



# CITY OF BIG BEAR LAKE

(909) 866-5831 — P. O. BOX 10000 — 39707 BIG BEAR BOULEVARD — BIG BEAR LAKE, CA 92315

## 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 Department at [bblplan@citybigbearlake.com](mailto:bblplan@citybigbearlake.com).

Zone District	R-L	R-1	R-3
<b>Lot Dimensions:</b>			
Average lot area (by General Plan Land Use Designation; all areas net unless otherwise indicated)			
<ul style="list-style-type: none"> <li>■ Equestrian Estates</li> <li>■ Single Family Residential —2/acre</li> <li>■ Single Family Residential —3 / acre</li> <li>■ Single Family Residential —4 / acre</li> <li>■ Multiple Family Residential-12/acre</li> </ul>	43,560 sq. ft.	--	--
<ul style="list-style-type: none"> <li>■ Single Family Residential —2/acre</li> </ul>	--	21,780 sq. ft.	--
<ul style="list-style-type: none"> <li>■ Single Family Residential —3 / acre</li> </ul>	--	14,520 sq. ft.	--
<ul style="list-style-type: none"> <li>■ Single Family Residential —4 / acre</li> </ul>	--	10,890 sq. ft.	--
<ul style="list-style-type: none"> <li>■ Multiple Family Residential-12/acre</li> </ul>	--	--	7,200 sq. ft.
Lot width (at required front setback)			
<ul style="list-style-type: none"> <li>■ Interior lot</li> <li>■ Corner lot</li> </ul>	100 ft. 100 ft.	60 ft. 65 ft.	60 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.
<b>Setbacks:</b>			
Front yard and street side yard setback from property line:			
<ul style="list-style-type: none"> <li>■ Adjacent to streets with 40 or more feet of right of way</li> <li>■ Adjacent to streets with less than 40 feet of right of way</li> </ul>	25 ft. 30 ft.	15 ft. 20 ft.	15 ft. 20 ft.
Interior side yard setback			
<ul style="list-style-type: none"> <li>■ On lots 30 feet or less in width</li> <li>■ On lots over 30 feet and up to 60 feet in width;</li> <li>■ On lots over 60 feet and up to 100 feet in width;</li> <li>■ On lots over 100 feet in width</li> </ul>	-- -- (1) 5 ft. & (1) 10 ft. 10 ft.	3 ft. 5 ft. (1) 5 ft. & (1) 10 ft. 10 ft.	3 ft. 5 ft. (1) 5 ft. & (1) 10 ft. 10 ft.

## City of Big Bear Lake — Residential Development Standards

Zone District	R-L	R-1	R-3
Rear yard setback	20 ft.	15 ft.	15 ft.
<b>Other:</b>			
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 %)	--	--	35%
Building height			
■ Principal dwellings	40 ft.	40 ft.	40 ft.
■ Detached acc structures			
- Flat roof	14ft.	14ft.	14ft.
- Sloped roof	30ft.	30ft.	30ft.
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 s/f of land area per dwelling)
Parking	Two 9' x 19' paved 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.		
See more at <a href="http://www.citybigbearlake.com/">http://www.citybigbearlake.com/</a>			