CITY OF LONG BEACH

Community Development Department
Planning Bureau
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Table 31-2A: Residential Development Standards

District	Units/lot (sqft)	Lot Area/unit (sqft)	Min. Lot Size[a,c] (sqft)	Min. Lot Width[a,c] (ft)	Min. Front Setback[l] (ft)	Min. Side Setback[l] (ft)	Min rear Setback[j,k,l] (ft)	Max. Height[d,h,t] (ft)	Max. Lot Coverage (%)	Min. Usable Open Space/unit	Floor Area Ratio
R-1-S	1	2,400	2,400	30	8[(i)]	3	8	24/28	NA	6%[(o)]	1.2
R-1-M	1	3,600	3,600	40	8	4	8	25 (2 St.)	NA	6%[(o)]	0.67
R-1-N	1	6,000	6,000	50	20	4[(b)]	1st St. 10 2nd St. 30	25 (2 St.)	50%	16%[(o)]	0.60
R-1-L	1	12,000	12,000[(s)]	60	25	6	30	25 (2 St.)	40%	23%[(o)]	0.60
R-1-T	1	3,000	3,000	25[(g)]	10	5	8	25 (2 St.)	NA	6%[(o)]	1.2
R-2-S	2	1,200	4,800	40	15[(i)]	3	10	24/28[(e)] (2 St.)	NA	2%[(o)]	1.3
R-2-I	2	1,000	4,800	40	3[(i)]	3	8	32/35[(e)] (3 St.)	NA	2%[(o)]	NA
R-2-N	2	3,000	6,000	50	15	4[(b)]	20	25 (2 St.)	60%	6%[(o)]	0.60
R-2-A[(n)]	2	3,000	6,000	50	15	4[(b)]	20	25 (2 St.)	60%	6%[(o)]	0.60
R-2-L	2	4,000	8,000	50	15	4	10	35 (2 St.)	40%	8%[(o)]	NA
R-3-S[(l)]	3	2,100	6,300	50	15	10%[(q)]	20	25 (2 St.)	NA	250 sqft[(p)]	NA
R-3-4	4	1,700	4,500	50	15	10%[(q)]	20	25 (2 St.)	NA	200 sqft[(p)]	NA
R-3-T[(l)]	NA	Table 31-2B	3,000	25[(g)]	15	10%[(q)]	20	28[(f)] (2 St.)	NA	250 sqft[(p)]	NA
R-4-R[(l)]	NA	Table 31-2B	18,000	120	15	10%[(q)]	20	28[(f)] (2 St.)	NA	150 sqft[(p)]	NA
R-4-N[(l)]	NA	Table 31-2B	18,000	120	15	10%[(q,r)]	20[(r)]	38[(f)] (3 St.)	NA	150 sqft[(p)]	NA
R-4-H[(l)]	NA	Table 31-2B	18,000	120	10[(m)]	10%[(q,r)]	20[(r)]	Table 31-3A	50%	150 sqft[(p)]	NA
RM	NA	2,400	18,000	120	10	4	10	30 (2 St.)	65%	200 sqft[(p)]	NA
R-4-U	NA	Table 31-2B	22,500	180	10	10%[(q,r)]	20[(r)]	65[(f)] (5 St.)	NA	150 sqft[(p)]	3.0
R-4-M	1	3,100	3,100	32	0	5	3	20	75%	10%[(o)]	NA

Ft = feet **Sqft = Square Feet** **St. = Story**

Footnotes: Table 31-2A

a	If this lot size exceeds the standards for the neighborhood (as defined in the subdivision regulations), the standard of the neighborhood may be used.
b	If a lot is 27 feet or less in width, see Subsection 21.31.215.F, special narrow lot standards.
c	These standards apply only to new subdivisions of land area. They do not apply to new construction on existing lots or to air space divisions of existing lots.
d	In general, height is measured to the midpoint of the roof (Section 21.15.1330—Definitions). However, in some zones, the building height limit consists of 2 numbers. The first number indicates the height of the midpoint of roof, and second number indicates height of building measured to peak of roof. A project shall conform to both standards.
e	An additional 2 feet may be permitted to accommodate access stairs to the roof.
f	See Section 21.31.220 for special height provisions.
g	New subdivisions, including corner lots, shall orient the lots to the side street.

Footnotes: Table 31-2A

h	For garages and other accessory structures, refer to Section 21.31.245 (Accessory structures).
i	Average setback may apply as outlined in Subsection 21.31.215.C (Front yard averaging).
j	Special standards apply for reverse corner lots as specified in Subsection 21.31.215.D (Rear yard).
k	The setback shall be measured from the centerline of an abutting alley where such exists. For shallow lots, see Special Standards in Subsection 21.31.215.D.
l	If the garage takes direct access from the street, the garage shall be set back pursuant to Section 21.31.245.
m	Commercial uses—see Special Development Standard, Section 21.45.160.
n	One unit is limited to not more than 800 square feet or 12 percent of lot area, whichever is greater.
o	Percent of lot area per unit.
p	Square foot per unit. See Sections 21.31.230 (Usable Open Space) and 21.31.240 (Privacy Standards) for detailed standards.
q	The side yard setback is 10 percent of lot width on each side, but in no case shall the interior side yard setback be required to exceed 10 feet (except as specified in footnote(s)). The side street side yard setback shall be 15 percent of lot width, but in no case shall it be required to exceed 15 ft. Neither setback shall ever be less than 3 ft.
r	See Subsections 21.31.215.D.3 and 21.31.215.E.3, Special Side and Rear Yard Setback Restrictions.
s	Lots created through a land subdivision or lot merger shall not exceed 20,000 square feet. Lot mergers shall not be comprised of more than two lots.
t	A patio cover or canopy consisting of cloth-like material (and its supporting structure), may exceed the maximum building height when constructed above a roof deck, but shall be limited to a height of eight feet, six inches (8'-6") above the finish floor of the roof deck, as detailed in Subsection 21.31.220B.

Table 31-2B: Residential Densities for Multi-family Districts

The density allowed shall be provided in the row corresponding to the site width and area. If the site width and area are in ranges located in different rows, then the higher of the two (2) densities is allowed.

District	Site Area (sqft)	Site Width (ft)	Permitted Density
R-3-T	0-3,200 3,201-15,000 15,001 or more	0-25 26-120 121 or more	1 unit per lot 1 unit per 3,000 sqft 1 unit per 2,400 sqft
R-4-R	0-3,200 3,201-15,000 15,001 or more	0-25 26-120 121 or more	1 unit per lot 1 unit per 1,500 sqft 1 unit per 1,450 sqft
R-4-N	0-3,200 3,201-15,000 15,001 – 22,500 22,501 or more	0-25 26-120 121 - 180 181 or more	1 unit per lot 1 unit per 1,500 sqft 1 unit per 1,200 sqft 1 unit per 975 sqft
R-4-H	0-3,200 3,201-15,000 15,001 – 22,500 22,501 or more	0-25 26-120 121 - 180 181 or more	1 unit per lot 1 unit per 1,500 sqft 1 unit per 1,200 sqft See Table 31-3A
R-4-U	0-3,200 3,201-15,000 15,001 – 22,500 22,501 – 30,000 30,000 or more	0-25 26-120 121 - 180 181 - 240 240 or more	1 unit per lot 1 unit per 1,500 sqft 1 unit per 975 sqft 1 unit per 500 sqft 1 unit per 400 sqft
R-4-M	3,100 minimum	32 minimum	1 unit per lot

To request this information in an alternative format or to request a reasonable accommodation, please contact the Community Development Department at longbeach.gov/lbcd and 562.570.3807. A minimum of three business days is requested to ensure availability; attempts will be made to accommodate requests with shorter notice