

R-1 and R-2 Residential Development Standards Comparison Old Corona Del Mar (Flower Streets)

Standard	Current Zoning Code	Draft Zoning Code
Zoning District	R 1 and R-2 <ul style="list-style-type: none"> R-1 One unit permitted R-2 One or two units permitted 	No Change
Setbacks	No Change	No Change
Maximum Floor Area	1.5 x the buildable area (Buildable area = lot area minus setback areas)	None – Proposed code uses open volume, third floor area limits, setback planes and third floor step-backs to create a buildable envelop
Third Story Area Limit	None - Size is typically limited by the mid-point height regulations, maximum floor area and building code regulations	Lot Width 30 feet or less: 20% of buildable area Lot Width greater than 30 feet: 15% of buildable area
Third Floor Step-back	None Required	Enclosed square footage on a third floor or above 24-feet in height must be setback 15-feet from the front and rear setbacks and 2 feet from side setbacks.
Setback Plane	None	45 degree plane beginning at a height of 24-feet. Required on sides only if lot is greater than 40 feet wide.
Height	Sloping Roof <ul style="list-style-type: none"> Ridge: 29 feet Mid-Point: 24 feet No minimum pitch requirement Flat Roof <ul style="list-style-type: none"> 24 feet Deck Railing: 24 feet 	Sloping Roof <ul style="list-style-type: none"> Ridge: 29 feet No mid-point measurement Minimum pitch 3:12 Flat Roof <ul style="list-style-type: none"> 24 feet Deck Railing: 24 feet
Open Volume	Cubic Area: buildable width x 24 x6. Must be provided below 24 feet height	50% of the buildable area x 7.5 feet. Must be provided below 24 feet height

Typical Old CDM Lot floor area comparison example:

Lot Size: 30 x 118

Buildable Area: 24 x 93 = 2,232. (Setbacks – F:20 R:3 L:3 R:5)

Existing Code

Floor Area = 2,232 x 1.5 = 3,348 sq ft.

Open Volume = 3,456 cubic feet

Proposed Code

Projected above ground floor area = 3,794 sq ft.*

Open Volume = 8,370 cubic feet

Important: The current code counts rooms with vaulted ceilings, stairwells and other shafts as floor area once. Therefore, a house may appear as two floors but, square footage is only counted on the ground floor.

*Projected above ground floor area based on 2,232 x 2 floors + 446 (20% third floor) – 1116 (50% open space requirement)= 3,794 sq ft.