

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 under 'Hermosa Beach Municipal Code', Chapter '17, Zoning'. The code may be purchased from the City Clerk.

| ZONE | PERMITTED USES ⁽⁶⁾ | LOT AREA PER DWELLING UNIT | LOT COVERAGE | BUILDING HEIGHT | USABLE OPEN SPACE ⁽⁹⁾ | YARD REQUIREMENTS ⁽⁸⁾ | | |
|------|--|--|---|-------------------------|--|--|--|---|
| | | | | | | FRONT | SIDE | REAR |
| R-1 | Single Family Residence, Accessory Building | 1 lot/dwelling unit (d.u.) | 65% Max. (see small lot exception) ⁽⁷⁾ | Max. 25' | 400 sq. ft. Min. dimension: 10' (see small lot exception) ⁽⁷⁾ | 10% of lot depth: min. 5' max. req. 10' ⁽¹⁾ | 10% of lot width: min. 3' max. req. 5' | Ground: 5' ⁽²⁾ 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' ⁽¹⁾ | 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' ⁽⁴⁾⁽⁵⁾ | 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' ⁽⁴⁾ | 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' ⁽⁴⁾⁽⁵⁾ | As required on zoning map ⁽¹⁾ | 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' ⁽³⁾ | 300 sq. ft./d.u. Min. dimension of 7' ⁽⁴⁾⁽⁵⁾ | As required on zoning map ⁽¹⁾ | 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' ⁽³⁾ | N/A | As required on zoning map ⁽¹⁾ | 10% of lot width: min. 3' max. req. 5' | Same as above |

- ⁽¹⁾ 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.)
- ⁽²⁾ 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).
- ⁽³⁾ The Planning Commission may grant a height up to 35 feet in unique circumstances where all abutting properties are greater than 30 feet.
- ⁽⁴⁾ 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.
- ⁽⁵⁾ 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.
- ⁽⁶⁾ A Precise Development Plan is required for more than one dwelling on a parcel per Section 17.58.020.
- ⁽⁷⁾ 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 2100 to 2310 sq. ft. with Planning Commission approval per Section 17.08.040.
- ⁽⁸⁾ 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.
- ⁽⁹⁾ 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

- Height - As prescribed by the zone; except on walk streets, buildings on the front 1/2 of the lot may not exceed 25 feet.
- 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).
- Private storage space - 200 cubic feet per unit.