

# Chapter 17.14

## R-2B LIMITED MULTIPLE-FAMILY RESIDENTIAL ZONE

### 1.4.21

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#### 17.14.010 Permitted uses.

In an R-2B zone, only the following uses that are hereinafter specifically provided and allowed are permitted, subject to the provisions of Chapter [17.44](#) governing off-street parking requirements:

- A. Any use permitted in the R-1 (one (1) family) residential zone;
- B. A two (2) family dwelling unit per lot; provided, that it is designed for families as a duplex or condominium; a detached one (1) family dwelling will be allowed if one (1) existed on the lot on the effective date of the ordinance codified in this chapter, provided all yard requirements are conformed to;
- C. Condominium developments consistent with the provisions of the condominium ordinance of the city;
- D. Conditional uses as set forth in Chapter [17.40](#). (Prior code Appx. A, § 550)

#### 17.14.015 Short term rentals prohibited.

It shall be unlawful for any person to offer or make available for rent or to rent (by way of a rental agreement, lease, license or any other means, whether oral or written) for compensation or consideration a residential dwelling, a dwelling unit or a room in a dwelling for less than thirty (30) consecutive days. It shall be unlawful for any person to occupy a residential dwelling, a dwelling unit or a room in a dwelling for less than thirty (30) consecutive days pursuant to a rental agreement, lease, license or any other means, whether oral or written, for compensation or consideration. (Ord. 16-1365 §5, 2016)

#### 17.14.020 Development standards.

A. Building Height. Any building shall not exceed a maximum of thirty (30) feet in height. Refer to Chapter [17.22](#) for additional height requirements for condominiums.

B. Front Yard. Every lot shall have a front yard setback equal to at least five (5) feet unless a greater than five (5) foot setback is indicated on the official zoning map of the city, in which case the larger figure shall apply.

C. Side Yards. Every lot shall have a side yard on each side of the lot equal to ten (10) percent of the width of the lot, provided such side yard shall not be less than three (3) feet in width and need not exceed five (5) feet in width.

D. Rear Yard. Every lot shall have a rear yard not less than five (5) feet in depth. The second floor can be three (3) feet from the property line. On any alley, the rear yard requirement is a depth of three (3) feet from the property line on the first floor and one (1) foot from the property line on the second floor.

E. Additional Yard Regulations. R-2B zones shall be subject to additional yard regulations as provided in Chapter [17.46](#).

F. Residential Planned Development (RPD-2). Upon application, any property owner may cause a change of land use to RPD-2 whereupon the planning commission may, at its discretion and upon good cause shown, vary the provisions of subsections (A) through (E) of this section, subject to the final approval of the city council.

G. Minimum Floor Area for Two (2) Family Dwellings. All dwellings hereafter constructed, enlarged or divided containing two (2) dwelling units shall provide a floor area of at least one thousand three hundred (1,300) square feet for one dwelling unit and at least seven hundred fifty (750) square feet for the second dwelling unit. (Ord. 00-1199, §4 (part), 2000; prior code Appx. A, § 551)

#### **17.14.030 Off-street parking.**

Off-street parking requirements and regulations for the R-2B zone are as provided in Chapter [17.44](#). (Prior code Appx. A, § 552)

#### **17.14.040 Lot area.**

The minimum lot area for new lots in the R-2B zone created by subdivision or other means shall be four thousand (4,000) square feet. (Prior code Appx. A, § 553)

#### **17.14.050 Lot area per dwelling unit.**

The minimum lot area per dwelling unit shall be not less than one thousand seven hundred fifty (1,750) square feet. (Prior code Appx. A, § 554)

#### **17.14.060 Permissible lot coverage.**

All buildings, including accessory buildings, shall not cover more than sixty-five (65) percent of the area of the lot. (Prior code Appx. A, § 555)

#### **17.14.070 Placement of buildings.**

Placement of buildings on any lot shall conform to the following:

A. No building may occupy any portion of a required yard.

B. Any building used for human habitation shall not be located closer to the rear property line than a distance of five (5) feet; however, where a rear yard abuts a street or alley, the building may be located three (3) feet from the rear property line on the ground floor level and one (1) foot from the rear property line on the upper stories.

C. The distance between any buildings used for human habitation shall be not less than six (6) feet. The distance between a main building and an accessory building shall be not less than six (6) feet. (Prior code Appx. A, § 556)

### 17.14.080 Open space.

There shall be a minimum of three hundred (300) square feet of usable open space per dwelling unit.

A. One hundred (100) square feet of the required open space shall be directly accessible to and at the same floor level of the primary living area of each unit.

B. Each qualifying open space area may be covered up to fifty (50) percent but shall not be enclosed on more than two (2) sides by building walls or guardrails greater than forty-two (42) inches in height. A trellis may be allowed to cover an entire open area so long as the open areas between the trellis beams is equal to or exceeds the area required to remain open and uncovered.

C. The minimum dimension of open space areas shall be seven (7) feet by seven (7) feet.

D. Open space areas may include pools, spas, gardens, play equipment, decks over non-living areas, and decks over living areas of the same dwelling unit but shall not include driveways, turning areas, parking areas and required front, rear and side yard areas.

E. Roof Decks. A maximum of one hundred (100) square feet of required open space may be provided on a roof deck, with minimum dimension of seven (7) by seven (7) feet. For the purposes of this section, "roof deck" is defined as the walkable or otherwise usable open space area located above the roof framing of the building, the only access to which is from the floors below.

F. When computing open space in conjunction with yard areas, only an area which exceeds the minimum required yard area may be counted toward open space and only if the overall dimension of the required setback and the exceeding area together has a dimension of at least seven (7) feet in width and length.

G. Circular, triangular, odd and/or unusual shaped open space areas shall have a minimum of forty-nine (49) square feet in area as well as minimum seven (7) foot dimensions.

H. Decks, balconies or similar areas which extend over more than one (1) dwelling unit shall have a minimum S.T.C. rating of fifty-eight (58).

I. Each development of five (5) or more units shall provide one hundred (100) square feet of common open space area or facility per unit in addition to required open space. The common open space area may include play area, pool, spa, recreation room, gym, garden and similar amenities for


the common use of all owners, but shall not include driveways, turning areas, parking areas, and required front, rear and side yard areas. (Ord. 00-1207, §4 (part), 2000; Prior code Appx. A, § 507)

### 17.14.090 Lot width.

Every lot shall have a width of not less than forty (40) feet at the rear line of the required front yard, provided that any lot existing on the effective date of the ordinance codified in this chapter and having a substandard width of less than thirty (30) feet can be utilized for a single-family dwelling only. (Prior code Appx. A, § 558)

### 17.14.100 Sign regulations.

All signs in the R-2B zone shall conform to the requirements and regulations of this code. (Prior code Appx. A, § 559)

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**The Hermosa Beach Municipal Code is current through Ordinance 20-1417U, passed September 22, 2020.**

Disclaimer: The City Clerk's Office has the official version of the Hermosa Beach Municipal Code. Users should contact the City Clerk's Office for ordinances passed subsequent to the ordinance cited above.

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