



CITY OF EL MONTE

Economic Development Department
Planning Division

COMMERCIAL AND 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 ¹	20	Landscaping and irrigation systems must be installed on front and street side yards, plus 5% of total parking area	<p style="text-align: center;">Cumulative scale, based on building size</p> 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 ¹	20		
C – 2	Retail Commercial		40 ²	5	0 ¹	20		
C – 3	General Commercial		40 ²	5	0 ¹	20		
C – 4	Heavy Commercial & Limited Mfg.			40 ³	0 ⁴	0 ⁵		
M – 1	Light Manufacturing			40 ³	0 ⁴	0 ⁵	<p style="text-align: center;">Cumulative scale, based on building size</p> 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. Next 15,000 sq. ft. of GFA – 1 space per 750 sq. ft. Add'l GFA above 25,000 sq. ft. – 1 space per 1,500 sq. ft.	
M – 2	General Manufacturing			50 ³	0 ⁴	0 ⁵		

- 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 all C or M zones and for other specified uses
- Design review required for new commercial and industrial structures, additions of over 25% floor area and major exterior 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

¹ Street side yard cannot be less than 5 ft.

² If within 100 feet of R – 1 or R – 2 property

³ From centerline of street

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

⁵ If property adjacent from residential, not less than 25 ft.



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Uses ⁶	Parking Requirement	
Auditorium or Multi-purpose room	1:75	
Auto repair	1:300	
Auto sales/leasing	1:500 of lot size & 1:2,500 of outdoor display and storage area	
General retail, office, personal services, fast food restaurant, and day care	Up to 20,000 square feet - 1:250 20,001 –50,000 square feet – 1:400 50,001 square feet or more – 1:500	
Health Institution (hospitals, sanitariums, convalescent homes, homes for the age)	1:500 for office use & 0.5 spaces per bed	
Hotel or Motel	1 space for each living or sleeping unit	
Indoor Entertainment (movie theatre, dance halls, and clubs)	1 space per 3 seats for movie theatres or 1:75 of usable floor area for other uses where no fixed seating is provided.	
Industrial/warehouse	Up to 5,000 – 1:400 – 13 spaces 5,001 – 10,000 – 1:500 – 10 spaces 10,001 – 25,000 – 1:750 – 20 spaces 25,001 and up – 1:1,500	<u>Example:</u> 25,000- square- foot warehouse = 13+10+20 = 43 spaces * Offices not occupying more than 25% of total floor area are counted as industrial/warehouse.
On-sale liquor establishment	1:50	
Religious Institution	Main assembly area: 1:40; additional spaces are required at a rate of 1:250	
Restaurant	1:150	

⁶ Refer to section 17.08.060 for a complete table of parking ratios per uses.