

City of Redondo Beach

Short-Term Rentals (Less than 30 days) Not Permitted in Residential Zones

The City's Zoning Code referenced herein does not allow transient uses, including short-term rentals (less than 30 days), in residential zones.

According to RBMC 10-2.402(a)(94) (referenced below), the definition of a "hotel" or "motel" shall mean an establishment offering lodging for a period of thirty (30) consecutive calendar days or less, counting portions of calendar days as full days.

According to RBMC 10-2.501 and 10-2.511 (referenced on page 2 of this document), use classifications of "hotel" or "motel" are not permitted in the single-family residential zones: R-1 and R-1A; and multi-family residential zones: R-2, R-3, R-3A, RMD, RH-1, RH-2 and RH-3.

RBMC 10-2.402 Definitions.

For the purposes of this chapter, certain words and terms used in this chapter are construed and defined as follows:

(a) Definitions.

(94) "Hotel" or "motel" shall mean an establishment offering lodging for a period of thirty (30) consecutive calendar days or less, counting portions of calendar days as full days. This classification includes public meeting rooms and eating, drinking, and banquet services associated with the facility. Establishments as defined above shall provide kitchens in no more than fifty (50%) percent of guest units, except that kitchens may be provided in all limited use overnight visitor accommodations.

I, _____, have read the language in RBMC 10-2.402, 10-2.501 and 10-2.511 as referenced in this document; understand that short-term rentals of 30 days or less are not permitted in single-family and multi-family residential zones; and will comply with the City's Municipal Code referenced herein prohibiting short-term rentals in residential zones. Violation of the City's Municipal Code shall be justification for the cancellation of my business license. Upon notification of violation, if I fail to make all corrections within a specified time and legal action is initiated, all legal fees incurred shall be borne by me.

Signature

Print Name

Property Address

Date

RBMC 10-2.501 Land use regulations: R-1 and R-1A single-family residential zones.

In the following schedule the letter "P" designates use classifications permitted in the specified zone and the letter "C" designates use classifications permitted subject to approval of a Conditional Use Permit, as provided in Section [10-2.2506](#). Where there is neither a "P" nor a "C" indicated under a specified zone, or where a use classification is not listed, that classification is not permitted. The "Additional Regulations" column references regulations located elsewhere in the Municipal Code.

Use Classifications	R-1	R-1A	Additional Regulations
Residential Uses			
Single-family residential	P	P	
Family day care homes:			
Family day care home, small	P	P	
Family day care home, large	P	P	
Residential care facilities, limited	P	P	
Commercial Uses			
Home occupations	P	P	6-1.22(h)
Parking lots	C	C	10-2.1702(c)(2)
Other Uses			
Adult day care centers	C	C	
Child day care centers	C	C	
Churches	C	C	
Expansion of existing cemeteries	C	—	
Non-profit service provider	C	C	
Private schools	C	C	
Public utility facilities	C	C	10-2.1614

(Ord. 2756 c.s., eff. January 18, 1996, as amended by § 3, Ord. 2936 c.s., eff. June 17, 2004)

RBMC 10-2.511 Land use regulations: R-2, R-3, RMD, and RH multiple-family residential zones.

In the following schedule the letter "P" designates use classifications permitted in the specified zone and the letter "C" designates use classifications permitted subject to approval of a Conditional Use Permit, as provided in Section [10-2.2506](#). Where there is neither a "P" nor a "C" indicated under a specified zone, or where a use classification is not listed, that classification is not permitted. The "Additional Regulations" column references regulations located elsewhere in the Municipal Code.

Use Classifications	R-2	R-3	R-3A	RMD	RH-1	RH-2	RH-3	Additional Regulations See Section:
Residential Uses								
Single-family residential	P	P	P	P	P	P	P	
2-3 residential units on a lot	P	P	P	P	P	P	P	10-2.1608
4 or more residential units on a lot	C	C	C	C	C	C	C	10-2.1608
Family day care homes:								
Family day care home, small	P	P	P	P	P	P	P	
Family day care home, large	P	P	P	P	P	P	P	
Residential care facilities, limited	P	P	P	P	P	P	P	
Senior housing	—	C	C	C	C	C	C	10-2.1624
Second units	P	P	P	P	P	P	P	10-2.1506
Commercial Uses								
Home occupations	P	P	P	P	P	P	P	6-1.22(h)
Parking lots	C	C	C	C	C	C	C	10-2.1702(c)(2)
Other Uses								
Adult day care centers	C	C	C	C	C	C	C	
Child day care centers	C	C	C	C	C	C	C	
Churches	C	C	C	C	C	C	C	
Convalescent facilities	C	C	C	C	C	C	C	
Non-profits	C	C	C	C	C	C	C	
Private schools	C	C	C	C	C	C	C	
Public utility facilities	C	C	C	C	C	C	C	10-2.1614

(Ord. 2756 c.s., eff. January 18, 1996, as amended by § 4, Ord. 2911 c.s., eff. October 16, 2003, § 5, Ord. 2927 c.s., eff. March 17, 2004, § 4, Ord. 2936 c.s., eff. June 17, 2004, and § 2, Ord. 2957 c.s., eff. February 17, 2005)

- Division 4. C-1, C-2, C-3, and C-4 Commercial Zones
- Division 6. CC Coastal Commercial Zones
- Division 7. MU Mixed-Use and CR Regional Commercial Zones
- Division 8. Industrial Zones
- Division 9. Public and Institutional Zones
- Division 10. (PLD) Planned Development Overlay Zone
- Division 11. (MU) Mixed-Use Overlay Zone
- Division 12. (RIV) Riviera Village Overlay Zone
- Division 13. (H) Historic Overlay Zone

Division 1. Single-Family Residential Zones

Sections:

- 10-2.500 Specific purposes, R-1 and R-1A single-family residential zones.
- 10-2.501 Land use regulations: R-1 and R-1A single-family residential zones.
- 10-2.503 Development standards: R-1 single-family residential zone.
- 10-2.504 Development standards: R-1A single-family residential zone.

10-2.500 Specific purposes, R-1 and R-1A single-family residential zones.

In addition to the general purposes listed in Section 10-2.102, the specific purposes of the R-1 and R-1A single-family residential zone regulations are to:

- (a) Provide residential areas to be developed exclusively for single-family dwellings, subject to appropriate site and design standards, consistent with the General Plan and with the standards of public health, safety, and welfare established by the Municipal Code;
 - (b) Ensure adequate light, air, privacy, and open space for each dwelling, and protect residents from the harmful effects of excessive noise, population density, traffic congestion, and other adverse environmental effects;
 - (c) Protect residential areas from public safety hazards;
 - (d) Achieve design compatibility in each zone between new or enlarged dwellings and surrounding neighborhoods;
 - (e) Provide sites for public or semi-public land uses needed to complement residential development or requiring a residential environment;
 - (f) Ensure the provision of public services and facilities needed to accommodate the residential population.
- (Ord. 2756 c.s., eff. January 18, 1996)

10-2.501 Land use regulations: R-1 and R-1A single-family residential zones.

In the following schedule the letter "P" designates use classifications permitted in the specified zone and the letter "C" designates use classifications permitted subject to approval of a Conditional Use Permit, as provided in Section 10-2.2506. Where there is neither a "P" nor a "C" indicated under a specified zone, or where a use classification is not listed, that classification is not permitted. The "Additional Regulations" column references regulations located elsewhere in the Municipal Code.

Use Classifications	R-1	R-1A	Additional Regulations
Residential Uses			
Single-family residential	P	P	
Family day care homes:			
Family day care home, small	P	P	
Family day care home, large	P	P	
Residential care facilities, limited	P	P	
Commercial Uses			
Home occupations	P	P	6-1.22(h)
Parking lots	C	C	10-2.1702(c)(2)

Use Classifications	R-1	R-1A	Additional Regulations
Other Uses			
Adult day care centers	C	C	
Child day care centers	C	C	
Churches	C	C	
Expansion of existing cemeteries	C	—	
Non-profit service provider	C	C	
Private schools	C	C	
Public utility facilities	C	C	10-2.1614

(Ord. 2756 c.s., eff. January 18, 1996, as amended by § 3, Ord. 2936 c.s., eff. June 17, 2004)

10-2.503 Development standards: R-1 single-family residential zone.

(a) **Lot area per dwelling unit.** There shall be no more than one dwelling unit for each lot as defined in Section 10-2.402.

(b) **Building height.** No building or structure shall exceed a height of thirty (30) feet (see definition of building height in Section 10-2.402).

(c) **Stories.** No building shall exceed two (2) stories. (See definition of story in Section 10-2.402).

(d) **Floor area ratio.** The floor area ratio of all buildings on a lot developed for residential use shall not exceed 0.65, except that floor area ratio bonuses may be permitted pursuant to paragraph (1) of this subsection (see definition of "floor area ratio" and "floor area, gross" in Section 10-2.402).

(1) **Floor area ratio bonuses.** Floor area ratio bonuses may be permitted where the design elements listed in the following table are incorporated into the design of the building or site. Notwithstanding the maximum bonus that may be permitted for an individual design element, the cumulative floor area ratio bonus shall not exceed 0.15 and the maximum floor area ratio of all buildings on a lot including all floor area ratio bonuses shall not exceed 0.8.

Floor Area Ratio Bonuses Desired Elements	Maximum F.A.R. Bonus
Front porch with a minimum width of ten (10) feet and a minimum depth of seven (7) feet. The porch shall be fully covered by a roof.	.04
Garage located in the rear half of the lot. Where there is an alley, the garage must face the alley.	.04
Side loaded garage (garage opening faces side property line).	.02

classification is not permitted. The "Additional Regulations" column references regulations located elsewhere in the Municipal Code.

Use Classifications	R-2	R-3	R-3A	RMD	RH-1	RH-2	RH-3	Additional Regulations See Section:
Residential Uses								
~~Single-family residential~~	P	P	P	P	P	P	P	
2-3 residential units on a lot	P	P	P	P	P	P	P	10-2.1608
4 or more residential units on a lot	C	C	C	C	C	C	C	10-2.1608
Family day care homes:								
Family day care home, small	P	P	P	P	P	P	P	
Family day care home, large	P	P	P	P	P	P	P	
Residential care facilities, limited	P	P	P	P	P	P	P	
Senior housing	—	C	C	C	C	C	C	10-2.1624
Second units	P	P	P	P	P	P	P	10-2.1506
Commercial Uses								
Home occupations	P	P	P	P	P	P	P	6-1.22(h)
Parking lots	C	C	C	C	C	C	C	10-2.1702(c)(2)
Other Uses								
Adult day care centers	C	C	C	C	C	C	C	
Child day care centers	C	C	C	C	C	C	C	
Churches	C	C	C	C	C	C	C	
Convalescent facilities	C	C	C	C	C	C	C	
Non-profits	C	C	C	C	C	C	C	
Private schools	C	C	C	C	C	C	C	
Public utility facilities	C	C	C	C	C	C	C	10-2.1614

(Ord. 2756 c.s., eff. January 18, 1996, as amended by § 4, Ord. 2911 c.s., eff. October 16, 2003, § 5, Ord. 2927 c.s., eff. March 17, 2004, § 4, Ord. 2936 c.s., eff. June 17, 2004, and § 2, Ord. 2957 c.s., eff. February 17, 2005)

10-2.513 Development standards: R-2 low density multiple-family residential zone.

- (a) **Lot area per dwelling unit.** The maximum number of dwelling units permitted on a lot shall be as follows:

- (1) Lots less than 6,000 square feet: one dwelling unit.
- (2) Lots 6,000 square feet or greater: not more than one dwelling unit for each 2,984 square feet of lot area.

(b) **Permitted lot combinations.** Two (2) or more lots may be combined only when all of the requirements of subsections (b)(1), (b)(2), and (b)(3) of this section are satisfied. (This subsection is not intended to permit the combination of two (2) or more typical or standard-sized lots or to permit developments of a mass and scale inconsistent with the character of the neighborhood.)

- (1) One of the following conditions exists:

- a. One or more of the lots is less than 5,000 square feet in area, or
- b. One or more of the lots has no legal access from a public street or alley, or
- c. One or more of the lots is subject to other unique circumstances such as unusual lot size, shape or

topography, and the combining of the lots will help achieve an improved development more consistent with the character of development in the neighborhood;

(2) A parcel map is approved pursuant to the standards and requirements set forth in Chapter 1, Title 10 of the Municipal Code and the Subdivision Map Act; and

(79) **"Hazardous waste"** shall mean any waste, or combination of wastes, which because of its quantity, concentration, or physical, chemical, or infectious characteristics may:

- a. Exhibit toxicity, corrosivity, flammability, and/or reactivity;
- b. Cause, or significantly contribute to an increase in serious irreversible, or incapacitating reversible, illness; or
- c. Pose a substantial present or potential hazard to human health or the environment when improperly treated, stored, transported, or disposed of, or otherwise managed.

(80) **"Hazardous waste facility"** shall mean all contiguous land, structures, other appurtenances, and improvements on the land, used for handling, treating, storing or disposing of hazardous wastes.

(81) **"Health and physical fitness facilities"** shall mean athletic facilities and gymnasiums, including, but not limited to, weight training facilities, aerobic exercise floors, racquetball courts, swimming pools, and similar athletic facilities.

(82) **"Height"** shall mean the same as "building height."

(83) **"Helicopter"** shall mean a rotocraft which depends for its support and motion in the air principally upon the lift generated by one or more power-driven rotors which rotate on substantially vertical axes.

(84) **"Heliport"** shall mean an area of land or water or a structural surface which is used, or intended for use, for landings and takeoffs of helicopters, including facilities for fueling, maintenance, storage, and hangars, and other necessary buildings and open spaces.

(85) **"Helistop"** shall mean an area of land or water or structural surface which is used, or intended for use, for landings and takeoffs of helicopters, except that no fueling, maintenance, or storage of helicopters is permitted.

(86) **"Home occupation"** shall mean an occupation carried on by the occupant(s) of a dwelling as a secondary use in connection with which there is no display, no walk-in customers, no stock-in-trade, nor commodity sold upon the premises, no person employed, and no mechanical equipment used, except such as is necessary for housekeeping purposes.

(87) **"Hospital"** shall mean a facility providing medical, surgical, psychiatric, and/or emergency medical services to sick or injured persons, primarily on an in-patient basis. This classification includes incidental facilities for out-patient treatment, as well as training, research, and administrative services for patients and employees.

(88) **"Hotel" or "motel"** shall mean an establishment offering lodging for a period of thirty (30) consecutive calendar days or less, counting portions of calendar days as full days. This classification includes public meeting rooms and eating, drinking, and banquet services associated with the facility. Establishments as defined above shall provide kitchens in no more than fifty (50%) percent of guest units, except that kitchens may be provided in all limited use overnight visitor accommodations.

a. **"Condominium-hotel"** means a facility providing overnight visitor accommodations where ownership of at least some of the individual guestrooms (units) within the larger building or complex is in the form of separate condominium ownership interests, as defined in California Civil Code Section 1351(f). The primary function of the condominium-hotel is to provide overnight transient visitor accommodations within every unit that is available to the general public on a daily basis year-round, while providing both general public availability and limited owner occupancy of those units that are in the form of separate condominium ownership interests.

b. **"Fractional ownership hotel"** means a facility providing overnight visitor accommodations where at least some of the guestrooms (units) within the facility are owned separately by multiple owners on a fractional time basis. A fractional time basis means that an owner receives exclusive right to use of the individual unit for an interval of not less than two (2) months and not more than three (3) months per year and each unit available for fractional ownership will have multiple owners.

c. **"Hotel owner/operator"** means the entity that owns and operates a hotel. If the hotel operator is separate from the hotel owner both are jointly and severally responsible for ensuring compliance with the requirements described in this Local Coastal Program (LCP) and/or recorded against the property, as well as jointly and severally liable for violations of said requirements and restrictions.

d. **"Limited use overnight visitor accommodations"** means any hotel, motel, or other similar facility that provides overnight visitor accommodations wherein a purchaser receives the right in perpetuity, for life, or a term of years, to the recurrent, exclusive use or occupancy of a lot, parcel, unit, room(s), or segment of the facility, annually or on some other seasonal or periodic basis, for a period of time that has been or will be allotted from the use or occupancy periods into which the facility has been divided and shall include, but not be limited to, timeshare, condominium-hotel, fractional ownership hotel, or uses of a similar nature.