

# MULTI-FAMILY RESIDENTIAL HIGH DENSITY RM1/RM2

## AN INFORMATIONAL GUIDE



### PLANNING DEPARTMENT

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# MULTI-FAMILY RESIDENTIAL DISTRICT HIGH DENSITY RM1/RM2

### Purpose.

The RM1 District is created for multiple-family dwellings to implement density standards for areas designated High Density by the General Plan at a rate of 10 units per acre.

### Site and Structure Requirements.

Each dwelling unit in a RM1 District shall have at least 850 square feet of floor space.

The minimum dimensions of a lot in an RM1 District are:

| <u>Zone</u> | <u>Min. Width</u> | <u>Min. Depth</u> |
|-------------|-------------------|-------------------|
| RM1         | 60 ft.            | 100 ft.           |

The maximum lot area covered by structures shall be fifty percent (50%) of the area of the site or lot.

Setback requirements in the RM1 District:

| <u>Front Yard</u> | <u>Side Yard</u>   | <u>Rear Yard</u>                           |
|-------------------|--|--|
| 15 ft.            | 5 ft. (single)<br>10 ft. (two story)<br>10 ft. (street corner) | 5 ft. (single story)<br>10 ft. (two story) |

Residential side yard setbacks along a public street shall allow a building structure to be ten feet from the property line provided that it is not a garage which has a driveway for vehicular access. A garage with a driveway on a street

side yard shall have a setback of fifteen (15) feet.

### Purpose.

The RM2 District is created for multiple-family dwellings to implement density standards for areas designated High Density by the General Plan at a rate of 20 units per acre.

### Site and Structure Requirements.

Each dwelling unit in an RM2 District shall have at least 700 square feet of floor space per unit

The minimum dimensions of a lot in an RM2 District are:

| <u>Zone</u> | <u>Min. Width</u> | <u>Min. Depth</u> |
|-------------|-------------------|-------------------|
| RM2         | 60 ft.            | 100 ft.           |

The maximum lot area covered by structures shall be fifty percent (50%) of the area of the site or lot.

Setback requirements in the RM2 District:

| <u>Front Yard</u> | <u>Side Yard</u>   | <u>Rear Yard</u>                           |
|-------------------|--|--|
| 15 ft.            | 5 ft. (single)<br>10 ft. (two story)<br>10 ft. (street corner) | 5 ft. (single story)<br>10 ft. (two story) |

Residential side yard setbacks along a public street shall allow a building structure to be ten feet from the property line provided that it is not a garage which has a driveway for vehicular access. A garage with a driveway

on a street side yard shall have a setback of fifteen (15) feet.

**Large apartment complex**, involving four (4) or more units. Two (2) duplexes on the same lot qualifies as four (4) units and **requires conceptual review**.

The number of high density multifamily residential units allowed in the Residential Multiple Family (RM1) zone is 10 units per acre and in the RM2 zone it is 20 units per acre, giving the developer the design option on larger projects.

The City has approximately only 1.45% of land assigned to the RM1 zone or 57 acres, out of a total of approximately 3,900 acres, leaving 3,843 acres assigned to RM2 zoning.

However, the formula used to calculate the number of units allowed on smaller lots, in either zone, is as follows:

The minimum floor plan is 700 sq. ft. plus one covered parking space (9' x 19' = 171 sq. ft.), add 700 plus 171 = 871 sq. ft. per unit.

You are only allowed to build on 50% of the lot with structures.

The 50% you are not allowed to build on is for driveways, landscaping and uncovered parking (each unit must have one covered and one uncovered parking space, each parking space must be 9' x 19').

Determine the size of the lot. The size of the lot is then divided by 2 (50%), then divide one half of the lot size by 871 sq. ft., this gives you the number of units allowed to be constructed on the lot.

You may choose to build larger units and the result will be less units on the site.

**Pre-application Conference**: Prior to preparing any plans to the City for review, contact should be made with the Planning Technician to discuss the proposed development. This step will insure that all applicants are familiar with the zoning, land development regulations in the City, and application requirements, as well as other issues that may relate to the specific development proposal, including California Environmental Quality Act (CEQA) requirements. The Planning Department has available an electronic version of the application packet and copies are available at the City Planning Department counter for **anyone** not having access to a computer and the internet. There are permitted uses and conditional uses associated with RM1 and RM2, visit the City's website for the complete text of the City's Municipal Code Zoning or visit the Planning Department to obtain a copy.

**Concept Plan Review (DRC or Site Plan)**: A Concept Plan, with a complete Concept Plan Review Application must be submitted to the Planning Technician. A complete application will contain all items on the concept plan checklist.

**Conceptual Review**: Conceptual review is referred to as Development Review Committee (DRC) or site plan approval.

Applicants must complete the conceptual review checklist and return it with the completed application form, initial study, environmental checklist form, backup material requested, such as, developer drawings, plans and applicable fees. Equally important, is the need for title reports (not more than 30 days old) and biota studies. Biota studies are required for all newly constructed projects on raw land, excluding a single family home, duplex or triplex. Existing structures do not require a biota study. CEQA fees may apply and consultation with the California Department of Fish and Game and the U.S. Fish and Wildlife Service may also be necessary. Applicants are informed of CEQA fees that may apply to their project during the pre-application conference.

At the DRC, determinations will be made regarding initial CEQA requirements and depending on the nature of the project, more extensive CEQA review and fees may be required. A description of all CEQA documents and fees are available in the DRC application packet. The Kern County Clerk's Office's imposes a document handling fee of \$50.00 each time documents are filed through their office.