RESIDENTIAL DEVELOPMENT GUIDELINES (R-2 AND R-3)

Planning Division

DEVELOPMENT STANDARDS

- **Densities**

Zone	Density
Medium-Density Residential (R-2)	Up to 16 units per acre
High-Density Residential (R-3)	Up to 30 units per acre

- **Setbacks**

Lot Line	Type of Building	Bounded By	R-2	R-3
Front	Main or garage	A street	25’	25’
Front	Main or garage on hillside	A street	10’	10’
Front	Garage	With entrance at right angle to the street/turn-in driveway	10’	10’

- **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 **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.

Lot Line	Type of Building	Bounded By	R-2	R-3
Side	Main – **1st story**	Other lots or alley	5’	5’
Side	Main – **2nd story**	Other lots or alley	10’	10’
Side	Main – **1st floor**	A street	15’	15’
Side	Main – **2nd floor**	A Street	25’	25’
Side	Garage *	Other lots or alley	5’	5’
Side	Accessory structure	Other lots or alley	5’	5’

- **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-2	R-3
Rear	Main	Other lots or alley	25’	25’
Rear	Garage*	Other lots or alley	5’	5’
Rear	Accessory structure	Other lots or alley	5’	5’

Effective 10/5/2024 Ord. 2247

- **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 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 a vertical distance as measured from the grade plane to the average height of the highest roof surface.
  - 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-2**	**R-3**
First Floor	Habitable to habitable	10'	10'
Second Floor	Habitable to habitable	11'	11'
	Habitable to non-habitable	5'	5'

- **Open Space Required per Unit for Lots Developed with Multiple Units**.

Number of Units	Open Space Required	R-2	R-3
For 2 or more units	Minimum private open space	250 sq. ft.	250 sq. ft.
For 3 or more units	Minimum common open space	600 sq. ft.	400 sq. ft.
For 3 or more units	Minimum private open space	250 sq. ft.	250 sq. ft.

- **Open Space Required per Unit**
  - **Private.** Minimum dimensions must be ten (10) feet wide and ten (10) feet deep and be adjacent to and accessible from the residential unit from the living room, dining room or family room and is enclosed by a fence or wall or view-obscuring hedge at least four feet six inches in height. Private open space cannot include any portion of the front setback.
  - **Common.** Minimum dimensions must be fifteen (15) feet wide and fifteen (15) feet deep and shall provide recreational amenities such as a swimming pool, spa, tot-lot with play equipment, picnic shelter, barbeque area; court game facilities. Common open space cannot include any portion of the required private open space, front or side yard setbacks.

PARKING REQUIREMENTS (21.22.050)

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

Number of Bedrooms	Parking/ Garage	Guest Parking
2 or fewer bedrooms*	1 space	N/A
3 bedrooms*	2 spaces	1 space per 4 units
4 bedrooms*	2 spaces	1 space per 4 units
5 bedrooms*	3 spaces	1 space per 4 units
6 or more bedrooms*	3 spaces	1 space per each bedroom above 5; plus 1 per 4 units

*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))

Depth	R-2	R-3
Enclosed	20 ft.	20 ft.
Unenclosed	18 ft.	18 ft.
Width	9 ft.	9 ft.
Garage Door Width		
Single-Family Dwelling	16-18 ft.	16-18 ft.
Multi-Unit Development	18 ft.	18 ft.
Driveway		
Width	18 ft.	18 ft.
Note: Driveway width for R-2/R-3 may be reduced subject to Section 21.22.090 (B).		

  - **Internal Walkways**. Properties with multiple dwelling units, shall provide internal walkways between at least one adjacent public street and the off-street parking area, and dwelling units. Walkways shall be a minimum of thirty-six (36) inches wide and improved with a hard durable surfacing, or continuous blocks of flagstone or similar material. Driveways shall not be utilized in lieu of required internal walkways.
  - **Planting Strip**. (21.08.080 (W)(2)(E)) A planting strip not less than eighteen (18) inches in width must be installed along both sides of an unenclosed parking space located between two residential buildings on same lot.
  - **Storage**. (21.08.080(E)(6)) Not less than 180 cubic feet of private and secured accessory storage space with a minimum dimension of three feet in depth and a maximum height of eight feet must be provided in the garage for each dwelling unit. Said storage space does not interfere with required automobile parking.

ADDITIONAL DEVELOPMENT STANDARDS

- **Accessory Building or Structure.** (21.08.080(D))
  - Only one accessory building or structure shall be allowed per residential unit.
  - 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.

- **Distance Between Windows**. (21.08.080 (P))
  - In the R-2 and R-3 Zones, developed with multiple dwelling units, all windows must be offset from windows of the adjacent units.

- **Finish Floor Elevation**. (21.08.080 (M))
  - In the R-2 and R-3 Zones, developed with multiple-dwelling units, the finished floor elevation of the building or structure located in closest proximity to the front lot line cannot exceed two feet above the natural grade at the front lot line and only to accommodate raised floor construction.

- **Building Modulation**. (21.08.080 (N))
  - In the **R-2 Zone**, no visible façade of a building or structure can have a continuous length, exceeding sixty (60) feet without having a building offset of twelve (12) feet or greater.
  - In the **R-3 Zone**, no visible façade of a building or structure can have a continuous length, exceeding eighty (80) feet if facing onto a public street or one hundred twenty (120) feet elsewhere on the lot without having a building offset of twelve (12) feet or greater.

- **Trash and Waste Facility**. (21.08.080 (S))
  - Trash containers cannot be less than forty-five (45) gallons capacity per dwelling unit. All developments of four units or more shall provide shared trash containers of at least half cubic yard per unit. Additional details are in section 21.08.080 of the Monterey Park Municipal Code.

- **Landscaping Requirement.** (21.08.080 (W)(2))
  - Before the City issues a building permit, complete landscaping and irrigation plans, signed by a landscape contractor and/or landscape architect, must be submitted for City Planner approval and must adhere to the requirements found in this section of the Municipal Code.
  - Where conflicts in language may exist between these landscape water conservation standards and the city's land development provisions for landscaping, the more restrictive water conserving language prevails.

- **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.**
  - A solid perimeter decorative masonry wall six (6) feet in height must be provided along the side and rear lot lines, reduced to four feet in height in the required front yard.
  - A minimum three (3) foot landscaping strip is required adjacent to the perimeter wall.
  - All driveway planters must be bordered by a minimum six (6) inch high concrete curb.

- **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.