

## Parking Standards

- Two (2) covered spaces within an enclosed garage for each unit with a minimum width of nine feet, zero inches and a minimum depth of 20 feet, zero inches (9'0" X 20'0").
- One (1) additional parking space for each 750 sq. ft. of gross living area in excess of 2,000 sq. ft.
- Tandem parking may be permitted per §23.52.070(C)(4). See a Planner for more information.
- See AMC Section 23.52 for more details.



## Accessory Structures

- **Minimum Rear Yard:** Three (3) feet
- **Minimum Side Yard:**  
3 feet, except that for a corner lot, the street side setback shall be 10 feet. For a reversed corner lot, the side setback shall be the required front yard setback for the key lot.
- **Minimum Distance Between Buildings:**  
6 feet.
- **Maximum Height:**  
15 feet.
- **Maximum Lot Coverage:**  
No more than 40% of the required rear yard area.
- **Garage Corner Side Yard:**  
See AMC §23.42

## Community Development

### About Us

The Community Development Department is comprised of five (5) divisions: Planning, Building, Housing, Economic Development, and Code Enforcement. The Department's primary roles include the day to day administration of the City's land use regulations, building permit review and conformance with zoning regulations, rehabilitation and creation of affordable housing, creation of a vibrant and stable local business community, and ensuring compliance with the Zoning Code and other City and state regulations. The Department partners with other departments and agencies to stimulate economic growth, create new jobs and plan for long-term development in the city.

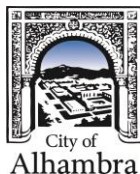
### Contact Us

Phone: (626) 570-5034

Email: [planning@cityofalhambra.org](mailto:planning@cityofalhambra.org)

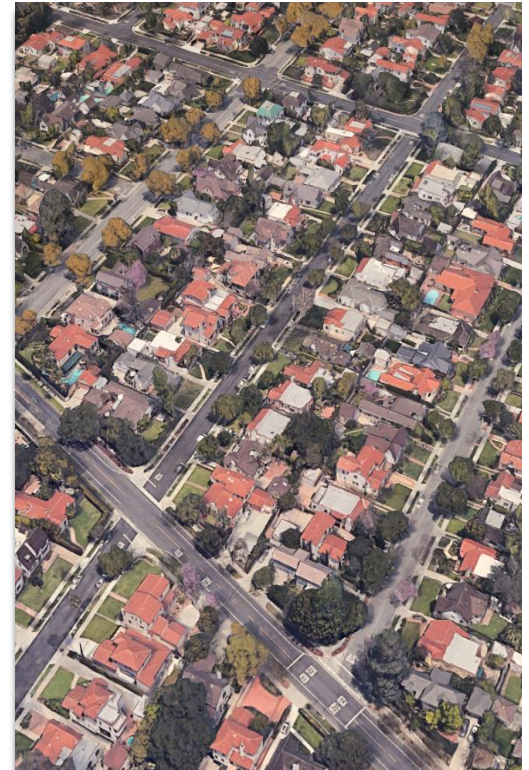
### Disclaimer:

*Changes are made periodically to many city documents, including municipal codes, charter sections, regulations, guidelines, and schedules, and these changes may or may not be reflected in the materials or information present on the City of Alhambra's handouts. It is highly recommended that users of these handouts contact the Alhambra Planning Division prior to applying for any permits or plan reviews.*



R-1 Development Standards  
Handout

Community Development  
Planning Division  
111 South First Street  
Alhambra, CA 91801



# R-1 Development Standards Handout

*A Guide to Single-family Residential  
Development*



## Why do we have Property Development Standards?

The purpose of these development standards is to provide for open areas around structures where needed for access to and around buildings, to protect access to natural light, vibration and direct sunlight, to separate incompatible land uses, to provide space for privacy landscaping and recreation, to regulate the height of structures, to support public safety, and to preserve neighborhood character.

These provisions are also intended to provide orderly development of the city through design review of new buildings and structures to establish usage that will promote and enhance good design, site relationships and other aesthetic considerations in the city.



## R-1 Property Development Standards

All R-1 projects may be subject to the following standards. Contact the Planning Division for more information.

### Setbacks and Standards

- **Minimum Front Yard:**  
25 feet for structures up to 20 feet in height. If street has right-of-way of less than 60 feet, 55 feet from centerline of street for structure up to 20 feet in height. For structures over 20 feet in height, an additional 5 feet of front yard or a 40° angle from the front property line, whichever is greater, shall be provided for that portion of the structure above 20 feet.
- **Minimum Side Yard:**  
Five (5) feet for each interior side yard, increased by one (1) foot for each story or partial story above the first floor.
- **Minimum Corner Side Yard:**  
10 feet for street side of a corner lot, or 40 feet from centerline of street where lot sides upon street having a right-of-way of less than 60 feet. For a reversed corner lot, a side yard equaling the required front yard setback of the first lot to its rear.
- **Minimum Rear Yard:**  
20% of lot depth, up to 15 feet.
- **Maximum Floor Area Ratio:**
  - Lot area less than 10,000 square feet: 0.35
  - Lot area between 10,000 and 19,999 square feet: 0.325
  - Lot area 20,000 square feet and over: 0.30

## R-1 Property Development Standards Cont'd

### Setbacks and Standards

- **Maximum Height:** 2 stories, 25 feet.
- **Maximum Lot Coverage:**  
50% if all buildings on the property are one story, 40% if any buildings or portion thereof contain more than one story.
- **Minimum Distance Between Buildings:**  
6 feet.
- **Minimum Habitable Space per Dwelling Occupant:**  
150 square feet.

### Minimum Dwelling Unit Size

*\*Applies to all Residential Districts*

Efficiency Unit	400 sq.ft.
One-bedroom Unit	500 sq.ft.
Two-bedroom Unit	800 sq.ft.
Three-bedroom Unit	1,100 sq.ft.
More than three bedrooms	1,100 sq.ft., plus 150 sq.ft. for each additional bedroom over three.

### Landscaping Requirements

- No more than 25% of the front yard setback area shall be covered by non-decorative hardscape features.
- No more than 25% may be covered by decorative permeable hardscape features.
- The remaining 50% front yard setback area, must be of drought tolerant landscape material.
- Artificial turf must adhere to all design standards outlined in AMC Section 23.48.020(1).
- Any changes to existing Landscaping shall be approved by the Planning Division.
- Drip irrigation shall be considered whenever appropriate.
- See AMC Section 23.48 for more details.