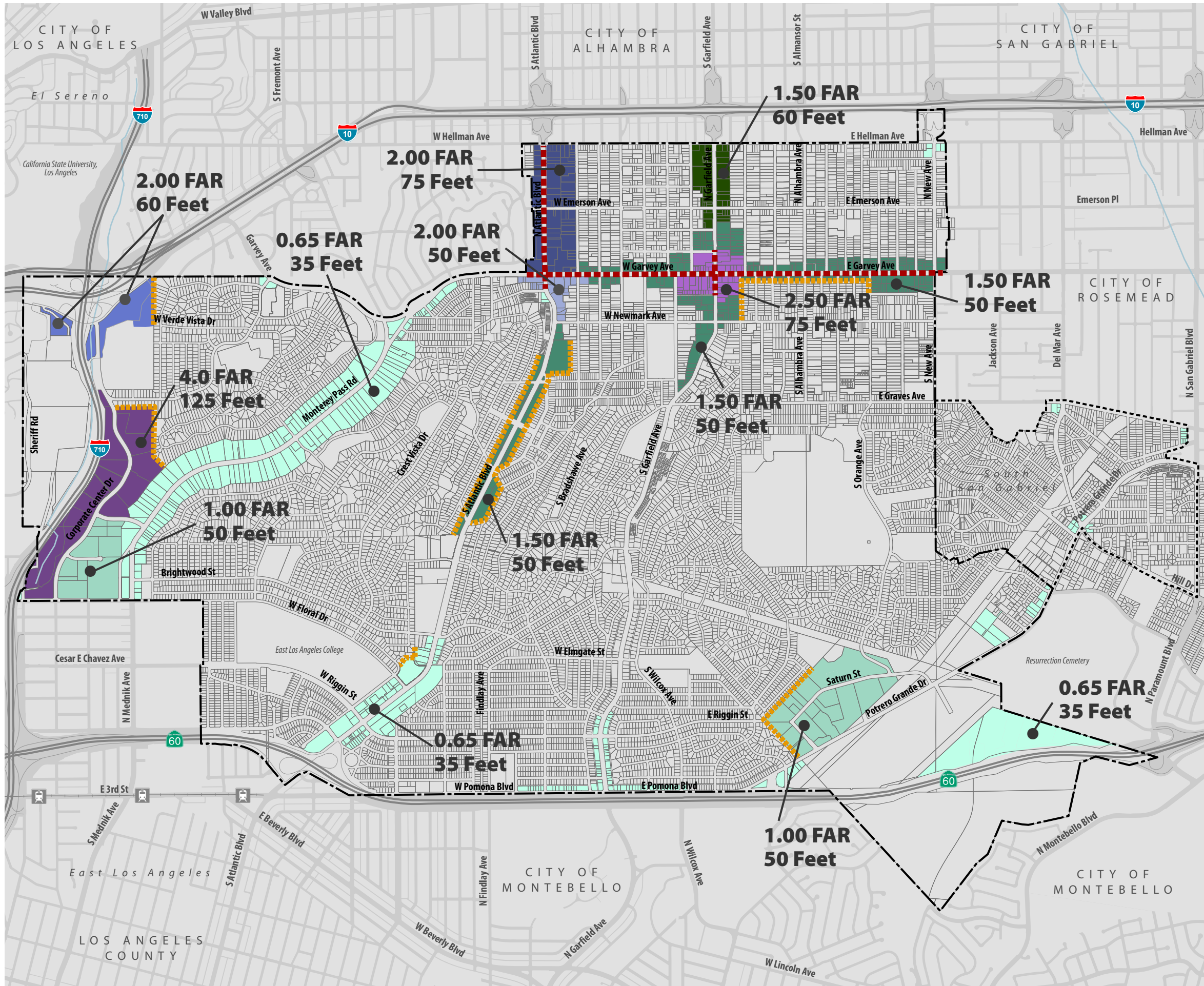




# Monterey Park 2040

## PUBLIC REVIEW DRAFT Regulating Plan

REVISED May 8, 2019



### Mixed Use and Non-Residential Intensity (Floor-Area Ratio)

- 0.65 FAR/35 Feet
- 1.00 FAR/50 Feet
- 1.50 FAR/50 Feet
- 1.50 FAR/60 Feet
- 2.00 FAR/50 Feet
- 2.00 FAR/60 Feet
- 2.00 FAR/75 Feet
- 2.50 FAR/75 Feet
- 4.0 FAR/125 Feet

### Transition Areas

- Low Density Residential Transition Areas

New development must incorporate design approaches that minimize visual and shade/shadow impacts on adjacent Low Density Residential neighborhoods. Design approaches include building setbacks, reduced building heights, and landscape buffers.

### Commercial Streetscape

- Commercial Frontage Requirement

Note: For South Atlantic, the FAR and height limit apply only to nonresidential uses. For residential uses, refer to land use designation descriptions for Housing Overlay.

### Base Map Features

- Monterey Park Boundary
- Sphere of Influence Boundary
- Metro Gold Line and Stations
- Watercourses and Channels
- Waterbodies

May 8, 2019  
Sources: City of Monterey Park and MIG, 2019.

