Community Development Department
Planning Division
RHD-20 Residential Development Standards

What is RHD-20?

Residential High Density – 20 (RHD-20) is a Zoning District that permits a residential density of twenty units per acre. The following areas are primarily designated as RHD-20:   *Old Town*
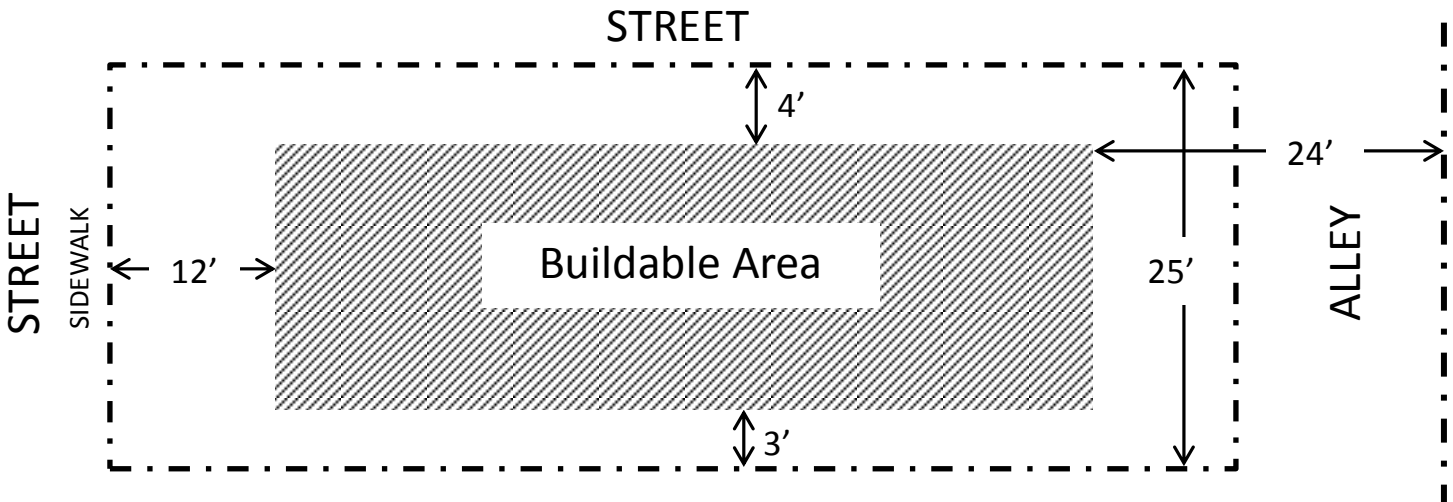
What can I do in the RHD-20 District?

Single family residences and multi-family residences are permitted in the RHD-20 District, depending on the size of each lot. Proposed new construction or additions to existing residential property are subject to the development standards set forth in SBMC 112.05.010, summarized below.

Development Standard	Minimum Requirement	
Setbacks		
Front	12 ft. Average/Minimum 6 ft.*	
	*To permit architectural flexibility, partial encroachments of up to 6 ft. are permitted if deeper setbacks are provided to create an average of 12 ft.	
Rear	24 ft. minus alley width	
Side – Interior	10% of lot width – 3 ft. minimum*	
	*10 ft. maximum	
Side – Street (corner lots)	15% of lot width – 10 ft. maximum	
Maximum Height	25 ft. (Two Story Maximum)	
Lot Coverage	75% (subject to providing required setbacks)	
Density		
Number of Permitted Units	1 unit per 2,178 sq. ft. of lot area	
Minimum Floor Area	950 sq. ft. – Primary Unit	
Open Space		
Private Open Space	200 sq. ft. per unit	
Common Open Space	3-4 units	200 sq. ft. per unit
	5-10 units	500 sq. ft. per unit
	11-30 units	1,000 sq. ft. per unti
	31 or more units	2,000 sq. ft. + 500 sq. ft. for every 10 units above 40 units
Parking – *all spaces, except guest spaces must be located in a garage or carport*		
Single Unit Dwelling 1-5 bedrooms	2 spaces	
Single Unit Dwelling 6 or more bedrooms	3 spaces + 1 for each bedroom over 6	
Multiple-Unit Residential	2 spaces per unit + 1 guest space for every 7 units	

This sheet provides a summary of development standards. The Seal Beach Municipal Code (SBMC) should be referenced for more information. The SBMC is available at: http://www.sealbeachca.gov/government/code/

Site Plan Example:

STREET

STREET

SIDEWALK

ALLEY

4'

12'

Buildable Area

25'

24'

3'

Elevation Examples:

2'

23'

10'

12'

Grade

25'

12'

Grade