



# COMMERCIAL DEVELOPMENT STANDARDS

(not including O-P Non-McClaslin or Voter Enacted Zones)

	<b>SETBACKS</b> (minimum)	<b>HEIGHT LIMIT</b> (check MPMC for exceptions)	<b>FLOOR AREA RATIO</b> (percentage of lot area)
<b>C-B Central Business</b>	Front: <b>5 ft.</b> (10 ft. max.) Side: <b>0 ft.</b> Rear: <b>0 ft.</b> Side and rear adjacent to residential: <b>15 ft.</b>	<b>3 stories</b> , maximum <b>40 ft.</b>	Lot area less than 10,000 sq. ft. = <b>50%</b> Lots 10,000-20,000 sq. ft. = <b>65%</b> Lots > 20,000 sq. ft. = <b>65%</b> Lots > 30,000 sq. ft. = <b>80%</b> Lots > 65,000 sq. ft. = <b>120% with CUP</b> Lots > 88,000 sq. ft. = <b>200% with CUP</b>
<b>C-S Commercial Services</b>	Front: <b>0 ft.</b> Side: <b>0 ft.</b> Rear: <b>0 ft.</b> Side and rear adjacent to residential: <b>15 ft.</b>	<b>3 stories</b> , maximum <b>40 ft.</b>  Within 25' of residential = <b>15'</b> Within 35' of residential = <b>25'</b>	Lot area less than 10,000 sq. ft. = <b>30%</b> Lots 10,000-20,000 sq. ft. = <b>50%</b> Lots 20,001-30,000 sq. ft. = <b>65%</b> Lots over 30,000 sq. ft. = <b>80% or 100% with CUP</b>
<b>C-P Commercial Professional</b>	Front: <b>0 ft.</b> Side: <b>0 ft.</b> Rear: <b>0 ft.</b> Side and rear adjacent to residential: <b>15 ft.</b>	<b>3 stories</b> , maximum <b>40 ft.*</b>  Within 25' of residential = <b>15'</b> Within 35' of residential = <b>25'</b>	Lot area less than 10,000 sq. ft. = <b>50%</b> Lots 10,000-20,000 sq. ft. = <b>65%</b> Lots > 20,000 sq. ft. = <b>80% or 100% with CUP</b>
<b>N-S Neighborhood Shopping</b>	Front: <b>0 ft.</b> Side: <b>0 ft.</b> Rear: <b>0 ft.</b> Side and rear adjacent to residential: <b>15 ft.</b>	<b>2 stories</b> , maximum <b>28 ft.</b>  Within 25' of residential = <b>15'</b>	Lot area less than 10,000 sq. ft. = <b>35%</b> Lots 10,000-20,000 sq. ft. = <b>50%</b> Lots 20,001-30,000 sq. ft. = <b>65%</b> Lots > 30,000 sq. ft. = <b>80% or 100% with CUP</b>
<b>R-S Regional Specialty</b>	Front: <b>0 ft.</b> Side: <b>0 ft.</b> Rear: <b>0 ft.</b> Side and rear adjacent to residential: <b>15 ft.</b>	<b>4 stories</b> , maximum <b>50 ft.</b>  Within 25' of residential = <b>15'</b> Within 35' of residential = <b>25'</b>	Lot area less than 10,000 sq. ft. = <b>50%</b> Lots 10,000-20,000 sq. ft. = <b>50%</b> Lots > 20,000 = <b>65%</b> Lots 30,001-65,000 sq. ft. = <b>150%</b> Lots > 65,000 sq. ft. = <b>200% with CUP</b>
<b>S-C Shopping Center</b>	Front: <b>0 ft.</b> Side: <b>0 ft.</b> Rear: <b>0 ft.</b> Side and rear adjacent to residential: <b>15 ft.</b>	<b>3 stories</b> , maximum <b>40 ft.</b>  Within 25' of residential = <b>15'</b> Within 35' of residential = <b>25'</b>	Lot area less than 10,000 sq. ft. = <b>30%</b> Lots 10,000-20,000 sq. ft. = <b>50%</b> Lots 20,001-30,000 sq. ft. = <b>65%</b> Lots > 30,000 sq. ft. = <b>80%</b>

\* Building on lots located within original Map No. 42611, recorded at Instrument No. 82-1184016 - Book No 1012, Pages 21 through 27 on August 6, 1982 (Los Angeles Corporate Center) may be built to a total height of seventy-five feet by right. Buildings on lots located within the original Map No. 42611 may exceed the height limits upon approval of a conditional use permit.

This handout is intended to be used as a guide and does not contain all development requirements. Specific regulations from the Monterey Park Municipal Code are available in the Planning Division or online at [www.MontereyPark.ca.gov](http://www.MontereyPark.ca.gov). If you have any questions, please contact the Planning Division at (626) 307-1315.