



# Zoning Codes

Los Angeles County



First American  
Title Company

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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 <i>One-Family Dwellings, Playgrounds, Community Centers, Golf Courses, Truck Gardening, Extensive Agricultural Uses</i>	3	45 ft.	25 ft.	25 ft. Maximum 10% Lot Width 3 ft. Minimum	25 ft.	5 Acres	2 ½ Acres	300 ft.	Two Spaces per Dwelling Unit
A2	AGRICULTURAL <i>A1 USES</i>	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 <i>Limited Agricultural Uses One-Family Dwellings</i>	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 <i>One-Family Dwellings Parks Playgrounds Community Centers Truck Gardening</i>	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 <i>One-Family Dwellings Parks, Playgrounds Truck Gardening</i>	3	45 ft.	25 ft.	5' - 18 2 Stories 6' - 3 Stories	20 ft.	7,500 sq ft*
R1	ONE-FAMILY DWELLING <i>RS Uses</i>	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 <i>Waterways Zone</i>	2	30 ft.	10 ft.	4' Plus Each Story Above 2 <sup>nd</sup> 10% Lot Width	15 ft.	2,300 sq ft*	2,300 sq ft*	28 ft.	
RW2	TWO-FAMILY RESIDENTIAL <i>Waterways Zone</i>	3	45 ft.					1,150 sq ft*		
R2	TWO-FAMILY DWELLING <i>R1 Uses Two-Family Dwellings</i>			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 <i>Two-Family Dwelling Apartment Houses Multiple Dwellings</i>	Height District No. 1 3 Stories 45 ft.	20 ft.	10 ft.	25 ft.	6 ft.	6,000 sq ft*	1,500 sq ft*	60 ft.	One space each dwelling unit of less than three rooms, one & 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							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 <i>R2 Uses Apartment Houses Multiple Dwellings Child Care (20 Max)</i>	Height District No. 2, 3 or 4 6 Stories 75 ft.	15 ft.	5' - 18 2 Stories 6' - 3 Stories	15 ft.	5,000 sq ft*	800 sq ft to 1,200 sq ft	50 ft.		
R4	MULTIPLE DWELLING <i>R3 Uses Churches, Hotels, Schools</i>								Unlimited*	15 ft.
R5	MULTIPLE DWELLING <i>R4 Uses Clubs, Lodges, Hospitals, Sanitariums</i>	Unlimited*	15 ft.	5' Plus 1' Each Story Above 2 <sup>nd</sup> 16 ft. Max	15' Plus 1' Each Story Above 3 <sup>rd</sup> 20 ft. Max	5,000 sq ft*	200 sq ft to 400 sq ft	50 ft.		

ZONE	USE	STORIES	FEET	FRONT	SIDE	REAR	AREA PER LOT & UNIT	LOT WIDTH	LOADING SPACE	PARKING SPACE
CR	LIMITED COMMERCIAL <i>Banks, Clubs, Hotels, Churches, Schools, Business &amp; Professional Ofcs, Parking Areas</i>	6	75 ft.	10 ft.	5' - 10' Corner Lot, Residential Use or Adjoining an "A" or "R" Zone Same as R4	15' Plus 1' Each Story Above 3 <sup>rd</sup>	Same as R4 for Dwellings Otherwise None	50 ft. for Residential Use -- Otherwise None	Hospitals, Hotels, Institutions & 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
C1	LIMITED COMMERCIAL <i>Local Retail Stores, Offices or Businesses, Hotels, Limited Hospitals and/or Clinics, Parking Areas</i>	Unlimited*	None		3' - 5' Corner Lot or Adjoining an "A" or "R" Zone -- Residential Use Same as R4 Zone	15' Plus 1' Each Story Above 3 <sup>rd</sup> Residential Use or Abutting in "A" or "R" Zone -- Otherwise None	Same as R3 for Dwellings Except 5,000 sq ft per unit in C1 - M Zones Otherwise None			
C1.5	LIMITED COMMERCIAL <i>C-1 Uses - Department Stores, Theatres, Broadcasting Studios, Parking Buildings, Parks &amp; Playgrounds</i>				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			
C2	COMMERCIAL <i>C-1.5 Uses - Retail Businesses with Limited Manufacturing, Auto Service Station &amp; Garage, Retail Contractors Businesses, Churches, Schools</i>			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 <i>C-2 Uses - (With Exceptions, such as Auto Service Stations, Amusement Enterprises, Contractors Businesses, Second-Hand Businesses)</i>			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				
C5	COMMERCIAL <i>C-2 Uses - Limited Floor Areas for Light Manufacturing of the CM - Zone Type</i>			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				
CM	COMMERCIAL MANUFACTURING <i>Wholesale Businesses, Storage Buildings; Clinics, Limited Manufacturing, C2 Uses - Except Hospitals, Schools, Churches</i>	Unlimited*	None	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 ft. for Residential Use -- Otherwise None	Hospitals, Hotels, Institutions & 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 & Clinics
MR1	RESTRICTED INDUSTRIAL <i>CM Uses - Limited Commercial &amp; Manufacturing Uses, Hospitals, Clinics, Sanitariums, Limited Machine Shops</i>									
MR2	RESTRICTED LIGHT INDUSTRIAL <i>MR1 Uses - Additional Industrial Uses, Mortuaries, Agriculture</i>									
M1	LIMITED INDUSTRIAL <i>CM Uses - Limited Industrial &amp; Manufacturing Uses, No "R" Zone Use, No Hospitals, Schools or Churches</i>									
M2	LIGHT INDUSTRIAL <i>M1 Uses - Additional Industrial Uses, Storage Yards of All Kinds, Animal Keeping - No "R" Zone Uses</i>									
M3	HEAVY INDUSTRIAL <i>M2 Uses - Any Industrial Uses - Nuisance Type - 500 ft. from any other Zone - No "R" Zone Uses</i>									
P	AUTOMOBILE PARKING - Surface & Underground <i>Property in a "P" Zone may also be in an "A" or "R" Zone Parking Permitted in Lieu of Agricultural or Residential Uses</i>						None Unless Also in an "A" or "R" Zone	None Unless Also in an "A" or "R" Zone	--	--
PB	PARKING BUILDING <i>Automobile Parking with or without a Building</i>	--	--	0', 5' or 10' Depending on Zoning In & Across Street	5' Plus 1' Each Story Above 2 <sup>nd</sup> if Abutting or Across Street from "A" or "R" Zone	5' Plus 1' Each Story Above 2 <sup>nd</sup> if Abutting or Across Street from "A" or "R" Zone to a 16' Max	None	None	--	--
SL	SUBMERGED LAND ZONE <i>Commercial Shipping, Navigation, Fishing, Recreation</i>									
(T)	TENTATIVE CLASSIFICATION <i>Used in Combination with Zone Changes Only - Delays Issuance of Building Permit Until Subdivision or Parcel Map Recorded</i>									
(F)	FUNDED IMPROVEMENT CLASSIFICATION <i>An Alternate Means if Effecting Zone Changes and Securing Improvements (when no Subdivisions or Dedications are Involved)</i>									
(Q)	QUALIFIED CLASSIFICATION <i>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</i>									

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. 1VL Same as no. 1 and maximum height - 3 stories or 45 ft  
No. 1XL Same as no. 1 and maximum height - 2 stories or 30 ft  
No. 2 Floor area of main building may not exceed 6 times the buildable area of the lot  
No. 3 Floor area of main building may not exceed 10 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