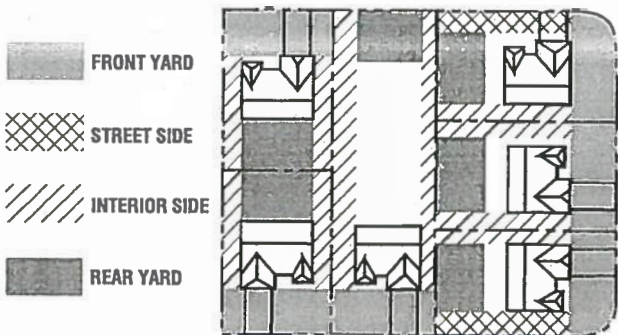
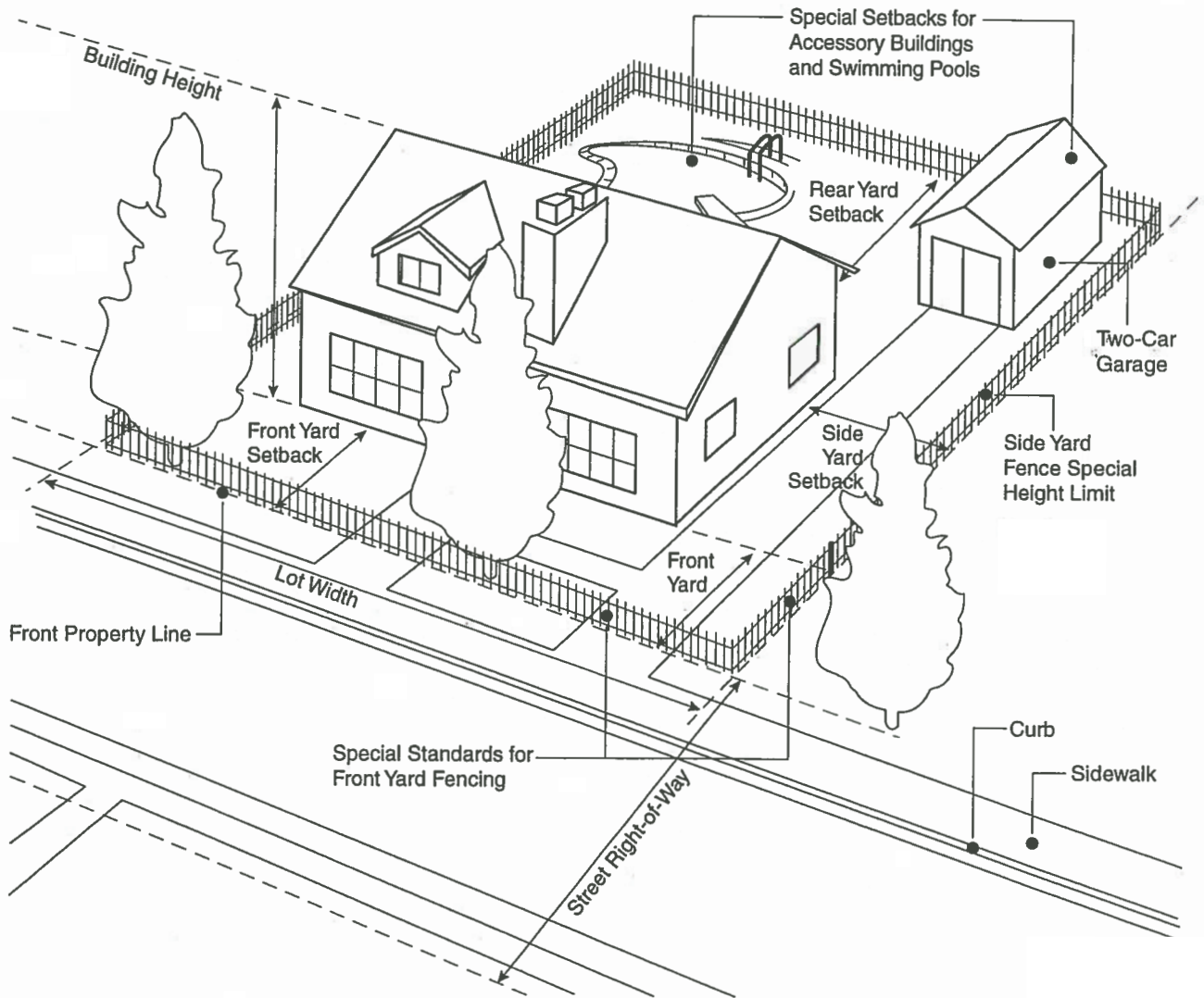


Residential Setbacks and Fencing Standards



Residential Yard Descriptions

CEDD 246 ResidentialSetback 6-21-00



CITY OF MORENO VALLEY SINGLE FAMILY RESIDENTIAL DEVELOPMENT STANDARDS

(This is a general guide. Refer to Chapters 9.03, 9.08 and 9.09 of the City of Moreno Valley Municipal Code and any applicable Specific Plan for detailed information)

REQUIREMENT	R1	R2	RA2	R3	R5	RS10						
1. Minimum LOT SIZE (sq. ft. net area)	40,000	20,000	20,000	10,000	7,200	4,500						
2. Minimum FRONT YARD setback (in feet)												
a. Front-facing garages	25	25	25	25	20	10						
b. Buildings other than front facing garages	25	25	25	25	20	10						
3. Minimum setback (in feet) for HABITABLE BUILDINGS; NON-HABITABLE STRUCTURES GREATER THAN 15 FEET IN HEIGHT AND GREATER THAN 600 SQUARE FEET:	Combined setback of 20 feet shall be provided with a minimum of 5 feet on one side.											
a. Interior side yard							Combined setback of 20 feet shall be provided with a minimum of 5 feet on one side.					
b. Street side yard (Corner Lots)												
c. Rear yard	40	35	35	30	15	15						
4. Minimum setback for SWIMMING POOLS and NON-HABITABLE STRUCTURES UP TO 15 FEET IN HEIGHT AND LESS THAN 600 SQUARE FEET:												
a. Interior side or rear yard, in feet	5	5	5	5	5	5						
b. Street side yard, in feet	10	10	10	10	10	10						
5. Maximum LOT COVERAGE (Enclosed Building Coverage):	25%	30%	30%	40%	40%	50%						
6. Maximum structure HEIGHT (in feet):	Two stories, not to exceed 35 feet. Architectural features such as chimneys may extend an additional 10 feet.											
7. Minimum DISTANCE BETWEEN BUILDINGS (in feet), including main dwelling unit and accessory structures:	20	15	15	10	10	10						
8. Floor Area Ratio (total of all structures on a property):												
a. One story	.25	.30	.30	.40	.40	.50						
b. Multi - story	.50	.60	.60	.70	.70	.75						

NOTE: Accessory buildings are required to be compatible with the main structure's siding, roofing materials and roofline. (MC 9.08.030)

Revised: July 19, 2018