



CITY OF LAWNDALE
 Community Development Department
 14717 BURIN AVENUE · LAWNDALE · CALIFORNIA 90260
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RESIDENTIAL DEVELOPMENT STANDARDS

Standard	Zoning District		
	R-1	R-2	R-3/R-4
Development Standard			
Density	8.7 du/ac Max. 1 unit/lot	17.4 du/ac 5,000 sq. ft. min. lot size 2 units/5,000 sq. ft. 1 add'l unit/add'l 3,000 sq.ft.	33.0 du/ac 5,000 sq. ft. min. lot size 1 unit/1,320 sq.ft.
Lot Coverage	50%	60%	70%
Building Height	30 ft. maximum to top of ridge		35 ft. maximum to top of ridge
Roof Pitch	20% of habitable building area may have a roof pitch less than 3:12		
Front Yard Setback (first story)	20 ft.		15 ft.
Front Yard Setback (second story)	40% of the 2 nd story structures linear frontage must be set back an additional 4 ft.		
Side Yard Setback (interior)	3ft.	3ft. for 1 or 2 dwelling units and 5 ft. for 3 or more dwelling units	5ft.
Side Yard Setback (street side)	10 ft. (20 ft. minimum for parking spaces facing a side street)		
Rear Yard Setback	5 ft. except for garages with access from an alley, in which case the rear yard setback shall be 10 ft.	Minimum 5ft. clearance with an average 10 ft. setback	15 ft.
Building Separation	6ft. between structures detached second dwelling unit to be set back 20 ft. from habitable structure(s)	6 ft. between structures	
Private Open Space	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 (7ft. min. dim.)	
Common Open Space (required in addition to private open space)	N/A	200 sq. ft. per dwelling unit. (10 ft. min. dim.) and may be located in front yard setback	
Number of Required Parking Spaces	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)		

Standard	Zoning District		
	R-1	R-2	R-3/R-4
Development Standard			
Number of Required Guest Parking Spaces	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	
Size of Parking Space	9' x 20' or 10' x 20' with obstruction, with a minimum backup distance of 25 ft. 180° parking configuration requires 30 ft. backup distance		
Driveway Width and Location	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 driveway 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. For 1-unit the minimum width is 10 ft., for 2-units the minimum width is 12 ft., and for 3 or more units the minimum width is 16 ft.		
Walls, Fences & Hedges	4 ft. maximum fence height within the front yard setback. Maximum 30" high solid wall or hedge in front yard, remainder as non-view obscuring		
Review Authority	Staff to review single-family development	Planning Commission to review all projects having 2 or more units	

The above table was prepared as a quick reference guide to the most commonly requested residential development standards. The complete list of residential development standards can be found by visiting our website at www.lawndalecity.org. See Chapter 17 of the Lawndale Municipal Code.