

SEC. 12.08. “R1” ONE-FAMILY ZONE.

The following regulations shall apply in the “R1” One- Family Zone:

A. Use. No building, structure or land shall be used and no building or structure shall be erected, structurally altered, enlarged or maintained except for the following uses, and when a “**Supplemental Use District**” is created by the provisions of Article 3 of this chapter, for such uses as may be permitted therein:

1. One-family dwelling.
 2. Parks, playgrounds or community centers, owned and operated by a governmental agency.
 3. **(Amended by Ord. No. 181,188, Eff. 7/18/10.)** Truck gardening; the keeping of equines, poultry, rabbits and chinchillas in conjunction with the residential use of the lot, provided that:
 - (a) Such animal keeping is not for commercial purposes.
 - (b) The keeping of equines shall be permitted only on lots having an area of 20,000 square feet or more. Where equines are being kept, the number of such animals being kept shall not exceed one for each 5,000 square feet of lot area.
 4. Two-family dwellings on lots having a side lot line adjoining a lot in a commercial or industrial zone, provided that: **(Amended by Ord. No. 171,427, Eff. 1/4/97, Oper. 3/5/97.)**
 - (a) The lot on which the use is located does not extend more than 65 feet from the boundary of the less restrictive zone which it adjoins; and
 - (b) There is a minimum lot area of 5,000 square feet for each two-family dwelling.
 5. **(Deleted by Ord. No. 171,687, Eff. 8/19/97.)**
 6. Conditional uses enumerated in Sec. 12.24 when the location is approved pursuant to the provisions of said section. **(Amended by Ord. No. 117,450, Eff. 12/18/60.)**
 7. Accessory buildings, including private garages, accessory living quarters, servant’s quarters, recreation rooms, or private stables, provided that:
 - (a) No accessory living quarters nor servant’s quarters are located or maintained on a lot having an area less than 10,000 square feet;
 - (b) No stable is located or maintained on a lot having an area of less than 20,000 square feet and its capacity does not exceed one equine for each 5,000 square feet of lot area. **(Amended by Ord. No. 157,144, Eff. 11/22/82.)**
 - (c) An accessory living quarters, servant’s quarters, recreation room or private garage or any combination of said uses may be included in one building not exceeding two stories in height;
 - (d) Automobile parking space is required in connection with permitted uses and additional space may be provided in accordance with the provisions of Sec. 12.21 A.
- For the location of accessory buildings, refer to Sec. 12.21 C. and Sec. 12.22 C. **(Amended by Ord. No. 107,884, Eff. 9/23/56.)**
8. Accessory uses and home occupations, subject to the conditions specified in Section 12.05 A.16. of this Code. **(Amended by Ord. No. 171,427, Eff. 1/4/97, Oper. 3/5/97.)**
 9. Name plates and signs as provided for in Sec. 12.21 A.7.
 10. Backyard beekeeping, as an accessory use, provided that the activity complies with the performance standards established in Section 12.07 A.13. of this Code. **(Added by Ord. No. 183,920, Eff. 12/6/15.)**

B. Restriction. (Amended by Ord. No. 173,268, Eff. 7/1/00, Oper. 7/1/00.) For any lot designated as Public, Quasi-Public, Public/Quasi- Public Use, Other Public, or Open Space on the land use map of the applicable community or district plan; any lot shown on the map as having existing lakes, waterways, reservoirs, debris basins, or similar facilities; any lot shown on the map as the location of a freeway right-of-way; and any property annexed to the City of Los Angeles where a plan amendment was not adopted as part of the annexation proceedings:

Any of the uses permitted by Subsection A. of this section shall require prior approval in accordance with the provisions of Section 12.24.1 of this Code.

C. Area (Development Standards). No building or structure nor the enlargement of any building or structure shall be erected or maintained unless the following yards, lot areas, and floor area limitations are provided and maintained in connection with the building, structure, or enlargement: **(Amended by Ord. No. 179,883, Eff. 6/29/08.)**

1. **Front Yard.** There shall be a front yard of not less than 20% of the depth of the lot, but such front yard need not exceed 20 feet; provided, however that where all of the developed lots which have front yards that vary in depth by not more than ten feet comprise 40% or more of the frontage, the minimum front yard shall be the average depth of the front yard of such lots. Where there are two or more possible combinations of developed lots comprising 40% or more of the frontage, each of which as front yards that vary in depth by not more than ten feet, the minimum front yard depth shall be the average depth of the front yards of that combination which has the shallowest average depth. In determining the required front yard, buildings located on key lots, entirely on the rear half of lots, or on lots in the “C” or “M” Zones, shall not be counted; provided, however, that nothing contained in this paragraph shall be deemed to require front yards which exceed 40 feet in depth. **(Amended by Ord. No. 139,155, Eff. 10/16/69.)**

On key lots the minimum front yard may be the average of the required front yard for the adjoining interior lot and the required side yard along the street side of a reversed corner lot, but such minimum front yard may apply for a distance of not more than 65 feet from the rear lot line of the reversed corner lot, beyond which point the front yard specified in the above paragraph shall apply. Where existing buildings on either or both of said adjoining lots are located nearer to the front or side lot lines than the yards required by this article, the yards established by such existing buildings may be used in computing the required front yard for a key lot.

2. **Side Yards.** **(Amended by Ord. No. 184,802, Eff. 3/17/17.)**

(a) For a main building not more than two stories in height, there shall be a side yard on each side of the building of not less than 5 feet, except that where the lot is less than 50 feet in width, the side yard may be reduced to 10 percent of the width of the lot, but in no event to less than 3 feet in width. For a building more than two stories in height, 1 foot shall be added to the width of each yard for each additional story above the second story.

All portions of a building that have a side wall exceeding 14 feet in height and a continuous length greater than 45 feet shall have an offset/plane break that is a minimum depth of five feet beyond the required yard and a minimum length of 10 feet. For the purpose of this Subdivision, height shall be measured from the existing or finished grade, whichever is lower, at each point along the perimeter of the building.

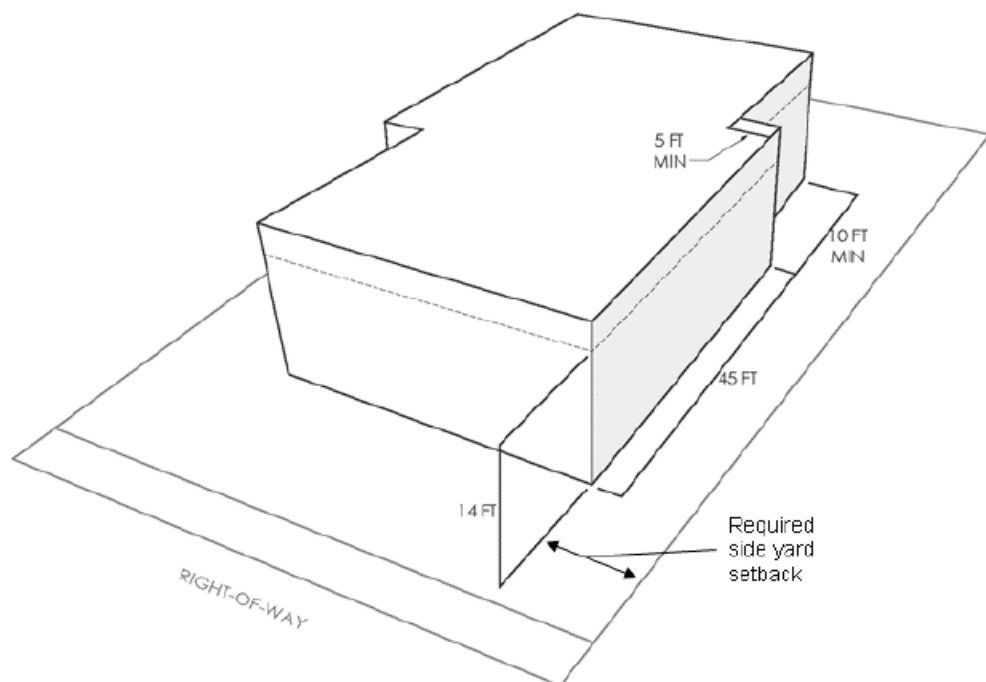


Figure 12.08 C.2.(a): Plane break diagram.

(b) In lieu of the additional one-foot side yard for each story above the second story as required above, for new construction of a main building or a ground floor addition to the main building on a lot not located in a Hillside Area or Coastal Zone, one-foot shall be added to each required side yard for each increment of ten feet or fraction thereof above the first 18 feet.

(c) Side yard requirements in specific plans, Historic Preservation Overlay Zones or in subdivision approvals shall take precedence over this subdivision. This subdivision shall apply in these areas, however, when there are no such side yard requirements.

(d) Any occupied rooftop deck shall be set back at least three feet from the minimum required side yard. This provision shall not apply to any rooftop deck located on the street side of a Corner Lot.

3. **Rear Yard.** There shall be a rear yard of not less than 15 feet in depth. (Amended by Ord. No. 121,925, Eff. 6/4/62.)

4. **Lot Area.** (Amended by Ord. No. 153,478, Eff. 4/12/80.). Every lot shall have a minimum width of 50 feet and a minimum area of 5,000 square feet. The minimum lot area per dwelling unit shall also be 5,000 square feet, except for two-family dwellings on lots having a side lot line adjoining a lot in a commercial or industrial zone as provided for in Subsection A. of this section.

There may be lots with less than the minimum required area and there may be a single dwelling on each such lot if the lot is shown with a separate letter or lot number on a recorded Subdivision Tract Map or a Parcel Map.

There may be lots with less than the minimum width and area as provided for in Section 17.05 H.7. Further exceptions to area regulations are provided for in Section 12.22 C.

5. **Maximum Residential Floor Area and Massing.** (Amended by Ord. No. 184,802, Eff. 3/17/17.)

(a) **R1.** For a lot located in a Hillside Area or Coastal Zone, the maximum floor area shall comply with Section 12.21.1 A.1. of this Code.

For lots outside of a Hillside Area or Coastal Zone, the maximum Residential Floor Area contained in all buildings and accessory buildings shall not exceed 45 percent of the lot area (a Residential Floor Area ratio of 0.45).

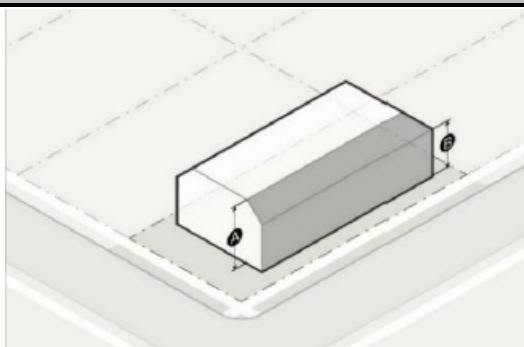
The encroachment plane shall originate from a point that is 20 feet in height from the existing or finished grade, whichever is lower, along the required front and side yard setbacks.

(b) **R1V, Variable-Mass.** These zones are intended to address issues of neighborhood character and to facilitate the compatibility of new construction, additions, and alterations in single-family neighborhoods having an existing variety of building forms. The intent of this variation is to allow flexibility in the location of massing within a maximum building envelope that respects the scale of other houses in the vicinity.

The maximum Residential Floor Area contained in all buildings on a lot shall not exceed the specified Residential Floor Area ratio for the corresponding zone per size of the lot as listed in Table 12.08 C.5.(b). The maximum lot coverage, maximum Height of Building, and maximum height at which the encroachment plane begins shall not exceed the amounts specified for each zone in Table 12.08 C.5.(b).

Table 12.08 C.5.(b)

R1 VARIABLE-MASS VARIATION ZONES DEVELOPMENT STANDARDS

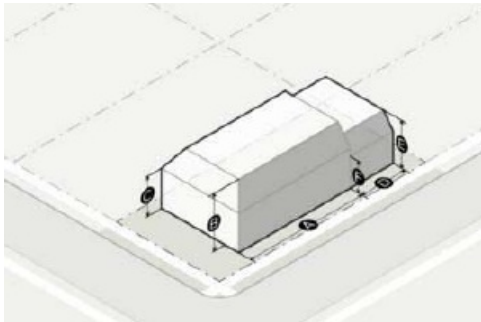


Lot Size and Residential Floor Area Ratio		R1V1	R1V2	R1V3	R1V4	Max Lot Coverage
	Up to 6,000 SF	.65	.55	.45	.40	50%
	6,001 to 7,000 SF	.63	.53	.43	.38	48%
	7,001 to 8,000 SF	.61	.51	.41	.36	46%
	8,001 to 9,000 SF	.59	.49	.39	.34	44%
	9,001 to 10,000 SF	.57	.47	.37	.32	42%
	Over 10,000 SF	.55	.45	.35	.30	40%
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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(c) **R1F, Front-Mass.** These zones are intended to address issues of neighborhood character and to facilitate the compatibility of new construction, additions and alterations in single-family neighborhoods where the predominate building form includes a two-story mass at the front of the lot and a one-story mass at the rear of the lot. The intent of this variation is to allow taller massing at the front of the lot and mandate shorter massing at the rear of the lot that respects the scale and form of other houses in the vicinity.

The maximum Residential Floor Area contained in all buildings shall not exceed the specified Residential Floor Area ratio for the corresponding zone per size of the lot as listed in Table 12.08 C.5.(c). The maximum lot coverage, the maximum height of the front and rear masses, and the maximum height at which the encroachment plane begins for the front and rear masses shall not exceed the amounts specified for each zone in Table 12.08 C.5. (c).

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°	

(d) **R1R, Rear-Mass.** These zones are intended to address issues of neighborhood character and to facilitate the compatibility of new construction, additions and alterations in single-family neighborhoods where the predominate building form includes a one-story mass at the front of the lot and a two-story mass at the rear of the lot. The intent of this variation is to mandate shorter massing at the front of the lot and allow taller massing at the rear of the lot that respects the scale and form of other houses in the vicinity.

The maximum Residential Floor Area contained in all buildings shall not exceed the specified Residential Floor Area ratio for the corresponding zone per size of the lot as listed in Table 12.08 C.5.(d). The maximum lot coverage, the maximum height of the front and rear masses, and the maximum height at which the encroachment plane begins for the front and rear masses shall not exceed the amounts specified for each zone in Table 12.08 C.5. (d).

(1) **Exceptions.**

- (i) Lots that are 90 feet or less in depth shall not be subject to two different massing requirements. Said lots shall be exempt from the Front Mass development standards listed in Table 12.08 C.5.(d), and instead the Rear Mass massing requirements specified in Table 12.08 C.5.(d) shall apply to the entire building.

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°	

- (e) **R1H, Hillside Area.** These zones are intended to address issues of neighborhood character and to facilitate the compatibility of new construction, additions and alterations to one-family houses in Hillside Areas having an existing variety of building forms. The intent of this variation is to allow flexibility in the location of massing within a maximum building envelope that respects the scale of other houses in the vicinity. A lot designated an R1H Zone shall comply with all of the R1 Hillside Area Development Standards pursuant to Section 12.21 C.10., except that R1H lots shall be subject to the Residential Floor Area ratios in Table 12.21 C.10-2b of their corresponding zone.

6. Verification of Existing Residential Floor Area. (Amended by Ord. No. 184,802, Eff. 3/17/17.) For additions with cumulative Residential Floor Area of less than 1,000 square feet constructed after January 1, 2008, or remodels of buildings built prior to January 1, 2008, the existing Residential Floor Area shall be determined based on the building records or the building square footage shown on the most recent Los Angeles County Tax Assessor's records at the time the plans are submitted to the Department of Building and Safety and a plan check fee is paid. Except that Residential Floor Area may be calculated as defined in Section 12.03 of this Code when a complete set of fully dimensioned plans with area calculations of all the structures on the lot, prepared by a licensed architect or engineer, is submitted by the applicant.

Any work that does not qualify as a remodel, as defined in the paragraph below, or additions that are 1,000 square feet or larger shall require a complete set of fully dimensioned plans with area calculations of all the structures on the lot prepared by a licensed architect or engineer.

For the purposes of implementing this subdivision, a remodel shall mean the alteration of an existing building or structure provided that at least 50 percent of the perimeter length of the contiguous exterior walls and 50 percent of the

roof are retained.

7. **Definitions and Standards. (Added by Ord. No. 184,802, Eff. 3/17/17.)** For the purposes of this Subsection the following definitions and standards shall apply:

a. **Height of Mass, Front or Rear.** The height of the front mass is the vertical distance above Grade measured to the highest point of the roof, structure, or parapet wall, whichever is highest of the front mass. The height of the rear mass is the vertical distance above Grade measured to the highest point of the roof, structure, or parapet wall, whichever is highest of the rear mass. Retaining walls shall not be used for the purpose of raising the effective elevation of the finished grade for purposes of measuring the height of either mass.

However, whenever the highest point of elevation of the adjoining sidewalk or ground surface within a 5-foot horizontal distance measured from the exterior wall of a building exceeds grade level by more than 20 feet, a building or structure may exceed the maximum front or rear mass height in number of feet prescribed in this section by not more than 12 feet. However, such additional height shall not be permitted to the extent that such additional height causes any portion of the building or structure to exceed a front or rear mass height in number of feet as prescribed by this section as measured from the highest point of the front or rear mass roof structure or parapet wall to the elevation of the ground surface which is vertically below this point of measurement.

b. **Lot Coverage** is the area of a parcel covered by any structures extending more than six feet above grade. However, 400 square feet of required covered parking that is detached and located within the rear half of the lot shall be exempt from lot coverage calculations.

SEC. 12.08.1. RU RESIDENTIAL URBAN ZONE.

(Added by Ord. No. 161,716, Eff. 12/6/86.)

The following regulations shall apply in the RU Residential Urban Zone:

A. Purpose. The regulations set forth in this section are designed to encourage the subdivision of small single-family residential lots for development with manufactured homes, including mobilehomes installed on permanent foundations, factory-built homes, or conventional site built homes. The small area and yard requirements are intended to facilitate the economical and flexible use of land, thus increasing the City's stock of lower cost single-family housing. It is also the purpose of this zone to ensure that such developments are located in proper relationship to other uses and are compatible with those uses.

B. Use. (Amended by Ord. No. 173,492, Eff. 10/10/00.) No building, structure or land shall be used and no building or structure shall be erected, structurally altered, enlarged or maintained, except for the following uses, and, when a "**Supplemental Use District**" is created, for those uses as may be permitted in that district. The provisions of this section shall not apply to properties in a Hillside area as defined in Section 91.7003 of this Code and which exceed an average natural slope of 15 percent as calculated according to the slope density formula used by the City Planning Department.

1. One-family dwellings, including factory-built homes, mobilehomes installed on permanent foundations and conventional site-built homes.

2. Parks, playgrounds or community centers, owned and operated by a governmental agency.

3. Conditional uses enumerated in Section 12.24 when the location is approved pursuant to the provisions of that section.

4. Accessory buildings, including private garages and recreation rooms. For the location of accessory buildings, refer to Sections 12.21 C. and 12.22 C.

5. Accessory uses and home occupations, subject to the conditions specified in Section 12.05 A.16. of this Code. **(Amended by Ord. No. 171,427, Eff. 1/4/97, Oper. 3/5/97.)**

6. Name plates and signs, and required automobile parking spaces as provided for in Section 12.21 A. of this Code. **(Added by Ord. No. 171,427, Eff. 1/4/97, Oper. 3/5/97.)**

C. Area. No building or structure shall be erected or maintained, nor shall any building or structure be enlarged unless the following yards and lot areas are provided and maintained in connection with such building, structure or enlargement:

1. **Front Yard.** There shall be a front yard of not less than 10 feet in depth; provided, however, that when a lot is developed with a mobilehome, pursuant to a change of zone where a "Q" Qualified Condition has been imposed limiting the use of the lot to a mobilehome, there shall be a front yard of not less than 7 feet in depth.

2. **Side Yards.** There shall be a side yard of not less than 3 feet in width on each side of a main building. The required side yard may be eliminated on one side of each lot, provided that:

a. The remaining side yard is increased to not less than 6 feet in width;

b. The buildings or structures are so located that the 0-foot side yard on one lot adjoins the increased side yard on the adjoining lot;

c. Prior to the issuance of any building permit for the installation of a mobilehome, factory-built home or a building permit for a conventional site-built home, where a side yard is eliminated on one side of the lot and the remaining side yard is increased to not less than six feet in width, pursuant to this section, the owner or owners of that lot shall obtain from the owner or owners of the lot abutting the zero-foot side yard an easement granting the right to ingress and egress for maintenance purposes. That easement shall have a minimum width of three feet and shall be located along the lot line adjacent to the zero-foot side yard. That easement shall be recorded in the Office of the County Recorder of Los Angeles County; and a copy of that recorded easement shall be submitted to the Department of Building and Safety prior to the issuance of a building permit;

d. No exterior wall openings shall be permitted on the side of the building or structure located on a lot line; and all requirements of Chapter IX, Article I, shall be complied with;

e. No accessory buildings or structures shall be permitted in the increased side yard, notwithstanding any other provisions of this article; and

f. Reduced side yards shall not be permitted adjacent to lots which are not developed with 0-foot side yards or are adjacent to a street, alley or walkway.

3. **Rear Yard.** There shall be a rear yard of not less than 10 feet in depth; provided, however, that when a lot is developed with a mobilehome, pursuant to a change of zone where a “Q” Qualified Condition has been imposed limiting the use of the lot to a mobilehome, there shall be a rear yard of not less than 3 feet in depth.

4. **Lot Area.** Every lot shall have a minimum width of 35 feet and a minimum area of 3,500 square feet. Exceptions to area regulations are provided for in Section 12.22 C.

5. **Minimum Acreage.** A minimum of five acres shall be required whenever property zoned R1 or designated on an adopted community plan or district plan as corresponding to the R1 Zone or a more restrictive zone is proposed to be reclassified in the RU zone.

D. Restriction. (Amended by Ord. No. 173,268, Eff. 7/1/00, Oper. 7/1/00.) For any lot designated as Public, Quasi-Public, Public/Quasi-Public Use, Other Public, or Open Space on the land use map of the applicable community or district plan; any lot shown on the map as having existing lakes, waterways, reservoirs, debris basins, or similar facilities; any lot shown on the map as the location of a freeway right-of-way; and any property annexed to the City of Los Angeles where a plan amendment was not adopted as part of the annexation proceedings:

Any of the uses permitted by Subsection B. of this section shall require prior approval in accordance with the provisions of Section 12.24.1 of this Code.

SEC. 12.08.3. RZ RESIDENTIAL ZERO SIDE YARD ZONE.

(Added by Ord. No. 159,532, Eff. 1/3/85.)

The following regulations shall apply in the RZ Residential Zero Side Yard Zone.

A. Purpose. The regulations set forth in this section are to provide for a 0-foot side yard, single- family residential zone.

B. Use. No building, structure or land shall be used and no building or structure shall be erected, structurally altered, enlarged, or maintained, except for the following uses, and, when a “**Supplemental Use District**” is created by the provisions of Article 3 of this chapter, for such uses as may be permitted therein:

1. Dwellings constructed across not more than five contiguous lots with no more than one dwelling unit on each lot, provided that:

a. The dwelling unit on each lot shall be structurally separated from the dwelling unit on the adjacent lot, provided, however, that footings slab foundations, roof sheathing, roofing and exterior wall coverings may cross the lot lines. Adjacent dwelling units shall be separated by walls which comply with the provisions of the exception of Section 91.0502 (h)2.A. of this Code and which extend from the slab foundation to the roof sheathing. Common footings on the lot lines shall underlie and support said walls between dwelling units.

b. Electrical, plumbing, heating, air conditioning and sewer systems for each dwelling unit shall be separate and independent of such system for each other dwelling unit.

c. Prior to the issuance of any building permit for such development, the owner or owners shall execute and record a declaration of covenants, conditions and servitudes in a form designed to run with the land and

satisfactory to the City Attorney, binding themselves and all future owners and inuring to their mutual benefit and that of the City of Los Angeles. The declaration shall contain provisions:

- (1) That the owners of all lots on which such building is located shall be jointly and severally responsible for the maintenance and repair of the building's footings, slab foundations, roof sheathing, roofing, common walls, exterior walls and any other common portion of the building;
- (2) That the costs for such maintenance and repair shall be shared equitably by the owners of the lots on which the building is located;
- (3) Providing the manner in which decisions concerning such maintenance and repair and their payment shall be decided;
- (4) That the owners of each such lot shall have a right of access to each others lot for the purpose of affecting such maintenance and repair; and
- (5) Providing for the rights of individual lot owners concerning the demolition or modification of any portion of the building, including a provision that no common element be modified without the consent of all affected lot owners.

Said declaration may provide for the establishment of an association of property owners to administer the provisions of the declaration, and, if so, shall provide for its organization and government as well as for the assessment of lot owners to provide for the costs of maintenance, repair and administration.

A Copy of such declaration shall be delivered to the Department of Building and Safety prior to the issuance of a building permit, and copies shall be delivered to any prospective owner of a lot prior to the sale of that lot.

2. One-Family Dwellings.

3. Parks, playgrounds or community centers owned and operated by governmental agency.

4. Accessory buildings, including private garages and recreation rooms For location of accessory buildings, refer to Sections 12.21 C. and 12.22 C.

5. Conditional uses enumerated in Section 12.24 when the location is approved pursuant to the provisions of said section.

6. Accessory uses and home occupations, subject to the conditions specified in Section 12.05 A.16. of this Code. **(Amended by Ord. No. 171,427, Eff. 1/4/97, Oper. 3/5/97.)**

7. Name plates and signs, and required automobile parking spaces as provided for in Section 12.21 A. of this Code. **(Added by Ord. No. 171,427, Eff. 1/4/97, Oper. 3/5/97.)**

C. Area. No building or structure shall be erected or maintained, nor shall any building or structure be enlarged, unless the following yards and lot areas are provided and maintained in connection with such building, structure, or enlargement:

1. **Front Yard.** There shall be a front yard of not less than ten feet in depth. The provisions of Section 12.22 C.4., 5. and 8. of this Code, permitting reduced front yards, shall not apply.

2. **Side Yard.** **(Amended by Ord. No. 162,133, Eff. 5/9/87.)**

a. Except as exempted by Paragraph b. or Paragraph c. of this subdivision, there shall be a side yard of not less than three feet in width on each side of a main building of not more than two stories. For a building more than two stories in height, one foot shall be added to the width of such side yard for each story above the second story.

b. No side yard shall be required along any lot line across which line a dwelling is constructed in accordance with Section 12.08.3 B.1. of this Code.

c. No side yard shall be required on one side of each lot developed with a detached one-family dwelling, provided that any of the following requirements are met:

(1) The remaining side yard shall be increased to not less than double the width otherwise required.

(2) Buildings or structures shall be so located that the zero foot side yard on one lot adjoins the increased side yard on the adjoining lot.

(3) Prior to the issuance of any building permit for a dwelling where a side yard is eliminated on one

side of the lot and the remaining side yard is increased to not less than double that otherwise required pursuant to this section, the owner or owners of that lot shall obtain from the owner or owners of the lot abutting the zero-foot side yard an easement granting the right of ingress and egress for maintenance purposes. The easement shall have a minimum width of three feet and shall be located along the lot line adjacent to the zero-foot side yard. The easement shall be recorded in the Office of the County Recorder of Los Angeles County, and a copy indicating recordation shall be submitted to the Department of Building and Safety prior to the issuance of a building permit.

(4) Exterior wall openings shall not be permitted on the side of any building or structure on a lot line, and there shall be compliance with all requirements of Chapter IX, Article 1 of this Code.

(5) Accessory buildings or structures shall not be permitted in the increased side yard, notwithstanding any other provisions of this article.

(6) Reduced side yards shall only be permitted on a lot which is adjacent to a lot developed with a zero-foot side yard; no reduced side yard may be located adjacent to a street, alley or walkway.

3. Rear Yard.

a. Except as exempted by Paragraph b. of this subdivision there shall be a rear yard of not less than 15 feet in depth.

b. No rear yard shall be required along any lot line across which line a dwelling is constructed in accordance with Section 12.08.3 B.1. of this Code.

4. If a lot is developed without a rear yard, the area of the front yard and/or any side yards shall be increased so that the total increase in the combined areas of the front yard and any side yards shall equal 110% of the area which would otherwise have been contained in a rear yard.

5. Lot Area.

a. Every lot with a driveway on the frontage shall have a minimum lot width and frontage of 30 feet; provided, however, that for flag lots and lots on cul-de-sacs and curved streets, the minimum frontage and lot width within the front yard setback may be not less than 20 feet. Every lot without a driveway on the frontage shall have a minimum lot width and frontage of 25 feet.

b. Every lot classified in the RZ Zone shall be designated on the Zone Map according to the area of the lot. Lots may be designated as: RZ2.5 (2,500 square feet), RZ3 (3,000 square feet), or RZ4 (4,000 square feet). Every lot shall have the minimum lot area so designated. **(Amended by Ord. No. 162,133, Eff. 5/9/87.)**

c. Exceptions to area regulations are provided for in Section 12.22 C. of this Code.

D. Restriction. (Amended by Ord. No. 173,268, Eff. 7/1/00, Oper. 7/1/00.) For any lot designated as Public, Quasi-Public, Public/Quasi-Public Use, Other Public, or Open Space on the land use map of the applicable community or district plan; any lot shown on the map as having existing lakes, waterways, reservoirs, debris basins, or similar facilities; any lot shown on the map as the location of a freeway right-of-way; and any property annexed to the City of Los Angeles where a plan amendment was not adopted as part of the annexation proceedings:

Any of the uses permitted by Subsection B. of this section shall require prior approval in accordance with the provisions of Section 12.24.1 of this Code.

SEC. 12.08.5. "RW1" RESIDENTIAL WATERWAYS ZONE. **(Added by Ord. No. 138,095, Eff. 4/19/69.)**

The following regulations shall apply in the "RW1" Residential Waterways Zone:

A. Purpose. The regulations set forth in this section are to make possible the utilization of certain lots fronting on navigable public canals or waterways, or separated therefrom only by a public street, which make up, or are a portion of, a sizeable system of recreational waterways when such lots are predominantly those which were recorded prior to June 1, 1946.

Because of exceptional past history, present conditions, the proximity of such lots to recreational water areas, and their usual location in areas which enjoy optimum climatic conditions, the best development of the property may require variation from some of the standard housing requirements necessary or desirable in the rest of the City.

B. Use. No building, structure or land shall be used and no building or structure shall be erected, structurally altered, enlarged, or maintained, except for the following uses, and when a "Supplemental Use District" is created by the provisions of Article 3 of this chapter, for such uses as may be permitted therein:

1. One-family dwelling.
2. Accessory buildings, including private garages, accessory living quarters, servants quarters, or recreation rooms, provided that:
 - (a) No accessory living quarters nor servants quarters are located or maintained on a lot having an area of less than 4,600 square feet.
 - (b) An accessory living quarters, servants quarters, recreation room or private garage or any combination of said uses may be included in one building not exceeding two stories in height. For location of accessory buildings, refer to Sections 12.21 C. and 12.22 C.
3. Conditional uses enumerated in Section 12.24 when the location is approved pursuant to the provisions of said section.
4. Accessory uses and home occupations, subject to the conditions specified in Section 12.05 A.16. of this Code. **(Amended by Ord. No. 171,427, Eff. 1/4/97, Oper. 3/5/97.)**
5. Name plates and signs, and required automobile parking spaces as provided for in Section 12.21 A. of this Code. **(Added by Ord. No. 171,427, Eff. 1/4/97, Oper. 3/5/97.)**

C. Area. No building or structure shall be erected or maintained nor shall any building or structure be enlarged unless the following yards and lot areas are provided and maintained in connection with such building, structure or enlargement:

1. **Front Yard** – There shall be a front yard of not less than ten feet in depth. Notwithstanding any provisions of this article to the contrary;
 - (a) The front yard shall be measured from the lot line nearest to, or separating the lot from, the navigable public canal or waterway, and in the case of a corner lot, from the line separating the narrowest canal frontage of the lot from the navigable public canal or waterway, or from the public street lying between the lot and the navigable public canal or waterway, except in those cases where the latest tract deed restrictions specify another line as the front lot line.
 - (b) No stairway, platform, landing, or porch shall extend or project into said required front yard space more than 48 inches, and in no case shall any such stairway, platform, landing, or porch exceed a height of 30 inches above the finished ground level adjacent thereto in said front yard space.
 - (c) No cornice, belt course, still or other similar architectural projection, but not including eaves, shall project into said required front yard space more than 12 inches.
2. **Side Yard** – There shall be a side yard on each side of a building of not less than 10 percent of the width of the lot, but in no event less than three feet in width. **(Amended by Ord. No. 151,601, Eff. 11/25/78.)**
3. **Rear Yard** – There shall be a rear yard of not less than 15 feet in depth. In no event shall any exterior wall of the first story of the main building be located closer than nine feet from the rear lot line. In the event three or more automobile parking spaces are provided in an attached garage or carport on the same lot for each dwelling unit, no exterior wall of the main building shall be located closer than five feet from the rear lot line. Notwithstanding any provisions of this article to the contrary, the rear lot line is that line opposite and most distant from the lot line separating the narrowest canal frontage of the lot from the navigable public canal or waterway. **(Amended by Ord. No. 150,336, Eff. 12/31/77.)**
4. **Lot Area** – Every lot shall have a minimum width of 28 feet and a minimum area of 2,300 square feet. **(Amended by Ord. No. 150,336, Eff. 12/31/77.)**
5. **Open Space** – There shall be usable open space, such as patio, garden, deck or recreational area, in the amount of ten percent of the lot area for each story of a main building on the lot. Such open space shall be in addition to the areas which are included in required yards and may be not less than 100 square feet in size. For multi-storied buildings, such open space need not be evenly distributed between all floors of the main building, but in no event may more than two-thirds of the total usable open space required be located above the first story of the main building. **(Amended by Ord. No. 150,336, Eff. 12/31/77.)**

D. Restriction. (Amended by Ord. No. 173,268, Eff. 7/1/00, Oper. 7/1/00.) For any lot designated as Public, Quasi-Public, Public/Quasi-Public Use, Other Public, or Open Space on the land use map of the applicable community or district plan; any lot shown on the map as having existing lakes, waterways, reservoirs, debris basins, or similar facilities; any lot shown on the map as the location of a freeway right-of-way; and any property annexed to the City of Los Angeles where a plan amendment was not adopted as part of the annexation proceedings:

Any of the uses permitted by Subsection B. of this section shall require prior approval in accordance with the provisions of Section 12.24.1 of this Code.