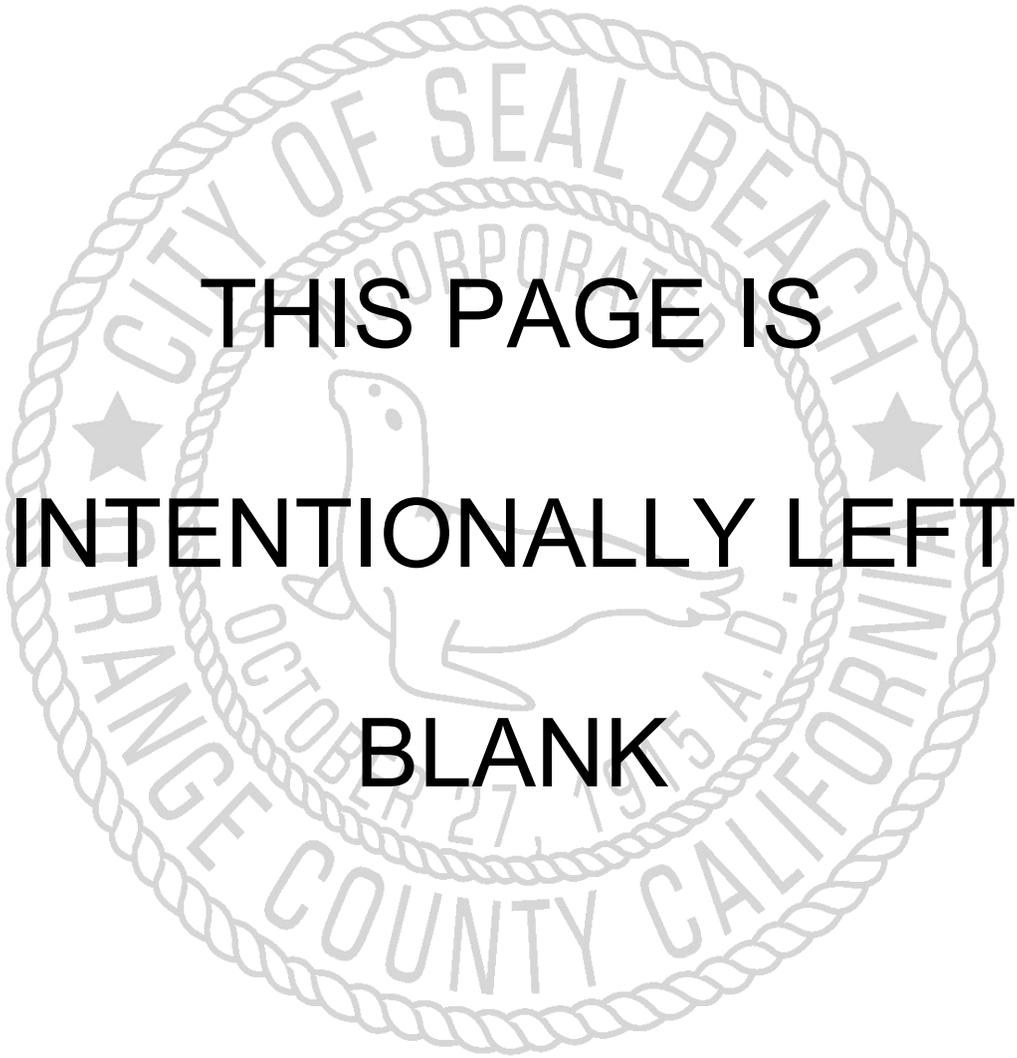


# TITLE 11: ZONING

## PART I: GENERAL PROVISIONS

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**Chapter 11.1.05  
Title, Components, and Purposes**

**§11.1.05.005          Zoning Code Adoption**

**ORDINANCE NUMBER 1598**

**AN ORDINANCE OF THE CITY OF SEAL BEACH AMENDING  
THE SEAL BEACH MUNICIPAL CODE BY ADOPTING TITLE 11  
(ZONING) AND ADOPTING ZONE CHANGE 10-2 (ZONING MAP)**

THE SEAL BEACH CITY COUNCIL DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. The City Council hereby adopts Title 11 (Zoning) to read as set forth in that document titled “Draft Title 11: Zoning, October 11, 2010” as amended in Section 3 of this ordinance. Such document, with the amendments herein, is referred to as “Title 11.” A copy of Title 11 is on file with the City Clerk. Title 11 is hereby incorporated by reference and made a part hereof.

SECTION 2. The provisions of Title 11, insofar as they are substantially the same as ordinance provisions previously adopted by the City relating to the same matter, shall be construed as restatements and continuations, and not as new enactments.

SECTION 3. Title 11 does not change or amend the ordinances, rules and regulations governing specific plans in the City. For purposes of recodifying the provisions of former Chapter 28 related to specific plans, Title 11 is hereby amended as follows:

- a. Section 11.3.25.010 is hereby added to Title 11 to read as follows:

“11.3.25.010 General Provisions.

A. Such Specific Plan shall be consistent with and implement the General Plan. A Specific Plan shall provide for the type, location and density of land uses, the development standards and regulations, including but not limited to height, setback, landscaping, and parking requirements, the purpose, type, location and extent of public improvements and facilities, and any other matters considered appropriate or necessary.

B. With respect to any property for which a Specific Plan has been adopted, no tentative tract map or tentative parcel map may

be approved nor may any permit license or other entitlement for use be granted or issued unless such map, permit, license or other entitlement for use is consistent with such Specific Plan.

C. The City Council, after adopting a Specific Plan, may impose a Specific Plan fee upon persons seeking governmental approvals which are required to be consistent with the Specific Plan. The fees shall be established so that in the aggregate, such fees (as estimated) defray, but do not exceed the cost of preparation, adoption, and administration of the Specific Plan, including costs incurred pursuant to Division 13 (commencing with Section 21000) of the Public Resources Code. As nearly as can be estimated, the fee charged shall be a prorated amount in accordance with the applicant's relative benefit derived from the Specific Plan. In addition, the Department of Development Services may require a person who requests adoption or amendment of a Specific Plan to deposit a sum of money in an amount equal to the estimated cost of preparing the plan or amendment by the Department of Development Services.”

b. Section 11.5.15.040C of Title 11 is amended to read as follows:

“11.5.15.040 C. Special Factors in Determining Specific Plan Standards. Prior to approving a specific plan or an amendment to a specific plan, particular care must be exercised in the establishment of building height development standards for each Specific Plan under the provisions of Section 11.3.25.010A. Factors to be carefully weighed shall include, but not be limited to, the Planning District in which the Specific Plan is to be located, the former zoning of the Specific Plan site, height of existing buildings immediately surrounding the Specific Plan site and the effect of the building height on the areas surrounding the Specific Plan Site. No building within the SPR Zone shall exceed a height of 39 feet, except for nonhabitable architectural features of any proposed buildings, in that portion of the City known as the Coastal Zone as defined by the California Coastal Act, or north of the San Diego Freeway, except such portions thereof which are zoned LM, Light Manufacturing, on October 14, 1985. The provisions of this section shall not apply to any validly existing Specific Plan approved by the City prior to October 14, 1985.”

SECTION 4. The adoption of this Ordinance does not affect the following matters:

a. Actions and proceedings that began before the effective date of this Ordinance.

- b. Prosecution for ordinance violations committed before the effective date of this Ordinance.
- c. Licenses and penalties due and unpaid at the effective date of this Ordinance.
- d. Collection of licenses and penalties due and unpaid at the effective date of this Ordinance.
- e. Bonds and cash deposits required to be posted, filed or deposited pursuant to any ordinance, resolution or regulation.
- f. Matters of record that refer to or are connected with an ordinance whose substance is included in Chapter 28. Such references shall be construed to apply to the corresponding provisions of Title 11.

SECTION 5. Any ordinance, including portions of the previously existing Chapter 28 (Zoning) that has not been recodified in title 11 that is inconsistent with Title 11 is hereby repealed.

SECTION 6. Nothing in this Ordinance shall in any manner modify or otherwise affect the following subject matters:

- a. Corporate or jurisdictional limits of the City.
- b. Contracts to which the City is a party.
- c. City taxes.
- d. City franchises.
- e. Highways, roads, streets or other public right-of-way.
- f. Bonds or indebtedness of the City.
- g. A district, public corporation or other entity established by the City.
- h. Specific public improvements or assessments.
- i. Appropriation or investment of City funds.

SECTION 7. The Council hereby directs the City Clerk to replace Chapter 28 (Zoning) with Title 11 and to make all necessary, non-substantive conforming revisions, including but not limited to clerical corrections to section numbers, table and figure references and cross references. Further, the Council directs the City Clerk to make any necessary clerical change to any adopted Specific Plan to conform any reference to zoning designations in the Specific Plan to any new Zoning designation as described in Title 11 and on the Zoning Map. Such clerical changes will not confer additional rights or obligations on property owners.

SECTION 8. The City Council hereby adopts Zone Change 10-2 (Zoning Map).

SECTION 9. If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this ordinance or any part thereof is for any reason held to be invalid, such invalidity shall not affect the validity of the remaining portions of this ordinance or any part hereof. The City Council of the City of Seal Beach hereby



**§ 11.1.05.010 Title and Authority.**

This Title 11 of the Seal Beach Municipal Code shall be known and cited as the “Seal Beach Zoning Code” or “Zoning Code.” This Zoning Code is adopted by the City Council, pursuant to the City Charter and applicable laws of the State of California.

**§ 11.1.05.015 Purpose.**

The purpose of this Zoning Code is to:

A. Enhance and promote the public health, safety, peace, comfort, convenience, and general welfare of the City.

B. Provide a precise guide for the physical development of the City to promote the growth of the City in an orderly manner and achieve more balanced residential, commercial, and civic uses.

C. Promote the safety and ease of movement of people and vehicles on public and private thoroughfares.

D. Define duties and powers of administrative bodies and officers concerned with this Zoning Code.

**§ 11.1.05.020 Structure of Regulations.**

This Zoning Code consists of 6 parts:

- Part I: General Provisions
- Part II: Base District Regulations
- Part III: Overlay District and Specific Plan Regulations
- Part IV: Regulations Applying in Some or All Districts
- Part V: Administrative Provisions
- Part VI: Terms and Definitions

**§ 11.1.05.025 General Rules of Applicability.**

A. Applicability to Property. This Zoning Code shall apply to all uses and structures within the City including all uses, structures, and land owned by any private person, firm, corporation, or organization, the City, and other local, state, or federal agencies to the extent allowed by law.

B. Compliance with Regulations. No land shall be used, and no structure shall be constructed, occupied, enlarged, altered, demolished, or moved in any zoning district, except in accordance with the provisions of this Zoning Code.

C. Relation to Other Regulations. The regulations of this Zoning Code shall not supersede any other regulations or requirements adopted or imposed by the City Council, any board, commission, or City department, or any local, state, or federal agency that has jurisdiction by law over uses and development authorized by this Zoning Code. The regulations of this Zoning Code are minimum requirements. Where conflict occurs between the provisions of this Zoning Code and any other City code, chapter, resolution, guideline, or regulation, the more restrictive provisions shall control, unless otherwise specified. Notwithstanding the foregoing, if a conflict occurs between the requirements of this Zoning Code and standards adopted as part of any development agreement or applicable specific plan, the requirements of the development agreement or specific plan shall apply.

D. Relation to Private Agreements. This Zoning Code shall not interfere with or annul any easement, covenant, or other agreement now in effect, provided that where this Zoning Code imposes greater restriction than imposed by an easement, covenant, or agreement, this Zoning Code shall control.

E. Relation to Prior Code. The provisions of this Zoning Code supersede all prior zoning codes of the City. No provision of this Zoning Code shall validate any land use or structure established, constructed, or maintained in violation of the prior zoning code, unless such validation is specifically authorized by this Zoning Code and is in conformance with all other regulations and codes.

F. Application During Local Emergency. The City Council may authorize a deviation from a provision of this Zoning Code during a local emergency declared pursuant to Title 3: *Administration*, Chapter 3.25: *Civil Defense and Disaster* of the Seal Beach Municipal Code. The City Council may authorize a deviation by resolution.

**§ 11.1.05.030 Designation of Base and Overlay Districts.**

The City shall be classified into districts or zones, the designation and the regulations of which are set forth in this Zoning Code and as follows:

A. Base and Overlay Zoning Districts. The City's base zoning districts and overlay zoning districts are set forth in Table 11.1.05.030: *Zoning Districts*.

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**Table 11.1.05.030  
Zoning Districts**

<b>Zoning Map Symbol</b>	<b>Zoning District Name</b>	<b>General Plan Designation Implemented by Zoning Designation</b>
<b>Base Residential Zoning Districts</b>		
RLD-9	Residential Low Density - 9	Residential Low Density
RLD-15	Residential Low Density – 15	Residential Low Density
RMD - 18	Residential Medium Density - 18	Residential Medium Density
RHD - 20	Residential High Density - 20	Residential High Density
RHD - 33	Residential High Density – 33	Residential High Density
RHD – 46	Residential High Density – 46	Residential High Density
<b>Base Mixed Use, Commercial, and Industrial Districts</b>		
L-C/RMD	Limited Commercial/Residential Medium Density	Mixed Use
MSSP	Main Street Specific Plan	Main Street Specific Plan
PO	Professional Office	Professional Office
SC	Service Commercial	Service Commercial
GC	General Commercial	General Commercial
LM	Light Manufacturing	Light Manufacturing
OE	Oil Extraction	Oil Extraction
<b>Base Public and Semi-Public Districts</b>		
PS	Public and Semi-Public Facilities	Community Facility and School
RG	Recreation/Golf	Open Space - Golf
<b>Base Military, Open Space, and Park Districts</b>		
MIL	Military	Military
BEA	Beach	Beach
OS-N	Open Space Natural	Open Space
OS-PR	Open Space Parks and Recreation	Park
<b>Overlay District and Specific Plan Zone Regulations</b>		
RC-O	Residential Conservation - Overlay	All
PUD	Planned Unit Development Overlay	All
C/P	Commercial/Park	All
CZ	Coastal Zone	All
SPR	Specific Plan Regulations	All

**§ 11.1.05.035 Official Zoning Map and District Boundaries.**

The boundaries of the zoning districts established by this Zoning Code are shown on the official map entitled "Zoning Map of the City of Seal Beach, California," a copy of which is on file in the City Clerk's office. The official Zoning Map and all notations, references, and other information shown thereon shall be incorporated by reference as if the matters and information set forth on such maps were fully described herein.

**§ 11.1.05.040 Constitutionality or Invalidity.**

If any section, subsection, clause, or phrase of this Zoning Code is for any reason held to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the validity or constitutionality of the remaining portions of this Zoning Code; it being hereby expressly declared that the ordinance codified herein and each section, subsection, sentence, clause, and phrase hereof would have been prepared, proposed, adopted, approved, and ratified irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared invalid or unconstitutional.

\* \* \* \* \*

## Chapter 11.1.10 Rules for Construction of Language and Interpretation

### § 11.1.10.005 Purpose and Applicability.

The purpose of this Chapter is to provide precision in the interpretation of the zoning regulations. The meaning and construction of words and phrases defined in the Chapter apply throughout this Zoning Code, except where the context indicates a different meaning.

### § 11.1.10.010 Rules for Construction of Language.

- A. The particular controls the general.
- B. Unless the context clearly indicates the contrary, the following conjunctions shall be interpreted as follows:
  - 1. "And" indicates that all connected words or provisions shall apply.
  - 2. "Or" indicates that the connected words or provisions may apply singly or in any combination.
  - 3. "Either . . . or" indicates that the connected words or provisions shall apply singly but not in combination.
- C. The words "*activities*" and "*facilities*" include any part thereof of the activity or facility.
- D. In case of conflict between the text and a graphic or diagram, the text controls.
- E. References to departments, commissions, boards, or other offices are to those of the City unless otherwise indicated.
- F. References to a public official in the City are to that person who performs the function referred to and includes a designated deputy of such official.
- G. All references to days are to calendar days, unless otherwise indicated. In the event a date ends on a Saturday, Sunday, or a day when the City offices are closed, the date shall be the next consecutive business day. The end of a period shall be the close of business on the last day.

H. State Law Requirements. Where this Zoning Code references applicable provisions of State law (for example, the California Government Code, Subdivision Map Act, or Public Resources Code), the reference shall be construed to be to the applicable State law provisions as they may be amended from time to time.

I. Chapter and Section Headings. Chapter and section headings contained herein shall not be deemed to govern, limit, modify, or in any manner affect the scope, meaning, or intent of any section.

#### **§ 11.1.10.015 Rules for Interpretation.**

A. Zoning Regulations. Where uncertainty exists regarding the interpretation of any provision of this Zoning Code or its application to a specific site, the Director shall determine the intent of the provision pursuant to Chapter 11.5.25: *Director Determination*, Section 11.5.25.010, *Zoning Conformance Review Procedures*.

B. Zoning Map. The following rules shall apply to zoning boundary determinations:

1. Where the exact boundaries of a district cannot be readily or exactly ascertained by reference to the official Zoning Map, the boundary shall be deemed to be along the nearest street, lot line, or geographic feature, such as a creek or hilltop, as the case may be.

2. Public streets, utility and other rights-of-ways shall be in the same zoning district as contiguous property. Where contiguous properties are classified in different zoning districts, the centerline of the street or right-of-way shall be the district boundary, unless otherwise depicted on the zoning map.

3. If any uncertainty remains as to the location of a district boundary or other feature shown on the zoning map, the location shall be determined by the Director.

C. Interpretations. The Director shall keep a record of interpretations made pursuant to this Section which shall be available to the public.

1. Procedure for Interpretations. Whenever the Director determines, pursuant to state law, that the meaning or applicability of any of the requirements of this Zoning Code are subject to interpretation generally, or as applied to a specific case, the Director may issue an official interpretation. The Director may also forward any interpretation of the meaning or applicability of any provision of this Zoning Code directly to the Planning Commission for a determination at a public meeting.

2. Findings, Basis for Interpretation. The issuance of an interpretation shall include findings stating the basis for the interpretation. The basis for an interpretation may include technological changes or new industry standards. The issuance of an interpretation shall also include a finding documenting the consistency of the interpretation with other provisions of this Code.

3. Record of Interpretations. Official interpretations shall be:

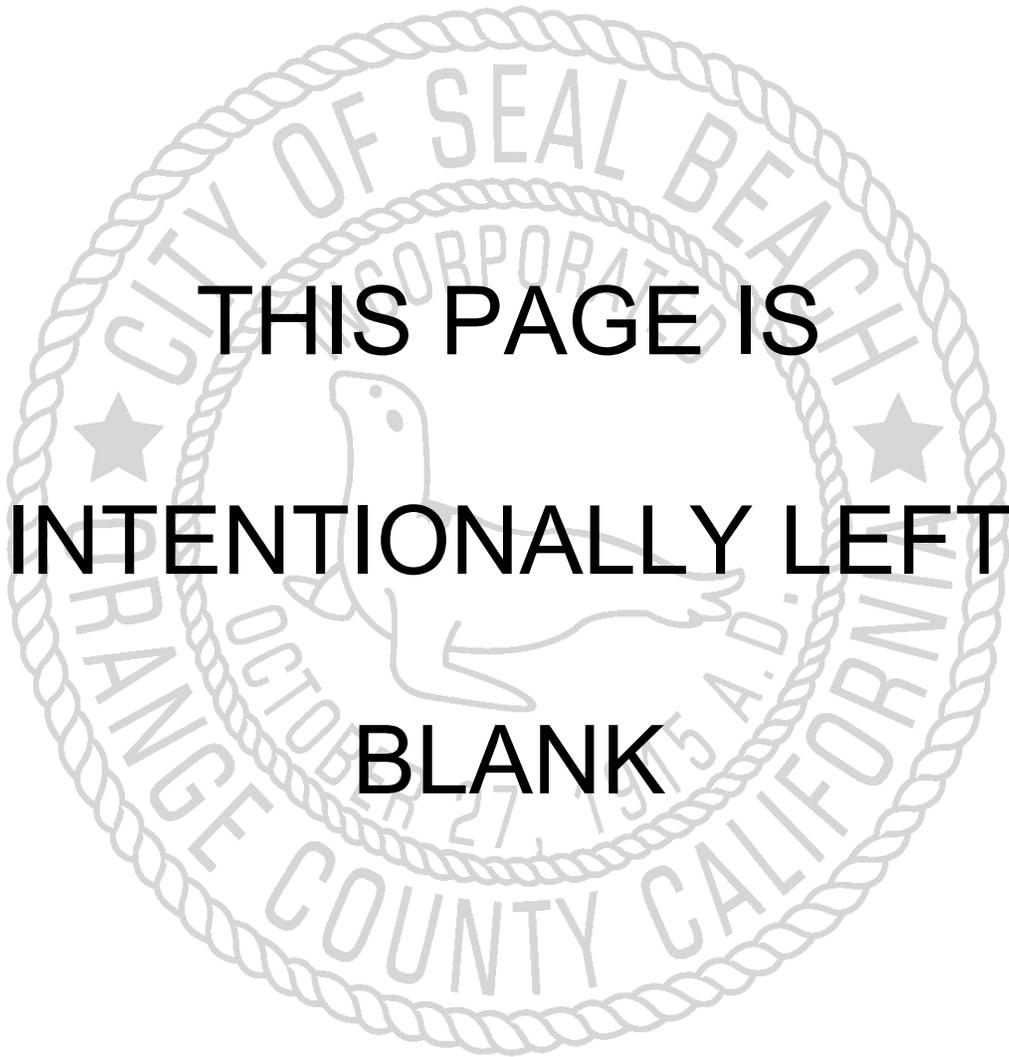
a. Written, and shall quote the provisions of this Zoning Code being interpreted, and the applicability in the particular or general circumstances that caused the need for interpretations, and the determination; and

b. Distributed to the Council, Commission, City Manager, City Attorney, City Clerk, and Department staff within 3 days of issuing such written interpretation.

Any provision of this Zoning Code that is determined by the Director to need refinement or revision will be corrected by amending this Zoning Code as soon as is practical. Until an amendment can occur, the Director will maintain a complete record of all official interpretations as an appendix to this Zoning Code, and indexed by the number of the Chapter and Section that is the subject of the interpretation.

4. Appeal. An interpretation of the provisions of this Zoning Code may be appealed in compliance with Title 1: *General Provisions*, Chapter 1.20: *Review of Quasi-Judicial Decisions*.

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## Chapter 11.1.15 Rules of Measurement

### § 11.1.15.005 Purpose.

The purpose of this Chapter is to explain how various measurements referenced in this Zoning Code are to be calculated.

### § 11.1.15.010 General Provisions.

For all calculations, the applicant shall be responsible for supplying drawings illustrating the measurements that apply to a project. These drawings shall be drawn to scale and of sufficient detail to allow easy verification upon inspection by the Director.

### § 11.1.15.015 Fractions.

When calculations result in fractions, the results will be rounded as follows:

A. General Rounding. Fractions of 0.5 or greater shall be rounded up to the nearest whole number and fractions of less than 0.5 shall be rounded down to the nearest whole number, except as otherwise provided.

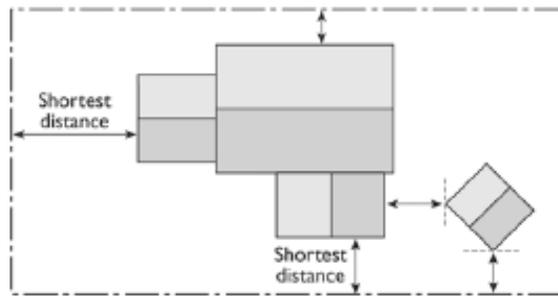
B. Density Rounding. For purposes of computing the maximum number of residential units allowed on a lot, any fraction shall be rounded down to the nearest whole number.

C. Rounding for State Affordable Housing Density Bonus. For projects eligible for bonus density pursuant to Government Code Section 65915 or any successor statute, and Chapter 11.4.55: *Affordable Housing Bonus*, any fractional number of permitted bonus density units shall be rounded up to the next whole number. See Chapter 11.4.55: *Affordable Housing Bonus*, Section 11.4.55.01..C: *Calculation of Density Bonuses*.

### § 11.1.15.020 Measuring Distances.

A. Measurements are Shortest Distance. When measuring a required distance, such as the minimum distance between a structure and a lot line, the measurement is made at the closest or shortest distance between the two objects. See Figure 11.1.15.020.A: *Shortest Distance*.

Figure 11.1.15.020.A  
Shortest Distance



Measurement is taken from the shortest distance between the points.

B. Distances are Measured Horizontally. When determining distances for setbacks and structure dimensions, all distances are measured along a horizontal plane from the appropriate line, edge of building, structure, storage area, parking area, or other object. These distances are not measured by following the topography or slope of the land. See Figure 11.1.15.020.B: *Horizontal Measurement.*

Figure 11.1.15.020.B  
Horizontal Measurement



Distances are measured horizontally.

C. Measurements Involving a Structure. Measurements involving a structure are made to the closest wall of the structure. Chimneys, eaves, cornices, and bay windows up to 12 feet in length are not included in the measurement. Other features, such as covered porches and entrances, are included in the measurement. Structures or portions of structures that are entirely underground are included in measuring required distances. See Figure 11.1.15.020.C.1: *Measurements Involving a Structure*, and Figure 11.1.15.020.C.2: *Architectural Projections into Setbacks.* (Ord. No. 1611)

Figure 11.1.15.020.C.1  
Measurements Involving A Structure

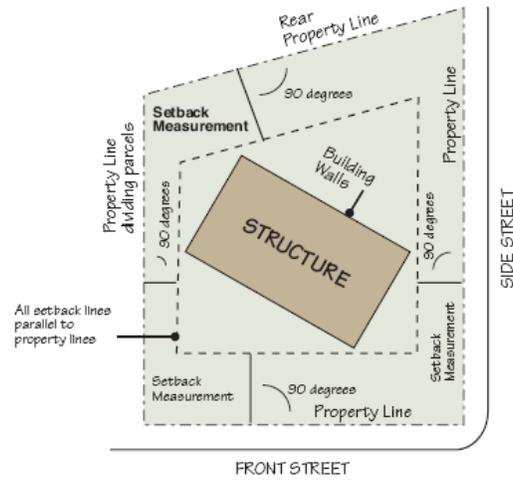
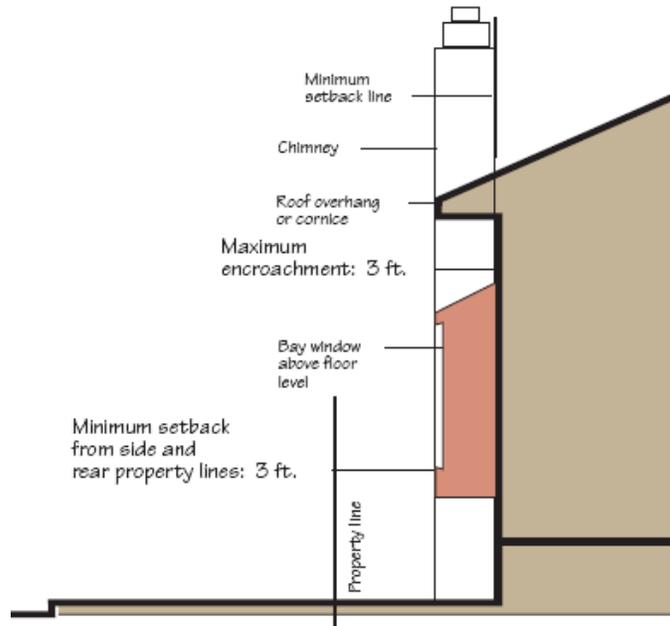


Figure 11.1.15.020.C.2  
Architectural Projections into Setbacks



**§ 11.1.15.025 Measuring Height.**

A. General. The height of a structure shall be measured vertically from the average level of the highest and lowest elevation of the ground covered by the structure to the highest point of the structure or to the peak of a gable, pitched, mansard or hipped roof or to the finished roofline of a flat roof or top of a parapet required by California Building Code.

1. Exceptions for Accessory Building Features. The following listed building features may be erected to a maximum height as follows:

a. Chimneys. Two feet above roofline as per California Building Code.

b. Flagpole. Up to 20 feet (10 feet above roofline maximum).

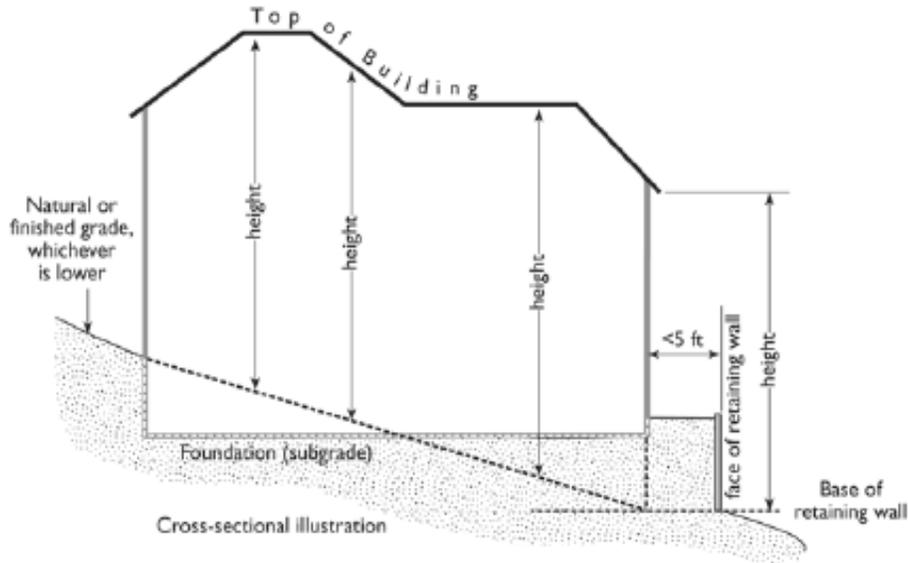
c. Antennae. Up to 10 feet above roofline. Ground antennae to a maximum of 40 feet if located in the rear yard adjacent to the main structure.

2. Exception for Surfside. Maximum building height for residential structures, including Second Dwelling Units, shall be measured pursuant to Section 11.2.05.015.A.3, *Building Height Limit*.

B. Measuring the Height of Buildings Located Near Retaining Walls. If any portion of a building lies within 5 horizontal feet of an above-ground retaining wall, and the base of the retaining wall is at a lower elevation than the building, the height of the building shall be calculated from the base of the retaining wall (at the lower of natural or finished grade) rather than from the base of the building wall. See Figure 11.1.15.025.B: *Measuring the Height of Buildings Near Retaining Walls*.

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Figure 11.1.15.025.B  
 Measuring the Height of Buildings Near Retaining Walls

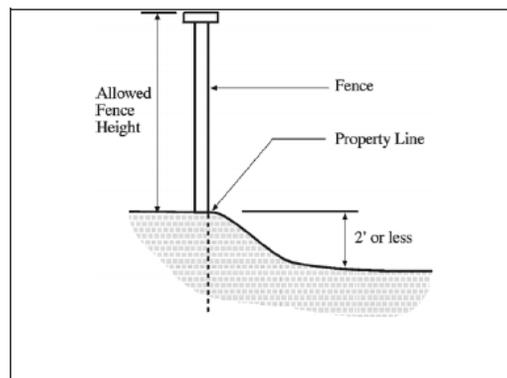


Where a retaining wall is located within five feet of a building, the building height is measured from the base of a retaining wall.

C. Measurement of Fence or Wall Height.

1. Determination of Height. The height at the property line shall be measured from the owner's side of the fence or wall. A joint fence or wall on the property line may be measured from either side of the fence or wall. In the case of a joint fence or wall where there is a difference in the ground level between 2 adjoining parcels of less than 2 feet, the height of a fence or wall constructed along the property line shall be determined by using the finished grade at the base of the fence or wall on the highest parcel.

Figure 11.1.15.025.C  
 Determination of Property Line Fence Height



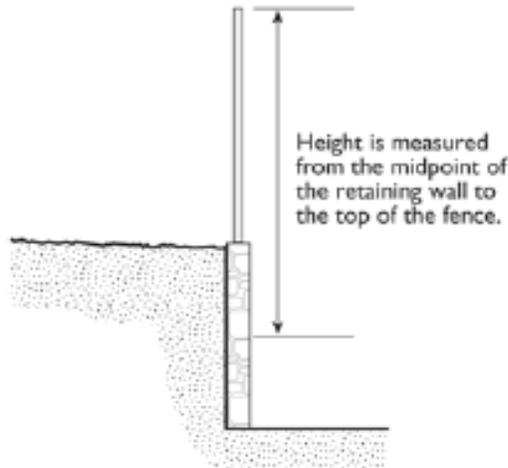
2. Determination - Ground Level Difference More than 2 Feet.

When there is a difference in the ground level between 2 adjoining parcels of 2 feet or more, the height of a fence or wall shall be determined by the provisions of sub-section D, *Measuring the Height of Combined Fences and Retaining Walls*.

D. Measuring the Height of Combined Fences and Retaining Walls.

When a fence is constructed on top of or within 1 foot of the face of an above-ground retaining wall greater than 2 feet in height, and located in a required yard, the height of the fence shall be measured from the top of the fence to the midpoint height of the retaining wall, excluding the uppermost 2 feet of the retaining wall.

Figure 11.1.15.025.D  
Fences on Top of Retaining Walls



E. Measuring the Height of Decks. Deck height is measured from grade to the top of the floor of the deck if there is no rail or if the rail walls are more than 50 percent open, and from the ground to the top of the rails for all other situations.

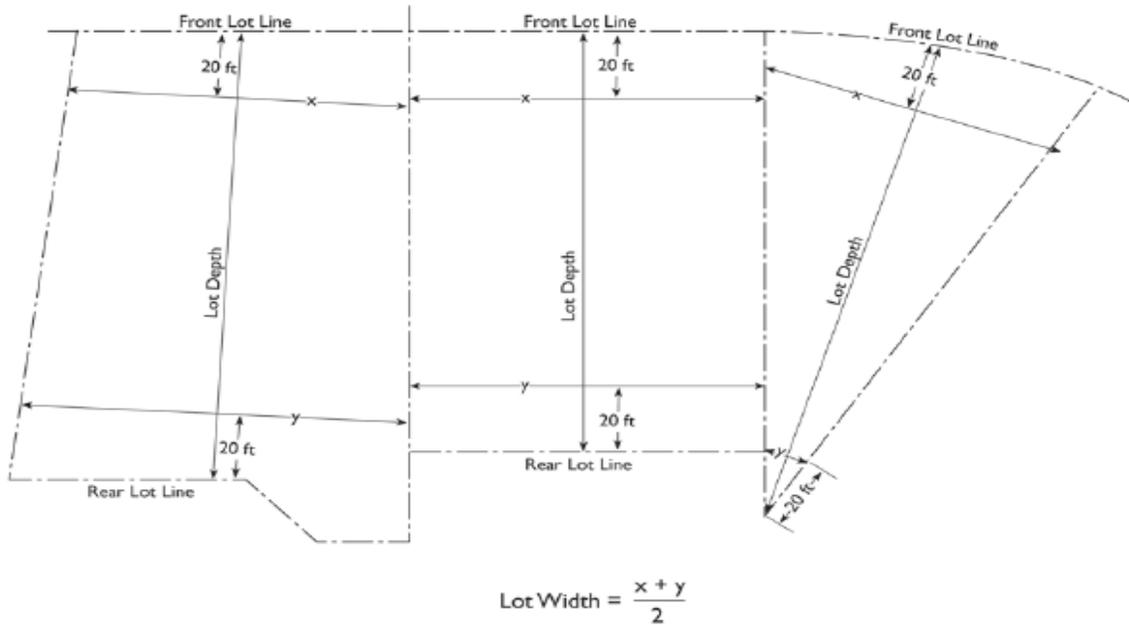
**§ 11.1.15.030 Measuring Lot Width and Depth.**

A. Lot Width. Lot width is the mean of the distances between the side lot lines as drawn at right angles to the lot depth line at points 20 feet from its front and back.

B. Lot Depth. Lot depth is measured along an imaginary straight line drawn from the midpoint of the front property line of the lot to the midpoint of the

rear property line. Where no lot line is within 45 degrees of being parallel to the front lot line, a line 10 feet in length within the lot, parallel to and at the maximum possible distance from the front lot line, will be deemed the rear lot line for the purpose of establishing setbacks and measuring rear yard depth. Refer also to Section 11.6.05.010, *Definitions of Specialized Terms and Phrases*; Lot Line Types: *Rear Lot Line*, and Figure 11.6.05.010.L.5, *Irregular Lots: Determining Rear Lot Line*.

Figure 11.1.15.030  
Measuring Lot Width and Depth



**§ 11.1.15.035 Measuring Tree Diameter.**

A. Existing Trees. Existing trees are measured at a height of 4.5 feet above the ground. Trees on slopes are measured from the ground level on the lower side of the tree. If a tree splits into multiple trunks below 4.5 feet, the trunk’s diameter is measured at its most narrow point below the split.

B. New Trees. New trees are measured in caliper inches, which is the diameter of the trunk 6 inches above the ground.

**§ 11.1.15.040 Determining Average Front Setback – RHD-20 District.**

A. Average Front Setback Determination. Average front setback is determined by the following calculations.

1. Determine Required Setback Area. The required average front setback is determined by multiplying the required minimum setback depth,

12 feet, by the frontage of the lot, minus the width of the required minimum side yard setbacks.

Sample calculations are provided below.

a. For a 25-foot wide lot:  $12 \times (25-6) = 228$  sq. ft.  
(Side yard setback 10% of the lot width and is a minimum of 3 feet)

b. For a 50-foot wide lot:  $12 \times (50-10) = 480$  sq. ft.  
(Side yard setback 10% of the lot width)

2. Determine Ground Level Setback Area. The ground level setback area is calculated by summing the areas of each area of change of building articulation between the required side yard setback lines. Refer to Figure 11.1.15.040.A: *Determination of Average Front Setback Area.*

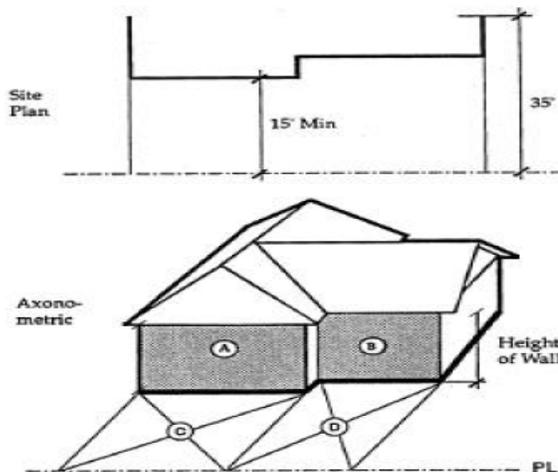
3. Determine Second Level Setback Area. The second level setback area is calculated by summing the areas of each area of change of building articulation between the required side yard setback lines.

4. Confirm Required Setback Area. The required setback area is confirmed if the sum of the ground level and second level setback areas equal or exceed the required setback area.

B. Exclusions for Measurements. Unenclosed porches, balconies and decks are not part of the habitable area of the residence and are included as allowable setback area.

C. Maximum Depth to Wall Face. Any portion of a residence setback more than 20 feet shall be considered to be setback 20 feet for the purpose of calculating the average front setback.

Figure 11.1.15.040.A  
Determination of Average Front Setback Area



**§ 11.1.15.045 Determining Floor Area.**

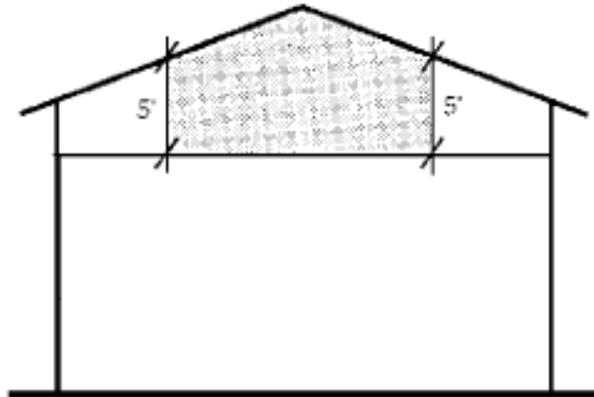
Floor area is the horizontal area (expressed in square feet) of all floors included within a building or buildings, according to the following rules:

- A. Included in Floor Area. Floor area includes:
1. The floor of atrium and lobby areas;
  2. Enclosed and roofed storage and equipment spaces;
  3. Enclosed and roofed halls, stairways, and elevator shafts;
  4. Enclosed and roofed porches and balconies;
  5. Portions of basements and attics that meet California Building Code (per Title 9, *Chapter 9.60: Building Code* of the Seal Beach Municipal Code) height requirements for living space (any area where the wall height is 5 feet or greater is counted as floor area). See Figure 11.1.15.045.A: *Floor Area Under Sloping Roof*;
  6. The actual floor space of mezzanines, interior balconies, and lofts.
- B. Excluded from Floor Area. Floor area does not include:
1. Garages, carports, or other areas used for parking and loading, or vehicular access to parking and loading spaces;
  2. Unenclosed balconies, decks, porches, and stairs;
  3. Substandard height portions of attics and basements (per Title 9, *Chapter 9.60: Building Code* of the Seal Beach Municipal Code);
  4. The area within a building adjacent to, and in an imaginary horizontal plane with, interior balconies, mezzanines, or lofts.

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Figure 11.1.15.045.A  
Floor Area Under Sloping Roof

□ Eligible Floor Area



**§ 11.1.15.050 Determining Floor Area Ratio.**

Floor area ratio (FAR) is the ratio of the floor area of all principal and accessory buildings on a lot to the lot area. To calculate FAR, floor area is divided by lot area, and typically expressed as a decimal. For example, if the floor area of all buildings on a lot totals 20,000 square feet, and the lot area is 10,000 square feet, the FAR is expressed as 2.0.

**§ 11.1.15.055 Determining Lot Coverage.**

Lot coverage is the ratio of the footprint of all structures on a lot to the lot area, typically expressed as a percentage. The footprints of all principal and accessory structures, including garages, carports, and roofed porches, shall be summed in order to calculate lot coverage. See also Section 11.4.05.100: *Residential Accessory Uses and Structures*. The following structures shall be excluded from the calculation:

- A. Unenclosed and unroofed decks, porches, landings, balconies, and stairways less than 6 feet in height;
- B. Eaves and roof overhangs projecting up to 4 feet from a wall;
- C. Trellises, gazebos, patio covers and similar structures that have over 50% of the perimeter and roofs open;
- D. Swimming pools and hot tubs that are not enclosed in roofed structures or decks over 6 feet high;
- E. Non-habitable accessory structures that do not require a building permit.

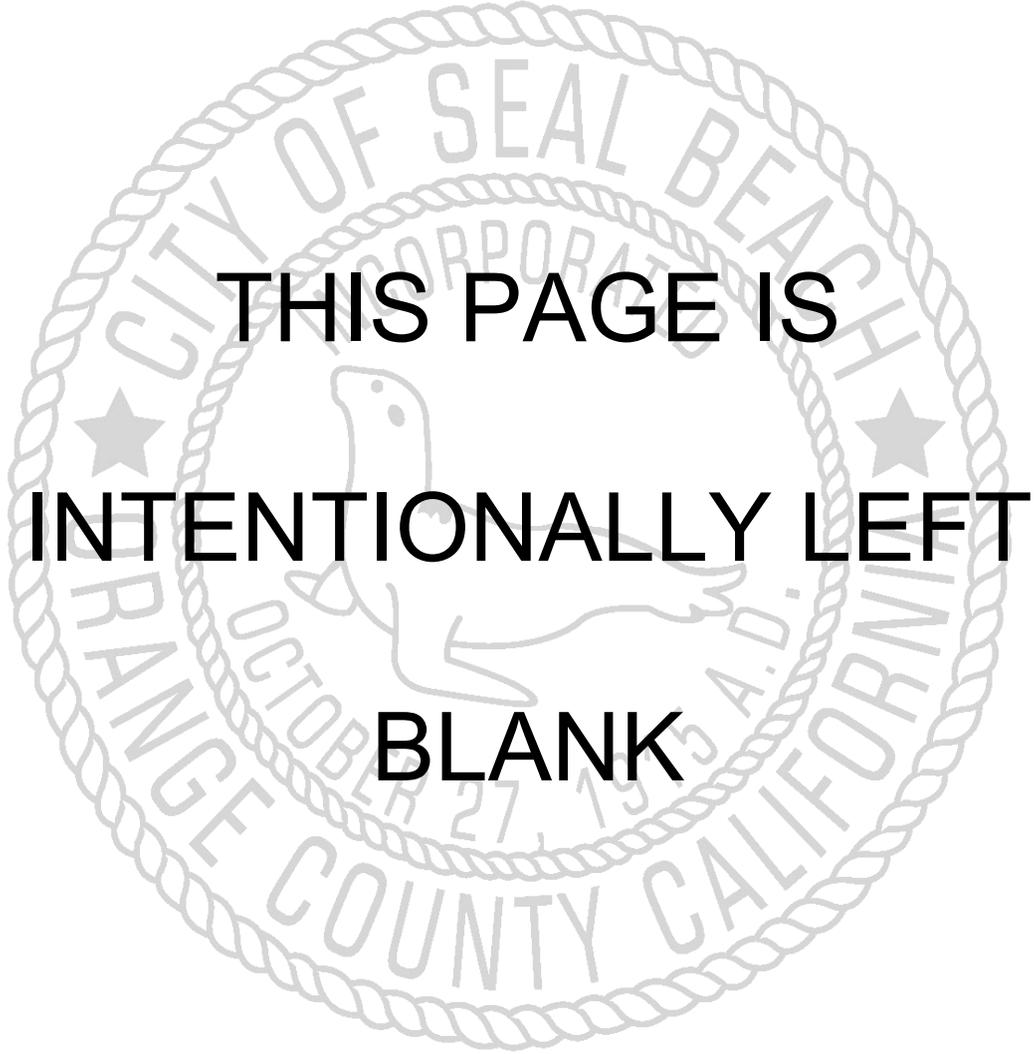
**§ 11.1.15.060 Measuring Garage Width.**

The width of a garage is not limited to the garage door, but is considered the width of that portion of a building facade that is backed by a garage space. It is measured along the entire length of any enclosing walls that lie perpendicular to the garage door or entry.

**§ 11.1.15.065 Measuring Signs.**

Sign height is measured in the same method as other structures. See Section 11.1.15.025: *Measuring Height*. Calculation of sign area is described in Chapter 11.4.25: *Sign Regulations*, Section 11.4.25.040.A: *Calculation of Sign Area*.

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