

**NONCONFORMING RESIDENTIAL BUILDINGS AND USES  
SUMMARY OF RULES FOR ADDITIONS  
(HERMOSA BEACH MUNICIPAL CODE CHAPTER 17.52)**

**Nonconforming Structures**

	Less than One Parking Space Per Unit	One or More Parking Spaces Per Unit But Less than 2 spaces	2 or More Parking Spaces Per Unit
<b>*Expansion Allowed:</b>	100 square feet**	500 square feet	100% increase in floor area
<i>PROVIDED THE EXPANSION DOES NOT RESULT IN GREATER THAN 3,000 SQUARE FEET PER DWELLING UNIT OR 5,000 SQUARE FEET PER BUILDING SITE</i>			
<b>Structural Removal Allowed:</b>	Unlimited removal of existing conforming portions of the structure (foundation/floor system must be retained)  To maintain existing nonconforming portions (i.e. existing walls with nonconforming yards or roofs over the height limit) these portions of the structure cannot be completely removed		

**Nonconforming Uses**

	Less than One Parking Space Per Unit	One or More Parking Spaces Per Unit But Less than 2 spaces	2 or More Parking Spaces Per Unit
<b>*Expansion Allowed:</b>	100 square feet**	500 square feet	50% increase in floor area
<i>PROVIDED THE EXPANSION DOES NOT RESULT IN GREATER THAN 3,000 SQUARE FEET PER DWELLING UNIT OR 5,000 SQUARE FEET PER BUILDING SITE</i>			
<b>Structural Removal Allowed:</b>	Unlimited removal of existing conforming portions of the structure (foundation/floor system must be retained)  To maintain existing nonconforming portions (i.e. existing walls with nonconforming yards or roofs over the height limit) these portions of the structure cannot be completely removed		

\* Garage and/or decks balcony areas not included in the calculation of expanded floor area. Building sites that contain 3 or more units, or that contain a density exceeding 45-units per acre shall not be expanded. Expanded area means the cumulative total of all expansions on and after October 26, 1989.

\*\* Up to five hundred (500) square feet may be added if one or more parking spaces are added to an existing building, even if the resulting total is less than one parking space per unit. Existing parking spaces for existing residential buildings shall be counted if compliant with: length 17 feet-6 inches min. (inside measurement); turning radius 20 feet min. (measured from far side of alley or street); driveway/parking space width 8 feet min; driveway slope 15% max; alley or street setback width as necessary to provide 20-foot turning radius; and no other nonconforming conditions exist.

Residential parking within the front 20 feet shall be allowed only when paved and leading to a garage.

Refer also to Hermosa Beach Municipal Code Chapter 17.44 off-street parking.

**“Nonconforming Building”** means a building, structure, or portion thereof, which was lawfully erected or altered and maintained, but no longer conforms to the zoning standards of the zone of in which it is located.

**“Nonconforming Use”** means a use that was lawfully established and maintained but which no longer conforms to the use regulations, or the lot area per dwelling unit regulations, of the zone in which it is located.