

City of Costa Mesa, CA  
Tuesday, February 17, 2026

## Title 13. Planning, Zoning and Development

### Chapter V. DEVELOPMENT STANDARDS

#### Article 7. Institutional and Recreational, Institutional and Recreational School Districts, and Institutional and Recreational Multi-Use

#### § 13-66. Development standards.

TABLE 13-66 DEVELOPMENT STANDARDS FOR I&R, I&R-S AND I&R-MLT ZONES		
DEVELOPMENT STANDARDS	I&R and I&R-S	I&R-MLT
Minimum lot area	Six thousand square feet	Six thousand square feet
Minimum lot width	Sixty feet	Sixty feet
Maximum floor area ratio	Refer to Chapter V, Article 8, floor area ratios	Refer to Chapter V, Article 8, floor area ratios
Maximum building height	Four stories south of the I-405 Freeway except that special purpose housing (e.g., affordable, elderly and student housing) may be granted additional building height.	Building heights for all uses must conform to I&R standards; single family residential must conform to the R1 building height standards.
SETBACKS FOR MAIN BUILDINGS AND ACCESSORY BUILDINGS AND STRUCTURES (Minimum distances given, unless otherwise noted. All setbacks from streets are measured from the ultimate property line shown on the Master Plan of Highways.)		
Front	Twenty feet	Twenty feet
Side or rear, abutting a secondary, primary or major street	Twenty feet	Twenty feet
Side or rear, abutting all other streets	Ten feet	Ten feet
Interior lot line	Five feet. Additional setback may be required by the planning commission if deemed necessary to protect adjacent land uses.	Five feet. Additional setback may be required by the planning commission if deemed necessary to protect adjacent land uses.
PARKING (See Chapter VI)		
LANDSCAPING (See Chapter VII)		
SIGNS (See Chapter VIII)		
ADDITIONAL DEVELOPMENT STANDARDS		
Master plan	Required	Required

**TABLE 13-66  
DEVELOPMENT STANDARDS FOR I&R, I&R-S AND I&R-MLT ZONES**

<b>DEVELOPMENT STANDARDS</b>	<b>I&amp;R and I&amp;R-S</b>	<b>I&amp;R-MLT</b>
Uses conducted underroof	All uses permitted shall be conducted underroof. Exception: Uses which are incidental to and an integral part of the use conducted underroof may be conducted onsite in the open, pursuant to the approval of a minor conditional use permit.	All uses permitted shall be conducted underroof. Exception: Uses which are incidental to and an integral part of the use conducted underroof may be conducted onsite in the open, pursuant to the approval of a minor conditional use permit or if the portion of the site is developed as a park.
Single family residential—Minimum lot size	Residential development not permitted	Six thousand square feet
Single family residential—Maximum density	Residential development not permitted	Six dwelling units per acre
Minimum and maximum percent of site used for single family residential	Residential development not permitted	Fifty percent
Minimum and maximum percent of site	Not applicable	Twenty-five percent developed for parks.
Multi-family residential—Maximum density	Residential development not permitted	Forty dwelling units per acre
Minimum percent share of multi-family units for affordable housing. Shall comply with chapter 9, Article 4, density bonuses and other incentives.	Residential development not permitted	Twenty percent

(Ord. No. 97-11, § 2, 5-5-97; Ord. No. 16-09, § 6, 10-4-16)