

NEIGHBORHOOD CHARACTER STUDY

Prepared by the City of Los Angeles – Department of City Planning
Community Planning Bureau

Current Code Requirements - Abbreviated

Zone	Front Yard	Side Yard	Rear Yard	Height District	Maximum Height	Maximum Stories	Maximum FAR
RA <i>Suburban Zone</i>	Not less than 20% of lot depth (maximum of 25 feet required), but not less than prevailing.	Not less than 10 feet; for lots < 70 feet in width (in record prior to 7/1/66), 10% of lot width (3 foot minimum), but + 1 foot if 3 stories or more. For lots in a Hillside Area or Coastal Zone + 1 foot for each 10 feet (or fraction thereof) in height above 18 feet.	Not less than 25% of lot depth (maximum of 25 feet required).	1	45 feet; for lots not located in a Hillside Area or Coastal Zone 36 feet, unless average height is higher.	n/a	3:1
				1L	45 feet; for lots not located in a Hillside Area or Coastal Zone 36 feet, unless average height is higher.	6	3:1
				1VL	45 feet; for lots not located in a Hillside Area or Coastal Zone 36 feet, unless average height is higher.	3	3:1
				1XL	30 feet	2	3:1
RE9 <i>Residential Estate Zone</i>	Not less than 20% of lot depth (maximum of 25 feet required), but not less than prevailing.	Not less than 5 feet; for lots < 50 in width feet, 10% of lot width (3 foot minimum). For lots not in a Hillside Area or Coastal Zone, not less than 7 feet; for lots not in a Hillside Area or Coastal Zone < 70 feet in width, 10% of lot width (3 foot minimum). For buildings > 2-stories, + 1 foot per story above 2nd. In lieu of > 2-story rule, for lots not located in a Hillside Area or Coastal Zone + 1 foot for each 10 feet (or fraction thereof) in height above 18 feet.	Not less than 25% of lot depth (maximum of 25 feet required).	1	45 feet; for lots not located in a Hillside Area or Coastal Zone 33 feet, unless average height is higher.	n/a	3:1
				1L	45 feet; for lots not located in a Hillside Area or Coastal Zone 33 feet, unless average height is higher.	6	3:1
				1VL	45 feet; for lots not located in a Hillside Area or Coastal Zone 33 feet, unless average height is higher.	3	3:1
				1XL	30 feet	2	3:1

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RE11 <i>Residential Estate Zone</i>	Not less than 20% of lot depth (maximum of 25 feet required), but not less than prevailing.	Not less than 5 feet; for lots < 50 in width feet, 10% of lot width (3 foot minimum). For lots not in a Hillside Area or Coastal Zone, not less than 7 feet; for lots not in a Hillside Area or Coastal Zone < 70 feet in width, 10% of lot width (3 foot minimum). For buildings > 2-stories, + 1 foot per story above 2nd. In lieu of > 2-story rule, for lots not located in a Hillside Area or Coastal Zone + 1 foot for each 10 feet (or fraction thereof) in height above 18 feet.	Not less than 25% of lot depth (maximum of 25 feet required).	1	45 feet; for lots not located in a Hillside Area or Coastal Zone 36 feet, unless average height is higher.	n/a	3:1
				1L	45 feet; for lots not located in a Hillside Area or Coastal Zone 36 feet, unless average height is higher.	6	3:1
				1VL	45 feet; for lots not located in a Hillside Area or Coastal Zone 36 feet, unless average height is higher.	3	3:1
				1XL	30 feet	2	3:1
RE15 <i>Residential Estate Zone</i>	Not less than 20% of lot depth (maximum of 25 feet required), but not less than prevailing.	Not less than 10% of lot width (5 foot minimum, 10 foot maximum). For buildings > 2-stories, + 1 foot per story above 2nd. In lieu of > 2-story rule, for lots not located in a Hillside Area or Coastal Zone + 1 foot for each 10 feet (or fraction thereof) in height above 18 feet.	Not less than 25% of lot depth (maximum of 25 feet required).	1	45 feet; for lots not located in a Hillside Area or Coastal Zone 36 feet, unless average height is higher.	n/a	3:1
				1L	45 feet; for lots not located in a Hillside Area or Coastal Zone 36 feet, unless average height is higher.	6	3:1
				1VL	45 feet; for lots not located in a Hillside Area or Coastal Zone 36 feet, unless average height is higher.	3	3:1
				1XL	30 feet	2	3:1

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Zone	Front Yard	Side Yard	Rear Yard	Height District	Maximum Height	Maximum Stories	Maximum FAR
RE20 <i>Residential Estate Zone</i>	Not less than 20% of lot depth (maximum of 25 feet required), but not less than prevailing.	Not less than 10 feet. For buildings > 2-stories, + 1 foot per story above 2nd. In lieu of > 2-story rule, for lots not located in a Hillside Area or Coastal Zone + 1 foot for each 10 feet (or fraction thereof) in height above 18 feet.	Not less than 25% of lot depth (maximum of 25 feet required).	1	45 feet; for lots not located in a Hillside Area or Coastal Zone 36 feet, unless average height is higher.	n/a	3:1
				1L	45 feet; for lots not located in a Hillside Area or Coastal Zone 36 feet, unless average height is higher.	6	3:1
				1VL	45 feet; for lots not located in a Hillside Area or Coastal Zone 36 feet, unless average height is higher.	3	3:1
				1XL	30 feet	2	3:1
RE40 <i>Residential Estate Zone</i>	Not less than 20% of lot depth (maximum of 25 feet required), but not less than prevailing.	Not less than 10 feet. For buildings > 2 stories, + 1 foot per story above 2nd.	Not less than 25% of lot depth (maximum of 25 feet required).	1	45 feet	n/a	3:1
				1L	45 feet	6	3:1
				1VL	45 feet	3	3:1
				1XL	30 feet	2	3:1

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Zone	Front Yard	Side Yard	Rear Yard	Height District	Maximum Height	Maximum Stories	Maximum FAR
RS <i>Suburban Zone</i>	Not less than 20% of lot depth (maximum of 25 feet required), but not less than prevailing.	For building <= 2-stories, not less than 5 feet; for lots < 50 feet in width, 10% (3 foot minimum). For building > 2-stories, + 1 foot per story above 2nd. In lieu of > 2-story rule, for lots not located in a Hillside Area or Coastal Zone + 1 foot for each 10 feet (or fraction thereof) in height above 18 feet.	Not less than 20 feet.	1	45 feet; for lots not located in a Hillside Area or Coastal Zone 33 feet, unless average height is higher.	n/a	3:1
				1L	45 feet; for lots not located in a Hillside Area or Coastal Zone 33 feet, unless average height is higher.	6	3:1
				1VL	45 feet; for lots not located in a Hillside Area or Coastal Zone 33 feet, unless average height is higher.	3	3:1
				1XL	30 feet	2	3:1
R1 <i>One-Family Zone</i>	Not less than 20% of lot depth (maximum of 20 feet required), but not less than prevailing.	For building <= 2-stories, not less than 5 feet; for lots < 50 feet in width, 10% of lot width (3 foot minimum). For building > 2-stories, + 1 foot per story above 2nd. In lieu of > 2-story rule, for lots not located in a Hillside Area or Coastal Zone + 1 foot for each 10 feet (or fraction thereof) in height above 18 feet.	Not less than 15 feet.	1	45 feet; for lots not located in a Hillside Area or Coastal Zone 33 feet, unless average height is higher.	n/a	3:1
				1L	45 feet; for lots not located in a Hillside Area or Coastal Zone 33 feet, unless average height is higher.	6	3:1
				1VL	45 feet; for lots not located in a Hillside Area or Coastal Zone 33 feet, unless average height is higher.	3	3:1
				1XL	30 feet	2	3:1