

City of El Monte

Planning Division

11333 Valley Boulevard

El Monte, CA 91731

P: (626) 258-8626

F: (626) 258-8628

<http://www.elmonteca.gov>



Residential Zoning Provisions

Zone	Land Use Description	Maximum Building Height		Minimum Setbacks (Yards), in Feet			Minimum Lot Area per Dwelling unit, in Sq. Ft.	F.A.R.	Lot Coverage ¹	Distance Between Dwellings	Dwellings to Accessory
		Stories	Feet	Front	Side	Rear					
R-1A	One Family (one dwelling only)	2 1/2	35	20 to 25 ²	5 ³	10		35%	40%		6
R-1B	One Family + Agricultural	2 1/2	35	20 to 25 ²	5 ⁴	20	9,750 if lot frontage is <200' 8,625 if lot frontage is 200-250' 7,500 if lot frontage is >250'	0-10,000: 35% 10,001-15,000: 30% 15,001-20,000: 25% 20,001 or more: 20%	40%	35	6
R-1C	One Family + Agricultural	2 1/2	35	20 to 25 ²	5 ⁴ to 35	35	10,000	0-10,000: 35% 10,001-15,000: 30% 15,001-20,000: 25% 20,001 or more: 20%	40%	25	6
R-2	Low Density Multiple Family	2 1/2	35	20 ⁵	10 ⁵	20	5,445	35% if lot is <10K 40% if lot is ≥ 10K	45%	10	6
R-3	Medium Density Multiple Family	3	40	20 ⁵	10 ⁵	15	4,840 if lot frontage is <200' 3,960 if lot frontage is 200-250' 3,111 if lot frontage is >250'	35% if lot is <9.5K 40% if lot is ≥9.5K	45%	15	6
R-4	High Density Multiple Family			20 ⁵	10 ⁵	20	SEE THE GENERAL PLAN ⁶	35% if lot is <9.5K 40% if lot is ≥9.5K	45%	10	6

¹ Lot coverage square footage total includes all buildings onsite, including accessory structures

² 20 foot minimum or 20% of the depth of the lot, not to exceed 25 foot; additional 5 foot setback for 2nd story

³ 10 foot street side yard required; additional 5 ft. setback for 2nd story

⁴ Additional 5 foot setback for 2nd story

⁵ Additional 2 foot setback required for 2nd story

⁶ Refer to the El Monte General Plan, some areas cannot be built to these densities

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Zone	Parking Requirements ⁷	Unit Size Requirements	Open Space Requirements
R-1A	0 to 1,200 sq. ft. – Two-car garage 1,201 sq. ft. – 1,500 sq. ft. – Three-car garage Each additional 300 sq. ft. or fraction thereof – One open parking space	1,000 sq.ft.	
R-1B and R-1C	0 to 2,000 sq. ft. or 4 bedrooms – Two-car garage More than 2,001 or 5 bedrooms – Three-car garage, plus one open parking space for each bedroom after the first four	1,000 sq.ft.	
R-2, R-3, and R-4	0 to 1,200 sq. ft. – Two car garage Each additional 300 sq. ft. or fraction thereof – One open parking space	One Bedroom – 800 sq. ft. Two Bedrooms – 1,000 sq. ft. Three Bedrooms – 1,200 sq. ft. Four Bedrooms – 1,350 sq. ft.	Minimum 600 sq. ft. of open space per unit, or 25% of Gross Floor Area, whichever is greater Minimum private open space of 15'x15' adjacent to each unit

This is only a summary. For complete requirements, refer to section 17 of the El Monte Municipal Code or call the Planning Division.

⁷ New carports and unpermitted carports are not allowed in the City.