



SETBACKS AND AREA REQUIREMENTS

TO FIGURE OUT SIDELINE SETBACK:

Based on a 50' lot width or smaller, minimum required sideyards must be a total of 15'. Anything in excess must be 1/10 of a foot for every foot over 50' on either side.

- One Story: 5' min.
- Two Story: 7' min.
- Two ½ Story: 8' min.
- Three Story: 10' min.

Minimum side yard requirement increases as building height or number of stories increases and as lot width increases and can be no closer than one-third.

EXAMPLE:

- 112' wide lot
- 50' (basic)
- 62' = 6.2' for one side; 6.2' for the other side
- 12.4' (total both sides)
- +15' (minimum required)
- 27.4' Total side yard required for a 112' wide lot

Can come no closer than 1/3 required when lot is wider than the minimum of 50'
 $1/3 = 9.13'$ is closest for one side
 Must have **18.27'** on other side, or anywhere in between.

REAR YARD REQUIREMENTS:

- One Story: 12'
- Two Story: 15'
- Two and 1/2 Story: 18'
- Three Story: 20'

NOTE: Garages. If a garage is attached to the house, the sideline and sideyard setbacks as required by house shall prevail. If garage is a detached structure, then it may come within 5' of side and rear property line, except on street-to-street or corner lots. Structures may not come within 10' of any other structures. Minimum rear yard setback must still be observed. Check with this office for the specifics of your property.

Note: All lots have specific restrictions. Some lots are not permitted to have detached structure.

AREA REQUIREMENTS:

<u>One Story:</u>	<u>Two Story:</u>	<u>Two and 1/2 Story:</u>	<u>Three Story:</u>
25' max. height	35' max. height	40' max. height	45' max. height
5' min. side yard	7' min. side yard	8' min. side yard	10' min. side yard
12' min. rear yard	15' min. rear yard	18' min. rear yard	20' min. rear yard

NOTE: THE CITY OF PALOS VERDES ESTATES HAS 30' MAX. HEIGHT REQUIREMENT FOR 2 ½ STORY BUILDINGS. PLEASE CHECK WITH THE CITY FOR NEIGHBORHOOD COMPATIBILITY INFORMATION.