

ORDINANCE NO. 26-1768

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NORWALK, ADDING CHAPTERS TO TITLE 16 ("SUBDIVISIONS") AND TITLE 17 ("ZONING") OF THE NORWALK MUNICIPAL CODE TO IMPLEMENT THE PROVISIONS OF SENATE BILLS 9 AND 450 AND AMENDING VARIOUS SECTIONS OF TITLE 17 ("ZONING") AS IT RELATES TO ZONING DEVELOPMENT STANDARDS AND USES

WHEREAS, the City of Norwalk ("City") is a general law city, incorporated under the laws of the State of California; and

WHEREAS, the City adopts this Ordinance pursuant to the City's general and police powers and property rights set forth under Government Code Sections 65850(a); and

WHEREAS, the City has initiated Zoning Text Amendment (ZTA) No. 2026-01; and to ensure compliance with state law provisions and add new regulations to ensure that Senate Bills (SB) 9 and SB 450 projects are consistent with existing development patterns in single-family residential zones; and

WHEREAS, the City desires to add chapters to Title 16 ("Subdivisions") and Title 17 ("Zoning Code") of the Norwalk Municipal Code ("NMC") for "Urban Lot Splits" and "Urban Dwellings" to comply with SBs 9 and 450, as applicable; and

WHEREAS, the added code sections require cities, under SB 9, to ministerially approve certain subdivisions of one single-family residential lot into two without discretionary review ("Urban Lot Split") and the construction of up to two residential units ("Urban Dwellings") without discretionary review within the R-1 (Single-Family Residential) zone of the City, subject to certain limitations; and

WHEREAS, updates to the state standards for SB 9 projects into compliance with the recent change to state law (SB 450), which includes a requirement that jurisdictions apply the same development regulations to SB 9 projects that uniformly apply to all development in the underlying zone; and

WHEREAS, the City also initiated ZTA No. 2026-01 to amend various sections of Title 17 ("Zoning") of the NMC to clarify illustrations, development standards, and to implement the 2021-2029 6th Cycle Housing Element policies; and

WHEREAS, on February 25, 2026, the Planning Commission conducted a duly noticed public hearing to consider ZTA No. 2026-01, and where after careful review of the evidence in the matter, it adopted Resolution 26-02 recommending the City Council approve the proposed Zone Text Amendment; and

WHEREAS, all legal prerequisites to the adoption of this Ordinance have occurred.

THE CITY COUNCIL OF THE CITY OF NORWALK DOES ORDAIN AS FOLLOWS:

Section 1. The City Council finds and declares that the foregoing recitals are true and correct and incorporates said recitals fully into this Ordinance as substantive findings.

Section 2. **Purpose.** The purpose and intent of this Ordinance is as follows:

1. Adding Chapter 16.02 ("Urban Lot Split"), Article VIII, to Title 16 ("Subdivision") and amending Title 17 ("Zoning"), Chapter 17.05, Article I ("R-1, Single-Family Residential Zone") to add Urban Dwellings development standards to the NMC to be consistent with Senate Bills 9 and 450, to be compliant with State Law and streamline the process for development of housing units as applicable; and
2. Amending Section 17.06.060 ("Definitions") as it relates to the lot coverage illustration and to update the definition of Emergency Shelter to comply with Housing Element Program No. 2.5 (Addressing Homelessness); and
3. Adding Section 17.04.600 ("By-Right Approval of Multi-Family Projects with at least 20 percent affordability") as it relates to Housing Element Program No. 1.3 (Land Use Policy Changes); and
4. Amending several sections of Chapter 17.05 ("Residential Zones") as it relates to standards for group homes, density, and minimum lot size and to comply with Housing Element Programs 1.3 (Land Use Policy Changes) and 3.5 (Special Needs Housing); and
5. Amending Chapter 17.04 ("Mixed Use Developments") to align the maximum allowable density for mixed use projects with Housing Element Program No. 1.3 (Land Use Policy Changes).

Section 3. **Finding.** The proposed Zone Text Amendment will be in the public interest since it will enact and reflect the requirements of Senate Bills 9 and 450, as applicable and the additional zoning text amendments will provide clarity to the various sections of the NMC and updates to be compliant with the Housing Element.

Section 4. **Approvals.** The City Council hereby approves Zone Text Amendment No. 2026-01 adding chapters in Title 16 ("Subdivisions") and amending Title 17 ("Zoning") of the NMC as set forth in Exhibit "A" attached hereto and incorporated herein by this reference.

Section 5. **Environmental.** The City Council hereby finds and determines that this Ordinance is not subject to the California Environmental Quality Act (CEQA) pursuant to "common sense" exception set forth in Section 15061(b)(3) of the California Code of

Regulations where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.

Section 6. Severability. If any section, clause or phrase of this Ordinance is for any reason held to be unconstitutional, or otherwise invalid, such decision shall not affect the validity of the remaining sections of this Ordinance. The City Council hereby declares that it would have passed this Ordinance and each section, subsection, sentence, clause and phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases may be declared unconstitutional or invalid.

Section 7. Certification. The City Clerk shall certify to the passage of this Ordinance and shall cause this Ordinance to be published or posted as required by law.

PASSED, APPROVED, AND ADOPTED this 7th day of April 2026.


JENNIFER PEREZ
MAYOR

ATTEST:

I, **Theresa Devoy**, CMC, City Clerk of the City of Norwalk, California, **DO HEREBY CERTIFY** that the foregoing is a full, true and correct copy of Ordinance No. 26-1768; it has been published pursuant to State law; was introduced at a regular meeting of the City Council held March 17, 2026 and adopted as **Ordinance No. 26-1768** of the City of Norwalk at a regular meeting of the City Council held on April 7, 2026; and said Ordinance has been duly signed by the Mayor and attested by the City Clerk and that the same was approved and adopted by the following vote to wit:

AYES: Councilmembers Ayala, and Valencia, Vice Mayor Rios, and Mayor Perez

NOES: None

ABSENT: Councilmember Ramirez

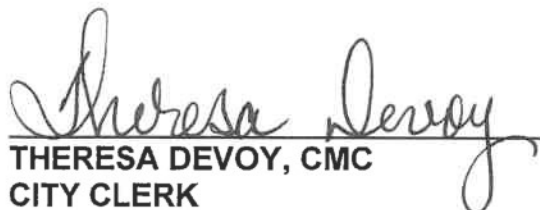

THERESA DEVOY, CMC
CITY CLERK

EXHIBIT A

ORDINANCE NO. 26-1768

Title 16 SUBDIVISIONS

Chapter 16.02 APPROVAL PROCEDURES

Article VIII. Urban Lot Split. The new Article is added to read as follows:

“Article VIII. Urban Lot Split.

16.02.500 Urban Lot Split is added to read as follows:

- A. Purpose. The urban dwelling regulations set forth in this section are established to comply with the state standards and requirements set forth in Section 66411.7 of the California Government Code, as amended from time to time, and other applicable state laws. This section is not intended to conflict with state law and shall be interpreted to be compatible with state enactments.

16.02.510 General procedures.

- A. Preparation. Applications for an urban lot split shall be made on the appropriate form and in accordance with the Subdivision Map Act and this title.
- B. Applications.
 - 1. Review Authority. The Community Development Director and City Engineer shall determine the minimum filing procedures, content and form of materials which must be submitted for review and take action on the request. The filing procedures and applications shall be published and made available to the public. No application shall be received unless it complies with all filing requirements.

2. Concurrent applications for an urban lot split and one or two (2) urban dwellings as outlined in Section 17.05.110 (Urban Dwellings) of Title 17 (Zoning Code). The City shall act on the urban lot split at the same time or before acting on the application for the urban dwelling.
- C. Decision. An urban lot split shall be subject to a tentative parcel map as outlined in Chapter 16.02 (Article II Tentative Maps, Filing and Review) of this title and conform to all applicable objective requirements of the Subdivision Map Act. Notwithstanding the foregoing, the following shall not be required:
1. The city shall not require any dedication of right-of-way;
 2. The city shall not require the construction of any offsite improvements; and
 3. The Community Development Director and City Engineer shall ministerially, and without discretionary review or a hearing, act on the application for an urban lot split, subject to the requirements of this chapter and the Subdivision Map Act.
- D. Conditions of Approval. The City shall not require, as a condition for approval to create an urban lot split, the correction of a nonconforming zoning condition.

16.02.520 Development and design standards.

- A. Permitted Zoning Districts. Urban lot splits shall only be permitted in One-Family Dwelling (R-1) zoning district.
- B. Number and Lot Size.
1. Number of Urban Lots. The parcel map subdividing an existing parcel shall create no more than two (2) parcels. Both parcels shall be considered new parcels.
 2. Size of Urban Lots. One parcel shall not be smaller than forty (40) percent of the lot area of the original parcel proposed for subdivision.
 3. Minimum Urban Lot Size. Both newly created parcels shall have a minimum size of one thousand two hundred (1,200) square feet.
- C. Parcel Configuration.
1. Corner lots shall have at least a 60 foot frontage. Existing lots shall be split along the longest property line dimension. The front property line of any newly created lot shall be the lot line that is parallel to the public road that serves the lot.
 2. For interior lots, the lot split line shall be parallel (i.e. a straight line) to the street property line. If the street property line curves, the lot split line may have the same or similar curve radius or may be straight.
 3. An access easement shall be recorded providing street access for the rear parcel.
- D. Utilities - All lots created in an urban lot split shall have separate utility connections and trash services.
- E. Owner Occupancy Requirements. A human being with legal or equitable title to the property shall sign an affidavit stating they intend to occupy one of the dwelling

units as their principal residence for a minimum of three (3) years from the date of the approval of the urban lot split. The property owner must provide for an inspection every six (6) months for the first three (3) years to ensure the property owner is living onsite.

F. Limitations to Urban Lot Splits.

1. Historic properties. Urban lot splits are excluded if it requires demolition or alteration of:

- a. A contributing structure within a California Register of Historical Resources historic district or local historic district; or
- b. An existing exterior structural wall in a structure within a California Register of Historical Resources or local historic district.

2. Demolition. The following types of housing shall not be demolished or altered to accommodate an urban lot split:

- a. Housing that is subject to a recorded covenant, ordinance or law that restricts rents to levels affordable to persons and families of moderate, lower or very low income;
- b. Housing that is subject to any form of rent or price control through a public entity's valid exercise of its police power; and
- c. Housing that has been occupied by a tenant within the past three (3) years.
- d. A residential dwelling unit that has been vacant and/or owner occupied for the past three (3) years, may be fully demolished. It shall be the applicant's responsibility to provide compelling and substantial evidence to the satisfaction of the Community Development Director that the dwelling has been vacant and/or owner occupied over the past three (3) years.

3. Existing Housing. An urban lot split shall not be permitted for a property that is currently developed with four (4) or more housing units.

4. New Construction. Any new dwelling constructed on either of the new parcels shall be limited to an urban dwelling as outlined in Section 17.05.110 (Urban Dwellings) of Title 17 (Zoning).

5. Development of adjacent parcels. Neither the owner or any person acting in concert with the owner of the parcel being subdivided may subdivide an adjacent parcel using an urban lot split as provided for in this section.

6. Only residential uses shall be allowed on a lot created by an urban lot split.

G. Urban Dwelling Standards. Refer to Section 17.05.110 (Urban Dwellings) of Title 17 (Zoning) for development standards to develop urban dwellings on the newly created urban lots.

H. Two (2) Unit Maximum. More than two (2) units are not permitted on a parcel created through an urban lot split. In the context of an urban lot split, "unit" means

any dwelling unit, including, but not limited to: an urban dwelling created pursuant to Section 65852.21 of the California Government Code; a primary dwelling.

16.02.530 Time periods.

- A. The urban lot split shall be valid for two (2) years from the effective date of approval by the Community Development Director and City Engineer.
- B. If the applicant has proceeded in good faith toward the implementation of the urban lot split, as determined by the Community Development Director and City Engineer, the applicant may request a twelve-month extension. The applicant shall submit the request prior to the expiration date. The extension shall be considered by the Community Development Director within thirty (30) days of the request.
- C. The applicant may request additional extensions for up to the maximum period of time specified in the Subdivision Map Act."

Title 17 ZONING

Chapter 17.05 RESIDENTIAL ZONES

Article I. R-1 Zone, Single-Family Residential Zone

"17.05.010. Permitted uses. The following sections are added to read as follows and the remainder of these Subsections shall remain unchanged:

Subsection R. Urban Dwellings pursuant to the requirements of Section 17.05.110.

17.05.110. Urban Dwellings is added to read as follows:

- A. **Purpose.** The urban dwelling regulations set forth in this section are established to comply with the state standards and requirements set forth in Section 65852.21 of the California Government Code, as amended from time to time, and other applicable state laws. This section is not intended to conflict with state law and shall be interpreted to be compatible with state enactments.

B. Definitions.

Primary Dwelling means the legally established main single-family residential dwelling on a property or a single urban dwelling unit.

Urban Dwelling means "Urban dwelling unit" means a single-family dwelling of a qualifying residential development with up to two (2) units located on a property zoned R-1, as outlined per Senate Bill No. 9 (January 1, 2022, Atkins) and Section 65852.21 of the California Government Code.

"High-Quality Transit Corridor (HQTC)" refer to definition listed in 17.04.210

"Major Transit Stop (MTS)" refer to definition listed in 17.04.210

C. Applications - Urban Dwelling Review.

1. One urban dwelling on a property with an existing primary dwelling. One application shall be submitted.
2. One urban dwelling on a property with a proposed primary dwelling. One application shall be submitted. The city may delay acting on the portion of the application for the urban dwelling until the city acts on the portion of the application to develop the new primary dwelling.
3. Two (2) urban dwellings on a property that is vacant or proposed to be vacant. One application shall be submitted.
4. Concurrent applications for one or two (2) urban dwellings and an urban lot split as outlined in Chapter 16.02.500 (Urban Lot Splits) of Title 16 (Subdivision Ordinance) of the NMC. The city shall act on the urban lot split at the same time or before acting on the application for the urban dwelling.
5. The city shall ministerially, and without discretionary review or a hearing, act on the application to create an urban dwelling, subject to the requirements of this section.
6. There shall be no phasing of projects. If two new units are proposed, applicant must construct both units at the same time and obtain certificates of occupancy simultaneously.
7. An application for an urban dwelling shall be determined to be expired if a building permit has not been obtained within 12 months of approval.

D. Development Standards. Table 17.05-1 prescribes the land use regulations for urban dwellings:

Table 17.05-1 – Development Standards – Urban Dwellings

Development Standard	Existing or Proposed Primary Single-family Dwelling		Existing Vacant or Proposed Vacant Parcel
Maximum number of urban dwelling units ¹	1 permitted		Up to 2 permitted
Configuration	Attached ²	Detached	Attached or detached
Minimum and Maximum Unit Size	Underlying Zone		Underlying Zone
Maximum Lot Coverage	Underlying Zone		Underlying Zone ⁵
Maximum Floor Area Ratio	Underlying Zone		Underlying Zone ⁵
Maximum Building height and top plate height	Underlying zone		Underlying zone
Building separation	None	Underlying zone	Underlying zone if detached
Minimum setbacks ³	Front and street side: underlying zone Interior side and rear: 4 ft.		

Minimum private open space for each urban dwelling	200 sq. ft. Minimum dimensions of ten ft. in each direction.
Minimum Off-Street Parking	Primary dwelling: underlying zone Urban dwelling: • Minimum: A one-car garage is required for each urban dwelling, with minimum interior dimensions of ten (10) feet wide by twenty (20) feet deep and maximum interior dimensions of twenty feet by twenty feet. • No parking if property within ½-mile (walking distance) of a High-Quality Transit Corridor (HQTC) or Major Transit Stop (MTS)⁴, or within 1 block of a car sharing vehicle location. If no on-site parking is proposed as permissible in this table, the property owner shall submit all necessary documentation to confirm compliance with one of the circumstances. In the event that the City were to implement limitations on overnight parking, none of the urban dwellings shall be eligible for overnight parking permits.
1. If the property is developed with two or more single-family, multiple-family dwellings, an Accessory Dwelling Unit (ADU) or Junior ADU, no urban dwelling(s) shall be permitted. 2. Attached shall mean the urban dwelling shares a wall with the existing or proposed primary single-family dwelling, with both sides of the wall being habitable space. An urban dwelling shall not be connected to an existing or proposed primary single-family dwelling solely by a patio cover, breezeway or similar roofed area. 3. No change in setback shall be required for an existing structure or a structure constructed in the same location to the same dimensions as the existing structure. Verification of size and location of the existing and proposed structure by City staff requires pre- and post-construction surveys by a California licensed land surveyor. Any addition to an existing structure shall comply with the setback requirements for new construction. 4. High Quality Transit Corridor as defined in Section 21155(b) of the Public Resources Code; MTS as defined in Section 21064.3 of the Public Resources Code. 5. Lot Coverage and Floor Area calculation will apply to lot size after urban lot split.	

E. Design Standards—Primary Single-family Dwelling and One Urban Dwelling.

1. Exterior. The urban dwelling's exterior design shall be compatible with all other structures on the property in terms of architectural style, building forms, materials used, color, exterior finishes, roof forms, and style of windows/doors.

2. **Street Elevations.** The urban dwelling's elevations that are visible from the public right-of-way must provide windows or other architectural features that are compatible with the existing primary single-family dwelling.
3. **Access.** All urban dwelling units created shall have independent exterior access.
4. **Entrances.**
 - a. For an attached urban dwelling, the entrance shall be located on the side or rear of the primary single-family dwelling. The entrance shall not face the front yard or street side yard (for corner properties). In addition, there shall be no exterior staircase leading to or from an urban dwelling.
 - b. For a detached urban dwelling, the entrance shall not face or be visible from the public right-of-way.
5. For all other design standards not specified in this section, the design standard and objective design standards of the underlying zoning district shall apply.

F. Design Standards—Two (2) Urban Dwellings.

1. **Exterior.** The urban dwellings' exterior design shall be compatible with each other in terms of architectural style, building forms, materials used, color, exterior finishes, roof forms, and style of windows/doors.
2. **Entrances.** Only one entrance to an urban dwelling may face a public or private street. The entrance for the second urban dwelling shall not face or be visible from a public or private street, whether attached or detached.
3. **Street Elevations.** Street elevations must include at least two (2) of the following: porch, canopy, bay window, awning, chimney or courtyard. A porch or courtyard must be a minimum five (5) feet deep.
4. **Materials.** All structures must have at least two (2) exterior building wall materials. Examples include: stucco; wood; rock/stone; hand-painted tile; brick or clinker brick. Window and door trim do not count as a second material. Materials made from foam covered by stucco shall not be permitted.
5. **Colors.** Buildings must include at least two (2) colors, one for the main wall color and another for architectural trim pieces.

G. For all other design standards not specified in this section, the design standard and objective design standards of the underlying zoning district shall apply.

H. Occupancy.

1. For new construction, the primary single-family dwelling shall receive a certificate of occupancy at the same time or prior to the urban dwelling receiving a certificate of occupancy.
2. Prior to occupancy, the City Manager, or designee, shall approve an Affordable Housing Regulatory Agreement governing and encumbering one of the units and ensuring long-term affordability of the income-restricted unit.

The Affordable Housing Regulatory Agreement shall be for a term of 99 years. The Affordable Housing Regulatory Agreement shall be executed by the City Manager, or designee, and the applicant prior to occupancy. The affordable unit must be occupied by an extremely low, very low or low income household, subject to the income limits established by HCD for the Los Angeles/Long Beach metropolitan area. If the unit is leased, the property owner must submit a copy of the lease and any sublease to the City. Any lease or sublease must comply with the Affordable Housing Regulatory Agreement. The property owner must agree to a yearly inspection to verify compliance with the Affordable Housing Regulatory Agreement. The property owner must pay the annual inspection fee as set forth in the City's fee and fine resolution.

- I. **Building, Fire and Other Codes.** All urban dwellings shall comply with all provisions of the NMC pertaining to water, sewer, electrical, drainage, and fire and emergency services to the property on which the urban dwelling will be located as well as all applicable codes pertaining to building, fire, health, and/or safety.

J. **Other Development Standards.**

1. For all other development standards not specified in this section, the development standards of the underlying zoning district shall apply.
2. Laundry Facilities. All urban dwellings shall have individual laundry connections for a washer and dryer within the interior space.
3. Landscaping. The landscaping requirements of the underlying zoning district shall apply.
4. Conversions of accessory buildings or structures (i.e. garage conversions) to urban dwellings shall be prohibited.
5. An urban dwelling unit may not include basement area as part of floor area.

K. **Fees/Utility Connections.**

1. Impact Fees. The applicant shall pay all applicable impact fees for each new dwelling, including, but not limited to: parks; traffic; water and sewer. Such fees shall be charged at the same rate as a new single-family dwelling.
2. Utilities. New or separate utility connection, including trash services, shall be required and includes all related fees or capacity charges. Such fees shall be charged at the same rate as a new single-family dwelling.

L. **Limitations to Develop, Sell, Convey or Rent an Urban Dwelling.**

1. Historic Properties. Any proposed urban dwelling shall not be located on a parcel that is:
 - a. Individually listed as a historic resource in the State Historic Resources Inventory or within a landmark property; or
 - b. Contains a "contributing structure" within a State Historic Resources Inventory historic district or local historic district or property.
2. Demolition.

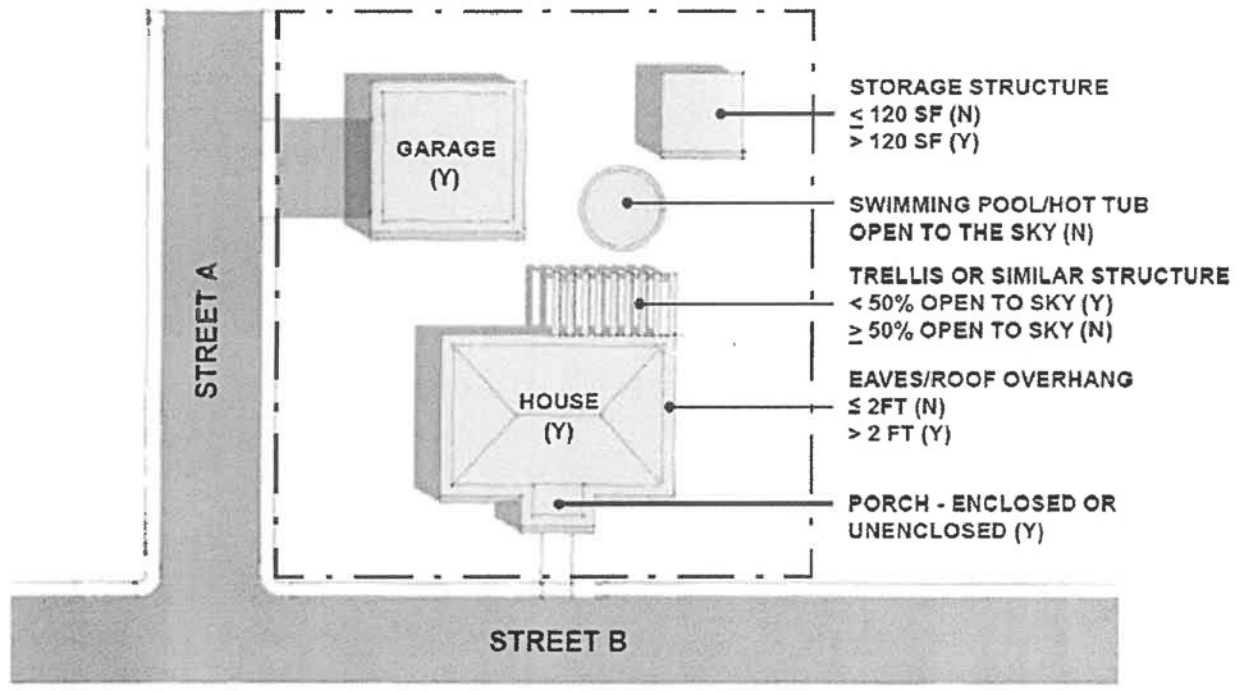
- a. The following types of housing shall not be demolished or altered to accommodate an urban dwelling:
 - i. Housing that is subject to a recorded covenant, ordinance or law that restricts rents to levels affordable to persons and families of moderate, lower or very low income;
 - ii. Housing that is subject to any form of rent or price control through a public entity's valid exercise of its police power; and
 - iii. Housing that has been occupied by a tenant within the past three (3) years.
- b. A residential dwelling that has been vacant and/or owner occupied for the past three (3) years may be fully demolished. It shall be the applicant's responsibility to provide compelling and substantial evidence to the satisfaction of the Community Development Director that the dwelling has been vacant and/or owner occupied over the past three (3) years.
- 3. Accessory Dwelling Units (ADUs) and Junior ADUs. An urban dwelling shall not be permitted if the property is already developed with an ADU and/or Junior ADU. In addition, if an urban dwelling is developed on the property, no ADU or Junior ADU shall be permitted thereafter.
- 4. Separate Conveyance. The urban dwelling shall not be sold or otherwise conveyed separately from any other dwelling on the property.
- 5. Short Term Rentals. The urban dwelling shall not be rented for any duration less than thirty (30) consecutive calendar days.
- M. Disclosures. The following disclosures shall be recorded on the property and proof of the recordation shall be provided to the city prior to final occupancy:
 - 1. If rented, dwelling units constructed on urban lot split subdivision lots shall only be used for rentals of terms of longer than thirty (30) days. The dwellings shall not be used for short term rentals;
 - 2. The property (or properties if there was an urban lot split) shall not be further subdivided in the future (through an urban lot split or other process);
 - 3. The urban dwelling shall not be sold or otherwise conveyed separate from any other dwelling on the property; and
 - 4. The driveway easement shall remain in place and both property owners shall be equally responsible to maintain, repair and repave the driveway.
- N. Exemptions. Notwithstanding any development standard or other limitation set forth in subsections (A) through (L) above, the city shall ministerially approve an application for a building permit within the R-1 (One-family Dwelling) zoning district to create any of the following units:
 - 1. If the property is vacant and two (2) urban dwellings are proposed, the city shall approve an average size of up to eight hundred (800) square feet for each urban dwelling (i.e. one thousand six hundred (1,600) square feet total).

2. If the property is developed with one primary dwelling, the City shall approval an urban dwelling of up to eight hundred (800) square feet.
3. If the above cannot be accommodated because of property constraints, the City shall provide relief to the development standards of this section (without requiring a variance or director approval request), in the following descending order in order of priority (i.e. relief shall be provided through (a) maximum FAR first and then (b) lot coverage, and so on) only to the extent necessary to allow the development of no more than two (2) residential units on a lot pursuant to this section that are each eight hundred (800) square feet in floor area:
 - a. Maximum floor area ratio (FAR) for the property.
 - b. Maximum lot coverage for the property.
 - c. Minimum building separation for a detached urban dwelling.
 - d. Minimum front yard setback for the rear urban dwelling(s) may be reduced to four (4) feet.
 - e. Minimum open space requirements may be reduced in dimension or total area.
 - f. Other standards as determined by the Community Development Director.”

Chapter 17.01 ADMINISTRATION

Article I. General Provisions and Definitions

“17.01.060 Illustration of “Lot Coverage” is amended to display as follows:



“17.01.060. The following entries in this section are amended to read as follows and the remainder of the section shall remain unchanged:

“Emergency shelter” means housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay. Includes other interim interventions, including but not limited to, navigation centers, bridge housing, and respite or recuperative care.”

Chapter 17.04 USE REGULATIONS

Article V. General Standards

“17.04.600. By-Right Approval of Multi-Family Projects with At Least 20% Affordability. The following chapter is added to read as follows:

A. Purpose and Intent. It is the purpose of this section to facilitate the development of qualifying affordable housing units by implementing Program 1.3 from the City of Norwalk 2021-2029 Housing Element and to codify the statutory requirements found in the California Government Code section 65583.2(c) governing the same.

B. Definitions

“Lower income households” shall have the same meaning as provided in Health and Safety Code section 50079.5.

“Use by right” shall have the same meaning as provided in Government Code Section 65583.2, subdivision (i).

C. Applicability. Residential projects allowed as a use by right under this section shall be exempt from discretionary review and any corresponding discretionary permits that would otherwise be required by the Norwalk Municipal Code and subject to the following:

1. Multi-family residential projects on housing sites shall be a “use by right,” subject to all the following requirements:
 - a. The site is designated in Appendix B – Sites Inventory Table of the adopted 2021-2029 City of Norwalk Housing Element and it is either:
 - i. A non-vacant site included in one prior housing element as indicated in Appendix B by a residential unit(s) under the Existing Use-Existing Units column and as indicated by a “Yes” under the Last Two Cycles column, or;
 - ii. A site indicated as being vacant during the previous two Housing Element cycles.
 - b. The site was not previously approved to develop a portion of the City’s regional housing need allocation.
 - c. The project restricts at least 20% of the units to rents or sales prices affordable to lower income households in accordance with Government Code Section 65583.2(c).
 - d. The site has sufficient water, sewer, and other dry utilities available and is accessible and as indicated by a “Yes” under the Infrastructure column.
 - e. The proposed development will be owner occupied or a multi-family residential project.
2. Review of qualifying projects shall be reviewed pursuant to Section 9200 et al. and the Subdivision Map Act and the subdivision map processes set forth therein, which may result in a “project” for purposes of the California Environmental Quality Act (CEQA).
3. The project complies with all applicable objective city policies and development standards established in the general plan and/or development code, and/or objective design standards, if adopted. Where there is conflict between other city requirements and this section, the provisions of this section apply.”

Chapter 17.05 RESIDENTIAL ZONES

Article II R-2 Zone, Multi-Family Medium Density Residential Zone

“17.05.100 Permitted Uses. The following subsections are added. The remainder of the section shall remain unchanged.

Subsection D (7). Group homes, as defined in Section 17.01.060, with seven or more residents.

Subsection J. Group homes, as defined in Section 17.01.060, with six or fewer residents.

“17.05.170 Density. The section is deleted in its entirety and replaced to read as follows:

- A. The maximum allowable density shall not exceed 16 dwelling units per acre (one dwelling unit for each 2,722 square feet) of net area.”

Article III R-3 Zone, Multi-Family High Density Residential Zone

“17.05.200 Permitted Uses. The following subsections are added. The remainder of the section shall remain unchanged.

Subsection I (2). Group homes, as defined in Section 17.01.060, with seven or more residents.

Subsection J. Group homes, as defined in Section 17.01.060, with six or fewer residents.”

“17.05.270 Density. The section is deleted in its entirety and replaced to read as follows:

- A. The maximum allowable density shall not exceed 22 dwelling units per acre (one dwelling unit for each 1,980 square feet) of net area.”

Article IV R-H Zone, Residential Horse Property Zone

“17.05.310 Permitted Uses. The following subsections are added. The remainder of the section shall remain unchanged.

Subsection E (7). Group homes, as defined in Section 17.01.060, with seven or more residents.

Subsection M. Group homes, as defined in Section 17.01.060, with six or fewer residents.”

Article V R-4 Zone, Multi-Family High Density Residential Zone

“17.05.400 Permitted Uses. The following subsections are added. The remainder of the section shall remain unchanged.

Subsection D (7). Group homes, as defined in Section 17.01.060, with seven or more residents.

Subsection L. Group homes, as defined in Section 17.01.060, with six or fewer residents.”

“17.05.450 Area. The section is deleted in its entirety and replaced to read as follows:

The minimum required area of a lot or parcel in the R-4 zone shall be 15,000 square feet. No development shall be permitted on any lot which does not meet the minimum required area and does not meet the access requirements pursuant to Section 17.03.220.”

Chapter 17.04 USE REGULATIONS

Article VI. Mixed Use Developments.

“17.04.510. Development standards and density. This section is amended to read as follows:

- A. The development standards of the zoning district in which the project is located shall apply, unless otherwise indicated in this Article VI.
- B. The maximum allowable density shall not exceed 30 dwelling units per acre.”