

## Benchmark Ordinance Comparison

	<b>Pasadena</b>	<b>Sierra Madre</b>	<b>Antioch</b>
<b>Applicability</b>	Applies to multifamily and commercial zones; does not apply to single family zones.	Religious Housing Overlay Zone	Allows ADUs (“cottage clusters”) on religious sites
<b>Affordability Requirement</b>	<ul style="list-style-type: none"> <li>• 80% units low income</li> <li>• Remainder moderate income</li> </ul>	50% units low income	<ul style="list-style-type: none"> <li>• 80% units low income</li> <li>• Up to 20% moderate income</li> <li>• 5% of units may be reserved for staff of the religious institution</li> </ul>
<b>Density Adopted</b>	32 du/ac Max 72 units on a site	20 du/ac min 42 du/ac max	15 du/ac
<b>Setbacks</b>	<ul style="list-style-type: none"> <li>• 15’ side (interior)</li> <li>• 20’ rear</li> </ul>	15’ front on all floors	<ul style="list-style-type: none"> <li>• 15’ front on arterial and collector streets, 10’ on local streets</li> <li>• 5’ side (interior)</li> <li>• 15’ side (arterial and collector streets), 10’ side (local streets)</li> <li>• 10’ rear</li> </ul>
<b>Height</b>	Per underlying zoning district	35’ or three stories above grade	Two stories (18’ flat roof, 25’ pitched roof)

	<b>Pasadena</b>	<b>Sierra Madre</b>	<b>Antioch</b>
<b>Parking</b>	<p>One (1) space per unit, unless 0.5 mile of transit.</p> <p>Allows existing parking on-site for religious assembly to be reduced by up to 50% to accommodate housing. Remaining parking may be shared by religious assembly use and residential use.</p>	<p>Allows reduction of parking for the religious institution that corresponds to the area of the residential development.</p>	<p>One (1) space per unit.</p> <p>Per AB 1851 spaces may be shared between the religious institution and the residences.</p>
<b>Other Considerations</b>	<p>Encroachment plane requiring upper stories to be set back adjacent to single family residential.</p>	<p>Encroachment plane requiring upper stories to be set back adjacent to single family residential.</p>	<p>Establishes Innovative Housing (IH) Overlay District to enable the development of multiple ADUs (or “cottage communities”) on faith-owned land.</p>
<b>Code Section</b>	<p><a href="#">Chapter 17.50.230</a> —Religious Facilities</p>	<p><a href="#">Chapter 17.39</a> RHO Religious Housing Overlay Zone</p>	<p><a href="#">Chapter 9-5.3805</a></p>