



City of El Monte
 Planning Division
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Accessory Dwelling Units (ADU)

	R-1A	R-1B	R-1C
Land Use Description	One family (one dwelling only)	One family + Agriculture	One family + Agriculture
Lot Restrictions	-Lot can only be developed with one single-family dwelling. -ADU's shall be prohibited where a guesthouse, dwelling, or structure other than the existing dwelling, is used for habitation. - Prohibited lot types include planned residential development (PDR), condominium developments or flag lots.		
Minimum Lot Size	6,000 SF		
Floor Area of ADU	<u>Attached:</u> 50% of existing living area or ≤ 800 SF <u>Detached:</u> ≤ 800 SF		
Maximum bedrooms	2 bedrooms		
Lot Coverage (all roofed areas on the property)	40%	40%	40%
Maximum Floor Area (FAR) (not including garages)	35%	<u>Lots up to 10,000 SF:</u> 35% <u>Lots 10,001-15,000 SF:</u> 30% or 3,500 SF (whichever is greater) <u>Lots 15,001-20,000 SF:</u> 25% or 4,500 SF (whichever is greater) <u>Lots >20,001 SF:</u> 20% or 5,000 SF (whichever is greater)	
Height of ADU	<u>Detached:</u> ≤ 15 ft or shall not exceed height of existing single-family dwelling on the same lot. <u>Above garage:</u> ≤ 25 ft		
Minimum Structure Separation	10ft	10ft	10ft
Setbacks	<u>Attached:</u> Shall comply with setback requirements of existing single-family dwelling. No additional requirements. <u>Detached:</u> Front: ≥ 50 % of lot depth or 50ft whichever is less Street Side: 10ft Interior: 5ft Rear: 10ft <u>Above garage:</u> Side: 5 ft. Rear: 5ft <u>Garage conversion:</u> Shall comply with setbacks of existing garage. No additional requirements.	<u>Attached:</u> Shall comply with setback requirements of existing single-family dwelling. No additional requirements. <u>Detached:</u> Front: ≥ 50 % of lot depth or 50ft whichever is less Street Side: 10ft Interior: 5ft Rear: 20ft <u>Above garage:</u> Side: 5 ft. Rear: 5ft <u>Garage conversion:</u> Shall comply with setbacks of existing garage. No additional requirements.	<u>Attached:</u> Shall comply with setback requirements of existing single-family dwelling. No additional requirements. <u>Detached:</u> Front: ≥ 50 % of lot depth or 50ft whichever is less Street Side: 10ft Interior: 5ft Rear: 35ft <u>Above garage:</u> Side: 5 ft. Rear: 5ft <u>Garage conversion:</u> Shall comply with setbacks of existing garage. No additional requirements.

<p>Parking</p>	<p><u>Main Dwelling:</u> Up to 1,200 SF: 2-car garage 1,201 to 1,500 SF: 3-car garage > 1,500 SF: 3-car garage + 1 open space for each additional 300 SF or fraction thereof</p> <p><u>ADU:</u> One additional open/tandem parking space for each ADU bedroom -Displaced parking for the main dwelling has to be replaced as originally configured.</p>	<p><u>Main Dwelling:</u> Up to 2,000 SF: 2-car garage >2,000 SF or 4-bedrooms: 3-car garage + 1 open space for each bedroom after the first 4 bedrooms.</p> <p><u>ADU:</u> One additional open/tandem parking space for each ADU bedroom. - Displaced parking for the main dwelling has to be replaced as originally configured.</p>
<p>ADU Entrances</p>	<p>-ADUs may have a separate entrance; in no event shall any entry for the ADU be visible from the public right-of-way. -All exterior staircases used as an entrance to an ADU shall be enclosed.</p>	
<p>Owner Occupancy and Restrictive Covenant</p>	<ol style="list-style-type: none"> 1. Either the existing single family dwelling or ADU on the lot shall be occupied by the owner of the lot. 2. Rental of both units at the same time is prohibited. 3. ADU rental terms must be longer than thirty (30) consecutive calendar days. 4. ADUs cannot be sold or conveyed separately from the primary residence. 5. Property owner and all successors in interest must maintain the ADU and surrounding property in accordance with this Section 17.06.165; and 6. Any future sale of residential lots with ADUs shall require, prior to the close of escrow, an inspection by the Building Official or designee, to ensure that all onsite residential structures have been maintained in compliance with applicable zoning and building code requirements. 	

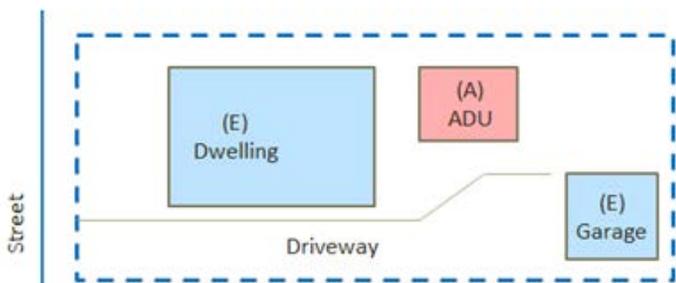


Figure 1: ADU detached from existing dwelling.

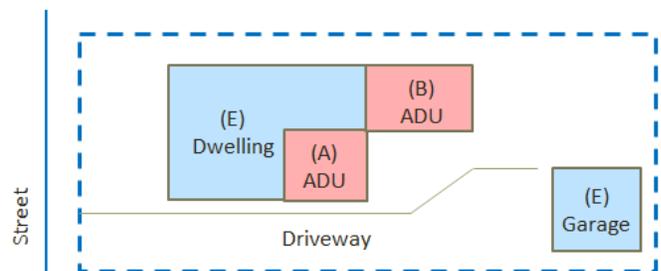


Figure 2: ADU within existing dwelling (A) or new & attached to dwelling (B).

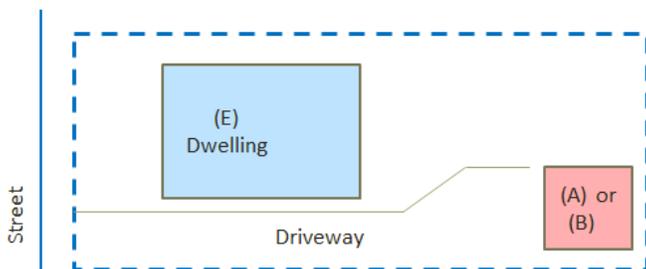


Figure 3: Convert existing garage to an ADU (A) or construct above existing garage (B).