

**Comparison of Development Standards for the City of La Habra versus County of Orange
Single Family Dwelling Zones**

	City of La Habra Development Standards (R-1a)	City of La Habra Development Standards (R-1b)	County of Orange Development Standards (R-1)
Building Height	35 feet	35 feet	35 feet
Lot Area	10,000 sf	7,200 sf	7,200 sf
Front Setback	25 feet	25 feet	20 feet
Side Setback	5 feet	5 feet	5 feet
Street Side Setback	10 feet	10 feet	5 feet
Rear Yard Setback	25/10 feet	25/10 feet	25 feet/15 feet
Usable Yard Area	1,000 sf	1,000 sf	None
Fence Height	3 feet in front setback 6 feet rear yard	3 feet in front setback 6 feet rear yard	3 ½ feet in front setback/6 feet rear yard
Parking	2 covered parking spaces	2 covered parking spaces	2 covered parking spaces

Discretionary Permits & Fees

Zone Variance	\$4,664.00	\$4,664.00	Time & Materials + \$5,000 deposit
Lot Line Adjustment	\$4,664.00	\$4,664.00	Time & Materials + \$500 deposit
Tentative Tract Map	\$4,664.00	\$4,664.00	Time & Materials + \$5,000 deposit

Commercial Zone

	City of La Habra Development Standards (C-2)	County of Orange Development Standards (C2)
Building Height	50 feet	35 feet
Front Setback	15 feet	0 feet
Side Setback	0 feet 5 feet (from a Residential Zone)	0 feet
Street Side Setback	10 feet	0 feet
Rear Yard Setback	20 feet	5 feet (From an Alley)

		10 feet (from a Residential Zone)
Floor Area Ratio	30 percent	N/A
Min. Site Area	N/A	10,000 sf
Parking	3.3/1000 (Office) 4/1000 (Retail)	1/250 (Office) 1/200 (Retail)
Allowable Uses	Art Galleries Doctor/Dentist Office Medical Laboratories Administrative/Professional Offices General Business Offices Bakeries Banks General Retail Dry Cleaning Fortunetelling Establishments Reverse Vending Machines	Administrative/Professional Offices Animal Clinics Automobile Parking Lots Automobile Repair Commercial Recreation Wireless Communications Facilities Financial Institutions Hotels and Motels Libraries Restaurants Retail/Service Businesses Vehicle Washing Facilities Wholesale Businesses