

CITY OF EL MONTE

R-1B & R-1C Development Standards Revisions

Effective June 4, 2009

The following development standards for all properties in the R-1B and R-1C zones have been revised and will become effective as of June 4, 2009:

- Parking:

SF/No. of Bedrooms	Parking Required
Up to 2,000 SF or 4 Bedrooms	Two-Car Garage
2,001 or 5 Bedrooms or more	Three-Car Garage, plus one open parking space for each bedroom after the first four.

- Front Yard Setback (2nd Story Only): An additional five (5) feet from the first floor setback.
- Side Yard Setback (2nd Story Only): An additional five (5) feet from the first floor setback.
- Floor Area Ratio (FAR):

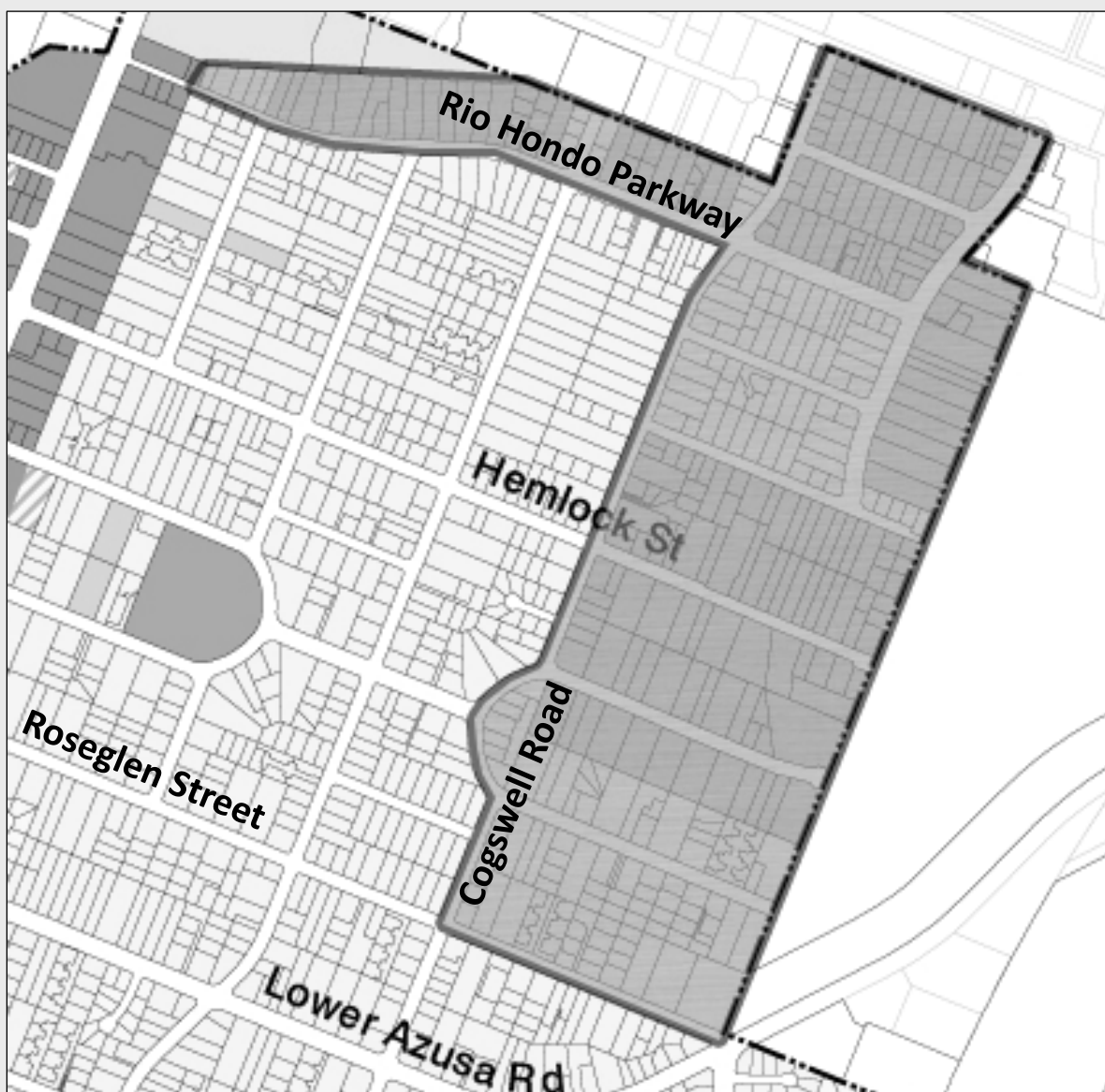
SF	Existing FAR	Existing Max SF	Revised FAR	Difference
10,000	0.35	3,500	0.35	None
10,001 -15,000	0.35	5,250	0.30	750
15,001 - 20,000	0.35	7,000	0.25	2,000
20,001 or more	0.35	10,500	0.20	4,500

- Rear Yard Setback (**R-1B Zoned Properties Only**): Twenty (20) feet.

CITY OF EL MONTE

R-1B & R-1C Development Standard Revisions

- Rurban Homesteads Overlay District: Second story additions to existing homes or new two-story homes on properties located in the areas denoted in the map below will require a public hearing for a Design Review before the Planning Commission.



For further information on any of these changes, please contact the Planning Division at (626) 258-8626.