



MONARCH
TITLE COMPANY

Generalized Summary of Zoning Regulations for the City of Los Angeles

As available through the city's Department of Planning.

https://planning.lacity.org/odocument/eadc225-a16b-4ce6-bc94-c915408c2b04/Zoning_Code_Summary.pdf



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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)
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.
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.
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								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.
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.	5,000 sq. ft.	400 sq. ft.; 200 sq. ft. per guest room	50 ft.	same as RD zones					

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
RS	Multiple Dwelling R4 uses, Clubs, Lodges, Hospitals, Sanitariums, Hotels		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. + 1 ft. for each story over 3rd; 20 ft. max.		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.

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)			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			none	none for commercial uses; same as R4 zone for residential uses at lowest residential story	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 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		
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				
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. LotWidth
		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 aBuilding			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.

EXISTING CODE

<https://planning.lacity.org/zoning/existing-code>

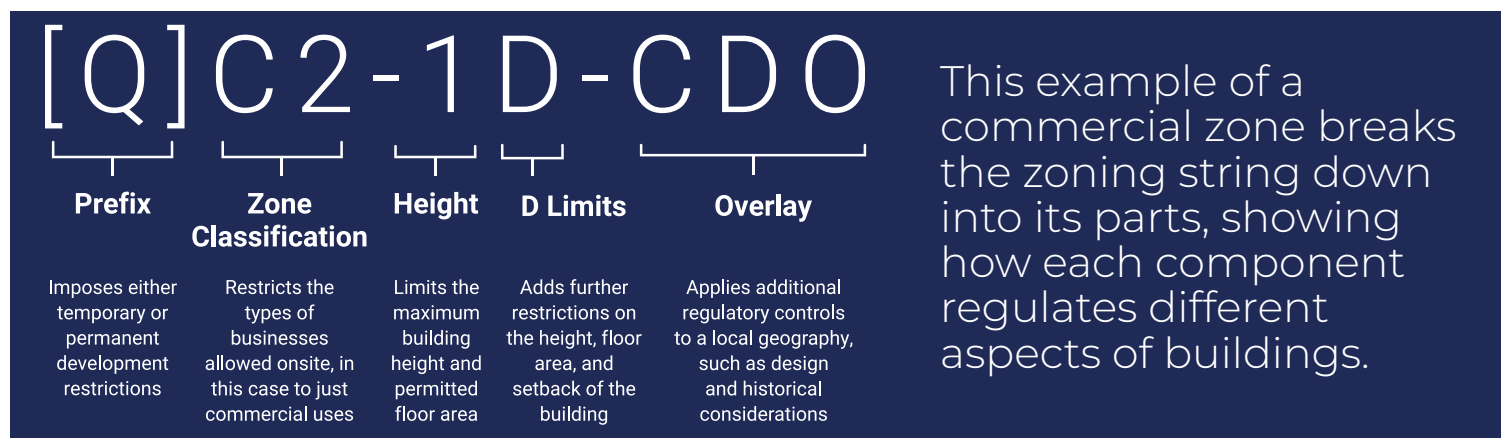
Los Angeles's zoning regulations are published in Chapter 1 of the Municipal Code, commonly known as the Zoning Code. The City's zoning provisions regulate many aspects of how land may be used—everything from specifying where different uses may be located to outlining the processes for requesting relief from certain land use regulations.

In Los Angeles, similar land uses are grouped into general categories and referenced by a letter in the alphabet. This letter is followed by a number to signify the allowable intensity of the use or, in some cases, the density.

Zoning also establishes limitations on the size and scale of buildings through the use of height districts. The height district limits the height of a building and its square footage. The height district is defined by a number, which appears after the zone class.

From time to time, properties may be subject to further development limitations—land use restrictions that prevent construction of a building at the maximum height or mass. These properties have a prefix or an additional suffix attached to the height district.

In a city as large as Los Angeles, some neighborhoods are subject to tailored zoning regulations—an overlay, which functions as an additional layer of zoning rules. Properties located within an overlay are typically identified by a series of letters at the end of the zoning string but may also be identified by a unique zone.



PREFIX

A Q condition prefix may impose either temporary or permanent development restrictions on a property. These restrictions are uniquely applied to an individual or group of properties, and can further limit the types of allowed uses that would otherwise be permitted within the Zone Class.

For example, a Q condition can prohibit a property in the C2 zone from being used for commercial uses that are not neighborhood-serving retail or restaurant uses.

ZONE CLASS

The zone class identifies the types of uses that are permitted on a property, including regulations related to building setbacks and minimum lot size requirements.

In this case, a variety of different commercial uses would be allowed, but some uses, like a bowling alley or penny arcade, would not be permitted, based on the City's Zoning Code.

HEIGHT DISTRICT

The height district specifies the maximum building height and permitted floor area allowed on a property.

For example, the C2 Zone in Height District 1 would allow a 75 foot-tall building and a 1.5 to 1 floor area ratio (FAR).

D LIMITATION

A D limitation may be adopted on a property or neighborhood to impose further restrictions on the height, floor area, and setbacks of a building.

For example, a D limitation imposed on a C2 Zone in Height District 2 may reduce the permitted floor area ratio of the site from 6 to 1 down to a 3 to 1 FAR.

SUPPLEMENTAL USE DISTRICT OR OVERLAY

Zones that are located within a Supplemental Use District, or Overlay, are subject to further regulatory controls.

For example, this C2 Zone is subject to the standards of one of the City's Community Design Overlay Districts (CDO). Other applicable overlays or use districts may include Community Plan Implementation Overlays, Historic Preservation Overlays, or Equinekeeping Districts.

While some of these additional regulations may be found in the City's Zoning Code, these additional layers of zoning regulations are often adopted as standalone ordinances.

For more specific information on plan overlays, please visit <https://planning.lacity.org/plans-policies/overlays>.