

The City of

ROLLING HILLS ESTATES

RESIDENTIAL DEVELOPMENT STANDARDS

PRICE: \$5.00

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Chapter 17.02

GENERAL PROVISIONS AND DEFINITIONS

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17.02.005 Short title.

This title shall be known as the "comprehensive zoning ordinance of the city of Rolling Hills Estates." (Prior code § 1801)

17.02.010 Intent and purpose.

A. The purpose of this title is to encourage, classify, designate, regulate, restrict and segregate the highest and best location and use of buildings, structures, and land for agriculture, residence, commerce, trade, industry, water conservation, or other purposes in appropriate places; to regulate and limit the location, height, bulk, number of stories, and size of buildings and other structures hereafter designed, erected or altered; to regulate and determine the size and use of lots, yards, courts and other open spaces; to regulate and limit the percentage of a lot which may be occupied by a building or structure; to regulate the intensity of land use; to establish requirements for off-street parking and loading; to establish setback lines; and to create civic districts around civic centers, public parks, public buildings or public grounds, said purposes to divide the city into districts of such number, shape and area as may be deemed best suited to carry out these regulations and provide for their enforcement. Further, such regulations are deemed necessary in order to encourage the most appropriate use of land; to conserve and stabilize the value of property; to provide adequate open spaces for light and air and to prevent and fight fires; to prevent undue concentration of population; to lessen congestion of streets; to facilitate adequate provisions for community utilities such as transportation, water, sewerage, schools, parks and other public requirements; and to promote the public health, safety and general welfare, all as cardinal principle of land use and development within the city is that the city shall retain its rural atmosphere and an environment conducive to family home living.

B. The planning commission and city council, by the adoption of this title, have made a finding that the peace, health, safety and welfare of the community will be served by the creation of the "district" and by the regulations prescribed therein. (Prior code §§ 1800, 1804 (a)(11))

17.02.015 Rules of construction.

A. When not inconsistent with the context, words used in the present tense include the future, words in the singular number include the plural and those in the plural number include the singular.

B. "Shall" is mandatory, and "may" is permissive. (Prior code § 1804 (a)(part) and (a)(1))

17.02.020 Generally.

For the purpose of carrying out the intent of this title, words, phrases and terms shall be deemed to have the following meanings ascribed to them. (Prior code § 1804 (part))

17.02.025 Advertising structure.

"Advertising structure" means any ground sign, billboard or other structure, and any parts thereof, which structure is designed for, is used or intended to be used for, or is erected for the purpose of display or advertisement, or upon which any bill, bulletin, painting, poster, printing, device, illustration, picture or other similar printed matter is painted, written, nailed, pasted, posted, tacked or otherwise fastened, including plastic or glass tube outlining for signs. No board, sign or surface used exclusively to display official notices issued by any court or public office, or posted by any public officer in the performance of a public duty, or a private person giving legal notice shall be considered an advertising structure. (Prior code § 1804 (b)(1))

17.02.030 Advisory agency.

The planning commission is herein designated as the "advisory agency" to the city council on all matters related to zoning and the use of land, structures or buildings. (Prior code § 1804 (b)(2))

17.02.035 Airport.

"Airport" means any area which is used or is intended to be used for the taking off and landing of aircraft, including helicopters, sailplanes and gliders. This shall include any appurtenant areas which are used or intended to be used for airport buildings or facilities, including open spaces, taxiways and tie-down areas. (Prior code § 1804 (b)(3))

17.02.040 Alley.

"Alley" means a public or private way at the rear or side of real property, permanently reserved as a means of secondary vehicular access to abutting real property. Frontage on an alley does not satisfy the requirements of this title relating to frontage on a dedicated street. (Prior code § 1804 (b)(4))

17.02.045 Amusement arcade.

"Amusement arcade" means any place used by or frequented by the general public where more than six games of skill and science, as defined in Section 17.02.245, are maintained or operated. (Prior code § 1804 (b)(5))

17.02.050 Animal hospital.

"Animal hospital" means a place where animals or pets are given medical or surgical treatment and are cared for during the time of such treatment. (Prior code § 1804 (b)(6))

17.02.055 Apartment.

"Apartment" means a room or suite of two or more rooms in a multiple-family private dwelling, occupied or suitable for occupancy as a residence for one family, and includes kitchen facilities. (Prior code § 1804 (b)(7))

17.02.060 Assessor.

"Assessor" means the county assessor of Los Angeles County. (Prior code § 1804 (a)(5))

17.02.065 Automobile service station.

"Automobile service station" means an area with facilities used for the servicing of motor vehicles, including retail sales of gasoline, lubricants, petroleum products (not including liquid petroleum gas), tires, batteries, engine and radiator aid preparations, and automobile accessories. Other services therein provided include battery repair and charging, storage of merchandise and supplies relating to the servicing of motor vehicles, cleaning and polishing operations, automobile washing and greasing (including wash racks and grease racks), and automobile repair and engine overhauling. (Prior code § 1804 (b)(8))

17.02.070 Bathroom.

"Bathroom" means a room containing a water closet, lavatory and/or tub or shower. (Prior code § 1804 (b)(9))

17.02.075 Block.

"Block" means a parcel of land bounded on all sides by public or private streets, highways, freeways, railroad rights-of-way, flood-control channels, creeks, washes, rivers or unsubdivided acreage. (Prior code § 1804 (b)(10))

17.02.080 Breezeway.

"Breezeway" means any space between two structures that is attached by a roof or a similar construction. (See Rolling Hills Estates' building code for additional regulations.) (Prior code § 1804 (b)(11))

17.02.085 Building.

"Building" means a permanently, separately located structure having a roof and is completely enclosed. Carports or breezeways shall not be considered a building. (Prior code § 1804 (b)(12))

17.02.090 Building area.

"Building area" means the sum in square feet of the ground areas occupied by all buildings and structures on a lot. (Prior code § 1804 (b)(13))

17.02.095 Building, height of.

"Height of building" means the vertical distance from the local grade to the highest point of the coping of a flat roof or to the deck line of a mansard roof or to the highest point of the highest gable of a pitch or hip roof. For purposes of measuring the height of buildings, local grade shall include final grade of ground area immediately adjacent to the portion of the structure being measured. Local grade shall not include any artificial berms, mounds or other topographical feature above the final grade line. (Prior code § 1804 (b)(14))

17.02.100 Building, main.

"Main building" means a building within which the principal use permitted on the lot is conducted. (Prior code § 1804 (b)(15))

17.02.105 Building setback line.

"Building setback line" means the minimum distance as prescribed by ordinance between any property line, or private easement boundary used for vehicular and/or pedestrian access, and the closest point on any building or structure related thereto above ground level. (Prior code § 1804 (b)(16))

17.02.110 Building site.

"Building site" means the ground area of a building and any open space required by this title. (Prior code § 1804 (b)(17))

17.02.115 Building unit group.

"Building unit group" means two or more buildings grouped on a single lot or parcel. (Prior code § 1804 (b)(18))

17.02.120 Carport.

"Carport" means a permanent roofed structure constructed with open sides and used for automobile shelter or storage. (Prior code § 1804 (b)(19))

17.02.125 Carwash.

"Carwash" means a facility for the washing and/or waxing of vehicles substantially by means of mechanical devices. (Prior code § 1804 (b)(20))

17.02.130 City.

"City" means the city of Rolling Hills Estates. (Prior code § 1804 (a)(6))

17.02.135 City council.

"City council" means the city council of the city of Rolling Hills Estates. (Prior code § 1804 (a)(3))

17.02.140 Clinic.

"Clinic" means a use providing group medical services, but not including overnight housing of patients. (Prior code § 1804 (b)(21))

17.02.145 County.

"County" means the county of Los Angeles. (Prior code § 1804 (a)(7))

17.02.150 County recorder.

"County recorder" means the county recorder of Los Angeles County. (Prior code § 1804 (a)(8))

17.02.155 Court.

"Court" means a space, open and unobstructed to the sky, located at or above ground level on a lot and bounded on three or more sides by walls of a building. (Prior code § 1804 (b)(22))

17.02.160 Day nursery.

"Day nursery" means any structure, group of structures or portion thereof, used primarily for the daytime care of children. (Prior code § 1804 (b)(24))

17.02.165 Delicatessen.

"Delicatessen" means a properly licensed establishment where prepared food and refreshments, which may include wine and beer, are sold for consumption off the premises. (Prior code § 1804 (b)(25))

17.02.170 Developable area.

"Developable area" means the interior portion of a lot defined by the building setback lines (front, side and rear setbacks) for a main building. (Prior code § 1804 (b)(26))

17.02.175 Discotheque.

"Discotheque" means a commercial establishment wherein the primary activity consists of dancing to either recorded music or live music, for the purpose of entertainment. (Prior code § 1804 (b)(27))

17.02.180 District.

"District" means the land area shown or described on the land use zoning map. District shall have the same requirements and meaning as zone or zoning district, subject to the requirements of the map. (Prior code § 1804 (b)(28))

17.02.185 Drive-in/Drive-through food facility.

"Drive-in/Drive through food facility" means an establishment where food is prepared on-site and orders are taken from customers while seated in their cars, and/or food is served to customers in cars, and/or through an exterior service window, and/or parking facilities are provided on-site for consumption of food in automobiles. (Prior code § 1804 (b)(29))

17.02.190 Driveway.

"Driveway" means an access to a required off-street parking facility, with paving not less than eight feet in width. (Prior code § 1804 (b)(30))

17.02.195 Dump.

"Dump" means an area used for the disposal, abandonment, discarding, dumping, reduction, burial, incineration or disposition by any means, of any garbage, trash, refuse or waste material. (Prior code § 1804 (b)(31))

17.02.200 Dwelling, one-family.

"One-family dwelling" means a dwelling unit designed or used exclusively for the occupancy of one family. (Prior code § 1804 (b)(33))

17.02.205 Dwelling unit.

"Dwelling unit" means an integrated assembly of one or more rooms, in addition to a kitchen and bathroom, in a building or portion thereof designed and used exclusively for residential occupancy (with the exception of permitted home occupations) by one family for living or sleeping purposes, and containing only one kitchen. (Prior code § 1804 (b)(32))

17.02.210 Easement.

"Easement" means a space on a lot or parcel of land indicated on a subdivision map, in a deed restriction, or in a recorded document reserved for or used for public utilities, public or private uses. (Prior code § 1804 (b)(34))

17.02.215 Educational institutions.

"Educational institutions" means schools, colleges or universities giving general academic instruction, as determined by the State Board of Education. (Prior code § 1804 (b)(35))

17.02.220 Family.

"Family" means a group of two or more persons living together as a single housekeeping unit in any dwelling unit, who share expenses equally or do not pay a fixed

periodic fee to the principal residents. (Ord. 547 § 1, 1992: prior code § 1804 (b)(36))

17.02.225 Federal government.

"Federal government" means the Government of the United States of America. (Prior code § 1804 (a)(10))

17.02.230 Fence.

"Fence" means any structure forming a physical barrier which is so constructed that not less than fifty percent of the vertical surface is open to permit the transmission of light, air and vision through the surface in a horizontal plane. This shall include wire mesh, steel mesh, chain link, louvered, stake and other similar materials. (See Section 17.02.645, wall.) (Prior code § 1804 (b)(37))

17.02.235 Fence, three-rail.

"Three-rail fence" means a fence consisting entirely of wood material, painted white, with three rails and a total maximum height of forty-two inches as described in Section 17.06.350. (Prior code § 1804 (b)(38))

17.02.240 Front wall.

"Front wall" means the wall of a building or structure closest to the street which the building fronts, but excluding certain architectural decorative features such as cornices, canopies, eaves or embellishments. (Prior code § 1804 (b)(39))

17.02.245 Frontage.

"Frontage" means all property fronting on one side of the street between a paved street and right-of-way, waterway, or between intersecting or intercepting streets, the end of a dead-end street, or city boundary measured along a street line. An intercepting street shall determine only the boundary of the frontage on the side of the street that intercepts. (Prior code § 1804 (b)(40))

17.02.250 Games of skill and science.

"Games of skill and science" means any mechanical or electronic game participated in by one or more players, the use or operation of which is initiated by placing therein a coin, token, slug or similar device, or which is let for use, operation or play, upon the payment or delivery of anything of value therefor, or upon the making of any purchase, and in which the predominant factor in determining the results of such game is the skill of the player or players and not chance. (See Section 17.02.045, amusement arcade.) (Prior code § 1804 (b)(41))

17.02.255 Garage, private.

“Private garage” means a detached accessory building or a portion of a main building on the same lot as a dwelling used for the housing of vehicles of the occupants of the dwelling. (Prior code § 1804 (b)(42))

17.02.260 Garage, public.

“Public garage” means any garage other than a private garage. (Prior code § 1804 (b)(43))

17.02.265 Garage, storage.

“Storage garage” means any building or premises used exclusively for the storage of vehicles. (Prior code § 1804 (b)(44))

17.02.270 Greenhouses.

“Greenhouses” means a structure primarily used for growth and maintenance of plants and classified as a structure in determining a lot coverage. (Prior code § 1804 (b)(45))

17.02.275 Guesthouse (accessory living quarters).

“Guesthouse (accessory living quarters)” means living quarters within a detached accessory building located on the same premises with the main building, for use by temporary guests of the occupant of the premises. The quarters do not have kitchen facilities and are not rented, leased or otherwise used as a separate dwelling unit. (Prior code § 1804 (b)(46))

17.02.280 Half story.

“Half story” means a story under a gable, hip or gambrel roof, plates of which are not more than three feet above the floor of such story, or adjacent stories on a split level home. (Prior code § 1804 (b)(47))

17.02.285 Hedge.

“Hedge” means a plant or series of plants, shrubs or other landscape material so arranged as to form a physical barrier or enclosure. (Prior code § 1804 (b)(48))

17.02.290 Height of building.

See Section 17.02.095, building, height of. (Prior code § 1804 (b)(49))

17.02.295 Home occupation.

“Home occupation” means any use customarily conducted for profit entirely, within a dwelling and carried on by the inhabitants thereof, which use is clearly incidental and secondary to the use of the structure for dwelling purposes, which use does not change the character

thereof nor adversely affect true uses permitted in the building of which it is part. (See Chapter 17.48 of this code.) (Prior code § 1804 (b)(50))

17.02.300 Hospital.

“Hospital” means any building or portion thereof used for the accommodation and medical care of the sick, injured or infirm persons, including sanitariums, convalescent hospitals, and institutions for the treatment or care of drug addicts, alcoholics, mentally disturbed persons, or any combination thereof. (Prior code § 1804 (b)(51))

17.02.305 Hotel.

“Hotel” means any building containing two or more guestrooms intended or designed to be used, rented or hired to be occupied for sleeping purposes by guests. A hotel provides a range of services to guests including, but not limited to, room service, restaurant and banquet facilities. A hotel’s primary orientation is toward a central lobby or courtyard. (See motel, Section 17.02.410.) (Prior code § 1804 (b)(69))

17.02.310 Industry.

“Industry” means the manufacture, fabrication, processing, reduction, quarrying or destruction of any article, substance or commodity, or any other treatment thereof in such a manner as to change the form, character, or appearance thereof, and including storage elevators, truck storage yards, warehouses, wholesale storage and other similar types of enterprises. (Prior code § 1804 (b)(52))

17.02.315 Kennel.

“Kennel” means any lot or premises on which three or more dogs at least four months of age are kept, boarded or trained. (Prior code § 1804 (b)(53))

17.02.320 Kitchen.

“Kitchen” means any room designed to be used or maintained for the cooking and/or preparation of food. (Prior code § 1804 (b)(54))

17.02.325 Loading space.

“Loading space” means an off-street space or berth on the same lot as a main building, or contiguous to a group of buildings, used for the temporary parking of commercial vehicles while loading or unloading, which abuts a street, alley or appropriate means of ingress or egress. (Prior code § 1804 (b)(55))

17.02.330 Lot.

"Lot" means:

A. A parcel of real property with a separate and distinct number or other designation shown on a plat map recorded in the office of the county recorder and legally in existence on March 15, 1960; or

B. A parcel of real property delineated on an approved record of survey, lot split or subdivision map as filed in the office of the planning commission and abutting at least one street; or

C. A parcel of real property containing area not less than required by the district in which it is located, abutting at least one public street and except as specifically hereinafter provided, held under separate ownership from adjacent property prior to the effective date of this title. (Prior code § 1804 (b)(56))

17.02.335 Lot, corner.

"Corner lot" means a lot located at the intersection of two or more streets. (Prior code § 1804 (b)(57))

17.02.345 Lot, corner, reversed.

"Reversed corner lot" means a corner lot, the side line of which is substantially a continuation of the front lot lines of the lots to its rear, whether across an alley or not. (Prior code § 1804 (b)(58))

17.02.350 Lot coverage.

"Lot coverage" means that portion of a lot or building site which is occupied by any building or structure, regardless of whether the building or structure is intended for human occupancy. (Prior code § 1804 (b)(23))

17.02.355 Lot depth.

"Lot depth" means the average horizontal distance between the front and rear lot lines, excluding private road easements, measured in the mean direction of the side lot lines. (Prior code § 1804 (b)(59))

17.02.360 Lot, interior.

"Interior lot" means a lot other than a corner lot. (Prior code § 1804 (b)(60))

17.02.365 Lot, key.

"Key lot" means a lot where the side lot line abuts the rear lot line of one or more other lots, and not separated by an alley. (Prior code § 1804 (b)(61))

17.02.370 Lot line.

"Lot line" means a line bounding a lot as defined in this chapter. (Prior code § 1804 (b)(62))

17.02.375 Lot line, front.

"Front lot line" means, in the case of an interior lot, the boundary line separating the lot from the street or private road easement. In the case of a corner or reverse corner lot, the "front lot line" means the boundary line separating the narrowest street or private road easement, except in those cases where the latest deed restrictions specify another boundary line as the front lot line. (Prior code § 1804 (b)(63))

17.02.380 Lot line, rear.

"Rear lot line" means a lot line which is opposite and the farthest distance from the front lot line. In the case of an irregular or gore-shaped lot, a line within a lot, which is essentially perpendicular to the side lot line, having a length of not less than ten feet. (Prior code § 1804 (b)(64))

17.02.385 Lot line, side.

"Side lot line" means any lot boundary that is not a front line or a rear lot line. (Prior code § 1804 (b)(65))

17.02.390 Lot of record.

"Lot of record" means a parcel of land as shown on the records of the county assessor at the time of the adoption of this title. (Prior code § 1804 (b)(66))

17.02.395 Lot, through.

"Through lot" means a lot having frontage on two parallel, or approximately parallel, dedicated streets. Lot frontage on a through lot, except any lot which is included in or set forth on a subdivision map recorded in the office of the county recorder, shall be determined by the planning commission. (Prior code § 1804 (b)(67))

17.02.400 Lot width.

"Lot width" means the average horizontal distance between the side lot lines, measured at right angles to the lot depth at a point midway between the front and rear lot lines. (Prior code § 1804 (b)(68))

17.02.405 Manufactured house.

"Manufactured house" means a structure which is transportable, built on a permanent chassis and designed to be used as a dwelling with a permanent foundation when connected to the required utilities, including the plumbing, heating, air conditioning and electrical systems contained therein. A module is a unit of a manufactured house. A manufactured house is synonymous with mobile homes as defined in Section 5402(6) of the National Mobile Home Construction and Safety Standards Act of 1974. For the purpose of this definition, a manufactured

house shall only be a mobile home which is attached to a permanent foundation and is at least twenty feet in body width, and shall have a floor area of not less than twelve hundred square feet, exclusive of any appurtenant structures. (Prior code § 1804 (b)(70))

17.02.410 Motel.

“Motel” means a group of dwellings used for commercial purposes such as a building or group of two or more detached, semidetached, or attached buildings containing guestrooms or dwelling units with automobile storage space provided in connection therewith, which building or group is designed, intended or used primarily for the accommodation of transient automobile travelers; including groups designated as auto cabins, motorcourts, motels, motor inns and similar designations. A motel provides limited services to transient guests and automobile travelers. A motel’s primary orientation is toward vehicular facilities. (See Section 17.02.305, hotel.) (Prior code § 1804 (b)(71))

17.02.415 Multiple-family private dwelling.

“Multiple-family private dwelling” means a building designed and used for occupancy by two or more families and containing two or more separate kitchen facilities for each family’s use, independent of each other, exclusive of any hotel or motel. (Prior code § 1804 (b)(72))

17.02.420 Nonconforming building/structure, legal.

“Legal, nonconforming building/structure” means a building/structure, or portion thereof, which was lawfully designed, erected or structurally altered for a use which does not now conform to the use of the district in which it is located, or which does not now comply with all the height and area regulations of the district or neighborhood in which it is located, due to application of this title or to any ordinance adopted prior to the adoption of this title. (Prior code § 1804 (b)(73))

17.02.425 Nonconforming use.

“Nonconforming use” means a use of a building/structure or land which does not conform to the regulations for the district and surrounding neighborhood in which it is located, as set forth in this title, due to the application of this title or of any ordinance adopted prior to the adoption of this title. (Prior code § 1804 (b)(74))

17.02.430 Nursing home.

Same as hospital. (See Section 17.02.300.) (Prior code § 1804 (b)(75))

17.02.435 Outdoor advertising.

Same as advertising structure. (See Section 17.02.025.) (Prior code § 1804 (b)(76))

17.02.440 Parking area, private.

“Private parking area” means any open area, other than a street, used for the parking of automotive vehicles and restricted from general public use. (Prior code § 1804 (b)(77))

17.02.445 Parking area, public.

“Public parking area” means any area, other than a private parking area or street, used for the parking of vehicles and available for public or quasi-public use, either with or without remuneration, which may be located outdoors or within a building or structure or on, above or below the surface of the land. Any parking area required under Sections 17.22.050, 17.26.050, 17.30.050, 17.32.040 and Chapter 17.40 shall be deemed a public parking area. (Prior code § 1804 (b)(78))

17.02.450 Parking space, automobile.

“Automobile parking space” means space, exclusive of driveways, ramps, columns, loading areas and office or work areas, within a parking area for the parking of one automobile. Each space shall have an area not less than one hundred eighty square feet for the parking of a motor vehicle and additional area shall be required for safe ingress and egress from the space. The area must be usable and accessible for off-street parking. (Prior code § 1804 (b)(79))

17.02.455 Parking structure.

“Parking structure” means a multilevel structure, not located beneath a building, designed and used for parking of motor vehicles. (Prior code § 1804 (b)(80))

17.02.460 Person.

“Person” means an individual, firm, copartnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver, syndicate, the federal government, state, city, county, district, or any other group or combination acting as an entity, except the city of Rolling Hills Estates. (Prior code § 1804 (b)(81))

17.02.465 Place.

"Place" means an open, unoccupied space other than a street or alley, permanently reserved by means of recorded deed, or easement as the principal means of access to abutting property. (Prior code § 1804 (b)(82))

17.02.470 Planning commission.

"Planning commission" means the planning commission of the city of Rolling Hills Estates. (Prior code § 1804 (a)(4))

17.02.475 Plan review.

"Plan review" means the review by the planning commission of a site plan and other studies used to assist the commission in determining the manner in which the applicant intends to make use of his property. Plan review shall include proposals for development in residential districts in accordance with the neighborhood compatibility (Chapter 17.62 of this code) and in commercial districts in accordance with the precise plan of design (Chapter 17.58 of this code). (Prior code § 1804 (b)(83))

17.02.480 Porte cochere.

"Porte cochere" means a canopy attached to any occupancy for the protection and convenience of loading and reloading passengers or materials from or into a motor vehicle, which shall not be considered as a place for motor vehicle storage. (Prior code § 1804 (b)(84))

17.02.485 Property.

"Property" means real property, unless specifically described otherwise. (Prior code § 1804 (b)(85))

17.02.490 Restaurant.

"Restaurant" means a properly licensed establishment with facilities for the preparation, serving, sale and consumption of food on the premises. (Prior code § 1804 (b)(86))

17.02.495 Rest home.

"Rest home" means premises used for the housing of and caring for ambulatory persons over sixty-five years of age, or infirm. There shall be only incidental convalescent care not involving either a trained nurse or physician residing on the premises. There shall be no surgery, physical therapy or other similar activities performed, such as are customarily provided in sanitariums and hospitals. (Prior code § 1804 (b)(87))

17.02.500 Retail store.

"Retail store" means a business selling goods, wares or merchandise directly to the ultimate customer. (Prior code § 1804 (b)(88))

17.02.505 Retaining wall.

"Retaining wall" means any wall used to resist the lateral displacement of any material. (Prior code § 1804 (b)(89))

17.02.510 Room.

"Room" means a subdivided portion of the interior of a dwelling unit, excluding hallways and service porches. (Prior code § 1804 (b)(90))

17.02.515 Sanitarium.

"Sanitarium" means a health station or retreat or other place where patients are housed and where medical treatment is given. This does not include institutions for the treatment or care of narcotic addicts, alcoholics or mentally disturbed patients. (Prior code § 1804 (b)(91))

17.02.520 Satellite antenna.

"Satellite antenna" means a device designed or used for reception of television or other signals from orbiting satellites. (Prior code § 1804 (b)(92))

17.02.525 Schools, elementary and high.

"Elementary school" and "high schools" means an institution of learning which offers instruction in the several branches of learning and study required to be taught in the public schools, pursuant to the Education Code of the state of California. (See educational institutions, Section 17.02.215.) (Prior code § 1804 (b)(93))

17.02.530 Sign.

"Sign" means any printing, writing, design, device, illustration, picture, diagram, outline or other representation appearing on or as a part of any card, cloth, paper, plastic, metal, glass, wooden or stone material and any and all devices, structural or otherwise, lighted or unlighted, painted or not painted, attached to, made a part of, or placed in the window of, in the front, rear, sides or top of any structure, on any land or any tree, wall, bush, rock, post, fence, building or structure, and visible from any public or private street, way, thoroughfare, alley or walk, which device announces or directs attention to the name or nature of a business, occupant of a structure, building or land, the nature or type of goods, services or products produced, sold, stored, furnished or available at that location, or at any other location, including political

signs as defined in Section 17.60.030 and signs used specifically for the sale of real property, and including all parts, portions, units and materials composing the same, together with the frame, background, structure support and anchorage therefor, but not including official notices issued by any court or public body or officer or directional warning or information sign or structures required by or authorized by law or by federal, state, county or city authority. The term "placed" as used herein shall include erected, constructed, posted, painted, printed, tacked, glued, stuck, carved or otherwise fastened, fixed or made visible in any manner whatsoever. (Prior code § 1804 (b)(94))

17.02.535 Stable, private.

"Private stable" means a detached accessory structure for the keeping of horses owned by the occupants of the premises and not kept for remuneration, hire or sale. (Prior code § 1804 (b)(95))

17.02.540 Stable, public.

"Public stable" means a stable other than a private stable. (Prior code § 1804 (b)(96))

17.02.545 State.

"State" means the state of California. (Prior code § 1804 (a)(9))

17.02.550 Story.

"Story" means a space in a building between the upper surface of any floor and the upper surface of the floor next above, or if there is not a floor above, then the space between such floor and the top of the supporting structure to which each ceiling is attached. (Prior code § 1804 (b)(97))

17.02.555 Street.

"Street" means a public or private thoroughfare or right-of-way dedicated, deeded or condemned for use as such, other than an alley, which affords the principal means of access to abutting property, including avenue, place, way, drive, land, boulevard, highway, road and other thoroughfare, except as excluded in this title. (Prior code § 1804 (b)(98))

17.02.560 Street centerline.

"Street centerline" means the centerline of a street or right-of-way as established by surveys certified by the city engineer. (Prior code § 1804 (b)(99))

17.02.565 Street line.

"Street line" means the boundary line between a street, or street right-of-way, or public or private ingress/egress easements, and abutting property. (Prior code § 1804 (b)(100))

17.02.570 Street, local.

"Local street" means any street, dedicated as such, serving as the principal means of access to property, which street is not shown as a major or secondary highway or major traffic street on the master plan for the city. (Prior code § 1804 (b)(101))

17.02.575 Street, side.

"Side street" means any street abutting a corner lot, which extends in the same general direction as the line determining the depth of the lot. (Prior code § 1804 (b)(102))

17.02.580 Structure.

"Structure" means anything constructed or built, any edifice or building of any kind, or any piece of work artificially built up or composed of parts jointed together in some definite manner, which requires location on the ground. Ground treatments such as streets, parking lots, driveways, walks (up to five feet in width), bicycle trails and horse trails shall not be considered structures. (See Section 17.02.590, structure, ground.) (Prior code § 1804 (b)(103))

17.02.585 Structure, accessory.

"Accessory structure" means a building, part of a building or structure; use of which is subordinate to and incidental to that of the main building and is used on the same lot in the same district. Accessory structures are any structures that extend one foot in height over the local grade. When an accessory structure is part of, or attached to the main building, it shall be considered a part of the main building. (Prior code § 1804 (b)(104))

17.02.590 Structure, ground.

"Ground structure" means any constructed feature placed below or on the ground which does not extend above one foot in height as measured from local grade. This shall include, but is not limited to patios, pools, spas and sports courts. Such features shall be considered in calculations of lot coverage. (Prior code § 1804 (b)(105))

17.02.595 Structural alterations.

“Structural alterations” means any change in the supporting members of a building such as in a bearing wall, column, beam or girder, floor or ceiling joists, roof rafters, roof diaphragms, roof trusses, foundation piles, retaining walls or similar components. (Prior code § 1804 (b)(106))

17.02.600 Supermarket.

“Supermarket” means a commercial development which includes three or more of the following uses: grocery department, meat market, drug department, liquor sales department, fruit and vegetable department, and sections or departments for the sale of incidental items of a convenience type. (Prior code § 1804 (b)(107))

17.02.605 Trailer, automobile.

“Automobile trailer” means a vehicle without motive power, designed to be drawn by a motor vehicle and to be used for human habitation or for carrying persons or property, including a trailer coach. (Prior code § 1804 (b)(108))

17.02.610 Truck and trailer sales lot.

“Truck and trailer sales lot” means an open area where trucks and/or trailers are sold, leased or rented and where no repairs, repainting or remodeling is done. (Prior code § 1804 (b)(109))

17.02.615 Unit, secondary.

“Secondary unit” means a separate dwelling unit attached to and accessible through the main building. The unit does not exceed six hundred forty square feet in size and shall not be occupied by more than two persons, at least one of which shall not be less than sixty years of age, who shall be related by blood to the occupant(s) of the main building. Secondary units shall be subject to the provisions set forth in Chapter 17.56 of this code. (Prior code § 1804 (b)(112))

17.02.620 Use.

“Use” means the purpose for which the land or a structure is arranged, designed or intended, or for which either land or structure is or may be occupied or maintained. (Prior code § 1804 (b)(110))

17.02.625 Use, accessory.

“Accessory use” means a use incidental or subordinate to and developed exclusively to the main use of the land or structure thereon. (Prior code § 1804 (b)(111))

17.02.630 Use, compatible.

“Compatible use” means a use that by its manner of operation is suitable for the district in which it may be nonconforming. A use of land and/or structure which is in harmony with the uses on abutting properties in the same district. (Prior code § 1804 (b)(113))

17.02.635 Used.

“Used” includes arranged for, designed for, occupied or intended to be occupied for. (Prior code § 1804 (a)(2))

17.02.640 Visual obstruction.

“Visual obstruction” means any combination of fencing, hedges, trees, shrubs and walls which limits the visibility of persons at intercepting streets and alleys at a point twenty-four inches above ground, measured in a vertical plane in the sidewalk area. (Prior code § 1804 (b)(114))

17.02.645 Wall.

“Wall” means any structure or device forming a physical barrier, which is constructed so that fifty percent or more of the vertical surface is closed and prevents the passage of light, air and vision through the surface in a horizontal plane. This shall include concrete, concrete block, wood or other materials that are solids and are assembled as to form a solid barrier. (Prior code § 1804 (b)(115))

17.02.650 Yard.

“Yard” means any open space other than a court on the same lot with a building/structure or a dwelling group, which open space is unoccupied and unobstructed from the ground upward to the sky, except for projections, accessory buildings, structures and/or signs permitted by this title. (Prior code § 1804 (b)(116))

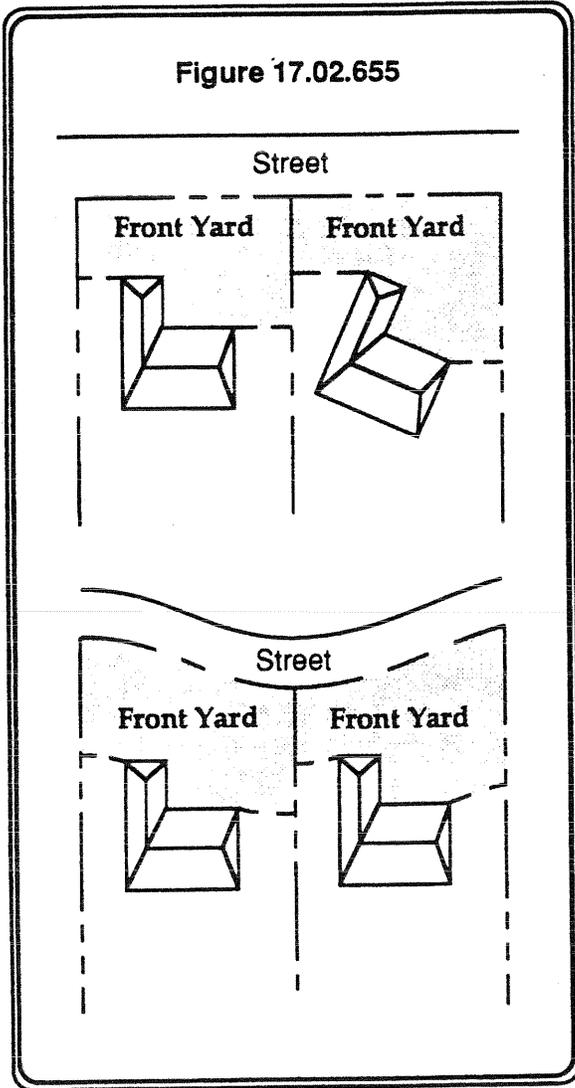
17.02.655 Yard, front.

(See Figure 17.02.655.)

“Front yard” means:

A. On developed residential lots, the area extending across the full width of the lot measured from the front property line or edge of a private or public easement used for access purposes which incorporates the entire area between the front property line and the front face of the building and extending to the side property lines parallel or equidistant with the front property line;

B. On undeveloped residential lots, the area extending parallel across the full width of the lot measured from the front property line to the minimum setback line established for the zone. (Prior code § 1804 (b)(117))



17.02.660 Yard, rear.

“Rear yard” means a yard on a lot measured from the rear property line of the lot to the extreme rear line of the main building and extending across the full width of the lot, except in the case of street facing yards (except as noted in Section 17.02.675). (Prior code § 1804 (b)(118))

17.02.665 Yard, required.

Side and rear yards, as well as front yards on undeveloped lots, are established by the property line setback and height specification which create requirements for residential dwellings, creating a three-dimensional envelope in which the permitted projections (from residences) are allowed to extend. These required yard areas encompass the air space between any vertical planes located on the property line and minimum setback requirement. These planes shall be established by the required setback standards, regardless of the location of existing structures in side and rear yards, except in the case of street facing yards. (Prior code § 1804 (b)(119))

17.02.670 Yard, side.

“Side yard” means a yard extending from the front yard, or from the front lot line where no front yard is required by this title, to the rear yard between the side lot line and the nearest wall of the main building or of a building attached thereto (except as noted in Section 17.02.675). (Prior code § 1804 (b)(120))

17.02.675 Yard, side street facing.

“Side street facing yard” means a yard extending from the front yard, or from the front lot line where no front yard is required by this title, to the rear lot line, and incorporates the full depth of the lot. (Prior code § 1804 (b)(121))

17.02.680 Zone.

The same as district. (See Section 17.02.180.) (Prior code § 1804 (b)(122))

17.02.685 Zoning district.

The same as district. (See Section 17 02.180.) (Prior code § 1804 (b)(123))

17.02.690 Zoning review.

“Zoning review” means the right of the city council to review, after the establishment of a date for the review in a zoning district changing procedure, the appropriateness of the change if the privileges granted by such changes of zoning classification are not exercised within the period of time set for the development of the land. (Prior code § 1804 (b)(124))

17.02.695 Zoning district, change of.

“Change of zoning district” means the legislative act of removing one or more parcels of land from the zoning district and placing them in another zoning district on the land use zoning map of the city. (Prior code § 1804 (b)(125))

Chapter 17.04

USE DISTRICTS DESIGNATED

Sections:

- 17.04.010** **Established.**
- 17.04.020** **Designated.**
- 17.04.030** **Uses not listed as permitted.**
- 17.04.040** **District boundaries—Map designated.**
- 17.04.050** **District boundaries—Uncertainty—Determination.**
- 17.04.060** **Zoning district map—Copies on file.**
- 17.04.070** **Zoning district map—Amendments.**
- 17.04.080** **Zoning district map—Updating.**
- 17.04.090** **Annexation.**
- 17.04.100** **Conformance with provisions required.**
- 17.04.110** **Effect of provisions on public utilities and services.**

17.04.010 **Established.**

The districts described in Section 17.04.020 shall be established under this title. (Prior code § 1805)

17.04.020 **Designated.**

For the purposes related to the orderly development of the city, and in order to carry out the provisions of this title, the city is hereby divided into districts in descending order of restrictiveness, except for those designated as overlays:

Symbol	District Name
R-A-E	Single-family Residential-Limited Agricultural District (one acre minimum lot area)
R-A-20	Single-family Residential-Limited Agricultural District (twenty thousand square feet minimum lot area)
R-A-15	Single-family Residential-Limited Agricultural District (fifteen thousand square feet minimum lot area)
R-A-10	Single-family Residential-Limited Agricultural District (ten thousand square feet minimum lot area)

R-P-D Residential Planned Development

A Agricultural District

C-R Commercial Recreation

C-O Commercial Office

C-L Restricted Commercial (Commercial Limited)

C-G Commercial General

I Institutional

S-R & D Scientific Research and Development

Q Quarry

H Horse (Overlay)

L Landmark
(Ord. 547 § 2, 1992: prior code § 1806)

17.04.030 **Uses not listed as permitted.**

When a use is not specifically listed in the sections devoted to uses permitted, it shall be assumed that such uses are expressly prohibited unless a written decision by the city council determines that the use is similar to and not more objectionable than the uses already listed. When any use is listed in a less restrictive district (A being less restrictive than R-A), the use may not be permitted in a more restricted district except as otherwise provided herein. (Prior code § 1807)

17.04.040 **District boundaries—Map designated.**

The districts set out in Section 17.04.020 and the boundaries of such districts are shown upon a map attached to the ordinance codified in this title and made a part of this title, being designated as the "official zoning district map." The map and all the notations, references and other information shown thereof shall be as much a part of this title as if the matters and information set forth by the map were all duly described herein. (Prior code § 1808)

**17.04.050 District boundaries—
Uncertainty—Determination.**

Where uncertainty exists as to the boundaries of any district, as shown on the official zoning district map, the following apply:

A. **Street, Alley or Lot Lines.** Where indicated, district boundaries are approximately street, alley or lot lines. The lines are determined to be the boundaries of the district. Otherwise, the boundaries shall be determined by the dimensions shown on the official zoning district map. In the absence of a dimension, the boundary shall be determined by the use of the scale shown on the map. A street, alley, railroad or railway right-of-way, watercourse, channel or body of water, included on the official zoning district map shall, unless otherwise indicated, be included within the zone of adjoining property on either side thereof; and where such street, alley, right-of-way, watercourse, channel or body of water serves as a boundary between two or more different zoning districts, a line midway in such street, alley, right-of-way, etc., extending in the general direction of the long dimension thereof shall be considered the boundary between zoning districts.

B. **Vacations.** In the event that a vacated street, alley, right-of-way or easement was the boundary between two districts, the new zoning district boundaries shall be at the new property line; provided, however, that where the vacation does not involve the establishment of new property lines, the zone boundary shall be fixed along a line no greater than twenty-five feet from the centerline of the vacated street, alley, right-of-way or easement.

C. **Uncertainties.** Where uncertainties exist, the council shall, by written decision, determine the location of the district boundary or building setback line. (Prior code § 1809)

17.04.060 Zoning district map—Copies on file.

The original of the official zoning district map shall be kept on file with the city clerk and shall constitute the original record. A copy of the map shall also be filed with the building inspector for his use. (Prior code § 1810)

17.04.070 Zoning district map—Amendments.

All amendments and changes to the official zoning district map shall be recorded by the city clerk with the building inspector not later than forty-eight hours after such amendment becomes effective. All amendments and changes to the official zoning district map shall be recorded periodically upon a new copy of the official zoning district map. The new map shall be filed by the city clerk with the building inspector. (Prior code § 1811)

17.04.080 Zoning district map—Updating.

The city council may, from time to time, order the revision of the official zoning district map so as to include all changes to date and to take the place of the original map which is part of this title. No changes shall be made upon such revised map that have not been made in regular form by the city council. (Prior code § 1812)

17.04.090 Annexation.

All land or territory annexed to the city shall, without additional proceedings, immediately, upon the completion of the annexation, be classified in the R-A-20 district, unless the city council does not specifically zone the land or territory to be annexed. Upon the completion of the annexation, the zoning map shall be amended so as to include the land or territory as R-A-20 without additional proceedings. The council may establish specific zoning for land or territory to be annexed, the procedures for which may be initiated prior to the effective date of annexation, and which zoning may be effective upon the completion of the annexation. Once such specific zoning is established by ordinance, the zoning map shall be amended so as to include the land or territory as zoned as specified by the city council. (Prior code § 1813)

**17.04.100 Conformance with provisions
required.**

All new construction, building, improvements, alterations or enlargement, or movement undertaken after the effective date of this title, and all new uses or occupancy of premises within the city, shall conform with the requirements, character and conditions as to use, height and area laid down for each of these several zones or districts as described in the sections of this title. It shall be unlawful for any person, firm or corporation to design, erect, construct, establish, move into, alter, enlarge or use, or to cause, or permit to be erected, constructed, established, moved into, altered, enlarged or used, any building, structure, improvement or use of premises located in any zoning district described in this title contrary to the provisions of this title. However, nothing herein shall be deemed to affect or change the status of any structure or use which did not conform to the provisions of Ordinance No. 76 of the city, originally adopted February 10, 1960, and as thereafter amended. (Prior code § 1814)

**17.04.110 Effect of provisions on
public utilities and services.**

The provisions of this article shall not be so construed as to limit or interfere with the construction, installation, operation and maintenance of any use coming under the

jurisdiction of the Public Utilities Commission, which uses are related to public utility purposes, of water and gas pipes, mains and conduits, electric light and power transmission and distribution lines, telegraph and telephone lines, sewers and sewer mains and incidental appurtenances. The location of the lines, mains and conduit, except lines to serve individual customers when the lines are located on the property of the customer, shall be subject to city council review and approval, except when located on public street, alley or highway rights-of-way or in easements provided for such service as shown on an approved and recorded subdivision map or record of survey. (Prior code § 1815)

Chapter 17.06

RESIDENTIAL DISTRICTS GENERALLY

Sections:

- 17.06.010 Designated.
- 17.06.020 Permitted uses.
- 17.06.030 Conditional uses.
- 17.06.040 Prohibited uses.
- 17.06.050 Density.
- 17.06.060 Property development standards—
Applicability.
- 17.06.070 Lot coverage.
- 17.06.080 Building height.
- 17.06.090 Accessory building size limitations.
- 17.06.100 Yard standards.
- 17.06.110 Front yard—Width.
- 17.06.120 Front yard—Developed lots.
- 17.06.130 Front yard—Undeveloped lots.
- 17.06.140 Front yard—Key lots.
- 17.06.150 Front yard—Construction of
structures.
- 17.06.160 Side yard—Width.
- 17.06.170 Side yard—Common party walls.
- 17.06.180 Side yard—Structures in excess
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- 17.06.190 Side yard—Accessory structure
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- 17.06.200 Side yard—Accessory living
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- 17.06.210 Side yard—Residence abutting
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- 17.06.220 Side yard—Facing a street.
- 17.06.230 Side yard—Reverse corner lot.
- 17.06.240 Side yard—Swimming pool
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- 17.06.250 Rear yard—Width.
- 17.06.260 Rear yard—Accessory structures.
- 17.06.270 Rear yard—Accessory structure
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- 17.06.290 Rear yard—Residence abutting an
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- 17.06.300 Decorative architectural features—
Projection into yards.
- 17.06.310 Landings in side and rear yards.
- 17.06.320 Distance between buildings.
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- 17.06.331 Detached decks in residential
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- 17.06.340 Fences, hedges and walls—
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- 17.06.350 Fences, hedges and walls—
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- 17.06.360 Fences, walls, hedges, structures
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abutting a street.
- 17.06.365 Pilasters, outdoor lighting fixtures
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- 17.06.380 Retaining walls.
- 17.06.390 Fenced recreational enclosures.
- 17.06.400 Safety fencing requirements.
- 17.06.410 Swimming pool fencing.
- 17.06.420 Fences, hedges and walls—
Corner visibility.
- 17.06.430 Solid fencing—Landscaping
required.
- 17.06.440 Off-street parking requirements.
- 17.06.450 Access to lots.
- 17.06.460 Satellite antennae—Legislative
declarations.
- 17.06.470 Satellite antennae—Defined.
- 17.06.480 Standards—Designated.
- 17.06.490 Standards—Noncompliance.

17.06.010 Designated.

The R-A-E, R-A-20, R-A-15, R-A-10 and A (Agricultural) districts, (hereinafter referred to as “districts”) are intended to be single-family residential districts which include single-family homes on lots with not more than one dwelling unit and customary accessory structure(s) upon one lot. (Prior code § 1820)

17.06.020 Permitted uses.

The following uses shall be the only uses permitted in the districts, subject to the property development standards in Sections 17.06.060 through 17.06.330.

A. A one-family dwelling of a permanent character placed in permanent locations;

B. Accessory structures and uses, including a private garage, one guesthouse; provided, however, that nothing herein shall be deemed to permit multiple-family use or rental of accessory buildings. Carports are expressly prohibited. Permitted accessory structures include satellite antennae, as defined in Section 17.02.520. No satellite antennae will be permitted to be located in the districts

until a special use permit is duly approved by the planning commission and the antennae meet with the requirements of Sections 17.06.460 through 17.06.490;

C. Informational entrance signs designating the name of neighborhood or owner associations, provided the city council approves such signs by minute order;

D. Keeping of animals, as provided in Chapter 17.46- of this code;

E. Customary uses incidental to any of the above uses including, but not limited to, home occupations as described in Chapter 17.48 of this code. (Prior code § 1821)

17.06.030 Conditional uses.

The following uses shall be permitted in the districts; provided, that in each instance a conditional use permit is first obtained in accordance with the procedure stated in Chapter 17.68 of this code.

A. Public parks and playgrounds, golf courses and other municipal recreation areas;

B. Police and fire stations and such other public buildings as are determined by the city council to be essential to the health, safety and general welfare of the community;

C. Public utilities such as electric distribution substations, water wells, water plumbing plants, water storage tanks and similar facilities. (Prior code § 1822)

17.06.040 Prohibited uses.

The following uses are expressly prohibited in the districts described in Section 17.06.010:

A. Multiple-family residential uses;

B. Commercial uses, including home occupations as defined in Section 17.02.295, unless such home occupations meet the criteria set forth in Chapter 17.48 of this code;

C. All industrial uses. (Prior code § 1823)

17.06.050 Density.

There shall be no more than one dwelling unit per lot, except for accessory living quarters or guesthouses which conform to the definition stated in Section 17.02.275. (Prior code § 1824)

17.06.060 Property development standards— Applicability.

The property development standards set out in Sections 17.06.070 through 17.06.330 shall apply to all lots in the districts; provided, however, that when a lot has an area or width less than that required in the districts, commonly referred to as a substandard lot, which was held under separate ownership, or was of record on

March 15, 1960, such lot may be devoted to the uses permitted pursuant to Section 17.06.020, the uses conditionally permitted pursuant to Section 17.02.030, and use(s) specific to each district. (Prior code § 1825 (part))

17.06.070 Lot coverage.

The lot coverage standards set out in this section apply to all lots and premises in the R-A-E, R-A-20, R-A-15, R-A-10 and "A" agriculture districts (hereinafter referred to as "districts").

A. **Purpose.** The purpose of this section is to preserve and promote the city's rural residential character by creating and maintaining residential open space. This purpose shall be accomplished by establishing and enforcing standards for coverage of a lot by structures, buildings, ground structures and satellite antennae; recognizing the development needs of the residential community; ensuring that development is consistent with the goals of the city's general plan; and promoting a uniformity of regulations and conditions to protect and maintain the health, safety and welfare of residential properties.

B. **Included in Legally Established Lot Coverage.** The following items (as defined in Chapter 17.02) shall be included in lot coverage calculations:

1. One hundred percent of the surface area of the lot covered by building(s) including, but not limited to, residences, barns, accessory buildings and garages;

2. One hundred percent of the surface area of the lot covered by structure(s) including, but not limited to, breezeways, carports, porte cocheres, trellises, patio covers, pilasters and accessory structures;

3. Seventy-five percent of the surface area of the lot covered by ground structure(s) below one foot in height measured from grade level including, but not limited to, patios, decking, pools, gravel, ponds, spas, sports courts, hardscape, tennis courts, and that portion of walkways and driveways which are not excluded from lot coverage. Fifty percent of the surface area of the lot covered by ground structures such as "Turf Block," "Grass Crete" or similar material;

4. Satellite antenna (as defined in Section 17.02.520) shall be calculated as follows: at C (Coverage) = Area of the antenna x a variable factor. The variable factor shall be as follows:

a. If the maximum height of the antenna is below five feet, the variable factor shall equal two,

b. If the maximum height of the antenna is five feet to ten feet in height, the variable factor shall equal four;

C. **Excluded from Lot Coverage.** The following types of development shall be excluded from lot coverage calculation:

1. Walls;

- 2. Fences;
- 3. Walkways built on grade (the portion of the walkway in excess of four feet in width shall be counted as seventy-five percent lot coverage);
- 4. Building eaves (the portion of the eave which projects more than four feet from the building face shall be counted as one-hundred percent lot coverage);
- 5. Bay windows (located a minimum of twelve inches above grade);
- 6. Driveways (with the exception that if two or more are situated on the lot, the shortest driveway to the garage that is located closest to the street shall be excluded, all others, including circular driveways, shall be included in lot coverage calculations. However, the shortest portion of a circular driveway which provides direct access to the garage shall be excluded from lot coverage calculation);
- 7. Streets, sidewalks, or roads located within a private roadway easement which provide access to other legally subdivided properties;
- 8. One temporary structure without footings, located in the rear or side yard, which does not cover more than sixty-four square feet of the surface area of a lot, such as a utility shed, playhouse, or dog house;
- 9. Horse corrals and dressage arenas;
- 10. Grass tennis courts.

D. **Maximum Lot Coverage.** The maximum coverage of a lot by structures, buildings, ground structures and satellite antennae shall be as follows:

- 1. In the R-P-D, R-A-20 and R-A-15 districts the maximum coverage of a lot by structures, buildings, ground structures and satellite antennae shall not exceed thirty percent;
- 2. In the R-A-E and "A" district the maximum coverage of a lot by structures, buildings, ground structures and satellite antennae shall not exceed twenty-five percent;
- 3. In the R-A-10 district the maximum coverage of a lot by structures, buildings, ground structures and satellite antennae shall not exceed thirty-five percent.

E. **Front Yard Coverage.** Notwithstanding any other provision of this section, front yard coverage shall include all buildings, structures, and ground structures, including but not limited to hardscape such as walkways and driveways and all such structures, walkways and hardscape, shall be calculated as one hundred percent. Front yards as defined in Section 17.02.655 shall be limited to coverage by the following percentage requirements based on the subject property's street frontage width:

Street Frontage	Maximum Front Yard Coverage
Less than 50'	45%
50' - 74.99'	40%
75' - 99.99'	35%
100' - 149.99'	30%
150' and more	25%

F. **Enforcement of Lot Coverage Standards and Requirements.** Compliance with the lot coverage standards and requirements as provided herein shall be addressed on a case-by-case basis as part of the city's neighborhood compatibility review process, pursuant to Section 17.62.010, et. seq. Moreover, the standards and requirements set forth in this section may be enforced in any manner provided in this title for the enforcement of the laws and regulations provided in this title.

G. **Conflict.** If any portion of this section is found to be in conflict with any other city ordinance, the provision which establishes the higher standard shall prevail. (Ord. 549 § 1, 1993: prior code § 1825 (a))

17.06.080 Building height.

No building or structure erected in the districts shall be greater than twenty-seven feet in height except those with flat, parapet or mansard type roofs, which shall not be greater than twenty-one feet in height. (Prior code § 1825 (b))

17.06.090 Accessory building size limitations.

In all districts, accessory buildings shall be no greater, either singly or collectively, than five hundred square feet, except as specified below:

A. Lots within the "H" overlay district capable of accommodating four horses, as prescribed in Chapter 17.36 of this code, shall be permitted a one thousand square foot, four-horse stable and/or barn, in addition to the five hundred square foot size limitation stated in Section 17.06.090.

B. Lots within the "H" overlay district, limited to no more than two horses, as prescribed in Chapter 17.36 of this code, shall be permitted a six hundred square foot, two-horse stable and/or barn, in addition to the five hundred square foot size limitation stated in Section 17.06.090.

C. Detached garages providing minimum code required off-street parking facilities, as prescribed in Section 17.06.440, shall be exempt from accessory building size limitations.

D. An accessory building shall be compatible with the main residence and shall be limited to a maximum of sixteen feet in height. (Prior code § 1825 (c))

17.06.100 Yard standards.

The standards set out in Sections 17.06.110 through 17.06.310 shall constitute minimum yard requirements. (Prior code § 1825 (d)(part))

17.06.110 Front yard—Width.

Each lot shall have a front yard, as defined in Section 17.02.655, which extends across the full width of the lot; the yard to have a depth of not less than twenty-five feet. (Prior code § 1825 (d)(1)(part))

17.06.120 Front yard—Developed lots.

On developed lots, the front yard shall constitute that area between the front property line and the entire front face of the main building and any accessory structures. (Prior code § 1825 (d)(1)(i))

17.06.130 Front yard—Undeveloped lots.

On undeveloped lots in a developed neighborhood, in which developed lots comprise forty percent or more of the frontage of one side of the street located between intersecting or intercepting streets, the required front yard setback shall be an average of the existing setbacks of these development lots. The average shall include the depth of front yards remaining in the block frontage, as described in Section 17.06.110.

When an existing setback distance is over fifty feet from the property line, the distance shall be calculated in the average as fifty feet. In no case shall the front yard be less than twenty-five feet. (Prior code § 1825 (d)(1)(ii))

17.06.140 Front yard—Key lots.

On key lots, the minimum front yard shall be the same as the front yard on interior lots in the same block. When buildings on the adjoining interior lots are closer to the property line than the distance prescribed above for such front yard, the front yard on the interior lots shall be measured from the existing building, but in no case may the yard be less than fifteen feet. (Prior code § 1825 (d)(1)(iii))

17.06.150 Front yard—Construction of structures.

No structure shall be constructed in a front yard, unless expressly permitted by this title. (Prior code § 1825 (d)(1)(iv))

17.06.160 Side yard—Width.

There shall be a side yard on each side of the lot extending from the front yard to the rear yard, which

shall not be less than ten feet in width, with the exceptions set out in Sections 17.06.170 through 17.06.240. (Prior code § 1825 (d)(2)(part))

17.06.170 Side yard—Common party walls.

For the purpose of side yard regulation, dwellings with common party walls shall be considered as one building occupying one lot. (Prior code § 1825 (d)(2)(i))

17.06.180 Side yard—Structures in excess of fourteen feet in height.

Where the height of a structure is in excess of fourteen feet above the finished local grade, areas in excess of the height shall be set back an additional foot of distance for every foot of height in excess of fourteen feet. (Prior code § 1825 (d)(2)(ii))

17.06.190 Side yard—Accessory structure setbacks.

Accessory structures shall be set back ten feet from the side property line with the following exceptions:

A. With the exception of street side property lines, a detached accessory structure may extend to within three feet of side property lines when the entire accessory structure is at least eighty-five feet from the front property line, and the structure is at least thirty-five feet from an off-site residence.

B. When a garage or accessory structure (except those with dwelling occupancy) abuts and has garage doors opening onto an existing or proposed alley, the garage or accessory building shall be located not less than twenty-five feet from the closest portion of the alley. (Prior code § 1825 (d)(2)(iii))

17.06.200 Side yard—Accessory living quarters/guesthouses.

Where accessory living quarters/guesthouses are detached, or part of, or are over an accessory building or garage, the entire structure shall be subject to the setback provisions for the main building as required in Section 17.06.160. (Prior code § 1825 (d)(2)(iv))

17.06.210 Side yard—Residence abutting an alley.

When a main building abuts an existing or proposed alley, the building shall be located not less than thirty feet from the closest portion of the alley. (Prior code § 1825 (d)(2)(v))

17.06.220 Side yard—Facing a street.

On corner lots, a required side yard abutting a street shall be twenty percent of the width of the lot. The side yard is not required to be greater than fifteen feet in width, but in no case shall it be less than ten feet in width. (Prior code § 1825 (d)(2)(vi))

17.06.230 Side yard—Reverse corner lot.

On a reverse corner lot, the side yard abutting the street shall not be less than seventy-five percent of the front yard on the key lot or interior lot to its rear; provided, however, that this side yard shall not be less than fifteen feet in width. Private garages located in the side yard shall not be less than eighteen feet from the side street property line. (Prior code § 1825 (d)(2)(vii))

17.06.240 Side yard—Swimming pool setback.

The substructure of a swimming pool shall be located not less than five feet from any side property line. (Prior code § 1825 (d)(2)(viii))

17.06.250 Rear yard—Width.

There shall be a rear yard on each lot extending across the full width of the lot, the depth of which shall not be less than thirty-five feet, with the exceptions set out in Sections 17.06.260 through 17.06.290. (Prior code § 1825 (d)(3)(part))

17.06.260 Rear yard—Accessory structures.

A detached garage or accessory structure (except those with a dwelling occupancy) shall be set back a minimum of five feet from the rear property line. (Prior code § 1825 (d)(3)(i))

17.06.270 Rear yard—Accessory structure abutting an alley.

When a garage or accessory structure (except those with dwelling occupancy) abuts and has garage doors opening onto an existing or proposed alley, the garage or accessory building shall be located not less than twenty-five feet from the closest portion of the alley. (Prior code § 1825 (d)(3)(ii))

17.06.280 Rear yard—Accessory living quarters/guesthouses.

Where accessory living quarters/guesthouses are detached, or part of, or are over an accessory structure or garage, the entire structure shall be considered a main building and no portion of the building shall be subject to the setback provisions for the main building as re-

quired in Section 17.06.250. (Prior code § 1825 (d)(3)(iii))

17.06.290 Rear yard—Residence abutting an alley.

When a main building abuts an existing or proposed alley, the building shall be located not less than thirty feet from the closest portion of the alley. (Prior code § 1825 (d)(3)(iv))

17.06.300 Decorative architectural features—Projection into yards.

In all districts, decorative architectural features, including cornices, eaves, belt courses, sills or other decorative features shall be permitted to project a maximum distance of three feet into any required yard or required distance between buildings. In no case shall any such decorative feature project closer than three feet to any property line. (Prior code § 1825 (d)(4))

17.06.310 Landings in side and rear yards.

In all districts, uncovered landings, porches, platforms which do not extend above the level of the ground floor and are not in excess of eighteen inches in height above the local, adjacent and finished grade shall be permitted to extend a maximum of three feet into a side or rear yard. The structures shall not include any open work, railings, fences or walls unless expressly permitted by this title. In no case shall the structures extend closer than three feet to any property line. (Prior code § 1825 (d)(5))

17.06.320 Distance between buildings.

The minimum required distance between buildings is as follows:

A. Accessory buildings (except guesthouses and accessory living quarters) shall be located not less than eight feet from any main building.

B. Where accessory buildings are used for garage purposes, any portion of the accessory building which provides openings for vehicular access shall be located a minimum of twenty-five feet from any structure or building on the site to provide adequate vehicular access and turnaround.

C. Where accessory buildings (except guesthouses and accessory living quarters) are attached to a main building by a breezeway roof, and where the conditions described in subsection A of this section exist, the minimum distances in subsection A of this section shall apply.

D. The minimum distance between accessory buildings (except guesthouses and accessory living quarters) shall not be less than six feet.

E. Where an accessory living quarters/guesthouse is detached or attached by a breezeway roof, the accessory living quarters or guesthouse shall be no closer than fifteen feet from a main building or any other accessory living quarters/guesthouse. (Prior code § 1825 (e))

17.06.330 Bridle trails setback.

If a lot is subject to an easement along any boundary for bridle trail purpose, the yard shall not be less than seven feet in width measured from the eave of the nearest building to the closest boundary of the easement. The provisions of this section shall be applicable only to construction completed after August 1, 1974. (Prior code § 1825 (f))

17.06.331 Detached decks in residential zones.

The following standards shall apply to all detached decks in residential zones:

A. Ground-Level Detached Decks. A ground-level deck, located no higher than twelve inches above natural/local grade, shall be permitted to extend to the property lines and count as lot coverage in accordance with Section 17.06.070.

B. Above-Ground Detached/Hillside Decks. A deck, any portion of which exceeds twelve inches in height from natural/local grade, shall count as lot coverage in accordance with Section 17.06.070 and be subject to the following standards:

1. The overall length of the deck shall not exceed fifty percent of the width of the lot. For the purpose of this section, the width of the lot and deck shall be measured as shown below:

2. In no case shall the deck have a side yard setback of less than ten feet or a rear yard setback of less than ten feet;

3. No decks or any portion of which exceeds twelve inches in height from natural/local grade shall be permitted within the front yard setback area;

4. The overall height of the deck, including the safety railing (limited to four feet in height from the surface of the deck), lights or any other architectural features, when measured at its highest point from natural grade, shall not exceed sixteen feet in height. The planning director may administratively approve a deck up to twelve feet in height. Decks between twelve feet and sixteen feet in height shall require planning commission approval;

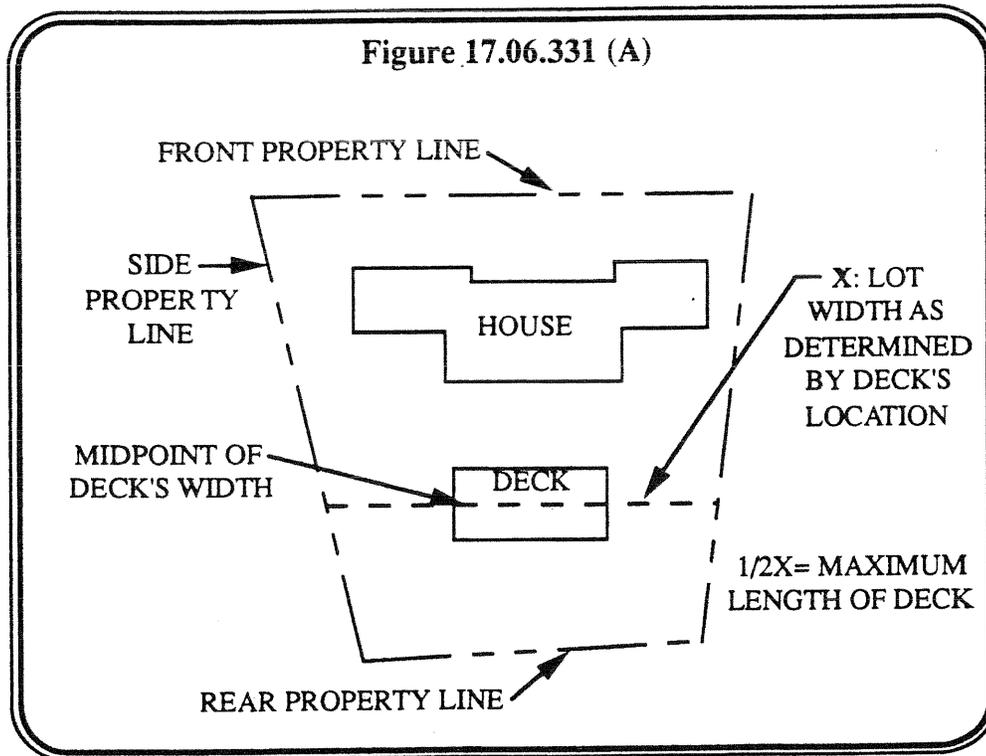
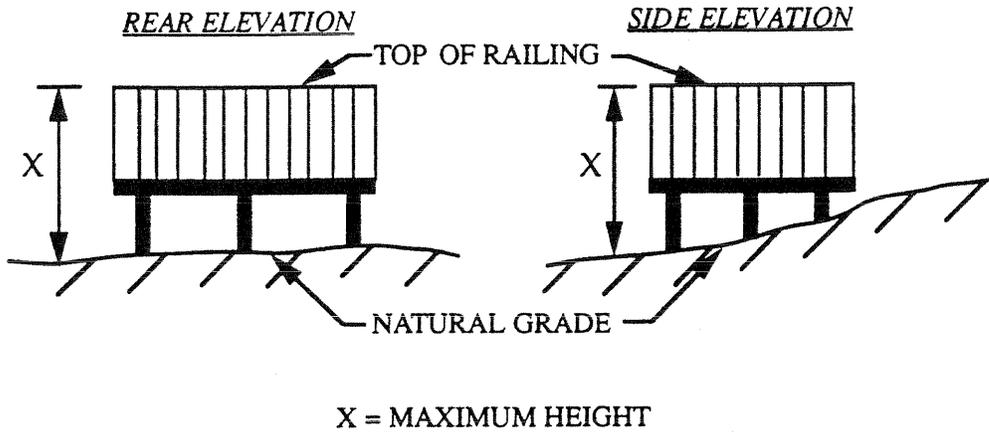


Figure 17.06.331(B)



5. Deck lighting shall be subject to the approval of the planning director. In no case shall deck lighting exceed the height of the safety railing or be more than twelve feet in height from natural/local grade, and all approved lights shall be shielded and directed onto the subject property in conformance with Section 17.42.030 (Lighting — Residential Districts);

6. The deck shall be subject to neighborhood compatibility review as provided for in Chapter 17.62. All deck proposals submitted for such review must be accompanied by a plot plan and elevations. All adjacent property owners shall be notified of such deck proposals prior to any decision. The planning director may require additional information on the plans and/or additional notification to surrounding properties as deemed necessary;

7. The deck shall be adequately screened from adjacent properties through the use of landscaping or other features as deemed appropriate by the planning director. The city may require submission of a landscaping and/or irrigation plan as a condition of approval of any deck in order to insure adequate screening.

C. Decks Requiring Building Permits. A deck or any portion thereof equal to or greater than thirty inches in

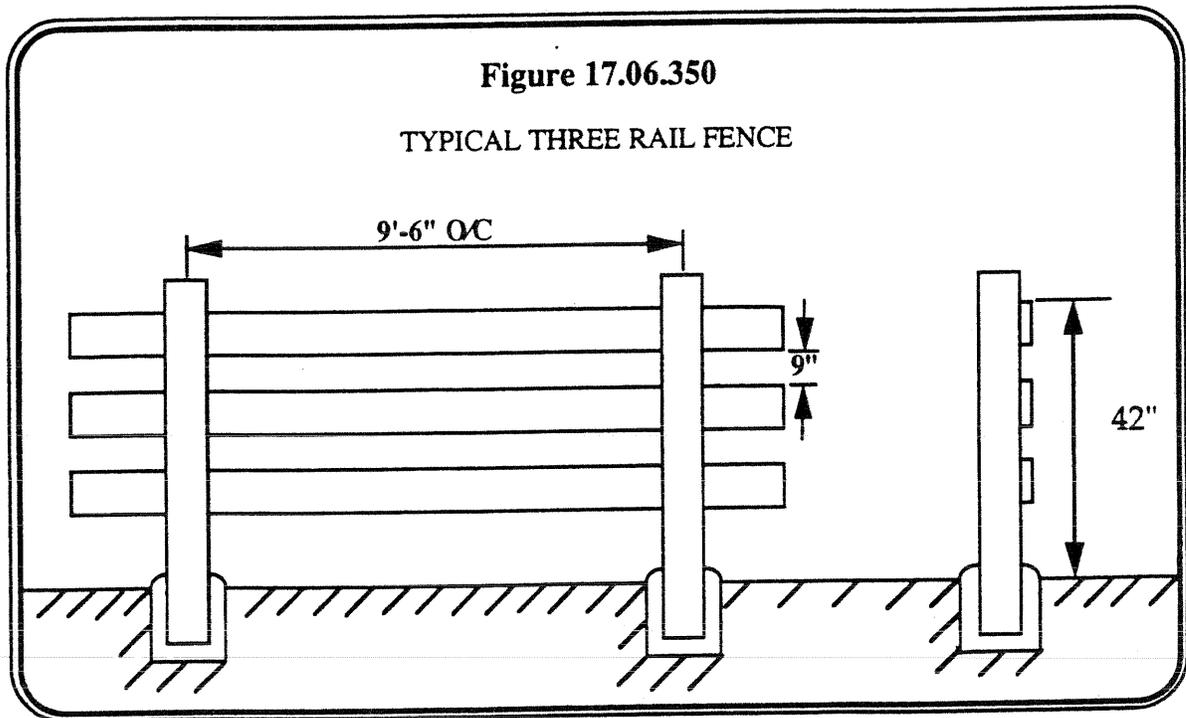
height from natural/local grade shall require a building permit duly issued by the department of building and safety. (Ord. 558 § 1, 1993)

**17.06.340 Fences, hedges and walls—
Standards—Applicability.**

The standards set out in Sections 17.06.350 through 17.06.430 shall apply to all fences, hedges and walls in all districts unless specified in Sections 17.06.350 through 17.06.430. (Prior code § 1826 (part))

**17.06.350 Fences, hedges and walls—
“H” overlay district.**

When lots are located in the “H” overlay districts, as described in Chapter 17.36 of this code, a three-rail white fence shall be permitted in the front yard of the lots. The fence shall be forty-two inches in height measured at the top of the rail and shall consist of three white wooden rails which are vertically spaced nine inches apart and which are supported by white wooden posts, horizontally spaced nine feet six inches on center. (See Figure 17.06.350.) (Prior code § 1826 (a))



17.06.360 Fences, walls, hedges, structures and similar landscape features in front yards and side yards abutting a street.

In the districts, fences, walls, hedges, structures and similar landscape features exceeding twenty-four inches in height shall not be permitted within private street easements, front yards or side yards abutting a street. Chain-link and fiberglass are specifically prohibited as building materials. (Ord. 565 § 1 (part), 1993; Ord. 548 § 1 (part), 1992; prior code § 1826(b) (part))

17.06.365 Pilasters, outdoor lighting fixtures and similar features in front yards and side yards abutting a street.

A. For the purpose of this section, a pilaster shall mean a freestanding structure with or without a mailbox or light fixture consisting of wood, masonry, stone or other compatible materials with a base exceeding one square foot.

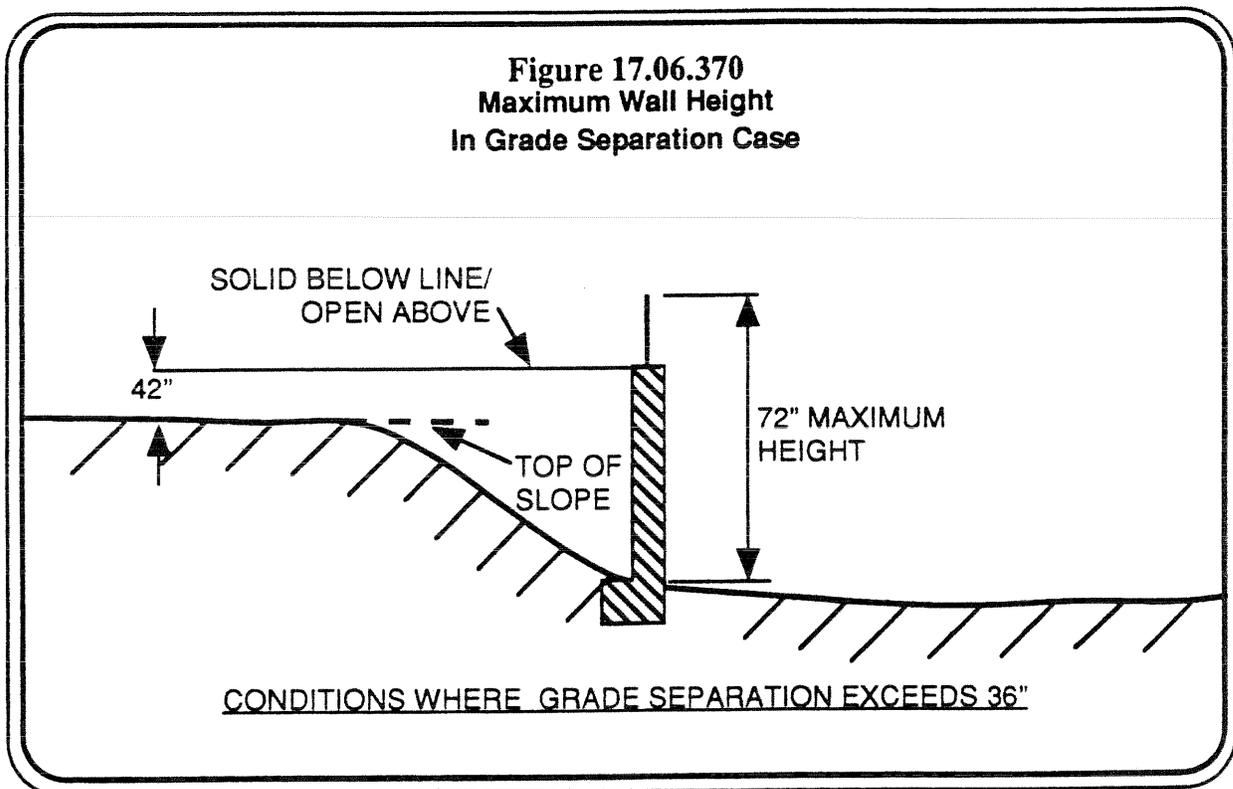
B. Pilasters, outdoor lighting fixtures and similar features may be permitted within private street easements, front yards and side yards abutting a street subject to approval of a neighborhood compatibility determination pursuant to Chapter 17.62. The proposed number, location, height and material of each structure shall be compatible with the surrounding neighborhood. In no case shall any structure be permitted to be located upon a paved private street that is used as a means of vehicular access. (Ord. 565 § 1 (part), 1993; Ord. 548 § 1 (part), 1992; prior code § 1826(b) (part))

**17.06.370 Fences, hedges and walls—
Side and rear setbacks,
developable areas.**

Except as provided in this section, a maximum seventy-two inch high fence, hedge or wall shall be permitted in all rear setbacks, side setbacks and interior developable areas, except as follows:

A. Any fencing in the side yard facing a street must maintain the same required setback from the street side property line as required of the main building. If such fencing is open (permitting ninety percent light and air to pass through it) such fencing can be placed on the side property line.

B. In rear and side setbacks, if there is a grade difference greater than thirty-six inches between two adjoining lots, then no solid fencing or wall shall extend more than forty-two inches above the height of the upper building pad. Any fencing which is over forty-two inches above the height of the building pad shall be open (capable of admitting at least ninety percent light and air). (See Figure 17.06.370.) (Prior code § 1826 (c))



17.06.380 Retaining walls.

A maximum sixty inch high retaining wall shall be permitted up to the rear of the front setbacks. The following retaining walls shall be permitted, subject to a specified criteria:

A. In a cut or fill situation, a maximum forty-two inch open safety fence (capable of admitting at least ninety percent light and air) shall be permitted at the top of the retaining wall. (See Figures 17.06.380(A), fill and cut situations.)

B. Where more than one retaining wall and/or fence is used on a slope, the minimum horizontal separation between retaining walls shall be equal to the height of the tallest wall and/or fence. (See Figures 17.06.380(B), retaining wall and retaining wall and fence combination.) (Prior code § 1826 (d))

17.06.390 Fenced recreational enclosures.

If fencing is necessary for incidental recreational uses, such as tennis and paddle ball, which is higher than permitted under Sections 17.06.340 through 17.06.430, a special use permit must be obtained. A maximum twelve foot high fence enclosure for recreational uses may be permitted by special use permit; provided, that the fence does not extend into the front yard or a street side yard and does not extend closer than ten feet to any other property line. The planning commission shall make the following findings in granting the permits:

A. That the proposed use, enclosure and appurtenant structures will not adversely affect the neighboring properties, block any view or constitute a nuisance;

B. That the granting of the permit meets the criteria for the issuance of a special use permit, as defined in Chapter 17.70 of this code;

C. That the fencing is capable of admitting at least ninety percent light and air to pass through the fencing. (Prior code § 1826 (e))

17.06.400 Safety fencing requirements.

A six foot high fence or wall shall be constructed along the perimeter of all areas or districts designated by the council to be dangerous to the public health, safety and welfare. (Prior code § 1826 (f))

17.06.410 Swimming pool fencing.

Swimming pool fencing must conform to Section 8.36.050. (Prior code § 1826 (g))

**17.06.420 Fences, hedges and walls—
Corner visibility.**

To protect visibility at corners and provide for the safety of persons using the streets and sidewalks, all fences, hedges and walls shall conform to the visibility requirements specified in Title 12 of this code. (Prior code § 1826 (h))

**17.06.430 Solid fencing—Landscaping
required.**

In addition to the requirements of Sections 17.06.350 through 17.06.420, any plans for solid fencing or walls constructed in a front yard, side yard abutting a street, or in the rear yard of a through lot, shall be accompanied by a landscaping plan which includes the following information:

A. The size, type and location of existing and additional landscaping provided;

B. The method of irrigation;

C. The method of planting (i.e., basins, trellis, etc.). Landscape plans submitted need not be prepared by a licensed architect or other professional, but should be accurate as far as location, species and size of plant at the time of installation;

D. All landscaping associated with fences or walls, as required in this section, shall be subject to review under the provisions of Chapter 17.62 of this code (Neighborhood Compatibility) and shall be installed prior to final inspection of the city's building official. (Prior code § 1826 (i))

17.06.440 Off-street parking requirements.

The requirements for off-street parking in the districts are as follows:

A. There shall be at least two parking spaces enclosed entirely by permanent walls in a garage for every dwelling unit with the minimum interior dimensions of at least twenty feet by twenty feet, and each additional parking space shall have a minimum dimension of ten feet by twenty feet. These spaces shall be on the same lot with the structures which they are intended to serve.

B. All parking spaces shall be located to the rear of the front setback line, except on hillside lots where garages may be located in the front yard, subject to the approval of the planning commission.

C. Where a garage or accessory building is located in a required rear yard, it must comply with the requirements of Section 17.06.270.

D. No required front yards shall be used for off-street parking, except that operable passenger vehicles, as defined in Division I, Section 465 of the California State

Vehicle Code, may be parked on driveways necessary to access to garages required in subsection A of this section. (Prior code § 1827)

17.06.450 Access to lots.

Access to lots within the districts from dedicated or improved streets or alleys shall be subject to the following standards:

A. Vehicular. There shall be vehicular access from a dedicated or improved street or alley to off-street parking facilities.

B. Pedestrian. There shall be pedestrian access to the main residence from a dedicated or improved street (public or private) or alley which may incorporate a driveway. (Prior code § 1828)

17.06.460 Satellite antennae—Legislative declarations.

A. The general plan of the city recognizes the contribution of views to the character and beauty of the city. Scenic vistas of the Los Angeles Basin, the Pacific Ocean, the Los Angeles Harbor, canyons and other natural landforms increase the enjoyment and value of property in the city. The city has found that views of these areas are being diminished or directly impacted by antennae structures. Sections 17.06.460 through 17.06.490 will assist private property owners in their efforts to protect existing views from antennae structures.

B. The provisions of Sections 17.06.460 through 17.06.490 set forth a comprehensive means to regulate the height, bulk, setbacks and size of antennae structures. They will also enhance the general aesthetics of each neighborhood for the benefit of surrounding properties. In addition, height and location limitations on such antennae are required for safety reasons in the event they are toppled by wind, seismic activity or other means. (Ord. 537 § 1 (part), 1992; prior code § 1829)

17.06.470 Satellite antennae—Defined.

“Satellite antenna” (plural “antennae”) means a structure or device designed and used for the receipt of television or other signals from earth-orbiting satellites. (Ord. 537 § 1 (part), 1992; prior code § 1829.1)

17.06.480 Standards—Designated.

No satellite antennae shall be constructed or placed in any residential zone unless the following requirements have been met:

A. Excluded from front and side yards;

B. Ground-mounted and all cables shall be installed underground;

C. Maximum height limited to ten feet measured from the local finished grade;

D. No part of an antenna shall be closer than fifteen feet to any property line, and no closer than seven feet to any bridle trail easement;

E. The size of an antenna shall not exceed twelve feet in diameter;

F. The maximum lot coverage standards for satellite antennae as specified in Section 17.06.070;

G. Antennae shall be screened from view of surrounding properties and public rights-of-way;

H. No antennae, nor any screening landscaping, shall be installed so as to create a view impairment for any surrounding property;

I. Only one antenna structure is permitted per residential property;

J. If more than one lot is served by one residential antenna, a conditional use permit shall be obtained;

K. Use of the antenna shall be limited to personal and recreational use only, and not for commercial purposes;

L. The color of the antennae shall be limited to black or earth tones (dull finish). (Ord. 549 § 2, 1993; Ord. 537 § 1 (part), 1992; prior code § 1829.2)

17.06.490 Standards—Noncompliance.

A. If the applicant cannot comply with any one or more of the standards set out in Section 17.06.480, then an antenna will be allowed pursuant to a special use permit utilizing procedures set forth in Chapter 17.68 of this code.

B. In addition to showing the required findings to grant a special use permit, the applicant must demonstrate that strict compliance with the development standards specified in Section 17.06.460 would unreasonably interfere with the applicant’s ability to receive or transmit signals, would impose unreasonable costs on the operation when viewed in light of the cost of the equipment, or that strict compliance with the development standards is not, under the circumstances of the particular case, necessary to achieve goals and objectives of Section 17.06.460. In granting the permit, the planning commission may impose conditions reasonably necessary to accomplish the purposes of Section 17.06.460, provided those conditions do not unreasonably interfere with the ability of the applicant to receive or transmit signals or result in extensive cost or expense. (Ord. 537 § 1 (part), 1992; prior code § 1829.3)

Figure 17.06.380 (A)
Fill and Cut Situations

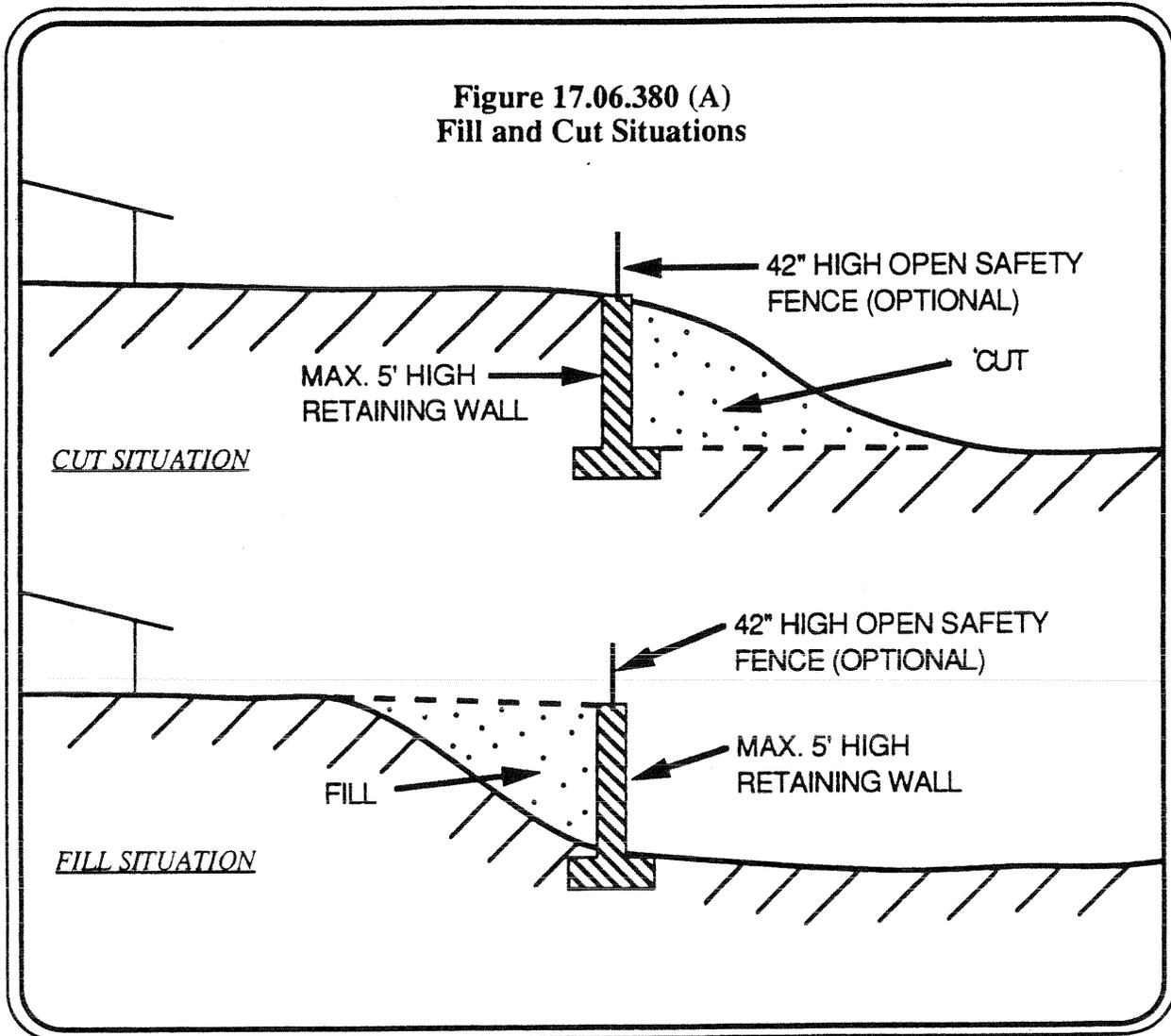
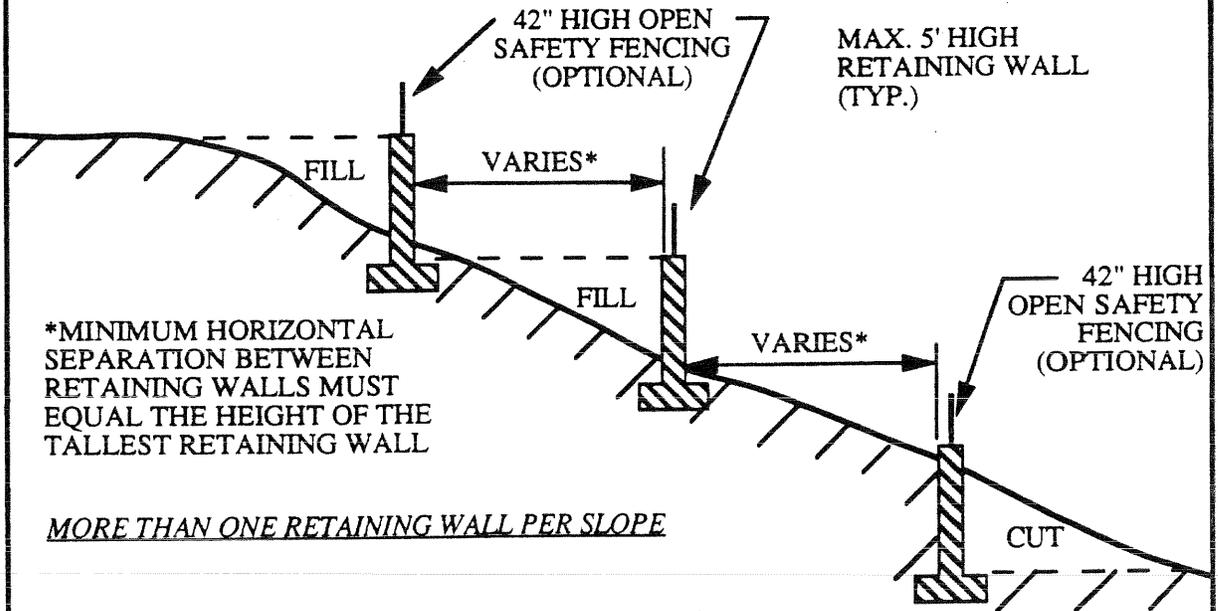
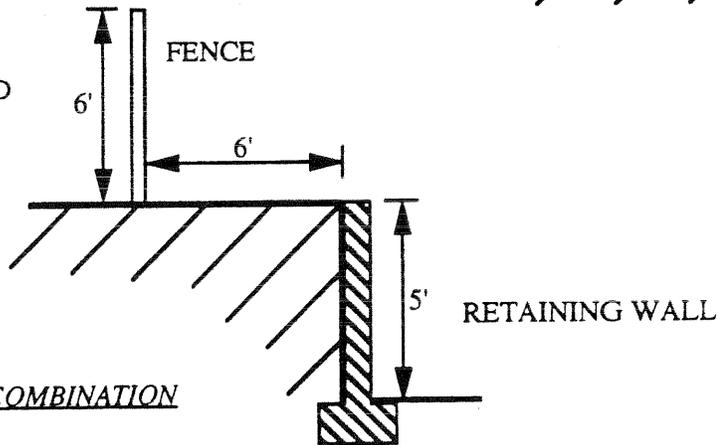


Figure 17.06.380(B)
Retaining Wall and Retaining Wall Fence Combination



WALL AND FENCE SEPARATED HORIZONTALLY A DISTANCE EQUAL TO TALLEST FEATURE (6') WALL AND FENCE MEASURED INDEPENDENTLY



RETAINING WALL AND FENCE COMBINATION

Chapter 17.07

GRADING IN RESIDENTIAL DISTRICTS

Sections:

17.07.010	Purpose.
17.07.020	Definitions.
17.07.030	Grading approval requirements.
17.07.040	Grading approval exceptions.
17.07.050	Driveways.
17.07.060	Application process.
17.07.070	Fees.
17.07.080	Grading standards and design criteria for all zoning districts.
17.07.090	Criteria for evaluation.
17.07.100	Conditions upon issuance.
17.07.110	Grounds for denial.
17.07.120	Appeal.
17.07.130	Expiration.

17.07.010 Purpose.

A. The purpose of this chapter is to preserve and promote the city's rural character through development that protects the hillsides and topography and the public health, safety and general welfare of residents of the city.

B. This purpose shall be accomplished by establishing grading standards to encourage a sensitive form of development, while still allowing for reasonable economic enjoyment of properties, and uses that complement the natural and visual character of the city and its hillsides. Further, it is the intent of this chapter to discourage mass grading of large pads, excessive terracing, severe cutting, scarring, soil erosion, slide damage, and flooding problems. (Ord. 557 § 1 (part), 1993)

17.07.020 Definitions.

In addition to the definitions listed in Section 17.02.020, the following words shall have the following meanings:

"Building official" means the city engineer of the county of Los Angeles building and safety department.

"Civil engineer" means a professional engineer in the branch of civil engineering holding a valid certificate of registration issued by the state of California.

"Fill" means deposits of soil, rock or other similar irreducible materials placed by man.

"Finished grade" means the elevation of the ground surface established by grading that establishes the final elevation shown on the approved design.

"Geologist" means a person holding a valid certificate of registration as a geologist in the specialty of engineering geology issued by the state of California under provisions

of the Geologist and Geophysicists Act of the Business and Professions Code.

"Grade" means any excavation or fill or combination thereof. The rate of rise or descent of a sloping surface usually expressed in degrees or percent.

"Natural grade" means the vertical location of the ground surface prior to any excavation or fill.

"Site" means any lot or parcel of land or contiguous combination thereof, under the same ownership, where grading is proposed or performed.

"Slope" means an inclined ground surface, the inclination of which is expressed as a ratio of horizontal distance to vertical distance.

"Soil" means all earth material of whatever origin that overlies bedrock.

"Soils engineer" means a civil engineer experienced in soil mechanics who investigates and reports on the stability of existing or proposed slopes, controls the installation and compaction of fills, recommends soil bearing values and calculations for special earth structures such as buttress fills. (Ord. 557 § 1 (part), 1993)

17.07.030 Grading approval requirements.

A. Grading approval shall be required by the planning director for any of the following:

1. An excavation or fill of earth materials greater than one foot and less than or equal to three feet in vertical height at its deepest point;

2. Any importation or exportation of earth materials greater than ten and less than or equal to twenty cubic yards.

B. Grading approval shall be required by the planning commission for any of the following:

1. Any excavation or fill of earth materials greater than three feet in vertical height at its deepest point;

2. Any importation or exportation of earth materials greater than twenty cubic yards;

3. Any grading on a slope equal to or greater than thirty-five percent. (Ord. 557 § 1 (part), 1993)

17.07.040 Grading approval exceptions.

Grading approval shall not be required for the following:

A. An excavation or fill less than one foot in vertical height at its deepest point and/or an exportation or importation of earth materials less than ten cubic yards.

B. An excavation below finished grade for basements and footings or structures, swimming pools and sewers authorized by a valid building permit or any excavation specifically authorized by any ordinance, or an excavation in any public way or street.

C. Any cut or fill associated with repairing or replacing existing driveways providing that there is no change to the location and elevation of the driveway.

D. The depositing of rubbish or other material at any refuse disposal facility operated under a permit granted according to the terms of Division 4, entitled "Solid Waste," of Title 20 of the Los Angeles County Code.

E. An excavation, fill and/or measures approved by the Solid Conservation District or cooperative agency of the Department of Agriculture.

F. Any cut or fill associated with repairing or replacing existing landscaping providing there is no significant change in finished grade(s).

G. Any cut or fill by the road department in connection with and necessary to the support, construction, or maintenance

of a public road when such is located within an easement granted to the city for road or slope purposes.

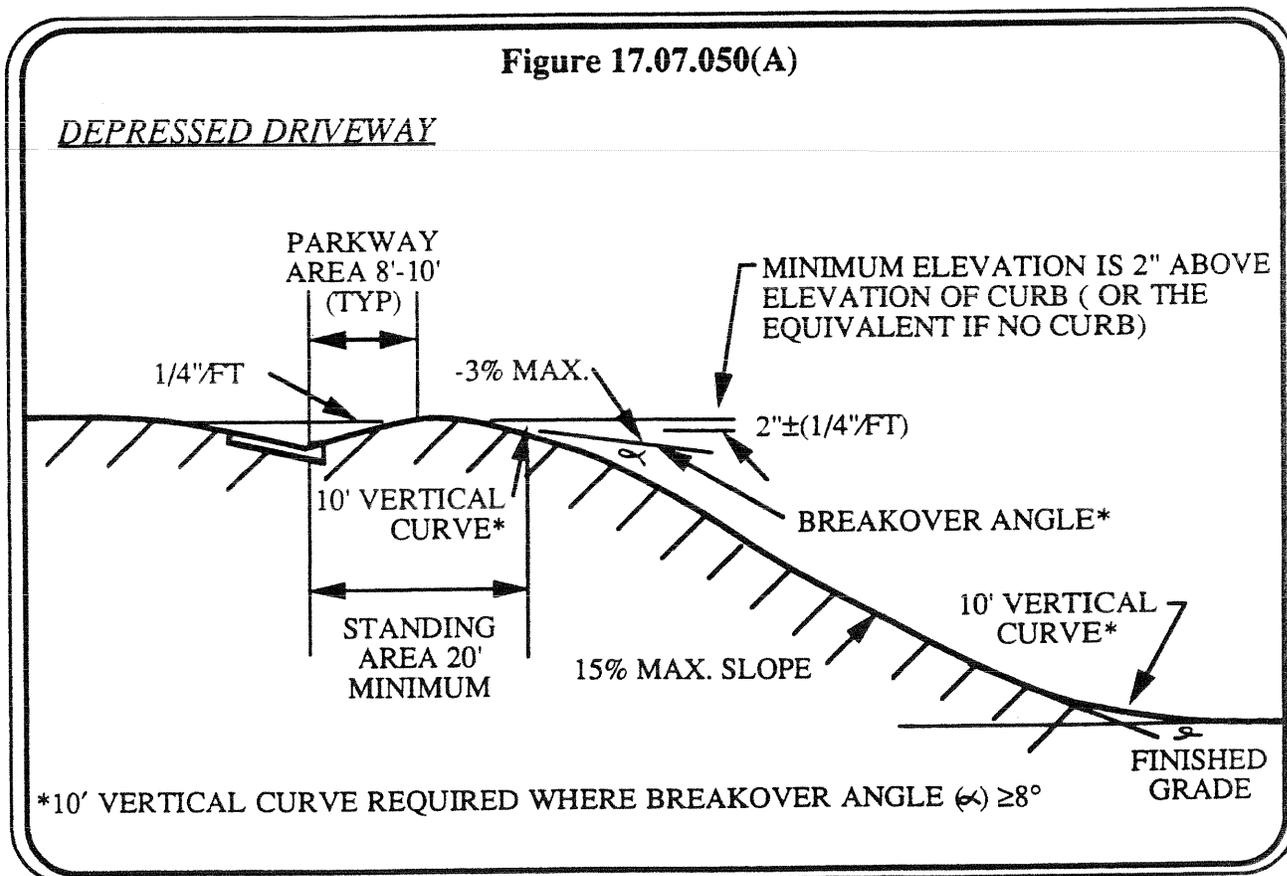
H. Exploratory excavations under the direction of soils engineers or engineering geologists. (Ord. 557 § 1 (part), 1993)

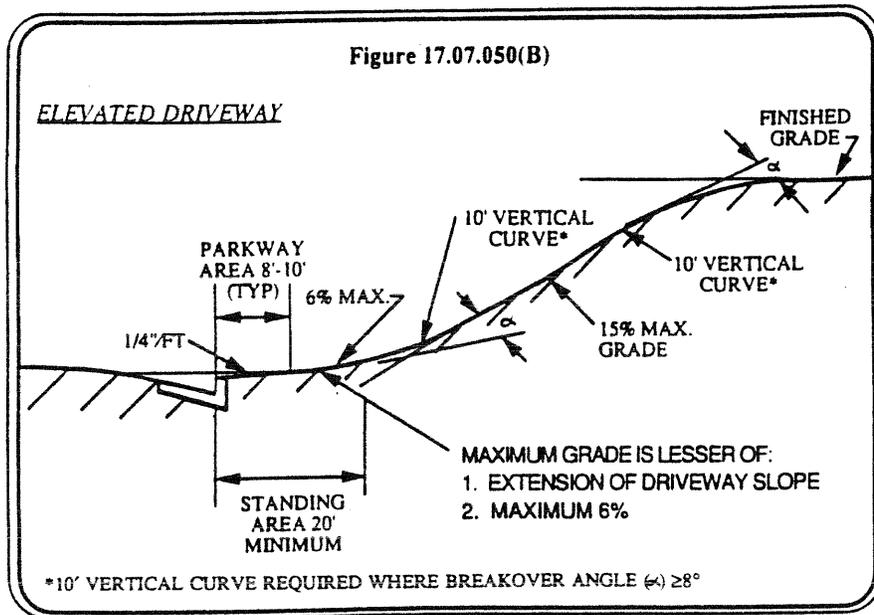
17.07.050 Driveways.

The following standards for newly constructed driveways shall apply:

A. Driveways shall not be permitted which exceed a fifteen percent slope. Driveways shall have a minimum standing area of twenty feet at point of access.

B. Retaining walls not exceeding two feet in front setbacks and five feet behind the front setback shall be permitted for soil stabilization adjacent to a driveway. (Ord. 557 § 1 (part), 1993)





17.07.060 Application process.

A separate approval is required for each site. A single approval shall include both a cut and a fill on the same site. An application shall be submitted to the city for any grading requiring planning director and/or planning commission approval. The planning director may waive any of the requirements listed below for projects not requiring planning commission and building and safety approval.

A. Application. To obtain grading approval, the applicant must first file an application in writing on a form furnished for that purpose. Every application shall:

1. Describe the land on which the proposed work is to be performed by lot, block, tract, and by a street address or by similar description sufficient to readily identify and definitely locate the site;
2. State the name and address of the following persons:
 - a. Owner of said land,
 - b. Person performing the work,
 - c. Field engineer, if applicable;
3. Be accompanied by plans, specifications and calculations as required (refer to "Plans and Specifications" in subsection B of this section);
4. State the volume of the material to be handled;
5. Provide the property owner's or authorized agent's signature. An agent may be required to submit evidence of his or her authority;
6. Give other information, as may be required, by the city and/or building official.

B. Plans and Specifications. With each application for grading approval, three sets of plans and specifications shall be submitted. Additional sets of plans may be required for planning commission and city council. The plans shall be prepared and signed by a civil engineer and shall include the following information:

1. A vicinity sketch or other means of adequately indicating the site location;
2. Boundary lines of the property on which the work is to be performed;
3. Each lot or parcel of land into which the site is proposed to be divided;
4. All of the proposed uses of the site and, if the site is to be divided, the proposed use of each lot or parcel of land;
5. Location of any existing buildings or structures on the property where the work is to be performed, and the location of any buildings or structures on adjacent land which are within fifteen feet of the property line;
6. Accurate contours showing the topography of the existing ground;
7. Elevations, location, extent and slope of all proposed grading shown by contours, cross sections or other means, drainage information and location of any rock disposal areas, buttress fills or other special features, if such are proposed to be included in the work;
8. Any additional information as deemed necessary by the planning director. (Ord. 557 § 1 (part), 1993)

17.07.070 Fees.

Each application for grading approval filed with the city shall be accompanied by a fee, as established by resolution of the city council. Such fee shall be collected at the time the completed application is submitted to the city for review. (Ord. 557 § 1 (part), 1993)

17.07.080 Grading standards and design criteria for all zoning districts.

Grading of any site, based upon the percent of the natural slope, shall conform to the following standards:

A. Zero to fifteen percent. Redistribution of earth over large areas may be permitted.

B. Fifteen to twenty-five percent. Some grading may occur, but landforms shall retain their natural character.

C. Twenty-five to thirty percent. Limited grading may occur, but landforms and major topographic features shall retain their natural character.

D. Greater than thirty percent. Limited grading may be permitted if it can be clearly demonstrated that safety, environmental and aesthetic impacts will be avoided.

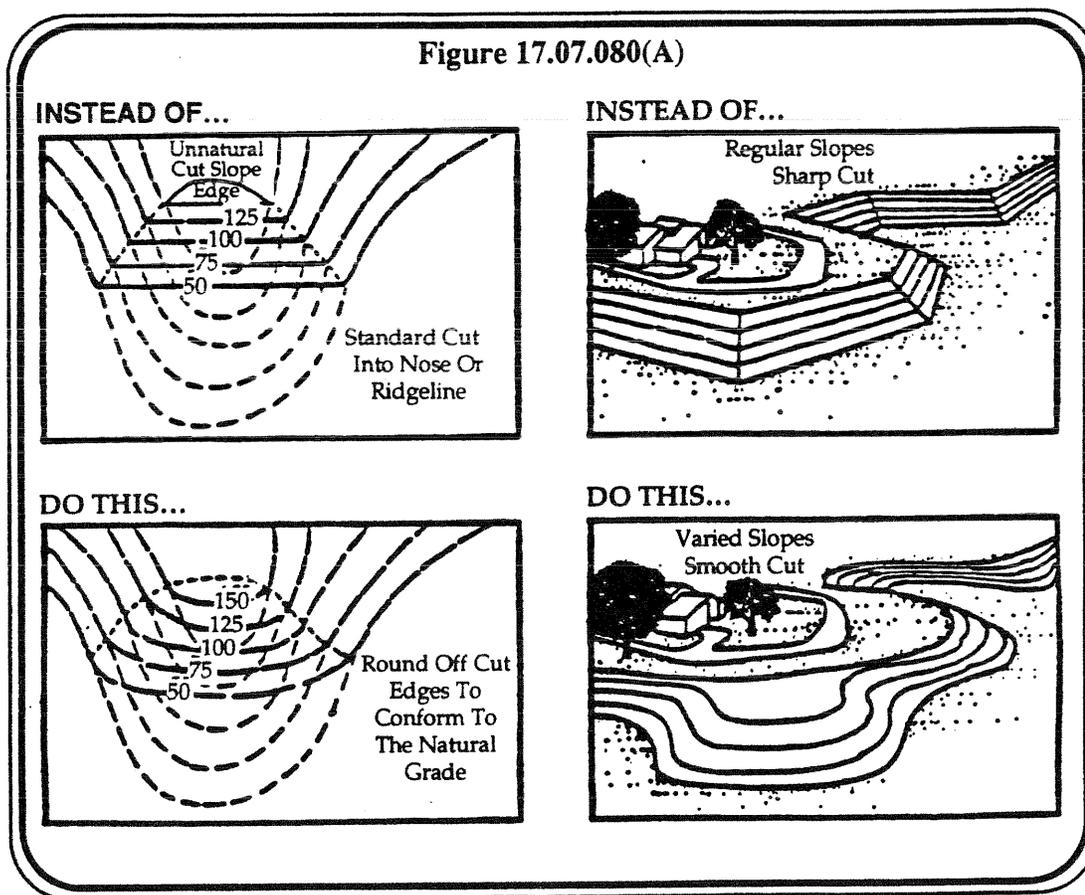
E. Grading shall be designed to:

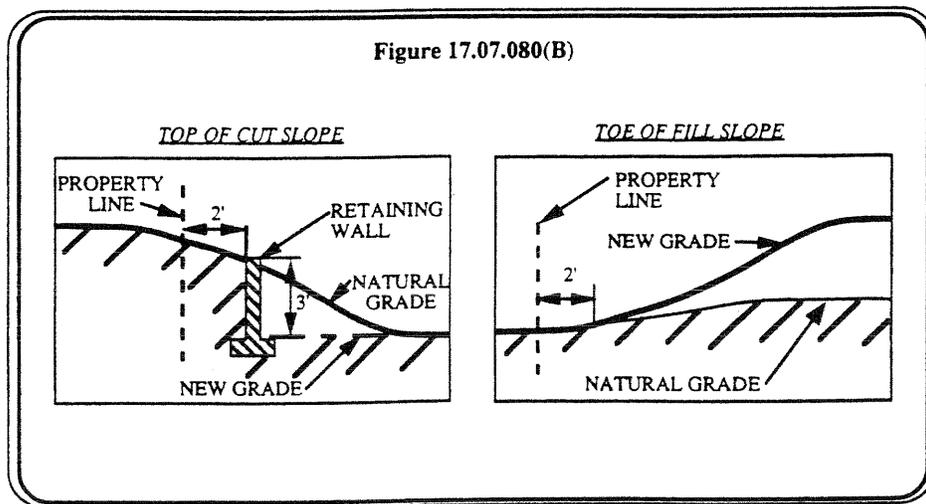
1. Conserve natural topographic features and appearances by means of land sculpturing to blend graded slopes and benches with natural topography;

2. Retain major natural topographic features such as canyons and prominent landmarks.

F. Grading Setbacks. Cut and fill slopes shall be set back from site boundaries in accordance with this section. Setback dimensions shall be horizontal distances measured perpendicular to the site boundary.

1. Top of Cut Slope. The top of cut slopes shall not be made nearer to a site boundary line than one-fifth of the height of cut with a minimum of two feet and a maximum of ten feet. The setback may need to be increased for any required interceptor drains;





2. Toe of Fill Slope. The toe of the fill slope shall not be made nearer to the site boundary line than one-half the height of the slope with a minimum of two feet and maximum of twenty feet. Where a fill slope is to be located near the site boundary and the adjacent off-site property is developed to such grading, special precautions shall be incorporated in the work as the building official deems necessary to protect the adjoining property from damage as a result of such grading. These precautions may include, but are not limited to:

- a. Additional setbacks,
- b. Provision for retaining or slough walls,
- c. Mechanical or chemical treatment of the fill slope surface to minimize erosion,
- d. Provisions for the control of surface waters;

3. Modification of Slope Location. The setback and other restrictions imposed by this section may be increased where unusual soil or geologic conditions make such increase necessary for safety and stability or may be modified upon investigation and recommendation by a soil engineer or geologist where such modification will provide equivalent safety, stability and protection and the building official so finds. (Ord. 557 § 1 (part), 1993)

17.07.090 Criteria for evaluation.

The planning director and/or the planning commission shall use but not be limited to the following criteria in assessing an application for grading approval:

- A. The grading is not excessive beyond that necessary for the permitted primary use of the lot.
- B. The grading and/or construction does not significantly adversely affect the visual relationships with, nor the views from, neighboring sites.

C. The nature of the grading minimizes disturbance to the natural contours; finished contours are reasonably natural.

D. The nature of the grading is in conformance with the neighborhood compatibility ordinance as set forth in Section 17.62.010.

E. The proposed grading meets the grading standards and design criteria as set forth in Section 17.07.080. (Ord. 557 § 1 (part), 1993)

17.07.100 Conditions upon issuance.

In granting any grading approval, the planning director and/or the planning commission may attach such conditions thereto as may be reasonably necessary to prevent danger to public or private property, to prevent the operation from being conducted in a manner likely to create a nuisance, or to preserve any intent of any goal or policy of the general plan. Such conditions may include, but shall not be limited to:

- A. Limitations on the hours of operation in which work may be performed.
- B. Designation of routes upon which materials may be transported and means of access to the site.
- C. The place and manner of disposal of excavated materials and/or acquisition and stockpiling of fill materials.
- D. Requirements as to the mitigation of dust and dirt, the prevention of noises and other results offensive or injurious to the neighborhood, the general public or any portion thereof, including due consideration, care and respect for the property rights, convenience and reasonable desires and needs of said neighborhood or any portion thereof.
- E. Designation of maximum or minimum slopes to be used.

F. Regulations as to the use of public streets and places in the course of the work.

G. Landscaping, in addition to the minimum required by Chapter 70 of the County Uniform Building Laws.

H. A performance bond to cover landscaping or other conditions under this chapter. (Ord. 557 § 1 (part), 1993)

17.07.110 Grounds for denial.

Whenever, in the judgement of the planning director and/or planning commission, the proposed work is determined to not be in conformance with the criteria listed in Section 17.07.090, the application may be denied. (Ord. 557 § 1 (part), 1993)

17.07.120 Appeal.

The petitioner or any other interested person may appeal any decision or condition of the planning director to the planning commission and any decision of the planning commission to the city council by filing a written request, together with an appeal fee as established by resolution of the city council, with the city within twenty days after the decision is made. (Ord. 557 § 1 (part), 1993)

17.07.130 Expiration.

If a city-approved grading project which requires a grading permit by the department of building and safety is not submitted to the department of building and safety for plan check within one hundred eighty days from the date of planning commission and/or planning director approval, the grading approval shall expire and become null and void. The planning director may grant an extension beyond this period for good cause. (Ord. 557 § 1 (part), 1993)

Chapter 17.50

CONSTRUCTION, ALTERATION AND MOVING OF BUILDINGS

Sections:

17.50.010	Moving of building.
17.50.020	Permits.
17.50.030	Compliance.
17.50.040	Compliance by city.

17.50.010 Moving of building.

No permit shall be issued for the moving of any building or structure from one lot to another in the city or from a lot outside of the city to one within the city without the filing of an application with the city council for review and approval, subject to the following provisions:

A. The following information shall be filed with the city council at the time the petition is made:

1. Location and address of the old and new site;
2. Plot plan of the new location, including the showing of adjacent lots on all sides of the property and an indication of all structures and improvements on the lots;
3. Plans and specifications for the proposed improvements at the new location, including landscape treatment;
4. Photographs, to be furnished by the applicant showing all elevations of the structure proposed to be moved, the site onto which the building is proposed to be moved and the buildings adjacent to the proposed site.

B. Before the city council may approve the application for moving of a building or structure, there shall be a finding that the moving shall have no detrimental effect on the living environment and property values in the area into which the structure is to be moved.

C. Basis for Council Findings. In approving an application for a permit to move a building into an area, the council shall find:

1. That the building is in conformity with the type and quality of buildings existing in the area into which it is proposed to be moved;
2. That the building is not more than two stories in height;
3. That its location on the lot does not in any way adversely affect the buildings or uses on abutting properties;
4. That the percentage of lot coverage by all buildings and structures be not greater than that permitted in the district into which the house is proposed to be moved. (Prior code § 1901)

17.50.020 Permits.

Before commencing any work pertaining to the erection, construction, reconstruction, moving, conversion or alteration of any building, or any addition to any building, a permit shall be secured from the city by any owner or his agent for the work, and it shall be unlawful to commence any work until and unless such permit shall have been obtained. Provided further, that no such building shall be occupied unless a certificate of occupancy, and license for such use where required, is first obtained from the department or person vested with the duty or authority to issue same. Each application for a building permit shall be made on a printed form to be furnished by the city and shall contain accurate information and dimensions as to the size and the location of the lot; the size and location of the buildings on the lot, the dimensions of all yards and open spaces, and such other information as may be necessary for the enforcement of these regulations. Where complete and accurate information is not readily available from existing records, the city may require the applicant to furnish a survey of the lot prepared by a licensed surveyor. (Prior code § 1902)

17.50.030 Compliance.

All departments, officials or public employees vested with the duty or authority to issue permits, licenses or certificates of occupancy where required by law, shall conform to the provisions of this title. No such permit, license or certificate for buildings, uses or purposes where the same would be in conflict with the provisions of this title shall be issued. Any such permit, license or certificate, if issued in conflict with the provisions hereof, shall be null and void. (Prior code § 1903)

17.50.040 Compliance by city.

The provisions of this title shall apply to all buildings, improvements, lots and premises owned, leased, operated or controlled by the city or any department thereof, or by any other municipal or quasi-municipal corporation or governmental agency. (Prior code § 1904)

Chapter 17.62

NEIGHBORHOOD COMPATIBILITY

Sections:

17.62.010	Findings.
17.62.020	Purpose.
17.62.030	Residential construction proposals—Objectives to be addressed.
17.62.040	Residential construction proposals—Review process.

17.62.010 Findings.

Within the city, proposals for new residential construction and modifications to existing structures typically are made for properties in established neighborhoods. It is important that future proposals for both new construction and modification to existing structures respect this established pattern of development within the various neighborhoods because such patterns are integral elements of the city's rural character. The provisions of this chapter provide a review process for new residential construction and modification to existing structures within existing residential neighborhoods. (Prior code § 1816 (part))

17.62.020 Purpose.

In addition to satisfying the pertinent requirements of the specific residential district, the following design criteria and review processes are established to protect and maintain the established character of all residential neighborhoods in the city. (Prior code § 1816 (part))

17.62.030 Residential construction proposals—Objectives to be addressed.

To maintain neighborhood compatibility, residential construction proposals shall address the following objectives:

A. **Natural Amenities.** Improvements to residential property shall respect and preserve to the greatest extent possible, existing topography, landscaping and natural features.

B. **Neighborhood Character.** Proposals shall be compatible with the existing neighborhood character in terms of the following:

1. Scale of development of surrounding residences;
2. Architectural style and material.

C. **Scale.** While many elements can contribute to the scale of a residential structure, designs should minimize the appearance of overbuilt property to both public and private view. The square footage of the residence and the

total amount of lot coverage should reflect the rural character of the city, and the respective neighborhood.

D. **Style.** Proposals shall address the following design elements to ensure a compatible scale of development:

1. **Facade treatments** shall be designed to avoid stark, unbroken exterior walls and, in general, shall be compatible with facade treatments in the neighborhood.

2. The height of structures shall reflect the rural character of the city as well as maintain consistency with neighboring properties.

3. **Open spaces** between proposed structures and subject property lines shall reduce the appearance of an overbuilt lot.

4. **Roof design** shall incorporate pitches so that they are a compatible feature of the neighborhood.

5. The **apparent bulk or mass** of the structure shall be consistent with surrounding properties in the neighborhood.

6. Any **appurtenances** incorporated into the design plan (including, but not limited to: greenhouses, turrets, towers, chimneys, penthouses, solariums, porticos/loggias, atriums, garden walls and fences) shall be constructed so that they are compatible with the neighborhood.

E. **Privacy.** Proposals shall preserve the open space and rural character of the surrounding neighborhood. Designs shall respect the existing privacy of surrounding properties by maintaining an adequate amount of separation between the proposed structure(s) and adjacent property lines. In addition, the design of balconies, decks and windows should also respect the existing privacy of surrounding properties.

F. **Landscaping.** Designs shall incorporate existing and additional landscaping to ensure compatibility with the surrounding neighborhood. Landscaping shall not be used to create hedges in front yard areas nor diminish the open, spacious character of a neighborhood.

G. **Views.** Designs should respect a neighbor's existing view(s) as required by the view protection ordinance (Chapter 17.54 of this code). (Prior code § 1816 (a))

17.62.040 Residential construction proposals—Review process.

The following requirements shall apply to all proposals for both construction and modification to existing structures for all residential properties:

A. **Initial Review.** Following the submittal of a proposal, the planning director shall review all requests for zone clearance. Approval shall be based on meeting the requirements of the objectives stated in Section 17.62.030, and the additional requirements of this title.

B. Notice. If the planning director determines that certain properties may be affected by a proposal, the director shall require that owners of the affected properties be notified by mail, ten days prior to the decision of the director when the director determines the proposal is significant to warrant such notification.

C. Approval Process. If the planning director does not determine that the objectives stated in Section 17.62.030 are met, the applicant may propose mitigating factors to the planning director. Once the director determines the objectives are met, he shall render a written decision of approval. Notice of the decision shall be mailed to any party requesting such notice and any party previously given notice by the director under subsection B of this section.

D. Appeal to Planning Commission. Any aggrieved party shall have the right to appeal the planning director's decision to the planning commission within twenty days of the director's written decision. The planning commission will then hold a public hearing. Notice of the hearing shall be mailed in accordance with the public hearing notification provisions of Section 17.66.050.

E. Powers and Duties of the Planning Commission. The planning commission shall hear and review all appropriate testimony regarding compliance with the neighborhood compatibility ordinance. The planning commission may require any necessary design modifications to ensure that the proposal reflects the objectives of the ordinance.

F. Appeal of Planning Commission Decision. Any aggrieved party or the city council, on its own motion, may appeal the planning commission's decision to the city council within twenty days after the commission renders the decision. (Prior code § 1816 (b))