



DEPARTMENT of COMMUNITY DEVELOPMENT

1700 WEST 162nd STREET / GARDENA, CALIFORNIA 90247-3732 / WWW.CITYOFGARDENA.ORG / PHONE (310) 217-9530

Residential Zone Summary

The following is a summary of the development standards; it does not include all requirements.  
For exact requirements and additional information on zoning, please see the Gardena Municipal Code, Title 18.

Zone	R-1	R-2	R-3	R-4	H-B	C-R	MUO
Uses Permitted	Single Family Dwellings, Family Day Care Homes	Single Family Dwellings, 2-Unit Dwellings	R-1 and R-2 Uses, Multiple-Unit Dwellings		Single-Family Dwellings, Family Day Care Homes	Commercial uses and multifamily uses w/ SPR	Various residential and nonresidential uses
Uses Permitted with Conditional Use Permit	Sections 18.12.030 and 18.46.030	R-1 uses permitted with CUP and see Section 18.46.030	R-1 and R-2 Uses Permitted with CUP and see Section 18.46.030		See Section 18.28.030, nonresidential buildings in front ½ of lot	See Section 18.20.030 and 18.46.030	See Section 18.19.040 and 18.46.030
Lot Area (Minimum)	5,000 SF						1 AC w/ exceptions
Density (DU=Dwelling Unit)	1 DU/lot	2 DU/lot (no more than 17 DU/AC)	17 DU/AC	Min. 20 DU/AC 25 DU/AC (< ½ AC) 27 DU/AC (½ - 1 AC) 30 DU/AC (≥1 AC)	1 DU/5,000 SF	Max. 34 DU/AC Multifamily only: Min. 24 DU/AC	Min. 20 DU/AC 20 DU/AC (<½ AC) 25 DU/AC (½ - 1 AC) 30 DU/AC (≥1 AC)
Accessory Dwelling Unit	ADU is permitted in all residential zones and in C-R and MU if residential use exists. See Chapter 18.13.						
Parking	2 garage spaces	2 garage spaces/DU; 0.50 guest spaces/DU For R4: Tandem allowed & senior/income-restricted is 1 sp. per 1-bedrm/studio			Residential :2 garage spaces; Non-Residential: See Ch. 18.40	≤1 bedrm: 1¼/DU ≥2 bedrm: 2¼/DU Comm.: See Ch. 18.40	Same as R-4, except ≤50% tandem (no guest) Live/work=2½/DU+comm.
Lot Width (Minimum)	50' (interior lot); 55' (corner lot)				50'	50'	50' (80' w/ curb cuts)
Lot Depth	80'				N/A		
Dwelling Unit Size (Minimum)	800 SF, excluding garage	Studio: 450 SF 1 bedroom: 750 SF 2 bedrooms: 900 SF 3 bedrooms: 1,200 SF			Same as R-1	Studio: 450 SF 1-bdrm: 600 SF 2-bdrms: 800 SF 3-bdrms: 1,100 SF	Same as R-2, R-3, R-4
Floor Area Ratio (FAR)	N/A				0.50	N/A	0.50 (nonresidential)
Lot Coverage	50% (interior lot) 75% (corner lot)		N/A				80%
Yard Setbacks	Front: 20' (min. 50% landscaped) Side-Interior: 5' Side-Street: 10' Rear (Existing 1-st.): 5' Rear (New/Add.): 10'	Front: 20' (min.50% landscaped) Side-Interior: 5' Side-Street:10' Side-Bldg. Front: 10' Side-½ Subter. Pkg.: 10' Rear: 10'	Front (min 50% landscaped): 20' Side/Rear: 1-2 story: 5' 2½-3 story: 7.5' Next to R-1/R-2: 10' Street side: 10' Bldg. faces street: 10'		Front: 20' Side (front ½): 5' Non-Residential Uses: Must be in rear ½ of lot	See table in Section 18.20.050.C	Front: 12'-20' from curb Side: 5' Rear: 10'
Building Height (Maximum)	25' or 2 stories	30' or 2 stories	35'	35' or 40' w/ projections; max. 3 stories	Residences: Same as R-1 Non-Residential Uses: 35'	<½ AC: 45' ≥½ AC: 55' (w/ multifamily)	35' to 60' depending on adjacent structures, streets, and projections

Zone	R-1	R-2	R-3	R-4	H-B	C-R	MUO
Fences, Hedges, and Walls	Front: max. 3.5’H (interior lot); max. 3’H (corner lots) Side/rear: 7’H max. Beyond front yard setback: 7’H max. Driveway gates: At least 20’ from front or corner side yards; if abutting alley, at least 25’ from opposite side <u>Cluster Development Only</u> - Front: 7’H w/ 5’W landscaping <u>MUO Only</u> - Nonresidential: Front: 3.5’H (interior), 3’H (corner); Side/rear: 8’H max.						
Accessory Buildings	One-story accessory buildings, other than a garage, shall be set back four feet from the rear and side property lines when located in the rear 1/3 of the lot. Garages may be constructed along the rear and side property line when located in the rear one-third of the lot. All garages must be provided with garage doors.						5’ from rear/side in rear 1/3 <sup>rd</sup> of lot; 8’ if garage fronts public street
Distance Between Buildings	Main to accessory building: 6’		Main to accessory building: 6’ Main to main building: 15’ Main to main building (front to front) with interior courts: 20’ With driveway between structures: 30’ 3 or more stories: distance increase 2½ feet per each additional floor			Main to Accessory: 6’ Main to Main: 15’	≤40’H: 20’ adj. to indust. ≤40’H: 10’ all others >40’H: 30’ adj. to indust. >40’H: 20’ adj. to resid. >40’H: 15’ adj. to comm. 6’ betw. main & access.
Projection into Yards/Setback Areas	Applicable to all main/accessory buildings. Porches, landings, patios: 4’ (front yard); 2.5’ (side/rear yards); 20% of widths of an interior court to a maximum of 5’ Stairs: 4’ (front yard); 3’ (side/rear yards) Architectural features such as cornices & sills: 4’ (front yard); 4” for each foot of width (side/rear yards) Balconies: 4’ (side and rear yards that are at least 10’W); 20% of the width of an interior court to a maximum of 5’ R-1 only: 30” eaves allowed no closer than 2.5’ from property line with 5’ clear space maintained between eaves on adjoining property						
Usable Open Space	N/A	600 SF/DU (private and common) 1. Common: Min. 150 SF; min. 8’W 2. Private: Min. 150 SF; min. 8’W (except balconies, patios, decks) 3. Private balconies, patios: Min. 40 SF; min. 4’W 4. All areas (except balconies, patios, etc.) to be landscaped 5. Indoor areas may contribute 10% max. 6. Min. 25% private and directly accessible from DU 7. <u>R-3 &amp; R-4 only</u> : For multi-family & condos of 15+ DUs, min. 1/3 <sup>rd</sup> of required useable OS shall be common (Front yard excluded)			N/A	150 SF/DU total Min. 50 SF/DU private Min. 75 SF/DU common Private OS: Min. 8’ dimension (except balconies, patios, & decks)	Residential: 150 SF/DU usable 70 SF/DU private Live/work: 100 SF/DU total Private OS: Min. 8’ dimension (except balconies, patios, & decks)
Security/Lighting Plans	None required		≥4 DUs			None required	≥4 DUs or nonresidential
Storage Area	N/A	200 CF in garage of each DU			N/A		DUs w/o garage: 100 CF Tandem parking: 200 CF
Refuse Enclosure	All trash containers shall be stored so they are not visible from the public right-of-way. For all multiple-family dwellings in excess of 4 DUs and nonresidential uses, see Chapter 8.20.						
Swimming Pools and Related Equipment	Cannot be located in any front yard and must be 5’ min. to any lot line, building or structure.						
Design Guidelines	Section 18.42.095						Section 18.19.070

**ABBREVIATIONS**

AC = acre  
 ADU = accessory dwelling unit  
 CF = cubic feet  
 DU = dwelling unit  
 H = height/high  
 N/A = not applicable  
 OS = open space  
 SF = square feet  
 W = width/wide