



# RESIDENTIAL DEVELOPMENT GUIDELINES (RM/RH)

## Planning Division

### DENSITY STANDARDS (17.12.030)

- **Lot Size and Densities** (size applies to the creation of new lots or lot line adjustments)

Zone	Minimum Lot Width (ft)	Minimum Lot Depth (ft)	Minimum Lot Area	Density
RM**** RM****/PUD	75	100	10,000	1 unit per designated (****) sq. ft of lot area
RM/RH	100	100	10,000/15,000	Lots < 15,000 sq.ft. RM2500 <sup>1</sup> Lots > 15,000 sq.ft. 75% FAR <sup>2</sup>
RH	100	100	15,000	Lots < 15,000 sq.ft. <sup>3</sup> Lots > 15,000 sq.ft. 75% FAR <sup>2</sup>

(see 17.12.030(A)(3) for regulations on lot averaging)

<sup>1</sup> One unit for each 2500 square feet of lot area.

<sup>2</sup> 75% Floor Area Ratio (gross dwelling/lot area)

<sup>3</sup> 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.

- **Conditional Use Permit (CUP) required for:**
  - Two-story, second unit behind the main dwelling.
  - Any two-story, second unit on a through lot.
  - Development of more than 2 units on a lot.
  - Combining of lots.
- **Building Height and Bulk Standards – RM Zones**
  - No building shall exceed two stories in height.
  - The maximum building height is 27'.
  - One-story dwellings may be attached. All two-story dwellings must be detached. A one-story dwelling may be attached to a two-story dwelling.
- **Dwelling Size:**
  - The minimum floor area of detached units is 1,250 square feet in all multiple residential zones.
  - Floor area is measured from external walls (17.04.080)
  - The minimum floor area for attached units is as follows:

Studio	Efficiency	1-Bed-room	2-Bed-Room	3-Bed-room	Over 3-bedroom
500	600	800	1000	1200	1200 sq ft plus 50 sq ft for every bedroom over three.

- **Studio or light housekeeping apartment** is considered a dwelling unit that combines sleeping, living, cooking and dining facilities into one habitable room. (17.04.080)
- **Efficiency or single apartment** is a dwelling that combines sleeping, living, cooking and dining facilities into two habitable rooms, one of which is a kitchen. (17.04.080)
- **Lot Coverage and Floor Area Ratio**  
Floor Area Ratio (FAR) The ratio of total gross dwelling unit and accessory floor area to lot area for developments in multiple residential zones cannot exceed the percentage shown in the following table. (The ratio is derived by dividing the total building floor area of all dwelling units or accessory buildings on a lot by the lot area.)

MAXIMUM DWELLING UNIT FAR		MAXIMUM ACCESSORY BUILDING FAR	
ZONE	FLOOR AREA RATIO	ZONE	FLOOR AREA RATIO
All RM	40%	All RM	20%
RM/RH	40/75%	RM/RH	20/40%
RH	75%	RH	40%

• **Setbacks (17.12.030(E))**

Setback requirements in the RM, RM/PUD, RM/RH and RH zones are as follows:

LOT LINE	BOUNDED BY	TYPE OF BUILDING	REQUIRED SETBACK (in feet)
Front	A street	Main or accessory	25

- a. **Average Setback.** Where residences or buildings on the same side of the street as the subject property are developed with front yard setbacks greater than required in the zone, the average setback shall be required. The average setback shall be determined using structures on the same side of the street in the same block, not to exceed 400 feet on either side of the subject property. The largest and smallest setback will be excluded in determining the average.
- b. **Encroachments.** Porches, platforms, and landing places not extending above the level of the first floor may encroach up to seven feet into the required setback. Architectural elements, such as oriels, cornices, eaves, or sills may project up to two feet into the required setback.
- c. **Garages.** Front loading, attached garages must be setback a minimum of five feet further than the front of the house. (17.12.040(C))

LOT LINE	BOUNDED BY	TYPE OF BUILDING	REQUIRED SETBACK (IN FEET)
Side	Other lots or an alley	Main – <b>first story</b>	10% of lot width 5 min. – 15 max.
Side	Other lots or an alley	Main – <b>second story</b>	RM zones - 8 RH zone - 6
Side	A street	Main or accessory	10% of lot width 10 min. – 15 max.
Side	Other lots or an alley	Accessory (except garages opening to alley)	0
Side	An alley	Garages opening to alley)	25' from opposite side of alley

- a. **Encroachments.** Chimneys having a maximum parallel linear dimension of eight feet may project two feet into the required setback. Chimneys extending past the second floor may project into the side yard the same amount as on the first floor. Eaves may project two feet into the required setback.
- b. **Second Story (and higher) Setback.** The required second story setback shall be 8' in the RM zones and 6' in the RH zone or the required first floor setback, whichever is greater. For every story over two, each story shall be setback an additional 8 feet in RM zones and an additional 5 feet in the RH zone.
  - **Where there are two or more adjacent zones** the second story setback requirements for the most restrictive zone shall apply.
- c. **Decks and balconies.** Decks that are one foot or more above the existing grade and balconies shall maintain the same setback as main buildings.
- d. **Accessory structures** located less than 80 feet from the front line must be setback the same distance from property line as a main structure.
- e. **On corner lots with garages** opening onto the street, the garage must be setback a minimum of 20 feet from the side property line adjacent to the street.
- f. **Two-story accessory structures.** Accessory structures with a plate height exceeding 9 feet and/or a ridge height exceeding 14 feet shall be considered two-stories and shall maintain the same setback as main buildings.

LOT LINE	BOUNDED BY	TYPE OF BUILDING	REQUIRED SETBACK
Rear	Another lot or an alley	Main	20'
Rear	Another lot or an alley	Accessory (except garages opening to alley)	0
Rear	An alley	Garages opening to an alley	25' from opposite side of alley

- a. **Encroachments.** Attached unenclosed patios with no freestanding walls shall be setback a minimum of 10 feet from the property line.
  - b. **Decks and balconies.** Decks one foot or more above existing grade and balconies shall maintain the same setback as main buildings.
  - c. **Two-Story Accessory structures.** Accessory structures with a plate height exceeding 9 feet and/or a ridge height exceeding 14 feet shall be considered two-stories and shall maintain the same setback as main buildings.
  - d. Where there are two or more adjacent zones the following rear yard setback requirements shall apply:
    1. *RM Zones.* The most restrictive rear yard setback shall apply.
    2. *RH Zones.* Where the RH Zone abuts the RL Zone, the rear dwelling unit shall be limited to two stories.
- **Building Separation (17.12.030(F))**
    - Facing walls of separate buildings on the same lot must meet the following separation requirements for each story based on the type of development (separation requirements apply equally to separate buildings that share a common roof):

	Required Separation (in feet)		
	Single Family Developed Property	Multi-Family RM Zones	Multi-Family RH Zone
First Story	6	10	8
Second Story	12	15	12

- Buildings with a ridge height exceeding 27' feet must provide an additional half-foot of separation between facing walls beyond the first story for each one foot over 27' feet.
- **Recreation Space (17.12.030(G))**
    - Development in the **RM** zone must provide recreational space equal to 40% of the gross dwelling unit floor area.
    - Development in the **RH** zone must provide a minimum recreation area equal to 20% of the gross dwelling unit floor area.
    - At least half of the required recreation space must be private, enclosed with a minimum 5' high fence or wall and have a minimum dimension of 8'
    - Private and common recreation space may be located in a required rear or side setback, but not in a front setback. Common recreation space must have a minimum 20' dimension.

## **PARKING**

- **Two-car garage** required for each unit (17.24.030)
- **Minimized Visible Garage.** On blocks where the predominant pattern of the placement of garages is detached at the rear of the property or otherwise minimally visible from the street, the provisions for a minimized visible garage shall apply when a new garage is proposed.
  - **Applicability.** The predominant pattern shall be based on a review of properties located on the same side of the street in the same block, no less than 400 feet on either side of the subject property. Minimized visible garage requirements shall be required of new development when at least 50% of those properties have minimally visible garages. For purposes of determining this requirement, minimally visible garage shall mean a property where the garage is in the rear yard. In cases where the predominant pattern should be determined by other means, based on the subject property's location, topography and proximity to corners, the director shall decide on the averaging method.

- **Requirements.** When the predominant pattern requires a minimized visible garage, the following regulations shall apply:
  - Attached garages shall be setback a minimum of 20' from the front facing wall of the primary structure closest to the street.
  - In the front yard setback, paved driveways shall be limited to 14' in width leading to a two-car garage and 10' in width leading to a one-car garage.
  - Side loading garages shall not be permitted in front of the primary structure.
  - Garages attached to the rear of the primary structure, or which are otherwise not visible from the street shall be allowed to add an additional 400 square feet added to the maximum size of the primary structure. This provision only applies to properties developed with single family dwellings.
- Properties developed with more than one dwelling unit, the primary structure shall be the dwelling closest to the street.
- **Exemptions.** Properties not covered by the minimized visible garage placement requirement shall be reviewed pursuant the applicable regulations of the zoning district where the property is located in addition to the neighborhood compatibility design review process.
- **Guest parking** – one-half space is required per unit when there are 6 six or more units on a lot or in a PUD.
 

Planned Unit Developments that have **25 units or more or “large units”** that are 2,000 square feet or larger in size with a minimum of four bedrooms are required to provide additional parking per unit as follows:  
Provide one open parking space adjacent to the unit, a three-car garage in lieu of a two-car garage (one space may be tandem), or provide a minimum 18' long driveway.
- **Signal Family Residential additions** (parking upgrade) – properties that do not meet minimum parking requirements (2-car garage) must bring the property into conformity if any structure is enlarged in excess of 500 square feet.(17.24.020)
- **Non-conforming parking** – where parking on a lot with multi-residential uses does not meet the minimum required parking, no structure can be altered, enlarged or converted without bringing the parking into conformity to the provisions of the zoning ordinance.
- **Garage Size**
  - Minimum interior dimensions for a two-car garage – 18' (W) x 20' (D). This space must be clear of all obstructions. (17.24.050)
  - Open (guest) parking spaces must be a minimum of 9' (W) x 20' (D).
  - 25' of unobstructed backup space provided for the maneuvering of the vehicle.
  - A parking stall that has an obstruction on either side and is at the end of an access aisle must be a minimum of 11' wide.
- **Carpports** (17.24.050(D))
  - Only allowed after required 2-car garage requirement is met
  - Must be screened from all property lines by a combination of landscaping and a minimum 5' five-foot high permanent decorative barrier.
- **Driveway/Parking paving** – Driveways and parking spaces shall be paved with concrete or an approved alternative. Asphalt driveways and parking spaces are prohibited. Pave parking spaces shall not be permitted in the front yard or a street facing side yard.
- **Driveway width** (17.24.110)
  - For single family dwellings, driveway must be a minimum of 10' feet in width
  - For multiple-family residences with access to 10 or fewer spaces – 12'
  - For multiple-family residences with access to more than 10 spaces – 20'
  - Where there is more than one access point, two 15' wide driveways may be provided in lieu of one 20' wide driveway.

- For properties subject to the Minimized Visible Garage (MVG) requirements: in the front yard, paved driveways shall be limited to 14' in width leading to a two-car garage and 10' in width leading to a one-car garage. (17.12.040(C)(2)(b))
  - The fire code may require wider driveways.
- **Curb cuts** (17.24.140)
  - Curb cut clearance is obtained from the Public Works Department.
  - Curb cuts allowed to serve as paved access to required off street facility
  - Number of allowed curb cuts based on lot width:
    - 1) under 75' – 1 curb cut
    - 2) 75' and over – 2 curb cuts
- **Tandem**
  - Does not count toward required parking
- **RV storage** (17.24.150)
  - Contained in an entirely enclosed building; or
  - Stored in the rear or side yard and screened from view from street, alley or adjacent properties
  - Must be stored on a paved pad
  - No commercial vehicles may be stored
- **No parking on lawns** (17.24.160)
  - Parking on landscaped or unpaved surfaces is prohibited.
- **Repair** (17.24.160)
  - Vehicle repair allowed only on vehicles registered to the occupant of the property.
  - Vehicles in a state of disrepair can not be stored in an area visible from the street for a period exceeding 48 hours

## **OTHER RESIDENTIAL STANDARDS**

- **FENCES, HEDGES, WALLS** (17.12.040)
  - **Screening.** Screening not to exceed six feet in height shall be permitted on all property lines with the following exceptions:
    - **Front yard.** No fence 50% or less solid, over four feet in height, nor any hedge, solid wall or fence over three feet in height will be permitted in a required front setback;
    - **Corner lot.** No fence 50% or less solid over four feet in height, nor any hedge, solid wall or fence over three feet in height will be permitted within five feet of the street side property line of a corner lot and must be setback five feet from the front of the house;
    - **Corner cut off areas.** No fence, hedge or wall over three feet in height will be permitted in the areas defined in (17.12.040(F))
    - **Fences over six feet in height.** Shall be treated the same as the main dwelling with respect to setback from property line,
    - **Fences six feet and over in height and adjacent to a public street.** Shall be screened with landscaping. A landscape plan consisting of trees, shrubs and ground cover shall be submitted and approved by the city.
    - **Multiple-family residential projects.** Shall be enclosed by five- to six-foot decorative walls
  - **Measurement of height.** The height of any screening shall be measured as follows:
    - For street property lines, at sidewalk grade;
    - For interior property lines, at highest elevation of adjacent property's finished grade.
  - **Materials.** All screening under this section shall be composed of the following:
    - Masonry walls;
    - Wooden fencing, if of adequate aesthetic and structural quality and durability;
    - Wrought iron fencing: Spacing between vertical bars on all wrought iron fencing shall not exceed six inches. If located **north of Foothill Boulevard or east of Mountain Avenue above Lemon Avenue**, the end of any vertical bar of a wrought iron fence shall not be pointed, spiked or have sharp edges that are capable of causing, or are likely to cause, injury to persons, pets or undomesticated animals. Spacing of vertical bars on all wrought iron fencing shall not exceed six inches;
    - Chain link fencing is allowed for properties improved with single family residences only along the side (if not in the front yard setback or adjacent to a street) and rear property lines.
    - All other materials as approved by the Committee, after giving consideration to appearance, structural quality and durability.
  - **Pool Fencing** – All pools must be enclosed by minimum 5' (outside height) fencing and must have self-closing and self-latching gates (15.16.060). The Building Division has a detail of pool fencing requirements.
- **BASEMENTS** (17.12.040(A))

Basements may be allowed subject to the review by the Community Development Department. Floor area of basements in dwellings and accessory structures shall not be counted toward the maximum floor area allowed.
- **LOT CONSOLIDATION** requires approval of Conditional Use Permit and cannot result in the demolition of a structure built prior to 1940 with architectural or known historic value as determined by the Historic Preservation Commission, Planning Commission, and/or City Council.
- **MECHANICAL EQUIPMENT** (17.12.040(E))
  - New roof mounted equipment not permitted unless completely screened by existing building parapet
  - Ground mounted mechanical equipment must be setback at least 5' from a side property line. In the rear yard area, equipment shall be setback three feet from the rear and side property line.
- **SWIMMING POOLS**

Cannot be located in the front yard and must be at least 5' from side and rear property lines.

- **UNDERGROUND UTILITIES** (15.36.030)
  - The provision of underground utilities is required with the construction of new structures.
  - Properties developed with multiple units that are not served by underground utilities must install underground utilities if the habitable floor area of any structure is enlarged in excess of 35% of the existing floor area or if more than 50% of the habitable area is structurally improved within a 12-month cumulative time period.
- **ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS** (ADU 17.44.160 & JADU 17.44.165)  
Accessory Dwelling Units including Junior Accessory Dwelling Units are NOT permitted in multiple family residential zones. ORDINANCE 2017-04 (Effective August 18, 2017)
- **GUEST HOUSE** (17.08.010)  
Guest Houses are not permitted in multiple residential zones.
- **TRASH AND STORAGE AREAS** (17.12.040(D))  
Areas must be enclosed or screened

### **LANDSCAPING**

- **Landscaping Required**(17.20.020)
- Landscaping must be provided and maintained throughout required setbacks, in unimproved city right-of-way adjacent to the property and other areas visible from a public right-of-way where not used for parking or access.
- In private yard areas of multiple-family residential development.
- Landscaping must consist of an effective combination of trees, ground cover and shrubbery.
- All landscaped areas must have a permanent automated underground full coverage irrigation system.
- **Water-efficient landscaping and landscape irrigation system.** (17.20.030)
- Provisions of this ordinance apply to multiple-family residential development consisting of four or more units and that have over 2,500 square feet of landscaped area. The Planning Division has a handout with the specific requirements of this ordinance.
- **Oak Tree Preservation Ordinance** (17.20.040)
- Applies to:
  - California Live Oak (*Quercus Agrifolia*)
  - 10” diameter, measured 2’ feet from ground level
  - On properties developed with a single-family residence, the ordinance applies to oaks in the front yard and street facing side yards, unless additional units are being proposed.
  - All oaks on lots with multi-family development and vacant lots
- Permit required for:
  - Removal
  - Pruning of more than one-third of crown, foliage or root system
  - Installation of irrigation within the drip line

In cases of emergency, a tree may be removed by order of the Fire, Police departments or the Parks Division.

### **Neighborhood Compatibility Design Review (17.12.005)**

- (A) ***Purpose and intent.*** The preservation of the character of Monrovia’s neighborhoods is an important goal for the community. The purpose of this chapter is to integrate new development into the context and character of existing neighborhoods to achieve compatibility. The tools implemented to address compatibility are intended to provide an approach that balances the desires of the property owner to develop his or her property with the concerns of surrounding residents to maintain the character of their neighborhood.
- (1) The purpose and intent of the neighborhood compatibility design review is:
- (a) To preserve the character and charm of the city and its neighborhoods by establishing processes and criteria to review new construction to assure that the resulting structures are compatible with the neighborhood within which they are located.

- (b) To provide reasonable review of proposals to maximize compatibility with the unique character of the neighborhood in terms of mass, scale, height, and design, while generally maintaining neutrality regarding the architectural style of the proposed development.
  - (c) To minimize privacy impacts of new two-story construction upon neighboring properties while still maintaining good design.
  - (d) To provide a review process to regulate the development or redevelopment of properties within existing neighborhoods so as to maximize visually compatible relationships, and bright, open neighborhoods.
  - (e) To educate applicants regarding their obligation to take into consideration the potential impacts on their neighbors when modifying structures or proposing new structures and take reasonable steps to mitigate such impacts.
- (2) It is not the intent of this chapter to unreasonably restrict or regulate the right of an individual property owner to determine the type of structure or addition desired.
  - (3) The neighborhood compatibility design review process is intended to be an integral part of the overall design process that should commence with city staff and the applicant prior to the preparation of any design concepts.
  - (4) The regulations in this section are in addition to the requirements of other regulations or ordinances of the city and where in conflict the more restrictive regulations shall apply.

(B) **Definitions.**

For the purposes of this section, the following definitions shall apply.

**ADDITION.** The creation of any new portion of a building which results in a vertical or horizontal extension of the building that is visible from the outside of the building.

**ALTERATION.** The exterior modification, including but not limited to an addition, removal and/or modification of windows, doors, roof structure, siding or visible part of a foundation of any main or accessory structure that requires a building permit.

**ARCHITECTURAL STYLE.** The characteristic form and detail of building from a particular historical period or school of architecture (e.g. Spanish, Tudor)

**REPLACEMENT-IN-KIND.** Replacement of any architectural element which is identical to the original element in terms of its location, size, and shape; and is made of materials that outwardly have the same dimensions, proportions, details and textures of the original architectural element and that outwardly appear unchanged from the original architectural style. If the original design of a structure and/or element was removed or altered, or if the original design elements are not known, the replacement element(s) shall be consistent with the structure's original architectural style.

(C) **Applicability.** On any property in a residential zone or a PD Zone designated for residential development, no person shall construct any of the following structures until such structures are found to be compatible pursuant to this section with the neighborhood within which it is located. Applicable construction shall be classified into one of the following categories. Specific review and noticing requirements are established for each category.

- (1) Existing residential dwelling proposing a single story addition that affects no more than the rear 50% of the structure.
- (2) Existing residential dwelling proposing a single story addition or exterior alterations that affect the front 50% or more of the structure.
- (3) New single story, single family residential dwelling.
- (4) Two story addition to a two story dwelling.
- (5) Two story addition to a single story dwelling.
- (6) New two story single family residential dwelling.
- (7) Multi-family development not subject to a conditional use permit.

(D) **Compatibility Design Review Criteria.** The reviewing body shall review all proposals that fall within Paragraph C of this section using the following categories/criteria:

- (1) Exterior material review.



- (a) Building materials and finishes on exterior surfaces;
  - (b) Architectural integrity of the proposed project.
  - (2) Site planning/site design.
    - (a) Orientation of the building(s) on the site and in relation to surrounding property improvements, including entrances, parking areas, and driveways;
    - (b) Garage and parking locations, driveway and driveway approach locations;
    - (c) Onsite building relationships;
    - (d) Landscaping.
  - (3) Building form
    - (a) Roof designs and materials;
    - (b) The height and building profile of the structures;
    - (c) Mass, bulk, modulation, scale and articulation.
  - (4) Architectural features/design
    - (a) All exterior facade and architectural features including window types, entrance areas, porches, chimneys, and the use of building modulation.
  - (5) Neighbor impact review
    - (a) The scale and bulk of the building(s) in relationship to the neighboring properties, including the location and orientation of second stories;
    - (b) Reasonably minimizes privacy impacts;
    - (c) Solar access;
    - (d) Grade differential.
  - (6) Neighborhood compatibility review
    - (a) Relationship of development to the surrounding neighborhood such as appropriate mass, architectural features, scale, and building materials;
    - (b) Prevailing/predominant development patterns.
- (E) **Review and Notification.** In establishing the applicable neighborhood compatibility design review process and noticing, all applications shall be classified under one of the categories of construction identified in subsection (C).
- (1) Regardless of the type of development proposed, applicants are encouraged, but are not required, to meet with the immediate neighbors prior to submittal of an application. Review authority and notification shall be completed according to the following table:

Categories (meeting all zoning requirements)	Review by	Notification
1. Single story addition (rear)	Staff	None
2. Single story addition (front)	Staff	Sign
3. New SFR single story	DRC	Sign and 200' radius mailing
4. Two story addition to a two story house	DRC	Sign and 400' radius mailing
5. Two story addition to a single story house	DRC	Sign and 400' radius mailing
6. New SFR two story	DRC	Sign and 400' radius mailing
7. Multifamily residential not subject to a CUP	DRC	Sign and 400' radius mailing

- (2) In addition to any other action otherwise required by law pertaining to the processing of the application, if the construction category requires neighborhood notification, the following neighborhood notification shall be required:
- (a) Posting of a development sign. The applicant is required to post the property in the manner set forth by the director. The property must be posted a minimum of fifteen days prior to the review by the committee. The application shall not be considered complete unless the site has been posted pursuant to this section.
  - (b) Notice of the public meeting shall be mailed at least 15 days prior to the meeting to all owners of real property with the radius specified in the table in this subsection (E) utilizing the records of the County Assessor.

- (F) **Findings.** No application subject to neighborhood compatibility design review approval shall be approved unless the approving body finds:
- (1) That the proposed development meets the zoning development standards applicable to the property.
  - (2) That the orientation and design of the building(s) are appropriate to the size and configuration of the lot and provide a well-designed site layout.
  - (3) That the proposed development is designed to be compatible with adjacent properties by reasonably minimizing impacts related to privacy and solar access.
  - (4) That the proposed development is compatible with the character of the neighborhood in terms of scale, mass, height and design.
- (G) **Exemptions.** Notwithstanding the provisions of any other section of this chapter, neighborhood design compatibility review shall not be required for:
- (1) Ordinary maintenance and repair as defined in Section 17.20.040 of this code.
  - (2) Replacement in kind.
  - (3) Restoration of an architectural element that is consistent with the architectural style of the structure at the time of construction or in cases where the entire architectural style of a building is being completely renovated into a new style, the element shall be consistent with the new or predominant architectural style.
  - (4) Reroofing with a material similar to the existing material
  - (5) Painting
  - (6) Construction of fences and walls
  - (7) Single story second units constructed pursuant to Section 17.44.160
  - (8) Single story accessory structures, including attached patios, in side and/or rear yards.
  - (9) Flatwork
  - (10) Interior construction that does not involve any exterior changes.
  - (11) Development subject to a Hillside Development Permit
  - (12) Multi-family residential development that is subject to a conditional use permit which shall be subject to the criteria in Section 2.56.030(D).
  - (13) Work that does not require a building permit.
  - (14) Reasonable accommodation requests pursuant to Section 17.52.327.

## **ADDITIONAL REGULATIONS FOR RESIDENTIAL BUILDINGS MORE THAN 50 YEARS OLD**

- **DEMOLITION ORDINANCE**  
ORDINANCE 2016-10

- **INCENTIVES**

To encourage the retention of historic structures, certain regulations in the Zoning Ordinance may be deviated from in order to retain qualified structures, as determined by the DRC or Planning Commission. These regulations are specified in Section 17.12.060.

### **APPROVALS**

- Development Review Committee (DRC) – Development subject to Neighborhood Compatibility Design Review
- Planning Commission – Parcel Maps with four or fewer parcels and uses requiring Conditional Use Permits require a public hearing before the Planning Commission.
- City Council – Subdivisions with five or more parcels.

This handout is intended to be used as a guide and does not contain all development requirements. Specific regulations from the Monrovia Municipal Code are available in the Planning Division or online at [www.cityofmonrovia.org](http://www.cityofmonrovia.org). If you have any questions, please feel free to contact the Planning Division at (626) 932-5565.