

Below are 3 tables that provide a summary of the recommend amendments to the Burbank Municipal Code (BMC).

Table 1: Update to the List of Permitted Uses

<u>Summary of Recommended Amendments to the BMC, Permitted Uses in the R-1 and R-1-H Zones</u>	
<u>Code Section</u>	<u>Overview of Proposed Amendment</u>
10-1-602: Uses in R-1 and R-1-H Zones	<p>Table 10-1-602 that identifies permitted uses in the R-1 and R-1-H Zones would be amended to include SB 9 – Second Single-Family Dwelling as a use. The use would be permitted in the R-1 Zone and would be prohibited in the R-1-H Zone.</p> <p>In addition, a footnote would be added to a separate use that currently exists on the list “Single family Dwellings, additional, on one lot”. This use has allowed for additional single-family homes on a single-family lot through the approval of a Conditional Use Permit (CUP). The footnote would state that “Single family Dwellings, additional, on one lot”, in addition to the First Single Family Dwelling, would not be permitted if there exist an SB 9 – Second Single Family Dwelling on the property.</p>

Table 2: Standards Regulating SB 9 – Second Single-Family Dwellings

<u>Summary of Recommended Amendments to the BMC, SB 9 – Second Single-Family Dwellings</u>	
<u>Code Section</u>	<u>Overview of Code Section</u>
10-1-608.1(A): Applicability	A new section would be created in the Burbank Municipal Code to regulate SB 9 – Second Single-Family Dwellings, as permitted by State Law.
10-1-608.1(B): Definitions	Defines key terms.
10-1-608.1(C): Eligibility for An SB 9 – Second Single-Family Residential Dwelling	Identifies all eligibility requirements that must be met for a property to qualify for a SB 9 – Second Single-Family Dwelling.
10-1-608.1(D): Development Standards for SB 9 – Second Single-Family Dwellings	All SB 9 – Second Single-Family Dwellings shall comply with all applicable development standards in the underlying R-1 Zone, except as identified in this code section. This code section includes standards for:

	<ul style="list-style-type: none"> • Maximum Number of SB 9 – Second Single Family Dwellings Permitted • Square Footage • Setbacks • Attached and Detached SB 0 – Second Single-Family Dwellings • Building Separation • Off-Street Parking • Private Opens Space • Design Standards
10-1-608.1(E): Length of Rental Term	States that all rentals of SB-9 Second Single-Family Dwellings must be 30-days or more.
10-1-608.1(F): Utility Connection	Identifies utility connection requirements for SB-9 Second Single-Family Dwellings.
10-1-608.1(G): Address Assignment	States that the Public Works Department will assign addresses for all new SB-9 Second Single-Family Dwellings.
10-1-608.1(H): Specific Adverse Impact	Identifies the specific adverse impact requirement that the Building Official must make in order to deny an SB-9 Second Single-Family Dwelling.
10-1-608.1(I): Submission of An Application	Lists the application submittal requirements for SB-9 Second Single-Family Dwellings.

Table 3: Standards Regulating SB 9 – Urban Lot Splits

<u>Summary of Recommended Amendments to the BMC, Urban Lot Splits</u>	
<u>Code Section</u>	<u>Overview of Code Section</u>
10-1-608.2(A): Applicability	A new section would be created in the Burbank Municipal Code to regulate SB 9 – Urban Lot Splits, as permitted by State Law.
10-1-608.2(B): Definitions	Defines key terms.

10-1-608.2(C): Eligibility for An Urban Lot Split	Identifies all eligibility requirements that must be met for a property to qualify for an Urban Lot Split.
10-1-608.2(D): Lot Design Standards for Urban Lot Splits	All SB 9 – Urban Lot Splits shall comply with all applicable subdivision standards in the underlying R-1 Zone, except as identified in this code section. This code section includes standards for: <ul style="list-style-type: none"> • Maximum Number of Parcels Created, Lot Area and Lot Dimensions • Flag Lots • Public Right of Way Frontage
10-1-608.2(E): Number of Dwelling Units Allowed on Parcels Subdivided Through an Urban Lot Split	States that a maximum number of two (2) Dwelling Units are permitted on a parcel that has been created through an Urban Lot Split.
10-1-608.2(F): Owner Occupancy Affidavit	States that the owner of the original property must occupy one of the lots that is created through an Urban Lot Split. The property shall be occupied by the owner for a minimum of three (3) years.
10-1-608.2(G): Length of Rental Term	States that all rentals of any Dwelling Unit must be 30-days or more, when located on a parcel has been created through an Urban Lot Split.
10-1-608.2(H): Deed Restriction	States that the owner must record a deed restriction on properties that are created through an Urban Lot Split. The deed restriction shall state site limitations resulting from the Urban Lot Split.
10-1-608.2(I): Separate Conveyance	States that separate conveyance of the lots resulting from an Urban Lot Split is allowed.
10-1-608.2(J): Specific Adverse Impact	Identifies the specific adverse impact requirement that the Building Official must make in order to deny an Urban Lot Split.
10-1-608.2(K): Utility Connection	Identifies utility connection requirements for properties created through an Urban Lot Split.

10-1-608.2(L): Easement Requirement	States that easements may be required for newly created parcels that are created through an Urban Lot Split.
10-1-608.2(M): Dedications and Offsite Improvements	States that no dedications of rights-of-way, or construction of offsite improvements, shall be required as part of an Urban Lot Split.
10-1-608.2(N): Address Assignment	States that the Public Works Department will assign addresses for all new lots created through an Urban Lot Split.
10-1-608.2(O): Submission of An Application, Payment of Fees, and Processing	Lists the application submittal requirements for an Urban Lot Split Application.