

## 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. Additional spaces may be uncovered.
- 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

- **Rear Yard:** Three (3) feet.
- **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.
- **Distance Between Buildings:** 6 feet.
- **Maximum Height:** 15 Feet.
- **Lot Coverage:** No more than 40% of the required rear yard area.
- **Garage Corner Side Yard:** See AMC Section 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.

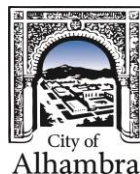
## Contact Us

Phone: (626) 570-5034

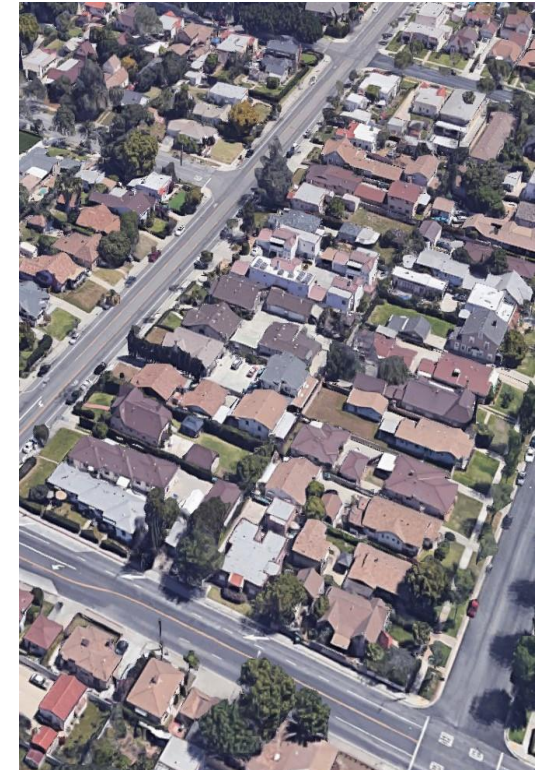
Email: [planning@cityofalhambra.org](mailto:planning@cityofalhambra.org)

## 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-2 Development Standards  
Handout  
Community Development  
Planning Division  
111 South First Street  
Alhambra, CA 91801



# R-2 Development Standards Handout

*A Guide to Limited 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.




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*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.*

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## R-2 Property Development Standards

All R-2 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, with a minimum of 20 feet. Minimum of 50 feet from centerline of street if street has right-of-way less than 60 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:**

10 feet

## R-2 Property Development Standards Cont'd

### Setback and Standards

- **Maximum Height:** 2 stories, 25 feet.
- **Maximum Lot Coverage:** 45%
- **Maximum Floor Area Ratio:** 0.35
- **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.

### 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.