

Article V. Initiative Regulating Density

Sec. 44-57. Density in Multiple Family Residential Zones

The following sections were adopted by a vote of the people on November 8, 1988.

The Multiple Family designation provides for a wide variety of residential opportunities ranging up to 22 dwelling units per acre or 70 dwelling units per acre for qualified senior citizen housing. Except for a Senior Citizen Housing Development, no density, including, but not limited to those set forth through conventional zoning, special housing opportunity area designation, Planned Development with Performance Standard zoning or policy/regulatory specific plans shall exceed the 22 dwelling units per acre maximum.

Senior Citizen Housing Development has the same meaning as that set forth in California Civil Code Section 51.3, as amended. A Senior Citizen Housing Development may contain densities of up to 70 dwelling units per acre. Any reference to high density housing in the General Plan of the City of Paramount is intended to apply only to such a development.

A developer may submit to the city a preliminary proposal for the development of a Senior Citizen Housing Development prior to the submittal of any formal requests for general plan amendments, zoning amendments, or subdivision map approvals. The city shall notify the developer within 60 days of how the developer will comply with the minimum age guidelines set forth in California Civil Code Section 51.3, as amended, for "senior citizens" and "qualifying permanent residents," but such compliance in all cases shall be in the form of a deed restriction or other permanent policy.

Sec. 44-58. Special Housing Opportunities

Areas designated on the Paramount General Plan as special housing opportunities (SHO) are simply a reflection of the list of special opportunities for a variety of housing types and densities described in the Special Housing Opportunities Specific Plan. Densities are called out in the Specific Plan but in no such Specific Plan or Plans shall the density exceed 22 dwelling units per acre, except in the case of a Senior Citizen Housing Development, in which case the density may not exceed 70 dwelling units per acre. Special Housing Opportunity designations may occur both within and outside of Specific Plan boundaries. If occurring outside such boundaries, the Planned Development with Performance Standard Zoning, regulatory specific plan, or zoning regulation or other ordinance or resolution shall not specify a density exceeding 22 dwelling units per acre, except in the case of Senior Citizen housing.

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