

# City of El Monte

## Planning Division

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## Commercial & Industrial Zoning Provisions

Zone	Land Use Description	Maximum Building Height		Minimum Setbacks (Yards), in Feet			Landscaping Requirements	Parking Requirements
		Stories	Feet	Front	Side	Rear		
C – O	Professional Office	3	40	10	0 <sup>1</sup>	20	Landscaping and irrigation systems must be installed on front and street side yards, plus 5% of total parking area	<b>Cumulative scale, based on building size</b> First 20,000 sq. ft. of GFA – 1 space per 250 sq. ft. Next 30,000 sq. ft. of GFA – 1 space per 400 sq. ft. Add'l GFA above 50,000 sq. ft. – 1 space per 500 sq. ft.
C – 1	Limited Commercial	3	40	5	0 <sup>1</sup>	20		
C – 2	Retail Commercial		40 <sup>2</sup>	5	0 <sup>1</sup>	20		
C – 3	General Commercial		40 <sup>2</sup>	5	0 <sup>1</sup>	20		
C – 4	Heavy Commercial & Limited Mfg.			40 <sup>3</sup>	0 <sup>4</sup>	0 <sup>5</sup>		
M – 1	Light Manufacturing			40 <sup>3</sup>	0 <sup>4</sup>	0 <sup>5</sup>		
M – 2	General Manufacturing			50 <sup>3</sup>	0 <sup>4</sup>	0 <sup>5</sup>	<b>Cumulative scale, based on building size</b> First 5,000 sq. ft. of GFA – 1 space per 400 sq. ft. Next 5,000 sq. ft. of GFA – 1 space per 500 sq. ft. Add'l GFA above 25,000 sq. ft. – 1 space per 1,500 sq. ft.	
RC	Valley Mall area	Specific development signage and use regulations – please contact the planning division for assistance						

### Additional Commercial / Industrial Requirements

- All businesses, except service stations, must be conducted in an enclosed building
- Off-street loading space – based on building size
- Trash enclosures
- Utilities must be placed underground
- Screening of mechanical equipment
- Conditional Use Permit required for residential use in commercial and industrial zones and for other specified uses
- Design review required for new commercial and industrial structures, additions of over 25% floor area and major remodeling (> \$100,000)
- Multiple tenant developments subject to requirements of City Council Resolution No. 2021
- Residential use in commercial / industrial zone must comply with the development standards of the R – 4 zone

<sup>1</sup> Street side yard cannot be less than 5 ft.

<sup>2</sup> If within 100 feet of R – 1 or R – 2 property

<sup>3</sup> From centerline of street

<sup>4</sup> Street side yard cannot be less than 5 ft. If adjacent from residential, not less than 20 ft.

<sup>5</sup> If property adjacent from residential, not less than 25 ft.