

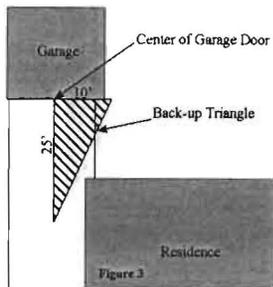
R-1 Development Standards

DRIVEWAYS

Only one driveway is permitted for each single family residential parcel. All driveways shall comply with the following maximum widths in the front or street side setbacks.:

Driveway Depth	Maximum Width
< 30'	2' wider than the garage door or 18', whichever is greater
≥ 30'	Minimum 10', maximum 12' (maximum only applies in front yard)
Garage door not parallel to front property line	Maximum 12' at property line

Additionally, a back up triangle on the garage side closest to the residence shall be required as depicted in Figure 3. The sight area shall be free from visual and physical obstructions.



The driveway shall be constructed out of one of the following materials:

- Portland cement concrete
- Stamped and/or colored concrete
- Brick
- Pavers
- Other comparable materials which may be approved by the City Planner

IMPORTANT NOTE

The information contained within this brochure is a summary of the R-1 zone development standards. Please refer to the City of Downey Municipal Code (available on the City's website) for additional standards that may apply to your project. Prior to beginning design, it is recommended that you contact the City's Planning Division to discuss your project.

Other departments may have additional requirements. Please contact the following departments to determine any requirements they may have:

Building and Safety — (562) 904-7142
 Fire Department — (562) 904-7345
 Public Works Engineering — (562) 904-7110



For more information, please contact the City of Downey Planning Division at (562) 904-7154.



City of Downey

Community Development Department
 Planning Division
 11111 Brookshire Avenue
 Downey, CA 90241

Phone: (562) 904-7154
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City of Downey

Planning Division

Phone: (562) 904-7154

R-1 Development Standards

Development Standard	Zone					
	R-1 - 5,000	R-1 - 6,000	R-1 - 7,500	R-1 - 8,500	R-1 - 10,000	Lots - 15,000
Lot area - minimum (square feet)	5,000	6,000	7,500	8,500	10,000	15,000
Lot width - minimum (feet)	50	50	60	65	70	70
Lot depth - minimum (feet)	Lots shall conform to the average depth of adjacent lots					
Floor area ratio	0.60	0.60	0.60	0.60	0.60	0.60
Building height - maximum (feet)						
main building	28	28	28	28	30	30
accessory building	12	12	12	12	12	12
Maximum 2 nd floor footprint/1 st floor footprint	80%	80%	80%	80%	80%	90%
Yard setbacks - minimum (feet)						
Front (unless prevailing setback applies)	20	20	20	20	20	25
rear	20	20	20	20	20	20
side						
interior (First Floor)	5	5	5	5	5	5
interior (Second Floor)						
each side/total of both sides	5/15	5/15	5/15	5/15	5/15	10/25
street	10	10	10	10	10	10
Dwelling unit size - minimum (square feet)						
one (1) bedroom	700	700	700	700	700	700
two (2) bedroom	850	850	850	850	850	850
three (3) bedroom	1,100	1,100	1,100	1,100	1,100	1,100
four (4) bedroom	1,300	1,300	1,300	1,300	1,300	1,300
more than four (4) bedrooms	1,500	1,500	1,500	1,500	1,500	1,500
Building separation - minimum (feet)	10	10	10	10	10	10
Main building and detached garage separation - minimum (feet)	5	5	5	5	5	5

PREVAILING SETBACKS

For properties identified on the Prevailing Setback map, the larger of the prevailing setback or minimum setback for the zone shall apply. (see Figures 1 and 2)

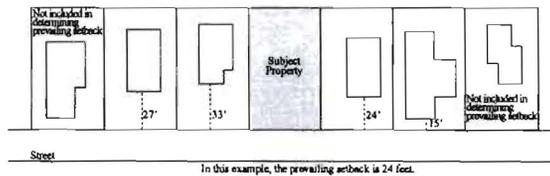
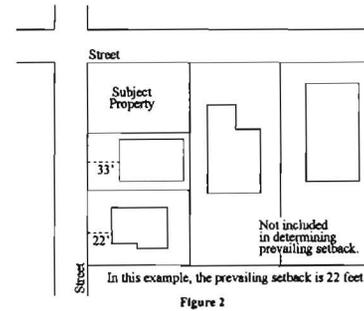


Figure 1



2ND FLOOR FRONT SETBACKS

No more than forty (40) percent of a second-story façade may occur at the specified first floor front setback. Remaining portions of the second story shall be setback a minimum of an additional five (5) feet.

FLOOR AREA RATIO BONUS

A 0.05 FAR bonus may be provided for using renewable energy sources on the residence. To qualify, at least fifty (50) percent of a parcel's annual energy requirements must be obtained through one (1) component from each of the following:

1. Either solar water heating or tankless water heater, and
2. On-site solar photovoltaic or small wind energy system.

PARKING

Parking shall be provided within an enclosed garage. The minimum number of spaces is as follows:

Square Footage of Habitable Area	Required Parking
2,999 s.f. or less	2-car garage
3,000 s.f. to 4,999 s.f.	3-car garage
5,000 s.f. or greater	4-car garage

Each parking space shall be a minimum 10' wide by 20' deep, with a 2-car garage having an interior clearance of 20'x20'

FRONT YARD HARDSCAPE

Maximum allowable front yard hardscape is as follows:

- Lots less than 60' wide = 50%
- Lots 60' wide or greater = 40%

Please note that there must be a least 2' of landscaping between any parallel driveway and walkway.

EQUIPMENT

No swimming pool, water heater, air conditioning, or other mechanical equipment shall be located in any street setback or within five (5) feet of an interior property line. Additionally, there shall be no roof mounted equipment, except small wind energy systems, solar water heaters, solar power, or other passive solar energy systems.

ENCROACHMENTS

The following may encroach into a setback:

1. Eaves up to eighteen (18) inches.
2. Architectural features, excluding chimneys, up to six (6) inches.
3. Uncovered steps and landings, six (6) inches or less above finished grade, up to twelve (12) inches.
4. Accessory structures up to ½ rear yard setback.

HEIGHT EXCEPTIONS

The following may exceed height limits:

1. Chimneys up to 5' above height limit.
2. Solar Systems up to 3' above height limit.
3. Flag poles have maximum height of 30'.
4. Small Wind Energy Systems, based on CUP.