



# CITY OF LEMON GROVE

“Best Climate On Earth”

## Residential Zones Development Standards\*

Development	Requirement By Zoning District				
	RL	RLM	RM	RMH	RP
Maximum Density	One DU ( Dwelling Unit) per lot	One DU per lot	One DU per 3,000 SF of lot area (a)	One DU per 1,500SF of lot area	One DU per 1,500 SF of lot area
Minimum Density	N/A	N/A	N/A	One DU per 3,000SF	Two DU or One DU per 3,000SF
Minimum Lot Area	10,000SF	6,000SF	6,000SF	6,000SF	6,000SF
Minimum Lot Width	60'	60'	60'	60'	60'
Minimum Lot Depth	90'	90'	90"(a)	90'	90"
Minimum Lot frontage bulb cul-de-sac	33'	33'	33'	33'	33'
Maximum Lot Coverage	N/A	N/A	N/A	N/A	N/A
Minimum Lot Access Width, flag lot	20'	20'	20'	20'	20'
Minimum Setbacks, Front (c)	25'	25'	25'	25'	25'
Primary Structure(b) Side-Interior	10'	5'	5'	5'	5'
Street Side (d)(e)	10'	10' (f)	10' (f)	10'(f)	10'
Rear	25'	20' (f)	20' (f)	20' (f)	20'
Minimum Separation, Primary Building	10'	10'	10' (a)	10'	10'
Maximum Height, Primary Structure	25'	25'	25'	45'	45'
Maximum Stories, Primary Structure	N/A	N/A	N/A	N/A	N/A
Floor Area Ratio (FAR)	N/A	N/A	N/A	N/A	N/A
Minimum Setbacks, Front(c)	25'	25'	25'	25'	25'
Accessory Structure(b) Side Interior	5'	5'	5'	5'	5'
Street Side (d)(e)	10'	10'	10'	10'	10'
Rear	5'	5'	5'	5'	5'
Attached	Same Setbacks as Primary Structure				
Min. Separation Accessory Structure	10'	10'	10'	10'(g)	10'(g)
Maximum Height, Accessory Structure	15'	15'	15'	15'	15'
Maximum Area (total), Accessory Structures (h)	30% of rear yard setback	30% of rear yard setback	30% of rear yard setback	30% of rear yard setback	30% of rear yard setback
Minimum Usable Open Space (Per 17.24.070)	2,000SF Per DU	1,500SF Per lot	1,500SF 1 <sup>st</sup> DU: 500SF Each Add. DU	500SF Per DU	500SF Per DU
Minimum Landscaping (17.24.050)	15% of Total Lot Area	15% of Total Lot Area	15% of Total Lot Area	15% of Total Lot Area	15% of Total Lot Area
Landscape Design (18.44.070)	Requirements for vegetation area, slopes, trees, edible planting area, irrigation, etc.				
Off-street Parking (17.24.010)	Two Garaged spaces per DU	Two Garaged spaces per DU	Two per DU & One guest per four DU's	Two per DU & One guest per four DU's	Per 17.24.010

\*This handout is for informational purposes only. Actual standards are located in the City's Municipal Code.

\*Properties may be subject to overlays or specific plans that replace or alter development standards.

(a) Two single-family dwellings on a lot, subject to a lot depth of 125ft and a separation between dwellings of 20ft or more (17.16.030A3).

(b) Certain structures and equipment may extend into the minimum required yards 17.24.030C2.

(c) Residential lots which have greater than 50% of their street frontage on the enlarged portion of a cul-de-sac street shall observe a front yard setback of either fifteen feet or the average of the setbacks of the two abutting lots, whichever results in the lesser setback (17.24.030B9).

(d) On the street side of a corner lot, no building or fence exceeding 3-1/2ft shall be placed within a triangular area formed by a line drawn between points twenty feet from the intersecting property lines of a corner lot (17.24.030B5).

(e) A side yard, which abuts an alley or a private easement road, with a width of 40ft or less, shall not be considered a street side yard (17.24.030B8).

(f) Interior side and rear yard requirements may be waived, to provide for zero lot line residential development within the RL/M, RM, and RMH zones upon the approval of the city council. Approval shall be a part of the planned development permit process (Section 17.28.030).

(g) The minimum distance between a principal buildings shall be increased by 1ft for each 2ft that any building involves exceeds 25ft, unless a more strict height regulation prevails (17.24.030B11).

(h) Only applicable to accessory buildings not used for residential habitation but accessory to a residential use (shed, garage, workshop, etc). It shall not occupy more than thirty percent of the required rear yard setback (17.24.060B3bii)