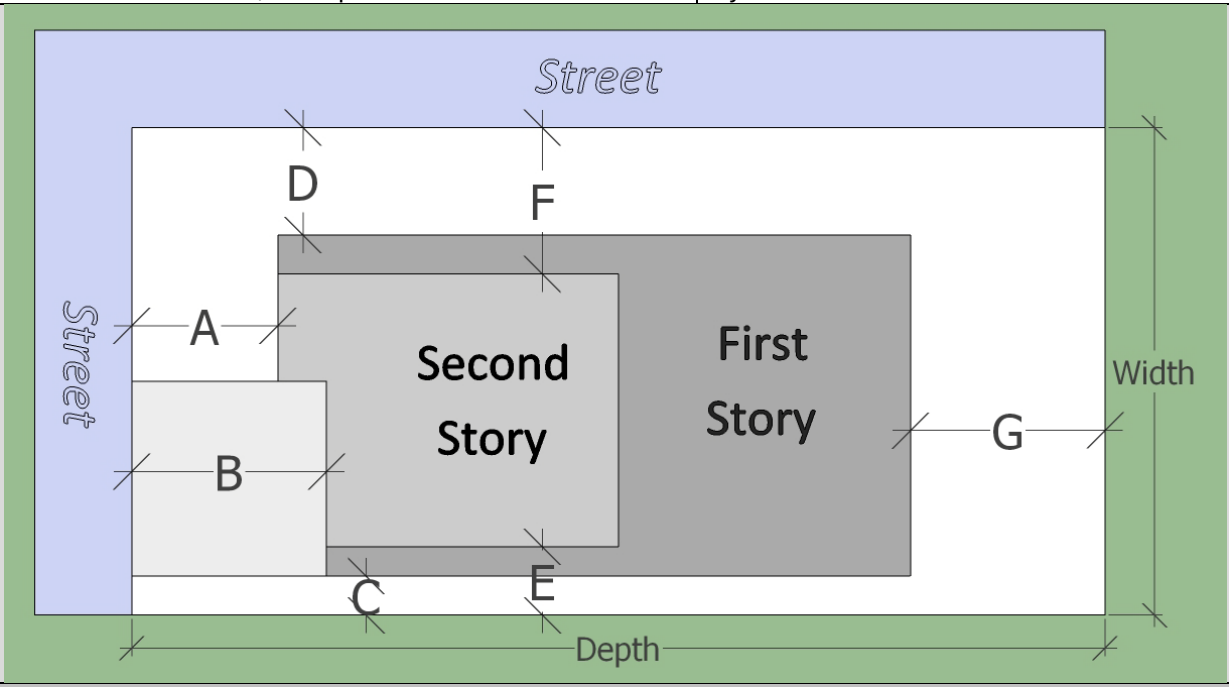
R-1

RESIDENTIAL SINGLE-FAMILY DISTRICT

Division of Planning, Engineering, and Environmental Compliance
City of Monterey

Land Use & Development Standard Table *The following information is taken from the Monterey Municipal Code and is assumed to be correct. Please refer to the actual Code document for actual language at http://www.codepublishing.com/ca/monterey/or at the Planning Office at 580 Pacific Street, Monterey, CA 93940 (831) 646-3885.*	
Land Uses – *Land uses are defined in Chapter 38, Article 3 of the Monterey Municipal Code.*	
Single-Family Residential	Permitted
Single-Family Residential w/ Boarders and Lodgers	Permitted; 2 max. and no kitchen facilities
Single-Family Residential w/ Second Kitchen	Use Permit Required
Single-Family Residential w/ Guest House	Use Permit Required; 8,000 square foot min. lot size; no kitchen facilities; deed restriction required
Day Care, Limited (Cal. Health & Safety Code 1596.44)	Permitted; 8 or fewer persons
Day Care, Large Family (Cal. Health & Safety Code 1597.46)	Use Permit Required; 9 to 14 persons
Residential Care, Limited (Cal. Health & Safety Code 1569.85)	Permitted; 6 or fewer persons
Residential Care, General	Use Permit Required; 7 or more persons
Minor Utilities	Permitted
Major Utilities	Use Permit Required
Minor Utilities	Permitted
Home Business	Permitted with Home Occupation Permit
Religious Assembly	Use Permit Required
Architectural Review – *Based on requirements of Chapter 38, Article 25, Architectural Review.*	
Old Town, Oak Grove, Alta Mesa, Del Monte Beach, New Monterey	Arch. Review required for all Exterior Alterations or Additions; Eligible for Admin. Review
All Other Neighborhoods – Two Story Additions	Arch. Review is required; Eligible for Admin. Review
All Other Neighborhoods – One Story Additions	Arch. Review is not required
All Other Neighborhoods – Exterior Alterations	
All Neighborhoods – Alterations not visible from off-site	
All Neighborhoods – Building or Site Maintenance	
All Neighborhoods – Setback Variation Requested	Arch. Review is required; Ineligible for Admin. Review
Floor Area Ratio - *the total enclosed area of all floors of a building, measured to the exterior-most surface. Floor area includes, but is not limited to, halls, stairways, elevator shafts at each floor level, service and mechanical equipment rooms, chimneys, habitable basement area (as defined in this section), and habitable attic areas. Stairways and vaulted areas with an interior height that is greater than 16 feet are counted twice.*	
Floor Area Ratio (FAR)	40% max.
FAR exclusions – Lots 5,000 square feet or more.	250 square feet of garage that is not occupied by an appliance, equipment, mechanical system, work bench, or built-in fixture. Carports, decks, uncovered patios, and landscaping areas are always exempt.
FAR exclusions – Lots 3,600 square feet to 4,999 square feet.	500 square feet for two-car garage
FAR exclusions – Lots less than 3,600 square feet	300 square feet for one-car garage
Lot Coverage - *the coverage of all structures on a lot with the exception that uncovered decks, exterior stairways and required roofs on trash enclosures shall not be counted in lot coverage.*	
Lot Coverage – One-Story House	40% max.
Lot Coverage – Two-Story House	35% max.
Lot Coverage – Lots less than 5,000 square feet	No maximum.

Setbacks - *A line within a lot parallel to a corresponding lot line, which is the boundary of any specified front, side, corner side or rear yard, or the boundary of any public right-of-way whether acquired in fee, easement or otherwise, or a line otherwise established to govern the location of buildings, structures or uses.*	
A Front Setback – House	15’ min.
B Front Setback – Garage or Carport	20’ min.
C Side Setback – First Story Individual	4’ min.
D Side Setback – First Story Corner	10’ min. to house / 20’ to garage
C+D Side Setback – First Story Combined	20% of lot width min.
E Side Setback – Second Story Individual	7’ min.
F Side Setback – Second Story Corner	greater of 25% of lot width or 15’ min.
E+F Side Setback – Second Story Combined	40% of lot width min.
G Rear Setback – Lots 100’ deep or more	20’ min.
G Rear Setback – Lots less than 100’ deep	greater of 20% of lot depth or 10’ min.
All Setbacks – Lots less than 5,000 square feet	By above standards or ARC variation.



Height - *The plumb vertical distance from any roof or parapet point on the top of a building to the grade directly below prior to any grading as documented by topographic data. If finished, natural, or existing grades are different at the building’s exterior, the lowest of these will be used in applying this definition.*	
Height – Lots less than 5,000 square feet	25’ max.
Height – Lots 5,000 square feet or more	2 stories and 25’ max.
Parking – *All vehicles must be parked on an all-weather surface such as pavement, gravel, or decomposed gravel.*	
Parking Spaces – Lots 3,600 square feet or more	2 spaces min., 1 covered min.
Parking Spaces – Lots less than 3,600 square feet	1 covered min.
Parking Spaces – Guest House	1 additional parking space min.
Commercial Vehicle Parking – Number	One per lot max
Commercial Vehicle Parking – Location	If over 20,000 pounds, 22’ length, 7.5’ height, or 7’ bed width, must be parked outside of required setbacks
Inoperable or Unregistered Motor Vehicles - Location	Must be parked behind front setback and must be screened from the street

Demolition - *Definition*

The act of renovating, reconstructing, removing, rebuilding, taking down, or destroying all or portions of a building or structure or making extensive repairs or modifications to a building or structure that involves removal or replacement of 50 percent or more of both the structural framing and cladding or the exterior walls within a 24-month period. This applies to, but is not limited to, moving or removing or in-filling windows, doorways, walls or any other feature. When determining whether a building or structure is demolished, the following applies: a) the nonconforming portions of any wall shall be counted as removed or taken down, even when retention of these portions is proposed, b) any remaining exterior wall surfaces measuring 10 feet or less in length shall be counted as removed or taken down. Nonconforming walls may be retained through the Variance process outlined in Monterey City Code section 38-156 et seq. Minimal variations to the setback standards may be approved by the Architectural Review Committee pursuant to the Monterey City Code sections 38-22(D)(12), 38-23(D)(12), 38-24(D)(15), 38-25(D)(16) (Variations to Setback Standards).

Basements - *A finished or unfinished underground room or excavated space that has a floor. Such spaces that have an interior height that is greater than 6'11" are considered habitable space and shall be considered floor area. Underground areas that do not have any windows, doors, or exterior access are not considered floor area.* A Habitable Room is a *room meeting the requirements of the Uniform Building Code, as amended by Chapter 5 of the City Code, for sleeping, living, cooking, or dining purposes, excluding such enclosed places as closets, pantries, bath or toilet rooms, service rooms, connecting corridors, laundries, unfinished attics, foyers, storage spaces, cellars, utility rooms, garages, and similar spaces.*	
Bathrooms in habitable basements (7' ceiling or more)	Limited to ½ bathroom.
Connection between habitable spaces	All habitable spaces must be interconnected
Fences and Retaining Walls – *Fence heights are measures to the highest side.*	
Fence Height – Front Yard	4' max.
Fence Height – Side, and Rear Yards	6' max.
Fence Location – Corner Lots	Subject to review by Traffic Committee
Fence and Retaining Wall – Combined Height	8' max.
Fence and Retaining Wall – Combined Height – Front Yard	8' max. unless separated by 5'
Fence and Retaining Wall – Combined Height – Rear Yard	8' max. unless separated by 5'
Fence and Retaining Wall – Combined Height – Side Yard	8' max. unless separated by min. ½ required setback or 5'min.
Fence and Retaining Wall – Combined Height – Corner Side Yard	8' max. unless separated by min. ½ required setback or 5'.
Retaining Wall - Height	6' max., taller by Use Permit
Swimming Pool Enclosure - Height	5' min.
Accessory Structures - *A structure subordinate to the principal use of a building on the same lot and serving a purpose customarily incidental to the use of the principal building.*	
Detached Accessory Structure – Front Setback	15' min.
Detached Accessory Structure – Side Setback	5' min.
Detached Accessory Structure – Corner Side Setback	10' min.
Detached Accessory Structure – Rear Setback	5' min.
Detached Accessory Structures – Separation between	6' min.
Detached Accessory Structure – Separation from house	10' min.
Attached Accessory Structures, excluding attached garages	*See development standards for house*
Attached Garage – Rear	5' min.
Attached Garage – All other development standards	*See development standards for house*
Accessory Structures over 4' – Coverage of rear yard	30% max.
Bathroom in an Accessory Structure	Limited to ½ bathroom.
Accessory Structure – All - Height	One-story and 12' max.

Allowed Projections into Required Setbacks

	Front	Side	Corner Side	Rear
Fireplace or Chimney	3' max.	3' or ½ required setback max.	3' max.	
Cornice, eave, and architectural features	4' max.			
Covered, attached porches	6' max.	0'		
Mechanical equipment	4' max.	3' or ½ required setback max.	4' max.	
Stairways serving first floor	6' max.	3' or ½ required setback max.; w/ min. 3' setback	4' max.	6' max.
Stairways above first floor	4' max.		4' max.	
Uncovered attached porches, decks and balconies serving the first floor	6' max.	3' or ½ required setback max.; w/ min. 3' setback; 30% of elevation max.	4' max.	6' max.
Uncovered attached porches, decks, and balconies above the first floor	4' max.		4' max.	
Bay windows	2.5' max.; 30% of elevation max.	2.5' or ½ required setback max.; 30% of elevation max.	2.5' max.; 30% of elevation max.	

Animals	
Birds	25 max.
Chickens, rabbits, or other similar fowl or small animals	4 max.; more with Use Permit
Household pets, dogs, cats, etc.	3 max.; more with a Pet Permit