

CITY OF TORRANCE

R-2: TWO-FAMILY RESIDENTIAL DISTRICT DEVELOPMENT STANDARDS



PERMISSIBLE USES:

- ✓ Two single-family dwellings or one (1) two-family dwelling containing not more than one (1) kitchen per dwelling unit, and/or any use permitted in the R-1 zone.

SETBACKS:

- ✓ **FRONT YARD:** 20 feet or average of 20 feet with a minimum of 15 feet. Front yard facing garage must be setback 20 feet.
- ✓ **SIDEYARD (interior):** 10 percent of lot width, minimum of 3 feet.
- ✓ **SIDEYARD (exterior):** 10 feet
- ✓ **REAR YARD:** 10 feet; except for lots with the rear property line directly abutting the rear property line of an R-1 zoned lot shall be the same as the R-1 zone as follows:
 - ✓ **One-Story:** 15 feet or average 15 feet with minimum of 10 feet.
 - ✓ **Two-Story:** 20 feet or average of 20 feet with minimum of 15 feet.

BUILDING HEIGHT:

- ✓ Maximum two-story or 27 feet

FLOOR AREA RATIO (FAR): Maximum 0.65 to 1. FAR is a measure of BULK and therefore may exceed actual usable floor area. Calculation includes all building areas with the exception of the garage area, including detached accessory structures, and may include attics and basement areas.

USABLE OPEN SPACE:

- ✓ One-third (1/3) of the total lot area is to be provided as open space, in one or more areas having minimum dimensions of 10 feet by 15 feet. Open space is defined as yards unobstructed from ground to sky, excepting covered patios not enclosed on more than 2 sides.

ACCESSORY STRUCTURES:

- ✓ May occupy a portion of the required rear yard and the setbacks shall be as follows:

One-Story: if located on the rear $\frac{1}{4}$ of the lot, shall be no less than one (1) foot from rear property line and one (1) foot from (1) one interior side property line only if the wall adjacent thereto is one (1) hour wall with no openings therein; the side yard setback on the other side shall be no less than ten percent (10%) of the width of the rear property line, but in no case less than three (3) feet.

Two-Story: if located on the rear $\frac{1}{4}$ of the lot, shall have interior side yard setbacks no less than five (5) feet and may have a rear yard setback of not less than five (5) feet if the required rear yard, for that zone, is located between the rear building and the front building, but in no case shall an accessory building occupy more than one-third (1/3) of the required rear yard area. Garages opening onto an alley shall have a minimum five (5) foot setback.

PARKING:

An enclosed four-car private garage is required for each two-family (duplex) dwelling. Existing dwellings with less than a four-car garage will be required to provide a four-car garage generally at such time that area of the dwellings is increased by 50%.

- ✓ **Minimum Garage Dimensions (measured as clear areas inside garage):**
 - ✓ **Four-Car Garage:** 36 feet wide by 20 feet deep

BUILDING REMODELING:

- ✓ **Minor Remodeling:** Dwellings constructed prior to October 10, 1989 may be allowed to do minor remodeling or make minor additions without bringing the existing dwellings into compliance with these standards. However, all new additions must comply with the standards as stated. Please contact staff for more information.
- ✓ **Significant Remodeling:** In the event of significant remodeling or building additions, the existing structure as well as the new construction must comply with current development standards. For this purpose, significant remodeling is defined as increasing the total floor area of the dwelling, excluding any garage, more than 85 percent, or improving or enhancing the dwelling to the extent that the cost of such improvement or enhancement exceeds eighty-five percent (85%) of the replacement value of the dwelling unit before such remodeling.

GENERAL INFORMATION:

- ✓ This fact sheet is only a summary of the R-2 Development Standards. Please reference Chapter 1 Article 6 of Division 9 of the Torrance Municipal Code for more precise information.
- ✓ Please reference additional Community Development Department fact sheets for information regarding how to:
 - ✓ Calculate FAR
 - ✓ Calculate Building Height
 - ✓ Calculate Average Setbacks