

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LONG BEACH AMENDING THE LONG BEACH MUNICIPAL CODE BY AMENDING TABLE 31-2A, RESIDENTIAL DEVELOPMENT STANDARDS, AND BY ADDING SECTION 21.31.255.F, RELATING TO DEVELOPMENT AND DESIGN STANDARDS APPLICABLE TO PROPERTIES IN THE R-1-L ZONING DISTRICT

The City Council of the City of Long Beach ordains as follows:

Section 1. Long Beach Municipal Code Chapter 21.31 is amended by amending the R-1-L District and Notes of Table 31-2A as shown on Attachment "A".

Section 2. Long Beach Municipal Code Section 21.31.255 is amended by adding subparagraph F to read as follows:

F. Large Single-Family Dwellings. New single family dwellings and single-family dwelling rebuild projects in the R-1-L zone that exceed five thousand (5,000) square feet in total size or are within ten percent (10%) of the property's maximum floor area ratio shall comply with the following requirements:

1. Four-sided architecture is required. Building details and design treatments shall be consistent on all building elevations. Bay windows, chimneys, and other projections shall be incorporated in building design for visual and architectural interest.

2. All dwellings shall provide an inset/offset on walls twenty-five feet (25') or greater in length. Wall insets/offsets shall be at least two feet (2') deep and have a span of at least ten feet (10') and extend from

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1 grade to eave.

2 3. Primary facades shall be street facing and entrances  
3 shall be obvious and visible. The height of porches or covered entryway  
4 features shall not exceed fifteen feet (15').

5 4. Second story windows facing an interior side property  
6 line shall not be located directly in line with the second story bedroom  
7 windows of a neighboring structure.

8 Section 3. The City Clerk shall certify to the passage of this ordinance by  
9 the City Council and cause it to be posted in three (3) conspicuous places in the City of  
10 Long Beach, and it shall take effect on the thirty-first (31st) day after it is approved by the  
11 Mayor.

12 I hereby certify that the foregoing ordinance was adopted by the City  
13 Council of the City of Long Beach at its meeting of \_\_\_\_\_, 2017, by the  
14 following vote:

15 Ayes: Councilmembers: \_\_\_\_\_

16 \_\_\_\_\_

17 \_\_\_\_\_

18 \_\_\_\_\_

19 Noes: Councilmembers: \_\_\_\_\_

20 \_\_\_\_\_

21 Absent: Councilmembers: \_\_\_\_\_

22 \_\_\_\_\_

23 \_\_\_\_\_

24 \_\_\_\_\_

City Clerk

25 \_\_\_\_\_

26 \_\_\_\_\_

27 Approved: \_\_\_\_\_

(Date)

Mayor

28 \_\_\_\_\_

**Table 31-2A**

**Residential Development Standards**

District	Units Per Lot	Lot Area Per Unit (Sq. Ft.)	Minimum Lot Area (Sq. Ft.) (a, c)	Minimum Lot Width (Ft.) (a, c)	Minimum Yard Setbacks (Ft.)(j, l)			Maximum Height (d, h)	Maximum Lot Coverage (% of Lot)	Minimum Usable Open Space Per Unit	Floor Area Ratio
					Front	Side	Rear (k)				
R-1-L	1	12,000	12,000(s)	60	25	6	30	25 ft. 2 St.	40%	23%(o)	0.6

Abbreviations: Sq. Ft. = square feet; St. = story

**NOTES: Table 31-2A, Residential Development Standards**

- (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.
- (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 feet. Neither setback shall ever be less than 3 feet.

(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.