

# CITY OF EL MONTE MUNICIPAL CODE – TITLE 17

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## ZONING CODE

***May 10, 2022 DRAFT***

### ***City Council***

Jessica Ancona, Mayor  
Alma Puente, Mayor Pro Tem  
Martin Herrera, Councilmember  
Victoria Martinez Muela, Councilmember  
Dr. Maria Morales, Councilmember

### ***Planning Commission***

Amy Wong, Chairperson  
Alfredo Nuño, Vice Chairperson  
Rafael Gonzalez, Commissioner  
Cesar Peralta, Commissioner  
Pablo Tamashiro, Commissioner

### ***City Staff***

Alma K. Martinez, City Manager  
Betty Donovanik, Director of Community and Economic Development  
Jason C. Mikaelian, AICP, Deputy Director of Community and Economic Development  
Norma Tabares, Deputy City Attorney

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## ZONING CODE

### **DIVISION A**

17-A – Citywide Matrix of Permitted Uses.

### **DIVISION 1 – INTRODUCTION**

17.10 – General Regulations.

17.12 – Rules and Measurements.

17.14 – Zoning Classifications and Map.

17.16 – Nonconforming Provisions.

17.18 – *Reserved.*

### **DIVISION 2 – RESIDENTIAL ZONING DISTRICTS**

17.20 – One-Family Dwelling Residential Zoning Districts.

17.22 – Rurban Homesteads Overlay District.

17.24 – Multiple-Family Dwelling Residential Zoning Districts.

17.26 to 17.28 – *Reserved.*

### **DIVISION 3 – MULTIUSE ZONING DISTRICT**

17.30 – Mixed/Multiuse Zoning District.

17.32 – *Reserved for the Urban/Multiuse Zone (Garvey-Five Points).*

17.34 – *Reserved for Office/Multiuse Zone (Flair Park).*

17.36 to 17.38 – *Reserved.*

### **DIVISION 4 – COMMERCIAL AND MANUFACTURING ZONING DISTRICTS**

17.40 – Commercial Zoning Districts.

17.42 – Manufacturing Zoning Districts.

17.44 – Public and Quasi-Public Zoning Districts.

17.46 to 17.48 – *Reserved.*

### **DIVISION 5 – PERFORMANCE STANDARDS**

17.50 – Performance Standards:

17.50.010 – Purpose.

17.50.020 – Applicability and Exempt Uses.

17.50.030 – General Standards and Specific Conditions.

17.50.040 – Documenting Compliance.

- 17.50 – Performance Standards (continued):
  - 17.50.050 – Air Quality.
  - 17.50.060 – Cold, Heat and Humidity.
  - 17.50.070 – Construction Related.
  - 17.50.080 – Discharges to Water and Public Sewer System.
  - 17.50.090 – Energy Conservation.
  - 17.50.100 – Hazardous Materials.
  - 17.50.110 – Noise.
  - 17.50.120 – Property Maintenance.
  - 17.50.130 – Reflective Surfaces.
  - 17.50.140 – Vibration.
- 17.52 to 17.58 – Reserved.*

#### **DIVISION 6 – GENERAL PROPERTY DEVELOPMENT STANDARDS**

- 17.60 – General Property Development Standards:
  - 17.60.010 – Purpose and Applicability.
  - 17.60.020 – Flag Lots.
  - 17.60.030 – Height Exceptions and Restrictions.
  - 17.60.040 – Outdoor Display and Storage.
  - 17.60.050 – Outdoor Lighting.
  - 17.60.060 – Physical Cart Containment Measures.
  - 17.60.070 – Private Streets and Driveways.
  - 17.60.080 – Refuse Storage Facilities.
  - 17.60.090 – Satellite Dish Antennas.
  - 17.60.100 – Screening.
  - 17.60.110 – Security Bars.
  - 17.60.120 – Walls, Fences and Hedges.
  - 17.60.130 – Yard Encroachments.
- 17.62 to 17.68 – Reserved.*

#### **DIVISION 7 – PARKING AND LANDSCAPING REGULATIONS**

- 17.70 – Parking Regulations.
- 17.72 – Landscape Regulations.
- 17.74 – Water Efficiency.
- 17.76 to 17.78 – Reserved.*

#### **DIVISION 8 – SIGNAGE AND BILLBOARD REGULATIONS**

- 17.80 – Signage Regulations.
- 17.82 – Billboard Overlay Zone.
- 17.84 – Outdoor Advertising Structures.
- 17.84 to 17.88 – Reserved.*

## **DIVISION 9 – WIRELESS REGULATIONS**

17.90 – Wireless – New and Substantially Changed.

17.92 – Wireless – Eligible Facilities Request.

17.94 to 17.98 – *Reserved.*

## **DIVISION 10 – AFFORDABLE HOUSING REGULATIONS**

17.100 – Density Bonus Provisions.

17.102 – *Reserved for Inclusionary Housing.*

17.104 to 17.108 – *Reserved.*

## **DIVISION 11 – REGULATIONS APPLICABLE FOR SPECIFIC USES**

17.110 – Standards for Residential Uses:

17.110.010 – Purpose.

17.110.020 – Accessory Buildings.

17.110.030 – Accessory Dwelling Units (ADUs) and Junior ADUs.

17.110.040 – Home Occupation Businesses.

17.110.050 – Live/Work Units.

17.110.060 – Mixed-Use Projects – Vertical or Horizontal.

17.110.070 – *Reserved for Religious Institutions, Housing Developments.*

17.110.080 – Single Room Occupancy (SRO).

17.112.090 – Transitional Uses.

17.110.100 – Urban Dwellings.

17.110.110 – Urban Lot Splits.

17.110.120 – Urban Housing Developments.

17.112 – Standards for Nonresidential Uses:

17.112.010 – Purpose.

17.112.020 – Adult Entertainment Establishments.

17.112.030 – Alcohol Sales Uses.

17.112.040 – Alternative Financial Services.

17.112.050 – Automated Teller Machine (ATM) Facilities.

17.112.060 – Collection Containers.

17.112.070 – Correctional Facilities.

17.112.080 – Drive-thru Businesses.

17.112.090 – Emergency Shelters and Low Barrier Navigation Centers.

17.112.100 – Hotels and Motels.

17.112.110 – Multiple-Tenant Centers.

17.112.120 – Outdoor Dining Areas.

17.112.130 – Pawnbrokers or Pawnshops.

17.112.140 – Personal Service Uses (General, Restricted and Massage).

17.112.150 – Recycling Facilities.

17.112.160 – Secondhand Vendors.

17.112.170 – Significant Tobacco Retailers.

17.112 – Standards for Nonresidential Uses (continued):

17.112.180 – Vehicle Sales and Lease.

17.112.190 – Vehicle Repair Facilities.

17.112.200 – Vehicle Service Stations.

17.112.210 – Vehicle Washing Facilities.

*17.114 to 17.118 – Reserved.*

## **DIVISION 12 – ADMINISTRATION OF APPLICATIONS AND PERMITS**

17.120 – Zoning Clearances (ZCL) and Administrative Permits (AP).

17.121 – Initial Plan Reviews (IPR).

17.122 – Design and Minor Design Reviews (DR and MDR).

17.123 – Conditional and Minor Use Permits (CUP and MUP).

*17.124 – Temporary Use Permits (TUP) – Reserved.*

17.125 – Variances and Minor Variances (V and MV).

17.126 – Modification for an Individual with a Disability (MD).

17.127 – Planned Residential Developments (PRD).

17.128 – General Plan and Zoning Amendments (GPA, ZC and CA).

17.129 – Development Agreements (DA).

## **DIVISION 13 – SPECIFIC PLANS**

17.130 – Specific Plans (SP).

17.131 – Gateway Specific Plan (SP-1).

17.132 – Mountain View Specific Plan (SP-2).

17.133 – Flair Spectrum Specific Plan (SP-3).

17.134 – Downtown Specific Plan (SP-4).

*17.135 – Reserved (for Esperanza Village).*

*17.136 to 17.139 – Reserved.*

## **DIVISION 14 – DESIGN GUIDELINES**

17.140 – Comprehensive Design Guidelines.

## **DIVISION 15 – DEFINITIONS**

17.150 – Use Definitions.

17.152 – General Definitions.