

AREA PD-14: El Norte Avenue: This residential area is predominantly single-family and consists of lots ranging in size from 10,000 square feet to 40,000 square feet. The front property lines of these lots are situated on the City boundary with the City of Arcadia. The Arcadia properties are zoned single-family. The overall appearance of this area is a low-density and low-profile quiet residential neighborhood.

The following development guidelines apply to PD Area 14:

1. A density of one unit per 5,000 square feet of land area (RM 5000), and a floor area ratio of 35% shall be allowed for each lot.
2. The front yard setback will be the average setback of the block, but in no case shall be less than the minimum required by the Zoning Ordinance.
3. Only single-story residential construction will be permitted unless it is determined by the PC that a two story structure will not be obtrusive.
4. Mature trees shall be retained whenever possible.
5. Residential Medium development standards shall apply.

