



NOTICE:

UPCOMING CHANGES TO RESIDENTIAL DESIGN STANDARDS

On November 24, 2020, the City Council introduced Ordinance No. 2020-28 amending development standards applicable to one- and two-unit developments. This will become effective on **January 7, 2021**.

⇒ **What is changing?**

Revisions to Third Floor Standards

- Third floor step backs would apply to covered deck areas. A step back is an additional offset of a wall or building feature beyond the minimum setback line.
- Third floor side step backs would apply to lots **30 feet wide or greater**.
- Maximum covered third floor area (enclosed or unenclosed) limited to 50 percent of buildable area. Uncovered deck area would remain unrestricted.
- Third floor step back standards (front and rear) would apply to 25-foot wide or less lots zoned R-2.
- Third floor step back standards (front, rear, and sides) would apply to single- and two-unit dwellings in Multiple Residential (RM) zone.

Clarification of Gross Floor Area

- *Unfinished* attics with a ceiling height of 6 feet or higher would count as floor area.
- Covered patios, decks, and balconies above the first floor would count as floor area unless completely open on at least two sides, rather than one side.
- Carports only open on one side would count as floor area.

Single-Unit and Two-Unit Dwellings in the R-BI Zone

- Third floor and open volume standards applicable to R-1 and R-2 zones would now apply to single- and two-unit dwellings in Two-Unit Residential, Balboa Island (R-BI) zone.

⇒ **How does this affect projects already under review or planned for submittal?**

The City understands that projects currently under review and projects already designed and planned to be submitted for review in the near term could be impacted by the proposed amendments. Therefore, the Ordinance exempts the following types of projects from the amended regulations:

- **Discretionary Applications:** An application for a coastal development permit, variance, modification permit, or site development permit for a residential project deemed complete prior to January 7, 2021.
- **Plan Checks:** An application for any building permit or zoning clearance for a residential project submitted prior to February 1, 2021.
- **Previously Approved Projects:** An application for a building permit or zoning clearance for a residential project that has been granted a coastal development permit, variance, modification permit, or site development permit for a residential project that has not expired.

⇒ **Where can I find more information?**

Detailed project information can be accessed online at: www.newportbeachca.gov/residentialdesignstandards

If you have any questions, please call the Permit Center at 949-644-3204 to speak with Planning staff.