

Single-Family Residential Yard Setbacks

Draft Recommendations

Background

The Altadena CSD contains standards for residential yard setbacks that determine how close structures can be to property lines and road right of way. While intended to maintain balance with the existing diverse character of the community, over time compliance with some of these standards has been difficult for some property owners.

This update seeks to balance flexibility for homeowners with maintaining neighborhood character, and preserve the sense of place for Altadena communities.

Current CSD Standard

Front Yard Setback: The front yard is calculated using the average front yard on the same side of the block, or 20 feet from the right of way, whichever is greater.

Proposed Revised Development Standards

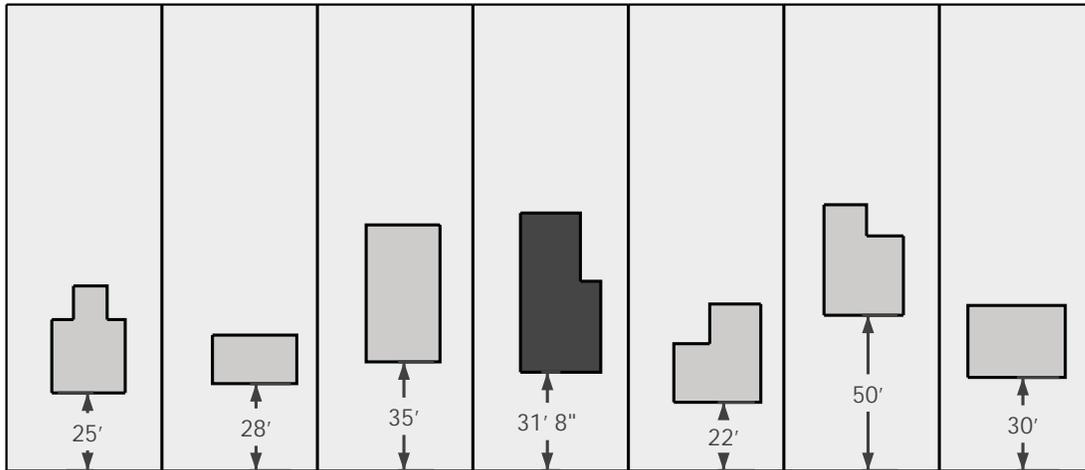
Front Yard Setbacks: The front yard is calculated using the smallest front yard on the same side of the block, or 20 feet from the right of way, whichever is greater, for consistency with neighborhood form.

Flag Lots: Flag lots will defer to the countywide standards of 10 feet for front, side and rear setbacks regardless of lot size.

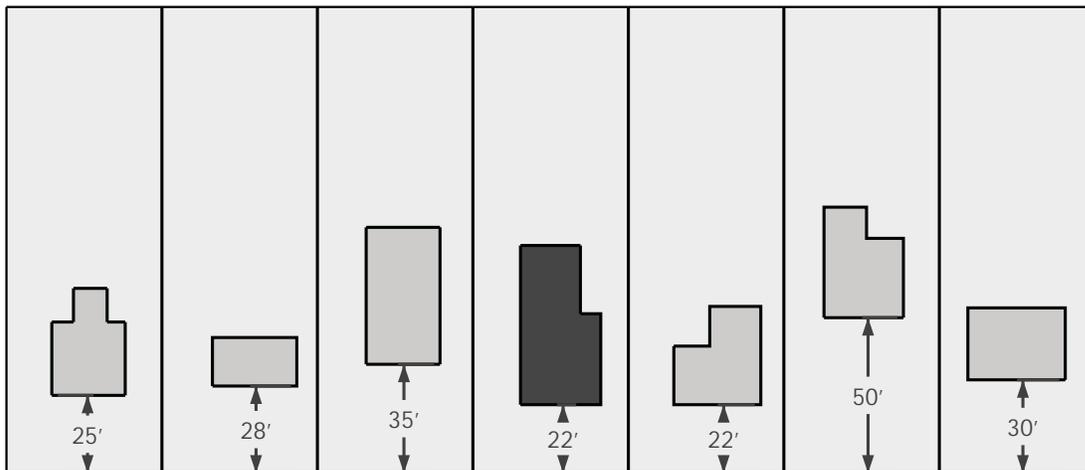
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Front Yard Setbacks Diagram



Existing CSD:
Front yard setback = AVERAGE
= $(25+28+35+22+50+30) / 6$
= 31' 8"



Updated CSD:
Front yard setback = SMALLEST
(but not less than 20')
= 22'

Do you have more questions or want to reach out to us with your thoughts?

Call Us: (213) 974-6476

Comments: <http://bit.ly/AltadenaCSDComment>

Email Us: altadenacd@planning.lacounty.gov

Visit our Website: planning.lacounty.gov/altadena