

CITY OF EL MONTE MUNICIPAL CODE – TITLE 17

ZONING CODE

Adopted June 21, 2022

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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CITY OF EL MONTE MUNICIPAL CODE – TITLE 17

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).
 - 17.110.090 – 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.