

Benchmark Ordinance Comparison

	Pasadena	Sierra Madre	Antioch
Applicability	Applies to multifamily and commercial zones; does not apply to single family zones	Religious Housing Overlay Zone	Allows ADUs (“cottage clusters”) on religious sites
Affordability Requirement	<ul style="list-style-type: none"> • 80% units low income • Remainder moderate income 	50% units low income	<ul style="list-style-type: none"> • 80% units low income • Up to 20% moderate income • 5% of units may be reserved for staff of the religious institution
Density Adopted	32 du/ac Max 72 units on a site	20 du/ac min 42 du/ac max	15 du/ac
Setbacks	<ul style="list-style-type: none"> • 15’ side (interior) • 20’ rear 	15’ front on all floors	<ul style="list-style-type: none"> • 15’ front on arterial and collector streets, 10’ on local streets • 5’ side (interior) • 15’ side (arterial and collector streets), 10’ side (local streets) • 10’ rear
Height	Per underlying zoning district	35’ or three stories above grade	Two stories (18’ flat roof, 25’ pitched roof)
Parking	1 space per unit, unless ½ mile of transit Allows existing parking on-site for religious assembly to be reduced by up to 50% to accommodate housing.	Allows reduction of parking for the religious institution that corresponds to the area of the residential development	1 space per unit Per AB 1851 spaces may be shared between the religious institution and the residences

	Remaining parking may be shared by religious assembly use and residential use.		
Other Considerations	Encroachment plane requiring upper stories to be set back adjacent to single family residential	Encroachment plane requiring upper stories to be set back adjacent to single family residential	Establishes Innovative Housing (IH) Overlay District to enable the development of multiple ADUs (or “cottage communities”) on faith-owned land
Code Section	Chapter 17.50.230 - Religious Facilities	Chapter 17.39 RHO Religious Housing Overlay Zone	Chapter 9-5.3805