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Los Angeles Municipal Code

SEC. 12.11. “R4” MULTIPLE DWELLING ZONE.

The following regulations shall apply in the “R4” 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. Any use permitted in the “R3” Multiple Dwelling Zone.
2. Churches (except rescue mission or temporary revival) or philanthropic institutions, with yards as required in Sec. 12.21 C.
3. Child care facilities or nursery schools. **(Amended by Ord. No. 145,474, Eff. 3/2/74.)**
4. **(Amended by Ord. No. 159,714, Eff. 4/8/85.)** Hotels, motels and apartment hotels under any of the following conditions subject to the requirements indicated;
 - (a) **(Amended by Ord. No. 173,492, Eff. 10/10/00.)** when expressly provided for in an adopted specific plan, or
 - (b) when located on a lot fronting on a major or secondary highway, provided such lot does not abut a single-family residential zone; provided, further that 25 percent or more of the area of such lot is also classified in a commercial zone; or
 - (c) the project consists of not more than one addition to an existing hotel, motel or apartment hotel on a single site, the total of which shall not exceed one-third of the existing number of guest rooms or suites of rooms.
5. Fraternity or sorority houses and dormitories.
6. Schools, elementary and high, or educational institutions, with yards as required in Sec. 12.21 C.3.
7. Museums or libraries (non–profit) with yards as required in Sec. 12.21 C.3.
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. Retirement hotels, as defined in Section 12.03. **(Added by Ord. No. 159,714, Eff. 4/8/85.)**

10. Accessory buildings, including private garages, accessory living quarters, guest homes, recreation rooms, or private stables, provided that:

(a) 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.)**

(b) Accessory living quarters, a guest house, recreation room or a private garage or any combination of said uses may be included in one building, not exceeding two stories in height;

(c) An accessory living quarters or guest house shall be considered as a dwelling unit in determining the minimum lot area necessary for the proposed development.

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.)**

11. **(Deleted by Ord. No. 171,427, Eff. 1/4/97, Oper. 3/5/97.)**

12. Name plates and signs, and required parking spaces 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.)**

It is not an unreasonable exercise of the police power to prohibit the maintenance of signs respecting a person's business in front of a dwelling house in an R-4 district.

Kort v. City of Los Angeles, 52 Cal. App. 2d 804.

It is within the police power to regulate the size of signs and the information contained thereon.

Serve Yourself Gas, etc. v. Brock, 39 Cal. 2d 813.

13. Shelter for the homeless (as defined in Section 12.03 of this Code) containing not more than 30 beds and designed to serve not more than 30 persons. Except within the Central City Community Plan area, any shelter for the homeless established pursuant to this subdivision shall be located at least 600 feet from another such shelter. The minimum number of off-street parking spaces provided in conjunction with such use shall comply with the requirements of Section 12.21 A.4.(w) of this Code. **(Added by Ord. No. 161,427, Eff. 8/2/86.)**

14. Eldercare Facility. (**Added by Ord. No. 178,063, Eff. 12/30/06.**)

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 “R3” Zone – Sec. 12.10 C.1.

2. **Side Yards** – For a main building not more than two stores in height, 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, one foot shall be added to the width of such side 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. (**Amended by Ord. No. 110,225, Eff. 11/23/57.**)

3. **Rear Yard** – There shall be a rear yard of not less than 15 feet in depth. For a building more than three stories in height, one foot shall be added to the depth of such rear yard for each additional story above the third story, but such rear yard need not exceed 20 feet. (**Amended by Ord. No. 121,925, Eff. 6/4/62.**)

4. **Lot Area** – (**Amended by Ord. No. 174,994, Eff. 1/15/03.**) 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 400 square feet.

However, 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 as of September 23, 1956, and the lot was created in conformance with the Subdivision Map Act, the lot may be occupied by any use permitted in this section, except for those uses explicitly requiring more than 5,000 square feet of lot area. In no case, however, shall more than two dwelling units be permitted where a lot has an area of less than 4,000 square feet.

The minimum lot area per guest room shall be 200 square feet.

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

5. Loading space as required by Section 12.21 C.6.

Exceptions to Area regulations are provided for in Sec. 12.22 C.