



**CITY OF REDONDO BEACH
DEVELOPMENT STANDARDS**

**R-1 DISTRICT
(SINGLE-FAMILY RESIDENTIAL)**

In addition to development standards in the zoning ordinance, refer to the residential design guidelines (available at the Planning Department and on the city web site).

DENSITY	ONE DWELLING UNIT PER LOT
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FLOOR AREA RATIO F.A.R.	<p>NOT MORE THAN 0.65, EXCEPT A MAXIMUM OF 0.8 MAY BE PERMITTED WITH BONUSES</p> <p>(See Section 10-2.402(a) of Redondo Beach Municipal Code for a Description of Floor Area Ratio Bonuses)</p>
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OUTDOOR LIVING SPACE REQUIRED	<p align="center">800 SQUARE FEET PER DWELLING UNIT</p> <p>(See Section 10-2.1510 of Redondo Beach Municipal Code for a Description of Qualified Outdoor Living Space)</p>
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PROPERTY LINE SETBACKS	FIRST FLOOR FRONT	AN AVERAGE OF 25% OF THE DEPTH OF THE LOT, OR 25 FEET, WHICHEVER IS LESS, WITH A MINIMUM SETBACK OF 20 FEET
	SECOND FLOOR FRONT	AN AVERAGE OF 10 FEET MORE THAN THE REQUIRED FIRST FLOOR AVERAGE
	REAR	AN AVERAGE OF 20% OF THE DEPTH OF THE LOT, WITH A MINIMUM SETBACK OF 15 FEET
	SIDE	<p>5 FEET</p> <p>LOTS LESS THAN 50 FEET WIDE:</p> <p>ADDITIONS TO EXISTING SINGLE-FAMILY DWELLINGS WITH EXISTING SIDE-YARD SETBACKS LESS THAN 5 FEET MAY MATCH THE EXISTING SIDE SETBACK, PROVIDED THAT THE SETBACK SHALL NOT BE LESS THAN 10% OF THE WIDTH OF THE LOT.</p>

BUILDING HEIGHT	MAXIMUM OF 30 FEET, WITH NO MORE THAN 2 STORIES
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PARKING REQUIRED	<p align="center">2 SPACES WITHIN AN ENCLOSED GARAGE</p> <p>(See Article 5 of the Redondo Beach Municipal Code for Design Standards)</p>
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