

# ZONING SUMMARY TABLE RESIDENTIAL DISTRICTS

City of Westminster

This table summarizes selected information from the Westminster Municipal Code.

PLANNING DIVISION  
8200 Westminster Blvd.  
Westminster, CA 92683

	R1	R2	R3	R4	R5
<b>PERMITTED USES:</b>					
<b>Single Family House</b>	P	P	P	P	P
<b>Duplex</b>	NP	P	P	P	P
<b>3 Units Or More</b>	NP	P	P	P	P
<b>Condominium/Townhomes</b>	NP	P	P	P	P
<b>NOTE: "P" indicates a permitted use and "NP" indicates a nonpermitted use</b>					
<b>MAXIMUM DENSITY: (Minimum required land area per dwelling unit)</b>	maximum one unit per lot	3,600 sq. ft. of land area per unit	3,000 sq. ft. of land area per unit	2,400 sq. ft. of land area per unit	1,800 sq. ft. of land area per unit (see notes)
<b>REQUIRED SETBACKS:</b>					
<b>Front Yard</b>	20 feet*	20 feet*	20 feet*	20 feet*	20 feet*
<b>Side Yard (interior lots)</b>					
<b>One story buildings</b>	5 feet*	5 feet*	5 feet*	5 feet*	5 feet*
<b>Two story buildings</b>	5 feet	10 feet	10 feet	10 feet	10 feet
<b>Side Yard (Corner Lots*)</b>	10 feet	10 feet	10 feet	10 feet	10 feet
<b>Rear Yard</b>	20 feet*	20 feet*	20 feet*	20 feet*	10 feet
<b>ADDITIONAL RESTRICTIONS:</b>					
<b>Maximum Bldg. Height</b>	35 feet	35 feet	35 feet	35 feet	varies
<b>Maximum No. of Stories</b>	two stories	two stories	two stories	two stories	varies
<b>Maximum Lot Coverage</b>	40%	40%	50%	60%	60%
	<b>R1</b>	<b>R2</b>	<b>R3</b>	<b>R4</b>	<b>R5</b>

\*See reverse side for notes regarding exceptions to required setbacks.

# RESIDENTIAL DISTRICTS ZONING SUMMARY TABLE **Additional Notes**

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## **General Notes**

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- 1. The information provided on this sheet represents a summary of selected portions of the Westminster Municipal Code. In determining all of the restrictions and stipulations pertaining to a proposed use and/or project, please consult with a member of the Planning Division. Information pertaining to the processing of site plans and other entitlements is available at the Planning Division counter. The Planning Staff can be reached at (714) 898-3311, extension 321.**
  - 2. Detached accessory structures, including garages, may be built within the side and rear yard setbacks, but must always maintain a minimum six foot separation from the main building.**
  - 3. Pools, spas, and Jacuzzis must have a five foot setback from all walled structures and at least a three foot setback from the rear and side property line.**
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## **R1 Single Family Residential**

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- 1. Room additions which create opportunities for subdividing a home into more than one unit are prohibited.**
  - 2. A three car garage is required when the number of existing bedrooms and the number of proposed bedrooms exceeds a total of four bedrooms. Any room which can be used as a bedroom shall be counted as a bedroom for the purpose of determining the total number of bedrooms.**
  - 3. With an administrative adjustment, a 10 foot rear yard setback is permitted for single story rear yard room additions, provided that the remaining rear yard area has a contiguous area of no less than 1,000 square feet.**
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## **R2 - R5 Multi Family Residential**

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- 1. Residence buildings shall have a minimum separation of 10 feet, and 15 feet if either is more than one story.**
  - 2. If a lot in the R5 zone has less than 10,000 square feet of area, the R4 density of one unit per each 2,400 square feet of land shall apply.**
  - 3. To find the number of units allowed on a lot, divide the land area by the zone's required land area per dwelling unit. For fractions of .949 and less, round down to the lower whole number. For fractions of .95 or higher, round up to the next whole number.**
  - 4. For a condominium project, "land area" for the purpose of determining permitted density does not include common-use streets or driveways. See WMC 17.48.080 for condominium and townhouse development standards.**
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## **Setback Exceptions**

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- 1. If the corner lot is less than 65 feet in width, the interior side yard setback shall apply.**
- 2. The rear yard setback is 20% of average lot depth if the average lot depth is less than 100 feet. IWMC 17.08.020 E11**
- 3. For rear yards abutting street, alley, public park, flood control channel, railroad right-of-way, or utility easement with a width of at least 10 feet, one-half of that width shall be deemed a portion of the rear yard setback. In no case shall the rear yard setback be less than 10 feet. IWMC 17.48.050 DI**
- 4. The front yard setback shall be 20% of average lot depth if the average lot depth is between 81 and 100 feet, and 14% of average lot depth if the average lot depth is less than 81 feet. In no case shall the front yard setback be less than 5 feet, or the required front yard of adjoining property. IWMC 17.48.050 JI**
- 5. The side yard setback shall be 10% of average lot width if the average lot width is less than 50 feet. In no case shall the side yard setback be less than 3 feet. This exception applies only to lots created before December 10, 1976. IWMC 17.48.050 TI**