

RESIDENTIAL DEVELOPMENT STANDARDS

COMMUNITY DEVELOPMENT DEPARTMENT / PLANNING DIVISION
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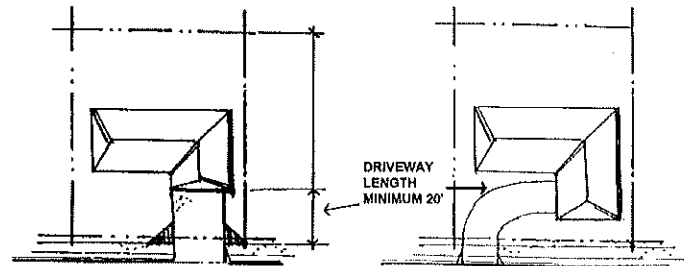
ZONING CLASSIFICATIONS

RIE	Semi-Rural Estate	RIR	Semi-Rural Residential
RIS	Suburban Residential	RI	Urban Residential
RIA	Urban Residential-Alternative	R2	Medium Low Density Residential
R3	Multiple Unit Residential	RB	Residential Business

Characteristic of Lot, Location & Height	RIE	RIR	RIS	RI	RIA	R2	R3	RB
Width	100'	80'	80'	60'	60'	60'	70'	70'
Depth	100'	80'	80'	70'	70'	70'	70'	70'
Area (in sq. ft.)	21,800	15,000	10,000	6,000	6,000	6,000	14,000	14,000
Front Setback	20'	20'	20'	15'*	15'*	15'*	15'	15'
**Side Setback	15'	10'	10'	5'	5'	5' per story plus 4' for walls exceeding 100' length.		
**Rear Setback	30'	30'	30'	15'	15'			
***Structure Height	20'	20'	20'	20'	20'	20'	30'	30'
****Coverage	40%	40%	40%	40%	40%	--	--	--

Irrespective of these requirements, the following shall apply:

- * 1) **Front Setback.** 20 feet for garage if driveway less than 20 feet long would result. A driveway is measured from the property line side of the sidewalk or from the edge of a required access driveway easement.



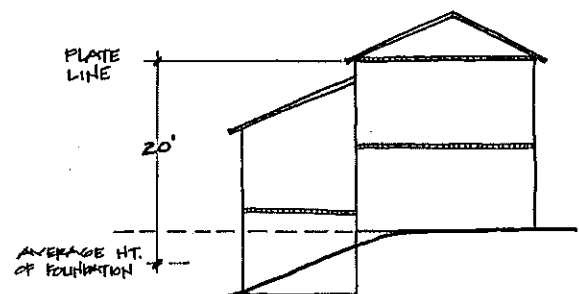
- ** 2) **Side and Rear Setbacks.** Any building or portion of a building containing an auditorium or other place of public assembly shall be required to have minimum side and rear setbacks of 50 feet unless the design of such building adequately provides for the attenuation of noise from such facility.

- *** 3) **Heights of Buildings.**

Height is the vertical distance from the average level of the highest and lowest point of the foundation to the plate line of the uppermost story.

FOR PRINCIPAL STRUCTURES:

The maximum height of buildings in zones R3 and RB and buildings for which a conditional use permit or site development plan is required may be increased by Special Permit.



FOR ACCESSORY STRUCTURES:

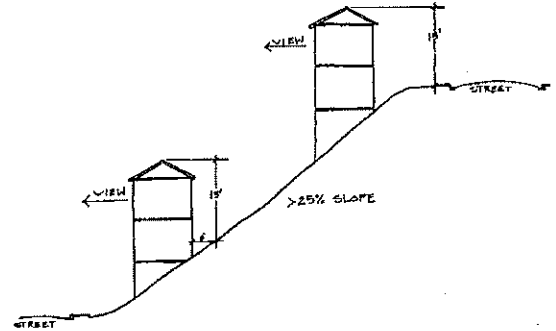
The maximum height of a detached accessory structure shall be one story, not to exceed 15 feet except by special permit.

The maximum height of structures shall be altered as follows:

1. If a building site is filled to more than three (3) feet above natural grade, the maximum height for a building within 30 feet of property line shall be reduced by the difference between the natural grade and "grade" as defined in the Uniform Building Code
2. If the average natural slope of a building site is 25% or more, the maximum height for a building shall be as follows

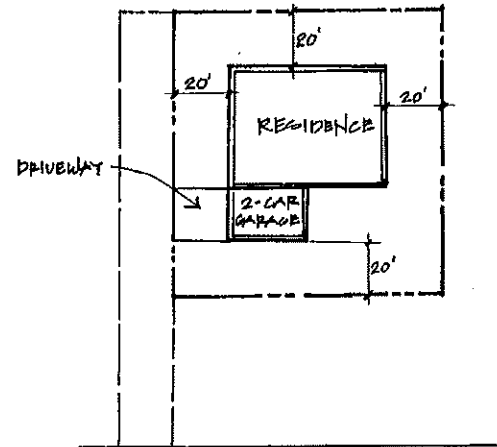
- a. For a building site which slopes upward from the street: 15 feet, measured from the average natural grade within 5 feet of the building wall at the highest elevation of its foundation, to the highest point of the building

- b. For a building site which slopes downward from the street: 15 feet, measured above the average grade at back-of-sidewalk to the highest point of the building.



*** 4) **Coverage.** All buildings, including accessory buildings and structures shall cover not more than 40% of the lot area.

5) **Panhandle and Easement Access Lot Setbacks for Single-Family Zones.** All front, side and rear setbacks for panhandle and easement access lots (those without frontage on a public street) in all single-family zones except the RIE Zone shall be equal to the front setback dimension required under the lot's zoning designation. The setback shall be measured from all property lines and from the interior edge of a required access driveway easement, whichever is greater.



EASEMENT ACCESS LOT
TYPICAL DEVELOPMENT

6) **Panhandle and Easement Access Lot Size Requirement for Single-Family Zones.** The minimum lot size requirements for lots created by minor subdivisions which utilize panhandle or easement access driveways in all single-family zones except the RIE Zone shall be increased by the following ratios.

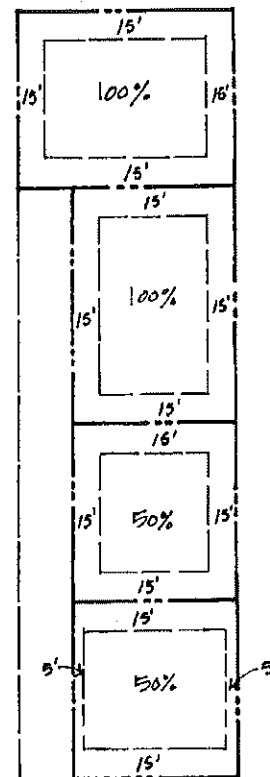
- Lot with required street frontage and/or first lot within subdivision off private driveway or road. 50% above minimum
- All additional lots 100% above minimum

7) When an existing legal residential structure on a lot within the RI, RIA, RIS, RIR, or RIE zone has nonconforming setbacks under the current zoning designation, new construction of single-story additions may observe reduced setbacks equal to the existing setbacks of the nonconforming structure subject to the following conditions:

- a. The addition shall match the architecture, materials, colors, and roof style of the existing residence.
- b. The resulting setback shall not be less than the current setbacks for the RI zone.

SIDE AND REAR SETBACK EXCEPTIONS

- 1) With the exception of properties located in the BT (Brier Tract) overlay zone, an unenclosed sub-grade swimming pool may encroach into a required side or rear setback. Any auxiliary pumping, heating or filtering equipment which encroaches into required side or rear yard must be adequately screened from view for the purposes of reducing noise to levels acceptable in the La Mesa Noise Ordinance.
- 2) Detached accessory buildings, not exceeding 30 feet in length or width and with a front setback of 70 feet or more shall not be required to observe either a side or rear setback unless it has projecting eaves or other features. In such cases, projecting features shall have setbacks not less than 4 inches from the boundary and water runoff shall be controlled. On corner lots, such detached accessory buildings with setbacks of 70 feet or more from the primary front setback may observe a reduced rear yard setback equal to the side yard setback.
- 3) Covered patios which are unenclosed except for insect screens or temporary windscreens shall be allowed a rear setback equal to the side setback.
- 4) Appendages to buildings may project from buildings into required side and rear setback as provided in the code.
- 5) Structures strictly for landscaping purposes may be located without regard to side or rear setbacks.



RI SUBDIVISION WITH LOT SIZE AND SETBACK STANDARDS

GENERAL SETBACK OR SPACING REQUIREMENT EXCEPTIONS FOR BUILDING APPENDAGES

- 1) Architectural features may extend up to two feet.
- 2) Bay windows and fireplaces up to ten feet wide may extend up to three feet, provided the minimum front, side or rear setback thus resulting for these features is not less than three feet.
- 3) Awnings (detachable, supported by building wall), eaves, cornices, balconies, fire escapes, and unenclosed porches or decks up to three feet in height with stairs, may extend:
 - a. Up to one-sixth the distance into a required minimum court or building separation; and
 - b. Up to one-third the distance into the required minimum setback; except this shall not apply to any balcony on an apartment building adjacent to any RI zone boundary.

