



CITY OF EL MONTE

Economic Development Department Planning Division

Please see the Planning Division and/or the El Monte Zoning Code for the full text and additional requirements.

	R-1A	R-1B
Land Use Description:	One-Family Dwelling	One-Family Dwelling
Maximum Height:	2.5 stories and 35 ft.	2.5 stories and 35 ft.
Minimum 1 st story setbacks for dwellings:	<u>Front:</u> 20 ft. minimum or 20% of the lot depth (max. 25 ft.) <u>Corner Street Side:</u> 10 ft. <u>Interior Side:</u> 5 ft. <u>Rear:</u> 10 ft	<u>Front:</u> 20 ft. minimum or 20% of the lot depth (max. 25 ft.) <u>Corner Street Side:</u> 10 ft. <u>Interior Side:</u> 5 ft. <u>Rear:</u> 20 ft.
Minimum 2 nd story setbacks for dwellings:	<u>Front:</u> an additional 5 ft. from the 1 st floor building wall line. <u>Corner Street Side and Interior Side:</u> an additional 5 ft. from the 1 st floor building wall line. <u>Rear:</u> 10 ft.	<u>Front:</u> an additional 5 ft. from the 1 st floor building wall line. <u>Corner Street Side and Interior Side:</u> an additional 5 ft. from the 1 st floor building wall line. <u>Rear:</u> 20 ft.
Minimum Lot Area for 1 dwelling on a Lot (New Lot Only):	6,000 sf. + 60 ft. of street frontage	6,000 sf. + 60 ft. of street frontage
Density:	Not more than one (1) single-family dwelling unit (du).	<u>Frontage <200 ft:</u> 9,750 sf. / du <u>Frontage 200-250 ft:</u> 8,625 sf. / du <u>Frontage >250 ft:</u> 7,500 sf. / du
Maximum Floor Area (FAR) (not including accessory structures):	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:</u> 20% or 5,000 sf (whichever is greater)
Lot Coverage (all covered structure and building footprint):	40%	40%
Minimum Dwelling Unit Size:	1,000 sf.	1,000 sf.

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Minimum Distance Between Dwellings:	N/A	40 ft. (i.e. each unit shall comply with the minimum front and rear yard setback requirements)
Minimum Distance to Accessory Buildings:	6 ft.	6 ft.
Minimum Parking:	<p>Up to 1,200 sf: 2-car garage</p> <p>1,201 to 1,500 sf: 3-car garage</p> <p>>1,500 sf: 3-car garage + 1 open space for each additional 300 sf or fraction thereof.</p>	<p>Up to 2,000 sf: 2-car garage</p> <p>>2,000 sf or 4-bedrooms: 3-car garage + 1 open space for each bedroom after the first 4 bedroom</p>
Additional Parking Standards:	<p><u>Additions:</u> When existing residential uses are expanded by 25% or more, the entire property shall conform to the most current parking standards.</p> <p><u>Minimum Driveway Widths</u> (additional width may be required by the Fire Department):</p> <ul style="list-style-type: none"> • 1 dwelling on a site: 10 ft. • 2 to 4 dwellings: 12 ft. • 5 or more dwellings: 16 ft. • If the rear most structure is greater than 150 ft. from street PL: 20 ft. <p><u>Driveway Planter:</u> A minimum 3 ft. wide planter shall be adjacent to the driveway.</p> <p><u>Inoperable vehicles:</u> Must be stored in garages.</p> <p><u>Recreational Vehicle Storage and Location:</u> Shall 1) have valid registration at the location where stored; 2) be in operable condition; 3) be parked on a paved surface/in a garage; and 3) not obstruct access to a garage.</p>	
Standards for Accessory Structures (all residential zones):	<p><u>Maximum Area:</u> 650 sf.</p> <p><u>Maximum Height:</u> 15 ft.</p> <p><u>Front Setback:</u> must be behind front dwelling <i>and</i> either 50 ft from front PL or in rear half of lot (whichever is less).</p> <p><u>Corner Street Side:</u> 10 ft.</p> <p><u>Interior Side and Rear:</u> 5 ft.</p> <p><u>Other:</u> Not to be used as habitable space. No plumbing except for laundry hook-up or for a bathroom as an accessory use for a swimming pool.</p>	
Permitted Yard Encroachments:	<p><u>Architectural Features:</u> Cornices, chimneys, canopies, bay windows, eaves or similar architectural features not providing additional floor space within the building, may extend up to 2 ft. into a required front, side or rear yard (does not include porches).</p> <p><u>Mechanical Equipment:</u> may extend into a required interior side or rear yard, provided they are set back a minimum 3 ft. from the PL.</p>	
Fences and Walls (for all residential zones):	<p><u>Front Yard Setback:</u> Maximum 4 ft. (up to 5 ft. may be permitted if the fence is a minimum 50% open in fence height with decorative pilasters).</p> <p><u>Street Side Yard:</u> within 10 ft. of street property line – maximum 4 ft. (up to 5 ft. may be permitted if the fence is a minimum 50% open in fence height with decorative pilasters).</p> <p><u>Side and Rear Yard Setback:</u> Maximum 6 ft.</p> <p><u>More Than One Dwelling:</u> Lower decorative fencing set behind landscaping (See City's Comprehensive Design Guidelines for additional fence/wall guidelines).</p>	