RESIDENTIAL DEVELOPMENT GUIDELINES (R-1)

Planning Division

DEVELOPMENT STANDARDS (21.08.080)

- **Lot Size and Densities**

Lot Size (sq. ft.)	Floor Area Ratio (FAR)
Less than 6,000	0.50
6,000 – 10,000	0.40
Over 10,000	0.35

Minimum Lot Width (ft.)	Minimum Width of Front Property Line (ft.)	Minimum Depth (ft.)
50	25	N/A
At least 50	At least 7,000	
At least 150	At least 25,000	
At least 200	At least 50,000	

- **Setbacks**

Lot Line	Type of Building	Bounded By	R-1
Front	Main or garage	A street	25’
Front	Main or garage on hillside	A street	10’
Front	Garage	With entrance at right angle to the street/turn-in driveway	10’

- **Encroachments.** Architectural features such as wall projections, eaves, overhangs extensions, decorative materials, guardrails, awning/canopy, balcony, chimney/fireplace, uncovered porch and artwork may encroach up to 2.5 feet into the minimum required front setback subject to City Planner approval.
- **Street/Front Setback**. A front setback can only be used for landscaping, pedestrian walkways or driveways leading to parking areas. Walkways cannot be greater than four feet in width.
- **Cul-de-Sac.** The depth of the required front yard on a lot facing directly upon the arc of a cul-de-sac is measured parallel to the front property line.
- **Double Frontage Lots/Through Lots**. Double frontage lots must provide front yards on each frontage.

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Lot Line	Type of Building	Bounded By	R-1
Side	Main – **1st story**	Other lots or alley	5’
Side	Main – **2nd story**	Other lots or alley	10’
Side	Main – **1st floor**	A street	10’
Side	Main – **2nd floor**	A Street	15’
Side	Garage *	Other lots or alley	5’
Side	Accessory structure	Other lots or alley	5’

- **Setbacks** – continued

  - **Encroachments.** Architectural features such as wall projections, eaves, overhangs extensions, decorative materials, guardrails, awning/canopy, balcony, chimney/fireplace and artwork may encroach up to 1.5 feet into the minimum required side setback subject to City Planner approval.

  - **Garages.*** Garages that open into alleys, must have a 5' setback from property line and total of 26' back-up from opposite side of alley. Garages that open into a side street must have a 20' setback from property line.

Lot Line	Type of Building	Bounded By	R-1
Rear	Main	Other lots or alley	25'
Rear	Garage*	Other lots or alley	5'
Rear	Accessory structure	Other lots or alley	5'
Rear	Porch - covered	Other lots or alley	50% of rear yard area and no closer than 10' to property line
Rear	Porch - uncovered	Other lots or alley	50% of rear yard area and no closer than 10' to property line

  - **Encroachments.** Architectural features such as wall projections, eaves, overhangs extensions, decorative materials, guardrails, awning/canopy, balcony, chimney/fireplace and artwork may encroach up to 2.5 feet into the minimum required rear setback subject to City Planner approval.
  - **Garages***. Garages that open into alleys, must have a 5' setback from property line and total of 26' back-up from opposite side of alley.

- **Building Height**.
  - No building shall exceed two (2) stories or 30' in height.
  - Maximum building height within side yard setback is 15'.
  - The maximum allowable height of a structure is measured from the lowest elevation of the existing grade at an exterior wall of the structure to the highest point of the structure.
  - In all residential zones, a front porch or patio cannot exceed fifteen (15) feet in height.

- **Building Separation.**

Required Separation (in feet)		
Floor	**Building Separation (ft.)**	**R-1**
First Floor	Habitable to habitable	10'
Second Floor	Habitable to habitable	11'
	Habitable to non-habitable	5'

PARKING REQUIREMENTS (21.22.050)

The chart below indicates the enclosed parking and open space guest parking required per unit*.

Number of Bedrooms	Enclosed Garage Spaces
4 or fewer bedrooms*	2 enclosed garage spaces
5-7 bedrooms*	3 enclosed garage spaces plus 1 additional open parking space per bedroom above 5
8 or more bedrooms*	4 enclosed garage spaces plus 1 additional open parking space per bedroom above 5

A den, library, study or similar habitable room which in the determination of the City Planner could be used as a bedroom will be considered a bedroom for purposes of determining required parking.

- **Parking and Driveway Requirements.** (21.22.080(B))
  - **Interior Dimensions**. Two-car garage must be minimum 18' (W) x 20' (D) and clear of all obstructions.
  - **Unenclosed Dimensions**; Minimum 9' (W) x 18'(D)
  - **Garage Door Width.** Must be 16' – 18' (W) and equipped with an automatic garage door opener.
  - **Driveway Width.** Must be 10'(W) minimum.

ADDITIONAL DEVELOPMENT STANDARDS

- **Accessory Building or Structure.** (21.08.080(C))
  - Only one accessory building or structure shall be allowed.
  - Must be uninhabitable and no more than one hundred twenty (120) square feet.
  - Must be one-story and not to exceed an overall height of fifteen (15) feet.
  - Cannot have interior access from the principle use.
  - Must be used as storage shed, playhouse, laundry room, or similar use; and may not be rented or sold separately.
  - Cannot have kitchen or kitchen facilities.
  - Cannot be permitted in any required front yard.

- **Landscaping Requirement.** (21.08.080 (W)(2))
  - Front yards must be maintained with appropriate vegetative landscaping and permeable materials such as mulch, decomposed granite, gravel, stones and similar permeable materials that allow for infiltration and reduce runoff.

- **Mechanical Equipment.** (21.08.080(G))
  In all residential zones, swimming pool circulating pumps, filters and heaters, and air conditioners and coolers, including compressor units shall adhere to following standards:
  - Must be located in a rear or interior side yard.
  - Cannot be located any closer than five feet to a side or rear property line that abuts another residential zoned property.
  - May be located on other portions of a residential lot or on the roof of a residential building, if such location is first approved by the City Planner.
  - Must be screened from public view and not visible from any abutting lot, public street or right-of-way subject to review and approval of the City Planner.

- **Underground Utilities.** (14.16.040)
  Check with the Engineering Division regarding when the undergrounding of utilities will be required.

- **Pools.** (21.08.080(F))
  Pools are permitted in all residential zones, subject to the following standards:
  - Permitted in any side and rear yard with the requirement of a minimum 5' setback from a property line or structure.
  - Prohibited in required front yards.
  - All lighting around the swimming pool must be directed away from abutting properties.

- **Perimeter Wall, fences and hedges.**
  - A wall, fence or hedge with maximum height of six (6) feet may be provided along the side and rear lot lines, reduced to four feet in height in the required front yard setback area.

- **Public Utility Facility.** In all residential zones, buildings and structures may be erected over an easement dedicated for public or utility purposes only if authorization is issued by the easement holder.

This handout is intended to be used as a guide and does not contain all development requirements. Specific regulations from the Monterey Park Municipal Code are available in the Planning Division or online at www.MontereyPark.ca.gov. If you have any questions, please contact the Planning Division at (626) 307-1315.