



Los Angeles County Zoning

ZONE	USE	MAXIMUM HEIGHT		REQUIRED YARDS			MINIMUM AREA		MINIMUM LOT WIDTH	PARKING SPACE
		STORIES	FEET	FRONT	SIDE	REAR	PER LOT	PER DWELLING UNIT		
A1	AGRICULTURAL ONE FAMILY DWELLINGS PLAYGROUNDS, COMMUNITY CENTERS GOLF COURSES, TRUCK GARDENING, EXTENSIVE AGRICULTURAL USES	3	45 FT	25 FT	25 FT MAXIMUM 10% LOT WIDTH 3 FT MINIMUM	25 FT	5 ACRES	2 1/2 ACRES	300 FT	TWO SPACES PER DWELLING UNIT
A2	AGRICULTURAL A1 USES	3	45 FT	25 FT	25 FT MAXIMUM 10% LOT WIDTH 3 FT MINIMUM	25 FT	2 ACRES	1 ACRE	150 FT	TWO SPACES PER DWELLING UNIT
RA	SUBURBAN LIMITED AGRICULTURAL USES ONE-FAMILY DWELLINGS	3	45 FT	25 FT	10 - 18 2 STORIES 11' - 3 STORIES	25 FT	17,500 SQ FT*	17,500 SQ FT*	70 FT*	TWO GARAGE SPACES PER DWELLING UNIT
RE40	RESIDENTIAL ESTATE ONE-FAMILY DWELLINGS PARKS PLAYGROUNDS COMMUNITY CENTERS TRUCK GARDENING	3	45 FT	25 FT	10 FT	25 FT	40,000 SQ FT*	40,000 SQ FT*	80 FT*	
RE20				25 FT	10 FT	25 FT	20,000 SQ FT*	20,000 SQ FT*	80 FT*	
RE15				25 FT	10 FT MAXIMUM 10% LOT WIDTH 5 FT MINIMUM	25 FT	15,000 SQ FT*	15,000 SQ FT*	80 FT*	
RE11				25 FT	5' - 18 2 STORIES 6' - 3 STORIES	25 FT	11,000 SQ FT*	11,000 SQ FT*	70 FT*	
RE9				25 FT	5 FT MAXIMUM 10% LOT WIDTH 3 FT MINIMUM	25 FT	9,000 SQ FT*	9,000 SQ FT*	65 FT*	
R5	SUBURBAN ONE-FAMILY DWELLINGS PARKS, PLAYGROUNDS TRUCK GARDENING	3	45 FT	25 FT	5' - 18 2 STORIES 6' - 3 STORIES	20 FT	7,500 SQ FT*	7,500 SQ FT*	60 FT	
R1	ONE-FAMILY DWELLING RS USES	3	45 FT	20 FT	5' - 18 2 STORIES 6' - 3 STORIES	15 FT	5,000 SQ FT*	5,000 SQ FT*	50 FT	
RW1	ONE-FAMILY RESIDENTIAL WATERWAYS ZONE	2	30 FT	10 FT	4' PLUS EACH STORY ABOVE 2ND 10% LOT WIDTH	15 FT	2,300 SQ FT*	2,300 SQ FT*	28 FT	
RW2	TWO-FAMILY RESIDENTIAL WATERWAYS ZONE	3	45 FT				1,150 SQ FT*			
R2	TWO-FAMILY DWELLING R1 USES TWO-FAMILY DWELLINGS			20 FT	5' - 18 2 STORIES 6' - 3 STORIES	15 FT	5,000 SQ FT*	2,500 SQ FT*	50 FT	TWO SPACES ONE IN A GARAGE
RD1.5	RESTRICTED DENSITY MULTIPLE DWELLING ZONE TWO-FAMILY DWELLING APARTMENT HOUSES MULTIPLE DWELLINGS	HEIGHT DISTRICT NO. 1 3 STORIES 45 FT	45 FT	20 FT	6 FT	20 FT	6,000 SQ FT*	1,500 SQ FT*	60 FT	ONE SPACE EACH DWELLING UNIT OF LESS THAN THREE ROOMS, ONE AND ONE-HALF SPACES EACH DWELLING UNIT OF THREE ROOMS, TWO SPACES EACH DWELLING OF MORE THAN THREE ROOMS, ONE SPACE EACH GUEST ROOM (FIRST THIRTY)
RD2				8,000 SQ FT*	2,000 SQ FT*	60 FT				
RD3				3,000 SQ FT*	70 FT					
RD4				4,000 SQ FT*						
RD5				5,000 SQ FT*						
RD6				6,000 SQ FT*						
R3	MULTIPLE DWELLING R2 USES APARTMENT HOUSES MULTIPLE DWELLINGS CHILD CARE (20 MAX)	HEIGHT DISTRICT NO. 2, 3 OR 4 6 STORIES 75 FT	75 FT	15 FT	5' - 18 2 STORIES 6' - 3 STORIES	15 FT	5,000 SQ FT*	800 TO 1,200 SQ FT	50 FT	
R4	MULTIPLE DWELLING R3 USES CHURCHES, HOTELS, SCHOOLS			UNLIMITED*	15 FT	5' PLUS 1' EACH STORY ABOVE 2ND 16 FT MAX	15' PLUS 1' EACH STORY ABOVE 3RD 20 FT MAX	5,000 SQ FT*	400 TO 800 SQ FT	50 FT
R5	MULTIPLE DWELLING R4 USES CLUBS, LODGES, HOSPITALS SANITARiums	UNLIMITED*	15 FT	5' PLUS 1' EACH STORY ABOVE 2ND 16 FT MAX	15' PLUS 1' EACH STORY ABOVE 3RD 20 FT MAX	5,000 SQ FT*	200 TO 400 SQ FT	50 FT		



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ZONE	USE	MAXIMUM HEIGHT		REQUIRED YARDS			MINIMUM AREA PER LOT & UNIT	MINIMUM LOT WIDTH	LOADING SPACE	PARKING SPACE			
		STORIES	FEET	FRONT	SIDE	REAR							
CR	LIMITED COMMERCIAL BANKS, CLUBS, HOTELS, CHURCHES, SCHOOLS, BUSINESS & PROFESSIONAL OFFICES, PARKING AREAS	6	75 FT		5' - 10' CORNER LOT, RESIDENTIAL USE OR ADJOINING AN "A" OR "R" ZONE SAME AS R4	15' PLUS 1' EACH STORY ABOVE 3RD	SAME AS R4 FOR DWELLINGS OTHERWISE NONE		HOSPITALS, HOTELS, INSTITUTIONS AND WITH EVERY BUILDING WHERE LOT ABUTS ALLEY	ONE SPACE FOR EACH 500 SQ FT OF FLOOR AREA			
C1	LIMITED COMMERCIAL LOCAL RETAIL STORES, OFFICES OR BUSINESSES, HOTELS, LIMITED HOSPITALS AND/OR CLINICS, PARKING AREAS	UNLIMITED*	UNLIMITED*	10 FT	3' - 5' CORNER LOT OR ADJOINING AN "A" OR "R" ZONE	15' PLUS 1' EACH STORY ABOVE 3RD RESIDENTIAL USE OR ABUTTING IN "A" OR "R" ZONE	SAME AS R3 FOR DWELLINGS EXCEPT 5,000 SQ FT PER UNIT IN C1-M ZONES OTHERWISE NONE	50 FEET FOR RESIDENCE USE - OTHERWISE NONE	MINIMUM LOADING SPACE 400 SQ FT	ONE SPACE FOR EACH 500 SQ FT OF FLOOR AREA IN ALL BUILDINGS ON ANY LOT			
C1.5	LIMITED COMMERCIAL C1 USES - DEPARTMENT STORES, THEATRES, BROADCASTING STUDIOS, PARKING BUILDINGS, PARKS & PLAYGROUNDS				RESIDENTIAL USE SAME AS R4 ZONE	RESIDENTIAL USES SAME AS IN R4 ZONE	RESIDENTIAL USES SAME AS IN R4 ZONE				ADDITIONAL SPACE REQUIRED FOR BUILDINGS CONTAINING MORE THAN 50,000 SQ FT OF FLOOR AREA	MUST BE LOCATED WITHIN 750 FT OF BUILDING	
C2	COMMERCIAL C1.5 USES - RETAIL BUSINESSES WITH LIMITED MANUFACTURING, AUTO SERVICE STATION & GARAGE, RETAIL CONTRACTORS BUSINESSES, CHURCHES, SCHOOLS				NONE	NONE FOR COMMERCIAL BUILDINGS - RESIDENTIAL USES SAME AS IN R4 ZONE	NONE FOR COMMERCIAL BUILDINGS - RESIDENTIAL USES SAME AS IN R4 ZONE			SAME AS R4 FOR DWELLINGS - OTHERWISE NONE		SEE CODE FOR ASSEMBLY AREAS, HOSPITALS AND CHURCHES	
C4	COMMERCIAL C2 USES - (WITH EXCEPTIONS, SUCH AS AUTO SERVICE STATIONS, AMUSEMENT ENTERPRISES, CONTRACTORS BUSINESSES, SECOND-HAND BUSINESSES)												
C5	COMMERCIAL C2 USES - LIMITED FLOOR AREAS FOR LIGHT MANUFACTURING OF THE CM - ZONE TYPE												
CM	COMMERCIAL MANUFACTURING WHOLESALE BUSINESSES, STORAGE BUILDINGS, CLINICS, LIMITED MANUFACTURING, C2 USES - EXCEPT HOSPITALS, SCHOOLS, CHURCHES						SAME AS R3 FOR DWELLINGS - OTHERWISE NONE						
MR1	RESTRICTED INDUSTRIAL CM USES - LIMITED COMMERCIAL & MANUFACTURING USES, HOSPITALS, CLINICS, SANITARIUMS, LIMITED MACHINE SHOPS	UNLIMITED*	UNLIMITED*	15 FT	NONE FOR COMMERCIAL BUILDINGS - RESIDENTIAL USES SAME AS IN R4 ZONE	NONE FOR INDUSTRIAL OR COMMERCIAL BUILDINGS - RESIDENTIAL USES SAME AS IN R4 ZONE	NONE EXCEPT FOR DWELLINGS	50 FEET FOR RESIDENCE USE - OTHERWISE NONE	HOSPITALS, HOTELS, INSTITUTIONS AND WITH EVERY BUILDING WHERE LOT ABUTS ALLEY	ONE SPACE FOR EACH 500 SQ FT OF FLOOR AREA IN ALL BUILDINGS ON ANY LOT			
MR2	RESITRICTED LIGHT INDUSTRIAL MR1 USES - ADDITIONAL INDUSTRIAL USES, MORTUARIES, AGRICULTURE												
M1	LIMITED INDUSTRIAL CM USES - LIMITED INDUSTRIAL & MANUFACTURING USES, NO "R" ZONE USE, NO HOSPITALS, SCHOOLS OR CHURCHES												
M2	LIGHT INDUSTRIAL M1 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									NONE	NONE	NONE - NOTE - "R" ZONE USES PROHIBITED	NONE
P	AUTOMOBILE PARKING - SURFACE & UNDERGROUND PROPERTY IN A "P" ZONE MAY ALSO BE IN AN "A" OR "R" ZONE PARKING PERMITTED IN LIEU OF AGRICULTURAL OR RESIDENTIAL USES						NONE UNLESS ALSO IN AN "A" OR "R" ZONE	NONE UNLESS ALSO IN AN "A" OR "R" ZONE					
PB	PARKING BUILDING AUTOMOBILE PARKING WITHIN OR WITHOUT A BUILDING			0', 5' OR 10' DEPENDING ON ZONING IN AND ACROSS STREET	5' PLUS 1' EACH STORY ABOVE 2ND IF ABUTTING OR ACROSS STREET FROM "A" OR "R" ZONE	5' PLUS 1' EACH STORY ABOVE 2ND IF ABUTTING OR ACROSS STREET FROM "A" OR "R" ZONE TO A 16' MAX	NONE	NONE					
SL	SUBMERGED LAND ZONE COMMERCIAL SHIPPING NAVIGATION FISHING RECREATION												
(T)	TENTATIVE CLASSIFICATION USED IN COMBINATION WITH ZONE CHANGE ONLY - DELAYS ISSUANCE OF BUILDING PERMIT UNTIL SUBDIVISION OR PARCEL MAP RECORDED												
(F)	FUNDED IMPROVEMENT CLASSIFICATION AN ALTERNATE MEANS IF EFFECTING ZONE CHANGES AND SECURING IMPROVEMENTS (WHEN NO SUBDIVISION OR DEDICATIONS ARE INVOLVED)												
(Q)	QUALIFIED CLASSIFICATION USED IN COMBINATION WITH ZONE CHANGES ONLY EXCEPT WITH RA, RE, RS OR R1 ZONES - RESTRICTS USES OF PROPERTY AND ASSURES DEVELOPMENT COMPATIBLE WITH THE SURROUNDING PROPERTY												

- No.1 Floor area of main building may not exceed three times the building area of the lot.
- No.1L Same as no. 1 and maximum height - 6 stories or 75 ft
- No.1-VL Same as no. 1 and maximum height - 3 stories or 45 ft
- No.1-XL Same as no. 1 and maximum height - 2 stories or 30 ft
- No.2 Floor area of main building may not exceed six times the buildable area of the lot
- No.3 Floor area of main building may not exceed ten times the buildable area of the lot
- No.4 Floor area of main building may not exceed 13 times the buildable area of the lot

MAXIMUM PB ZONE HEIGHTS:

- No. 1: 2 stories
- No. 2: 6 stories
- No. 3: 10 stories
- No. 4: 13 stories

This summary is only a guide. Definitive information should be obtained from the zoning code itself and from consultation with the Dept of Building & Safety