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## Chapter 20.18 – Residential Zoning Districts [R-1, R-2, RM]

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### Sections:

- 20.18.010 – Purposes of Residential Zoning Districts
- 20.18.020 – Residential Zoning Districts Land Uses and Permit Requirements
- 20.18.030 – Residential Zoning Districts General Development Standards

### 20.18.010 – Purposes of Residential Zoning Districts

The purposes of the individual residential zoning districts and the manner in which they are applied are as follows:

- A. R-1 (Single-Unit Residential) Zoning District.** The R-1 zoning district is intended to provide for areas appropriate for a range of detached single-family residential dwelling units, each located on a single legal lot, and does not include condominiums or cooperative housing.
- B. R-2 (Two-Unit Residential) Zoning District.** The R-2 zoning district is intended to provide for areas appropriate for two unit residential dwelling units (i.e., duplexes) located on a single legal lot.
- C. RM (Multiple Residential) Zoning District.** The RM zoning district is intended to provide for areas appropriate for multi-unit residential developments containing attached or detached dwelling units.

### 20.18.020 – Residential Zoning Districts Land Uses and Permit Requirements

#### A. Allowed land uses.

1. Table 2-1 indicates the uses allowed within each residential zoning district and the permit required to establish the use, if any, in compliance with Part 5 (Planning Permit Procedures).
2. Residential uses represent the primary allowed use, and only those additional uses that are complementary to, and can exist in harmony with, the residential character of each zoning district may be allowed as accessory, conditionally permitted, and/or temporary uses.

**B. Prohibited land uses.** A table cell with “---“ means that the listed land use is prohibited in that zoning district.

**C. Applicable Regulations.** Where the last column in the tables (“Specific Use Regulations”) includes a Section number, the regulations in the referenced section apply to the use. Provisions in other Sections of this Zoning Code may also apply.

TABLE 2-1 ALLOWED USES AND PERMIT REQUIREMENTS	Residential Zoning Districts Permit Requirements *				
	P CUP CUP-HO MUP LTP ---	Permitted By-Right Conditional Use Permit (20.66.090) Conditional Use Permit - Hearing Officer (20.66.095) Minor Use Permit (20.66.090) Limited Term Permit (20.66.080) Not allowed *			
Land Use See Part 7 for land use definitions. See Chapter 20.12 for unlisted uses.	R-A	R-1	R-2	RM	Specific Use Regulations
<b>Residential Uses</b>					
Home Occupations	P	P	P	P	20.60.110
Single-Unit Dwellings - Attached	---	---	P	P	20.60.190
Single-Unit Dwellings - Detached	P	P	P	P	20.60.190
Multi-Unit Dwellings	---	---	---	P	
Two-Unit Dwellings	---	---	P	P	20.60.190
Accessory Dwelling Units	MUP	MUP	---	---	
Visitor Accommodations, Residential					
Bed & Breakfast Inns	---	---	CUP-HO	CUP-HO	20.60.060
Short Term Lodging	---	---	P	P	MC 5.95
<b>Care Uses</b>					
Adult Day Care					
Small (6 or fewer)	P	P	P	P	
Large (7 to 14)	MUP	MUP	MUP	MUP	
Child Day Care					
Small (8 or fewer)	P	P	P	P	20.60.070
Large (9 to 14)	MUP	MUP	MUP	MUP	20.60.070
Day Care, General (15 or more)	---	---	CUP-HO	CUP-HO	
Residential Care Facilities					
Limited (6 or fewer) Licensed	P	P	P	P	20.60.180
Limited (6 or fewer) Unlicensed	---	---	---	CUP-HO	20.60.180
General (7 or more) Licensed	---	---	---	CUP-HO	20.60.180
General (7 or more) Unlicensed	---	---	---	CUP-HO	20.60.180
Integral Facilities/Integral Uses	---	---	---	CUP-HO	20.60.180
Parolee-Probationer Home	---	---	---	---	
<b>Nonresidential Uses</b>					
Parking Facility	MUP	MUP	MUP	MUP	
Convalescent Facilities	---	---	---	MUP	
Utilities	P	P	P	P	
Wireless Telecommunication Facilities	See Municipal Code Chapter 15.70				
<b>Other Uses</b>					
Accessory Structures and Uses	P	P	P	P	
Animal Keeping	P	P	P	P	20.60.040
Personal Property Sales	P	P	P	P	20.60.160
Special Events	See Municipal Code Chapter 11.03				
Temporary Uses	LTP	LTP	LTP	LTP	20.66.080

\* **Uses not listed.** Land uses that are not listed in the table above, or are not shown in a particular zoning district are not allowed, except as provided by Section 20.12.020 (Rules of Interpretation).

**20.18.030 – Residential Zoning Districts General Development Standards**

New land uses and structures, and alterations to existing land uses and structures, shall be designed, constructed, and/or established in compliance with the requirements in Tables 2-2 and 2-3, in addition to the development standards in Part 3 (Site Planning and Development Standards).

**TABLE 2-2  
DEVELOPMENT STANDARDS FOR SINGLE-UNIT RESIDENTIAL ZONING DISTRICTS**

<b>Development Feature</b>	<b>R-A</b>	<b>R-1</b>	<b>R-1 - 6,000</b>	<b>R-1 - 7,200</b>	<b>R-1 - 10,000</b>	<b>Additional Requirements</b>
<b>Lot Dimensions</b>	<i>Minimum dimensions required for each NEWLY CREATED lot.</i>					
<b>Lot Area (1) (2)</b>						
Corner lot	87,120 sq. ft.	6,000 sq. ft.	6,000 sq. ft.	7,200 sq. ft.	10,000 sq. ft.	
Interior lot	87,120 sq. ft.	5,000 sq. ft.	6,000 sq. ft.	7,200 sq. ft.	10,000 sq. ft.	
<b>Lot Width</b>						
Corner	125 ft.	60 ft.	60 ft.	70 ft.	90 ft.	
Interior	125 ft.	50 ft.	60 ft.	70 ft.	90 ft.	
<b>Lot Length</b>	N/A	N/A	80 ft.	90 ft.	100 ft.	
<b>Density/Intensity</b>	<i>Each legal lot shall be allowed one single-unit detached dwelling.</i>					
<b>Setbacks</b>	<i>These are minimum setbacks required for primary structures. See Section 20.80.090 (Setback Regulations and Exceptions) for setback measurement, allowed projections into setbacks, and exceptions. The following setbacks shall apply, unless different requirements are identified on the Setback Maps in which case the Setback Maps shall control. (See Part 8, Figure x)</i>					
<b>Front:</b>	20 ft.	20 ft.	20 ft.	20 ft.	15 ft.	20.30.090
<b>Side (interior, each):</b>						
Lots 40 ft. wide or less.	5 ft.	3 ft. (4)	6 ft.	5 ft.	10 ft.	20.30.090
Lots wider than 40 ft.	5 ft.	4 ft.	6 ft.	5 ft.	10 ft.	
<b>Side (Street side):</b>						
Lots 40 ft. wide or less.	5 ft.	3 ft.	6 ft.	5 ft.	10 ft.	20.30.090
Lots wider than 40 ft.	5 ft.	4 ft.	6 ft.	5 ft.	10 ft.	

**TABLE 2-2  
DEVELOPMENT STANDARDS FOR SINGLE-UNIT RESIDENTIAL ZONING DISTRICTS**

<b>Development Feature</b>	<b>R-A</b>	<b>R-1</b>	<b>R-1 - 6,000</b>	<b>R-1 - 7,200</b>	<b>R-1 - 10,000</b>	<b>Additional Requirements</b>
<b>Rear</b>	25 ft.	10 ft.	6 ft.	20 ft.	10 ft.	Garages on alleys shall be set back a minimum of 5 ft. and a maximum of 7 ft.
Abutting Alley: 15 ft. wide or less	N/A	5 ft.	N/A	N/A	N/A	
15'-1" to 19'-11"	N/A	3'-9"	N/A	N/A	N/A	
20 ft. wide or more	N/A	0	N/A	N/A	N/A	
<b>Bluff edge setback</b>	<i>As provided on Setback Maps (See Part 8, Figure x) and Chapters 20.38 (Bluff, Canyon, and Shoreline Protection in the Coastal Zone) and 20.40 (Bluff and Canyon Protection Outside the Coastal Zone)</i>					
<b>Bulkhead setback</b>	Structures shall be set back a minimum of 10 ft. from the bulkhead in each zoning district.					
<b>Site Coverage</b>	<i>Maximum percentage of the total lot area that may be covered by structures.</i>					
Lots 40 ft. wide or less	N/A	N/A	N/A	N/A	N/A	
Lots wider than 40 ft.	40%	N/A	60%	60%	60%	
<b>Height (3)</b>	<i>Maximum height of structures without discretionary approval. See Section 20.30.050.B (Increase in Height Limit) for possible increase in height limit.</i>					
Flat roof	24 ft.	24 ft.	24 ft.	35 ft. and 2 stories	24 ft.	See Sections 20.30.090.C (Height Limit Areas) and 20.30.050. A (Height of structures and measurement)
Sloped roof; Minimum 4/12 pitch	29 ft.	29 ft.	29 ft.	40 ft. and 2 stories	29 ft.	
<b>Open Space</b>	<i>Minimum required open space.</i>					
	N/A	20% of buildable area.	20% of buildable area.	20% of buildable area.	20% of buildable area.	See Section 20.60.190 (Residential Development Standards) for R-1 and R-2 open space standards.
Bluffs and Canyons	<i>Chapters 20.38 (Bluff, Canyon, and Shoreline Protection in the Coastal Zone) and 20.40 (Bluff and Canyon Protection Outside the Coastal Zone)</i>					
Fencing	<i>See Section 20.30.030 (Fences, Hedges, and Walls).</i>					
Landscaping	<i>See Chapter 20.48 (Landscaping Standards).</i>					

**TABLE 2-2  
DEVELOPMENT STANDARDS FOR SINGLE-UNIT RESIDENTIAL ZONING DISTRICTS**

Development Feature	R-A	R-1	R-1 - 6,000	R-1 - 7,200	R-1 - 10,000	Additional Requirements
Lighting	<i>See Section 20.30.060(Outdoor Lighting).</i>					
Parking	<i>See Chapter 20.52 (Off-Street Parking and Loading Standards).</i>					
Satellite Antennae	<i>See Section 20.60.200 (Satellite Antennas and Amateur Radio Facilities).</i>					
Signs	<i>See Chapter 20.54 (Signs).</i>					

**Notes.**

- (1) The City may require the merger of existing substandard lots that do not meet minimum size requirements in compliance with Municipal Code Chapter 19.68 (Merger of Contiguous Lots).
- (2) Lots in the R-1 and R-2 zoning districts may be subdivided so that the resulting lot area for each new lot is less than that identified in Table 2-2; provided the minimum lot size shall not be less than the average size of lots located on the same block face and in the same zoning district. No new lot shall be less than 2,400 square feet. Lot width and length may vary according to other similar lots within the subject area.
- (3) On the bluff side of Ocean Boulevard, the maximum height shall not exceed the elevation of the top of the curb abutting the lot.
- (4) Side setback areas for lots within Buck Gully shall be a minimum of 5 feet.

**TABLE 2-3  
DEVELOPMENT STANDARDS FOR TWO-UNIT AND MULTI-UNIT  
RESIDENTIAL ZONING DISTRICTS**

Development Feature	R-2	R-2- 6,000	RM	RM - 6,000	Additional Requirements
<b>Lot Dimensions</b>	<i>Minimum dimensions required for each NEWLY CREATED lot.</i>				
<b>Lot Area (1) (2) (3)</b>					
Corner lot	6,000 sq. ft.	6,000 sq. ft.	6,000 sq. ft.	6,000 sq. ft.	
Interior lot	5,000 sq. ft.	6,000 sq. ft.	5,000 sq. ft.	6,000 sq. ft.	
Balboa Island	5,000 sq. ft.	N/A	N/A	N/A	
<b>Lot Width</b>					
Corner lot	60 ft.	60 ft.	60 ft.	60 ft.	
Interior lot	50 ft.	60 ft.	50 ft.	60 ft.	
Balboa Island	0	N/A	N/A	N/A	
<b>Lot Length</b>	N/A	80 ft.	N/A	80 ft.	
<b>Density/Intensity</b>	N/A		<i>The specific density and intensity limitations for each lot or site are identified on the Official Zoning Map.</i>		
<b>Site Area per Dwelling Unit</b>	<i>Minimum required site area per dwelling unit based on net area of the lot.</i>				
	1,000 sq. ft.	3,000 sq. ft.	1,200 sq. ft.	1,500 sq. ft.	
<b>Floor Area Limit</b>	N/A	N/A	1.75 (4)	N/A	
<b>Setbacks</b>	<i>Minimum setbacks required for primary structures. See Section 20.30.090 (Setback Regulations and Exceptions) for setback measurement, allowed projections into setbacks, and exceptions. The following setbacks shall apply, unless different requirements are identified on the Setback Maps in which case the Setback Maps shall control. (See Part 8, Figure x)</i>				
<b>Front:</b>	20 ft.	20 ft.	20 ft.	20 ft.	
<b>Side (interior, each):</b>					
Lots 40 ft. wide or less.	3 ft.	6 ft.	3 ft.	6 ft.	
Lots 40'-1" wide to 49'-11" wide.	4 ft.	6 ft.	4 ft.	6 ft.	
Lots 50 ft. wide and greater.	4 ft.	6 ft.	8% of the average lot width (5)	6 ft.	
<b>Side (Street side):</b>					
Lots 40 ft. wide or less.	3 ft.	N/A	3 ft.	N/A	
Lots 40'-1" wide to 49'-11" wide.	4 ft.	N/A	4 ft.	N/A	
Lots 50 ft. wide and greater.	N/A	6 ft.	8% of the average lot width (5)	6 ft.	

**TABLE 2-3  
DEVELOPMENT STANDARDS FOR TWO-UNIT AND MULTI-UNIT  
RESIDENTIAL ZONING DISTRICTS**

<b>Development Feature</b>	<b>R-2</b>	<b>R-2- 6,000</b>	<b>RM</b>	<b>RM - 6,000</b>	<b>Additional Requirements</b>
<b>Rear</b>	10 ft.	N/A.	10 ft.	N/A	
Abutting Alley	15 ft. wide or less	5 ft.	N/A	5 ft.	N/A
	15'-1" to 19'-11"	3'-9"	N/A	3'-9"	N/A
	20 ft. wide or more	0.	N/A	0.	N/A
Balboa Island	10 ft.	6 ft.	N/A	6 ft.	
Waterfront	10 ft.	N/A	10 ft.	N/A	
<b>Bluff edge setback</b>	<i>As provided on Setback Maps (See Part 8, Figure x) and Chapters 20.38 (Bluff, Canyon, and Shoreline Protection in the Coastal Zone) and 20.40 (Bluff and Canyon Protection Outside the Coastal Zone)</i>				
<b>Bulkhead setback</b>	Structures shall be setback a minimum of 10 ft. from the bulkhead in each zoning district.				
<b>Site Coverage</b>	<i>Maximum percentage of the total lot area that may be covered by structures.</i>				
	N/A	60%	N/A	60%	
<b>Height (6)</b>	<i>Maximum height of structures without discretionally approval. See Section 20.30.050.B (Increase in Height Limit) for possible increase in height limit.</i>				
Flat roof	24 ft.	24 ft.	28 ft.	28 ft.	See Section 20.30.050.B (Increase in Height Limit)
Sloped roof; Minimum 4/12 pitch	29 ft.	29 ft.	33 ft.	33 ft.	
<b>Open Space</b>	<i>Minimum required open space.</i>				
	20% of buildable area.	20% of buildable area.	Common: 75 square feet/unit  Private: 5% of the gross floor area for each unit.	Common: 75 square feet/unit  Private: 5% of the gross floor area for each unit.	See Section 20.60.190 (Residential Development Standards) for R-1 and R-2 open space standards.
Bluffs and Canyons	<i>See Chapters 20.38 (Bluff, Canyon, and Shoreline Protection in the Coastal Zone) and 20.40 (Bluff and Canyon Protection Outside the Coastal Zone)</i>				
Fencing	<i>See Section 20.30.030 (Fences, Hedges, and Walls).</i>				
Landscaping	<i>See Chapter 20.48 (Landscaping Standards).</i>				
Lighting	<i>See Section 20.30.060 (Outdoor Lighting).</i>				
Parking	<i>See Chapter 20.52 (Off-Street Parking and Loading Standards).</i>				
Satellite Antennae	<i>See Section 20.60.200 (Satellite Antennas and Amateur Radio Facilities).</i>				

**TABLE 2-3  
DEVELOPMENT STANDARDS FOR TWO-UNIT AND MULTI-UNIT  
RESIDENTIAL ZONING DISTRICTS**

Development Feature	R-2	R-2- 6,000	RM	RM - 6,000	Additional Requirements
Signs	<i>See Chapter 20.54 (Signs).</i>				

**Notes:**

- (1) The city may require the merger of existing substandard lots that do not meet minimum size requirements in compliance with Municipal Code Chapter 19.68 (Merger of Contiguous Lots).
- (2) Lots in the R-1 and R-2 zoning districts may be subdivided so that the resulting lot area for each new lot is less than that identified in Table 2-3; provided the minimum lot size shall not be less than the average size of lots located on the same block face and in the same zoning district. No new lot shall be less than 2,400 square feet. Lot width and length may vary according to other similar lots within the subject area.
- (3) On a site of less than 5,000 square feet that existed prior to March 10, 1976, a two-family dwelling may be constructed provided that there shall be not less than 1,000 square feet of land area for each dwelling unit.
- (4) The total gross floor area contained in all buildings and structures on a development site shall not exceed 1.75 times the buildable area of the site; provided that up to 200 square feet of floor area per required parking space devoted to enclosed parking shall not be included in calculations of total gross floor area.
- (5) Interior and street side setback areas are not required to be wider than 15 feet; however, the side setback area on the street side of a corner lot, where the abutting lot has a reversed frontage, shall not be less than the front setback area required on the abutting reversed frontage.
- (6) On the bluff side of Ocean Boulevard, the maximum height shall not exceed the elevation of the top of the curb abutting the lot.