CITY OF BIG BEAR LAKE

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RESIDENTIAL DEVELOPMENT STANDARDS

This information is general in nature and may not apply to all circumstances or to Specific Plan areas. Please refer to the Development Code or Specific Plan, or contact the Planning Division.

Zone District	**R-L**	**R-1**	**R-3**
Lot Dimensions:			
Minimum lot area (by General Plan Land Use Designation; all areas net unless otherwise indicated)			
▪ Rural Residential	2 ½ ac. gross	--	--
▪ Equestrian Estates	40,000 sq. ft.	--	--
▪ Single Family Residential –2	--	18,000 sq. ft.	--
▪ Single Family Residential –3	--	10,000 sq. ft.	--
▪ Single Family Residential –4	--	7,200 sq. ft.	--
▪ Multiple Family Residential	--	--	7,200 sq. ft.
Lot width (at required front setback)			
▪ Interior lot	100 ft.	60 ft.	60 ft.
▪ Corner lot	100 ft.	65 ft.	65 ft.
Minimum street frontage (at front property line)	50 ft.	35 ft.	50 ft.
Minimum flag lot frontage (at front property line)	30 ft.	20 ft.	40 ft.
Minimum lot depth	100 ft.	100 ft.	100 ft.
Setbacks:			
Front yard and street side yard setback from property line:			
▪ Adjacent to streets with 40 or more feet of right of way	25 ft.	15 ft.	15 ft.
▪ Adjacent to streets with less than 40 feet of right of way	30 ft.	20 ft.	20 ft.
Interior side yard setback			
▪ On lots 30 feet or less in width	--	3 ft.	3 ft.
▪ On lots over 30 feet and up to 60 feet in width;	--	5 ft.	5 ft.
▪ On lots over 60 feet and up to 100 feet in width;	5 ft. + 10 ft.	5 ft. + 10 ft.	5 ft. + 10 ft.
▪ On lots over 100 feet in width	10 ft.	10 ft.	10 ft.

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Rear yard setback	20 ft.	15 ft.	15 ft.
Other:			
Building coverage (as % of total lot area) (provided that all other requirements, including open space, are provided on the site)	30%	40%	60%
Landscaped or natural open space (as % of total lot area)	--	--	35%
Building height ▪ Principal dwellings ▪ Detached accessory structures - Flat roof - Sloped roof	 40 ft. 14 ft. 30 ft.	 40 ft. 14.ft. 30 ft.	 40 ft. 14 ft. 30 ft.
Minimum building envelope, exclusive of setbacks and slopes greater than 40%, with access and adequate building area	2,000 sq. ft.	2,000 sq. ft.	5,000 sq. ft.
Building density	One dwelling per lot	One dwelling per lot	12 dwellings per acre (3,630 SF of land area per dwelling)
Parking	Two 9' x 19' parking spaces per dwelling, which are not required to be covered spaces.		
Garages	Maximum one per dwelling unit; maximum area of 10 percent of lot area, not to exceed 1,500 square feet.		
Storage buildings or children's play houses	Not to exceed 2 such structures and a total of 1,000 square feet in area for each single family use; for multi-family, review as part of overall development plan.		

ENCROACHMENTS INTO SETBACK AREAS

The improvements listed below may encroach into setback areas as follows:

IMPROVEMENTS	FRONT & STREET	INTERIOR SIDE	REAR
Cornices, eaves, sills, chimneys, bay windows (supported at or behind BSL)	3 feet, but not closer than 30 inches to property line		
Second story decks and covered patios	Not allowed	Not allowed	Not allowed
First floor decks, porches, and landings (uncovered), not more than 4 feet above ground level	6 feet	6 feet, but not closer than 2 feet to property line	6 feet, but not closer than 2 feet to property line
Fireplaces, not wider than 8 feet	2 feet, but not closer than 3 feet to property line		
Fences, not higher than 6 feet	Up to property line, but solid fences within front or street setback may not exceed 4 feet in height	Up to property line, but solid fences within front or street setback may not exceed 4 feet in height	Up to property line

ADDITIONAL SETBACK REGULATIONS

Setbacks for accessory structures applicable to R-L and R-1 Zones

1. Where the elevation of the lot at a point 20 feet from the lot line facing the street from which access is gained is seven or more feet above or below the grade of the centerline of the street, a private garage and/or carport, attached or detached, and associated entries (not including rooms), shall have a minimum setback of 5 feet from the front or street side lot line, provided that all of the following requirements are met: (1) such garage does not exceed 15 feet in overall height as measured from the centerline of the street; (2) such main entry does not exceed 15 feet above natural grade; (3) such garage is not closer than 25 feet to the centerline of the street; and (4) all required parking can be provided on the lot.

2. A guest house or temporary dependent housing unit shall not be located closer than 10 feet (including eaves) from the rear property line; the front and side yard shall be the same as required for the main structure. A minimum distance of 10 feet (including eaves) is required between a primary residential unit and a detached accessory dwelling unit established on the same lot or parcel of land.

3. A minimum distance of 6 feet is required between any other detached accessory structure and a primary residential structure established on the same lot or parcel of land.

Setbacks for accessory structures applicable to all residential zones

1. All satellite dishes and antennae shall meet the setback requirements of the zone.

2. Swimming pools and spas at grade, including all accessory or appurtenant structures and equipment, may encroach into interior side and rear yard setbacks but no closer than 5 feet to the lot line; in no case shall these structures be permitted within the front yard or side street yard. In cases where accessory equipment is housed in an enclosed building, the setbacks shall be the same as for storage sheds.

3. Tennis courts and play courts shall be set back a minimum of 15 feet from the rear and side lot lines, and 10 feet from any other structure; they are not permitted within the front setback (see Section 17.25.140).

4. Portable storage sheds, children's playhouses, and other similar non-habitable accessory structures that are less than 10 feet in height shall not be located closer (including eaves) than 10 feet to the side or rear lot line.

5. Storage sheds, children's playhouses, attached or detached patio covers, gazebos, and other similar non-habitable structures that are over 10 feet in height shall not be located closer than 15 feet from the rear property line. The front and side yard setbacks shall be the same as required for the main structure.

6. A fence or wall not more than 6 feet in height or a hedge maintained so as not to exceed 6 feet in height may be located on the interior side or rear lot lines, provided that such fence, wall, or hedge does not exceed a height of 48 inches within the required front yard or street side yard (except as provided in paragraph 7 below).

7. Within the required front yard and street side yards of residentially zoned properties, a solid fence, wall, or hedge may not exceed 48 inches in height. Fences may exceed 48 inches in height in these areas provided that either the entire fence or the portion of the fence above 48 inches above natural grade shall be of decorative open-view materials (e.g., tubular steel, wrought-iron, split rail, or other material which does not obstruct views). Any such wall or fence shall be located within the property line of the subject parcel and outside of any access easement. Within Zone R-3, any gates for vehicles must be set back a minimum of 20 feet from the property line to allow for vehicle parking when the gate is closed.

8. Where garages that serve residential uses are accessed from an alley at the rear of the lot, the garage may encroach into the required rear yard up to five (5) feet from the rear lot line.