

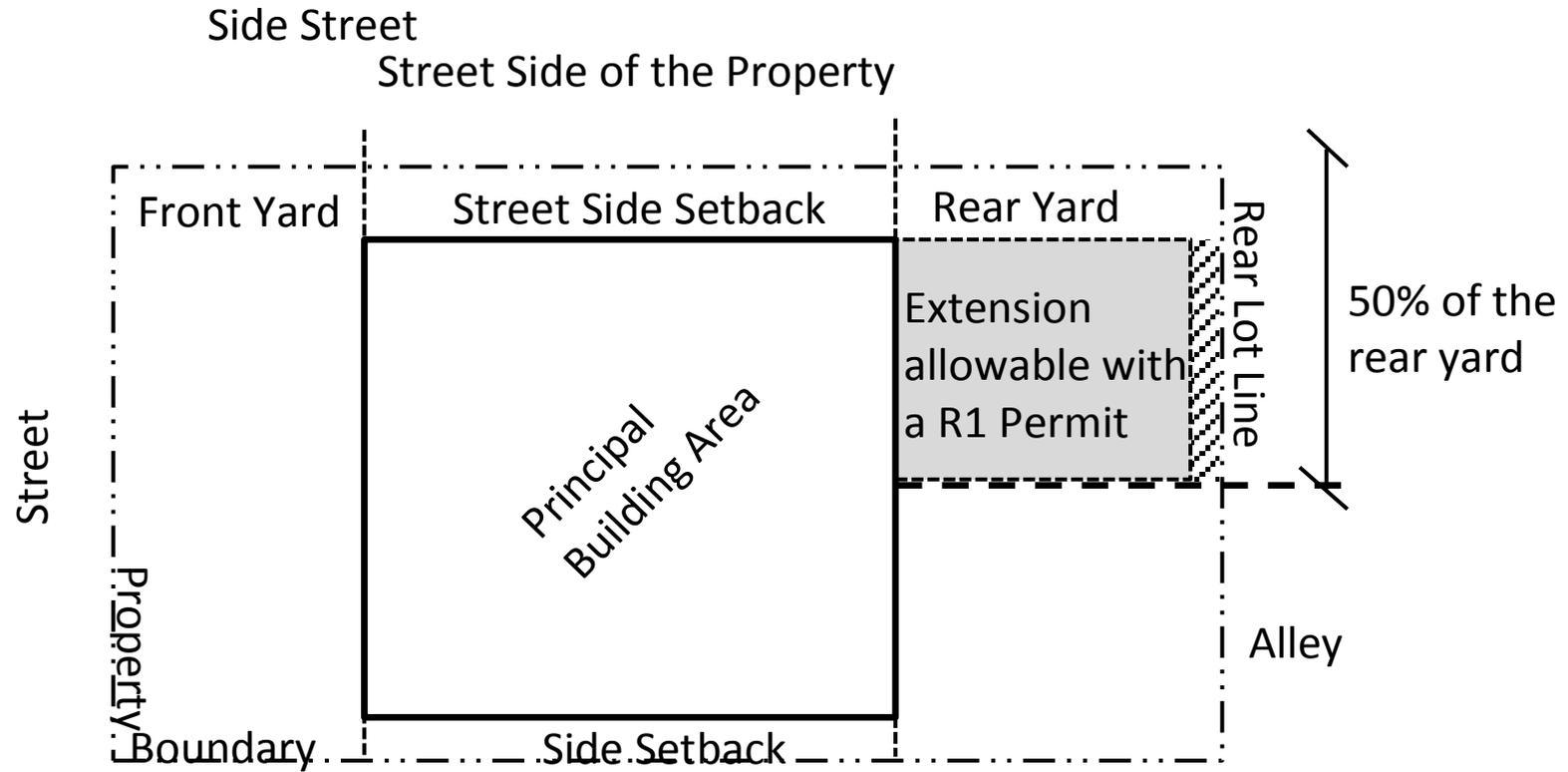
# Tab 3

R1 Standards

# Reduced Rear Yard Setback

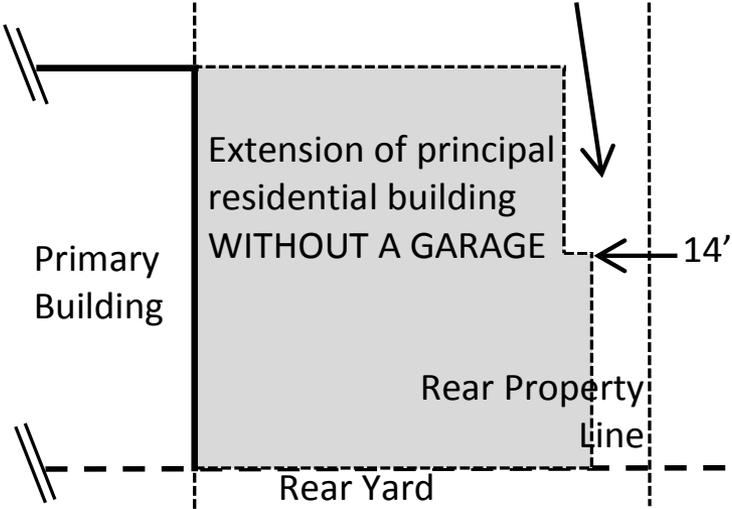
Corner Lots South of Santa Monica  
Boulevard

# Maximum Rear Yard Coverage

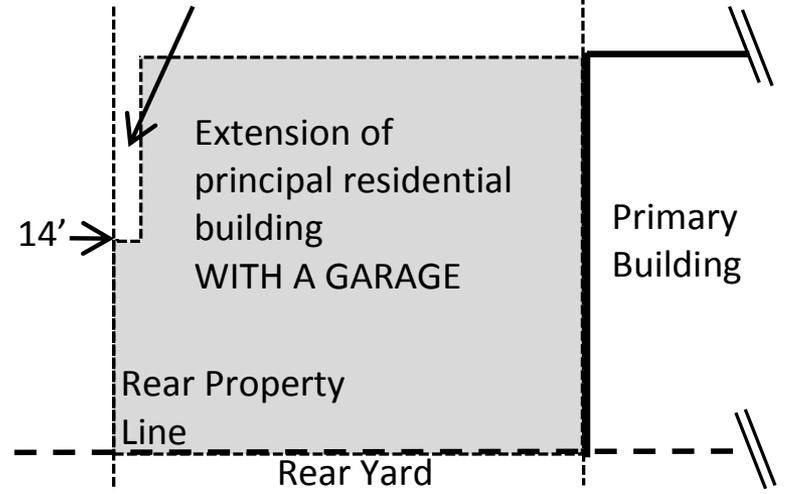


## Rear Setback Requirement

4' setback for 1<sup>st</sup> floor or below 14', additional 2' setback for 2<sup>nd</sup> floor or above 14'



Zero setback for 1<sup>st</sup> floor and below 14', 2' setback for 2<sup>nd</sup> floor or above













**10-3-2418: DEVELOPMENT INCENTIVES FOR SINGLE-FAMILY RESIDENTIAL DEVELOPMENT:**

Notwithstanding any other provision of this article, the following incentive based development standards shall apply to single-family residential development in the Central Area of the City:

**D. Rear Setback Adjustment For Corner Lots South Of Santa Monica Boulevard:**

Subject to the requirements set forth in article 24.5 of this chapter, the planning commission may permit, through a Central R-1 permit, a reduced rear setback for an addition to an existing building located on a corner lot provided all of the following requirements are satisfied:

1. The corner lot in question is located south of Santa Monica Boulevard;
2. The rear lot line of the corner lot is located along an alley;
3. The corner lot has a minimum width of fifty four feet (54');

4. The street side setback is a minimum of ~~fifteen feet (15')~~ five feet (5') for the portion of side setback outside the required rear setback;
5. The height of the existing principal residential building~~primary structure~~ on the corner lot complies with the maximum building height requirements set forth in section 10-3-2403 of this article;
6. The height of the addition does not exceed the height of the existing principal residential building~~primary structure on the corner lot~~;
7. The principal residential building does not cover more than fifty percent (50%) of the required rear yard area, excluding porches and decks that may be attached to the building;

78. Street Side Setback. The portion of the principal residential building structure within the required rear setback yard maintains a minimum five foot (5') street side setback; and

89. Rear Setback. For the first floor or up to fourteen feet (14') in height the proposed addition structure maintains a minimum ~~eight foot (8')~~ four foot (4') rear setback, unless the addition contains a garage that is not accessed from the alley, in which case no rear setback shall be required. The second floor or any portion of the addition over fourteen feet (14') in height shall maintain an additional two foot (2') rear setback;

10. Street Side Modulation Requirement. In addition to the street side setback and rear setback required by this section, the street side façade of the proposed addition shall be modulated so that a portion or portions of the new addition's street side façade equal to fifty percent (50%) of the façade area is offset by two feet (2') an average, this modulation requirement does not include insets for windows and doors. The Planning Commission may waive this modulation requirement in part or in whole if it determines as part of the Central R-1 Permit findings that the modulation provided by the existing principal residential building is adequate;

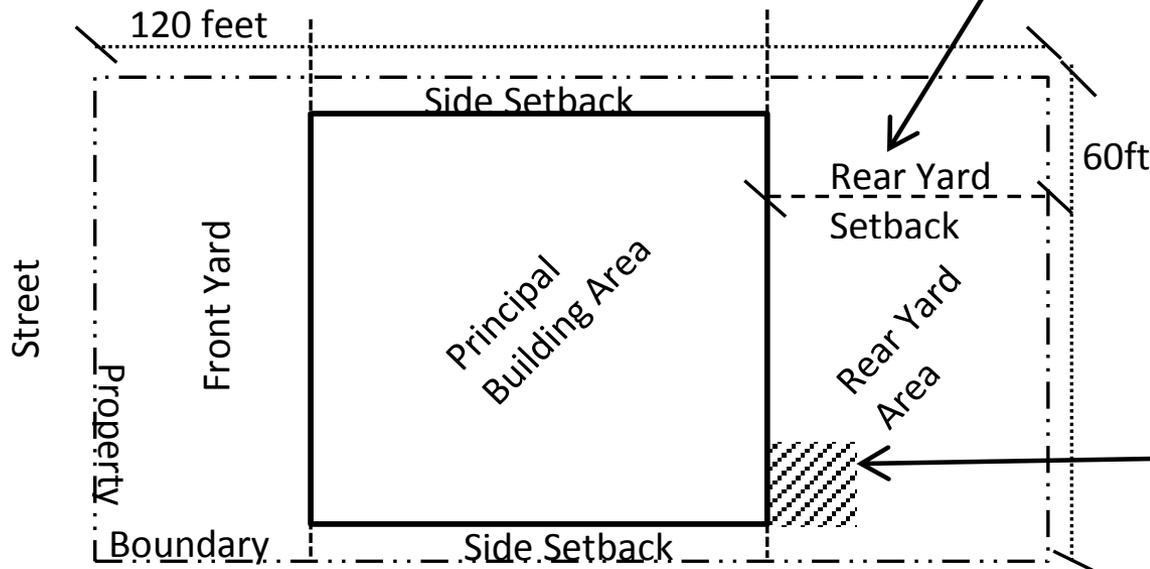
# Rear Setback Extension

All Single Family Lots in the Central  
Area of the City

# Current Allowance

## Rear Yard Setback Requirement (10-3-2405)

$$\text{Rear Yard Setback} = 30\% \text{ of } 120\text{ft} - 9 = \underline{27\text{ft}}$$



The Principal Residential Building may encroach into the rear yard area by 5% of that area. (10-3-2405A)

For a property that is 120ft deep by 60ft wide, the rear yard setback is 27ft, and 5% of the rear yard area is equal to:

$$(27\text{ft} \times 60\text{ft}) \times 0.05 = \underline{81\text{ft}^2}$$

Which is equal to 8ft x 10ft

# Proposed Concept

