

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"). Plus one (1) additional parking space for each 500 sq. ft. of gross living area in excess of 1,000 sq. ft. for each unit.
- See AMC Section 23.52.040 for Guest Parking 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
- **Garage Corner Side Yard:**
A garage with the automobile entrance facing a street shall be set back 20 feet from the street side property line, or 50 feet from the centerline of the street if it has right-of-way of less than 60 feet.

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.

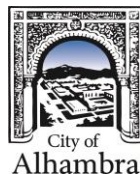
Contact Us

Phone: (626) 570-5034

Email: planning@cityofalhambra.org

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-3 Development Standards
Handout

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



R-3 Development Standards Handout

*A Guide to Multiple 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.



Property Development Standards provide 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.

R-3 Property Development Standards

All R-3 projects may be subject to the following standards. Contact the Planning Division for more information.

Setbacks and Standards

- **Minimum Front Yard:**
Average of the front setbacks of the two adjacent properties, up to a maximum of 30 feet, with a minimum of 20 feet. Minimum of 50 feet from centerline of street if it has right-of-way less than 60 feet. For properties which have their front yards on Curtis or Electric Lanes, 15 feet.
- **Minimum Side Yard:**
5 feet for each interior side yard, increased by 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 properties on Curtis and Electric Lanes, 10 feet. For a reversed corner lot, a side yard equaling the required front yard setback of the first lot to its rear
- **Rear Yard:**
10 feet. For properties which have rear yards on Curtis or Electric Lanes, 15 feet.

R-3 Property Development Standards Cont'd

Setbacks and Standards

- **Maximum Height:**
See AMC §23.42.020
- **Maximum Lot Coverage:**
55%
- **Maximum Floor Area Ratio:**
0.60 for all living area (excluding non-living areas and garages), for lots up to 19,999 square feet.
0.70 for all living area (excluding non-living areas and garages), for lots 20,000 square feet and larger
- **Minimum Distance Between Buildings:**
6 feet if only one or neither building is used for residential purposes. 10 feet if both buildings are used for residential purposes.
- **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.

- **Minimum Lot Area:**
75 feet
- **Minimum Length:**
95 feet
- **Minimum Street Frontage:**
75 feet

Landscaping

- See AMC Section 23.48 for more details.