

## City of South Gate Planning Division Residential Development Standards

Residential Development Standards	R-1	R-1 +7,500 sq.ft.	R-2	R-3	R-4
Minimum Lot Area	5,000 sf	7,500 sf	5,000 sf	5,000 sf	5,000 sf
Minimum Lot Area per Dwelling	5,000 sf	7,500 sf	2,500 sf	1,600 sf	1,600 sf
Minimum Unit Size	800 sf and 1 bedroom, plus 200 sf for each additional bedroom	800 sf and 1 bedroom, plus 200 sf for each additional bedroom	800 sf and 1 bedroom, plus 200 sf for each additional bedroom	800 sf and 1 bedroom, plus 200 sf for each additional bedroom	800 sf and 1 bedroom, plus 200 sf for each additional bedroom
Minimum Lot Width	50 feet	75 feet	50 feet	50 feet	50 feet
Minimum Front Yard Setback	20 feet	20 feet	20 feet	15 feet	15 feet
Minimum Side Yard Setback a. Minimum Side Yard Setback for Detached Accessory Structures within the Rear One-Third of Lot	3 feet  0 feet on 1 side, & 3 feet on the other side	5 feet  0 feet on one side, & 5 feet on the other side	3 feet  0 feet on one side, & 3 feet on the other side	5 feet  0 feet on one side, & 5 feet on the other side	5 feet  0 feet on one side, & 5 feet on the other side
Minimum Rear Yard Setback a. Minimum Rear Yard Setback for Detached Accessory Structures within the Rear one-Third of lot	3 feet  0 feet	3 feet  0 feet	5 feet  0 feet	5 feet  0 feet	5 feet  0 feet
Minimum Distance Between 2 Units a. Minimum Distance Between Units & Detached Accessory Structures b. Minimum Distance Between Detached Accessory Structures	10 feet  6 feet  6 feet	10 feet  6 feet  6 feet	10 feet  6 feet  6 feet	10feet  6 feet  6 feet	10 feet  6 feet  6 feet
Maximum Building Height	2 stories/ 35 feet	2 stories/ 35 feet	2 stories/ 35 feet	2 stories/ 35 feet	2 stories/ 35 feet
Maximum Lot Coverage by All Structures	40%	55%	50%	50%	50%
Maximum Floor Area Ratio, excluding accessory uses	0.4:1	0.4:1	0.5:1	0.55:1	0.55:1
Minimum Useable Open Space ➤ Private ➤ Common Total	0 sf 0 sf 0 sf	0 sf 0 sf 0 sf	0 sf 0 sf 0 sf	60 sf 0 sf 60 sf	60 sf 0 sf 60 sf
Minimum Private Storage Space	0 sf	0 sf	0 sf	108 cubic feet per unit	108 cubic feet per unit
Minimum Trash, Garbage and Recycling Collection Area	0 sf	0 sf	0 sf	16 sf per unit	16 sf per unit
Minimum Off-street Parking	2 enclosed spaces per dwelling unit	2 enclosed spaces per dwelling unit	2 enclosed spaces per dwelling unit	2 enclosed spaces per dwelling unit, plus 1/5 open space per dwelling unit	2 enclosed spaces per dwelling unit, plus 1/5 open space per dwelling unit
Summary of Permitted Uses	One-family dwellings, detached garages & accessory structures, greenhouses, public recreational uses, limited home occupations & family day care homes.	One-family Dwellings and same uses as R-1 Zone	Two-family dwellings, & same uses as R-1 Zone	Multiple-family dwellings, churches, schools, day care centers, & same uses as R-2 Zone	Multiple-family dwellings, hospitals, hotels, libraries, medical/dental clinics, offices, & same uses as R-3 Zone