



GENERAL ZONING CODE DESIGN CRITERIA FOR MULTIPLE-DWELLING DEVELOPMENT

This is a generalized summary for quick reference purposes only. For complete information, the Zoning Code should be consulted. Code sections are provided for reference.

The users should check the zoning for each site for “Q” conditions, Specific Plans, etc. which may supersede the general code requirements provided in this Information Bulletin.

I. ALLOWABLE DENSITY ⁽¹⁾⁽²⁾⁽³⁾⁽⁴⁾

ZONE	Code Section	Minimum Lot Area per dwelling units (Square Feet)	Minimum Lot Area per guest room (Square Feet)
RD1.5	12.09.1	1500	1500
RD2	12.09.1	2000	2000
RD3	12.09.1	3000	3000
RD4	12.09.1	4000	4000
RD5	12.09.1	5000	5000
RD6	12.09.1	6000	6000
R3	12.10	800	500
RAS3	12.10.5	800	200
RAS4	12.11.5	400	200
R4	12.11	400	200
R5	12.12	200	No requirement
CR	12.12.2	400 ⁽⁵⁾	200 ⁽⁵⁾
C1	12.13	800 ⁽⁶⁾⁽⁷⁾	500 ⁽⁶⁾
C1.5	12.13.5	400 ⁽⁵⁾	200 ⁽⁵⁾
C2	12.14	400 ⁽⁵⁾	200 ⁽⁵⁾

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C4	12.16	400 ⁽⁵⁾	200 ⁽⁵⁾
C5	12.17	400 ⁽⁵⁾	200 ⁽⁵⁾
CM	12.17.1	800 ⁽⁶⁾	500 ⁽⁶⁾

Notes:

- (1) In no case, however, shall more than two dwelling units be permitted where a lot has an area of less than 4000 square feet
- (2) One-half of the width of an alley or alleys may be assumed to be a portion of a lot for computing the number of dwelling units when the lot abuts upon one or more alleys per LAMC 12.22C16.
- (3) Sample density calculation:
 Zone: R3
 Lot area: 5000 square feet > 4000 square feet
 Lot width: 50 feet
 Highway dedication: 5 feet along the full width of the property. Required highway dedication does not affect the density calculation per 12.37G.
 Required minimum lot area per dwelling unit: 800 square feet.
 Lot abuts an 20 feet alley for the full width of the lot on the rear.

Number of Units: [5000 sq. ft. + 50' (lot width) X 20' / 2 (one-half of the alley)] / 800 = 6.875
 Total number of dwelling units permitted = 6 (any fraction shall be disregarded*)

* For affordable Housing, the density shall be rounded upwards from fractions of one-half (½) and more from that permitted by the applicable zone to allow one additional dwelling unit or guest room per LAMC 12.22A25(d)(1).

- (4) A housing development, as defined by California Government Code Section 65915(g), containing the requisite number of dwelling units and/ or guest rooms which meet the qualifications of California Government Code Section 65915(b), will be granted a density bonus of 25% or 35% as a matter of right upon approval by City Planning per LAMC Section 12.22A25(e).
- (5) The same as R4 zone for all portions of buildings erected and used for residential purposes.
- (6) The same as R3 zone for all portions of buildings erected and used for residential purposes.
- (7) Where the lot is in the “H” Hillside or mountain area, there shall be not more than one dwelling unit for each 5,000 square feet of lot area.

II. REQUIRED YARDS ⁽¹²⁾

ZONE	Required Front Yard (feet)	Required Side Yard (feet)	Required Rear Yard (feet) ⁽¹¹⁾
RD1.5	15	Lesser of 5 feet or 10% of lot width ⁽¹⁾	15
RD2	15	Lesser of 5 feet or 10% of lot width ⁽¹⁾	15
RD3	15	Greater of 5' or 10 % of the lot width ⁽²⁾	15

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RD4	15	Greater of 5' or 10 % of the lot width ⁽²⁾	15
RD5	20	10	25
RD6	20	10	25
R3	15	5 ⁽¹⁾	15
RAS3	5 (3)	5 ⁽⁴⁾	15 ⁽⁵⁾
RAS4	5 (3)	5 ⁽⁴⁾	15 ⁽⁵⁾
R4	15	5 ⁽¹⁾	15 ⁽⁷⁾
R5	15	5 ⁽¹⁾	15 ⁽⁷⁾
CR	10	LAMC 12.12.2C.2	15 ⁽¹⁰⁾
C1	10	LAMC 12.13C.2	LAMC 12.13C.3
C1.5	10	LAMC 12.13C.2	LAMC 12.13C.3
C2	Not required	5 ⁽¹⁾⁽⁸⁾	15 ⁽⁷⁾⁽⁸⁾
C4	Not required	5 ⁽¹⁾⁽⁸⁾	15 ⁽⁷⁾⁽⁸⁾
C5	Not required	5 ⁽¹⁾⁽⁸⁾	15 ⁽⁷⁾⁽⁸⁾
CM	Not required	5 ⁽¹⁾⁽⁸⁾	15 ⁽⁷⁾⁽⁸⁾

Notes:

- (1) Where the lot is less than 50 feet in width, the side yard may be reduced to 10 percent of the lot width but not less than 3 feet. For a building more than two stories in height, one foot shall be added to the width of such yard for each additional story above the second story, but not more than 16 feet in width.
- (2) Larger of 5' or 10 percent of the lot width but not more than 10'.
- (3) Where the adjoining buildings on each side maintains a front yard of less than 5' in depth, the required front yard shall be the average of the front yards of the existing building or buildings.
- (4) Not side yard setback is required for the ground floor portion of the buildings, when the ground floor is used exclusively for commercial purposes.
- (5) 5 feet rear yard setback is required when the lot is not located adjacent to property zoned RD or more restrictive.
- (6) All required yards, setbacks, parking area, loading space and building locations for new buildings or structures or additions to buildings or structures shall be measured and calculated from the new lot lines created by the required Highway Dedication (Street widening) per LAMC Section 12.37G.
- (7) One foot shall be added to depth of such rear yard for each additional story above the third story but not more than 20 feet.
- (8) The yards shall be provided and maintained at the floor level of the first story used for residential purposes.
- (9) 5 feet when the lot depth is 100 feet or less. 15 feet when lot depth is greater than 100 feet.
- (10) One foot shall be added to the depth of such rear yard for each additional story above the third story.
- (11) In computing the depth of a rear yard where such yard opens onto an alley, one-half the width of such alley may be assumed to be a portion of the required rear yard. LAMC 12.22C10.

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III. HEIGHT ⁽⁸⁾/ STORY/ BUILDABLE AREA LIMITATIONS ⁽⁴⁾ ⁽⁶⁾, LAMC 12.21.1

HEIGHT DISTRICT LIMITATIONS							
ZONE	1	1L	1VL ⁽¹⁾⁽³⁾	1XL ⁽²⁾⁽³⁾	2 ⁽⁵⁾	3 ⁽⁵⁾	4 ⁽⁵⁾
RD, R3	No Story Limit # 45 feet # 3X Buildable area	# 6 stories # 75 feet # 3X Buildable area	# 3 stories # 45 feet # 3X Buildable area	# 2 stories # 30 feet # 3X Buildable area	# 6 stories # 75 feet # 6X Buildable area	# 6 stories # 75 feet # 10X Buildable area	# 6 stories # 75 feet # 13X Buildable area
RAS3	No Height Limit No Story Limit # 3X Buildable area	# 6 stories # 75 feet # 3X Buildable area	# 3 stories # 50 feet # 3X Buildable area	# 2 stories # 30 feet # 3X Buildable area	# 6 stories # 75 feet # 6X Buildable area	# 6 stories # 75 feet # 10X Buildable area	# 6 stories # 75 feet # 13X Buildable area
RAS4	No Height Limit No Story Limit # 3X Buildable area	# 6 stories # 75 feet # 3X Buildable area	# 3 stories # 50 feet # 3X Buildable area	# 2 stories # 30 feet # 3X Buildable area	No Height Limit No Story Limit # 6X Buildable area	No Height Limit No Story Limit # 10X Buildable area	No Height Limit No Story Limit # 13X Buildable area
CR ⁽⁹⁾	No Height Limit No Story Limit # 1.5X Buildable area	# 6 stories # 75 feet # 1.5X Buildable area	# 3 stories # 45 feet # 1.5X Buildable area	# 2 stories # 30 feet # 1.5X Buildable area	# 6 stories # 75 feet # 6X Buildable area	# 6 stories # 75 feet # 10X Buildable area	# 6 stories # 75 feet # 13X Buildable area
C ^{(7), (9)}	No Height Limit No Story Limit # 1.5X Buildable area	# 6 stories # 75 feet # 1.5X Buildable area	# 3 stories # 45 feet # 1.5X Buildable area	# 2 stories # 30 feet # 1.5X Buildable area	No Height Limit No Story Limit # 6X Buildable area	No Height Limit No Story Limit # 10X Buildable area	No Height Limit No Story Limit # 13X Buildable area

Notes:

- (1) No building or structures in the RAS3 or RAS4 Zones shall exceed 50 feet in height
- (2) The 30 feet is measured to the highest point of the roof.
- (3) A building in Height District Nos. 1-XL, 1-VL, designated and used entirely for residential purposes shall be limited as to the number of feet in height, but not as to the number of stories.
- (4) See "Buildable Area" definition under Section VII of this document.
- (5) A building designed and used entirely for residential purposes or a residential building in the RAS3 Zone that has

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commercial uses on the ground floor, shall only be limited as the number of feet in height.

- (6) In computing the total floor area within a building, the gross area confined within the exterior walls within a building shall be considered as the floor area of that floor of the building, except for the space devoted to stairways, elevator shafts, light courts, rooms housing mechanical equipment incidental to the operation of buildings, and outdoor eating areas of ground floor restaurants.
- (7) The portions of buildings on a C zoned lot shall not exceed the height limits, "Transitional Height," set forth below when located within the distances specified from a lot classified in the RW1 or a more restrictive zone. LAMC 12.21.1A10.

<u>Distance</u>	<u>Height</u>
0 to 49 feet	25 feet
50 to 99 feet	33 feet
100 to 199 feet	61 feet

The more restrictive zones are: OS, A1, A2, RA, RE, RS, R1, RU, RZ . LAMC 12.04.

- (8) See LAMC 12.21.1A7 for the exceptions where certain "Roof Structures" may be erected above the Height Limit specified above.
- (9) Buildings within a Commercial Corner Development located in Height District Nos. 1 and 1-L shall not exceed a maximum height of 45 feet per LAMC Section 12.22A.23(a)(1). However, the building shall comply with the provisions of Section 12.21.1A.10, "Transitional Height." See note (7) above for more information. The Commercial Corner Development is defined in the LAMC Section 12.03.

IV. PARKING REQUIREMENTS, LAMC, Section 12.21A4

In all zones, there shall be at least two automobile parking spaces on the same lot with each one-family dwelling thereon.

The ratio of parking spaces required for all other dwelling units shall be at least one parking space for each dwelling unit of less than three habitable rooms, one and one-half parking spaces for each dwelling unit of three habitable rooms, and two parking spaces for each dwelling unit of more than three habitable rooms.

For the guest rooms the parking spaces shall be provided in the following ratios for the guest rooms included within any building:

- < One parking space for each individual guest room for the first 30;
- < One additional parking space for each two guest rooms in excess of 30 but not exceeding 60; and
- < One additional parking space for each three guest rooms in excess of 60.

For parking space dimensions and parking layout design, see Information Bulletin No. P/ZC 2002-001.

The parking area for new buildings or structures or additions to buildings or structures shall be measured and calculated from the new lot lines being created by Highway Dedication (Street widening) per LAMC section 12.37G.

A housing development, as defined by California Government Code Section 65915(g), containing the

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requisite number of dwelling units and/ or guest rooms which meet the qualifications of California Government Code Section 65915(b), which are granted a density bonus of 25% or 35% as a matter of right by City Planning per LAMC Section 12.22A25(e) are eligible to utilize the parking incentive per LAMC 12.22A25(d)(2).

Senior Citizen/ Handicapped Housing Developments may utilize 40% reduction in the required parking spaces per 12.21A4(u).

V. OPEN SPACE REQUIREMENTS ^{(1) thru (10)}, LAMC, Section 12.21 G

Applicable to New construction (resulting in additional floor area and additional units on a lot containing 6 or more residential dwelling units) of a building or group of buildings containing six or more dwelling units on a lot.

Open Space	Common Area Required	Private Area RD 1.5 and more restrictive zones	Private Area R3, RAS3, R4, RAS4 and/or R5 density
100 s.f./unit<3 Habitable rooms. 125 s.f. /unit=3 Habitable rooms. 175 s.f. /unit>3 Habitable rooms.	YES, Minimum of 400 s.f. with a minimum dimension of 15' in any direction	100 s.f minimum area, minimum dimension of 8' in any direction, maximum 100 s.f./unit counted towards total.	50 s.f minimum area, minimum dimension of 6' in any direction, maximum 50 s.f./unit counted towards total.

For purposes of this subsection, usable open space shall mean an area which is designed and intended to be used for active or passive recreation.

Useable open space may consist of private and/or common area as further defined and regulated herein. Parking areas, including access aisles, driveways, and required front and side yards, open space areas located above the first habitable room level, except as otherwise provided for herein, shall not qualify as usable open space.

Notes:

- (1) For the purposes of applying the Open Space requirements, a kitchen is not considered a habitable room.
- (2) The required common open space area can be more than one area but each must be a minimum of 400 square feet with a minimum horizontal dimension of 15' in any direction.
- (3) A minimum of 25% of the common open space area be planted with ground cover, shrubs or trees.
- (4) The private open space area is not a requirement, but may be used to contribute to portion of the open space requirement per section 12.21G2(b).

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- (5) Recreation rooms having at least 600 square feet on area for a development totaling 16 units or more, or at least 400 square feet for a development of fewer than 16 dwelling units may qualify as common open space, but shall not qualify for more than 25 % of the total required usable open space.
- (6) Roof decks in R3 and RAS3 density regardless of the underlying zone, may be used as common open space, excluding that portion of the roof within 10 feet from the parapet wall per Section 12.21G2(a)(4)(ii).
- (7) Roof decks in R4, RAS4, and/ or R5 density, regardless of the underlying zone, may be used in their entirety as common space per Section 12.21G2(a)(4)(iii).
- (8) The required common open space area shall be located at the grade level or first habitable room level, except in developments built at an R3, RAS3, R4, RAS4, and/or R5 density regardless of the underlying zone.
- (9) The required common open space area shall constitute at least 50% of the total required usable open space in developments built at an R3, RAS3, R4, RAS4, and/or R5 density regardless of the underlying zone.
- (10) The required open space area shall be open to sky and have no structures that project into the common open space area, except as provided in Section 12.22C20(b).
- (11) Check with L.A. City Building Code, Section 91.506, for permitted location for the roof decks.

VI. RECYCLING AREA/ ROOMS REQUIREMENTS, LAMC, Section 12.21.A19

Minimum size for the recycling area or rooms is:

- (1) 30 square feet for multi-family residential uses of 20 or less dwelling units
- (2) 60 square feet for multi-family residential uses of 21 to 50 dwelling units
- (3) 100 square feet for multi-family residential uses of 51 or more dwelling units

VII. DEFINITIONS, LAMC, Section 12.03

Buildable Area, LAMC 12.03.

All that portion of a lot located within the proper zone for the proposed main building, excluding those portions of the lot which must be reserved for yard spaces, building line setbacks space, or which may only be used for accessory buildings or uses. For the purpose of computing the height district limitations on total floor area in buildings of any height, the buildable area that would apply to a one-story building on the lot shall be used.

Notwithstanding the above, in computing the height district limitations on total floor area for any development of residential dwelling units, or of both residential dwelling units and commercial uses, in the C2, C4, or C5 Zones, buildable area shall have the same meaning as lot area. The additional square footage permitted by this calculation for residential use shall not result in an increase in the number of dwelling units beyond that which would have otherwise been permitted but may only be used to increase the floor area or number of habitable rooms within individual dwelling units.

This alternate definition shall not apply to any lot for which “Q” or “D” limitation setting forth a floor area limitation had been imposed before July 1, 1997.

This alternate definition shall not apply to some of the Specific Plan Areas as listed in Section 12.03 under “Buildable Area” definition.

Density Bonus, LAMC 12.22A25(b)

A density increase over the otherwise maximum allowable residential density granted pursuant to California Government Code Section 65915.

Grade (Adjacent Ground Elevation)

It is the lowest point of elevation of the finished surface of the ground, paving or sidewalk within the area between the building and the property line, or when the property line is more than 5 feet from the building, between the building and a line 5 feet from the building.

Height of Building or Structure

It is the vertical distance above grade measured to the highest point of the roof, structure or the parapet wall, whichever is higher. Retaining walls shall not be used for the purpose of raising the effective elevation of the finished grade for purposes of measuring the height a building or structure.

Multiple-Dwelling

A dwelling containing two dwelling units and not more than five guest rooms.

Room, Habitable

An enclosing subdivision in a residential building commonly used for living purposes, but not including any lobby, hall, closet, storage space, water closet, bath, toilet, slop sink, general utility room or service porch. A recess from a room or an alcove (other than a dining area) having 50 square feet or more of floor area and so located that it could be partitioned off to form a habitable room, shall be considered a habitable room.

For the purpose of applying the automobile parking space requirements of this article, any kitchen as defined herein shall be considered a habitable room and, if it is a part of a room designed for other than food preparation or eating purposes, such remaining portion shall also be considered a separate habitable room.

Yard

An open space other than a court, on a lot, unoccupied and obstructed from the ground upward.

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