

SEC. 12.09. "R2" TWO-FAMILY ZONE.

The following regulations shall apply in the "R2" Two-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. Any use permitted in the "R1" One-family Zone.
2. A two-family dwelling or two single-family dwellings. **(Amended by Ord. No. 147,542, Eff. 9/3/75.)**
3. **(Amended by Ord. No. 176,354, Eff. 1/31/05.)** Apartment houses, boarding or rooming houses, dwelling units in a small lot subdivision, or multiple dwellings on lots having a side lot line adjoining a lot in a commercial or industrial zone, provided that:
 - (a) The use, including the accessory buildings and uses and required yards, does not extend more than 65 feet from the boundary of the less restrictive zone which it adjoins; and
 - (b) The lot area per dwelling unit or guest room regulations of the RD1.5 zone shall apply to these uses.
4. **(None)**
5. Accessory buildings, including required automobile parking space-same as R1 Zone - Section 12.08 A. **(Amended by Ord. No. 107,884, Eff. 9/23/56.)**
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 as provided for in Sec. 12.21 A.7.

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 - No building or structure nor the enlargement of any building or structure shall be hereafter erected or maintained unless the following yards and lot areas are provided and maintained in connection with such building, structure or enlargement:

1. **Front Yard** - Same as required in "R1" Zone-Sec. 12.08 C.1.
2. **Side Yard** - Same as required in "R1" Zone-Sec. 12.08 C.2.
3. **Rear Yard** - Same as required in "R1" Zone-Sec. 12.08 C.3.
4. **Lot Area (Amended by Ord. No. 177,103, Eff. 12/18/05.)** - 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 be 2,500 square feet, except for apartment houses, boarding or rooming houses, and multiple 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, which uses shall comply with the lot area per dwelling unit and guest room regulations of the RD1.5 Zone.

Provided, that where a lot has a width of less than 50 feet or an area of less than 5,000 square feet and was held under separate ownership or was of record at the time this article became effective, the lot may be occupied by any use permitted in this section, except those uses requiring more than 5,000 square feet of lot area. In no case, however, shall a two-family dwelling or two-family dwellings be allowed on a lot with an area of less than 4,000 square feet.

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

SEC. 12.09.1. "RD" RESTRICTED DENSITY MULTIPLE DWELLING ZONE.
(Added by Ord. No. 127,777, Eff. 8/1/64.)

The following regulations shall apply in the "RD" Restricted Density Multiple Dwelling 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 dwellings.
2. Two-family dwellings.
3. Multiple dwellings or group dwellings.
4. Apartment houses.
5. Park, playgrounds or community center, owned and operated by a governmental agency.
6. **(Amended by Ord. No. 157,144, Eff. 11/22/82.)** The keeping of equines, in conjunction with the residential use of the lot, and subject to the following limitations:
 - (a) Such activities are 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.
7. Accessory buildings, including private garages, accessory living quarters, servants quarters, recreation rooms, or private stables, provided that:
 - (a) Every accessory building containing accessory living quarters or servants quarters shall constitute a dwelling and the lot area requirements of the zone in which it is located shall be complied with.
 - (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, 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 Section 12.21C.
8. Conditional uses enumerated in Sec. 12.24 when the location is approved pursuant to the provisions of said section.
9. Accessory uses and home occupations, subject to the conditions specified in Section 12.05A16 of this Code. **(Amended by Ord. No. 171,427, Eff. 1/4/97, Oper. 3/5/97.)**

10. (Deleted by Ord. No. 171,687, Eff. 8/19/97.)

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

B. Area. (Amended by Ord. No. 158,381, Eff. 11/20/83.) No building or structure nor the enlargement of any building or structure shall be erected or maintained 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 15 feet in depth in the RD1.5, RD2, RD3 and RD4 Zones and not less than 20 feet in depth in the RD5 and RD6 Zones.

2. **Side Yards:**

(a) **RD1.5 and RD2 Zones.** For a main building not more than two stories in height in the RD1.5 and RD2 zones, there shall be a side yard on each side of said building of not less than five feet, except that where the lot is less than 50 feet in width, the side yard may be reduced to 10% of the width of the lot, but in no event to less than three feet in width. For a building more than two stories in height in the RD1.5 and RD2 zones, one foot shall be added to the width of such yard for each additional story above the second story, but in no event shall a side yard of more than 16 feet in width be required.

(b) **RD3 and RD4 Zones.** There shall be a side yard on each side of a main building in the RD3 and RD4 zones of not less than five feet or 10% of the width of the lot, whichever is larger, but in no event shall a side yard of more than 10 feet be required.

(c) **RD5 and RD6 Zones.** There shall be a side yard on each side of a main building in the RD5 and RD6 zones of not less than 10 feet in width.

3. **Rear Yards.** There shall be a rear yard of not less than 15 feet in depth in the RD1.5, RD2, RD3 and RD4 Zones and not less than 25 feet in depth in the RD5 and RD6 Zones.

4. **Lot Area.** Every lot classified in the "RD" Zone is, according to the lot area requirements, further designated as RD1.5, RD2, RD3, RD4, RD5 and RD6.

Every lot shall have a minimum width, area and lot area per dwelling unit or guest room as follows:

[LOT SIZE - "RD"ZONE]

Zone	Minimum Lot Width (feet)	Minimum Lot Area (Square feet)	Minimum Lot Area Per Dwelling Unit or Guest Room (square feet)
RD1.5	50	5,000	1,500
RD2	50	5,000	2,000
RD3	60	6,000	3,000
RD4	60	8,000	4,000
RD5	70	10,000	5,000
RD6	70	12,000	6,000

Exceptions to area regulations are provided for in Section 12.22C.

C. 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.

SEC. 12.09.3. "RMP" MOBILEHOME PARK ZONE.

(Added by Ord. No. 164,904, Eff. 7/6/89.)

The following regulations shall apply in the "RMP" Mobilehome Park Zone:

A. Purpose. It is the purpose of the "RMP" Mobilehome Park Zone to encourage the provision of affordable housing in the City as provided in the Housing Element of the General Plan, by permitting both the retention and expansion of existing mobilehome parks and the establishment of new mobilehome parks. It is also the purpose of this ordinance to encourage the maintenance of the property for residential uses by allowing land zoned RMP to be used for single family dwellings. Because of the usual location of these lots in areas with industrial and manufacturing uses, the preservation of the property for single family residential use may require the variation from some of the standard housing requirements necessary or desirable in the rest of the City. Accordingly, the large lot minimum yard area requirements are necessary to ensure compatibility between single family residential uses and possible surrounding nonresidential uses.

B. Use. No building, structure or land shall be used and no building or structure shall be erected, moved onto the site, structurally altered, enlarged or maintained, except for such uses as may be permitted therein:

1. Mobilehome parks.
2. One-family dwellings.
3. Parks, playgrounds or community centers, owned and operated by a governmental agency.
4. Truck gardening; the keeping of equines, poultry, rabbits and chinchillas, in conjunction with the residential use of the lot, provided that such animal keeping is not for commercial purposes. **(Amended by Ord. No. 181,188, Eff. 7/18/10.)**
5. **(Deleted by Ord. No. 171,687, Eff. 8/19/97.)**
6. Accessory buildings or structures, including private garages, accessory living quarters, servants quarters, recreation rooms, private stables, recreation centers, laundry rooms, greenhouses, bathhouses, storage buildings, enclosed trash areas and mobilehome park manager's residence (which structure may be a one-family dwelling on permanent foundation). However, such structures may not exceed two stories in height. For the location of accessory buildings, refer to Sections 12.21C and 12.22C.
7. Conditional uses enumerated in Section 12.24 when the location is approved pursuant to the provisions of said section.
8. Accessory uses and home occupations, subject to the conditions specified in Section 12.05A16 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 Section 12.21 A of this Code. **(Amended by Ord. No. 171,427, Eff. 1/4/97, Oper. 3/5/97.)**

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

enlargement.

1. **Front yard** - For one-family dwellings, there shall be a front yard of not less than 20 percent of the depth of the lot, but such front yard need not exceed 25 feet.
2. **Side yards** - For one-family dwellings, there shall be a side yard on each side of a main building of not less than 10 feet.
3. **Rear Yard** - For one-family dwellings, there shall be a rear yard of not less than 25 percent of the depth of the lot, but such rear yard need not exceed 25 feet.
4. **Lot Area** - Every lot used for a one-family dwelling shall have a width of 80 feet and a minimum area of 20,000 square feet.

The above area requirements shall not apply to mobilehomes parks or mobilehomes located within mobilehome parks. Mobilehome parks are subject to the yard and area requirements of Title 25 of the California Administrative Code. Further exceptions to area regulations are provided for in Section 12.22 C.

SEC. 12.09.5. "RW2" RESIDENTIAL WATERWAYS ZONE.

(Added by Ord. No. 138,095, Eff. 4/19/69.)

The following regulations shall apply in the "RW2" Residential Water ways 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 sizable 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 to 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 dwellings.
2. Two-family dwellings.
3. Accessory buildings, including private garages, accessory living quarters, servants quarters, or recreational rooms, provided that:
 - (a) Every accessory building containing accessory living quarters or servants quarters shall constitute a dwelling for the purposes of computing the applicable lot area requirements of this zone.
 - (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 Section 12.21C and 12.22C.
4. Conditional uses enumerated in Section 12.24 when the location is approved pursuant to the provisions of said section.
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.

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** - Same as required in "RW1" Zones-Section 12.08.5-C.,1
2. **Side Yards** - (Amended by Ord. No. 150,336, Eff. 12/31/77.) - Side yards shall be required in accordance with the provisions of either paragraphs (a), (b) or (c) below and the limitations hereafter specified:
 - (a) For a main building of not more than two stories in height there shall be a side yard on each side of said building of not less than ten percent of the width of the lot, but in no event of less than three feet in width. For a building more than two stories in height, one foot shall be added to the width of such side yard for each additional story above the second story.
 - (b) There may be a side yard on only one side of a main building, provided that:
 - (1) For a main building of not more than two stories in height, said required side yard shall be at least four feet in width. For a building more than two stories in height, one foot shall be added to the width of such side yard for each additional story above the second story.
 - (2) The main building is structurally independent with an unpierced wall from the ground to the weatherproofing material of the roof covering between said main building and any adjacent main building.
 - (3) An adjoining lot is developed in a similar manner so that the two main buildings will be adjacent to each other with no side yard between.
 - (c) No side yards shall be required for a main building on the interior lot or lots of groups of adjacent lots when:
 - (1) The group of adjacent lots includes at least three, but not more than five, lots.
 - (2) For a main building constructed on an end lot of such a group of lots, a side yard as required in paragraph (b) (1) of this subdivision is provided and maintained abutting the outermost lot line.
 - (3) The main building on each lot of such group of lots is structurally independent with an unpierced wall from the ground to the weatherproofing material of the roof covering between it and any adjacent main building.
3. **Rear Yard** - There shall be a rear yard of not less than 15 feet in depth. 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. The minimum lot area per dwelling unit shall be 1,150 square feet.
5. **Open Space** - Same as required in "RW1" Zone - Section 12.08.5 C.5.
6. **Limitations** - (Amended by Ord. No. 150,336, Eff. 12/31/77.) - No person shall be issued a building permit for any lot being developed without a side yard on each side of the main building until:
 - (a) A site plan has been first filed with and approved by the City Planning Commission. Buildings constructed upon said lot must conform to the approved site plan. Every person applying for a building permit for such a lot shall file with the City Planning Commission a site plan which will show the location of the proposed building or buildings and the location of any existing buildings on adjacent lots. Said site plan shall be

accompanied by such other plans or data as may be required by the Commission.

The City Planning Commission shall approve, conditionally approve or disapprove the site plan within 50 days, and may disapprove or require the revision of said site plan when it is determined that the proposal as submitted would not adequately maintain side yards between adjoining ownerships when they are deemed necessary to provide adequate access, light and air. In the event the Commission disapproves said site plan, the applicant may appeal the matter to the City Council. The appeal shall set forth specifically wherein the appellant believes the Commission's findings and decision to be in error. Such appeal shall be filed in duplicate in the public office of the Department of City Planning within 20 days from the date of mailing the notification of disapproval to the applicant. Thereupon, the appeal, the Commission file and a report including reasons for disapproval and answering the allegations in the appeal shall be transmitted to the City Council; and

(b) The owner, or owners, of the adjacent lot, or lots, which are a portion of a side-by-side development, as specified in Section 12.09.5 C.2.(b), or which are a portion of a group development as specified in Section 12.09.5 C.2.(c), records an agreement in the Office of the County Recorder whereby he, or they, agree to develop said property with a main building in the manner indicated on the site plan approved by the City Planning Commission.

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.