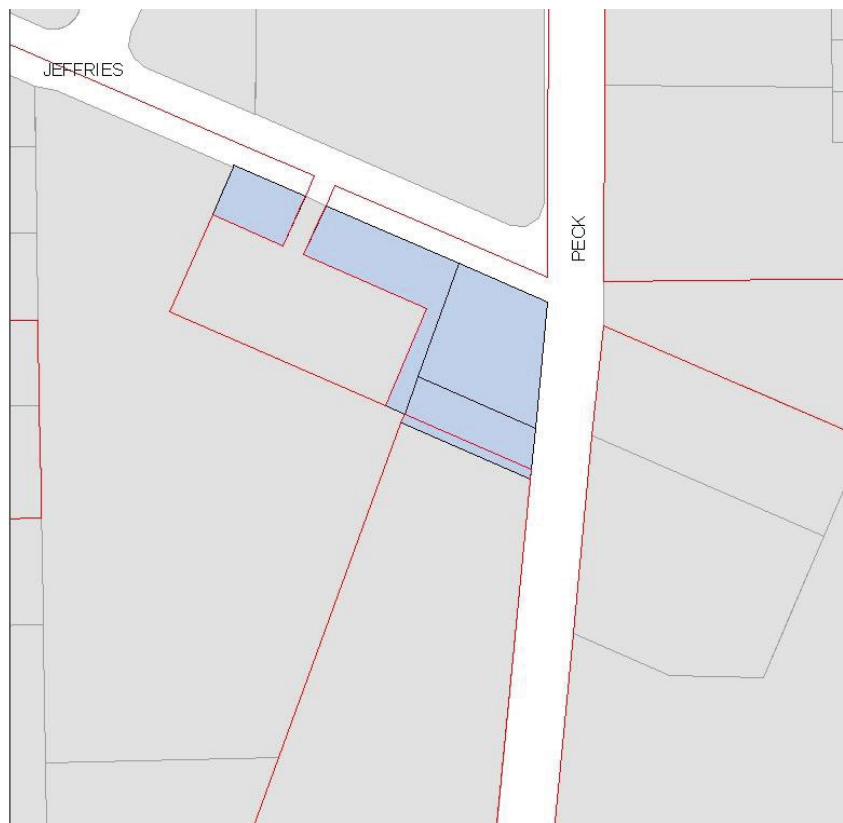


**AREA PD-18: Jeffries at Peck Road:** The area is a total of 18,730 square feet at the southwest corner of Jeffries and Peck Road. At present, a dairy occupies the 13,070 square foot lot to the north and a commercial building occupies the 5,660 square foot lot to the south. Because the area is surrounded by a variety of uses: commercial, industrial, school/church, and residential, the uses allowed in the area are restricted.

### Existing

The following development guidelines apply to PD Area 18:

1. Light manufacturing uses should be allowed but restricted to research and development uses, assembly and/or packaging of already manufactured products excluding food, and custom manufacturing as defined in the Zoning Ordinance.
2. Public/Quasi public uses should be allowed after determining compatibility through the CUP process.
3. Commercial uses should be allowed excluding automotive repair, sales/rentals, servicing or storage.
4. Only parking of employee/customer cars allowed in the parking lots. No outdoor storage allowed.
5. No industrial uses shall be permitted that generate noise that emanates past the property lines.



#### Legend

- City Boundary
- Parcels
- Area 18

City of Monrovia  
Community Development Department  
Planned Development Area 18

