



CITY OF EL MONTE

Community and Economic Development
Planning Division

Accessory Dwelling Unit (ADU) Standards

See the El Monte Municipal Code (EMMC) Chapter 17.06.165 for the full text and additional requirements.
Compliance with State requirements under Urgency Ordinance No. 2967 adopted February 4, 2020.

	Single-family Residential	Multi-family Residential
Land Use Designation	R-1A, R-1B, R-1C	R-2, R-3, R-4
Maximum Height	One-story and 16 ft.	
Setbacks - See also Chapter 17.06.070	<p><u>Proposed Detached Construction:</u></p> <ul style="list-style-type: none"> • Front: Behind main dwelling and 50 ft. or 50% depth from front property line, whichever is less. • Side and Rear: 4 ft. • Corner Street Side: 10 ft. <p><u>Proposed Attached Structure:</u></p> <ul style="list-style-type: none"> • Comply with zone setbacks <p><u>Existing Legal Structure:</u></p> <p>No change, convert with original setbacks</p>	
Minimum Lot Area	No minimum	
Development Restrictions	<p><u>Existing Single-family Structure:</u></p> <ul style="list-style-type: none"> • 1 ADU; and/or • 1 attached Junior ADU <p><u>Existing Multi-family structure(s):</u></p> <ul style="list-style-type: none"> • 2 detached ADUs; and • Up to 25% of existing units within existing building 	
Floor Area Ratio (FAR) - All living spaces and non-required parking	<p><u>Lots up to 10,000 sf:</u> 35%</p> <p><u>Lots 10,001-15,000 sf:</u> 30% or 3,500 sf. (whichever is greater)</p> <p><u>Lots 15,001-20,000 sf:</u> 25% or 4,500 sf. (whichever is greater)</p> <p><u>Lots >20,001:</u> 20% or 5,000 sf. (whichever is greater)</p>	<p><u>R-2:</u></p> <ul style="list-style-type: none"> • 35% for lots <10,000 sf. • 40% for lots 10,000+ sf. <p><u>R-3, R-4:</u></p> <ul style="list-style-type: none"> • 35% for lots <9,500 sf. • 40% for lots 9,500+ sf.

	Single-family Residential	Multi-family Residential
Lot Coverage - All roofed area	35%	<u>R-2</u> : 40% <u>R-3, R-4</u> : 45%
ADU Size	<p><u>Detached</u>:</p> <ul style="list-style-type: none"> • <u>Studio or 1 bedroom</u>: 150 - 850 sf. • <u>2 bedroom</u>: 851 sf. -1,000 sf. <p><u>Attached</u>:</p> <ul style="list-style-type: none"> • Same as above; and • Cannot exceed 50% of main dwelling total sf. 	
Junior ADU Size	500 sf max. (property must be owner-occupied to allow Junior ADU)	
Minimum Distance from Dwellings	10 ft.	
Minimum Distance to Accessory Buildings:	6 ft.	
Parking	<ul style="list-style-type: none"> • One (1) space per bedroom or per ADU unit, whichever is less; <ul style="list-style-type: none"> • Tandem spaces on driveway allowed; • Proof of public transit accessibility within ½ mile walking distance required to exempt parking spaces; 	
Driveways	<ul style="list-style-type: none"> • One (1) driveway approach and one (1) driveway per property, • <u>Alley access</u>: a secondary driveway may be opened from the alley; • <u>Driveway Planter</u>: A min. 3 ft. wide planter adjacent to the property line; and <ul style="list-style-type: none"> • A 4 ft. planter at the end of any driveway that leads to an ADU • Buildings that extend past 150 ft. of property depth require 20 ft. wide driveway 	
Permitted Yard Encroachments - See also Chapter 17.06.095	<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) but be a minimum 3 ft. from the PL</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>	
Additional Requirements	<ul style="list-style-type: none"> • Architectural design compatibility; • On-site and off-site landscape and irrigation; • On-site and off-site pedestrian access, such as walkways and sidewalk; <ul style="list-style-type: none"> • On-site grading; • Owner-occupancy Covenant; and <ul style="list-style-type: none"> • Building Code 	