

**DEPARTMENT OF CITY PLANNING**  
**GENERALIZED SUMMARY OF ZONING REGULATIONS**  
*Updated March 2024*



**Table 1 – General Development Standards**

Zone	Use	Maximum Height		Required Yards			Minimum Area		Min. Lot Width	Parking Required
		Stories	Feet	Front	Side	Rear	Per Lot	Per Dwelling Unit		
<b>Agricultural</b>										
<b>A1</b>	<b>Agriculture</b> One-Family Dwellings, Parks, Playgrounds, Community Centers, Golf Courses, Agricultural Uses	Unlimited (9)	45 or (6a), (9)	20% lot depth; 25 ft max or (6a)	10% of lot width; 25 ft max or (6a)	25% lot depth; 25 ft max	5 acres	2.5 acres	300 ft	2 spaces per dwelling unit (6a)
<b>A2</b>	<b>Agriculture</b> A1 uses						2 acres	1 acre	150 ft	Bicycle Parking pursuant to Sec. 12.21 A.16 of the LAMC
<b>RA</b>	<b>Suburban</b> Limited Agricultural Uses, One-Family Dwellings, Home Occupations						See Table 2 below	20% lot depth; 25 ft max, but not less than prevailing (6b)	10 ft min; for lots recorded prior to 7/1/66, 10% lot width where lot is < 70 ft wide, not less than 3 ft (7); for Hillside Area lots see Sec. 12.21 C.10 of the LAMC	17,500 sq-ft (1)
<b>Residential Estate</b>										
<b>RE40</b>	<b>Residential Estate</b> One-Family Dwellings, Parks, Playgrounds, Community Centers, Truck Gardening, Accessory Living Quarters, Home Occupations	Unlimited (9)	See Table 2 below	20% lot depth; 25 ft max, but not less than prevailing (6b)	10 ft (7)	25% lot depth; 25 ft max	40,000 sq-ft (1)	40,000 sq-ft (1)	80 ft (1)	2 covered spaces per dwelling unit (8)  Bicycle Parking pursuant to Sec. 12.21 A.16 of the LAMC
<b>RE20</b>							20,000 sq-ft (1)	20,000 sq-ft (1)		
<b>RE15</b>							15,000 sq-ft (1)	15,000 sq-ft (1)		
<b>RE11</b>							11,000 sq-ft (1)	11,000 sq-ft (1)	70 ft (1)	
<b>RE9</b>							9,000 sq-ft (1)	9,000 sq-ft (1)	65 ft (1)	
<b>One-Family Residential</b>										
<b>RS</b>	<b>Suburban</b> One-Family Dwellings, Parks, Playgrounds, Community Centers, Truck Gardening, Home Occupations	Unlimited (9)	See Table 2 below	20% lot depth; 25 ft max, but not less than prevailing (6b)	5 ft; or 10% lot width < 50 ft wide, not less than 3 ft (7)	20 ft min	7,500 sq-ft	7,500 sq-ft	60 ft	2 covered spaces per dwelling unit (8)
<b>R1 (including R1V, R1F, R1R, R1H)</b>	<b>One-Family Residential</b> RS Uses						See Table 2 below. Subject to encroachment plane (see p.15)	20% lot depth; 20 ft max, but not less than prevailing (6b)	5 ft; or 10% lot width where lot is < 50 ft wide, not less than 3 ft (7); additional 5 ft offset required for side walls >45 ft long & >14 ft high	







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<b>M3</b>	<b>Heavy Industrial</b> M2 Uses, any Industrial I Uses, Nuisance Type Uses 500 ft from any other Zone, no R Zone Uses				None		None			
<p><b>Loading Space:</b> Institutions, and every building where lot abuts an alley. Minimum loading space is 400 sq-ft; additional space for buildings &gt; 50,000 sq-ft of floor area. None for apartment buildings &lt; 30 units, in accordance with Section 12.21 C.6 of the LAMC.</p>										
<b>Parking</b>										
<b>P</b>	<b>Automobile Parking – Surface and Underground</b> Surface Parking; Parking Buildings if located below grade; Land in a P Zone may also be classified in A or R Zone	Unlimited (9)		10 ft in combination with an A or R Zone; otherwise none	None		None, unless also in an A or R Zone			See separate parking handout  Bicycle Parking pursuant to Sec. 12.21 A.16 of the LAMC
<b>PB</b>	<b>Parking Building</b> P Zone uses, Parking Buildings at or above grade; Automobile Parking within a Building			0 ft, 5, ft, or 10 ft, depending on zoning frontage and zoning across the street	5 ft + 1 ft each story above 2nd if abutting or across street and frontage in A or R Zone	5 ft + 1 ft each story above 2nd if abutting A or R Zone	None			
<b>Open Space/Public Facilities/Submerged Lands</b>										
<b>OS</b>	<b>Open Space</b> Parks and Recreation Facilities, Nature Reserves, Closed Sanitary Landfill sites, Public Water Supply Reservoirs, Water Conservation Areas	None		None			None			See separate parking handout  Bicycle Parking pursuant to Sec. 12.21 A.16 of the LAMC
<b>PF</b>	<b>Public Facilities</b> Agricultural Uses, Parking Under Freeways, Fire and Police Stations, Government Buildings, Public Libraries, Post Offices, Public Health Facilities, Public Elementary and Secondary Schools, Qualified Permanent Supportive Housing Projects (12)									
<b>SL</b>	<b>Submerged Lands</b> Navigation, Shipping, Fishing, Recreation									

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Zone	Use	Maximum Height		Required Yards			Minimum Area		Min. Lot Width	Parking Required
		Stories	Feet	Front	Side	Rear	Per Lot	Per Dwelling Unit		
<p>(1) "H" Hillside or Mountainous Areas may alter these requirements in the RA-H or RE-H Zones. Subdivision may be approved with smaller lots, provided larger lots are also included. Section 17.05 H.1 of the LAMC.</p> <p>(2) Section 12.08.3 B.1 of the LAMC.</p> <p>(3) Section 12.08.3 C.2 and 3 of the LAMC.</p> <p>(4) Section 12.09.5 C of the Zoning Code. For 2 or more lots, the interior side yards may be eliminated, but 4 ft is required on each side of the grouped lots.</p> <p>(5) Section 12.17.5 B.9(a) of the LAMC. Dwelling considered as accessory to industrial use only (watchman or caretaker including family).</p> <p>(6)</p> <p style="padding-left: 20px;">a. Height, yard and parking requirements for single-family dwellings in a designated Hillside Area may be governed by Section 12.21 A.17 of the LAMC.</p> <p style="padding-left: 20px;">b. Height, yard and parking requirements for single-family dwellings in a designated Hillside Area may be governed by Section 12.21 C.10 of the LAMC.</p> <p>(7) One foot shall be added to the width of each required side yard for each increment of ten feet, or fraction thereof, above the first 18 feet of height of the main building. On lots within the Coastal Zone, not located within a Hillside Area as defined in Section 12.03 of the LAMC, one foot shall be added to the width of each required side yard for each additional story above the second story; except on RA lots where a side yard of less than 10 feet in width is permitted, one foot shall be added to the width of each required side yard when a building is three or more stories in height.</p> <p>(8) In accordance with Section 12.21 C.10(g) of the LAMC, on a Substandard Hillside Limited Street, when buildings exceed 2,400 sq-ft of Residential Floor Area, one additional parking space will be provided for each additional increment of 1,000 sq-ft, or fraction thereof, for a maximum of 5 total on-site spaces.</p> <p>(9) Height District (Section 12.21.1 of the LAMC), see Table 2 – Height Districts.</p> <p>(10) The side yard on one side of the lot may be reduced to zero provided that the remaining side yard is increased to 6 ft, in accordance with Section 12.08.1 C.2 of the LAMC.</p> <p>(11) Specific Requirements for open space, rear yards, and provisions into front yards are in Section 12.08.5 C of the LAMC.</p> <p>(12) Section 12.04.09 B.11 of the LAMC. Qualified Permanent Supportive Housing Projects are permitted in the PF Zone utilizing the uses and standards permitted by the least restrictive adjoining zone.</p>										

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**Table 2 – Height Districts (Height, Stories, FAR & RFAR)**

Zone	1†	1L†	1VL†	1XL†	1SS	2	3	4
<b>A1‡, A2‡, RZ, RMP, RW2</b>	Height: 45 ft Stories: n/a FAR: 3:1		Height: 45 ft Stories: 3† FAR: 3:1	Height: 30 ft Stories: 2† FAR: 3:1	n/a	Height: n/a Stories: n/a FAR: 6:1	Height: n/a Stories: n/a FAR: 10:1	Height: n/a Stories: n/a FAR: 13:1
<b>RD‡, R3</b>	Height: 45 ft Stories: n/a FAR: 3:1		Height: 45 ft Stories: 3† FAR: 3:1	Height: 30 ft Stories: 2† FAR: 3:1	n/a	Height: 75 ft Stories: 6† FAR: 6:1	Height: 75 ft Stories: 6† FAR: 10:1	Height: 75 ft Stories: 6† FAR: 13:1
<b>RAS3</b>	Height: 45 ft Stories: n/a FAR: 3:1		Height: 50 ft Stories: n/a FAR: 3:1	Height: 30 ft Stories: n/a FAR: 3:1	n/a	Height: 75 ft Stories: 6† FAR: 6:1	Height: 75 ft Stories: 6† FAR: 10:1	Height: 75 ft Stories: 6† FAR: 13:1
<b>RA*§, RE40§, RE20§, RE15§, RE11§</b>	Height Roof ≥25%, 36 ft Roof <25%, 30 ft Stories: n/a			Height Roof ≥25%, 30 ft Roof <25%, 30 ft Stories: n/a	Height Roof ≥25%, 18 ft (22 ft in Hillside Area) Roof <25%, 18 ft Stories: n/a	Height Roof ≥25%, 36 ft Roof <25%, 30 ft Stories: n/a		
	RFAR: See C.5 of each Zone in the LAMC; for Hillside Area, see Section 12.21 C.10 of the LAMC FAR (Coastal Zone, non-Hillside only)***: See Section 12.21.1 A of the LAMC					RFAR: N/A. FAR: 6:1	RFAR: N/A. FAR: 10:1	RFAR: N/A. FAR: 13:1
<b>RE9*§, RS§, R1**§</b>	Height Roof ≥25%: 33 ft Roof <25%: 28 ft Stories: n/a R1 subject to Encroachment Plane; see p.15.			Height Roof ≥25%: 30 ft Roof <25%: 28 ft Stories: n/a R1 subject to Encroachment Plane; see p.15.	Height Roof ≥25%, 18 ft (22 ft in Hillside Area) Roof <25%, 18 ft Stories: n/a R1 subject to Encroachment Plane; see p.15.	Height Roof ≥25%: 33 ft Roof <25%: 28 ft Stories: n/a R1 subject to Encroachment Plane; see p.15.		
	RFAR: See C.5 of each Zone in the LAMC; for Hillside Area, see Section 12.21 C.10(b) of the LAMC. FAR (Coastal Zone, non-Hillside only)***: See Section 12.21.1 A of the LAMC					RFAR: N/A FAR: 6:1	RFAR: N/A FAR: 10:1	RFAR: N/A FAR: 13:1
<b>R2</b>	Height: 33 ft Stories: n/a FAR: 3:1		Height: 33 ft Stories: 3† FAR: 3:1	Height: 30 ft Stories: 2† FAR: 3:1	n/a	Height: 33 ft Stories: n/a FAR: 6:1	Height: 33 ft Stories: n/a FAR: 10:1	Height: 33 ft Stories: n/a FAR: 13:1
<b>R4, R5</b>	Height: n/a Stories: n/a FAR: 3:1	Height: 75 ft Stories: 6† FAR: 3:1	Height: 45 ft Stories: 3† FAR: 3:1	Height: 30 ft Stories: 2† FAR: 3:1	n/a	Height: n/a Stories: n/a FAR: 6:1	Height: n/a Stories: n/a FAR: 10:1	Height: n/a Stories: n/a FAR: 13:1
<b>RAS4</b>	Height: n/a Stories: n/a FAR: 3:1	Height: 75 ft Stories: 6† FAR: 3:1	Height: 50 ft Stories: 3† FAR: 3:1	Height: 30 ft Stories: 2† FAR: 3:1	n/a	Height: n/a Stories: n/a FAR: 6:1	Height: n/a Stories: n/a FAR: 10:1	Height: n/a Stories: n/a FAR: 13:1

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**Table 2 – Height Districts (Height, Stories, FAR & RFAR)**

Zone	1‡	1L‡	1VL‡	1XL‡	1SS	2	3	4
<b>C, M</b>	Height: 75 ft for CR, otherwise n/a Stories: 6 for CR, otherwise n/a FAR: 1.5:1	Height: 75 ft Stories: 6† FAR: 1.5:1	Height: 45 ft Stories: 3† FAR: 1.5:1	Height: 30 ft Stories: 2† FAR: 1.5:1	n/a	Height: 75 ft for CR, otherwise n/a Stories: 6 for CR, otherwise n/a FAR: 6:1	Height: 75 ft for CR, otherwise n/a Stories: 6 for CR, otherwise n/a FAR: 10:1	Height: 75 ft for CR, otherwise n/a Stories: 6 for CR, otherwise n/a FAR: 13:1
<b>PB</b>	Height: n/a Stories: 2 FAR: n/a	Height: 75 ft Stories: 2 FAR: n/a	Height: 45 ft Stories: 2 FAR: n/a	Height: 30 ft Stories: 2 FAR: n/a	n/a	Height: n/a Stories: 6 FAR: n/a	Height: n/a Stories: 10 FAR: n/a	Height: n/a Stories: 13 FAR: n/a
<b>PF</b>	Height: n/a Stories: n/a FAR: 3:1	Height: 75 ft Stories: 6† FAR: 3:1	Height: 45 ft Stories: 3† FAR: 3:1	Height: 30 ft Stories: 2† FAR: 3:1	n/a	Height: n/a Stories: n/a FAR: 6:1	Height: n/a Stories: n/a FAR: 10:1	Height: n/a Stories: n/a FAR: 13:1

FAR – Floor Area Ratio – defined in Section 12.03 of the LAMC.

RFAR – Residential Floor Area Ratio – defined in Section 12.03 of the LAMC. Used only for non-Coastal Zone properties in Height Districts 1, 1L, 1VL, 1XL, and 1SS.

\* Prevailing Height in accordance with the 3rd unnumbered paragraphs of Section 12.21.1 of the LAMC may apply.

\*\* Properties located in one of the R1 Variation Zones (R1V, R1F, R1R, R1H) are not part of any Height District. See tables on pp.11-14 for height regulations in R1 Variation Zones. These regulations are also in Section 12.08 C.5 (b)-(d) of the LAMC.

\*\*\*Coastal Zone properties outside of the Hillside Area are not subject to Residential Floor Area limits, but are subject to Floor Area limits.

† Buildings used entirely for residential (and ground floor commercial in the RAS Zones) are only limited as to feet, not stories.

‡ Floor Area in Height District 1 in other than C and M Zones is limited to 3:1 FAR.

⌘ Height limited to 36 ft or 45 ft in Hillside Areas in accordance with Section 12.21 A.17 of the LAMC.

§ Height limited to 45 feet on lots in the Coastal Zone not located within the Hillside Area, as defined in Section 12.03 of the LAMC.

**Transitional Height:** Portions of buildings in C or M Zones within certain distances of RW1 or more restrictive Zones shall not exceed the following height limits, in accordance with Section 12.21.1 A.10 of the LAMC.

Distance (ft)	Height (ft)
0 – 49	25
50 – 99	33
100 – 199	61





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**ANATOMY OF ZONING IN LOS ANGELES**

**[Q]C2-1-CDO**

**SPECIAL ZONING CLASSIFICATIONS**

Site-specific or project-specific provisions that are established by ordinance as part of the Zone for a lot.

**ZONE CLASSIFICATIONS**

The zone classification dictates basic requirements and restrictions such as permitted and conditionally permitted uses, minimum lot area, yard and parking requirements.

**HEIGHT DISTRICT**

The height district designation determines the maximum Floor Area Ratio, Residential Floor Area Ratio, and sometimes number of stories and/or feet. Does not apply to R1 Variation Zones.

**SUPPLEMENTAL USE DISTRICT**

Supplemental use districts contain *additional* regulations beyond those required by the base zone regulations, usually to protect or create certain neighborhood characteristics.

**Special Zoning Classifications** (Section 12.32 of the LAMC. T and Q Classifications appear before the zone classification, while D limitations appear after the height district designation.)

<b>(T), [T], T</b>	Tentative Zone Classification	Tentative zone classification, pending certain required dedications, payments or improvements – see Council File
<b>(Q), [Q], Q</b>	Qualified Classification	Restricts uses allowed on property
<b>D</b>	Development Limitation	Restricts heights, floor area ratio, lot coverage, building setbacks

**Supplemental Use Districts**

Regulate uses which cannot adequately be provided for in the Zoning Code (Section 13.00 of the LAMC)

<b>O</b>	Oil Drilling District	<b>SN</b>	Sign District
<b>S</b>	Animal Slaughtering District	<b>NSO</b>	Neighborhood Stabilization Overlay District
<b>G</b>	Surface Mining Operations District	<b>RFA</b>	Residential Floor Area District
<b>RPD</b>	Residential Planned Development District	<b>CPIO</b>	Community Plan Implementation Overlay District
<b>K</b>	Equinekeeping District	<b>MPR</b>	Modified Parking Requirement District
<b>CA</b>	Commercial and Artcraft District	<b>HS</b>	Hillside Standards Overlay District
<b>POD</b>	Pedestrian Oriented District	<b>RIO</b>	River Improvement Overlay District
<b>CDO</b>	Community Design Overlay District	<b>CUGU</b>	Clean Up Green Up Overlay District
<b>MU</b>	Mixed Use District	<b>RG</b>	Rear Detached Garage District
<b>FH</b>	Fence Heights District	<b>HCR</b>	Hillside Construction Regulation District

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**Other Zoning Designations**

<b>ADP</b>	Alameda District Specific Plan
<b>CCS</b>	Century City South Studio Zone
<b>CSA</b>	Centers Study Area
<b>CW</b>	Central City West Specific Plan
<b>GM</b>	Glencoe/Maxella Specific Plan
<b>HPOZ</b>	Historic Preservation Overlay Zone

<b>LASED</b>	LA Sports & Entertainment Specific Plan
<b>OX</b>	Oxford Triangle Specific Plan
<b>PKM</b>	Park Mile Specific Plan
<b>PV</b>	Playa Vista Specific Plan
<b>WC</b>	Warner Center Specific Plan

**GENERAL NOTE:**

This summary is only a guide. Definitive information should be obtained from Chapter 1 of the Los Angeles Municipal Code (LAMC) itself and from consultation with the Department of Building and Safety.

**UPDATES:**

*April 2013 Update:* Updated to reflect changes made to the Single-Family Zones under the Baseline Mansionization Ordinance (Ord. No. 179,883) and Baseline Hillside Ordinance (Ord. No. 181,624), bicycle parking requirements under Bicycle Parking Ordinance (Ord. No. 182,386), the list of Supplemental Use Districts, and add the “ANATOMY OF ZONING IN LOS ANGELES” diagram.

*May 2019 Update:* Updated to reflect further changes to the Single-Family Zone Regulations and addition of R1 Variation Zones (Ord. No. 184,802), and the Permanent Supportive Housing Ordinance (Ord. No. 185,492).

*June 2019 Correction:* Corrected height restrictions for C and M properties in Height Districts 1VL and 1XL.

*March 2020 Correction:* Corrected FAR/RFAR restrictions for R1, RA, RE and RS properties in Height Districts 2, 3 and 4.

*March 2024 Update:* Corrected Maximum Height and Required Yards for the R2 Zone, corrected Required Yards in the CM Zone, corrected the R1 Side Wall Offset/Plane Break requirement, and updated the list of Supplemental Use Districts.



## R1 Variation Zones – Bulk & Massing Regulations

The following pages contain summaries of the bulk and massing regulations for the R1 Variation Zones, which are divided into “R1V” Variable-Mass, “R1F” Front-Mass, “R1R” Rear-Mass, and R1H” Hillside. All of the R1 Variation Zones are subject to encroachment plane limits, as well as the side yard plane break/offset requirement for all R1 properties. The encroachment plane and plane break/offset requirements are illustrated on Pages 15-16.

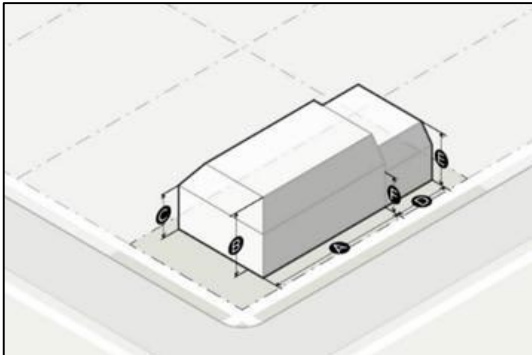
### “R1V” Variable-Mass Zones (R1V1, R1V2, R1V3, R1V4)

Table 12.08 C.5(b)						
R1 VARIABLE-MASS VARIATION ZONES DEVELOPMENT STANDARDS						
Lot Size and Residential Floor Area Ratio	R1V1	R1V2	R1V3	R1V4	Max Lot Coverage	
Up to 6,000 SF	.65	.55	.45	.40	50%	
6,001 to 7,000 SF	.63	.53	.43	.38	48%	
7,001 to 8,000 SF	.61	.51	.41	.36	46%	
8,001 to 9,000 SF	.59	.49	.39	.34	44%	
9,001 to 10,000 SF	.57	.47	.37	.32	42%	
Over 10,000 SF	.55	.45	.35	.30	40%	
Variable Mass						
(A)	Height of Building (max)	30'	30'	28'	20'	
(B)	Encroachment Plane Origin Height	22'	22'	20'	14'	
	Angle of Encroachment Plane	45°	45°	45°	45°	

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**“R1F” Front-Mass Zones (R1F1, R1F2, R1F3, R1F4)**

Table 12.08 C.5(c)						
R1 FRONT-MASS VARIATION ZONES DEVELOPMENT STANDARDS						
						
Lot Size and Residential Floor Area Ratio		R1F1	R1F2	R1F3	R1F4	Max Lot Coverage
	Up to 6,000 SF	.65	.55	.45	.40	50%
	6,001 to 7,000 SF	.63	.53	.43	.38	48%
	7,001 to 8,000 SF	.61	.51	.41	.36	46%
	8,001 to 9,000 SF	.59	.49	.39	.34	44%
	9,001 to 10,000 SF	.57	.47	.37	.32	42%
	Over 10,000 SF	.55	.45	.35	.30	40%
Front Mass						
(A)	Front envelope depth, from front yard setback (min)	-	-	-	-	
(B)	Height of Mass (max)	30'	30'	28'	26'	
(C)	Encroachment Plane Origin Height	22'	22'	20'	18'	
	Angle of Encroachment Plane	45°	45°	45°	45°	
Rear Mass						
(D)	Rear envelope depth, from rear yard setback (min)	25'	25'	25'	25'	
(E)	Height of Mass (max)	24'	24'	20'	18'	
(F)	Encroachment Plane Origin Height	16'	16'	14'	14'	
	Angle of Encroachment Plane	45°	45°	45°	45°	



**“R1R” Rear-Mass Zones (R1R1, R1R2, R1R3, R1R4)**

Table 12.08 C.5(d)						
R1 REAR-MASS VARIATION ZONES DEVELOPMENT STANDARDS						
Lot Size and Residential Floor Area Ratio		R1R1	R1R2	R1R3	R1R4	Max Lot Coverage
	Up to 6,000 SF	.65	.55	.45	.40	50%
	6,001 to 7,000 SF	.63	.53	.43	.38	48%
	7,001 to 8,000 SF	.61	.51	.41	.36	46%
	8,001 to 9,000 SF	.59	.49	.39	.34	44%
	9,001 to 10,000 SF	.57	.47	.37	.32	42%
	Over 10,000 SF	.55	.45	.35	.30	40%
Front Mass						
(A)	Front envelope depth, from front yard setback (min)	30'	30'	30'	30'	
(B)	Height of Mass (max)	24'	24'	20'	18'	
(C)	Encroachment Plane Origin Height	16'	16'	12'	12'	
	Angle of Encroachment Plane	45°	45°	45°	45°	
Rear Mass						
(D)	Rear envelope depth, from rear yard setback (min)	-	-	-	-	
(E)	Height of Mass (max)	30'	30'	28'	26'	
(F)	Encroachment Plane Origin Height	22'	22'	20'	18'	
	Angle of Encroachment Plane	45°	45°	45°	45°	



**“R1H” Hillside Zones (R1H1, R1H2, R1H3, R1H4)**

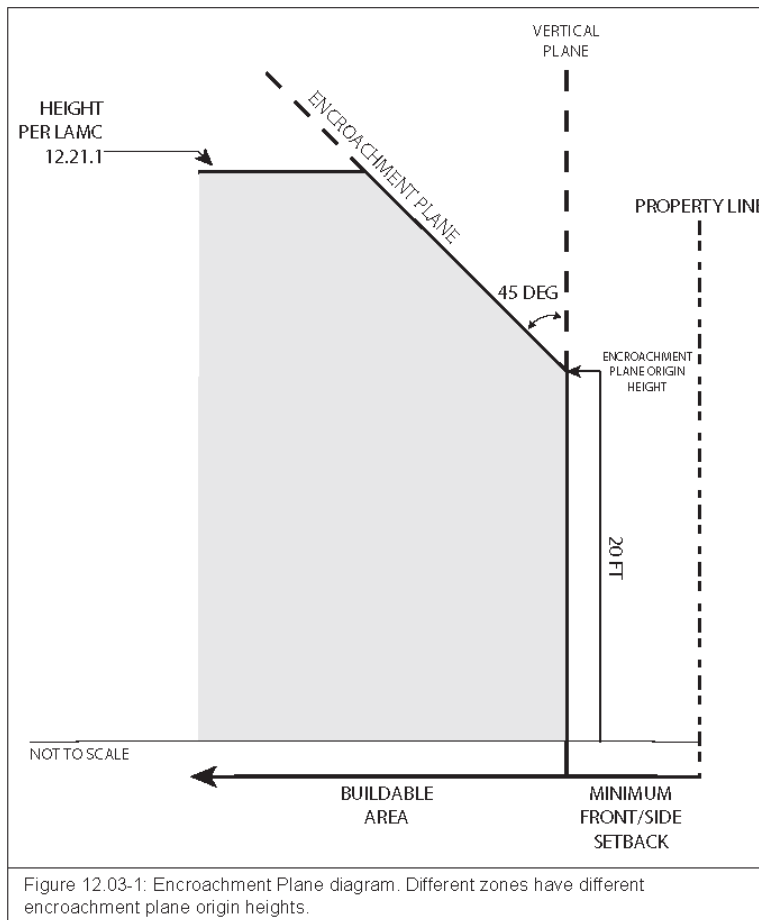
The maximum Residential Floor Area contained in all Buildings and Accessory Buildings on a property in an R1H Zone shall not exceed the sum of the square footage of each Slope Band multiplied by the corresponding Residential Floor Area Ratio (RFAR) for the zone of the Lot. Otherwise, a property in an R1H Zone shall comply with all of the R1 Hillside Area Development Standards pursuant to Section 12.21 C.10 of the LAMC.

Table 12.21 C.10-2b				
Single-Family Zone Hillside Area Residential Floor Area Ratios (RFAR)				
Slope Bands (%)	R1H1	R1H2	R1H3	R1H4
<b>0 – 14.99</b>	0.65	0.55	0.45	0.40
<b>15 – 29.99</b>	0.60	0.50	0.45	0.35
<b>30 – 44.99</b>	0.55	0.45	0.40	0.30
<b>45 – 59.99</b>	0.50	0.40	0.35	0.25
<b>60 – 99.99</b>	0.45	0.35	0.30	0.20
<b>100 +</b>	0.00	0.00	0.00	0.00



## R1 Encroachment Plane

The Encroachment Plane in the standard R1 Zone and R1 Variation Zones is an angled plane originating at a specified height above the minimum front and/or side yard setback and angling toward the interior of the lot. The mass of the building may not extend above the plane, except for specified roof structures and equipment, per LAMC Section 12.21.1. The 20-foot origin height shown here applies in the standard R1 Zone and in some R1 Variation Zones, while other R1 Variation Zones may specify a different origin height. See Subdivision C.5 of LAMC Section 12.08 for the precise dimensions that apply in each R1 Variation Zone.





## R1 Side Wall Offset/Plane Break

In the R1 Zone and all R1 Variation Zones, all portions of a building that have a side wall more than 14 feet high and a continuous length greater than 45 feet must provide an offset or plane break at least 5 feet in depth beyond the minimum side yard. The offset or plane break must be at least 10 feet in length.

