

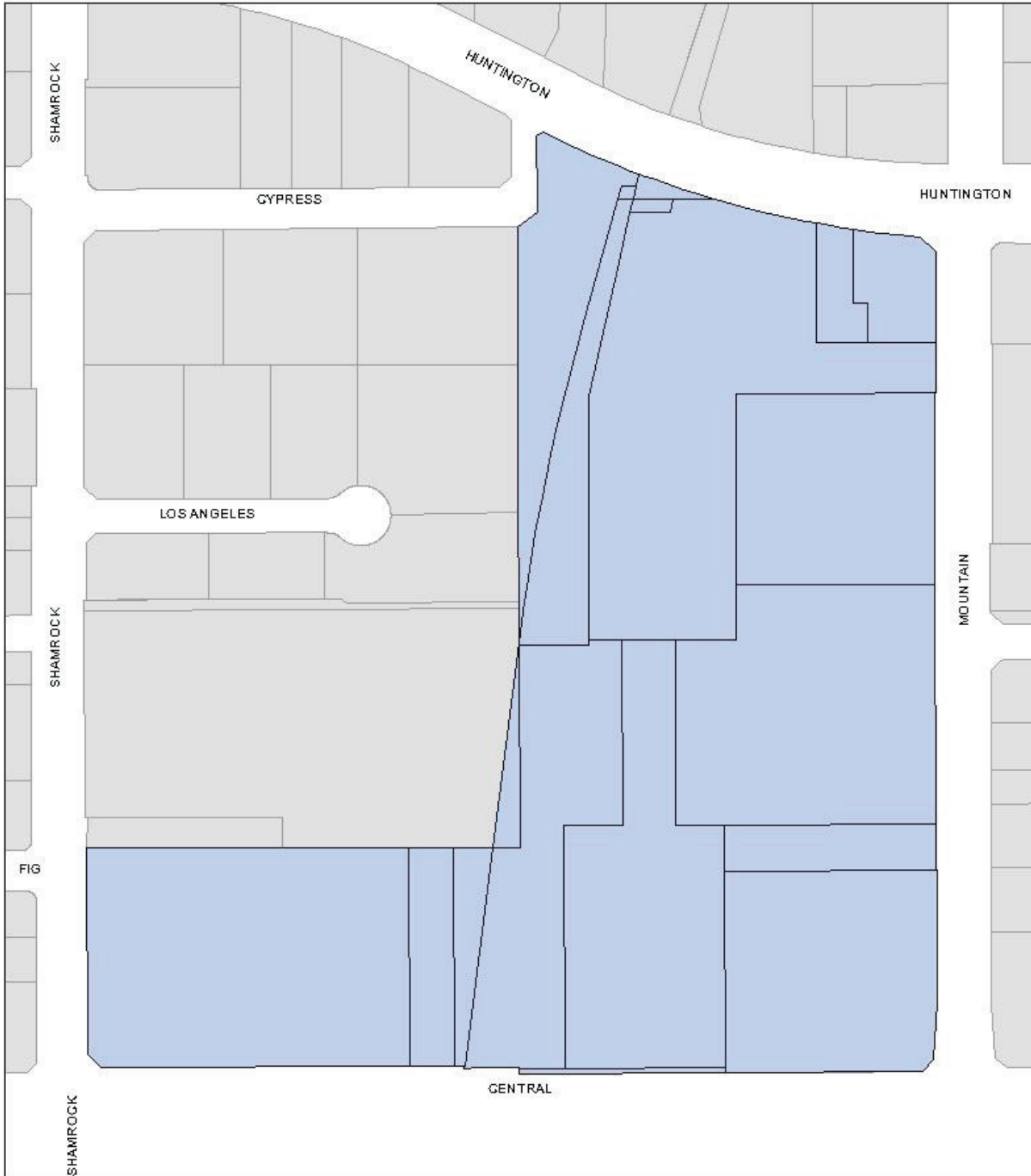
**AREA PD-10: Auto Center:** During the last decade, this area has transitioned from older industrial and commercial uses to primarily new car auto sales in the form of an auto center.

The following development guidelines apply to PD Area 10:

1. New car dealerships and ancillary activities such as new car servicing and used car sales (servicing and used car sales must be part of a new car dealership) are the primary intended uses of this area.
2. All development should be designed to create an expansive auto center atmosphere that includes product display in front, outside and in showrooms, while keeping servicing operations hidden from off-site view.
3. The minimum site size for an auto dealership shall be that which is necessary to create an expansive design including placement of buildings to be in harmony with the neighboring structures and setbacks and to accommodate required on-site parking and landscaping.
4. Landscaping and streetscape shall be consistent throughout the Auto Center and shall be in compliance with the approved auto center landscape/hardscape plan.
5. Fencing and walls shall not be located within the setback area paralleling a street right-of-way. All other perimeter fencing shall be wrought iron or other approved materials.
6. Signage shall provide for maximum aesthetics and appropriate visibility for each franchise-holder. Each franchise-holding establishment shall submit a sign plan for review that may include a combination of wall, monument, freestanding, special purpose, and miscellaneous signs as provided for in the Sign Ordinance of the Municipal Code. Each sign plan shall be consistent with other sign plans in intensity, scale, quantity and location without necessarily being identical. Existing signs at the time these guidelines are approved shall be considered approved and shall constitute the sign plans for the respective franchise-holders.

The following development guidelines apply to PD Area 10A:

1. The building fronting Huntington Drive may be used for new automobile and/or motorcycle sales, office uses as approved by the Development Review Committee, new retail, and any indoor incidental storage or warehousing associated with the uses. The rear of the site can be used for new car, motorcycle sales and automotive repair shop where all work is customarily done in one day, inside storage and warehousing, ad light manufacturing subject to Development Review Committee approval.



**Legend**

- Parcels
- Area 10

City of Monrovia  
Community Development Department  
Planned Development Area 10

