



COMMERCIAL/INDUSTRIAL DEVELOPMENT GUIDELINES

Planning Division

Chapter 17.16 Commercial, Industrial Development Standards

Sections

- 17.16.010 Lot Size
- 17.16.020 Setbacks
- 17.16.030 Fences, Hedges and Walls
- 17.16.040 Additional regulations for the South Myrtle Avenue Corridor
- 17.16.050 Additional regulations for the West Huntington Drive Corridor

17.16.10 Lot Size. A. Sizes. The minimum lot areas and dimensions in the various commercial and industrial zones shall be as shown in the following tables:

ZONE	MINIMUM LOT AREA (in square feet)	MINIMUM LOT WIDTH (in feet)	MINIMUM LOT DEPTH (in feet)
NC	15,000	100	100
CD/O	10,000	50	100
C/RS*	30,000	150	150
RCC/RCM	30,000	150	150
O/RD/LM	20,000	100	100
BE	15,000	100	100
M	15,000	100	100
PD	As determined by the Land Use Element of the General Plan.		
Note: Where the Land Use Element provides no minimum lot size, the Committee shall identify the site or use as belonging to one of the above zones and require the accompanying lot size.			
* A lot in the C/RS Zone may be reduced to 15,000 square feet, with minimum dimensions, if it remains as an integral part (vis-a-vis reciprocal parking + ingress/egress + CC & Rs) of a development that totals 30,000 square feet or more.			

(B) *Exceptions*. Where a lot was of record under separate ownership at the time of the effective date of this title, and the area and dimensions of the lot are less than required for its zone, the following shall apply: Such lot in the HCD, CD/O, NC, C/RS, O/RD/LM, BE or M Zone, under 5,000 square feet in area, may be occupied by the uses permitted in the zone only if a conditional use permit is granted.

§ 17.16.020 SETBACKS.

Setback requirements in the NC, C/RS, RCC, RCM, O/RD/LM, BE, M and PQP Zones shall be as follows:

LOT LINE	BOUNDED BY	A BUILDING MUST BE SET BACK (IN FEET)
Front	A street	10
Side	A street	10A, B
Side	An alley or another lot	No setback requiredD, E
Rear	An alley or another lot	No setback requiredD, E
Rear	A street	5A, B

(A) Cornices, eaves, sills and similar architectural features may project up to five feet into the required setback.

(B) Lots less than 60 feet shall have a five-foot setback.

(C) Where a building is provided with a vehicle access door, the building shall be set back 25 feet from the opposite side of the alley.

(D) For buildings greater than 18 feet in height and where a building is adjacent to residential zone, the residential zone setback for the abutting yard shall apply.

§ 17.16.030 FENCES, HEDGES AND WALLS.

Requirements for fences, hedges, and walls in all commercial and industrial zones used for decorative barriers and solid screening shall be as follows:

(A) *Permitted fences, hedges and walls.*

(1) *Setbacks.* Fences and walls shall be set back from the property line the same distance as is required for buildings in the same zone it is placed.

(2) *Height.*

(a) Fences and walls shall not exceed eight feet in height.

(b) If located adjacent to a residential zone, fences and walls shall not exceed the maximum height permitted in the adjoining residential zone.

(c) Hedges shall not exceed three feet in height when located in the required setback area.

(3) *Materials.* Fences and walls shall be composed of the following:

(a) Masonry wall: decorative block (i.e. split face, slump stone) shall be required on all walls visible to the street;

(b) Concrete tilt-up walls if of adequate aesthetic quality;

(c) Wrought iron; or

(d) Other materials if of adequate aesthetic and structural quality and durability as approved by the Committee. Chain link fencing shall not be permitted.

(B) *Required (solid screening) fences, hedges, and walls.*

(1) *Locations.* Solid screening shall be provided around storage yards and outside industrial operations or between industrial and commercial development abutting a residential zone or residential development.

(2) *Setbacks.* Solid screening shall be set back from the property line the same distance as is required for buildings in the same zone it is located.

(3) *Height.*

(a) Required solid screening shall be six feet in height; a higher screening may be required based on the field conditions.

(b) If located adjacent to a residential zone, the solid screening shall be approved by the Committee.

(4) *Materials.* All solid screening shall be composed of the following:

(a) *Masonry walls.* Decorative block shall be required on walls visible to the street (i.e. split face or slump stone block).

(b) Concrete tilt-up walls if of adequate aesthetic quality.

(c) Other materials approved by the Committee after giving consideration to appearance, screening capability, structural quality and durability.

(C) *Fences, hedges and walls—height determination.* The height of any fence, hedge or wall shall be measured as follows:

(1) For street property lines, at sidewalk grade;

(2) For interior property lines, at sidewalk grade or adjacent finished grade.

(D) *Fences, hedges and walls—nonpreemption.* Nothing in divisions (A) through (E) of this section shall be deemed to set aside or reduce the requirements established for security fencing by local, state or federal law.

(E) *Barbed wire.*

(1) Barbed wire shall be permitted in the M (Manufacturing) zone subject to the following conditions:

(a) A building permit shall be required prior to installation.

(b) It shall only be located on a fence that is a minimum of six feet in height.

(c) It shall not be located in required front setback or street side yard areas.

(d) It shall be installed and maintained on a 45-degree angle into the property, measured from the vertical axis representing the fence. It shall not protrude or extend over adjacent private or public property.

(e) It shall not be installed on a fence abutting a residential zone.

(2) The use of barbed wire in other zones may be approved by the Development Review Committee. The Committee shall base its decision on whether the barbed wire will impact surrounding neighbors, cause hazardous conditions, or be aesthetically unattractive. The Committee may impose conditions on its approval to minimize such impacts, hazardous conditions, or unattractiveness.

(3) That form of barbed wire commonly known as “razor wire,” and any barbed wire in which broken glass is a component, shall not be permitted in any zone.

(F) *Setbacks—physical obstructions.* In all zones, no buildings, walls, fences, hedges, shrubs, ground signs or the physical obstruction higher than three feet above grade shall be located in the triangular areas defined by the intersections diagramed in § 17.12.040 (the diagrams are not to scale).

(G) *Trash areas.*

(1) All outside trash and garbage collection areas shall be enclosed or screened with a six-foot high wall with metal opaque gates and shall be located so as to allow for convenient pickup and disposal.

(2) All trash containers shall be provided with lids.

(3) Trash containers shall be provided with a sufficient capacity to contain all refuse generated by the use.

(H) *Mechanical equipment.* Ground-mounted mechanical equipment, including but not limited to heating and air conditioning devices, shall be screened from public view. Roof-mounted mechanical equipment and/or duct work which projects above the roof or roof parapet of a building and is visible from adjacent property or a public street shall not be permitted. Exceptions: The Development Review Committee may permit an enclosure that screens mechanical equipment if the material is durable and consistent with the architecture of the building.

§ 17.16.040 ADDITIONAL REGULATIONS FOR THE SOUTH MYRTLE AVENUE CORRIDOR.

(A) *Purpose.* The provisions in this section are intended to provide development policies and standards for properties located within South Myrtle Avenue Corridor.

(B) *Area defined.* Notwithstanding any other provision of this title, the regulations set forth in this section shall apply to all properties depicted in Figure 1 of the City of Monrovia General Plan Land Use Element, approved by the City Council on January 15, 2008 (Resolution No. 2008-03), and on file in the Office of the City Clerk, and titled “Figure 1 - South Myrtle Avenue Corridor Planning Area.” Said Figure 1 is incorporated herein by this reference as though set forth in full.

(C) *Old Town Extension.* For areas delineated as Old Town Extension depicted in Figure 1 of the City of Monrovia General Plan Land Use Element, approved by the City Council on January 15, 2008 (Resolution No. 2008-03), and on file in the Office of the City Clerk, and titled “Figure 1 - South Myrtle Avenue Corridor Planning Area,” the following development standards are created to ensure new development in the Old Town Extension Planning Area is compatible and complementary with the historic downtown of Monrovia. One of the following two options shall apply:

(1) *Option to use underlying zone.* The provisions of this chapter shall not apply to parcels that have been or are proposed to be developed entirely under the underlying zone, provided that all requirements of the underlying zone are met by the project except as specifically approved otherwise by variance or other official action by the city.

(2) *Option to use Specific Plan Overlay Zone.* The provisions of this chapter shall apply to parcels that are proposed to be developed entirely under the Specific Plan Overlay Zone.

(a) *Specific Plan required.* For the parcels that are proposed to be developed, a specific plan and a zone change to “SP” is required in order to use this option. The property owner shall apply for a specific plan and zone change, in accordance with the procedure set forth in Chapter 17.54 and § 17.52.050 of the Monrovia Municipal Code.

(b) *Uses.* The Specific Plan Overlay Zone allows a mix of residential and commercial uses to be built as integrated, cohesive developments with approval of a Specific Plan. Development proposals will be reviewed to ensure integration with established uses and development within that block, and compatibility with adjacent lower-scale residential neighborhoods. All buildings with frontage on Myrtle Avenue shall exclusively have ground-floor commercial uses. Permitted commercial uses will be identified in each Specific Plan. Commercial or residential uses are permitted on the floors above. Development without Myrtle Avenue frontage may be exclusively residential.

(c) *Minimum development size.* To be eligible for the Specific Plan Overlay Zone a Specific Plan area shall be a minimum area of two acres.

(d) *Development density.* A maximum residential density of 54 units to the acre is permitted. For non-residential uses the maximum floor area ratio shall not exceed 2 to 1 (excluding parking structures).

(e) *Building heights and setbacks.* The following maximum building heights and setbacks are established for development proposals subject to the Specific Plan process:

LOT LINE	MAXIMUM HEIGHT (in stories)	REQUIRED SETBACK (in feet)
Myrtle Avenue Frontage	3	0 but no greater than 5
	4*	5 from building face
Olive, Walnut, Chestnut, or Maple Avenue	4*	5
Primrose or Ivy Avenue Frontage	3	10
	4*	50
*Four story construction is not allowed within 50 ft. of Ivy or Primrose Avenues.		

§ 17.16.050 ADDITIONAL REGULATIONS FOR THE WEST HUNTINGTON DRIVE CORRIDOR.

(A) *Purpose.* The provisions in this section are intended to provide development policies and standards for properties located within West Huntington Drive Corridor that have the Retail Corridor Commercial (RCC) and the Retail Corridor Mixed Use (RCM) zoning designation.

(B) *Applicable regulations.* The following provisions are intended to supplement the development standards outlined in this chapter.

(1) *Retail Corridor Commercial (RCC) Zone.* The provisions of this section shall apply to parcels that are zoned with the Retail Corridor Commercial zoning designation.

(a) *Development density.* The maximum intensity of development with surface parking is a floor-area ratio (FAR) of 2.0. New developments are encouraged to provide parking away from the street frontage (i.e., structured, subterranean, behind street-facing retail stores). Retail Corridor Commercial land use classification provides a floor area ratio (FAR) bonus for the removal of

surface parking lots and relocation to a subterranean parking structure. The maximum intensity of development with subterranean and/or structured parking is a floor-area ratio (FAR) of 3.0.

(b) *Building height.* Where adjacent to single-family residential development, building and site design must be sensitive to these neighborhoods, avoiding multi-story buildings and appropriately locating loading docks and other service areas away from these areas.

(c) *Building setbacks.* Buildings shall be setback ten feet from the front property line to provide landscaping and hardscape entrances. The ten-foot setback can be reduced to less than ten feet subject to approval by the Development Review Committee.

(d) *Building orientation and use.* Developments must incorporate ground-level retail uses along Huntington Drive and pedestrian connections throughout. Buildings shall be built facing Huntington Drive.

(2) *Retail Corridor Mixed Use (RCM) Commercial Zone.* The provisions of this section shall apply to parcels that are zoned with the Retail Corridor Mixed Use zoning designation.

(a) *Development density.* The maximum intensity of development with surface parking is a floor-area ratio (FAR) of 2.0. New developments are encouraged to provide parking away from the street frontage (i.e., structured, subterranean, behind street-facing retail stores). Retail Corridor Commercial land use classification provides a floor-area ratio (FAR) bonus for the removal of surface parking lots and relocation to a subterranean parking structure. The maximum intensity of development with subterranean and/or structured parking is a floor-area ratio (FAR) of 3.0. This designation also permits residential developments at a maximum density of 54 dwelling units to the acre.

(b) *Building orientation and use.* The scale and character of new development is intended to support and reinforce the image of West Huntington Drive as a retail corridor. Buildings shall be at least two stories, oriented to streets and pedestrians with subterranean and/or structured parking lots. Developments should emphasize ground-level retail uses along Huntington Drive and pedestrian connections throughout. Buildings shall be built to face on Huntington Drive. Residential uses are not permitted along the parcels fronting Huntington Drive.

(C) *Nonconforming uses.* Existing structures containing uses that become nonconforming upon the adoption of these regulations may be expanded subject to the approval of a conditional use permit if the Commission can determine that the proposal is consistent with the goals and objectives outlined in the West Huntington Drive Corridor Land Use Plan contained in the City of Monrovia General Plan Land Use Element, approved by the City Council on January 15, 2007 (Resolution No. 2008-01), and on file in the Office of the City Clerk.