



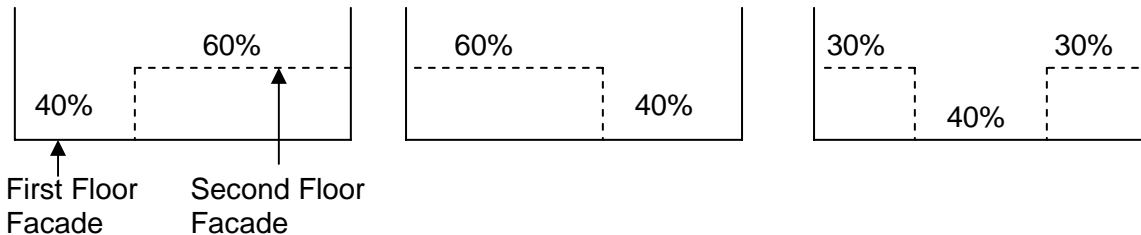
CITY OF DOWNEY

R-1 (SINGLE-FAMILY RESIDENTIAL) DEVELOPMENTS STANDARDS

R-1 District	Front/Side/Rear Setbacks (1 story)	Front/Side/Rear Setbacks (2-story)	Maximum FAR (1-story)	Maximum FAR (2-story)	Maximum Building Height	Maximum 2nd Floor/1st Floor*
R-1 5,000 R-1 6,000	20'/4'/20'	20'/5'/20'	.60 FAR	.65 FAR	28'	80%
R-1 7,500 R-1 8,500	20'/4'/20'	20'/5'/20'	.60 FAR	.65 FAR	28'	80%
R-1 10,000	20'/4'/20'	20'/5'/20'	.60 FAR	.70 FAR	30'	80%
15000+ sq. ft. lot	20'/10'/20'	25'/10'/20'	.60 FAR	.70 FAR	30'	90%

Minimum Setbacks

- Front Yard
 - 20 feet or prevailing for first floor, whichever is less.
 - Only 40% of the second floor façade width can be built to the front yard setback line, the remaining 60% shall be set back an additional 5 feet (See examples below).



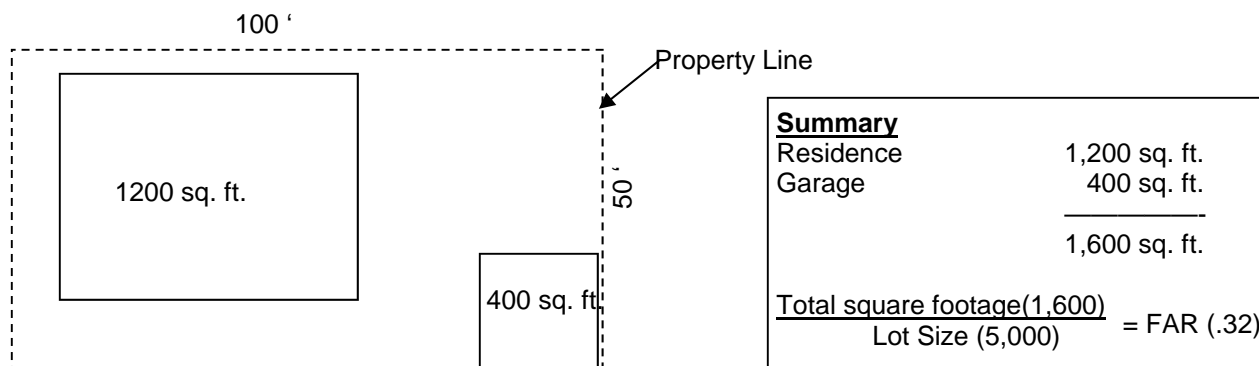
- Side Yard
 - Interior - Single story home 4 feet minimum. Two-story home 5 feet minimum.
*A second story can be constructed on a first story wall with a 4 foot side yard setback **if** the wall is legally established.
 - Corner - All structures shall be setback a **minimum** of 10 feet from the street side property line.
- Rear Yard
 - 20 feet for the main structure.
 - Detached accessory structures may encroach into the rear yard setback provided they do not occupy more than 1/2 of the rear yard.

Maximum Height

- In the R-1 5,000 through R-1 8,500 zones the maximum height, as measured from the top of the curb to the highest roof peak, is 28 feet.
- In the R-1 10,000 zone and greater the maximum height, as measured from the top of the curb to the highest roof peak, is 30 feet.
- The maximum height for detached accessory structures is 12 feet.

Floor Area Ratio (FAR)

Floor Area Ratio (FAR) means the total gross floor area of a building including garages divided by the net lot area of a property, after any dedication (see example below).



- The maximum FAR for a single-story home in the R-1 5,000 through R-1 8,500 zones is .60.
- The maximum FAR for a two-story home in the R-1 5,000 through R-1 8,500 zones is .65.
 - The second floor shall not exceed 80% of the first floor area.
 - *Example: 1000 sq. ft. first floor = 800 sq. ft. maximum second floor.
- The Maximum FAR for a one-story home in the R-1 10,000 zone and higher is .60.
- The Maximum FAR for a two-story home in the R-1 10,000 zone and higher is .70.

Off Street Parking Requirements

- In the R-1 zone, a minimum two-car garage is required for every 4 qualifying rooms (i.e. bedrooms, dens, studies, libraries, etc.). Any additional rooms over the 4 require an additional 1/2 parking space per room (partial spaces are rounded up to the next whole space).

Architectural Projections

- Eaves [roof overhang] may extend a maximum of 12 inches into any required setback.
- Architectural features other than eaves, such as chimneys, cornices, canopies and stairways, shall **not** extend or project into the required setback in **any** R-1 zone.

Design Review Board

- Single-story homes with a FAR of .55 or greater and all two-story homes and/or additions, require Design Review Board approval.
 - Single-story homes below .55 FAR are **exempt** from this requirement.

For additional information, please contact the City of Downey Planning Division at (562) 904-7154 or inquire at the Planning Counter, City Hall, First Floor, 11111 Brookshire Avenue, Downey, CA 90241