



Multi-Family Development – General Guidelines

This guide is intended to provide a general overview of multi-family development standards in the City of Beverly Hills, and is not an exhaustive explanation of all requirements. Please contact the Planning Division at 310-285-1141 for questions or submit questions to CDPlanning@beverlyhills.org

HOW TO USE THIS GUIDE

This guide is divided into four sections:

- **Section 1** – This section describes affordable unit requirements. Refer to this section to determine if you will be required to include affordable units in your project.
Note: If your project contains 5+ multi-family residential units and/or if you are demolishing rent-controlled units, then you will be required to provide some amount of affordable units. Most projects in the city will be required to provide affordable units.
- **Section 2** – Density, height, and parking regulations for projects utilizing the State Density Bonus program.
- **Section 3** – Density, height, and parking regulations for projects not utilizing the State Density Bonus program.
- **Section 4** – Standards that apply to all multi-family and mixed use development projects.



SECTION 1 – AFFORDABLE UNIT REQUIREMENTS

What projects need to include affordable housing units?

Most new multi-family projects in the city will require the inclusion of affordable housing units. If affordable units are required (either because of inclusionary housing regulations or the replacement of protected units through SB 330), then State Density Bonus program may be used to receive additional market rate units (i.e., added density) and/or other incentives. Please read the remainder of this section to determine if your project is required to provide affordable units.

SB 330 Requirements

If you are demolishing an existing residential building, you will likely be subject to SB 330. The two primary requirements of this State law are as follows:

- A new housing project is required to provide AT LEAST as many units as currently exist on the site. The City cannot approve a housing project that results in a net loss of units. In many cases, the density calculation in the Zoning Code is less than the number of existing units on the site. If this is the case, you will likely be required to utilize the State Density Bonus program as a means to construct additional units.
- Protected units (i.e., those that are subject to rent control) must be replaced within a new housing project and must be provided at an affordable rate. The number of affordable units that will be required depends on a number of factors such as whether the units currently on the site are subject to rent control, whether the units are occupied or unoccupied, and the income of the tenants in the units. In most cases, the developer will need to replace approximately 39% of the existing units on the site as affordable housing units at a low income level.

Inclusionary Housing Requirements

The City requires the provision of affordable units, or the payment of an in-lieu fee, for all multi-family and mixed use projects with five or more units. Please refer to [Article 48](#) of the Beverly Hills Zoning Code for more information.

In summary, projects with five or more housing units are required to provide affordable units. For projects with 5-9 units, one affordable unit is required (or a developer can pay a fee in lieu of providing the units). For projects with 10 units or more, 10% of the housing units are required to be affordable. Please speak with a planner to learn more about the specifics of these requirements. Affordable units that are proposed as part of a density bonus project or as required pursuant to SB 330 may be used to satisfy the City’s inclusionary housing requirements.



In many cases, the regulations in SB 330 result in a higher number of affordable units required for a new project than the City’s inclusionary housing requirements. Planning staff are available to discuss the details of these requirements and how it may impact a specific project. Additionally, the following requirements also apply to those projects subject to SB 330:

- Many new housing projects are required to replace demolished units with units containing the same number of bedrooms as the demolished units. In addition, certain units will need to be provided as affordable units.
- A property owner must allow existing tenants to occupy the units on the site until six months prior to the start of construction activities
- A property owner must provide right of first refusal to tenants that request to come back to the building once it is constructed.

SB 330 contains a number of other provisions that could impact a potential development project. The City recommends that your development team read the state law to familiarize yourself with the new requirements: https://leginfo.ca.gov/faces/billTextClient.xhtml?bill_id=201920200SB330



PLEASE NOTE

The affordable units provided pursuant to SB 330 can fulfill the requirements of the City's Inclusionary Housing Requirements and State Density Bonus.

Density Bonus

The City defers to the State Density Bonus program if developers would like to provide affordable housing units and take advantage of the benefits provided under the program. The City does not have any additional density bonus regulations or requirements beyond those provided by State Law. Please refer to the current state density bonus law to learn more about the program. More information can be found [here](#). Please contact the Planning Division if you have questions on Density Bonus.

Density Bonus Guide

[This guide](#) is not produced by the City, but many have found it helpful in understanding the State law.

SECTION 2 – DENSITY, HEIGHT, PARKING STANDARDS (DENSITY BONUS PROJECTS)

Density and Height

The density (units per acre) that is allowed on a site will be dictated by the General Plan designation for the project site. Density calculations resulting in fractional units are rounded up to the nearest whole number. To check the General Plan designation, please reference the "Land Use Designations" layer on the "Comprehensive City Maps" button here: www.beverlyhills.org/gis. Once you have determined the land use designation of the parcel, refer to this table:

| LAND USE DESIGNATION | ALLOWABLE DENSITY | MAXIMUM HEIGHT |
|---------------------------------------------|-----------------------------------------|----------------|
| Multi-family residential Very Low Density | 22 du/ac (1 unit/1,980 SF of site area) | 33'-45' |
| Multi-family residential Low Density | 40 du/ac (1 unit/1,089 SF of site area) | 30' |
| Multi-family residential Low Medium Density | 40 du/ac (1 unit/1,089 SF of site area) | 40' |
| Multi-family residential Medium Density | 45 du/ac (1 unit/968 SF of site area) | 60' |
| Multi-family residential High Density | 50 du/ac (1 unit/871.2 SF of site area) | 60' |

Parking Requirements

The State Density Bonus program sets forth specific parking requirements that would apply to density bonus projects. Such parking may be provided through tandem or uncovered parking. The maximum parking requirements are as follows:

| | |
|----------------|---------------------|
| Studio | 1 space per unit |
| 1 Bedroom Unit | 1 space per unit |
| 2 Bedroom Unit | 1.5 spaces per unit |
| 3 Bedroom Unit | 1.5 spaces per unit |
| 4 Bedroom Unit | 2.5 spaces per unit |

However, lower parking requirements may apply to specific types of projects, as follows:

| | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
| Rental/for sale projects with at least 11% very low income or 20% lower income units, within 1/2 mile of accessible major transit stop | 0.5 spaces per unit |
| Rental projects 100% affordable to lower income, within 1/2 mile of accessible major transit stop | 0 spaces per unit |
| Rental senior projects 100% affordable to lower income, either with paratransit service or within 1/2-half mile of accessible bus route (operating at least eight times per day) | 0 spaces per unit |
| Rental special needs projects 100% affordable to lower income households, either with paratransit service or within 1/2-half mile of accessible bus route (operating at least eight times per day) | 0 spaces per unit |
| Rental supportive housing developments 100% affordable to lower income households | 0 spaces per unit |

SECTION 3 – DENSITY, HEIGHT, PARKING STANDARDS (NON-DENSITY BONUS PROJECTS)

Density [\(BHMC 10-3-2801\)](#)

The number of units allowed on a site varies based on a variety of factors including width of the parcel, distance of the parcel from single-family zones, and width of the street upon which the parcel is located. Each of these factor into a specific condition that sets the density calculation.

Please refer to the attached [Multiple-Family Residential Density Map](#) to determine what condition applies to your lot.

If your lot is in Condition A:

| | |
|---------------------------------------------|---------------------------------------------|
| If the lot does not exceed 60 feet in width | One unit per 1,700 square feet of site area |
| If the lot is between 60-120 feet in width | One unit per 1,450 square feet of site area |
| If the lot is more than 120 feet in width | One unit per 1,200 square feet of site area |

If your lot is in Condition B:

| | |
|---------------------------------------------|---------------------------------------------|
| If the lot does not exceed 60 feet in width | One unit per 1,500 square feet of site area |
| If the lot is between 60-120 feet in width | One unit per 1,200 square feet of site area |
| If the lot is more than 120 feet in width | One unit per 1,000 square feet of site area |

If your lot is in Condition C:

| | |
|---------------------------------------------|---------------------------------------------|
| If the lot does not exceed 60 feet in width | One unit per 1,300 square feet of site area |
| If the lot is between 60-120 feet in width | One unit per 1,100 square feet of site area |
| If the lot is more than 120 feet in width | One unit per 900 square feet of site area |

An additional dwelling unit may be permitted on a site area if, after assigning the appropriate amount of square footage to each dwelling unit, the remaining square footage of the site area exceeds 75% of the minimum required square footage per dwelling unit. For example, if the density calculation results in 3.75 or less, that would round down to three units. If the density calculation results in 3.76 or more, that would round up to four units.

In addition to the density calculations, one additional dwelling unit may be permitted in a multiple-family residential building provided that the additional unit is an efficiency unit and that the multiple-family residential building complies with all other development standards of the zoning code. For example, if the density calculation resulted in four units, you can add one efficiency unit for a total of five units.

Height Limits [\(BHMC 10-3-2804\)](#)

Height limits in multi-family zones range from three to five stories. Please refer to the attached [Multiple-Family Residential Height District Map](#) to determine the allowed height for each multi-family parcel in the City.



PLEASE NOTE

Project sites with a lot width of 60 feet or less are limited to a maximum of three stories and 33' in height, regardless of the applicable height district.

Parking Requirements [\(BHMC 10-3-2816, -2817\)](#)

The following number of parking spaces are required in multi-family zones:

In addition, one guest space shall be provided for every four units, or fraction thereof. For parking purposes, any fractional number is rounded up to the nearest whole number. For example, a project requiring 10.5 parking spaces would round up to provide 11 parking spaces.

| | |
|-------------------|------------|
| Studio < 1,000 SF | 1 space |
| 1 Bedroom Unit | 2 spaces |
| 2 Bedroom Unit | 2.5 spaces |
| 3-4 Bedroom Unit | 3 spaces |
| 5+ Bedroom Unit | 4 spaces |



PLEASE NOTE

In general, parking spaces must be completely shielded from public view and no parking shall be allowed within the front yard. More information can be found in [BHMC 10-3-2818](#).

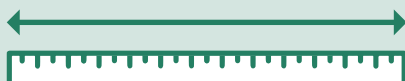
SECTION 4 – STANDARDS APPLICABLE TO ALL MULTI-FAMILY/MIXED USE PROJECTS

Setback Requirements (BHMC 10-3-2806, -2807, -2808)

The front setback for all multi-family properties is provided on the “residential street setback map” and are generally available through the City’s [GIS](#). If the front setback for a site area is not shown on such map, then the front setback shall be 15’.

The rear setback for all multi-family properties is 15’ from the rear property line, or 22.5’ from the centerline of the abutting alley, whichever is greater.

Side setbacks are based on the proposed building height and include both a minimum side setback along each side property line and a cumulative setback. Please refer to the table:



| Building Height | Minimum Setback (each) | Cumulative Setback |
|---------------------------------------------|------------------------|--------------------|
| 3 stories or no more than 33’ in height | 8’ | 17’ |
| 4 stories or > than 33’ but ≤ 45’ in height | 8’ | 19’ |
| 5 stories or > than 45’ in height | 9’ | 23’ |

For example, if the proposed building is 5 stories and the north side setback is 9’, the south side setback would have to be 14’ for a cumulative side setback of 23’.

For corner properties, the street side property line may have a required setback from the street. Please call the Planning Division at 310-285-1141 or send an email to cdplanning@beverlyhills.org if you have any questions on street side setbacks.

Unit Size Requirements (BHMC 10-3-2802)

The following minimum unit sizes apply to all multi-family units in the City of Beverly Hills:

| | |
|-----------------|-------------------|
| Efficiency Unit | 600 square feet |
| 1 Bedroom Unit | 1,000 square feet |
| 2 Bedroom Unit | 1,300 square feet |
| 3+ Bedroom Unit | 1,500 square feet |

Outdoor Living Space Requirements (BHMC 10-3-2803)

At least 200 square feet of outdoor living space is required for each dwelling unit. Neither the front yard nor patios that encroach into a required yard above the ground level will be counted toward this requirement. If the space is contiguous to a unit (such as a patio) it shall be screened from view from the ground level and each dimension (length, width, depth) shall be at least 6 feet. Common outdoor living space can be provided so long as each dimension is at least 15’. Outdoor living space can be provided with a combination of private and common spaces.

Modulation and Other Zoning Requirements

There are a number of other development standards that pertain to multi-family buildings. Please review [Article 28](#) of the Beverly Hills Zoning Code for more information.

OTHER RESOURCES

Rent Stabilization

Please contact the Rent Stabilization Division to ensure you are complying with all requirements concerning existing tenants and units on a property as soon as possible. The Division can be reached at: 310-285-1031 or bhrent@beverlyhills.org.

More information can be found [here](#).



Historic Preservation

Please contact the Historic Preservation staff to check if any building on the project property may be historic and ensure you are complying with appropriate regulations as soon as possible. Staff can be reached at: 310-285-1136 or mhahm@beverlyhills.org.

More information can be found [here](#).

