



CITY OF EL MONTE

Economic Development Department
Planning Division

RURBAN OVERLAY MORATORIUM

Effective Date: June 21, 2016

Expiration Date: June 21, 2018

Background: In 2008, an Advisory Committee was formed to help identify issues related to development in certain single-family neighborhoods in El Monte. The Committee's recommendations were adopted as part of a Zoning Code Update, and included creating the Rurban Homesteads Overlay District (RHOD) in the Northeast El Monte. Due to new interest in development in the RHOD, the City Council adopted a moratorium related to applications for development within the RHOD.

The Moratorium prohibits the following:

1. New 2-story dwelling and 2nd story additions/expansions for existing dwellings;
2. New subdivisions;
3. Planned Residential Developments; and
4. New dwellings on a property that would result in more than one (1) dwelling on a property.

Activities that may be permitted:

1. Projects that have already received approval or been issued a building permit;
1. New single-story dwellings, provided the property will only have one dwelling;
2. Demolition of existing structures;
3. One-story additions to existing dwellings;
4. Accessory structures;
5. Other ministerial permits for things such as fences, paving, window change-outs, solar panels, building remodels and swimming pools; and
6. A hardship exemption through City Council approval.

RURBAN OVERLAY MORATORIUM BOUNDARY:

Boundaries: Roseglen Street to the south, Cogswell Road and Rio Hondo Parkway to the west and the City Boundary to the north and east.

Zoning Designations: All affected properties are zoned either R-1B or R-1C (One-Family Dwelling).

