

**CITY OF HERMOSA BEACH  
COMMUNITY DEVELOPMENT DEPARTMENT  
RESIDENTIAL ZONING REQUIREMENTS SUMMARY**

This is only a summary. Please refer to the Hermosa Beach Municipal Code, Zoning Ordinance, for complete information on requirements. The Code is available on-line at [www.hermosabch.org](http://www.hermosabch.org) under 'Hermosa Beach Municipal Code', Chapter '17, Zoning'.

ZONE	PERMITTED USES <sup>(6)</sup>	LOT AREA PER DWELLING UNIT	LOT COVERAGE	BUILDING HEIGHT	USABLE OPEN SPACE <sup>(9)</sup>	YARD REQUIREMENTS <sup>(8)</sup>		
						FRONT	SIDE	REAR
R-1	Single Family Residence, Accessory Building	1 lot/dwelling unit (d.u)	65% Max. (see small lot exception) <sup>(7)</sup>	Max. 25'	400 sq. ft. Min. dimension: 10' (see small lot exception) <sup>(7)</sup>	10% of lot depth: min. 5' max. req. 10' <sup>(1)</sup>	10% of lot width: min. 3' max. req. 5'	Ground: 5' <sup>(2)</sup> 2nd fl.: 3' If alley, ground: 3' 2nd fl.: 1'
R-1A	Single Family Res., Duplex, Condos. (max. 2)	3350 sq. ft./d.u. (Max. 2 units)	65% Max.	Max. 25'	400 sq. ft./d.u. Min. dimension of 10'	10% of lot depth: max. req. 10' <sup>(1)</sup>	10% of lot width: min. 3' max. req. 5'	Same as above
R-2	Any use permitted in R-1 zone, Multiple Dwellings, Condos.	1750 sq. ft./d.u. Lots less than 30' wide: SFR only	65% Max.	Max. 30'	300 sq. ft./d.u. Min. dimension of 7' <sup>(4)(5)</sup>	5'	10% of lot width: min. 3' max. req. 5'	Same as above
R-2B	Any use permitted in R-1 zone, Duplexes, Condos (max. 2)	1750 sq. ft./d.u. (Max. 2 units)	65% Max.	Max. 30'	300 sq. ft./d.u. Min. dimension of 7' <sup>(4)</sup>	5'	10% of lot width: min. 3' max. req. 5'	Same as above
R-3	Any use permitted in R-2 zone, Multiple Dwellings, Condos.	Min. 1320 sq. ft./d.u.	65% Max.	Max. 30'	300 sq. ft./d.u. Min. dimension of 7' <sup>(4)(5)</sup>	As required on zoning map <sup>(1)</sup>	10% of lot width: min. 3' max. req. 5'	Min. 5' If alley, ground: 3' 2nd fl.: 1'
R-P	Any use permitted in the R-3 zone	Min. 1320 sq. ft./d.u. (lots less than 30' wide: SFR only)	65% Max.	Max. 30' <sup>(3)</sup>	300 sq. ft./d.u. Min. dimension of 7' <sup>(4)(5)</sup>	As required on zoning map <sup>(1)</sup>	10% of lot width: min. 3' max. req. 5'	Same as above
R-P	Professional Offices subject to Conditional Use Permit	N/A	70% Max.	30' <sup>(3)</sup>	N/A	As required on zoning map <sup>(1)</sup>	10% of lot width: min. 3' max. req. 5'	Same as above

- <sup>(1)</sup> Where garages or parking stalls front on a public street; the minimum setback for the garage shall be 17 ft. from the back edge of the sidewalk provided roll-up doors are installed; or a minimum of 20 feet where standard garage doors are installed. (Required guest parking may be located in this required setback.)
- <sup>(2)</sup> Where garages or parking stalls front on an alley, a setback of 3 feet, 9 feet, or 17 feet is required, except setbacks on any alley 15 feet in width or less need only comply with turning radius in Section 17.44.130. Required guest parking may be located in 9 feet foot setback (parallel) or in 17 feet setback (tandem).
- <sup>(3)</sup> The Planning Commission may grant a height up to 35 feet in unique circumstances where all abutting properties are greater than 30 feet.
- <sup>(4)</sup> At least 100 sq. ft. required adjacent to primary living area; a maximum of 100 sq. ft. on roof decks may count as open space.
- <sup>(5)</sup> Projects of 5 units or more must provide 100 sq. ft. per unit of common open space in addition to 300 square feet per unit.
- <sup>(6)</sup> A Precise Development Plan is required for more than one dwelling on a parcel per Section 17.58.020.
- <sup>(7)</sup> Small lot exception: 300 sq. ft./d.u., min. dimension 7 feet, 70% lot coverage for lots 2100 sq. ft. or less, and may also be considered for lots 2101 to 2310 sq. ft. with Planning Commission approval per Section 17.08.040.
- <sup>(8)</sup> Yard setbacks are measured from property lines. Side and front yard on corner lots: no obstruction over 36 in. within vision triangle (exclude obstruction 8 ft. or more above curb grade) per Section 17.46.060.
- <sup>(9)</sup> Required yard setback areas, parking, driveways and turning areas cannot be counted as open space. See definition of yards, regulations of the zoning district, and Chapter 17.46.

**DISTANCE BETWEEN BUILDINGS ON ONE PARCEL**

R-1 and R-3: Minimum of 8 ft. between habitable buildings; 6 ft. between a habitable and accessory building.  
R-1A, R-2 and R-2B: Minimum of 6 ft. between all buildings.

**OFF-STREET PARKING REQUIREMENTS**

Single Family dwellings: Two spaces per unit + one guest space.  
Duplexes: Two spaces per unit + one guest space with shared driveway (two guest spaces with separate driveways).  
Multiple Units: Two spaces per unit + one guest space for each two units (rounded up: e.g. 3 unit site must provide 2 guest spaces.)

Additional requirement for duplexes and multiple units: One space of on-site guest parking for each on-street space lost due to curb cuts and/or driveways. Tandem parking is permitted; however it may be accessed directly from the street in the R-1 zone only.

**ALL RESIDENTIAL ZONES**

**MINIMUM DWELLING UNIT SIZE:** (Excluding porches, balconies, garages, or other such accessory structures or architectural features.)

**Single Family Dwelling**

2 bedrooms or less - 1000 square feet  
3 bedrooms or 2 bedrooms and den - 1300 square feet  
4 bedrooms or 3 bedrooms and den - 1600 square feet  
More than 4 bedrooms - 1900 square feet

**Condominiums**

One (1) bedroom - 900 square feet  
Two (2) bedrooms - 1,100 square feet  
Two (2) bedrooms & den - 1,250 square feet  
Three (3) bedrooms - 1,400 square feet  
Three bedrooms & den - 1,600 square feet  
Each additional bedroom - 130 square feet

**Multi-family Dwellings (Apartments)**

1 bedroom or less - 600 square feet  
2 bedrooms - 900 square feet  
3 bedrooms - 1200 square feet  
More than 4 bedrooms - 1800 square feet

**R-2B (2 Dwelling Units)**

One unit - 1300 square feet minimum  
A second unit - 750 square feet minimum

**ADDITIONAL REQUIREMENTS FOR CONDOMINIUMS**

1. Height - As prescribed by the zone; except on walk streets, buildings on the front 1/2 of the lot may not exceed 25 feet.
2. Setback - As prescribed by the zone; except a minimum 5 foot front setback is required (or setback of existing development on subject block if greater).
3. Private storage space - 200 cubic feet per unit.