



CITY OF ROSEMEAD

Community Development Planning Division

SENATE BILL (SB) 9 DEVELOPMENT STANDARDS

See Urgency Ordinance No. 1005 for the full text and additional requirements.
Compliance with State requirements under Urgency Ordinance No. 1005 adopted January 25, 2022.

Urban Dwellings		Notes
Development Restrictions	Permitted Zone	Single Family Residential (R-1)
	Number of Units	Four Units - All (existing or new) Accessory Dwelling Units (ADUs) and Junior ADUs will be counted toward the maximum number of units.
	Limit on Demolition	A proposed urban dwelling must not demolish more than 25 percent of the existing exterior structural walls. This does not apply if the housing development has not been occupied by a tenant in the last three years.
Minimum Size	500 square feet	
Maximum Size	If the proposed urban dwelling meets all R-1 development standards, then the maximum size is determined by F.A.R.	If the proposed urban dwelling is unable to comply with R-1 development standards, an urban dwelling that is at least 800 sq. ft. in floor area, with side and rear yard setbacks of 4 ft. shall be permitted.
Maximum Height	Two-Stories: 30 feet	
Maximum Floor-Area	35% - All existing units shall be counted towards the maximum floor-area	If the proposed urban dwelling is unable to comply with R-1 development standards, an urban dwelling that is at least 800 sq. ft. in floor area, with side and rear yard setbacks of 4 ft. shall be permitted.
Minimum Off-Street Parking	One Space	
Setbacks	Side: 4 ft. Rear: 4 ft.	If 4 ft. side and rear yard setbacks are proposed, the maximum size for an urban dwelling is 800 sq. ft.
Distance Between Dwellings	20 ft.	
Minimum Landscape Requirements	20%	
Owner Occupant Restriction	None	
Additional Requirements	The rental of an urban dwelling must be for a term longer than 30 days. Short term rentals are prohibited See Rosemead Municipal Code Chapter 17.12 for R-1 Development Standards	

Urban Lot Splits		Notes
Development Restrictions	Permitted Zone	R-1
	Number of Units	Four Units Total - A proposed urban lot split shall contain not more than two dwelling units per lot. All (existing or new) Accessory Dwelling Units (ADUs) and Junior ADUs will be counted toward the maximum number of units. An urban lot split shall contain not more than four residential units, two per parcel.
	Limit on Demolition	<p>A proposed urban dwelling must not demolish more than 25 percent of the existing exterior structural walls. This does not apply if the housing development has not been occupied by a tenant in the last three years.</p> <p>Demolition or Alteration for the following housing is prohibited:</p> <ul style="list-style-type: none"> • Housing that is subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of moderate, low, or very low income. • Housing that is subject to any form of rent or price control through a public entity's valid exercise of its police power. • Housing that has been occupied by a tenant in the last three years.
	Prior Urban Lot Split	The parcel has not been established through prior exercise of an urban lot split as provided for in this section.
Development Standards for Urban Dwellings	Refer to the Urban Dwellings Table	
Size and Number	The parcel map subdividing an existing parcel must create no more than two new parcels of approximately equal lot area provided that one parcel shall not be smaller than 40 percent of the lot area of the original parcel proposed for subdivision.	
Minimum Lot Size	1,200 sq. ft.	
Minimum Lot Width (Flag Lots)	65 ft.	
	<p>Lot Width: All newly created parcels as a result of an urban lot split shall have a minimum lot width of 50 feet.</p> <p>Lot Frontage: The lot frontage for the flag lot development shall be a minimum of 15 feet and shall be parallel to the street.</p>	
Owner Occupant Restriction	The applicant for an urban lot split must sign an affidavit stating that the applicant will occupy one of the housing units as their principal residence for a minimum of three years from the date of the approval of the urban lot split.	This requirement does not apply to an applicant that is a "community land trust," as defined in clause (ii) of subparagraph (C) of paragraph (11) of subdivision (a) of Section 402.1 of the Revenue and Taxation Code or is a "qualified nonprofit corporation" as described in Section 214.15 of the Revenue and Taxation Code.

Definitions:

"Urban Dwelling" means an attached or detached residential dwelling unit that complies with Section 65852.21 of the Government Code as amended in Section 17.30.210 of the Rosemead Municipal Code.

"Lot, Urban Lot Split" means lots created pursuant to Section 66411.7 of the Government Code as amended in Section 17.30.220 of the Rosemead Municipal Code.