

# PROPERTY RIGHTS & ALLOWED USES

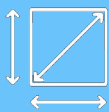


*actual*

*allowed*

The Naked Value of Any Property Lies in Its Entitlement Rights...

This property allows construction of up to:



**7494**sqft  
 MAX FLOOR AREA

[See More](#)

# THE GOOD NEWS REPORT

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Glossary of Terms used throughout the report, with definitions

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**A**

**DIMENSIONS & SETBACKS**

**50.00' X 150.00'**  
 LOT DIMENSIONS

**7494<sup>sqft</sup>**  
 LOT AREA

**R-2 - Medium Density Residential ZONING**

Required minimum distance between building and property lines.

SETBACK	DISTANCE	WHAT IT MEANS
Front Yard	25ft	Distance from street/front property line
Side Yards	5ft Each	Distance from side neighbors (both sides)
Rear Yard	20ft	Distance from rear property line

**B**

**ALLOWABLE USES**

Land uses permitted under the R-2 zoning classification.

- PERMITTED BY RIGHT** (Code section in brackets)
- Dwelling—Single-Family [§18.06.060-E]
  - Dwelling—Two-Family [§18.06.060-E]
  - Dwelling—Multiple-Family [§18.06.060-E]
  - Dwellings—Cluster Development [§18.06.060-E]
  - Home Occupation [§18.06.060-E]
  - Office Ancillary to Multi-Family/Model Home [§18.06.060-E]
  - Residential or Group Care Facility—Small (serving six or fewer persons) [§18.06.060-E]
  - Community Gardens [§18.06.060-E]
  - Electric Vehicle Charging Station—Small [§18.06.060-E]
  - Family Day Care Home—Small [§18.06.060-E]
  - Plant Nursery (grown in containers only), excluding marijuana [§18.06.060-E]
  - Utility Distribution Facilities [§18.06.060-E]

**CONDITIONAL USE PERMIT REQUIRED** (Code section in brackets)  
 Uses not permitted by right as discussed above may require issuance of a Conditional Use Permit by the responsible governmental agency.

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- Dwelling—Compact Lots Subdivision [§18.06.060-E]
- Mobilehome Park [§18.06.060-E]
- Residential or Group Care Facility—Large (serving seven or more persons) [§18.06.060-E]
- Administrative/Professional Services [§18.06.060-E]
- Boarding, lodging, or rooming houses [§18.06.060-E]
- Day Care Center Child or Adult [§18.06.060-E]
- Dance, Martial Arts, Yoga Studio [§18.06.060-E]
- Educational Institution [§18.06.060-E]
- Family Day Care Home—Large [§18.06.060-E]
- Religious Assembly [§18.06.060-E]



**ADU REGULATIONS**

The following highlights regulations applicable to the construction of an ADU on your property. Always consult with the Planning Department, applicable governmental agencies, and qualified professionals before proceeding with any development project.

**LOCAL ADU REGULATIONS**

Accessory Dwelling Unit (ADU) Regulations in Colton, San Bernardino County, CA

Code Reference: Colton Municipal Code §18.48.150 (Ord. No. O-01-25, 2-4-2025); implements Cal. Gov. Code §§65852.2, 65852.22

**Allowed Zones:** Lots with a proposed or existing single-family or multifamily primary dwelling (residential and mixed-use zones: V-L, R-1, R-2, R-3, R-4, M-U/D, M-U/N, R-O)

**Allowed on SF Lot:** One ADU plus one JADU on a lot with a proposed or existing single-family dwelling; converted/within-structure or limited detached (4 ft side/rear setbacks, 1,200 sf max)

**Allowed on MF Lot:** Converted ADUs within non-livable space of existing multifamily structures — at least one, up to 25% of existing units; plus up to two detached ADUs on a proposed-MF lot or up to eight detached ADUs on an existing-MF lot (4 ft side/rear setbacks, 1,200 sf max each)

**Maximum Size (Detached):** 850 sq ft for a studio or one-bedroom unit; 1,200 sq ft for a unit with two or more bedrooms

**Maximum Size (Attached):** 850 sq ft (studio/1-br) or 1,200 sq ft (2+ br); attached ADU on a lot with an existing primary dwelling further limited to 75% of the primary dwelling floor area, but no FAR/setback/coverage/open-space limit may force the ADU below 800 sq ft

**Maximum JADU Size:** 500 sq ft maximum; contained entirely within an existing or proposed single-family structure

**Height Limit:** Detached ADU max 35 ft; up to 2 stories / 30 ft within 1/4 mile of a major transit stop or high-quality transit corridor (up to 32 ft to align roof pitch); 2 stories / 30 ft on a multi-story multifamily lot; attached ADU max 35 ft or the underlying-zone limit (whichever is lower), max 2 stories

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**Setbacks:** 25 ft front-yard setback; 4 ft side- and rear-yard setbacks; no setback required where the ADU is built in the same location and to the same dimensions as an existing structure

**Parking Requirements:** One off-street space per ADU (may be in setback areas or tandem); no parking required where the ADU is within 1/2 mile of public transit, in a historic district, part of the primary residence/accessory structure, where on-street permits are unavailable, near a car-share stop, or submitted with a new primary dwelling; no replacement parking required when a garage/carport is converted

**Owner Occupancy:** Not required for ADUs permitted 1/1/2020–1/1/2025; ADUs permitted on or after 1/1/2025 are subject to an owner-occupancy requirement; all JADUs require owner occupancy (owner must reside on the property)

**Impact Fees:** No impact fee for an ADU under 750 sq ft; for an ADU 750 sq ft or larger, impact fees are charged proportionately to the square footage of the primary dwelling

**Approval Type:** Ministerial — ADU/JADU permit issued with a building permit; no discretionary review or hearing for ADUs/JADUs that conform to §18.48.150

## **CALIFORNIA STATE ADU LAW**

California Government Code §66310 et seq. (formerly §65852.2) establishes statewide minimum standards for Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs). Local jurisdictions may not impose requirements more restrictive than state law.

### Size Limits

- Detached ADU: Up to 1,200 sq ft (state minimum allowance)
- Attached ADU: Up to 1,200 sq ft or 50% of primary dwelling living area, whichever is less
- Local agencies must allow at least an 800 sq ft ADU regardless of lot size or FAR limits
- JADU: Maximum 500 sq ft, must be within existing or proposed single-family dwelling

### Setback Requirements

- Detached ADU: 4 ft side and rear setbacks (state maximum local agencies can require)
- ADU above garage: 4 ft side and rear setbacks
- Garage conversion: No setback required for existing legally permitted structure
- ADU within existing footprint: No additional setbacks required

### Height Limits

- Detached ADU: 16 ft minimum allowance (local agencies must permit)
- ADU above garage: 18 ft minimum allowance
- Within 1/2 mile of major transit: 18 ft minimum (2 stories if detached)
- Attached ADU: 25 ft or zone maximum, whichever is lower

### Parking Requirements

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- No parking required if within 1/2 mile of public transit stop
- No parking required if within 1 block of car share vehicle
- No parking required for ADU conversions of existing space
- No replacement parking required when converting garage to ADU
- Otherwise: Maximum 1 space per ADU (may be tandem, in setbacks)

### Number Allowed

- Single-family lot: 1 ADU + 1 JADU (both permitted by right)
- Multi-family lot: Up to 25% of existing units as conversions (minimum 1) + 2 detached ADUs
- SB 9 lots: ADUs may be combined with lot split provisions

### Other Requirements

- Owner occupancy: Not required for ADUs; may be required for JADUs
- Rental term: Minimum 30 days (no short-term vacation rentals)
- Sale: ADU cannot be sold separately from primary residence (except AB 1033 provisions)
- Approval: Ministerial (no discretionary review); 60-day approval timeline
- Impact fees: Exempt for ADUs under 750 sq ft; proportional for larger ADUs
- Fire sprinklers: Not required unless required for primary residence

## D

### DEVELOPMENT POTENTIAL

Percentage of lot used in potential development scenario



Buildable Area: Single-floor footprint as % of lot | Setback Loss: Lot area consumed by required setbacks | Width/Depth Usage: Usable dimension vs. total

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**E**

**POTENTIAL DEVELOPMENT SCENARIO**

Required minimum distance between building and property lines

PARAMETER	VALUE	EXPLANATION
Stories	2.5 stories	zoning
Building Height	35ft	Maximum allowed height per zoning code
Max Floor Area	7494 <sup>sqft</sup>	Maximum interior space across all floors
Buildable Area	2998 <sup>sqft</sup>	Maximum buildable lot area (may be subject to coverage limits)
FAR Achieved	1.00	Floor Area Ratio = Total Floor Area/Lot Area

**F**

**CONSIDERATIONS**

Factors that may influence design decisions for this property

- Lot coverage is limited to 40% of the lot (2,997 sq ft), which is smaller than the 4,195 sq ft available inside the setbacks. Building placement has flexibility within the larger envelope, but the building footprint itself is capped.
- Setbacks consume approximately 60% of the lot area, shaping building placement while still allowing flexibility within the permitted design envelope.
- Narrow side setbacks (5.0 ft) may limit window placement on neighboring walls, while still allowing effective light, ventilation, and privacy solutions.
- Height allowance (35.0 ft) may permit vaulted ceilings or rooftop features, supporting flexibility in interior volume and roof design.
- Buildable width (40.0 ft) may favor front-to-back room arrangements, supporting efficient planning and flexible interior layouts.
- Consider a multi-story development to optimize site utilization.
- Conduct geotechnical and environmental due diligence to confirm site suitability.
- Verify utility capacity and connection requirements to ensure adequate service for the development.
- Review neighborhood context and applicable design guidelines; some areas may have restrictions such as historic preservation limits or oversight by architectural review boards.
- Consult with a qualified architect and planning consultant to guide design and regulatory compliance.

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Verify current zoning with local planning department to ensure alignment with development potential.

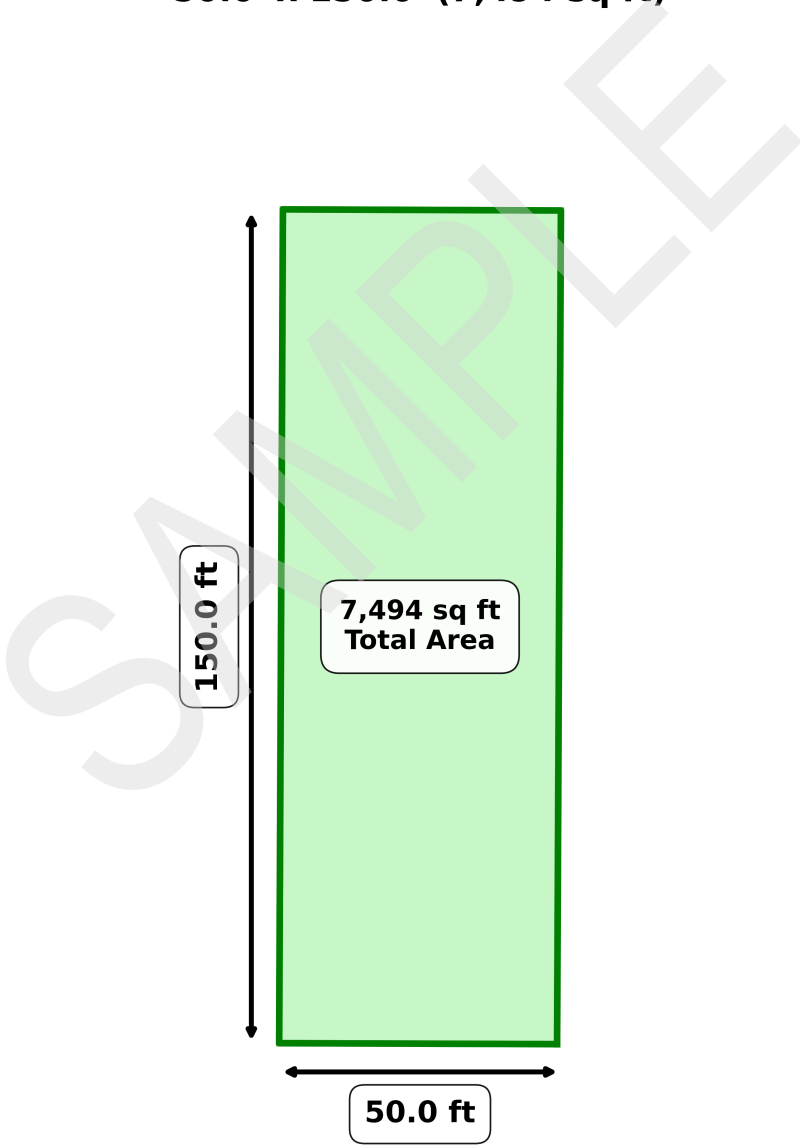
DISCLAIMER: This analysis is based on spatial database information and standard zoning requirements. Actual development potential may be subject to additional restrictions including overlay zones, CC&Rs, Planned Development standards and regulations, Specific Plan standards and regulations, easements, environmental regulations, hillside regulations, and building codes. In cases where Planned Development or Specific Plan standards are unavailable, overarching and/or like zoning districts may be utilized. This report is for informational purposes only. Always consult with the Planning Department, applicable governmental agencies, and qualified professionals before proceeding with any development project.

SAMPLE



PROPERTY OUTLINE

**Property Outline - Parcel 0164142180000**  
**50.0' x 150.0' (7,494 sq ft)**

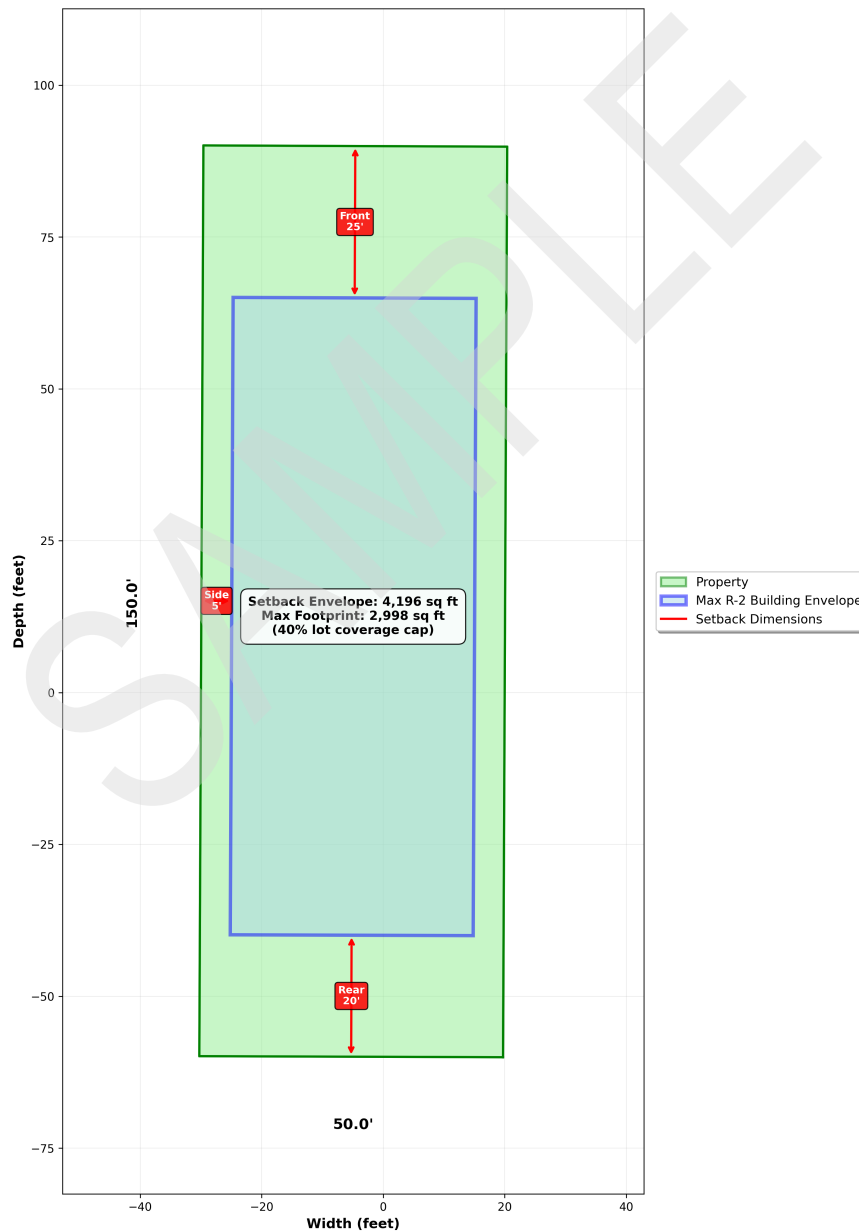


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SITE PLAN

**R-2 Zoning Site Plan - Parcel 0164142180000**  
 Lot Size: 50.0' x 150.0' (7,494 sq ft)



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SITE PLAN AERIAL VIEW



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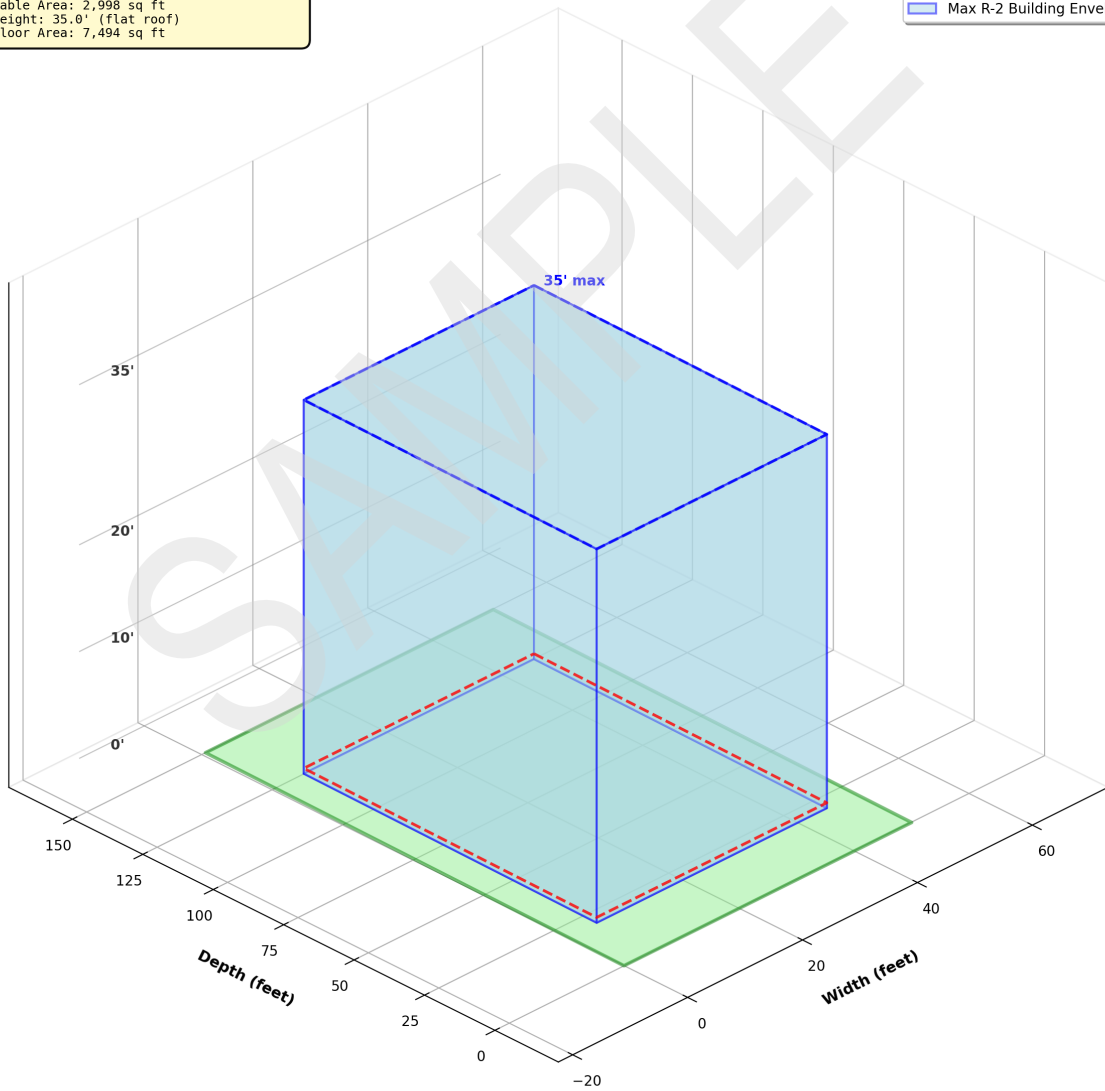
J

3D BUILDING ENVELOPE

**Maximum R-2 Building Envelope - Parcel 0164142180000**  
**Lot: 50.0' x 150.0' (7,494 sq ft)**

Zone: R-2 (Medium Density Residential)  
 Setbacks: Front 25.0', Sides 5.0', Rear 20.0'  
 Buildable Area: 2,998 sq ft  
 Max Height: 35.0' (flat roof)  
 Max Floor Area: 7,494 sq ft

Property Boundary  
 Setback Lines  
 Max R-2 Building Envelope



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## GLOSSARY OF TERMS

### LOT / PARCEL TERMS

**Total Lot Area:**

The complete area of the property parcel as recorded in official records, measured in square feet.

**Buildable Area:**

The portion of the lot where construction is permitted after applying all required setbacks. Also called 'building envelope footprint.'

**Lot Width:**

The horizontal dimension of the lot, typically measured along the front property line (street-facing).

**Lot Depth:**

The vertical dimension of the lot, measured perpendicular to the front property line.

### SETBACK TERMS

**Front Setback:**

Required minimum distance between the front property line (usually the street) and any building.

**Side Setback:**

Required minimum distance between side property lines and any building. Applies to both sides.

**Rear Setback:**

Required minimum distance between the rear property line and any building.

**Setback Loss:**

The percentage of total lot area that cannot be built upon due to setback requirements.

### DEVELOPMENT METRICS

**FAR (Floor Area Ratio):**

Total building floor area divided by lot area. A FAR of 1.0 means floor area equals lot size; 2.0 means twice the lot size across multiple floors.

**Max Floor Area:**

Maximum total interior space permitted, calculated as buildable footprint × number of stories.

**Building Height:**

Maximum vertical dimension from grade to roof peak or parapet, as defined by local zoning code.

**Stories:**

Number of floor levels above grade that can be built within height restrictions.

### EFFICIENCY METRICS

**Buildable Area %:**

Buildable footprint as a percentage of total lot area. Shows single-floor building capacity.

**Width/Depth Usage:**

Percentage of lot width or depth remaining after setbacks are applied.

### ECONOMIC TERMS

**Est. Construction Cost:**

Rough estimate based on maximum floor area x assumed cost per square foot. Actual costs vary significantly by location, materials, and finishes.

**Cost/Lot SF:**

Construction cost divided by total lot area. Useful for comparing development intensity across different lot sizes.

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