

Proposed Amendments to Residential Design Standards (PA2019-070)

November 24, 2020 City Council Version

Changes from Planning Commission version **highlighted**

Code revisions illustrated as red underline and deletions as ~~strikeouts~~

Proposed Zoning Code (Title 20) Amendments:

20.18.020 Residential Zoning Districts Land Uses and Permit Requirements.

TABLE 2-3

**DEVELOPMENT STANDARDS FOR TWO-UNIT AND MULTI-UNIT RESIDENTIAL ZONING DISTRICTS
(Continued)**

Development Feature	RM	RMD	RM-6,000	Additional Requirements
Lot Dimensions	Minimum dimensions required for each newly created lot.			
Lot Area (1) (2) (3)				
Corner lot	6,000 sq. ft.	6,000 sq. ft.	6,000 sq. ft.	
Interior lot	5,000 sq. ft.	5,000 sq. ft.	6,000 sq. ft.	
Lot Width				
Corner lot	60 ft.	60 ft.	60 ft.	
Interior lot	50 ft.	50 ft.	60 ft.	
Lot Depth	N/A	N/A	80 ft.	
Site Area per Dwelling Unit	Minimum required site area per dwelling unit based on net area of the lot unless the maximum number of units is shown on the Zoning Map.			
	1,200 sq. ft. (7)	1,000 sq. ft.	1,500 sq. ft.	

TABLE 2-3

DEVELOPMENT STANDARDS FOR TWO-UNIT AND MULTI-UNIT RESIDENTIAL ZONING DISTRICTS
(Continued)

Development Feature	RM	RMD	RM-6,000	Additional Requirements
Site Coverage	Maximum percentage of the total lot area that may be covered by structures.			
	N/A	N/A	60%	
Floor Area Limit (gross floor area)	1.75 (4)	N/A	N/A	
Setbacks	The distances below are minimum setbacks required for primary structures. See Section 20.30.110 (Setback Regulations and Exceptions) for setback measurement, allowed projections into setbacks, and exceptions. The following setbacks shall apply, unless different requirements are identified on the setback maps in which case the setback maps shall control. (See Part 8 of this title.) Side and rear setback areas shown on the setback maps shall be considered front setback areas for the purpose of regulating accessory structures. Also refer to Section 20.48.180 (Residential Development Standards and Design Criteria).			
Front:	20 ft.	20 ft.	20 ft.	
Side (interior, each):				
Lots 40 ft. wide or less	3 ft.	N/A	6 ft.	
Lots 40'1" wide to 49'11" wide	4 ft.	5 ft.	6 ft.	
Lots 50 ft. wide and greater	8% of the average lot width (5)	N/A	6 ft.	
Side (street side):		5 ft.		

TABLE 2-3

DEVELOPMENT STANDARDS FOR TWO-UNIT AND MULTI-UNIT RESIDENTIAL ZONING DISTRICTS

(Continued)

Development Feature	RM	RMD	RM-6,000	Additional Requirements
Lots 40 ft. wide or less	3 ft.		N/A	
Lots 40'1" wide to 49'11" wide	4 ft.		N/A	
Lots 50 ft. wide and greater	8% of the average lot width (5)		6 ft.	
Rear:	10 ft.	25 ft.	6 ft.	Lots abutting a 10 ft. alley or less that are directly across the alley from the side yard of a lot abutting the alley shall provide a setback for the first floor of at least 10 ft. from the alley.
Abutting Alley				
10 ft. wide or less	N/A	N/A	N/A	
15 ft. wide or less	5 ft.		N/A	
15'1" to 19'11"	3'9"		N/A	
20 ft. wide or more	0		N/A	
Waterfront	10 ft.		N/A	
Bluff edge setback	As provided in Section 20.28.040 (Bluff (B) Overlay District).			
Bulkhead setback	Structures shall be set back a minimum of 10 ft. from the bulkhead in each zoning district.			
Height (6)	Maximum height of structures without discretionary approval. See Section 20.30.060(C) (Increase in Height Limit) for possible increase in height limit.			
Flat roof	28 ft.	28 ft.	28 ft.	

TABLE 2-3

DEVELOPMENT STANDARDS FOR TWO-UNIT AND MULTI-UNIT RESIDENTIAL ZONING DISTRICTS

(Continued)

Development Feature	RM	RMD	RM-6,000	Additional Requirements
Sloped roof; minimum 3/12 pitch	33 ft.	33 ft.	33 ft.	See Section 20.30.060 (C) (Increase in Height Limit)
Open Space	Minimum required open space (applicable to 3 or more units) .			
	Common: 75 square feet/unit Minimum dimension shall be 15 feet. Private: 5% of the gross floor area for each unit. Minimum dimension shall be 6 feet.	N/A	Common: 75 square feet/unit Minimum dimension shall be 15 feet. Private: 5% of the gross floor area for each unit. Minimum dimension shall be 6 feet.	Single-unit and two-unit dwellings developed on a single site shall comply with Open Volume Area standards of Section 20.48.180 (Residential Development Standards and Design Criteria) . See Section 20.48.180 (Residential Development Standards and Design Criteria) for R-2 open space standards. The minimum dimension is for length and width.
Bluffs	See Section 20.28.040 (Bluff (B) Overlay District).			
Fencing	See Section 20.30.040 (Fences, Hedges, Walls, and Retaining Walls).			
Landscaping	See Chapter 20.36 (Landscaping Standards).			
Lighting	See Section 20.30.070 (Outdoor Lighting).			
Parking	See Chapter 20.40 (Off-Street Parking).			
Satellite Antennas	See Section 20.48.190 (Satellite Antennas and Amateur Radio Facilities).			
Signs	See Chapter 20.42 (Sign Standards).			

TABLE 2-3

DEVELOPMENT STANDARDS FOR TWO-UNIT AND MULTI-UNIT RESIDENTIAL ZONING DISTRICTS
(Continued)

Development Feature	RM	RMD	RM-6,000	Additional Requirements
<u>Residential Development Standards</u>	<u>See Section 20.48.180.</u>			

Notes:

- (1) All development and the subdivision of land shall comply with the requirements of Title [19](#) (Subdivisions).
- (2) Lots may be subdivided so that the resulting lot area and dimensions for each new lot are less than that identified in this table in compliance with the provisions of Title [19](#) (Subdivisions). The minimum lot size shall not be less than the original underlying lots on the same block face and in the same zoning district. Lot width and length may vary according to the width and depth of the original underlying lots. New subdivisions that would result in additional dwelling units beyond what the original underlying lots would allow are not permitted unless authorized by an amendment of the General Plan (GPA).
- (3) On a site of less than five thousand (5,000) square feet that existed prior to March 10, 1976, a two-family dwelling may be constructed; provided, that there shall be not less than one thousand (1,000) square feet of land area for each dwelling unit.
- (4) The total gross floor area contained in all buildings and structures on a development site shall not exceed 1.75 times the buildable area of the site or 1.5 times the buildable area of the site in Corona del Mar; provided, that up to two hundred (200) square feet of floor area per required parking space devoted to enclosed parking shall not be included in calculations of total gross floor area.

- (5) Interior and street side setback areas are not required to be wider than fifteen (15) feet; however, the side setback area on the street side of a corner lot, where the abutting lot has a reversed frontage, shall not be less than the front setback area required on the abutting reversed frontage.
- (6) On the bluff side of Ocean Boulevard, the maximum height shall not exceed the elevation of the top of the curb abutting the lot.
- (7) Portions of legal lots that have a slope greater than two-to-one (2:1) or that are submerged lands or tidelands shall be excluded from the land area of the lot for the purpose of determining the allowable number of units.
- (8) The floor area of a subterranean basement is not included in the calculation of total gross floor area.
- (9) The maximum gross floor area for a residential structure is determined by multiplying either 1.5 or 2.0 times the buildable area of the lot.

20.48.180 Residential Development Standards and Design Criteria.

A. Development Standards.

1. Applicability. The development standards in this subsection shall apply to all R-1 Zoning Districts, R-B1 Zoning District, and to all R-2 Zoning Districts, and to all RM Zoning Districts Citywide, except as provided as provided below: ~~in subsection (A)(2) of this section.~~

2a. Exceptions. This subsection shall ~~does~~ not apply to:

ai. ~~R-B1~~, R-1-6,000, R-1-7,200, ~~and~~ R-1-10,000, RMD, and RM-6000 Zoning Districts;

~~b. Lots twenty-five (25) feet wide or less in the R-2 Zoning District;~~

eii. Planned community zoning districts; or

iii. Residential developments consisting of three or more units on a lot in the RM Zoning District.

b. Limited Application. This subsection shall be limited in its application below:

i. For lots twenty-five (25) feet wide or less in the R-2 Zoning District, only subsection (A)(2)(c) shall apply.

ii. For residential developments consisting of one or two units on a lot in the RM Zoning District, only subsections (A)(2)(c) and (A)(3) shall apply.

32. Third Floor Limitations.

a. Allowed Floor Area. The maximum gross floor area ~~of habitable space~~ that may be located on a third floor ~~or above twenty-four (24) feet in height~~ shall not be greater than either of the following:

- i. Fifteen (15) percent of the total buildable area for lots wider than thirty (30) feet; or
- ii. Twenty (20) percent of the total buildable area for lots thirty (30) feet wide or less.

On sloping lots, if the slope of the grade on which the structure is located is greater than five percent, subject to Section [20.30.050\(B\)\(3\)](#), the Director shall determine which story is the third story for the purpose of implementing this requirement.

For example, on a thirty (30) foot wide lot, if the total buildable area of the lot is two thousand five hundred fifty (2,550) square feet, then the maximum square footage ~~of habitable space~~ that may be located on the third floor, ~~or above twenty-four (24) feet in height~~ is five hundred ten (510) square feet (two thousand five hundred fifty (2,550) sq. ft. x twenty percent (20%) = five hundred ten (510) sq. ft.).

b. Allowed Combined Floor Area and Covered Deck Area. The combined total maximum gross floor area and covered deck area that may be located on a third floor shall not be greater than fifty (50) percent of the total buildable area.

b.c. Location of Third Floor Structure. Enclosed ~~square footage floor area and covered deck area, and enclosed or partially enclosed outdoor living areas~~, located on the third floor shall be set back a minimum of fifteen (15) feet from the front and rear setback lines and for lots ~~greater than~~ thirty (30) feet in width or greater a minimum of two feet from each side setback line, including bay windows.

43. Open Volume Area Required.

- a. Calculation. Open volume area shall be provided in addition to the required setback areas and shall be a minimum area equal to fifteen (15) percent of the buildable area of the lot.
- b. Location. The open volume area may be provided anywhere on the lot within the buildable area and below twenty-four (24) feet from grade. The open air space volume may be provided on any level or combination of levels and may extend across the entire structure or any portion thereof.
- c. Minimum Dimensions. The open volume area shall meet the following standards:
 - i. Have a minimum dimension of at least five feet in depth from the wall plane on which it is located and a minimum clear vertical dimension of at least seven and one-half feet; and
 - ii. Be open to the outdoors on at least one side.

B. Design Criteria.

1. Applicability. The design criteria provided in this subsection shall apply to all single-unit and two-unit residential buildings Citywide. The following design criteria shall be used in determining a project's consistency with the purpose of this Zoning Code and with the policies of the General Plan related to architecture and site design. The criteria shall apply to all new single-unit and two-unit residential buildings and additions thereto. Review of projects under this subsection is ministerial and shall occur concurrently with the review of plans for building permit issuance.

2. Design Criteria.

- a. Walls. Long, unarticulated exterior walls are discouraged on all structures. The visual massing of a building should be reduced by incorporating appropriate design elements; including variation in the wall plane, building modulation, openings, recesses, vertical elements, varied textures, and design accents (e.g., moldings, pilasters, etc.). Front facades shall include windows.
- b. Upper Floors. Portions of upper floors should be set back in order to scale down facades that face the street, common open space, and adjacent residential structures. Upper story setbacks are

recommended either as full-length “stepbacks” or partial indentations for upper story balconies, decks, and/or aesthetic setbacks.

c. Architectural Treatment. Architectural treatment of all elevations visible from public places, including alleys, is encouraged. Treatments may include window treatments, cornices, siding, eaves, and other architectural features.

d. Front Facade. Where the neighborhood pattern is for the primary entrance to face the street, the primary entry and windows should be the dominant elements of the front facade. Primary entrances should face the street with a clear, connecting path to the public sidewalk or street. Alternatively, entry elements may be visible from the street without the door necessarily facing the street.

e. Main Entrance. The main dwelling entrance should be clearly articulated through the use of architectural detailing.

20.70.020 Definitions of Specialized Terms and Phrases.

Floor Area, Gross.

1. Single-Unit and Two-Unit Dwellings.

a. For single-unit and two-unit dwellings, the following areas shall be included in calculations of gross floor area:

i. The area within and including the surrounding exterior walls; ~~and~~

ii. Covered decks, balconies or patios above the first floor;

iii. Any interior ~~finished~~ portion of a structure that is accessible and that measures more than six feet from ~~finished~~ floor to ceiling; ~~and~~

iv. Covered parking spaces which are open only on one side.

b. The following areas shall be excluded:

i. Stairwells and elevator shafts above the first level; ~~and~~

iii. Covered decks, balconies or patios open on at least two sides, with the exception of required safety railings and minimal structural supports. Railings shall be constructed of either transparent material (except for supports) or opaque material (e.g., decorative grillwork, wrought iron, latticework, or similar open materials) so that at least forty (40) percent of the railing is open.

2. Multi-Unit Residential (3+ dwellings), Mixed-Use, and Nonresidential Structures.

a. For multi-unit residential, mixed-use, and nonresidential structures, the following areas shall be included in calculations of gross floor area:

i. The area within and including the surrounding exterior walls; and

ii. Any interior ~~finished~~ portion of a structure that is accessible and that measures more than four feet from ~~finished~~ floor to ceiling.

b. The following areas shall be excluded:

i. Stairwells and elevator shafts above the first level;

ii. Outdoor dining areas associated with an eating and drinking establishment, and

iii. Parking structures associated with an allowed use within the same development.

Proposed Local Coastal Program (Title 21) Amendments:

21.18.030 Residential Coastal Zoning Districts General Development Standards

TABLE 21.18-4

DEVELOPMENT STANDARDS FOR MULTI-UNIT RESIDENTIAL COASTAL ZONING DISTRICTS

Development Feature	RM	RM-6,000	Additional Requirements
Lot Dimensions	Minimum dimensions required for each newly created lot.		
Lot Area (1)(2):			
Corner lot	6,000 sq. ft.	6,000 sq. ft.	
Interior lot	5,000 sq. ft.	6,000 sq. ft.	
Lot Width:			
Corner lot	60 ft.	60 ft.	
Interior lot	50 ft.	60 ft.	
Lot Depth	N/A	80 ft.	
Site Area per Dwelling Unit (7)	Minimum required site area per dwelling unit based on net area of the lot unless the maximum number of units is shown on the Coastal Zoning Map.		
	1,200 sq. ft. (6)	1,500 sq. ft.	
Site Coverage	Maximum percentage of the total lot area that may be covered by structures.		
	N/A	60%	
Floor Area Limit (gross floor area)	1.75 (3)	N/A	
Setbacks	The distances below are minimum setbacks required for primary structures. See Section 21.30.110 (Setback Regulations and Exceptions) for setback measurement, allowed projections into setbacks, and exceptions. The following setbacks shall apply, unless different requirements are identified on the setback maps in which case the setback maps shall control. (See Part 8 of this Implementation Plan.) Side and rear setback areas shown		

TABLE 21.18-4

DEVELOPMENT STANDARDS FOR MULTI-UNIT RESIDENTIAL COASTAL ZONING DISTRICTS

Development Feature	RM	RM-6,000	Additional Requirements
	on the setback maps shall be considered front setback areas for the purpose of regulating accessory structures.		
Front	20 ft.	20 ft.	
Side (interior, each):			
Lots 40 ft. wide or less	3 ft.	6 ft.	
Lots 40'1" wide to 49'11" wide	4 ft.	6 ft.	
Lots 50 ft. wide and greater	8% of the average lot width (4)	6 ft.	
Side (street side):			
Lots 40 ft. wide or less	3 ft.	N/A	
Lots 40'1" wide to 49'11" wide	4 ft.	N/A	
Lots 50 ft. wide and greater	8% of the average lot width (4)	6 ft.	
Rear	10 ft.	6 ft.	
Abutting Alley:			Lots abutting a 10 ft. alley or less that are directly across the alley from the side yard of a lot abutting the alley
10 ft. wide or less	N/A	N/A	
15 ft. wide or less	5 ft.	N/A	

TABLE 21.18-4

DEVELOPMENT STANDARDS FOR MULTI-UNIT RESIDENTIAL COASTAL ZONING DISTRICTS

Development Feature	RM	RM-6,000	Additional Requirements
15'1" to 19'11"	3'9"	N/A	shall provide a setback for the first floor of at least 10 ft. from the alley.
20 ft. wide or more	0	N/A	
Waterfront	10 ft.	N/A	
Bluff edge setback	As provided in Section 21.28.040 (Bluff (B) Overlay District).		
Canyon face setback	As provided in Section 21.28.050 (Canyon (C) Overlay District).		
Bulkhead setback	Structures shall be set back a minimum of 10 ft. from the bulkhead in each zoning district.		
Waterfront lots	Setbacks on waterfront lots may be increased to avoid coastal hazards through the approval of a coastal development permit. See Sections 21.30.015(D) (Waterfront Development) and 21.30.015(E) (Development in Shoreline Hazardous Areas).		
Height (5)	Maximum height of structures without discretionary approval. See Section 21.30.060(C) (Increase in Height Limit) for possible increase in height limit.		
Flat roof	28 ft.	28 ft.	See Section 21.30.060(C) (Increase in Height Limit).
Sloped roof; minimum 3/12 pitch	33 ft.	33 ft.	
Open Space	<i>Minimum required open space (applicable to 3 or more unit development).</i>		
	Common: 75 square feet/unit Minimum dimension shall be 15 feet. Private: 5% of the gross floor area for each unit. Minimum dimension shall be 6 feet.	The minimum dimension is for length and width.	

TABLE 21.18-4

DEVELOPMENT STANDARDS FOR MULTI-UNIT RESIDENTIAL COASTAL ZONING DISTRICTS

Development Feature	RM	RM-6,000	Additional Requirements
Bluffs	See Section 21.28.040 (Bluff (B) Overlay District).		
Canyons	See Section 21.28.050 (Canyon (C) Overlay District).		
Fencing	See Section 21.30.040 (Fences, Hedges, Walls, and Retaining Walls).		
Landscaping	See Sections 21.30.075 (Landscaping) and 21.30.085 (Water Efficient Landscaping).		
Lighting	See Section 21.30.070 (Outdoor Lighting).		
Parking	See Chapter 21.40 (Off-Street Parking).		
Signs	See Section 21.30.065 (Signs).		

Notes:

- (1) All development and the subdivision of land shall comply with the requirements of Section [21.30.025](#) (Coastal Zone Subdivisions).
- (2) On a site of less than five thousand (5,000) square feet that existed prior to March 10, 1976, a two-family dwelling may be constructed; provided, that there shall be not less than one thousand (1,000) square feet of land area for each dwelling unit.
- (3) The total gross floor area contained in all buildings and structures on a development site shall not exceed 1.75 times the buildable area of the site or 1.5 times the buildable area of the site in Corona del Mar; provided, that up to two hundred (200) square feet of floor area per required parking space devoted to enclosed parking shall not be included in calculations of total gross floor area.
- (4) Interior and street side setback areas are not required to be wider than fifteen (15) feet; however, the side setback area on the street side of a corner lot, where the abutting lot has a reversed frontage, shall not be less than the front setback area required on the abutting reversed frontage.

- (5) On the bluff side of Ocean Boulevard, the maximum height shall not exceed the elevation of the top of the curb abutting the lot.
- (6) Portions of legal lots that have a slope greater than two-to-one (2:1) or that are submerged lands or tidelands shall be excluded from the land area of the lot for the purpose of determining the allowable number of units.
- (7) Density bonuses may be granted for the development of housing that is affordable to lower-, low-, and moderate-income households and senior citizens in compliance with Government Code Sections [65915](#) through [65917](#). Any housing development approved pursuant to Government Code Section [65915](#) shall be consistent, to the maximum extent feasible, and in a manner most protective of coastal resources, with all otherwise applicable Local Coastal Program policies and development standards.

(Ord. 2019-1 § 2, 2019; Ord. 2016-19 § 9 (Exh. A)(part), 2016)

21.70.020 Definitions of Specialized Terms and Phrases.

Floor Area, Gross.

1. Single-Unit and Two-Unit Dwellings.
 - a. For single-unit and two-unit dwellings, the following areas shall be included in calculations of gross floor area:
 - i. The area within and including the surrounding exterior walls; ~~and~~
 - ii. Covered decks, balconies or patios above the first floor;
 - iii. Any interior ~~finished~~ portion of a structure that is accessible and that measures more than six feet from ~~finished~~ floor to ceiling; ~~and~~
 - iv. Covered parking spaces which are open only on one side.
 - b. The following areas shall be excluded:
 - i. Stairwells and elevator shafts above the first level; ~~and~~

ii. Covered decks, balconies or patios open on at least two sides, with the exception of required safety railings and minimal structural supports. Railings shall be constructed of either transparent material (except for supports) or opaque material (e.g., decorative grillwork, wrought iron, latticework, or similar open materials) so that at least forty (40) percent of the railing is open.

2. Multi-Unit Residential (3+ dwellings), Mixed-Use, and Nonresidential Structures.

a. For multi-unit residential, mixed-use, and nonresidential structures, the following areas shall be included in calculations of gross floor area:

i. The surrounding exterior walls; and

ii. Any interior **finished** portion of a structure that is accessible and that measures more than four feet from **finished** floor to ceiling.

b. The following areas shall be excluded:

i. Stairwells and elevator shafts above the first level;

ii. Outdoor dining areas associated with an eating and drinking establishment; and

iii. Parking structures associated with an allowed use within the same development.