

RESIDENTIAL DESIGN STANDARDS COMMUNITY MEETING



The City of Newport Beach Community Development Department will be hosting a second community meeting regarding proposed changes to residential design standards intended to minimize bulk and mass associated with current residential development trends.

WHEN? Monday, March 9, 2020, 6 p.m.

WHERE? Civic Center Community Room
100 Civic Center Drive, Newport Beach, CA 92660

WHAT? Draft amendments to the Zoning Code and Local Coastal Program have been completed and are available at <https://www.newportbeachca.gov/residentialdesignstandards>
Notable changes include:

⇒ **Revisions to 3rd Floor Standards**

- 3rd floor step backs would apply to covered deck areas (currently applies only to enclosed floor area).
- 3rd floor side step backs would apply to lots 30 feet wide or greater (currently applies to lots wider than 30 feet).
- 3rd floor standards would apply to Balboa Island (currently exempt).
- Maximum covered 3rd floor area (enclosed or unenclosed) limited to 50% of buildable area. Uncovered deck area would remain unrestricted.

⇒ **Clarification of Gross Floor Area**

- *Unfinished* attics with a ceiling height of 6 feet or higher would count as floor area (currently only finished attics count).
- Covered patios, decks, and balconies above 1st floor would count as floor area unless completely open on at least 2 sides.
- Carports only open on one side would count as floor area.

⇒ **Single-Unit and Two-Unit Dwellings in the RM Zone**

- 3rd floor and open space standards would now apply to single- and two-unit dwellings in RM zone (no changes to allowed height limit).

If you have any questions, please contact Jaime Murillo, Principal Planner,
949-644-3209 or jmurillo@newportbeachca.gov.