

AREA PD-16: Peck Road/Myrtle Avenue: This area is a mixture of older, well-maintained, lower density residential along Peck Road, and newer industrial and some commercial uses along Myrtle Avenue. The Peck Road frontage shall continue primarily as a residential area and the Myrtle Avenue frontage shall continue primarily as a light industrial area.

The following development guidelines apply to PD Area 16:

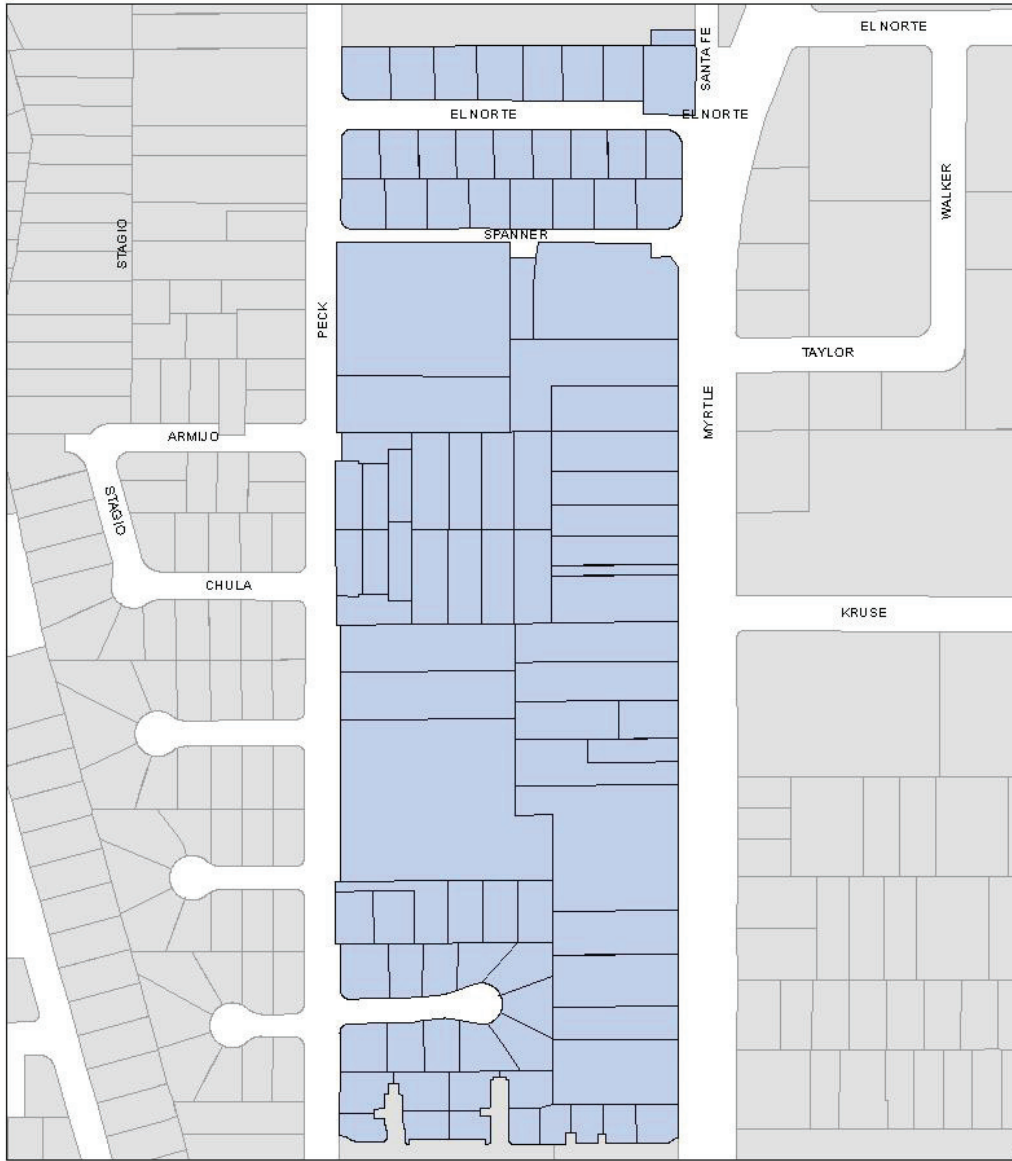
Light Industrial:

1. The light industrial use shall be adequately buffered from surrounding residential uses in terms of noise, light and glare and air pollution. Such buffering shall include, but not be limited to, trees, shrubbery, and decorative solid walls. Lighting for light industrial uses shall be designed such that there is no spillover onto adjacent residential properties.
2. Light industrial uses on through lots (those that extend from Myrtle Avenue to Peck Road) may be permitted with appropriate mitigation measures.
3. All light industrial development shall front Myrtle Avenue, and primary access to the site shall be from Myrtle Avenue.
4. The height and setback of all structures within 100 feet of the Peck Road frontage shall be consistent with the height limit in the Residential Medium Density (RM)Zone.

Residential:

1. Residential uses along Peck Road shall be developed at RM 5500 standards.
2. The residential neighborhood to the north of Spanner Street shall be maintained as a single family neighborhood with no intrusion of industrial development.





Legend

- Parcels
- Area 16

City of Monrovia
 Community Development Department
 Planned Development Area 16

