



CITY OF EL MONTE

Community and Economic Development
Planning Division

Multi-Family Residential Development Standards

See the El Monte Municipal Code (EMMC) for the full text and additional requirements.

	R-2	R-3	R-4
Land Use Description:	Low Density Multiple Family	Medium Density Multiple Family	High Density Multiple Family
Maximum Height:	2.5 stories and 35 ft.	3 stories and 40 ft.	40 ft. if structure is within 100 ft. of a R-1 or R-2 zone
Minimum 1 st story setbacks for dwellings:	Front: 20 ft. Side: 10 ft. Rear: 20 ft.	Front: 20 ft. Side: 10 ft. Rear: 15 ft.	Front: 20 ft. Side: 10 ft. Rear: 20 ft.
Minimum 2 nd story setbacks for dwellings:	Front: an additional 2 ft. from the proposed 1 st floor (add. step-back may be required) Side: 12 ft. Rear: 20 ft.	Front: an additional 2 ft. from the proposed 1 st floor (add. step-back may be required) Side: 12 ft. Rear: 15 ft.	Front: an additional 2 ft. from the proposed 1 st floor (add. step-back may be required) Side: 12 ft. Rear: 20 ft.
Minimum Net Lot Area (new lots):	6,000 sf. + 60 ft. of street frontage	6,000 sf. + 60 ft. of street frontage	6,000 sf. + 60 ft. of street frontage
Density Req.:	5,445 sf. / dwelling unit (du) (provided that attached units of greater than three (3) dwellings be developed on a lot not less than 70 ft. in street frontage)	Frontage <200 ft: 4,840 sf. / du Frontage 200-250 ft: 3,960 sf. / du Frontage >250 ft: 3,111 sf. / du (provided that attached units of greater than three (3) dwellings be developed on a lot not less than 70 ft. in street frontage <u>nor</u> 10,000 sf. in lot size)	1,800 sf / du (provided that attached units of greater than three (3) dwellings be developed on a lot not less than 70 ft. in street frontage <u>or</u> 10,000 sf. in lot size)
Minimum Street Frontage for greater than 3 attached du:	70 ft. of frontage	70 ft. of frontage	70 ft. of frontage
Maximum Floor Area (FAR):	35% for lots <10,000 sf. 40% for lots 10,000+ sf.	35% for lots <9,500 sf. 40% for lots 9,500+ sf.	
Lot Coverage (all roofed areas):	45%	45%	
Minimum Dwelling Unit Size:	<ul style="list-style-type: none"> • <u>Studio</u>: 650 sf. • <u>1 bedroom</u>: 800 sf. • <u>2 bedroom</u>: 1,000 sf. 	<ul style="list-style-type: none"> • <u>3 bedroom</u>: 1,200 sf. • <u>4 bedrooms</u>: 1,350 sf. • <u>Each Extra Bedroom</u>: 150 sf for each additional bedroom 	
Maximum Length of Building Walls:	No exterior building wall shall exceed a length of 160 ft. without an offset of at least 5 ft.		

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Minimum Distance Between Dwellings:	10 ft.	15 ft.	10 ft.
Minimum Distance to Accessory Buildings:	6 ft.		
Minimum Parking Per Unit:	<u>Units 650-1,200 sf:</u> 2-car garage <u>Units 1,200+ sf:</u> an additional 1 open space for each additional 300 sf or fraction thereof. <u>Guest Spaces:</u> For projects with 10+ units, 10% of all required spaces shall be reserved for guests.		
Additional Parking Standards:	<u>Additions:</u> When existing residential uses are expanded by 25% or more, the entire property shall conform to the most current parking standards. <u>Minimum Driveway Widths</u> (additional width may be required by the Fire Department): <ul style="list-style-type: none"> • 1 dwelling on a site: 10 ft. • 2 to 4 dwellings: 12 ft. • 5 or more dwellings: 16 ft. • If the rear most structure is greater than 150 ft. from street PL: 20 ft. <u>Driveway Planter:</u> A minimum 3 ft. wide planter shall be adjacent to the driveway. <u>Inoperable vehicles:</u> Must be stored in garages. <u>Recreational Vehicle Storage and Location:</u> Shall 1) have valid registration at the location where stored; 2) be in operable condition; 3) be parked on a paved surface/in a garage; and 3) not obstruct access to a garage.		
Usable Open Space for 2+ units:	<u>Total Open Space:</u> 25 % of gross living area or 600 sf. per unit, whichever is greater (not counting street setbacks, driveways, etc.). <u>Private Open Space:</u> 200 sf. per unit of the total open space shall be private and contiguous to each unit. <u>Balconies:</u> Up to 25% of all total open space may be in the form of balconies. <u>Dimensions:</u> Minimum 10 ft. in each direction for private open space areas and a minimum 15 ft. in each direction for all other open space areas with 7 ft. vertical clearance.	<u>Total Open Space:</u> 25 % of gross living area or 600 sf. per unit, whichever is greater (not counting street setbacks, driveways, etc.). <u>Private Open Space:</u> 200 sf. per unit of the total open space shall be private and contiguous to each unit. <u>Balconies:</u> Up to 25% of all total open space may be in the form of balconies. <u>Dimensions:</u> Minimum 10 ft. in each direction for private open space areas and minimum 15 ft. in each direction for all other usable open space with 7 ft. vertical clearance.	
Trash Areas:	Common collection areas are required for all projects with 5+ units		
Permitted Yard Encroachments:	<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). <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.		
Fences and Walls:	For general regulations regarding fences/walls, please refer to El Monte Municipal Code Section 17.06.120. <u>More Than One Dwelling (Front Yard):</u> Low decorative front/street side fencing set behind landscaping (See City's Comprehensive Design Guidelines for additional fence/wall guidelines).		