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Los Angeles County Zoning Codes

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 3FT 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 R5 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		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				20 FT	10 FT	25 FT	8,000 SQ FT*	2,000 SQ FT*	60 FT	
RD3							12,000 SQ FT*	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 75FT		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	10 FT	5' - 10' CORNER LOT, RESIDENTIAL USE OR ADJOINING AN "A" OR "R" ZONE SAME AS R4 3' - 5' CORNER LOT OR ADJOININ AN "A" OR "R" ZONE — RESIDENTIAL USE SAME AS R4 ZONE	15' PLUS 1' EACH STORY ABOVE 3RD 15' PLUS 1' EACH STORY ABOVE 3RD RESIDENTIAL USE OR ABUTTING IN "A" OR "R" ZONE — OTHERWISE NONE	SAME AS R4 FOR DWELLINGS OTHERWISE NONE 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	HOSPITALS, HOTELS, INSTITUTIONS AND WITH EVERY BUILDING WHERE LOT ABUTS ALLEY MINIMUM LOADING SPACE 400 SQ FT — ADDITIONAL SPACE REQUIRED FOR BUILDINGS CONTAINING MORE THAN 50,000 SQ FT OF FLOOR AREA — NONE REQUIRED FOR APARTMENT BUILDINGS 20 UNITS OR LESS	ONE SPACE FOR EACH 500 SQ FT OF FLOOR ARE
C1	LIMITED COMMERCIAL LOCAL RETAIL STORES, OFFICES OR BUSINESSES, HOTELS, LIMITED HOSPITALS AND/OR CLINICS, PARKING AREAS	UNLIMITED*								ONE SPACE FOR EACH 500 SQ FT OF FLOOR AREA IN ALL BUILDINGS ON ANY LOT MUST BE LOCATED WITHIN 750 FT OF BUILDING SEE CODE FOR ASSEMBLY AREAS, HOSPITALS AND CHURCHES
C1.5	LIMITED COMMERCIAL C-1 USES - DEPARTMENT STORES, THEATRES, BROADCASTING STUDIOS, PARKING BUILDINGS, PARKS & PLAYGROUNDS									
C2	COMMERCIAL C-1.5 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			
C4	COMMERCIAL C-2 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*		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 MINIMUM LOADING SPACE 400 SQ FT — ADDITIONAL SPACE REQUIRED FOR BUILDINGS CONTAINING MORE THAN 50,000 SQ FT OF FLOOR AREA — NONE REQUIRED FOR APARTMENT BUILDINGS 20 UNITS OR LESS	ONE SPACE FOR EACH 500 SQ FT OF FLOOR AREA IN ALL BUILDINGS ON ANY LOT MUST BE LOCATED WITHIN 750 FT OF BUILDING SEE CODE FOR ASSEMBLY AREAS, HOSPITALS AND CLINICS
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			NONE						
M2	LIGHT INDUSTRIAL M1 USES - ADDITIONAL INDUSTRIAL USES, STORAGE YARDS OF ALL KNOBS, 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 WITHING 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 IR 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 of 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