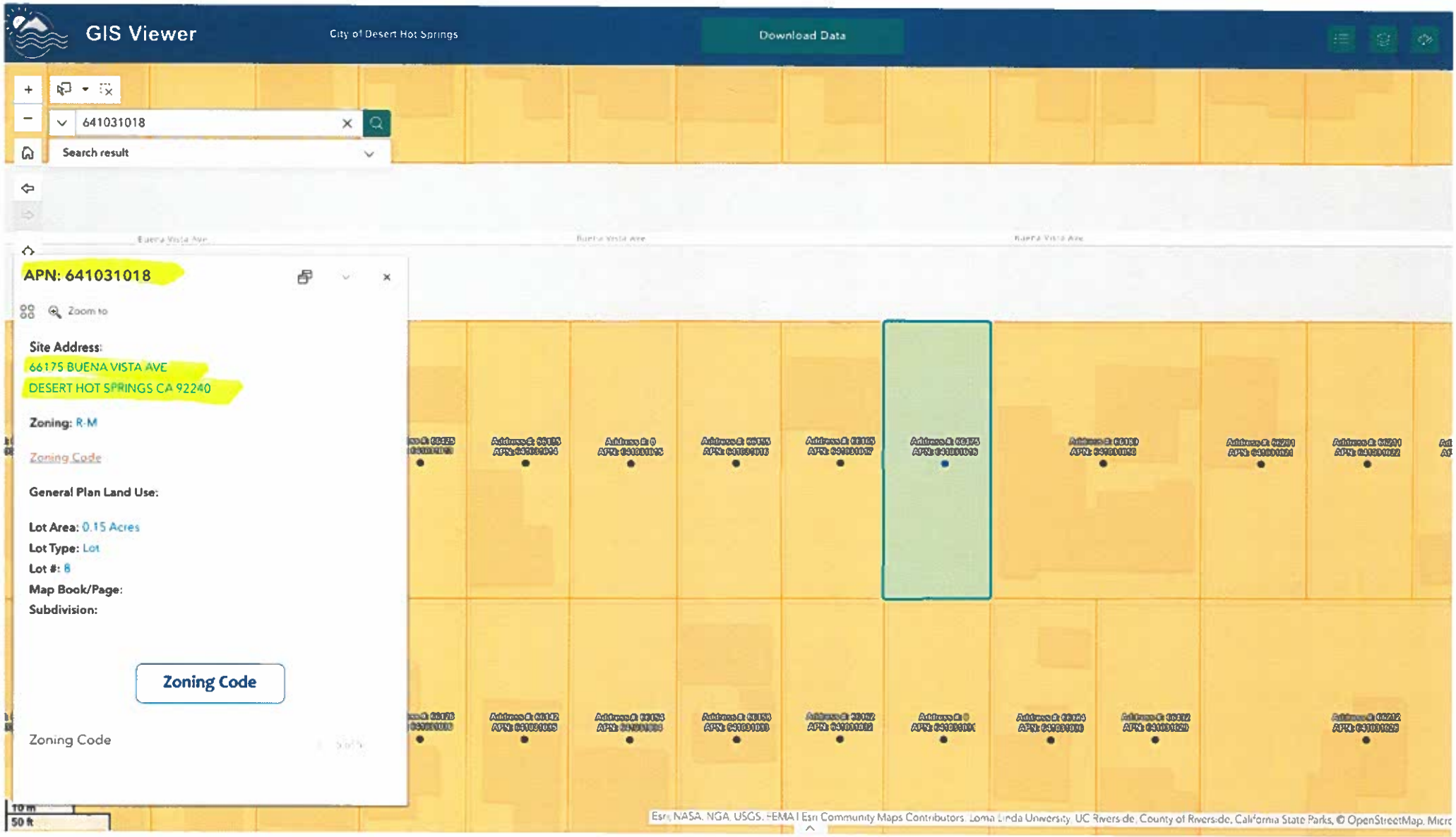

GIS Viewer
City of Desert Hot Springs
Download Data
641031018
Search result
APN: 641031018
Zoom to
Site Address:
66175 BUENA VISTA AVE
DESERT HOT SPRINGS CA 92240
Zoning: R-M
Zoning Code
General Plan Land Use:
Lot Area: 0.15 Acres
Lot Type: Lot
Lot #: 8
Map Book/Page:
Subdivision:
Zoning Code
Zoning Code
10 m
50 ft
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City of Desert Hot Springs, CA
Friday, December 5, 2025

Title 17. Zoning

Chapter 17.08. RESIDENTIAL DISTRICTS

§ 17.08.030. Permitted uses.

A. Table 17.08.01 lists the uses permitted in each of the residential zoning districts using the following key:

"P" Use is permitted by right. (A Development Permit may be required for a new use or structure or expansion of an existing use.)

"A" Use is accessory to an established primary use.

"AUP" Use requires an Administrative Use Permit.

"CUP" Use requires a Conditional Use Permit.

"TUP" Use requires a Temporary Use Permit.

"—" Use is prohibited.

B. Land uses listed in Table 17.08.01 use definitions from the North American Industry Classification System (NAICS) unless otherwise defined specifically by this title. The individual land uses permitted in each of the residential districts are grouped in Table 17.08.01 using broad land use categories.

C. Uses not specifically listed in Table 17.08.01 may be allowed subject to the provisions of Section **17.04.070(C)**, Similar Uses Permitted, of this title.

D. Table 17.08.01 also lists applicable code references of this title if a use requires conformance with special provisions.

E. Uses listed in Table 17.08.01 are subject to the applicable design standards of this title for residential districts.

TABLE 17.08.01
PERMITTED USES – RESIDENTIAL DISTRICTS

	RESIDENTIAL DISTRICTS				
USE	**R-RD**	**R-L**	**R-M**	**R-H**	**CODE SECTION**
AGRICULTURAL AND RELATED USES					
Agriculture/Horticulture	AUP	CUP	CUP	CUP	
Equestrian Stables, Private	A	CUP[1]	—	—	
Equestrian Stables, Commercial	CUP	—	—	—	
Kennel	—	—	—	—	
Garden, Private	A	A	A	A	

TABLE 17.08.01
PERMITTED USES – RESIDENTIAL DISTRICTS

USE	RESIDENTIAL DISTRICTS R-RD	R-L	R-M	R-H	CODE SECTION
Nurseries and Garden Centers	CUP	—	—	—	
PUBLIC AND ASSEMBLY USES					
Public Assembly Facilities	CUP	CUP	CUP	CUP	
Religious Assembly Facilities	CUP	CUP	CUP	CUP	
Schools, Private	CUP	CUP	CUP	CUP	
RESIDENTIAL USES					
Accessory Dwelling Unit (ADU)	P	P	P	P	17.08.090
Junior Accessory Dwelling Unit (JADU)	P	P	P2	P2	
Accessory Structures and Uses	A	A	A	A	
Boarding House	—	—	—	CUP	
Dwelling, Multifamily	—	—	P	P	17.08.150
Dwelling, Single-Family	P	P	P	P	
Home Occupations	P	P	P	P	17.108
Manufactured Homes	P	P	P	P	17.08.130
Mobile Home Parks	—	—	CUP	CUP	17.08.140
Parolee/Probationer Homes	CUP	CUP	CUP	CUP	17.08.270
Planned Residential Development	—	CUP	CUP	CUP	17.36
SB 9 Single-Family Dwelling Unit	P	P	—	—	
Single Room Occupancy (SRO)	—	—	—	P	17.08.210
Supportive Housing	P	P	P	P	Government Code §§ **50675.14** and **65651**. Supportive housing is subject to the requirements of Table 17.08.02.
Transitional Housing	P	P	P	P	Government Code § **50801(i)**. Transitional housing is subject to the requirements of Table 17.08.02.
RECREATION AND ENTERTAINMENT					
Clubhouses	AUP	AUP	AUP	AUP	
Golf Course and Related Facilities	CUP	CUP	CUP	CUP	17.08.240
Public Park	P	P	P	P	

TABLE 17.08.01
PERMITTED USES – RESIDENTIAL DISTRICTS

	RESIDENTIAL DISTRICTS				
USE	**R-RD**	**R-L**	**R-M**	**R-H**	**CODE SECTION**
Recreational Use, Commercial	—	—	—	CUP	
Recreational Use, Private	A	A	A	A	
Swimming Pool/Spa, Private	A	A	A	A	
Tennis Court, Private	A	A	A	A	17.08.250
Trails	P	P	P	P	
Trailhead	AUP	AUP	AUP	AUP	
RETAIL AND COMMERCIAL USES					
Bed and Breakfast Inn	CUP	CUP	CUP	—	
Condominium Hotel, Converted	—	—	CUP	CUP	
Hotel or Motel (without spa)	—	—	—	—	
Spa Resort	—	—	—	—	
Property Management Office	—	—	A	A	
SERVICE USES					
Day Care Center	—	—	AUP	AUP	17.08.220
Day Care Homes, Small/Large	P	P	P	P	17.08.230
Emergency Shelter/Low Barrier Navigation Center[3]	—	—	CUP	P	
OTHER USES					
Antenna, Vertical/Satellite Dish	A	A	A	A	17.40.060
Parking Lot, Commercial/Office	—	CUP	CUP	CUP	
Recreational Vehicle Storage	A	A	A	A	17.08.200
Temporary Structures or Uses	TUP	TUP	TUP	TUP	17.136
Utility Facilities			P	P	
Vehicle Charging Stations	A	A	A	A	

Notes:

1 Minimum 1 acre.

2 When the JADU is to be constructed within a single-family dwelling only.

3 Emergency shelters shall have sufficient parking to accommodate all staff working in the emergency shelter, provided that the standards do not require more parking for emergency shelters than other residential or commercial uses within the same zone.

(Ord. 712 6-2-20; Ord. 721 9-15-20; Ord. 742 10-19-21; Ord. 749 2-2-22; Ord. 787 9-19-23)

§ 17.08.040. Residential district development standards.

A. Table 17.08.02 establishes the development standards applicable to residential districts.

B. Design standards as outlined in Sections **17.08.060** through **17.08.080** and **17.08.150** through **17.08.180** shall apply within residential districts and are in addition to the standards of Table 17.08.02.

TABLE 17.08.02
DEVELOPMENT STANDARDS – RESIDENTIAL DISTRICTS

DEVELOPMENT STANDARD	RESIDENTIAL DISTRICTS R-RD	R-L	R-M	R-H	ADDITIONAL REQUIREMENTS
DENSITY/FAR					
Maximum Density – Residential	1 du/5 ac	6 du/1 ac	20 du/1 ac	30 du/1 ac	
Minimum Density – Residential	—	—	6 du/1 ac	20 du/1 ac	
Floor Area Ratio (FAR) – Nonresidential	—	—	—	—	
LOT DIMENSIONS, SIZE, AND COVERAGE					
Minimum Lot Size (net)					
Single-Family	5 ac	7,200 sf	7,200 sf	7,200 sf	
Multifamily	—	—	10,000 sf	20,000 sf	
SB 9	1,200 sf	1,200 sf	—	—	
Minimum Lot Width					
Standard	600 ft	50 ft	45 ft	45 ft	
Cul-de-Sac (at setback line)	—	30 ft	25 ft	25 ft	
Flag Lot (for access)	30 ft	25 ft	25 ft	25 ft	
Minimum Lot Depth Standards	1,200 ft	75 ft	90 ft	90 ft	
Maximum Lot Coverage					
Standard	15%	40%	50%	60%	
SB 9	67%	67%	—	—	
SETBACKS AND BUILDING SEPARATIONS					
Minimum Front Yard Setback					Garage front yard setback shall be a minimum of 20 ft
From Public Right-of-Way	50 ft	15 ft	15 ft	10 ft	
Flag Lot (at end of access)	10 ft	10 ft	15 ft	15 ft	
SB 9	15 ft	15 ft	—	—	
Minimum Side Yard Setback					
Interior	50 ft	5 ft	10 ft	0 ft	
Corner or Exterior (alongside street)	50 ft	10 ft	10 ft	15 ft	
Substandard Lots	—	5 ft	5 ft[1]	5 ft[1]	
SB 9[2]	4 ft	4 ft	—	—	
Minimum Rear Yard Setback					Garage facing an alley rear yard shall be

TABLE 17.08.02
DEVELOPMENT STANDARDS – RESIDENTIAL DISTRICTS

DEVELOPMENT STANDARD	RESIDENTIAL DISTRICTS R-RD	R-L	R-M	R-H	ADDITIONAL REQUIREMENTS
Standard Lot	100 ft	20 ft	20 ft	15 ft	a minimum of 20 ft
Flag Lot	100 ft	25 ft	—	—	
Adjacent to Alley	—	15 ft	15 ft	10 ft	
Substandard Lots	50 ft	15 ft			
SB 9	4 ft	4 ft			
Minimum Building Separation	10 ft	10 ft	10 ft	10 ft	
DWELLING UNIT SIZE AND LAND AREA					
Minimum Unit Size (Attached)					
Studio			550 sf	550 sf	
One Bedroom			700 sf	700 sf	
Two Bedrooms			900 sf	900 sf	
Three or More Bedrooms			1,000 sf	1,000 sf	
Minimum Unit Size					
Accessory Dwelling Unit (attached or detached)	300 sf	300 sf	300 sf	300 sf	
Detached Single-Family	1,000 sf	1,000 sf	1,000 sf	1,000 sf	
Detached Single-Family – Discount Zone	900 sf	900 sf	900 sf	900 sf	
SB 9	800 sf	800 sf	—	—	
BUILDING HEIGHT MAXIMUM					
Detached Residential	30 ft	30 ft	30 ft	30 ft	
Accessory Structures	30 ft*	30 ft*	30 ft*	30 ft*	* 17.08.110
Attached Residential	—	—	55 ft	55 ft	
Nonresidential	—	—	55 ft	55 ft	
OPEN SPACE					
Minimum Common Open Space (percent of net lot area)	—	—	25%	20%	

OTHER DEVELOPMENT STANDARDS	
Planned Residential Development	Chapter **17.36**
Accessory Structures	Section **17.08.110**
Signs and Outdoor Displays	Chapters **17.44** and **17.45**
Off-Street Parking and Loading	Chapter **17.48**

TABLE 17.08.02
DEVELOPMENT STANDARDS – RESIDENTIAL DISTRICTS

DEVELOPMENT STANDARD	RESIDENTIAL DISTRICTS				ADDITIONAL REQUIREMENTS
	R-RD	R-L	R-M	R-H	
Landscaping	Chapter **17.56**				
Property Development Standards	Chapter **17.40**				

Notes:

1 For single-family dwelling only.

2 For setbacks pertaining to the SB 9 single-family units, no setback is required if: (1) the unit is built within the footprint of an existing structure; and (2) such setback does not prevent the unit from being 800 square feet.

(Ord. 712 6-2-20; Ord. 714 7-7-20; Ord. 749 2-2-22; Ord. 787 9-19-23)