



Community Development Department  
**Residential Development Standards**  
 March 8, 2006

Standard	Zoning District		
	R-1	R-2	R-3 / R-4
<b>Development Standard</b>			
<b>Density</b>	5,000 s.f./unit (8.7 du/ac)	2,500 s.f./unit (17.4 du/ac) 5,000 sq. ft. min. lot size	1,320 s.f./unit (33.0 du/ac) 5,000 sq. ft. min. lot size
<b>Lot Coverage</b>	50%	60%	70%
<b>Building Height</b>	30 ft. maximum to top of ridge		35 ft. maximum to top of ridge
<b>Roof Pitch</b>	20% of habitable building area may have a roof pitch less than 3:12		
<b>Front Yard Setback</b> (First Story)	20 ft	20 ft	15 ft
<b>Front Yard Setback</b> (Second Story)	40% of the 2 <sup>nd</sup> story structure's linear frontage must be set back an additional 4 ft.		
<b>Side Yard Setback</b> (Interior)	3 ft.	3 ft. for 1 or 2 dwelling units & 5 ft. for 3 or more dwelling units	5 ft.
<b>Side Yard Setback</b> (Street Side)	10ft. (20 ft. minimum for parking spaces facing a side street)		
<b>Rear Yard Setback</b>	10 ft.	10 ft.	15 ft.
<b>Building Separation</b>	6 ft. between structures Detached Second dwelling unit to be set back 20 ft. from habitable structure(s)	6 ft. between structures	
<b>Private Open Space</b>	N/A	200 sq. ft. per dwelling unit (10 ft. min. dim.) may be located in side and rear setbacks. 50% of required open space may be provided on the second floor (7 ft. min. dim.)	
<b>Common Open Space</b> (required in addition to private open space)	N/A	200 sq. ft. per dwelling unit. (10 ft. min. dim) & may be located in front yard setback.	



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<b>Number of Required Parking Spaces</b>	2 spaces per dwelling unit within a garage plus 1 additional space for units having more than 3 bedrooms or a room that may be used as a bedroom. (additional parking space may be open)		
<b>Number of Required Guest Parking Spaces</b>	N/A	½ space per dwelling unit (may be open) Any fraction equal to or greater than one-half shall be construed as a whole.	
<b>Size of Parking Space</b>	9'x20' or 10'x20' w/obstruction, with a minimum backup distance of 25 ft.		
<b>Driveway Width and Location</b>	If an alley is available then access to the parking facilities shall be from an alley. Not more than 50% of the Lot Frontage may be devoted to a drive approach. A second story may encroach 2 ft. into the driveway if the minimum vertical clearance is 10 ft. The maximum width is 30 ft.		
<b>Walls, Fences &amp; Hedges</b>	4 ft. maximum fence height within the front yard setback. Max. 30" high solid wall or hedge in front yard, remainder as non view obscuring.		
<b>Narrow Lot Development</b>	PC to review lots having a width of less than 40 ft.		
<b>Review Authority</b>	Staff to review single-family development	PC to review all projects having 2 or more units	

The above table was prepared in March 2006 as a quick reference guide to the most commonly requested residential development standards. The complete list of amendments to the residential development standards are specified in Ordinance No. 960-06, a copy of which may be requested at 14717 Burin Avenue, Lawndale, CA 90260 from the Office of the City Clerk, the Community Development Department, or at [www.lawndalecity.org](http://www.lawndalecity.org). These standards have also been codified in Chapter 17 of the Lawndale Municipal Code. The above table was approved by the City Attorney's Office.

Revisions:

March 13, 2006 – Walls, Fences & Hedges was revised to indicate that the 4 ft. maximum height requirement is within the front yard setback.