

ORDINANCE NO. 1495

AN ORDINANCE OF THE CITY OF SIERRA MADRE, CALIFORNIA, ADDING CHAPTER 17.50 (OBJECTIVE DESIGN STANDARDS) TO TITLE 17 (ZONING) OF THE SIERRA MADRE MUNICIPAL CODE, AND AMENDING VARIOUS SECTIONS OF TITLE 17 (ZONING) OF THE SIERRA MADRE MUNICIPAL CODE TO REFERENCE AND INCORPORATE THE SIERRA MADRE OBJECTIVE DESIGN STANDARDS WHERE APPLICABLE TO MULTIFAMILY DEVELOPMENTS.

RECITALS

WHEREAS, the State of California adopted several housings laws, including Senate Bill (SB) 167, SB 423, SB 4, SB 330, and Assembly Bill 2011, which strongly incentivize cities and counties to streamline the review process for multifamily housing, including mixed-use residential developments, and require local agencies to limit their review of qualifying housing projects to objective standards;

WHEREAS, pursuant to SB 423, Objective Design Standards "involve no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the applicant or developer and the public official before submittal";

WHEREAS, the City participated as one of four partner cities in the development of a Regional Objective Standards document led by the San Gabriel Valley Council of Governments (SGVCOG);

WHEREAS, the SGVCOG effort was funded through Southern California Association of Governments (SCAG) Regional Early Action Program (REAP) 2.0 Subregional Partnership (SRP), which is designed to accelerate housing production, support jurisdictions in meeting their sixth cycle Regional Housing Needs Assessment (RHNA) obligations, and advance state and regional priorities related to housing, transportation, equity, and climate;

WHEREAS, the purpose of adopting Objective Design Standards is to comply with recent State legislation and to implement streamlined and ministerial review processes for qualifying projects by establishing reasonable, uniform, and comprehensive standards and procedures for multi-family residential and mixed-use development projects;

WHEREAS, the Objective Design Standards will apply to all new qualifying residential and mixed-use development projects, specifically where State law limits the City's enforcement of design standards to objective standards only, or where the Sierra Madre Municipal Code requires a ministerial approval process; and

WHEREAS, the Planning Commission held a duly noticed public hearing on May 7 and May 21, 2026, to consider a Municipal Code Text Amendment (MCTA 26-02) and a recommendation for the City Council to adopt an ordinance.

WHEREAS, the City Council held a duly noticed public hearing on June 9, 2026, and unanimously approved the foregoing ordinance for first reading.

WHEREAS, the City Council held a duly noticed public hearing on June 23, 2026, to introduce the foregoing ordinance for second reading.

THEREFORE, THE CITY COUNCIL OF THE CITY OF SIERRA MADRE, CALIFORNIA, DOES ORDAIN AS FOLLOWS:

SECTION 1. Recitals. The Recitals above are true and correct and incorporated herein by this reference.

SECTION 2. Amendment and Addition. Chapter 17.50 (Objective Design Standards) is added and Chapter 17.24 (R-2 Two-Family Residential Zone), Chapter 17.28 (R-3-13

Medium/High Density Residential Zone), Chapter 17.29 (R-3-20 and R-3-30 High Density Residential Zones), Chapter 17.32 (R-E Residential Entrepreneur Overlay Zone), Chapter 17.36 (Commercial Zone), Chapter 17.39 (RHO Religious Housing Overlay Zone), Chapter 17.40 (Manufacturing Zone), and Chapter 17.59 (Ministerial Design Review Permits) of Title 17 (Zoning) of the Sierra Madre Municipal Code are amended to read as shown in Exhibit 1, attached herein, with additions denoted by underlined text and deletions denoted by struck-through text.

SECTION 4. Consistency with the General Plan. Municipal Code Text Amendment 26-02 is consistent with the following Goals and Policies of Sierra Madre General Plan's Housing Element:

Goal 2.0: Facilitate the provision of a range of housing types to meet community needs.

Policy 2.1: Encourage diversity in the type, size, price and tenure of residential development in Sierra Madre, while maintaining quality of life goals.

Policy 2.4: Provide opportunities for the integration of housing in commercial districts, while maintaining the downtown's low scale character and ground level retail spaces.

Goal 3.0: Reduce governmental constraints on the maintenance, improvement and development of housing while maintaining community character.

Policy 3.3: Provide flexibility in development standards to accommodate new models and approaches to providing housing, such as co-housing, shared housing, and live/work housing.

The Housing Element promotes a diverse range of housing types, reduced governmental constraints, and flexible mixed-use and innovative housing models while preserving community character and the low-scale downtown environment. The amendment implements this direction by aligning local development standards with State housing law through the use of Objective Design Standards.

SECTION 3. CEQA. This ordinance is exempt is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3), the "common sense" exemption. The proposed amendment does not authorize or approve the construction of any specific building or structure but instead establishes design regulations that will apply to future development. Because the amendment is limited to setting design standards and will not result in a reasonably foreseeable physical change to the environment, it can be seen with certainty that there is no possibility that the project may have a significant effect on the environment, and it is therefore not subject to CEQA review.

SECTION 4. Severability. If any sections, subsections, subdivisions, paragraph, sentence, clause or phrase of this Ordinance or any part hereof or exhibit hereto is for any reason held to be invalid, such invalidity shall not affect the validity of the remaining portions of this Ordinance or any part thereof or exhibit thereto. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase hereof, irrespective of the fact that anyone or more sections, subsections, subdivisions, paragraph, sentences, clauses or phrases be declared invalid.

SECTION 5. Certification. Pursuant to Government Code Section 36932, the City Clerk shall certify the passage, approval, and adoption of this Ordinance by the City Council.

SECTION 6. Publication. Pursuant to Government Code Section 36933, the City Clerk shall cause this Ordinance to be published or posted.

SECTION 7. Records. Pursuant to Government Code Section 40801, proof of certification and publication shall be entered in the book of Ordinances of the City Council.

SECTION 8. Effective Date. Pursuant to Government Code Section 36937, this Ordinance shall take effect thirty days after its adoption.

PASSED, APPROVED, AND ADOPTED this 23rd day of June 2026.


Kristine Lowe, Mayor

I HEREBY CERTIFY that the foregoing Ordinance was introduced by first reading on the 9th day of June 2026, and duly adopted at a regular meeting held on the 23th day of June 2026, by the City Council of the City of Sierra Madre, California, by the following vote:

- AYES:** Mayor Kristine Lowe, Council Members Edward Garcia, Kelly Kriebs, Robert Parkhurt
- NOES:** None.
- ABSENT:** Mayor Pro Tem Gene Goss
- ABSTAINED:** None.


Laura Aguilar, City Clerk

Approved as to form:

Aleks Giragosian, City Attorney

Chapter 17.50 OBJECTIVE DESIGN STANDARDS

17.50.010 Purpose and intent.

The purpose of this Chapter is to provide the public, building and design professionals, and decision-makers with objective design criteria for new multifamily residential and mixed-use (residential and commercial) developments in the City.

17.50.020 Applicability.

The City of Sierra Madre Objective Design Standards apply to all new development projects, regardless of zoning, that meet the following criteria:

- A. Multifamily Residential Projects: A project consisting of multifamily residential uses with two or more dwelling units, including detached and attached condominiums and accessory dwelling units created with existing or proposed multifamily development.
- B. Mixed-Use Projects: A project featuring a combination of residential and commercial uses where at least two-thirds of the square footage of the development is designated for residential uses.

17.50.030 Incorporation of the City of Sierra Madre Objective Design Standards.

The City of Sierra Madre Objective Design Standards, as may be periodically amended in accordance with Section 17.50.050, are incorporated by reference into this code. A copy of the City of Sierra Madre Objective Design Standards is on file with the planning and community preservation department for use and examination by the public. To the extent that a development is other than multifamily residential or mixed-use, the requirements of the underlying zone(s) shall prevail. Where there may be conflict, the City of Sierra Madre Objective Design Standards shall override.

17.50.040 Exceptions.

All projects described in Section 17.50.020 are required to comply with the City of Sierra Madre Objective Design Standards. However, an applicant may request up to three (3) exceptions if they are unable to meet certain City of Sierra Madre Objective Design Standards.

- A. This provision allows for limited discretionary review and flexibility for projects that may have a physical site constraint or propose an alternative architectural solution to a specific standard(s).
- B. Requests shall be made by the applicant in writing to the director as part of the entitlement application.
- C. The director has decision-making authority over exception requests. The decision of the director may be appealed to the Planning Commission in accordance with procedures established in Chapter 17.60.
- D. Exception request. The written justification for each exception request must identify the design standard(s) requested to be waived and how the request meets the applicable findings listed below.
 - 1. Exception findings. The director shall consider the request and information provided and make findings to approve or deny the request. An exception(s) shall be granted only if both of the following findings are made:
 - a. The project meets the intent of the design standard(s) under consideration to be waived, or a similar design standard is implemented in substitution.
 - b. There is a specific physical site constraint that precludes compliance with a specific design standard or strict compliance with a specific design standard conflicts with the architectural quality of the proposed development and is mitigated by the application of an architectural solution that achieves a high-quality design.

2. Density Bonus. An applicant that submits a request for incentives, concessions, or waiver under density bonus law, may not submit an application for an exception

17.50.050 Amendments to the City of Sierra Madre Objective Design Standards.

Any amendments to the City of Sierra Madre Objective Design Standards shall be reviewed by the Planning Commission upon recommendation by the Director. The Planning Commission shall issue a decision by resolution. Any decision of the Planning Commission may be appealed to the City Council pursuant to Sierra Madre Municipal Code Section 17.60.120.

Chapter 17.24 R-2 TWO-FAMILY RESIDENTIAL ZONE

17.24.030 Standards of development—Generally.

All premises in the R-2 zone shall comply with the standards of development set forth in the following sections. For multifamily residential development, the standards of this Chapter 17.24 shall be considered in combination with the City of Sierra Madre Objective Design Standards (Chapter 17.50). Where there may be conflict, the City of Sierra Madre Objective Design Standards shall override. To the extent that a development is other than multifamily residential, the requirements of this Chapter 17.24 shall prevail.

Chapter 17.28 R-3-13 MEDIUM/HIGH DENSITY RESIDENTIAL ZONE

17.28.080 Standards of development.

For multifamily residential development, the standards of this Chapter 17.28 shall be considered in combination with the City of Sierra Madre Objective Design Standards (Chapter 17.50). Where there may be conflict, the City of Sierra Madre Objective Design Standards shall override. To the extent that a development is other than multifamily residential, the requirements of this Chapter 17.28 shall prevail.

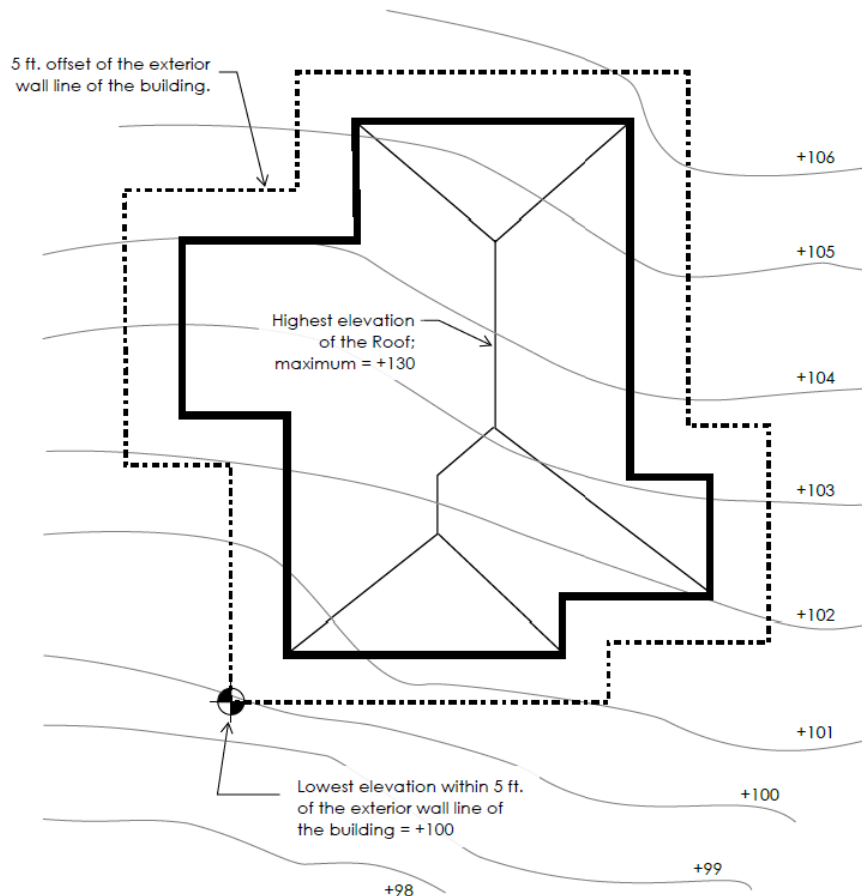
A. Floor Area Ratio:

1. On lots with a gross lot area of less than ten thousand square feet or street frontage of less than fifty feet, the floor area of all above-ground buildings and structures (including garages and other non-habitable areas, but excluding basements and other fully subterranean areas) shall be limited to fifty-five percent of the gross lot area.
2. On lots with a gross lot area of ten thousand square feet or greater and with a street frontage of fifty feet or greater, the floor area of all above-ground building and structures (including garages and other non-habitable areas, but excluding basements and other fully subterranean areas) shall be five thousand five hundred square feet plus seventy percent of gross lot area in excess of ten thousand square feet.
3. Notwithstanding paragraphs 1 and 2 above, on lots with (i) one dwelling unit, the floor area of all above-ground buildings and structures (including garages and other non-habitable areas, but excluding basements and other fully subterranean areas) shall be limited to thirty-five percent of the gross lot area, (ii) one dwelling unit and one second unit, the floor area of all above-ground buildings and structures (including garages and other non-habitable areas, but excluding basements and other fully subterranean areas) shall be limited to forty percent of the gross lot area, and (iii) two dwelling units, the floor area of all above-ground buildings and structures (including garages and other non-habitable areas, but excluding basements and other fully subterranean areas) shall be limited to forty-five percent of the gross lot area.

B. Maximum Building Coverage.

1. Building coverage shall not exceed an aggregate of forty-five percent of the lot area. Covered area shall be considered to be the total amount of land covered by residential structures, garages, driveways, and other impermeable surfaces.
2. Decks, permeable patios, porous paving areas, vegetated roof areas, recreational areas, pedestrian walkways and terraces shall not be considered covered areas for the purpose of this standard. An additional fifteen percent in covered area may be added to the aggregate, increasing it to sixty percent with the use of porous surfaces and/or vegetated roof areas.

C. Maximum Building Height. No building shall exceed either thirty feet in height or two stories above grade (see illustration below).



D. Yard and Building Setbacks:

Lot Line	Bounded By	Building Type	Required Setback (feet)
Front		First floor Second floor	15 feet 25 feet
Rear			10 feet
Side or Rear	R-1 zoned lots	Structures over one-story in height	10 feet for height below 20 feet, plus use of "angle-plane" in accordance with subsection F.7 below

Side	An alley or lots zoned other than R-1	Main or accessory	10% of lot width 5 minimum 15 maximum
Side	Public street	Main or accessory	10% of lot width 10 minimum 15 maximum
Side	An alley	Garages opening to alley	25 from opposite side of alley

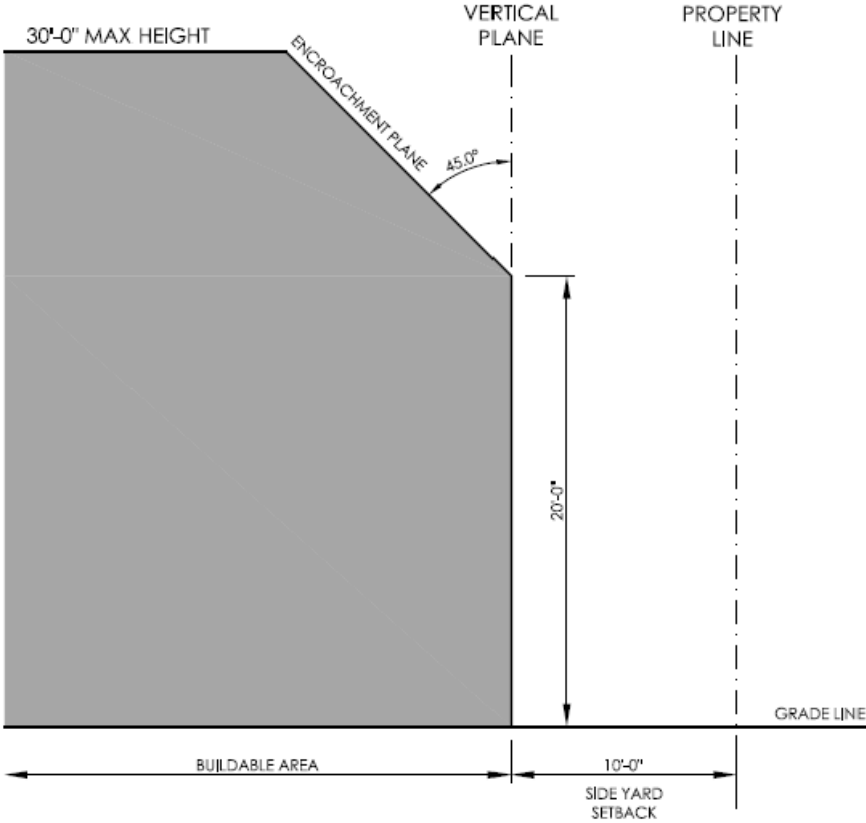
E. Encroachments into setback areas:

1. Garages and other one-story accessory structures may be constructed within three feet of a side or rear property line where the difference between adjoining grades does not exceed one foot and is not adjoining an R-1 zoned property.
2. Walls and fences in accordance with Section 17.48.130.
3. Balconies and Exterior Stairways. No more than one-half of the balconies and exterior stairways shall be permitted to project more than fifty percent of the minimum setback requirement into any required setback areas. The minimum setback from any property line abutting R-1 zoned property shall be ten feet.
4. Swimming pools, hot tubs, spas and similar recreational facilities may be located no closer than five feet from the rear or side property lines, or twenty-five feet from the front property line.
5. Other projections as allowed in accordance with Section 17.48.120.

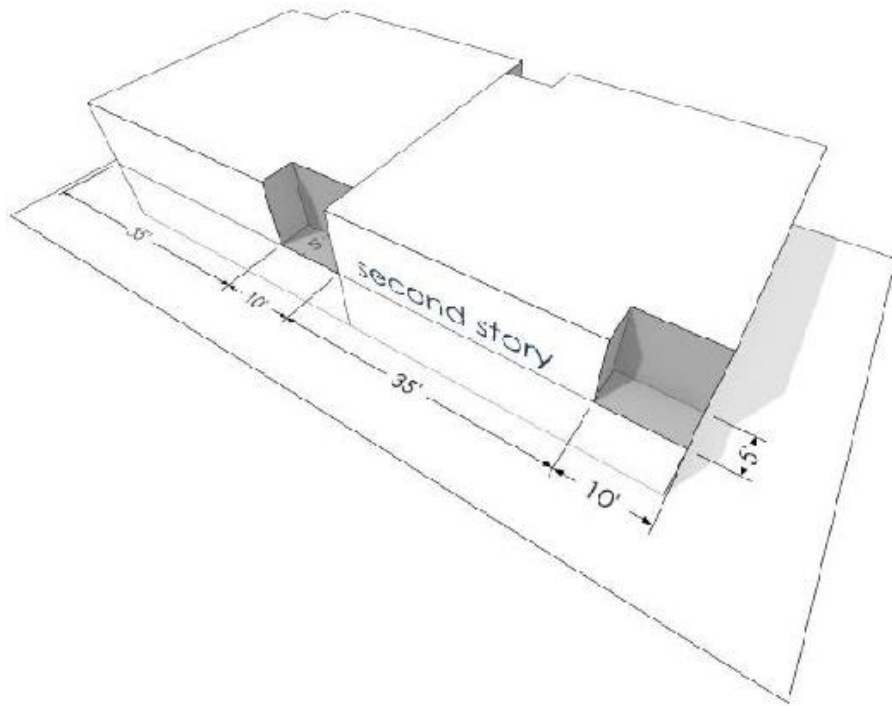
F. Site Design Requirements.

1. Siting: Building siting should:
 - a. Maximize privacy through placement of windows, balconies, landscaping, and design of outdoor spaces;
 - b. Be related to nearby buildings as well as adjacent parcels;
 - c. Be oriented to face the street, avoiding views from the street of parking garages and alleys;
 - d. Minimize negative impact on views from adjacent properties;
 - e. Be oriented to encourage use of outdoor areas and to be compatible with adjoining building orientation; and
 - f. Cluster buildings and modulate architectural elements to provide pleasing and useful ground level and above ground spaces.
2. Utilities: All utilities shall be placed underground.
3. Landscaping: Landscaping should be designed to minimize impact of development on surrounding properties. Tree preservation and landscaping with specimen trees are encouraged.
4. Contextual design: Building forms and details should be in keeping with adjacent neighborhood character, where appropriate. Where possible, existing single-family houses should be preserved.
5. Building materials: Materials, colors and textures generally should be compatible with those of adjacent and other nearby buildings and the overall character of the neighborhood.
6. Paving: Use of decorative and permeable materials is encouraged.
7. Angle-plane: For yards abutting an R-1 zoned lot, an encroachment limit shall be established which is determined at a point twenty feet above the existing ground level at the setback line as required by

subsection D above, and using a forty-five-degree angle inwards toward the property to create additional setback (see illustration below).



8. Articulation: Articulation of exterior walls is encouraged. In no event shall a linear wall of a second story extend longer than thirty-five feet without an offset of a minimum of five feet for a minimum linear distance of ten feet (see illustration below).



9. Screening: Parking areas, refuse storage, mechanical equipment and the like shall be screened by some combination of walls, plantings or earthworks.
10. Design guidelines: From time to time, the planning commission may promulgate and maintain site design and massing guidelines for use by applicants and the city to guide appropriate development in the R-3-13 zone.

Chapter 17.29 R-3-20 AND R-3-30 HIGH DENSITY RESIDENTIAL ZONES

17.29.030 Development regulations.

For multifamily residential development, the standards of this Chapter 17.29 shall be considered in combination with the City of Sierra Madre Objective Design Standards (Chapter 17.50). Where there may be conflict, the City of Sierra Madre Objective Design Standards shall override. To the extent that a development is other than multifamily residential, the requirements of this Chapter 17.29 shall prevail. When not in conflict with the City of Sierra Madre Objective Design Standards, the regulations and limitations pertaining to the R-3-13 zone shall control and be effective in the R-3-20 and R-3-30 zones (Chapter 17.28 of this title) for multi-family dwellings, with the following exceptions:

- A. Minimum Lot Size. The minimum lot size for new development shall be eleven thousand square feet.
- B. Allowable Density. The allowable dwelling unit density of development shall be as follows:
 - a. R-3-20: Minimum twenty dwelling units/acre, up to twenty-four dwelling units/acre.
 - b. R-3-30: Minimum thirty dwelling units/acre, up to thirty-four dwelling units/acre.
- C. Multi-family projects are not subject to the requirements of Section 17.28.070.
- D. Yard and Building Setbacks. In the R-3-30 zone only, the minimum front yard setback for the first and second floors shall be fifteen feet.

- E. Height. A third story building element shall be permitted, provided that this element is located more than forty feet away from any public street and has no horizontal dimension longer than forty-five feet. Additionally, the total floor area of these elements shall equal no greater than twenty percent of the gross lot area. For any project containing a third story, the height limit shall be measured in compliance with the calculation method described in Section 17.20.040 for the R-1 zone, except that the maximum height shall be thirty feet instead of twenty-five feet.
- F. Articulation. The standards described in Section 17.28.080.F.8 shall apply to all stories above the first story.
- G. Floor Area Ratio. The floor area ratio of developments containing more than eleven dwelling units shall be limited to one hundred percent of the gross lot area, except that pursuant to Government Code 65913.11, the floor area of developments containing eight to ten units shall be limited to one hundred twenty-five percent of the gross lot area.
- H. Maximum building coverage requirements shall not apply.
- I. Open space. Two hundred fifty square feet per dwelling unit of on-site open space shall be provided on the ground level for use by residents. Open spaces may be common or private. In order to be counted toward the open space requirement, the minimum width and length of each space shall be ten feet. Driveways and other vehicular access areas shall not count toward the open space requirement.

Chapter 17.32 R-E RESIDENTIAL ENTREPRENEUR OVERLAY ZONE

17.32.020 Standards of development.

For multifamily residential or mixed-use (residential and commercial) development, the standards of the underlying zone shall be considered in combination with the City of Sierra Madre Objective Design Standards (Chapter 17.50). Where there may be conflict, the City of Sierra Madre Objective Design Standards shall override. To the extent that a development is other than multifamily residential or mixed-use (residential and commercial), the requirements of the underlying zone shall prevail.

Chapter 17.36 C COMMERCIAL ZONE

17.36.050 Standards of development—Generally.

The development standards set forth in the following sections of this chapter shall apply to all construction within the C zone. For multifamily residential or mixed-use (residential and commercial) development, the standards of this Chapter 17.36 shall be considered in combination with the City of Sierra Madre Objective Design Standards (Chapter 17.50). Where there may be conflict, the City of Sierra Madre Objective Design Standards shall override. To the extent that a development is other than multifamily residential or mixed-use (residential and commercial), the requirements of this Chapter 17.36 shall prevail.

Chapter 17.39 RHO RELIGIOUS HOUSING OVERLAY ZONE

17.39.060 Development standards.

For multifamily residential development, the standards of this Chapter 17.39 shall be considered in combination with the City of Sierra Madre Objective Design Standards (Chapter 17.50). Where there may be

conflict, the City of Sierra Madre Objective Design Standards shall override. To the extent that a development is other than multifamily residential, the requirements of this Chapter 17.39 shall prevail.

- A. Off-street Parking.
 - a. Reutilization of Church Parking. Reductions in parking for church and school uses below the minimum otherwise required by this Municipal Code is permitted to construct development that conforms to the standards of this chapter. The reduction in parking allowed shall be limited to the footprint of the residential structures and accessory structures, open space or landscaping serving the residential development.
 - b. Residential Parking Standards. Development under the RHO zone is eligible for the alternative or special parking standards described in Section 17.34.070.
 - c. Off-Site Parking. Parking for any on-site use may be located on the same lot as the use the parking will serve. When a parking lot is located on a site other than that on which the facility being served is located, an agreement approved by the city attorney reserving the site for parking purposes shall be recorded in the office of the Los Angeles County recorder. Such off-site parking shall be located no more than six hundred feet walking distance from the nearest point of the building that the parking is required to serve.
- B. Height.
 - a. Height Limit. No building shall exceed either thirty-five feet in height or three stories above grade, as calculated in the manner illustrated in Section 17.28.080.C.
 - b. Height Adjacent to Public Streets. No building shall exceed either thirty feet in height or two stories above grade within forty feet from any public street other than Michillinda Avenue.
 - c. Height Adjacent to R-1 Zone. For yards abutting an R-1 zoned lot, an encroachment limit shall be established which is determined at the point where the wall height is twenty feet, and using a forty-five-degree angle inwards toward the property to create additional setback. (See illustration in Section 17.28.080.F.7).
- C. Front Setback. The minimum front setback shall be fifteen feet for all floors of the building, except along Michillinda Avenue and Baldwin Avenue, where the minimum front setback shall be five feet.
- D. Open Space. One hundred seventy-five square feet per dwelling unit of on-site open space shall be provided for use by residents. Such open space may be located on the ground floor or above, and may be met with a combination of common open space and private open space. In order to be counted toward the open space requirement, the minimum width and length of each space shall be ten feet for common spaces and five feet for private spaces. Driveways and other vehicular access areas shall not count toward the open space requirement.
- E. Podium Parking Requirements. Any parking constructed at or above grade shall not be oriented along the frontage of any street. Parking constructed partially above grade shall be permitted along the frontage of a street only along Michillinda Avenue.
- F. All other development standards shall conform to the requirements of Section 17.28.080, with the exception of lot coverage and floor area ratio standards, which shall not apply.

Chapter 17.40 M MANUFACTURING ZONE

17.40.020 Property development standards.

Notwithstanding anything to the contrary in this chapter, projects incorporating uses permitted in the C zone, including residential uses, shall be developed in locations, to development standards, and with required

reviews and approvals only as set forth in Chapter 17.36. For multifamily residential or mixed-use (residential and commercial) development, the standards of this Chapter 17.40 shall be considered in combination with the City of Sierra Madre Objective Design Standards (Chapter 17.50). Where there may be conflict, the City of Sierra Madre Objective Design Standards shall override. To the extent that a development is other than multifamily residential or mixed-use (residential and commercial), the The regulations set forth in the following sections shall apply to all other uses and development in the M zone.

Chapter 17.58 SMALL HOME LOT DEVELOPMENTS

17.58.050 Development standards.

For multifamily residential development, the standards of this Chapter 17.58 shall be considered in combination with the City of Sierra Madre Objective Design Standards (Chapter 17.50). Where there may be conflict, the City of Sierra Madre Objective Design Standards shall override. To the extent that a development is other than multifamily residential, the requirements of this Chapter 17.58 shall prevail.

- A. Design and Development Standards. This section incorporates the design and development standards in this code unique to each zone, except as modified by this section.
- B. Angle Plane. The angle plane standards in this chapter shall be governed by the angle plane standards in the underlying zone.
- C. Building and Design Standards.
 - 1. All the dwelling units shall have consistent exterior wall materials, identified color tones, window types, door and window trims, roofing materials and roof pitch.
 - 2. Roof decks are prohibited.
 - 3. All dwelling units ministerially approved under this chapter will install a new or separate utility connection.
 - 4. All electrical and utility services to a new dwelling unit shall be undergrounded.
 - 5. If an adjoining property installed a solar energy system, the applicant shall submit a shadow study prepared by an engineer licensed by the Board of Professional Engineers, Land Surveyors, and Geologists or by an architect licensed by the California Architects Board. The shadow of any proposed development shall not cover more than ten percent of the area of any solar energy system on any adjoining property.
- D. Density Standards. The development must result in at least as many units as the maximum allowable residential density allowed under the zoning ordinance.
- E. Fire Safety Standards.
 - 1. All new dwelling units are required to comply with Chapter 15.24 of this code.
 - 2. Where two dwelling units are configured as sharing a common wall, a one-hour fire wall between the units is required.
 - 3. All new dwelling units are required to comply with Chapter 15.24 (Fire Code) and have fire sprinklers.
 - 4. All new dwelling units are required to use fire-resistant building materials.
 - 5. All new dwelling units are required to comply with Chapter 8.36 (Hazardous Brush Clearance) and maintain defensible space around these units.
 - 6. New or modified detached dwelling units shall be separated from any other dwelling unit or building by ten feet to prevent the spread of fire.

- F. Floor Area Standards.
 - 1. The average total floor area shall not exceed one thousand seven hundred fifty square feet.
 - 2. The total floor area standards in this chapter shall be governed by the floor area standards in the underlying zone.
- G. Height Standards. The maximum height standards in this chapter shall be governed by the height standards in the underlying zone.
- H. Lot Coverage Standards. The lot coverage standards in this chapter shall be governed by the lot coverage standards in the underlying zone.
- I. Lot Size Standards. The maximum lot size may not exceed five acres.
- J. Open Space Standards. Two hundred fifty feet per dwelling unit of on-site open space shall be provided on the ground level for use by residents. Open space may be common or private. To be counted toward the open space requirement, the minimum width and length of each space shall be ten feet. Driveways and other vehicular access areas shall not count toward the open space requirement.
- K. Parking Standards. The parking standards in this chapter shall be governed by the parking standards in the underlying zone, except that the required parking need not be enclosed or covered.
- L. Setback Standards.
 - 1. The front, side, and rear setbacks from the lot line will be determined by the zoning district in which the dwelling unit is located.
 - 2. No setback is required between units, except as required by Title 15 of this code.
 - 3. All portions of the dwelling unit, including eaves, awnings, sills, cornices, chimneys, overhangs and other projections, may encroach into front, side or rear yards or setbacks in a manner consistent with the building design but in no case greater than one foot in depth.

Chapter 17.59 MINISTERIAL DESIGN REVIEW PERMITS

17.59.050 Development standards.

For multifamily residential development, the standards of this Chapter 17.59 shall be considered in combination with the City of Sierra Madre Objective Design Standards (Chapter 17.50). Where there may be conflict, the City of Sierra Madre Objective Design Standards shall override. To the extent that a development is other than multifamily residential, the requirements of this Chapter 17.59 shall prevail.

- A. Design and Development Standards. This section incorporates the design and development standards in this code unique to each zone, except as modified by this section.
- B. Angle Plane. The angle plane standards in this chapter shall be governed by the angle plane standards in the underlying zone.
- C. Building and Design Standards.
 - 1. For a detached unit, the exterior materials and design shall match the design of any existing primary dwelling unit on the property through the use of the same exterior wall materials, identified color tones, window types, door and window trims, roofing materials and roof pitch.
 - 2. For an attached unit, the exterior materials, windows and other architectural features shall match the existing structure by employing the same building form, color tones, window design, door and window trims, roofing materials and roof pitch.
 - 3. Roof decks are prohibited.

4. All dwelling units ministerially approved under this chapter will install a new or separate utility connection.
 5. All electrical and utility services to a new dwelling unit shall be undergrounded.
 6. If an adjoining property installed a solar energy system, the applicant shall submit a shadow study prepared by an engineer licensed by the board of professional engineers, land surveyors, and geologists or by an architect licensed by the California Architects Board. The shadow of any proposed development shall not cover more than ten percent of the area of any solar energy system on any adjoining property.
- D. Density Standards. No development may include more than two residential housing units under this chapter and no more than four residential housing units under this code.
- E. Fire Safety Standards.
1. All new dwelling units are required to comply with Chapter 15.24 of this code.
 2. Where two dwelling units are configured as sharing a common wall, a one-hour fire wall between the units is required.
 3. All new dwelling units are required to comply with Chapter 15.24 (Fire Code) and have fire sprinklers.
 4. All new dwelling units are required to use fire-resistant building materials.
 5. All new dwelling units are required to comply with Chapter 8.36 (Hazardous Brush Clearance) and maintain defensible space around these units.
 6. New or modified detached dwelling units shall be separated from any other dwelling unit or building by ten feet to prevent the spread of fire.
- F. Floor Area Standards. The total floor area standards in this chapter shall be governed by total floor area standards in the underlying zone.
- G. Height Standards. The maximum height standards in this chapter shall be governed by the height standards in the underlying zone. If there is an existing primary dwelling on the parcel, then the maximum height of the existing residence cannot be increased through use of this chapter.
- H. Lot Coverage Standards. The lot coverage standards in this chapter shall be governed by the lot coverage standards in the underlying zone.
- I. Lot Size Standards.
1. The minimum lot size standards in this chapter shall be governed by the lot size standards in the underlying zone.
- J. Open Space Standards. Two hundred fifty feet per dwelling unit of on-site open space shall be provided on the ground level for use by residents. Open space may be common or private. To be counted toward the open space requirement, the minimum width and length of each space shall be ten feet. Driveways and other vehicular access areas shall not count toward the open space requirement.
- K. Parking Standards.
1. One off-street, covered parking space is required for each new dwelling unit.
 2. The parking space shall be a dimension of at least ten feet wide, eight feet tall, and twenty feet deep.
 3. If a new dwelling unit is located within one-half mile walking distance of either a high-quality transit corridor, as defined in Public Resources Code Section 21155(b), or a major transit stop, as defined in Public Resources Code Section 21064.3, or if there is a car share vehicle located within one block of the parcel, then off-street parking required pursuant to this section shall not apply.
- L. Setback Standards.

1. The front setbacks from the lot line will be determined by the zoning district in which the dwelling unit is located;
2. The minimum side and rear setbacks from the lot line will be four feet.
3. No additional setback is required for a new dwelling unit constructed in the same location as an existing structure on the parcel.
4. All portions of the dwelling unit, including eaves, awnings, sills, cornices, chimneys, overhangs and other projections, may encroach into front, side or rear yards or setbacks in a manner consistent with the building design but in no case greater than one foot in depth.