



Excerpts of Development Standards for Single Family Residential Zones CMC Sections 17.20 thru 17.26

Community Development Department – Planning Division
 125 E. College Street · Covina, California 91723 · (626) 384-5450

The below tables with development standards are meant as a quick reference to the lot sizes, lot coverage, setbacks, building and structure heights. The property owners, applicants, architects and designers must check with all development standards and other regulations contained in Covina Municipal Code Title 17.

<https://www.codepublishing.com/CA/Covina/#!/Covina17/Covina17.html>

Development Standards	R-1-20000	R-1-10000	R-1-8500	R-1-7500
Density	1 dwelling unit/ 20,000 square feet lot	1 dwelling unit/ 10,000 square feet lot	1 dwelling unit/ 8500 square feet lot	1 dwelling unit/ 7500 square feet lot
Lot Size	20,000 square feet	10,000 square feet	8,500 square feet	7,500 square feet
Lot Width				
Interior	100 ft.	80 ft.	70 ft.	60 ft.
Corner	102.5 ft.	82.5 ft.	77.5 ft.	67.5 ft.
Reversed corner	105 ft.	85 ft.	85 ft.	75 ft.
Lots siding freeways	125 ft.	105 ft.	95 ft.	85 ft.
Cul-de-sacs	100 ft.	80 ft.	70 ft.	60 ft.
Lot Depth				
Lot facing local streets	150 ft.	110 ft.	105 ft.	100 ft.
Lots facing/backing major/secondary highway	150 ft.	120 ft.	115 ft.	125 ft.
Lots backing freeway	150 ft.	125 ft.	125 ft.	110 ft.
Land Coverage	35%	35%	35%	35%
Building Height	35 ft.	35 ft.	35 ft.	35 ft.
Accessory Building Height	15 ft.	15 ft.	15 ft.	15 ft.
Maximum rear yard coverage	35%	35%	35%	35%



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Development Standards	R-1-20000	R-1-10000	R-1-8500	R-1-7500
Floor Area				
Main dwelling	1,100 square feet	1,100 square feet	1,100 square feet	1,100 square feet
Accessory building (maximum floor area)	50% of main dwelling	50% of main dwelling	50% of main dwelling	50% of main dwelling
Setbacks (1)				
Front yard	25 ft.	25 ft.	25 ft.	25 ft.
Side yard	10 ft.	10 ft.	5 ft.	5 ft.
Corner street side yard	12.5 ft.	12.5 ft.	12.5 ft.	12.5 ft.
Reversed corner side yard	15 ft.	15 ft.	15 ft.	15 ft.
Rear yard	25 ft.	25 ft.	25 ft.	25 ft.
Distance between buildings above first story (2)	10 ft + 2.5 ft.	10 ft + 2.5 ft.	5 ft + 2.5 ft.	5 ft + 2.5 ft.
Between main house & accessory building	6 ft.	6 ft.	6 ft.	6 ft.
Between main house & detached garage	25 ft.	25 ft.	25 ft.	25 ft.
Between 2 accessory buildings	6 ft.	6 ft.	6 ft.	6 ft.
Garage Setback				
Street	25 ft.	25 ft.	25 ft.	25 ft.
Corner street side	25 ft.	25 ft.	25 ft.	25 ft.
Alley	5 ft.	5 ft.	5 ft.	5 ft.
Off street Parking	2-car garage	2-car garage	2-car garage	2-car garage

Notes:

- (1) See additional requirements for accessory buildings, patio covers, fence, walls, hedges, etc. under CMC Sections 17.26.050 through 17.26.210.
- (2) Distance between buildings means between two adjacent main dwellings (houses).