ft in depth	Same as R4 Zone for residential uses (5)	Same as R4 Zone for residential uses Yards provided at lowest residential story	Additional space required for buildings comprising more than 50,000 sq ft of floor area None required for apartment building 30 units or less
M1	LIMITED INDUSTRIAL CM uses – Limited Industrial and Manufacturing Uses. No "R" Zone Uses, No Hospitals, Schools or Churches, any enclosed C2 Uses		None	Same as R5 Zone for residential uses (5)	Same as R5 (5)							
M2	LIGHT INDUSTRIAL M1 and MR2 Uses – Additional Industrial Uses, Storage Yards of All Kinds, Animal Keeping, No "R" Zone Uses											
M3	HEAVY INDUSTRIAL M2 Uses – Any Industrial Uses - Nuisance type – 500 ft from any other Zone – No "R" Zone Uses											

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		STORIES	FEET	FRONT	SIDE	REAR		

PARKING

P	AUTOMOBILE PARKING SURFACE & UNDERGROUND Land in a "P" Zone may also be classified in "A" or "R" Zone Parking Permitted in lieu of Agricultural or Residential Uses	Unlimited (8)	10 ft if in combination with an "A" or "R" Zone	None	None	None unless also in an "A" or "R" Zone
PB	PARKING BUILDING Automobile Parking within or without a Building "P" Zone Uses					

ZONE CLASSIFICATIONS, DISTRICTS AND OBSCURE ZONES — Established in Conjunction with Zone(s)

ZONE CLASSIFICATIONS	SUPPLEMENTAL USE DISTRICTS	OBSCURE ZONES
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(T) TENTATIVE CLASSIFICATION — Used in combination with zone changes only – Delays issuance of building permits until subdivision or parcel map is recorded or other conditions are met as required by City Council.	O Oil Drilling District	CW Central City West Specific Plan Zone
(Q) QUALIFIED CLASSIFICATION — Further restrictions on property; used in combination with zone changes only (except with RA, RE, RS R1 Zones). Restricts uses of property and assures development compatible with the surrounding property.	S Animal Slaughtering District	HP Historical Preservation Overlay Zone
(D) DEVELOPMENT LIMITATION CLASSIFICATION — Restricts absolute building heights, floor area ratio, percent of lot coverage and building setbacks.	G Surface Mining District	PF Public Facilities Zone
(SL) SUBMERGED LAND ZONE — Commercial Shipping, Navigation, Fishing, Recreation	RPD Residential Planned Development District	OS Open Space Zone
(F) FUNDED IMPROVEMENT CLASSIFICATION — An alternative means of effecting zone changes and securing improvements when no subdivision or dedications are involved.	K Equinekeeping District	# Public or Open Space
	CA Commercial and Artcraft District	WC Warner Center Specific Plan
	POD Pedestrian Oriented District	

FOOTNOTES

(1) "H" Hillside or Mountainous Area designation 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. Each lot may be used for only one single family dwelling. See minimum width and area requirements below.

ZONE COMBINATION	MINIMUM TO WHICH NET AREA MAY BE REDUCED (sq ft)	MINIMUM TO WHICH LOT WIDTH MAY BE REDUCED
RA-H	14,000	63
RE9-H	7,200	60
RE11-H	8,800	63
RE15-H	12,000	72
RE20-H	16,000	72
RE40-H	32,000	No Reduction

(2) See Section 12.08.3 B 1 of the Zoning Code.

(3) See Section 12.08.3 C 2 of the Zoning Code.

(4) See Section 12.09.5 C of the Zoning Code. For two of 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) Requirements for Single Family Dwelling projects may be governed by the Hillside Ordinance. Refer to 12.21.A.17 LAMC.

(7) Requirements for Single Family Dwelling projects may be governed by the "Big House" Ordinance. Refer to Ordinance #169,775.

(8) HEIGHT DISTRICT:

HEIGHT DISTRICT	MAXIMUM FLOOR AREA		MAXIMUM HEIGHT	
	FLOOR AREA RATIO, FAR		STORIES	FEET
1	3:1 - R Zone 1.5:1 - C or M Zones		2 plus roof for PB Zone	
1L			6	
1-VL			3 for non-residential uses	
1-XL			2 for non-residential uses	
2	6:1	6 for PB Zone	6 for non-residential uses in CR Zone	75 for CR, RD and R3 Zones
3	10:1	10 for PB Zone		
4	13:1	13 for PB Zone		
CRA1	3:1		6 for non-residential uses in "L" Districts	75' in "L" Districts
EZ1				
CSA1	6:1		3 for non-residential uses in "VL" Districts	45' in "VL" Districts
CRA2				
EZ2	10:1		2 for non-residential uses in "XL" Districts	30' in "XL" Districts
CSA2				
CRA3	13:1			
EZ3				
CSA3				
CRA4				
EZ4				
CSA4				

Portions of buildings on a C or M zoned lot shall not exceed the height limits set forth below when located within the distances specified from a lot classified in the RW1 or more restrictive zone per 12.21.1 A 10.

DISTANCE (ft)	HEIGHT (ft)
0 to 49	25
50 to 99	33
100 to 199	61

Note: This summary is intended to be a guide only. Definitive information should be obtained from the Department of Building and Safety.



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