



City of Lake Forest RESIDENTIAL DEVELOPMENT STANDARDS

Residential Zoning Districts from Zoning Code

Zoning District	Setbacks (ft) From Ultimate Street R.O.W.			Setbacks (ft) from property line not abutting a street		Setbacks Panhandle building site from any property line	Minimum Lot Size (sq ft)	Minimum distance (ft) between Principal Structures	Maximum Building Height (ft)	Maximum Lot Coverage	Area (sq ft) per Unit
	Front	Side	Rear	Side	Rear						
R1	20	5	25	5	25 or B	10	7,200	N/A	35	N/A	N/A
R2	20	5	25	5	25 or B	10	7,200	10	35	N/A	1,000
R4	20	5	25	5	25 or B	10	7,200	15	35	N/A	3,000
RP	20	5	25	5	25	10	7,200	N/A	35	N/A	3,000
RS	10*	10	10	A	0	10	7,000	N/A	35	60%	N/A
A1	20	5	25	5	25 or B	10	4 acres	N/A	35	N/A	N/A

* - Garages must be a minimum of 20' from R.O.W. or back of sidewalk, whichever is closer (Section 7-9-137.1)

A – Ten (10) feet one (1) side only or ten (10) feet total of two (2) sides combined.

B – In computing the depth or a rear setback from any building where such setback opens on an alley, private street, public park or public beach, one-half of the width of such alley, street park or beach may be deemed to be a portion of the rear setback, except that under this provision, no rear setback shall be less than fifteen (15) feet.



**City of Lake Forest
Residential Development Standards**

Baker Ranch Planned Community

Zoning District	Setbacks (ft) From Ultimate Street R.O.W.			Setbacks (ft) from property line not abutting a street		Setbacks Panhandle building site from any property line	Minimum Lot Size (sq ft)	Minimum distance (ft) between Principal Structures	Maximum Building Height (ft)	Maximum Lot Coverage	Area (sq ft) per Unit
	Front	Side	Rear	Side	Rear						
Residential Single-Family Dwellings	10 or A	10	10	5	5	N/A	2,000	10	35	70%	N/A
Residential Multi-Family Dwellings	10	10	10	5	5	N/A	N/A	10	40 or B	80%	N/A
Mixed Use	See setbacks for single-family and multi-family					N/A	N/A	10	60 feet or four stories or C	N/A	N/A

A - A minimum 8 foot setback is required from building elevations with a front entry.

B - Planning Area 5B has a 35 foot maximum height.

C - A single family dwelling unit has maximum height of 35 feet.



**City of Lake Forest
Residential Development Standards**

El Toro Planned Community

Zoning District	Setbacks (ft) From Ultimate Street R.O.W.			Setbacks (ft) from property line not abutting a street		Setbacks Panhandle building site from any property line	Minimum Lot Size (sq ft)	Minimum distance (ft) between Principal Structures	Maximum Building Height (ft)	Maximum Lot Coverage	Area (sq ft) per Unit
	Front	Side	Rear	Side	Rear						
R ¹	20	5	25	5	25 or A	10	7,200	10	35	N/A	1,000

1. Condominium projects and community or cooperative apartment complexes shall comply with site development standards established by the required Use Permit.

A – In computing the depth or a rear setback from any building where such setback opens on an alley, private street, public park or public beach, one-half of the width of such alley, street park or beach may be deemed to be a portion of the rear setback, except that under this provision, no rear setback shall be less than fifteen (15) feet.



City of Lake Forest Residential Development Standards

Foothill Ranch Planned Community

(Residential Zoning District- Development Standards based on residential use)

Zoning District	Setbacks (ft) From Ultimate Street R.O.W.			Setbacks (ft) from property line not abutting a street		Setbacks Panhandle building site from any property line	Minimum Lot Size (sq ft)	Minimum distance (ft) between Principal Structures	Maximum Building Height (ft)	Maximum Lot Coverage	Area (sq ft) per Unit
	Front	Side	Rear	Side	Rear						
Detached (conventional)	5*	10	10	A	10	N/A	3,000	N/A	35	N/A	N/A
Attached Single-Family Dwelling	5*	10	5	0	0	N/A	2,000	N/A	35	N/A	N/A
Cluster Subdivision	<i>B</i>						N/A	N/A	35	70%	N/A
Multiple-Family Dwellings (Apartments & Condominiums)	<i>B</i>						5,000	N/A	N/A	60%	1,000

- * - *Garage and carport placement – The point of vehicular entry to a garage or carport shall be a distance of five (5) feet or less, or eighteen (18) feet or more from the back of sidewalk, or if there is no sidewalk, from the back of curb. Automatic garage door openers are required for garages set back less than eighteen (18) feet to the point of vehicular entry.*
- A - *Ten (10) feet one (1) side only or ten (10) feet total of two (2) sides combined.*
- B - *10' from any exterior boundary line of the project. No setback from any individual building site's property line development unit or lot except as required to comply with the UBC; Multiple-Family Dwellings require 25' minimum from property lines abutting single family residential areas.*



**City of Lake Forest
Residential Development Standards**

Lake Forest Planned Community

Zoning District	Setbacks (ft) From Ultimate Street R.O.W.			Setbacks (ft) from property line not abutting a street		Setbacks Panhandle building site from any property line	Minimum Lot Size (sq ft)	Minimum distance (ft) between Principal Structures	Maximum Building Height (ft)	Maximum Lot Coverage	Area (sq ft) per Unit
	Front	Side	Rear	Side	Rear						
Medium Density Residential (MDR)	10*	10	10	A	0	N/A	5,000	N/A	35	60%	5,000
MDR (Planning Areas 12 & 19) *near lake*	10*	0	0	0	0	N/A	5,000	N/A	35	60%	5,000
High Density Residential (HIDR) - Single Family Residential (SFR)	10*	10	10	A	0	N/A	5,000	N/A	35	60%	5,000
HIDR – Multiple-Family Residential	B, C, D					N/A	N/A	N/A	60	60%	2,400
Heavy Density Residential (HEDR) – Multiple Family Residential	B, C, D					N/A	N/A	N/A	35	N/A	1,000
HEDR – SFR	10*	10	10	A	0	N/A	5,000	N/A	35	60%	5,000

* - Garages must be a minimum of 20' from R.O.W. or back of sidewalk, whichever is closer.

A - Ten (10) feet one (1) side only or ten (10) feet total of two (2) sides combined

B - The minimum setback distance between any building or structure and street right-of-way or back of sidewalk shall be 10'.



City of Lake Forest Residential Development Standards

- C - The minimum side and rear setback is 0', except 5' setback from property line between detached adjacent structures or single-dwelling units.*
- D - When there is a difference in elevation of 3' or more between adjacent building pads on lots having a common side property line, "R1" side yard regulations shall apply to that common side yard only.*



**City of Lake Forest
Residential Development Standards**

Nakase Planned Community

Zoning District	Setbacks (ft) From Ultimate Street R.O.W.			Setbacks (ft) from property line not abutting a street		Setbacks Panhandle building site from any property line	Minimum Lot Size (sq ft)	Minimum distance (ft) between Principal Structures	Maximum Building Height (ft)	Maximum Lot Coverage	Area (sq ft) per Unit
	Front	Side	Rear	Side	Rear						
N1- Garden Clusters	8 or A	10	5	5	5	N/A	2,500	10	40	70%	N/A
N2- Sky Terraces	5	10	10 or B	5	B	N/A	2,800	10	40	70%	N/A
N3- Cottages Homes	8	10	C	5	C	N/A	3,525	10	35	70%	N/A
N4- Traditional Single Family	8	10	D	5	D	N/A	4,400	10	40	70%	N/A
N5- Estates Homes	8	10	E	5	E	N/A	2,944	10	40	70%	N/A
Attached Multi-Family	20	20	20	0	0	N/A	N/A	15 or F	G or H	60% or I	N/A

A - The minimum front setback from a private court or motor court is 3 feet.

B - 5 feet/15 feet, with a minimum 35% of the rear elevation at 15 foot setback; or

8 feet/12 feet, with a minimum of 45% of the rear elevation at 12 foot setback (alt dev std per SDP 05-21-5426)

C - 5 feet/15 feet, with a minimum 35% of the rear elevation at 15 foot setback.

D - 5 feet/15 feet, with a minimum 45% of the rear elevation at 15 foot setback.

E - 5 feet/10 feet, with a minimum 45% of the rear elevation at 10 foot setback.

F - Entry door to front door requires a 20 foot minimum separation.

G - Attached multi-family alternative product on neighborhoods 2 and 5 are up to 45' in height to accommodate rooftop decks.

H - Affordable rental senior affordable housing height up to 50'.

I - If attached garages are included in the project then 70% lot coverage allowed.



**City of Lake Forest
Residential Development Standards**

Portola Hills Planned Community

Zoning District	Setbacks (ft) From Ultimate Street R.O.W.			Setbacks (ft) from property line not abutting a street		Setbacks Panhandle building site from any property line	Minimum Lot Size (sq ft)	Minimum distance (ft) between Principal Structures	Maximum Building Height (ft)	Maximum Lot Coverage	Area (sq ft) per Unit
	Front	Side	Rear	Side	Rear						
Detached SFD (rural estate)	20	8	25	8	25	N/A	1 acre	N/A	35	N/A	N/A
Detached SFD (conventional)	10*	10	10	A	10	N/A	3,000	N/A	35	N/A	N/A
Attached SFD (conventional)	10*	10	10	0	0	N/A	2,000	N/A	35	N/A	N/A
Cluster Subdivision	<i>B</i>						N/A	N/A	35	70%	N/A
Multiple-Family Dwellings (Apartments & Condominiums)	<i>B</i>						5,000	N/A	35 or C	60%	1,000

- * - *Garage and carport placement – The point of vehicular entry to a garage or carport shall be a distance of five (5) feet or less, or eighteen (18) feet or more from the back of sidewalk, or if there is no sidewalk, from the back of curb. Automatic garage door openers are required for garages set back less than eighteen (18) feet to the point of vehicular entry.*
- A – *Ten (10) feet one (1) side only or ten (10) feet total of two (2) sides combined.*
- B – *10' from any exterior boundary line of the project. No setback from any individual building site's property line development unit or lot except as required to comply with the UBC; Multiple-Family Dwellings require 20' minimum setback from any exterior property lines.*
- C – *Sub-Planning Areas F1 an F2 of the Portola Hills Area Plan have a maximum height of 45 feet.*

Note: No attached or detached covered patio shall be located closer than three (3) feet to a property line except the street-side property line of a corner lot, in which case a minimum distance of eight (8) feet shall be maintained.



**City of Lake Forest
Residential Development Standards**

Rancho De Los Alisos Planned Community

Zoning District	Setbacks (ft) From Ultimate Street R.O.W.			Setbacks (ft) from property line not abutting a street		Setbacks Panhandle building site from any property line	Minimum Lot Size (sq ft)	Minimum distance (ft) between Principal Structures	Maximum Building Height (ft)	Maximum Lot Coverage	Units/ Acre
	Front	Side	Rear	Side	Rear						
Low Density Residential (LDR)	10*	10	10	A	0	N/A	7,000	N/A	35	50%	2
Medium Density Residential (MDR) – Single Family Residential (SFR)	10*	10	10	A	0	N/A	3,000	N/A	35	60%	9
MDR – other than SFR	20	5	25	5	25 or B	N/A	3,000	N/A	35	60%	9
High Density Residential (HIDR)	10*	10	10	0	0	N/A	3,000	N/A	35	60%	18
Heavy Density Residential (HEDR)	10*	10	10	0	0	N/A	3,000	N/A	60	60%	30

* - Garages must be a minimum of 20' from R.O.W. or back of sidewalk, whichever is closer (Section 7-9-137.1)

A – Ten (10) feet one (1) side only or ten (10) feet total of two (2) sides combined.

B – In computing the depth or a rear setback from any building where such setback opens on an alley, private street, public park or public beach, one-half of the width of such alley, street park or beach may be deemed to be a portion of the rear setback, except that under this provision, no rear setback shall be less than fifteen (15) feet.



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Note: Additional building setbacks: a) The minimum setback from arterial highways for all buildings shall be 25' plus 5' for each story above 2 stories. b) The minimum setback between single family and multiple family main buildings or mobile homes shall be 25' plus 5' for each story above 2 stories of the multiple family building.



**City of Lake Forest
Residential Development Standards**

Rancho Serrano Planned Community

Zoning District	Setbacks (ft) From Ultimate Street R.O.W.			Setbacks (ft) from property line not abutting a street		Setbacks Panhandle building site from any property line	Minimum Lot Size (sq ft)	Minimum distance (ft) between Principal Structures	Maximum Building Height (ft)	Maximum Lot Coverage	Area (sq ft) per Unit
	Front	Side	Rear	Side	Rear						
Medium Density Residential (MDR)	20*	10	10	A	0	10	5,000	N/A	35	40%	N/A

* - *Garage and carport placement – The point of vehicular entry to a garage or carport shall be a distance of five (5) feet or less, or twenty (20) feet or more from the back of sidewalk, or if there is no sidewalk, from the back of curb. Automatic garage door openers are required for garages set back less than five (5) feet to the point of vehicular entry.*

A – *Ten (10) feet one (1) side only or ten (10) feet total of two (2) sides combined.*



**City of Lake Forest
Residential Development Standards**

Serrano Highlands Planned Community

Zoning District	Setbacks (ft) From Ultimate Street R.O.W.			Setbacks (ft) from property line not abutting a street		Setbacks Panhandle building site from any property line	Minimum Lot Size (sq ft)	Minimum distance (ft) between Principal Structures	Maximum Building Height (ft)	Maximum Lot Coverage	Units/ Acre
	Front	Side	Rear	Side	Rear						
Medium Density Residential (MDR) – Conventional Subdivision	10*	10	10	0	0	N/A	5,000	N/A	35	50%	5
Medium Density Residential (MDR) – Planned Concept Subdivision	10*	10	10	0	0	N/A	N/A	N/A	35	N/A	5
High Density I Residential (HIDR1)	10*	0	0	0	0	N/A	N/A	N/A	35 or A	60%	13
High Density II Residential (HIDR2)	10*	0	0	0	0	N/A	N/A	N/A	35 or A	60%	18

* *Garage and carport placement – The point of vehicular entry to a garage or carport shall be a distance of five (5) feet or less, or twenty (20) feet or more from the back of sidewalk, or if there is no sidewalk, from the back of curb. Automatic garage door openers are required for garages set back less than five (5) feet to the point of vehicular entry.*

A - *Unless a greater height is specifically approved on the site plan by the Planning Commission.*