

# Ordinance No. 2022-06

## Zoning Amendment (Minimum Floor Area)

### Public Hearing:

- Amendment to the Monrovia Municipal Code, Title 17 (Zoning) to reduce the minimum floor area requirements of detached and attached dwelling units in the multiple-family residential zones.

**Applicant:** City of Monrovia

City Council

July 19, 2022

Planning Division

Community Development





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## Reducing Minimum Floor Area Requirements

### Background

- Zoning Code includes “development standards” intended to improve community’s quality of life.
- Examples of Development Standards include: height limits, setback requirements, recreational space, parking, and floor area ratio (FAR).
- Some development standards can create unintended constraints to housing development.
- If a standard is deemed a potential constraint, cities must show an effort to address it.

§ 17.12.030 MULTIPLE-FAMILY RESIDENTIAL DEVELOPMENT STANDARDS.

(A) Lot sizes and densities.

(1) The minimum lot areas, dimensions, and densities for the various multiple-family residential zones are shown in the following table:

ZONE	MINIMUM LOT WIDTH (feet)	MINIMUM LOT DEPTH (feet)	MINIMUM LOT AREA (square feet)	DENSITY
RM**** RM****/PUD	75	100	10,000	1 unit per designated (****) square foot of lot area
RMRH	100	100	15,000	Lots<15,000 square feet RM2500 <sup>1</sup> Lots>15,000 square feet 75% FAR <sup>2</sup>
RH	100	100	15,000	Lots<15,000 square feet <sup>3</sup> Lots>15,000 square feet 75% FAR <sup>2</sup>

1 One unit for each 2,500 square feet of lot area.  
2 75% Floor Area Ratio (gross dwelling/lot area).  
3 Two units for the first 5,000 square feet of lot area, with an additional unit for every 1,500 square feet over 5,000.

(2) Lot averaging. In the RM and Planned Development Areas with RM zone designations, a request for the reduction of a minimum lot area or lot width may be considered through a variance process, if the following criteria is met:

(a) The proposed lots shall meet the average of the block in width and area, and in no case shall the depth be less than 100 feet. To determine the average lot size (width and area), the average shall be taken on the same side of the block, no less than 400 feet on either side of the subject lot. Two-thirds of the lots, including the subject lot, must be equal to or less than the width and area of the proposed lots. In cases where the average should be taken by a radius or other means based on the subject lot's location, and proximity to corners, the Development Review Committee shall decide on the averaging method.

(b) The proposed lots shall have frontage on an existing dedicated street.

(c) Averaging shall not be considered if the lot split will result in the demolition of a house built prior to 1940 that has architectural value.

(B) Permitted uses. In addition to permitted use types set out in § 17.08.010, the following regulations apply:

(1) In multiple-family residential zones, the following require a conditional use permit:

(a) Two-story, second unit behind the main dwelling.

(b) Any two-story, second unit on a through lot.



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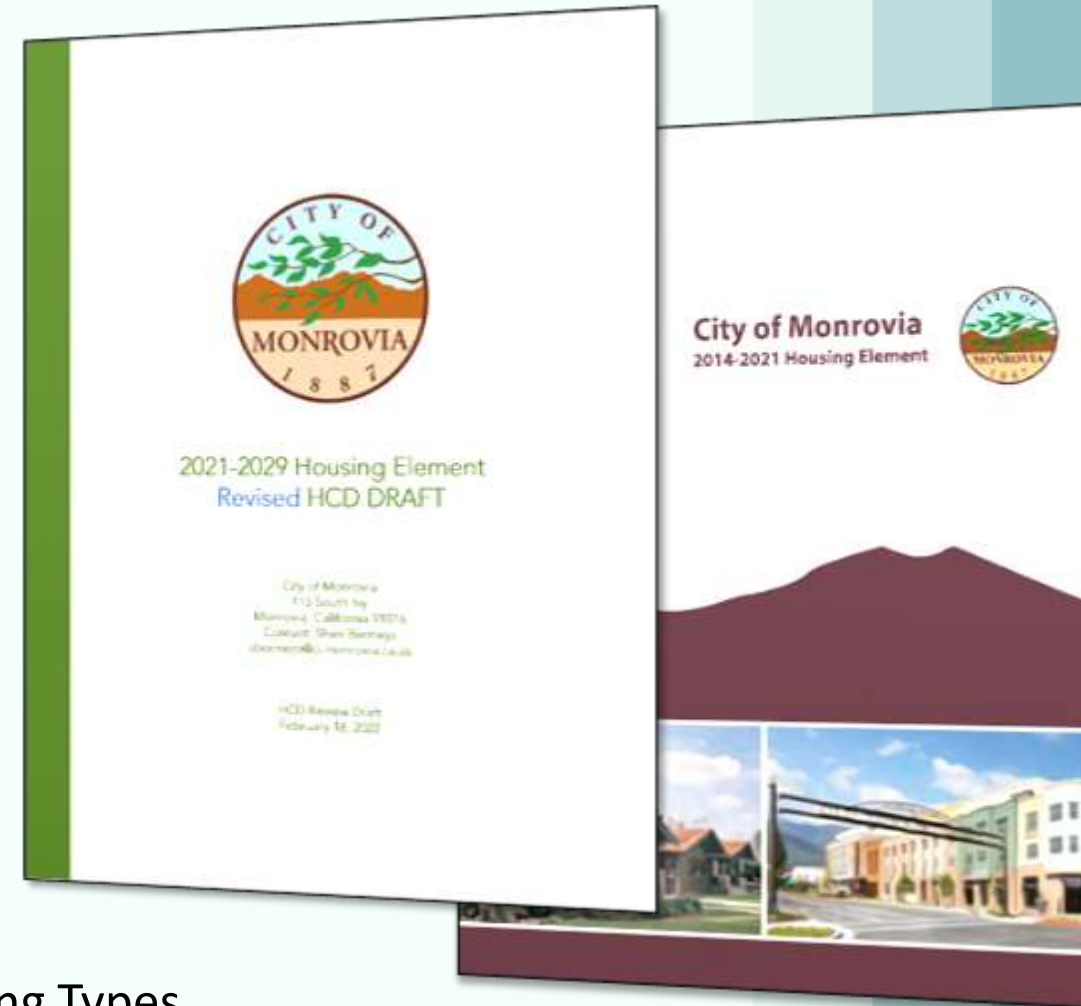
## Reducing Minimum Floor Area Requirements

### Housing Element Programs

- Current and previous Housing Elements call out various standards that restrict multi-family housing production.

### Planning HOME

- Planning Housing Opportunities for Monrovia: To facilitate and streamline housing production in a holistic, balanced Monrovia-centric way.
- Includes review of existing and new standards:
  - Minimum Unit Size Requirements
  - Inclusionary Housing
  - Density Bonus Requirements
  - Objective Design Standards
  - Adaptive Re-use
  - Alternative Housing Types
  - Missing Middle Housing
  - ADUs





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## Reducing Minimum Floor Area Requirements

**Minimum Unit Size Requirements:** Housing units shall not be smaller than the unit types shown in Monrovia Municipal Code Section 17.12.030(C)

(C) *Dwelling size.*

(1) *Detached unit.* Detached dwelling units shall have a minimum floor area of 1,250 square feet.

(2) *Attached units.* Attached dwelling units shall have the minimum floor area as indicated in the table below (in square feet).

<b>STUDIO</b>	<b>EFFICIENCY</b>	<b>1-BED-ROOM</b>	<b>2-BED-ROOM</b>	<b>3-BED-ROOM</b>	<b>OVER 3-BEDROOM</b>
500	600	800	1,000	1,200	Add 50 square ft. for every bedroom over 3



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## Reducing Minimum Floor Area Requirements

**Current standards:** Housing units shall not be smaller than the unit types shown in Monrovia Municipal Code Section 17.12.030(C)

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## Reducing Minimum Floor Area Requirements

### Survey of San Gabriel Valley Cities:

Survey of San Gabriel Valley Cities & Minimum Unit Sizes

City	Studio	1-Bedroom	2-Bedroom	3-Bedroom
Alhambra	400	500	800	1100
Claremont	450	600	—	—
Duarte	500	600	800	1000
Irwindale	N/A	600	800	1100
Pomona	N/A	600	800	1000
La Puente	450	650	750	—
San Dimas	450	650	850	—
Walnut	550	650	750	—
Rosemead	600	650	800	—
Azusa	500	675	800	975
Baldwin Park	500	700	900	1100
Covina	500	700	1,000	—
Temple City	600	750	900	1,000
<b>Monrovia</b>	<b>500</b>	<b>800</b>	<b>1,000</b>	<b>1200</b>
West Covina	600	800	1,000	1200
El Monte	650	800	1,000	1200
San Gabriel	N/A	880	1,100	1320



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## Reducing Minimum Floor Area Requirements

### Recommendation for One Detached Unit on a Lot

- Keep minimum floor area at 1,250 s.f. for one unit on a multi-family lot
- Same standard applies to single-family zoned lots
- Smaller structure (by itself) appears awkward on a lot







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## Reducing Minimum Floor Area Requirements

### Recommendation for Multiple Detached Units

- Lower minimum floor area from 1,250 s.f. to 500 s.f. for more than one detached unit.
- Allows for the creation of bungalow court design with ample open space





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## Reducing Minimum Floor Area Requirements

### Example: Bungalow Court Design

- Requiring a large minimum unit size overwhelms a site with large buildings
- Lowering the minimum unit size could allow:
  - Five smaller buildings,
  - lower construction costs, and
  - more open space



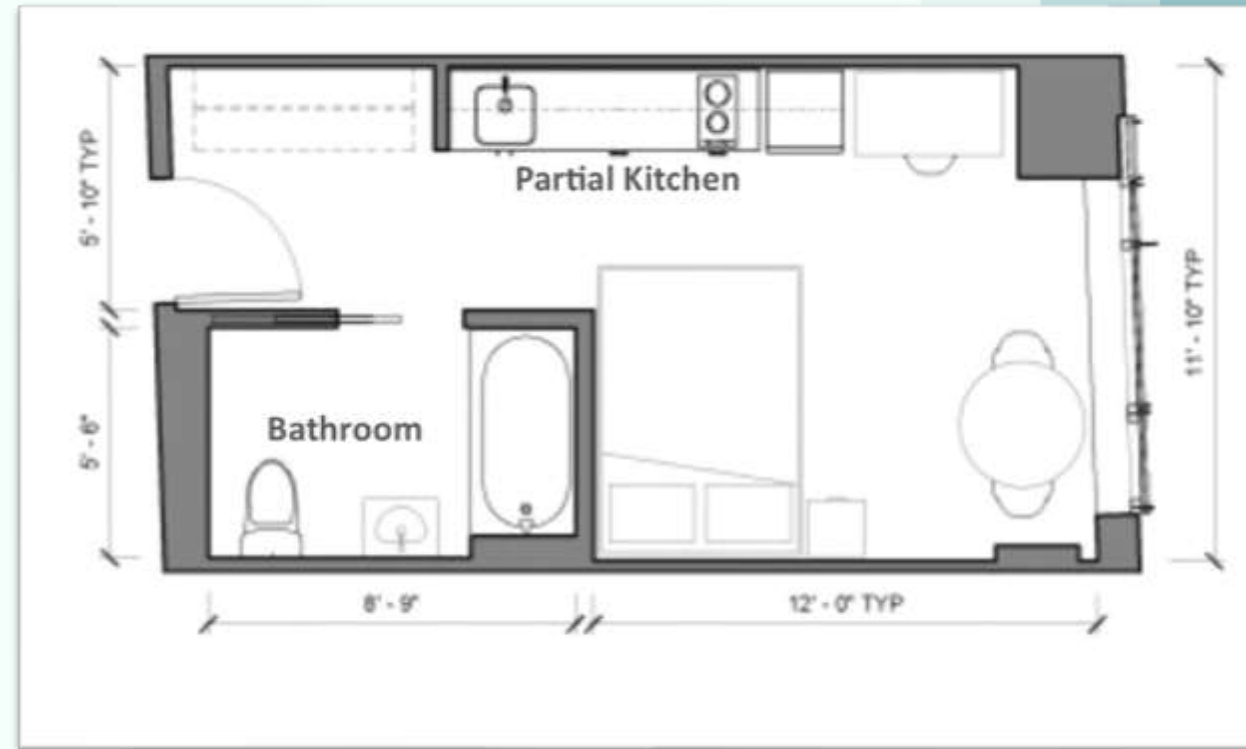


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### Recommendation for Attached Units

- *Efficiency Units & State law*
  - New definition limits occupancy to two persons
  - Bathroom and partial kitchen required
  - Minimum Size: 220 s.f.





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### Recommendation for Attached Units

- *Studio Apartment*
  - Unit combines sleeping, living, cooking and dining facilities into one habitable room.
  - Minimum size remains 500 s.f.





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### Recommendation for Attached Units

- *One-Bedroom Unit*
  - Reduce minimum size from 800 s.f. to 600 s.f.



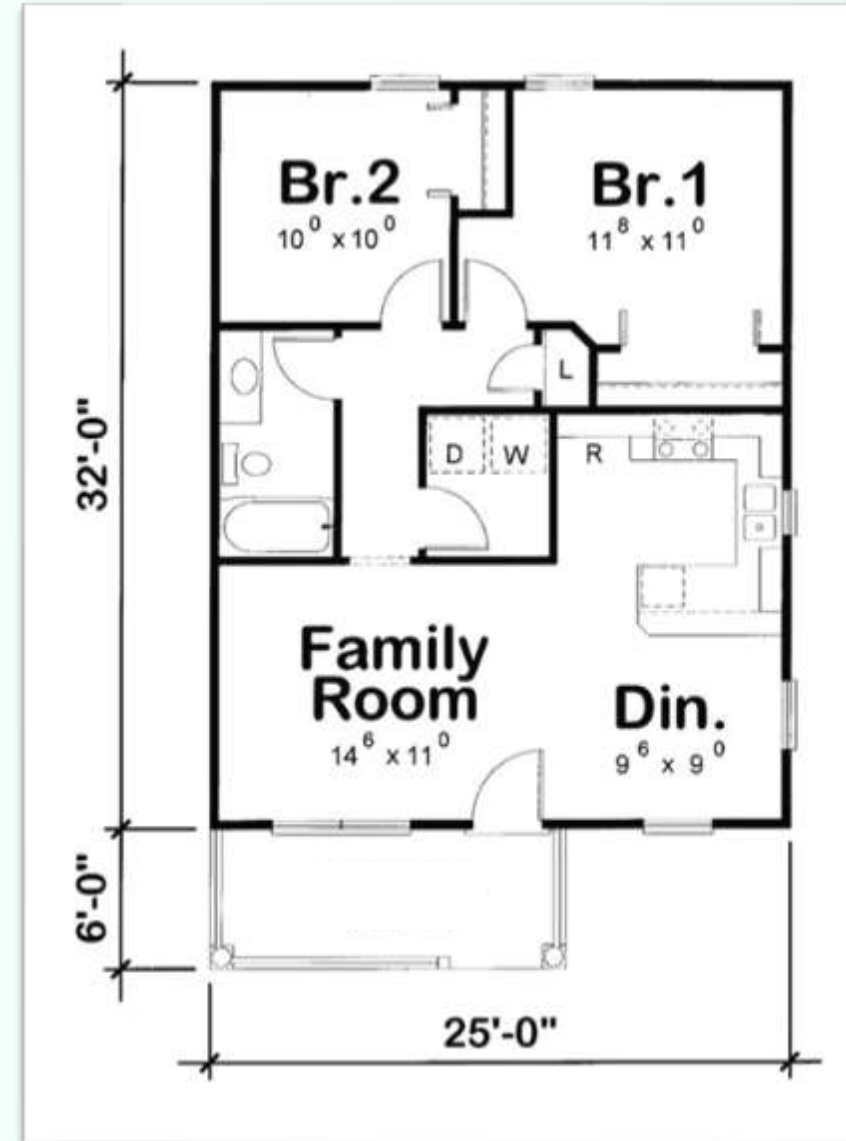


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### Recommendation for Attached Units

- *Two-Bedroom Unit*
  - Reduce minimum size from 1,000 s.f. to 800 s.f.





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### Recommendation for Attached Units

- *Three-Bedroom Unit*
  - Reduce minimum size from 1,200 s.f. to 1,000 s.f.





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### **Benefits of lowering minimum unit size requirements:**

- In higher density zones, developers can build closer to the total number of units permitted in the City's General Plan.
- Smaller units are generally priced lower than larger units.
- Residents won't be required to rent more space than they need.
- Smaller units reduce building costs.
- Smaller detached units promote small bungalow court style housing options.
- Allows surplus area on a lot to be used for additional housing units.





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## **Recommendation:**

Introduce Ordinance No. 2022-06, waive further reading, and read by title only Ordinance No. 2022-06.