ORDINANCE NO. _____

An ordinance amending Title 21 — Subdivisions and Title 22 – Planning and Zoning of the Los Angeles County Code to establish provisions for compact lot subdivisions in the unincorporated areas.

The Board of Supervisors of the County of Los Angeles ordains as follows:

SECTION 1. Section 21.08.045 is hereby added to read as follows:

21.08.045 Compact lot subdivisions.

The following terms are defined solely for the purpose of Section 21.24.375 (Compact lot subdivisions):

A. “Compact lot” means a fee-simple, single-family residential lot less than 5,000 square feet in size, created within a compact lot subdivision. A parking-only lot or driveway lot created within such subdivision, if any, shall not be considered a compact lot. Undersized lots, underwidth lots, or lots with the required area and/or width modified by a Housing Permit (Chapter 22.166), a Conditional Use Permit (Chapter 22.158), or a Variance (Chapter 22.194) shall not be considered compact lots if such lots are not shown on a tentative map and on the final map or parcel map with the words "DIVISION OF LAND FOR COMPACT LOT PURPOSES ONLY" printed on the face of the map. Development of single-family residences on compact lots shall be subject to the regulations set forth in Section 22.140.585 (Single-Family Residences on Compact Lots).

B. “Compact lot subdivision” means a division of land that creates fee-simple, single-family residential lots, each containing an area of less than 5,000 square feet.

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C. "Parking-only lot" means a commonly-owned lot designated for parking purposes in a compact lot subdivision.

D. "Private common driveway" means a privately owned and maintained driveway located on a strip of land, connecting two or more compact lots to a public street. Each user of a private common driveway may own part of said driveway and has the legal right to use the entire driveway, or one owner may own the entire private common driveway, and the other users have the right to use it for ingress, egress, drainage, sewer, water, utilities, right to grade, and maintenance purposes only via a recorded easement.

SECTION 2. Section 21.16.010 is hereby amended to read as follows:

21.16.010 Building location and access restrictions.

No building shall be constructed, nor shall a permit for construction of a building be issued, for any portion of a condominium project, a community apartment project, ~~or~~ a lease project, or a compact lot subdivision, unless the location of such building and the access thereto is in substantial conformance with one of the following:

A. Where a Conditional Use Permit (Chapter 22.158) is required, the 'Exhibit "A"' for the approved application, as described in Section 22.222.240 (Documentation, Scope of Approval, and Exhibit "A"); or ~~either (1) a valid conditional use permit that addresses the location of buildings and access thereto on the project site, or (2)~~

B. In all other cases, an exhibit map approved pursuant to the requirements of Section 21.16.015 (Building Location and Access Restrictions—Exhibit Map).

SECTION 3. Section 21.24.210 is hereby amended to read as follows:

21.24.210 Pedestrian Ways.

…

B. Maintenance. All pedestrian ways not within the road right-of-way shall be privately maintained ~~either~~ by a homeowners' association, a maintenance association, or by the property owners of properties adjoining the pedestrian way, the cost of which shall be shared equally. The maintenance requirement shall be set forth in a covenant or a maintenance agreement, the terms of which shall be to the satisfaction of the Director of Regional Planning.

C. Design standards. All pedestrian ways, except those provided in a compact lot subdivision, shall be designed subject to ~~maximize pedestrian safety, security, and comfort, and shall include~~ the following design standards:

…

SECTION 4. Section 21.24.290 is hereby amended to read as follows:

21.24.290 Frontage for lots.

A. The alignment of streets shall be such as to provide frontage for lots in the division of land ~~except as provided in Section 21.24.280~~.

B. Exemption. The following shall be exempt from the frontage requirement of Subsection A, above:

1. Compact Lots.

a. Compact lots may front on a private common driveway or an alley in lieu of a street.

b. Notwithstanding Subsection B.1.a, above, compact lots are not

required to front on a street, an alley, or a private common driveway, subject to all of the following:

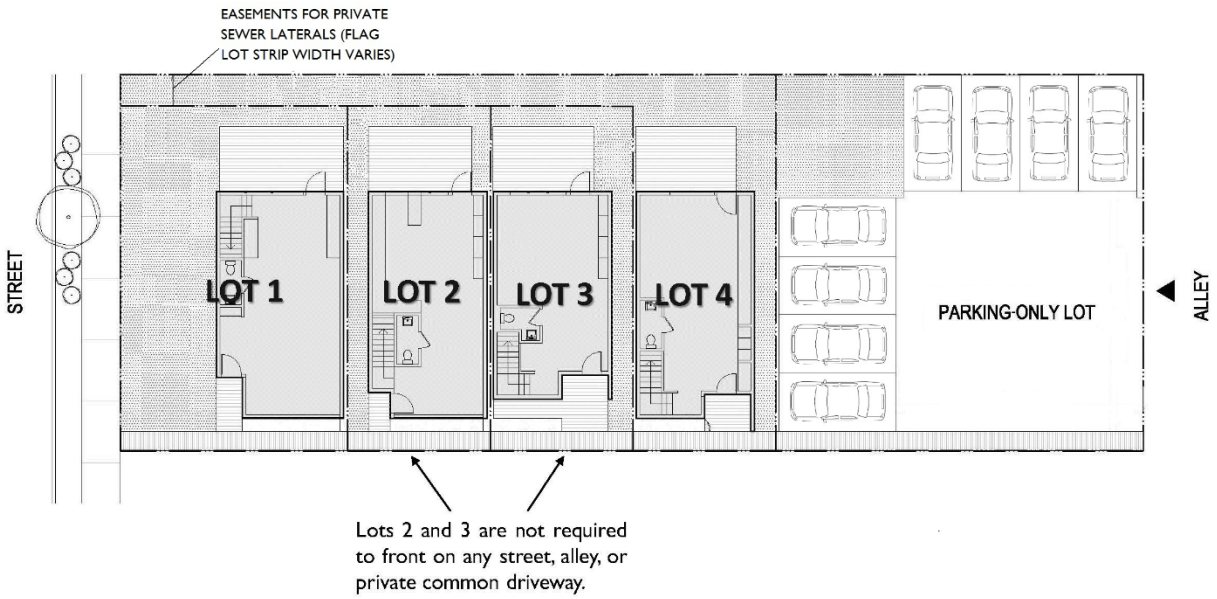
i. Where all parking spaces in a compact lot subdivision are provided on a parking-only lot;

ii. The parking-only lot both abuts and is accessed via an alley or a street; and

iii. A fire lane is not required by the Fire Department.

iv. For example of this Subsection B.1.b, see Figure 21.24.290-A, below.

FIGURE 21.24.290-A: FRONTAGE FOR COMPACT LOTS – EXEMPTION



2. Parking-only lot. A parking-only lot in a compact lot subdivision may front on a private common driveway or an alley in lieu of a street.

SECTION 5. Section 21.24.300 is hereby amended to read as follows:

21.24.300 Minimum frontage.

Except in a compact lot subdivision, ~~W~~wherever practical, lot frontage at the right-of-way line shall be:

A. 40 feet or more, where a lot is oriented so that its side lot lines are radial or approximately radial to a turnaround or knuckle or to the convex side of a curved street centerline; and

B. Equal to or greater than the average lot width, where a lot is not so oriented.

SECTION 6. Section 21.24.310 is hereby amended to read as follows:

21.24.310 Lot sideline angle.

~~In all cases w~~Where practicable, the side lines of lots shall be at an approximate right angle to the street upon which such lots front. In a compact lot subdivision, the side lines of non-street-fronting compact lots that are subject to Section 21.24.290.B.1.a shall be at an approximate right angle to the private common driveway or the alley upon which such lots front.

SECTION 7. Section 21.24.320 is hereby amended to read as follows:

21.24.320 Flag lots.

A. The advisory agency may disapprove the platting of flag lots where this design is not justified by topographic conditions or the size and shape of the division of land, or where this design is in conflict with the pattern of neighborhood development. If flag lots are approved, the access strip shall be provided as follows, unless the subdivision committee recommends the approval of lesser widths because of topographic conditions or the size and shape of a division of land:

1. In a compact lot subdivision, the vehicular access strip of a flag lot

shall be at least 12 feet in width.

2. In all other cases, the vehicular access strip for each lot shall be at least 10 feet in width where the strip is situated contiguous to other such vehicular access strips, so as to form a common driveway, and at least 15 feet in width, where the vehicular access strip is not situated contiguous to other such vehicular access strips, unless the subdivision committee recommends the approval of lesser widths because of topographic conditions or the size and shape of a division of land.

B. Each vehicular access strip shall be located so that, when improved as a driveway, the finished grade will not exceed 20 percent. The advisory agency may require that easements for ingress and egress be provided over common driveways for the benefit of the lots served.

SECTION 8. Section 21.24.375 is hereby added to read as follows:

21.24.375 Compact lot subdivisions

All compact lot subdivisions shall be subject to the following requirements:

A. Prohibited Areas. A parcel or parcels of land shall not be subdivided into compact lots if the parcel(s) being subdivided:

1. Have any portion located within a Very High Fire Hazard Severity Zone, as defined in Title 32 (Fire Code) of the County Code;

2. Have any portion located within a Coastal Zone, as defined in Division 2 (Definitions) of Title 22;

3. Are not served by a public water system;

4. Are not served by a public sewer system; or,

5. Do not front a highway or a public street.

B. Additional Map Contents. On such tentative map and on the final map or parcel map, depict the following:

1. In letters no less than one-fourth-inch in height, the words: "DIVISION OF LAND FOR COMPACT LOT PURPOSES ONLY;" and

2. Any future reciprocal easements, with the easement notes indicating such future easements are “to be reserved in separate documents,” except when a reciprocal easement is recorded prior to the final map recordation, such easement shall be shown on the final map with the recording reference information, including the easement purpose(s), recording date, and document number.

3. If proposed, the parking-only lot shall be labeled “Parking Only.”

C. Maximum Number of Compact Lots. No more than eight cumulative compact lots shall be created on a parcel of land.

D. Walkways. Unless additional width is required by the Fire Department:

1. Walkways a minimum of three and one-half feet in width shall be provided for unobstructed access into the subdivision project site from a sidewalk along the project frontage; and

2. Walkways a minimum of three and one-half feet in width shall be provided from each single-family residence to all other single-family residences and other common use amenities, if any, within a compact lot subdivision. Sidewalks that provide access between the single-family residences or between the single-family residences and the common use amenities may count towards meeting this requirement.

E. Landscaped Buffer and Strip.

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1. A landscaped buffer a minimum of three feet in width shall be provided between the private common driveway and any building to prevent the building from being directly abutting upon the private common driveway, unless a walkway is located between the building and the private common driveway, in which case a landscaped buffer a minimum of three feet in width shall be provided between the walkway and the private common driveway. For example, see Figures 21.24.375-A and 21.24.375-B, below.

FIGURE 21.24.375-A: LANDSCAPED BUFFER BETWEEN PRIVATE COMMON DRIVEWAY AND BUILDING

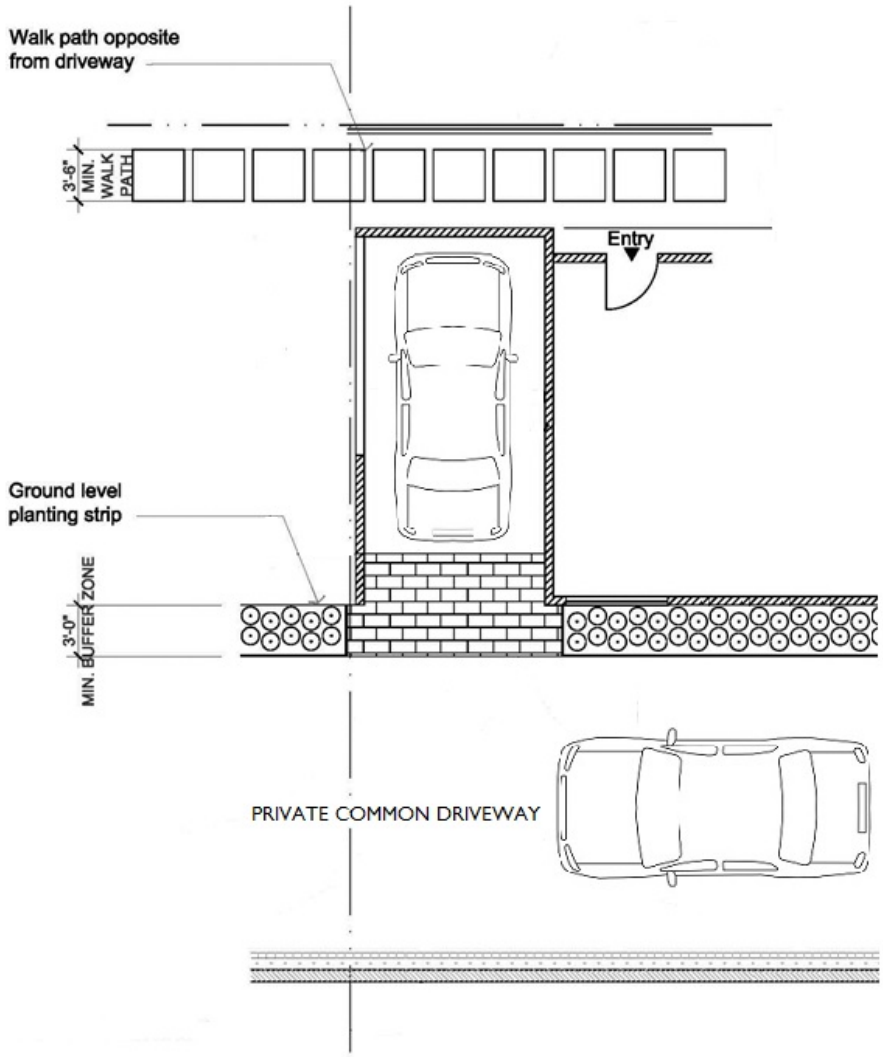
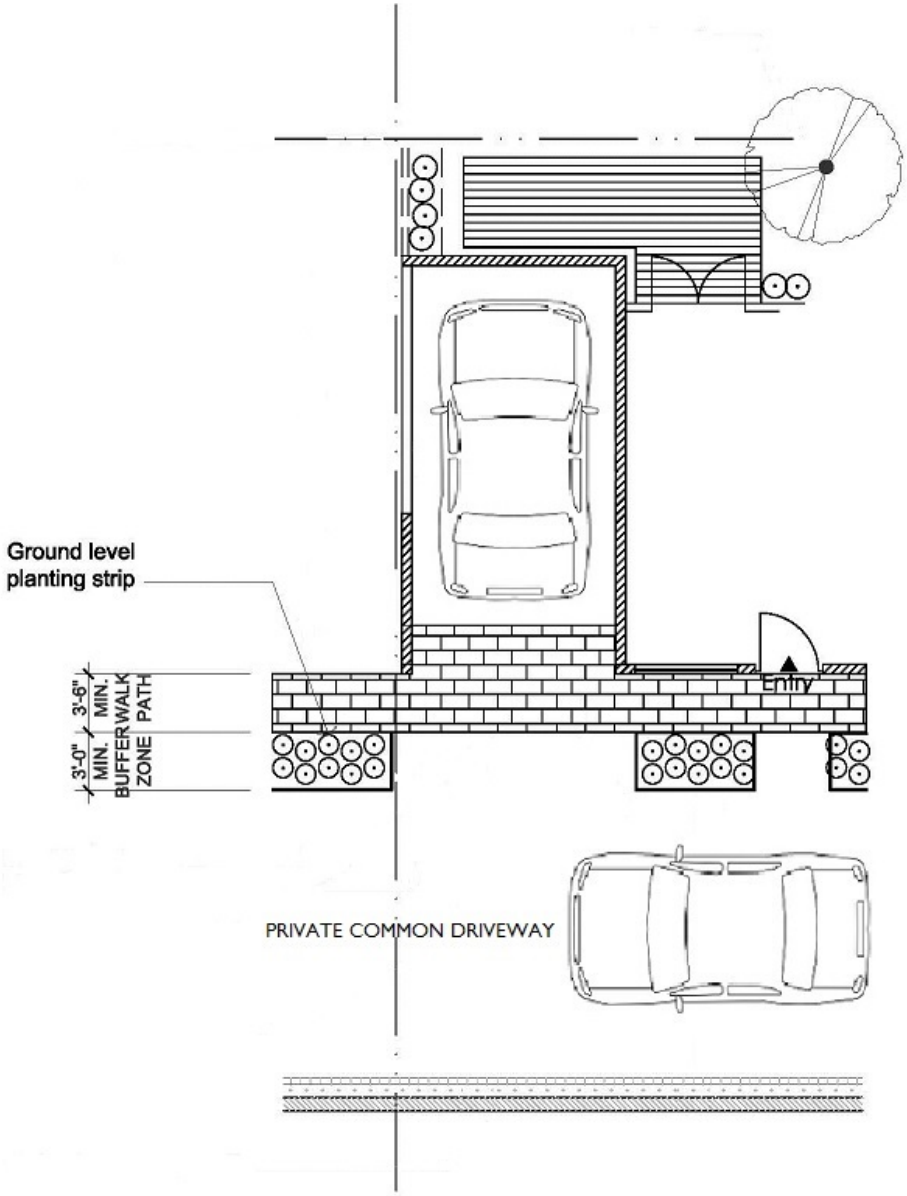


FIGURE 21.24.375-B: LANDSCAPED BUFFER BETWEEN PRIVATE COMMON DRIVEWAY AND WALKWAY



2. Where a fence or a wall is located on or along the lot line of the perimeter of a compact lot subdivision, and a private common driveway is located along said fence or wall, a landscaped strip at least 12 inches wide without subsurface obstructions, including wall footings, or 16 inches wide with 24 inches of soil above footings, shall be provided between the fence or wall and the private common driveway

(see Figures 21.24.375-C and 21.24.375-D, below). Plants installed in said landscaped strip shall be vines that adhere to or can be trained on the fence or wall and can be easily pruned to maintain vehicular access on the private common driveway.

FIGURE 21.24.375-C: PLANTING STRIP BETWEEN PERIMETER FENCE OR WALL AND PRIVATE COMMON DRIVEWAY (WITHOUT SUBSURFACE OBSTRUCTIONS)

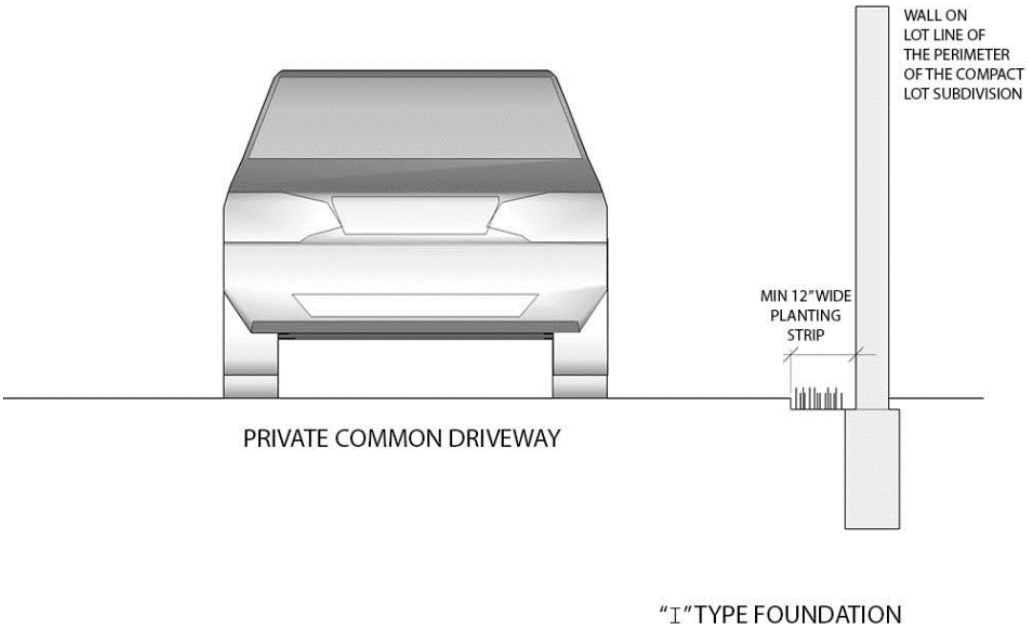
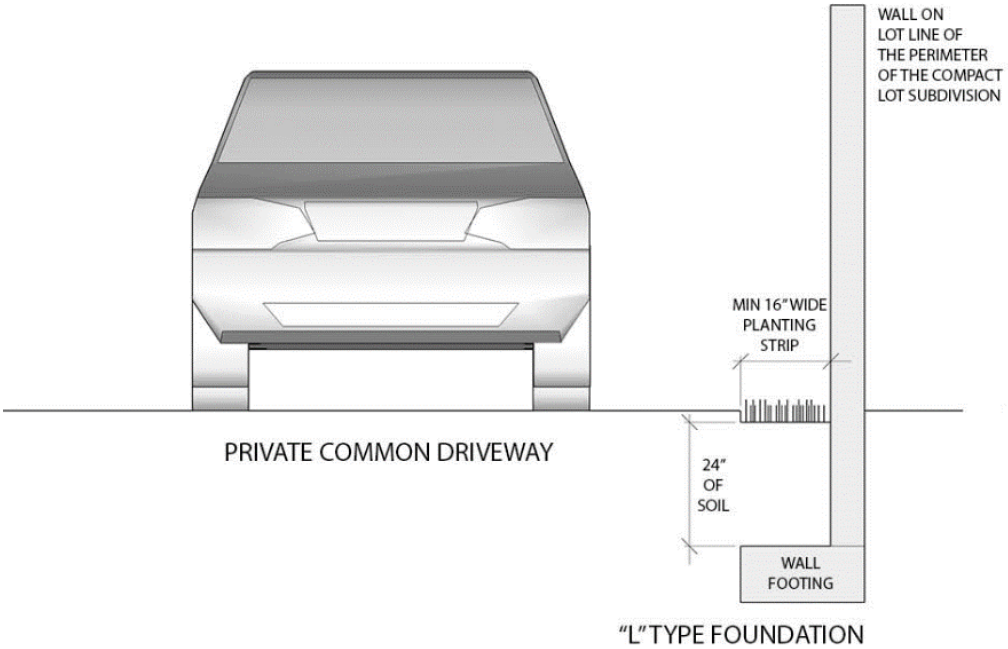


FIGURE 21.24.375-D: PLANTING STRIP BETWEEN PERIMETER FENCE OR WALL AND PRIVATE COMMON DRIVEWAY (WITH SUBSURFACE OBSTRUCTIONS)



F. Covenant Required. For compact lot subdivisions with common use areas or common use amenities, a covenant or agreement, approved as to form and content by the County Forester and Fire Warden and the Director of Regional Planning, shall be recorded in the office of the Los Angeles County Registrar-Recorder/County Clerk at the time of final map recordation. The covenant or agreement may include but not be limited to the following provisions:

1. A homeowners' association, a maintenance association or a maintenance agreement shall be established prior to the sale of any unit.

2. Membership in the homeowners' or maintenance association or a party to the maintenance agreement shall be mandatory for each owner and any successive owner.

3. Provisions to prohibit parking on private common driveways or fire lanes where required by the Fire Department.

4. Standards of maintenance for any common use area, common use amenity, or reciprocal easement within the compact lot subdivision, and enforcement procedures thereof.

SECTION 9. Section 21.32.090 is hereby amended to read as follows:

21.32.090 Paving for access strips.

A. The advisory agency may require access strips for flag lots to be paved with asphaltic concrete or Portland cement concrete, subject to the following minimum paving width requirements:

1. In a compact lot subdivision, the vehicular access strip of a flag lot shall be paved to a width of not less than 10 feet;

2. In all other cases, ~~that~~ single-access strips for flag lots shall be paved to a width of 15 feet or to full width, whichever is less, and ~~that~~ multiple-access strips shall be paved to a total width of 20 feet or to the full combined width of the access strips, whichever is less~~, with asphaltic concrete or portland cement concrete~~.

…

SECTION 10. Section 21.32.195 is hereby amended to read as follows:

21.32.195 On-Site Trees.

A. Planting Requirement. In addition to the requirements of Section 21.32.160 (Street Tree Planting), the subdivider shall plant or cause to be planted within the front yard one tree for each 25 feet of street frontage for each parcel created by a residential division of land, as a condition of approval~~.~~, except that a compact lot

subdivision and the development of single-family residences therein shall be subject to the on-site tree planting requirements set forth in Section 22.140.585 (Single-Family Residences on Compact Lots).

…

SECTION 11. Section 21.52.010 is hereby amended to read as follows:

21.52.010 - Modification or waiver of provisions in this Title authorized when.

…

E. Notwithstanding any contrary provisions of this Section:

1. In no event shall the regulations listed in Sections 21.24.375.A (Prohibited Areas), 21.24.375.B (Additional Map Contents), and 21.24.375.F (Covenant Required) be modified or waived.

2. The regulation in Section 21.24.375.C (Maximum Number of Compact Lots) may only be modified by the advisory agency or the Board of Supervisors pursuant to Subsection C, above.

SECTION 12. Section 22.04.050 is hereby amended to read as follows:

22.04.050 Rules for Measurement

The following rules for measurement shall apply:

…

B. **Distance.**

1. ***Measurements are Shortest Distance.***

…

b. The following shall be excluded when measuring required

distances:

i. Projections, as permitted in Section 22.110.090 (Projections into Yards) and Section 22.140.585.H.16 (Projections into Yards).

…

D. **Flag Lot Width and Depth.** With the exception of flag lots that are created within a compact lot subdivision, ~~M~~measurement for the average width and depth of a flag lot shall comply with Section 22.110.170.A (Measurement).

…

H. **Compact Lot Width.**

1. The average width of a compact lot that fronts on a private common driveway perpendicular to a public right-of-way, including any flag lot whose access strip serves in whole or in part as the private common driveway, shall be measured as follows (see Figures 22.04.050-E and 22.04.050-F):

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FIGURE 22.04.050-E: COMPACT LOT WIDTH WHEN FRONTING ON SIDE PRIVATE COMMON DRIVEWAY

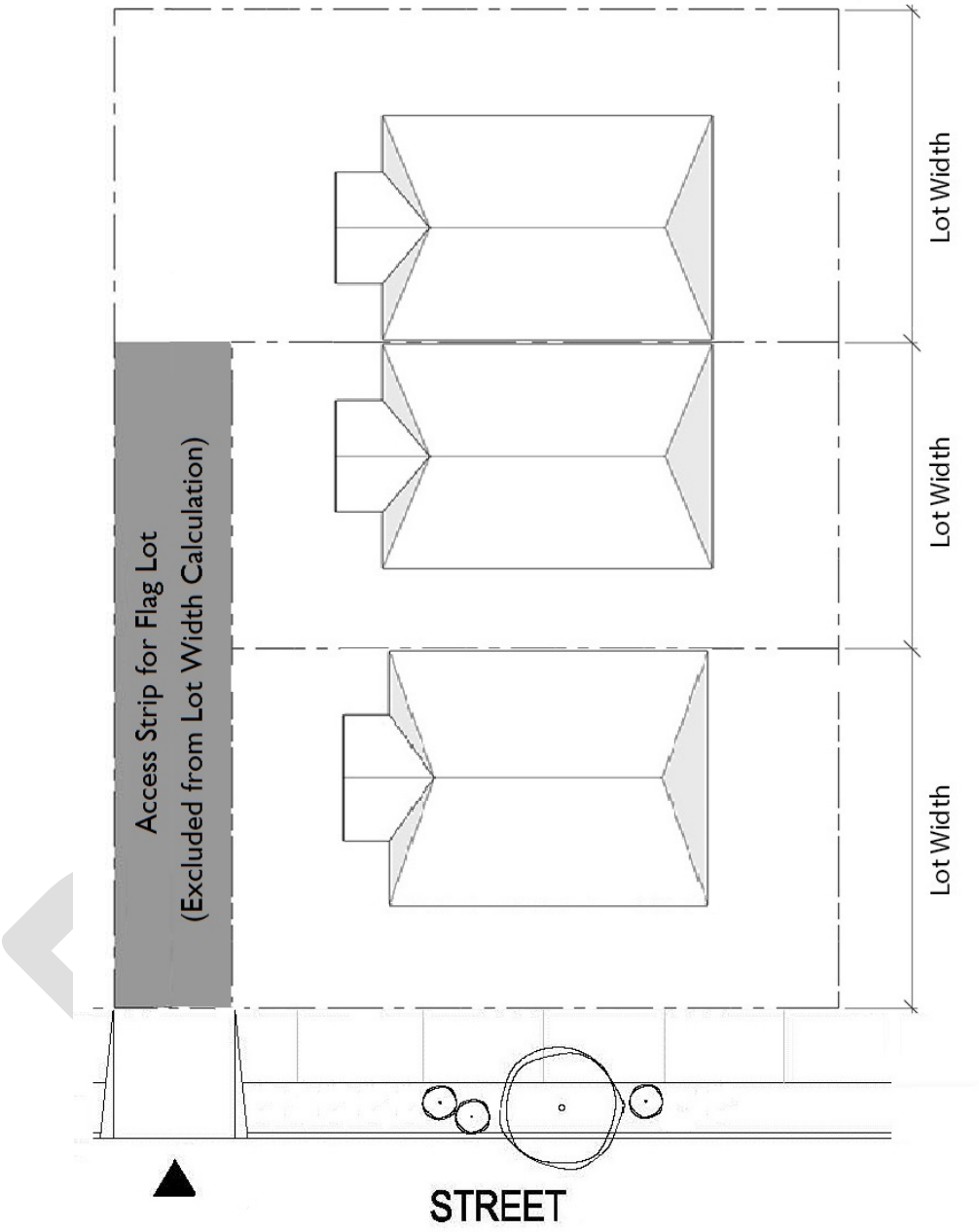
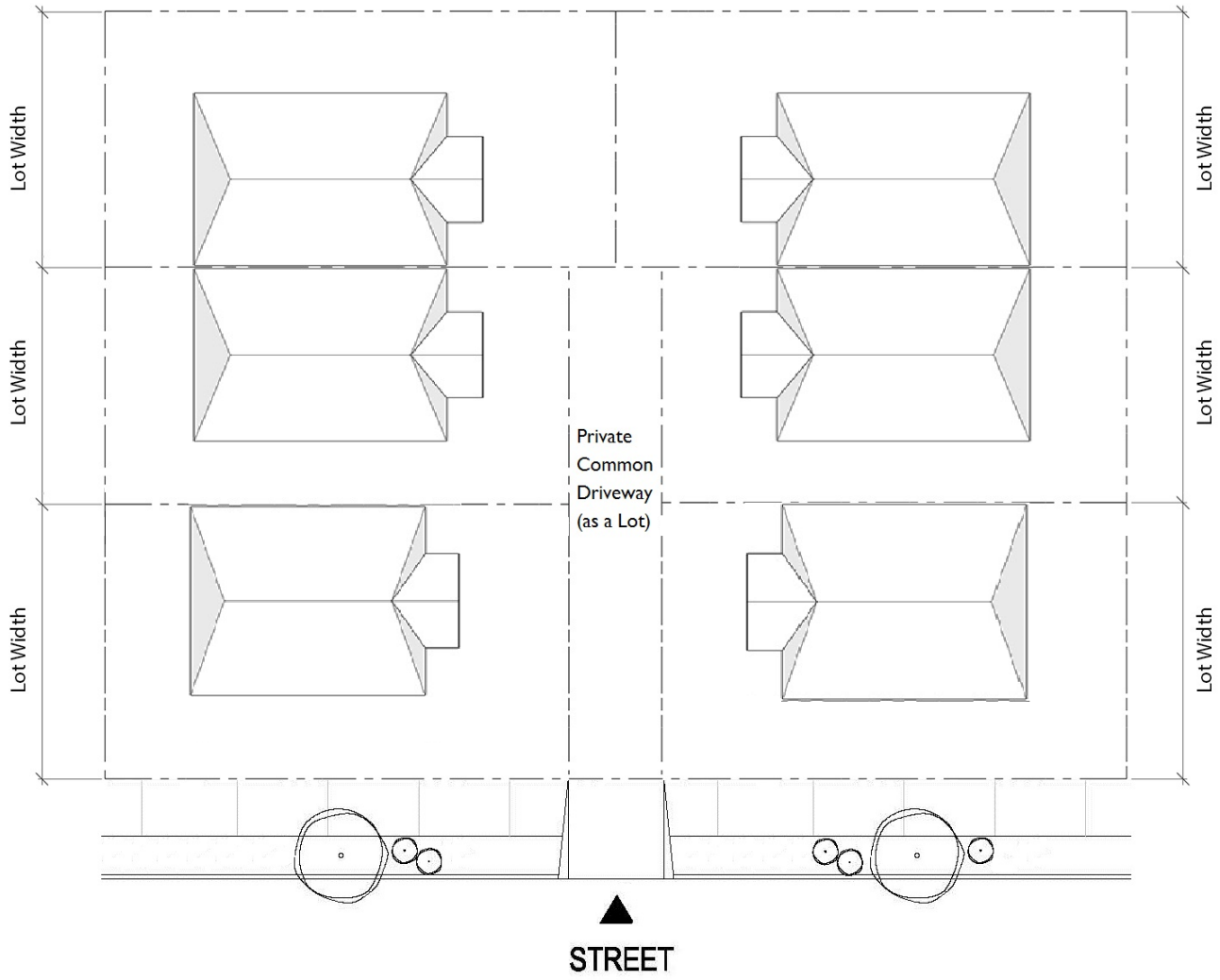


FIGURE 22.04.050-F: COMPACT LOT WIDTH WHEN FRONTING ON CENTRAL PRIVATE COMMON DRIVEWAY



2. Where a compact lot is bounded by a T-shaped or an L-shaped private common driveway, the average lot width shall be measured as follows (see Figures 22.04.050-G and 22.04.050-H):

FIGURE 22.04.050-G: COMPACT LOT WIDTH WHEN FRONTING ON T-SHAPED PRIVATE COMMON DRIVEWAY

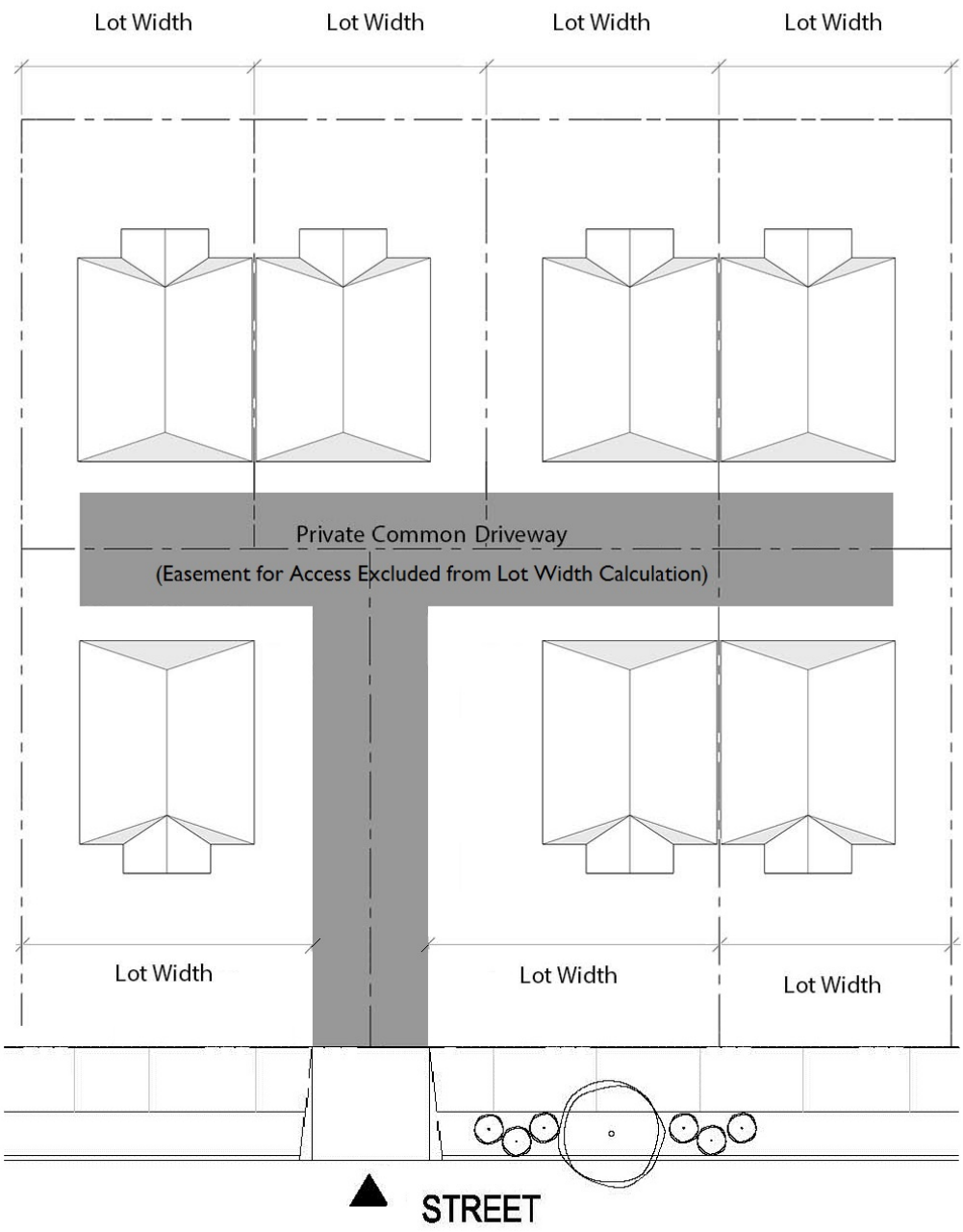
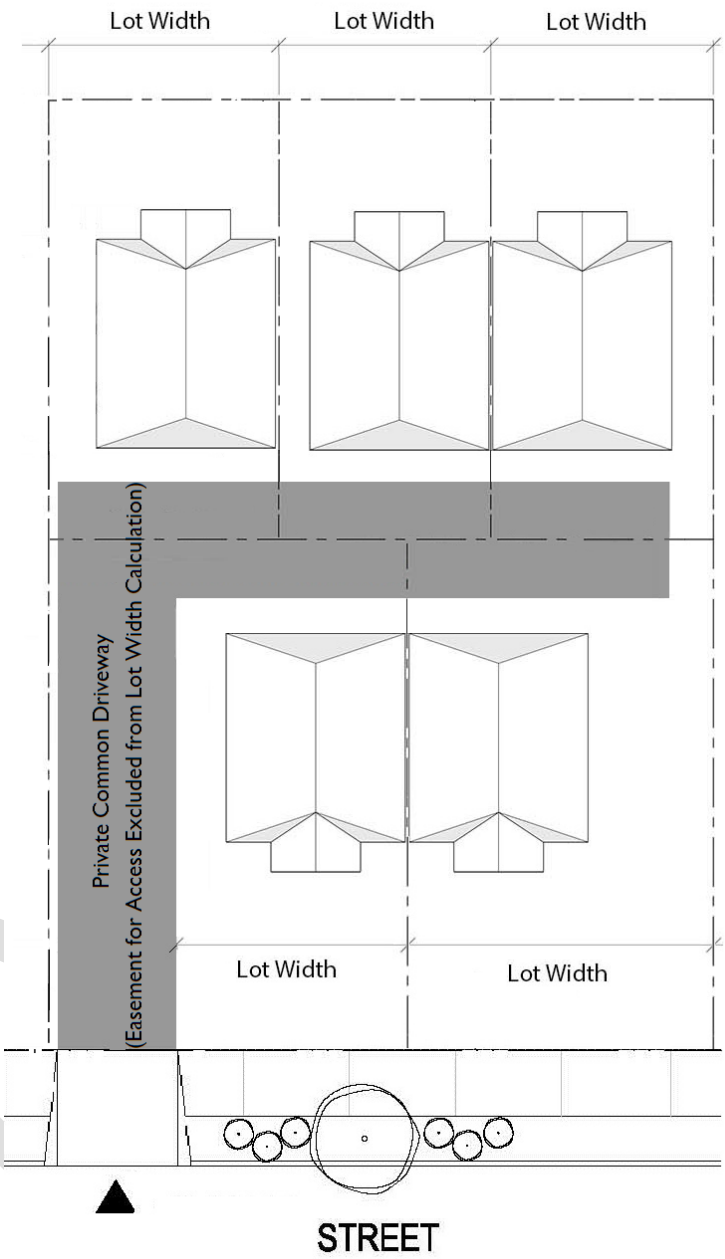
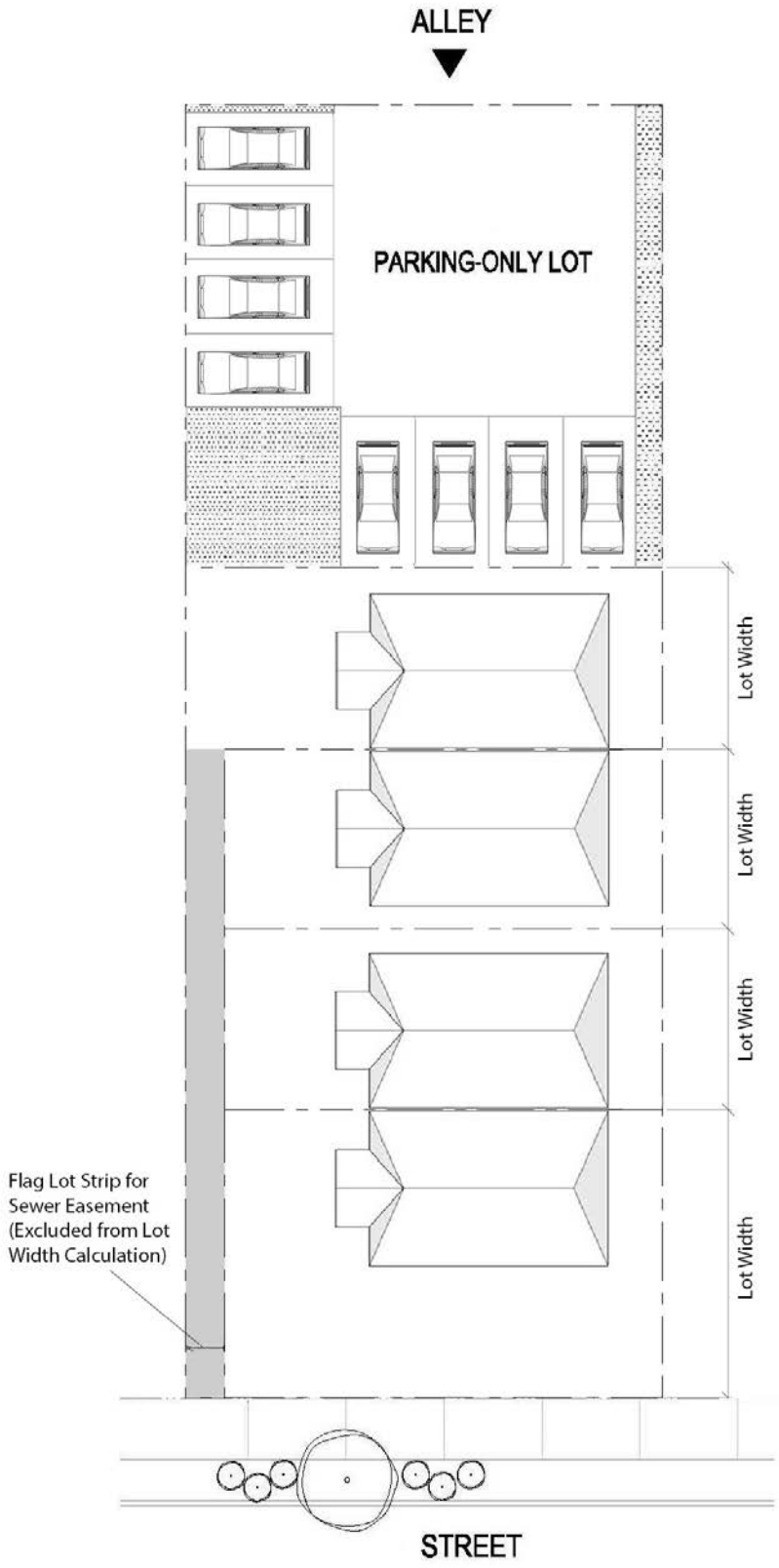


FIGURE 22.04.050-H: COMPACT LOT WIDTH WHEN FRONTING ON L-SHAPED PRIVATE COMMON DRIVEWAY



3. Where a compact lot subdivision contains a parking-only lot pursuant to Section 22.140.585.H.8.b (Parking-Only Lot), the average width of a compact lot shall be measured as follows (see Figure 22.04.050-I):

FIGURE 22.04.050-I: COMPACT LOT WIDTH WHEN COMPACT LOT SUBDIVISION CONTAINS PARKING-ONLY LOT



SECTION 13. Section 22.14.140 is hereby amended to read as follows:

22.14.140 N

…

Net area. That portion of a lot which is:

…

Except as provided above, the following shall not be counted as a part of the net area:

…

2. An access strip on a flag lot.

3. A strip on a flag lot with easements for purposes other than vehicular access in a compact lot subdivision.

~~3~~4. For the purpose of Sections 22.140.590 (Tasting Rooms and Remote Tasting Rooms) and 22.140.610 (Wineries), any area with a slope of 25 percent or greater.

SECTION 14. Section 22.14.190 is hereby amended to read as follows:

22.14.190 S

…

Single-family residence. A building that contains one dwelling unit, or a mobilehome comprising one dwelling unit manufactured and certified under the National Mobilehome Construction and Safety Standards Act of 1974 on a permanent foundation system approved by the Director of Public Works.

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Single-family residence on a compact lot. The following terms are defined solely for the purpose of Section 22.140.585 (Single-Family Residences on Compact Lots):

Compact lot. A fee-simple, single-family residential lot less than 5,000 square feet in size, created within a compact lot subdivision. A parking-only lot or driveway lot created within such subdivision, if any, shall not be considered a compact lot. Undersized lots, underwidth lots, or lots with the required area and/or width modified by a Housing Permit (Chapter 22.166), a Conditional Use Permit (Chapter 22.158), or a Variance (Chapter 22.194) shall not be considered compact lots if such lots are not shown on a tentative map and on the final map or parcel map with the words "DIVISION OF LAND FOR COMPACT LOT PURPOSES ONLY" printed on the face of the map.

Compact lot subdivision. A division of land that creates fee-simple, single-family residential lots, each containing an area of less than 5,000 square feet. Such division of land shall be subject to the requirements set forth in Section 21.24.375 (Compact lot subdivisions).

Habitable space. An area used for sleeping, living, cooking, or dining purposes. This space excludes closets, pantries, bath or toilet rooms, service rooms, connecting corridors, laundries, foyers, storage space, utility rooms, garages, carports, and similar spaces.

Mechanical parking stackers. Mechanical lift equipment that allows the stacking of two automobiles. Such equipment shall comply with all applicable building standards code requirements as approved by the Los Angeles County Public Works Building and Safety Division.

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Parking-only lot. A commonly-owned lot designated for parking purposes in a compact lot subdivision.

Private common driveway. A privately owned and maintained driveway located on a strip of land, connecting two or more compact lots to a public street. Each user of a private common driveway may own part of said driveway and has the legal right to use the entire driveway, or one owner may own the entire private common driveway, and the other users have the right to use it for ingress, egress, drainage, sewer, water, utilities, right to grade, and maintenance purposes only via a recorded easement.

Private usable open space. An area designed and intended to be used for active or passive recreation, located at the ground level on an individual compact lot.

Shade plan. See "Tree Planting Requirements."

Tree species list. See "Tree Planting Requirements."

Uncovered parking area. See "Tree Planting Requirements."

Yard, internal. A yard that is parallel to the interior lot line created within a compact lot subdivision, except that a yard that fronts a private common driveway shall not be considered an internal yard. For example, see Figure 22.14-E, below.

Yard, perimeter corner side. A yard that is parallel to the corner side lot line of the perimeter of a compact lot subdivision. For example, see Figure 22.14-E, below.

Yard, perimeter front. A yard that is parallel to the front lot line of the perimeter of a compact lot subdivision. For example, see Figure 22.14-E, below.

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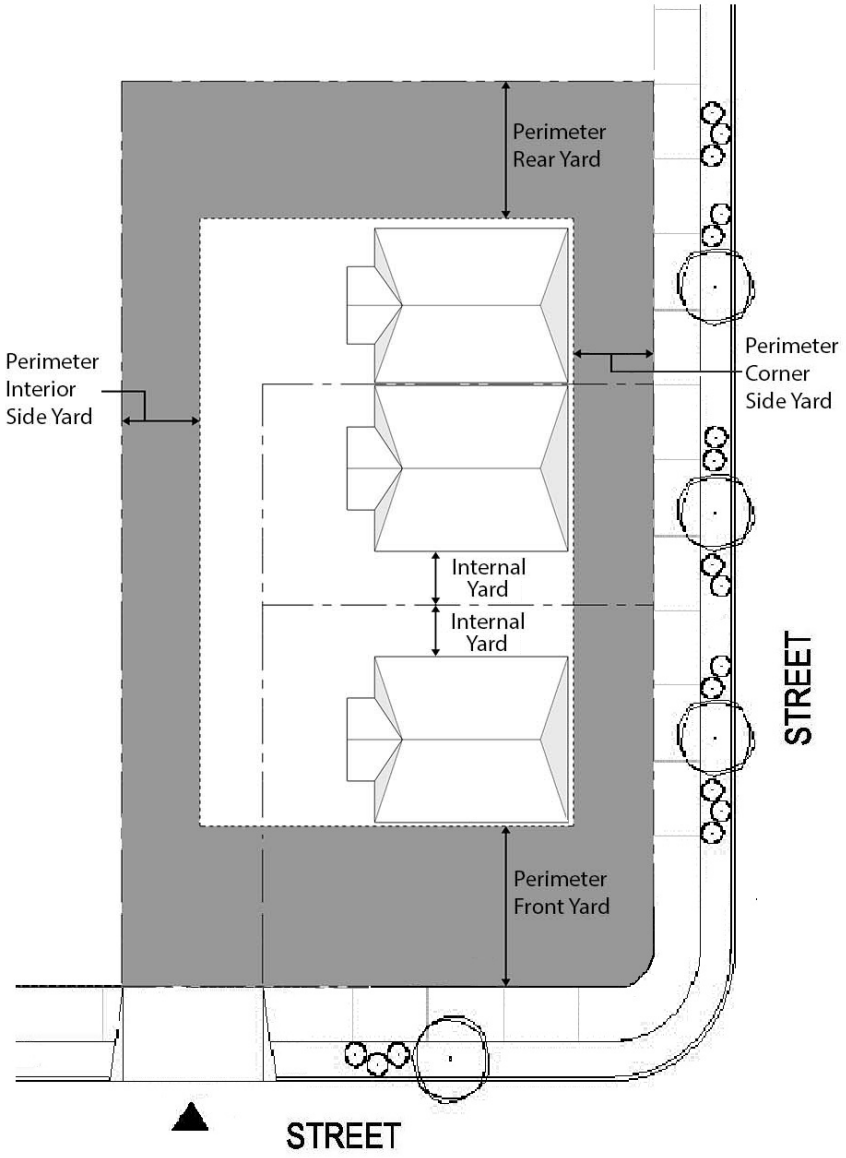
Yard, perimeter interior side. A yard that is parallel to the interior side lot line of the perimeter of a compact lot subdivision. For example, see Figure 22.14-E, below.

Yard, perimeter rear. A yard that is parallel to the rear lot line of the perimeter of a compact lot subdivision. For example, see Figure 22.14-E, below.

FIGURE 22.14-E: YARDS WITHIN COMPACT LOT SUBDIVISION



…

SECTION 15. Section 22.14.200 is hereby amended to read as follows:

22.14.200 T

…

Tree Planting Requirements. The following terms are defined solely for Chapter 22.126 (Tree Planting Requirements) and Section 22.140.585 (Single-Family Residences on Compact Lots):

Shade plan. A landscape plan that depicts and quantifies the amount of tree shade for a project site ~~as set forth in Chapter 22.126 (Tree Planting Requirements)~~.

Tree species list. The list of tree species prepared and maintained by the Director of Regional Planning ~~pursuant to Chapter 22.126 (Tree Planting Requirements)~~.

Uncovered parking area. The uncovered impervious surface areas of a parking lot that includes parking stalls, pedestrian loading areas, driveways within the property line, areas for vehicular maneuvering, and walkways within the parking lot, but excludes areas covered by solar panels or truck loading areas, and display, sales, service and vehicle storage areas associated with uses such as automobile dealerships.

…

SECTION 16. Section 22.18.030 is hereby amended to read as follows:

22.18.030 Land Use Regulations for Zones R-A, R-1, R-2, R-3, and R-4

…

C. **Use Regulations.**

1. ***Principal Uses.*** Table 22.18.030-B, below, identifies the permit or

review required to establish each principal use:

TABLE 22.18.030-B:PRINCIPAL USE REGULATIONS FOR RESIDENTIAL ZONES							
	R-A	*R-1*	*R-2*	*R-3*	*R-4*	*R-5*	*Additional Regulations*
…							
Residential Uses							
…							
Single-family residences	SPR	SPR	SPR	SPR	SPR	-	Chapter 22.140.580
Single-family residences on compact lots	-	-	CUP	CUP	CUP	-	Section 22.140.585
…							

SECTION 17. Section 22.18.040 is hereby amended to read as follows:

22.18.040 Development Standards for Residential Zones

A. **Development Standards for Zones R-A, R-1, R-2, R-3, R-4, R-5 and RPD.** Except as specified otherwise, ~~D~~development ~~i~~on any lot in Zones R-A, R-1, R-2, R-3, R-4, and RPD shall comply with Division 6 (Development Standards), where applicable.

B. **Required Yards.** Except as specified otherwise, Table 22.18.040-A, below, identifies the minimum yard depths for Zones R-A, R-1, R-2, R-3, R-4, and R-5 as follows:

…

C. **Maximum Height.**

1. ***Zones R-A, R-1, R-2, and R-3.*** Except as specified otherwise, ~~E~~every residence and every other building and structure shall not exceed a height of 35 feet above grade.

2. ***Zone R-4.*** Except as specified otherwise, ~~E~~every building and structure shall not exceed a height of 13 times the buildable area.

…

SECTION 18. Section 22.46.030 is hereby amended to read as follows:

22.46.030 Administration

A. Specific Plans and associated regulations shall be administered in accordance with Article 8, Chapter 3, Division 1, Title 7 and other applicable provisions of the California Government Code. Such plans and regulations may reference existing provisions and procedures of this Title 22 or they may develop different administrative procedures to use in the implementation of the Specific Plan. Except as otherwise expressively provided in a Specific Plan, property may be used for any purpose and subject to all of the standards and requirements of the basic zone. Where the regulations of a Specific Plan differ from the provisions of the basic zone, ~~with the exception of projects subject to Chapter 22.120 (Density Bonus) and Chapter 22.166 (Housing Permits),~~ such regulations shall supersede the provisions of the basic zone as specified in the Specific Plan.

B. **Exceptions.**

1. ***Density Bonus.*** Notwithstanding any contrary provisions in this Chapter, any Specific Plan regulations specified in Subsection A, above, may be waived or modified through a Housing Permit (Chapter 22.166) pursuant to Chapter 22.120 (Density Bonus).

2. ***Accessory Dwelling Units.*** Accessory dwelling units shall be developed pursuant to Section 22.140.640 (Accessory Dwelling Units).

3. ***Compact Lot Subdivisions.*** Any Specific Plan provisions pertaining to a required yard shall apply to the equivalent perimeter yard of a compact lot subdivision pursuant to Section 22.140.585.H.17 (Yard Provisions in Specific Plans

and Community Standards Districts).

SECTION 19. Section 22.72.010 is hereby amended to read as follows:

22.72.010 Purpose

Setback Districts are established to develop properties with minimum building setbacks in designated yards.

A. This Chapter shall supersede other provisions in this Title 22 that require building setbacks in designated yards.

B. The required front yard specified in a Setback District shall apply to the yard that is parallel to the front lot line of the perimeter of a compact lot subdivision.

…

SECTION 20. Section 22.110.080 is hereby amended to read as follows:

22.110.080 Required Yards

…

E. Limited Secondary Highways.

1. Supplemental Yard. A supplemental yard eight feet wide shall be established in all zones along and contiguous to the highway lines of limited secondary highways; any other yard requirements established in Division 3 (Zones), Chapter 22.50 (Billboard Exclusion Zone), Chapter 22.52 (Development Program Zone), Chapter 22.54 (Parking Zone), Chapter 22.58 (Commercial–Residential Zone), ~~and~~ Chapter 22.60 (Industrial Preservation Zone), and Section 22.140.585 (Single-Family Residences on Compact Lots) shall be in addition to this requirement.

2. Use of Supplemental Yard. A person shall not use any building or structure within this supplemental yard except for openwork railings or fences which do

not exceed six feet in height and except as permitted within a yard by Section 22.110.040.A (Planter Boxes and Masonry Planters), ~~and~~ Section 22.110.040.D (Driveways, Walkways, and Patio Slabs), Section 22.140.585.H.14.a (Planter Boxes and Masonry Planters), and Section 22.140.585.H.14.c (Driveways, Walkways, and Patio Slabs).

SECTION 21. Section 22.110.130 is hereby amended to read as follows:

22.110.130 Required Area and Width

A. **Required Area.** Required area is established by the zone standards, suffixes to zoning symbols as provided in Section 22.06.020 (Suffixes to Zoning Symbols) and this Subsection A. As used in this Title 22, "required area" means:

…

8. Notwithstanding any contrary provisions of this Subsection A, lots created within a compact lot subdivision shall be in compliance with Section 22.140.585.H.1.a (Required Area).

B. **Required Lot Width.** As used in this Title 22, "required width" means:

…

6. Exceptions.

…

c. Notwithstanding any contrary provisions of this Subsection B, lots created within a compact lot subdivision shall be in compliance with Section 22.140.585.H.1.b (Required Width).

SECTION 22. Section 22.110.160 is hereby amended to read as follows:

22.110.160 Resubdivision Conditions for Undersized or Underwidth Lots

…

D. Notwithstanding Subsections A, B, and C above, the owner of two or more contiguous undersized lots, underwidth lots, or narrow lots in Zone R-2, R-3, or R-4 may file a map with the Director resubdividing such lots into compact lots, subject to all applicable provisions set forth in Section 22.140.585.

SECTION 23. Section 22.110.170 is hereby amended to read as follows:

22.110.170 Flag Lots

With the exception of flag lots that are created within a compact lot subdivision, all flag lots shall be subject to the following:

A. **Measurement.** Average width and depth of flag lots shall exclude the access strip for the lot. For example, see Figure 22.110.170-A, below.

…

SECTION 24. Section 22.112.050 is hereby amended to read as follows:

22.112.050 Ownership of Required Parking Facilities

A. **General.**~~**Ownership.** Except as provided in Subsection B, below, p~~Parking facilities required by this Chapter shall be owned by the owner of the premises on which the use required to be served by said parking facility.

B. **Exemptions.**~~**Alternative Compliance.**~~ The following shall be exempt from this Section:

1. Ownership of any parking facility required by this Chapter is not necessary if another alternative is granted pursuant to Chapter 22.180 (Parking Permit); or~~.~~

2. Unless as otherwise provided for by this Title 22.

SECTION 25. Section 22.112.070 is hereby amended to read as follows:

22.112.070 Required Parking Spaces

A. **Required Parking Spaces.** Table 22.112.070-A, below, identifies the minimum number of parking spaces required for each use.

TABLE 22.112.060-A:MINIMUM REQUIRED PARKING SPACES	
Use	***Number of Spaces***
…	
Residential uses[4]	
…	
Single-family residences	2 covered standard spaces per unit.
Single-family residences on compact lots[12]	1 covered or uncovered standard space per unit for studio or one-bedroom units less than 750 square feet in size. 1 covered or uncovered standard space and 1 covered or uncovered compact space per unit for all other units.
…	
… 4: Except as specified otherwise in this Title 22, ~~T~~tandem parking spaces for residential uses may be provided in compliance with Section 22.112.080.B.1.c. … 12: See additional parking provisions in Section 22.140.585.H.8.	

…

SECTION 26. 22.112.080 is hereby amended to read as follows:

22.112.080 Parking Design

A. **Applicability.** Except as specified otherwise in this Title 22, ~~T~~this Section shall apply to parking areas in all zones. Parking spaces shall be provided per this Section and Figure 22.112.080-A, below.

…

SECTION 27. Section 22.116.040 is hereby amended to read as follows:

22.116.040 Intersections and Corner Cutoff Requirements

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In all zones at the intersections of roads:

A. No building or structure shall be used within the area of the curve radii required at the intersections of roads by Section 21.24.110 (Right-of-Way Radius) in Title 21 (Subdivisions) of the County Code, except as permitted below and provided that such structures do not constitute a visual obstruction between three and one-half feet and eight feet above the level of the ground:

1. Eaves and cantilevered roofs per Section 22.110.090.A (Eaves and Cantilevered Roofs) and Section 22.140.585.H.16.b.i (Eaves and Cantilevered Roofs);

2. Planter boxes and masonry planters per Section 22.110.040.A (Planter Boxes and Masonry Planters) and Section 22.140.585.H.14.a (Planter Boxes and Masonry Planters);

3. Driveways, walkways, patio slabs, wooden decks, and other materials as specified in Section 22.110.040.D (Driveways, Walkways, and Patio Slabs) and Section 22.140.585.H.14.c (Driveway, Walkways, and Patio Slabs);

…

SECTION 28. Section 22.126.030 is hereby amended to read as follows:

22.126.030 Tree Requirements

A. **Amount of Trees.**

1. Except for developments of single-family residences on compact lots that are otherwise subject to Section 22.140.585, and all other residential subdivision projects that are otherwise subject to Section 21.32.195 in Title 21 (Subdivisions) of the County Code, projects that fall within a category described in Sections 22.126.020.A.1 and 22.126.020.A.2 shall comply with the following requirements:

…

SECTION 29. The Sections headings for Chapter 22.140 are hereby amended to read as follows:

Chapter 22.140 Standards for Specific Uses

Sections:

…

22.140.580 Single-Family Residences

22.140.585 Single-Family Residences on Compact Lots

…

SECTION 30. Section 22.140.250 is hereby amended to read as follows:

22.140.250 Guest Houses

…

D. **Prohibitions.**

…

3. A guest house is not permitted on a compact lot.

SECTION 31. Section 22.140.585 is hereby added to read as follows:

22.140.585 Single-Family Residences on Compact Lots

A. **Purpose.** This Section is to provide for the development of single-family residences on compact lots in Zone R-2, R-3, and R-4 with appropriate development standards and regulations.

B. **Definitions.** Specific terms used in this Section are defined in Division 2 (Definitions), under "Single-family residence on a compact lot."

C. **Applicability.**

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1. This Section applies to the development of single-family residences on compact lots in Zone R-2, R-3, and R-4.

2. This Section shall not apply to the development of single-family residences on undersized lots, underwidth lots, or lots containing an area of less than 5,000 square feet as modified by a Housing Permit (Chapter 22.166), a Conditional Use Permit (Chapter 22.158), or a Variance (Chapter 22.194), if such lots are not shown on a tentative map and on the final map or parcel map with the words "DIVISION OF LAND FOR COMPACT LOT PURPOSES ONLY" printed on the face of the map.

D. **Application Requirement.**

1. A Conditional Use Permit (Chapter 22.158) application is required for the development of single-family residences on compact lots in Zone R-2, R-3, and R-4.

2. This application shall not be construed to authorize the modification of development standards listed in Subsection H, below, unless:

a. A Variance (Chapter 22.194) application is granted; or

b. As specified otherwise in Subsection H, below.

E. **Additional Application Material.** In addition to the materials required by the Conditional Use Permit Checklist pursuant to Section 22.158.030, the applicant shall submit a Burden of Proof statement that substantiates the additional findings required by Subsection F, below.

F. **Additional Findings.** The Commission or Hearing Officer shall approve an application for a Conditional Use Permit if the Commission or Hearing Officer finds that the application substantiates, in addition to those required by Section 22.158.050.B,

the following findings:

1. That the project is designed and configured to provide an appropriate response to the surrounding context;

2. That the project is designed and configured to create a high-quality living environment while addressing practical spatial needs; and

3. As specified in Subsection H, below, if applicable.

G. **Conditions of Approval.** The Commission or Hearing Officer may impose conditions governing the suitability of architecture as necessary to integrate any future addition, enlargement, alteration, or reconstruction within the compact lot subdivision and the surrounding area, including appearance of the proposed addition, enlargement, alteration, or reconstruction from surrounding properties.

H. **Development Standards.** Development of single-family residences on compact lots shall comply with the following development standards:

1. ***Required Area and Width.***

a. *Required Area.* Each compact lot shall contain the required area shown in Table 22.140.585-A, below. There is no required area for a parking-only lot.

Table 22.140.585-A: REQUIRED AREA OF COMPACT LOT (IN SQUARE FEET)			
Scenario	***R-2***	***R-3***	***R-4***
Some or all of the required parking spaces for the single-family residences within a compact lot subdivision are provided on a parking-only lot. [1] [2]	1200	1200	1200
Parking spaces are provided on each compact lot on which the single-family residence they are intended to serve is located.	1750	1750	1750; or 1450 if 1) only one parking space is provided on site; or 2) a mechanical parking stacker is used where two parking spaces are provided on site. [3]

Table 22.140.585-A: REQUIRED AREA OF COMPACT LOT (IN SQUARE FEET)			
Scenario	***R-2***	***R-3***	***R-4***
Notes: 1. Where a compact lot subdivision contains a parking-only lot, the required area of 1,200 SF shall apply to all compact lots within such subdivision, including those compact lots that have the parking spaces provided on-site of the property on which the single-family residence they are intended to serve is located. 2. The parking-only lot shall be labeled "Parking Only" on the tentative map. There is no required area for the parking-only lot. The design of the parking-only lot shall be subject to the provisions set forth in Section 22.112.080 (Parking Design) and Subsection H.8 (Parking), below. See Figure 22.04.050.I for possible configuration. 3. See Subsection H.8.c (Parking on Compact Lots), below, for additional requirements on the use of mechanical parking stackers.			

b. *Required Width.* Each compact lot shall contain the required width shown in Table 22.140.585-B, below. There is no required width for a parking-only lot.

Table 22.140.585-B: REQUIRED WIDTH OF COMPACT LOT (IN FEET)		
Scenario	***Compact Lot Frontage***	***Required Width***
Some or all of the required parking spaces for the single-family residences within a compact lot subdivision are provided on a parking-only lot. [1] [2]	Any configuration, including compact lots subject to Section 21.24.290.B.1.b.	24'
Parking spaces are provided on each compact lot on which the single-family residence they are intended to serve is located.	Compact lot fronts on a private common driveway perpendicular to a public right-of-way. [3]	38'
	Compact lot fronts on a public street, an alley, or a T-shaped driveway or an L-shaped driveway. [4]	29'; or 19' in Zone R-4 if 1) only one parking space is provided on site; or 2) a mechanical parking stacker is used where two parking spaces are provided on site. [5]
Notes: 1. Where a compact lot subdivision contains a parking-only lot, the required width of 24 feet shall apply to all compact lots within such subdivision, including those compact lots that have the parking spaces provided on-site of the property on which the single-family residence they are intended to serve is located. 2. The parking-only lot shall be labeled "Parking Only" on the tentative map. There is no required width for the parking-only lot. The design of the parking-only lot shall be subject to the provisions set forth in Section 22.112.080 (Parking Design) and Subsection H.8 (Parking), below. See Figure 22.04.050.I for possible configuration. 3. See Figures 22.04.050-E and 22.04.050-F for possible configurations. 4. See Figures 22.04.050-G and 22.04.050-H for possible configurations. 5. See Subsection H.8.c (Parking on Compact Lot), below, for additional requirements on the use of mechanical parking stackers.		

2. ***Required Yards.***

a. *General.* Table 22.140.585-C, below, identifies the minimum

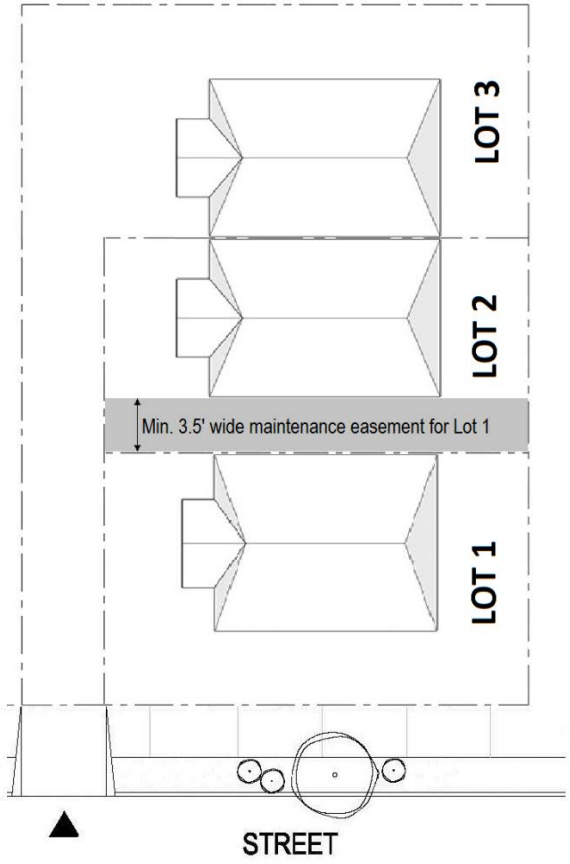
yard depths on compact lots:

TABLE 22.140.585-C:MINIMUM YARD DEPTHS ON COMPACT LOTS (IN FEET)	
Yard	***Minimum Depth***
Perimeter front yard	15
Perimeter corner side yard	5 or 7.5 if parcel being subdivided is a reversed corner lot.
Perimeter interior side yard	5
Perimeter rear yard	10
Internal yard	0 on one side and 3.5 on the opposite side. [1, 2]

Notes:

1. Where a zero lot line of a compact lot is adjoined by a zero lot line of an adjacent compact lot, the gap between the buildings shall be sealed with flashing to prevent the passage of water. Where a zero lot line of a compact lot is not adjoined by a zero lot line of an adjacent compact lot, a maintenance easement a minimum of 3.5 feet in width shall be recorded on the adjoining compact lot abutting the zero internal yard setback. For example, see Figure 22.140.585-A, below. With the exception of a zero lot line, each compact lot shall have internal yards of not less than 3.5 feet.
2. Where a compact lot abuts a parking-only lot, the internal yard abutting the parking-only lot shall be a minimum of 3.5 feet in depth.

FIGURE 22.140.585-A: MAINTENANCE EASEMENT IN INTERNAL YARD



b. *Exceptions.* Notwithstanding Subsection H.2.a, above, where an existing, legally-built single-family residence is to remain:

i. The depth of a yard between the existing single-family residence and an existing lot line shall be deemed to have the required yard depth even if the depth of said yard is less than the minimum yard depth identified in Table 22.140.585-C, above.

ii. If, as the result of a highway dedication required for the compact lot subdivision, the depth of a yard of the existing single-family residence is reduced to less than the minimum yard depth identified in Table 22.140.585-C, the depth of said yard shall be deemed to have the required yard depth.

iii. Exceptions provided by this Subsection H.2.b shall not apply to any proposed addition to the existing single-family residence.

3. ***Single-Family Residence Standards***. Sections 22.140.580.B (Minimum Building Width) and 22.140.580.C (Minimum Floor Area) shall not apply to single-family residences on compact lots.

4. ***Minimum Width of Ground Floor Habitable Space.*** The ground floor of a single-family residence on a compact lot shall contain a habitable space of at least 14 feet in width.

5. ***Minimum Floor Area.*** A single-family residence on a compact lot shall have a floor area of not less than 575 square feet.

6. ***Maximum Height.*** A single-family residence on a compact lot shall not exceed two stories and 35 feet above grade in height. A detached accessory structure on a compact lot shall not exceed one story and 15 feet above grade in height,

except that such detached accessory structure may be two stories and 25 feet above grade in height if it contains habitable spaces above a garage or carport.

7. ***Projections into Private Common Driveways.*** Any portion above the level of the first floor of a building may project into a private common driveway, provided that such driveway is at least seven and one-half feet in width open to the sky. Projection is prohibited when the private common driveway is designated a fire lane by the Fire Department.

8. ***Parking.*** Parking shall be provided in compliance with Chapter 22.112 (Parking), with the following exceptions:

a. *General*.

i. Notwithstanding Section 22.112.040.C.1:

(a) A person shall not keep, store, park, maintain, or otherwise permit any vehicle or any component thereof on a private common driveway, in the required perimeter front yard, the required perimeter corner side yard, or the required internal yard where there is a maintenance easement as required in Subsection H.2.a, above, or any additional area situated between the highway or street and any building or structure located thereon.

(b) Uncovered parking spaces may be located within the required perimeter rear yard, or any additional area situated between an alley and any building or structure located thereon.

ii. Notwithstanding Section 22.112.040.C.3, a person shall not keep and maintain a historic vehicle collection in a compact lot subdivision.

iii. Notwithstanding Section 22.112.080.B.1.c.i (Tandem

Parking Spaces for Residential Uses), parking spaces in a compact lot subdivision may not be developed as tandem parking spaces except as provided in Subsection H.8.c.i, below.

b. *Parking-Only Lot*. Some or all of the parking spaces required pursuant to Section 22.112.070 (Required Parking Spaces) may be provided on a parking-only lot within a compact lot subdivision, subject to the following:

i. Ownership. Owners whose parking spaces are located on the parking-only lot shall own a share of said lot.

ii. Location. The parking-only lot shall not abut on a highway or street, except where the parcel of land to be subdivided is a corner lot, the parking-only lot may front the side street subject to the screening requirements provided in Subsection H.8.b.iii.(a), below.

iii. Screening.

(a) Perimeter Corner Side Yard. A solid masonry wall not less than 30 inches nor more than 42 inches in height shall be established parallel to and not nearer than five feet to the perimeter corner side lot line. All areas between the solid masonry wall and the perimeter corner side lot line that are not used for a driveway shall be fully landscaped with drought-tolerant plants. For example, see Figure 22.140.585-B, below.

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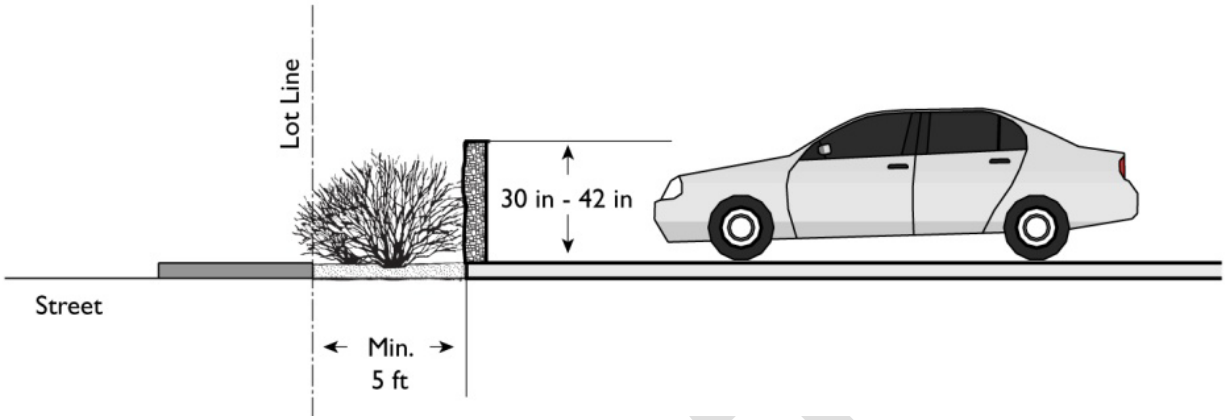
FIGURE 22.140.585-B: PARKING-ONLY LOT SCREENING AND LANDSCAPING – PERIMETER CORNER SIDE YARD



(b) Perimeter Interior Side and Perimeter Rear Yards. Where a parking-only lot is located adjacent to the perimeter interior side or perimeter rear lot lines of a compact lot subdivision, a solid masonry wall not less than five feet nor more than six feet in height shall be established along such lot lines, except that where such wall is located within 10 feet of any alley and would interfere with the line-of-sight of the driver of a motor vehicle leaving the property on a driveway, or moving past a corner at the intersection of two streets or highways, said wall shall not exceed a height of 42 inches.

c. *Parking on Compact Lots.* Where parking spaces are provided on a compact lot:

i. Tandem parking spaces are allowed on alley-fronting compact lots where vehicles back directly onto the alley.

ii. Mechanical parking stackers may be used where two parking spaces are provided in a garage in Zone R-4.

d. *Modification*.

i. Reduction in the number of required parking spaces shall be

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subject to Section 22.112.020.B (Reduction of Required Parking and Loading Spaces).

ii. In granting the Conditional Use Permit (Chapter 22.158), the Commission or Hearing Officer may modify the following standards:

(a) Maneuvering aisle. The width of a maneuvering aisle serving standard parking spaces may be reduced to 23 feet where such standard parking spaces have a minimum width of 10 feet based on a 90-degree parking layout, and the Commission or Hearing Officer finds that the topographic features or other site conditions create an unnecessary hardship or unreasonable regulation or make it obviously impractical to require compliance with the provision of Section 22.112.080.B.2.a (Standard).

(b) Screening. The solid masonry wall required in Subsection H.8.b.iii (Screening), above, may be substituted by a decorative fence or wall or a landscaped berm where, in the opinion of the Commission or Hearing Officer, such fence, wall, or landscaped berm will adequately comply with the intent of the aforementioned Subsection.

iii. Regulations in Subsections H.8.a.i.(a), H.8.a.ii, and H.8.b.i, above, may not be modified.

9. ***Private Usable Open Space.*** Each compact lot shall provide private usable open space on-site, subject to the following regulations:

a. *Minimum Dimensions*. Each compact lot shall provide no less than a total of 100 square feet of private usable open space, of which at least one open space area shall have a minimum dimension of eight feet wide by eight feet long. Parking areas, driveways and internal yards with maintenance easements shall not

count as private usable open space.

b. *Projections Permitted*. Projections into the required private usable open space shall be limited to three feet, provided that there is a minimum eight-foot vertical clearance under such projections.

c. *Modification*. In granting the Conditional Use Permit (Chapter 22.158), the requirement of Subsection H.9.a., above, regarding the total square footage of private usable open space per compact lot maybe reduced by up to ten percent by the Commission or Hearing Officer.

10. ***On-Site Tree Planting and Landscaping.***

a. *Amount of Trees*.

i. A minimum of one tree shall be planted within a required perimeter front yard for every 25 feet of street frontage. Street trees located within the right-of-way may count towards meeting this requirement.

ii. A minimum of one tree shall be planted on each of the other compact lots not subject to Subsection H.10.a.i., above.

iii. A minimum of one tree for every four uncovered parking spaces shall be planted on a parking-only lot that contains uncovered parking spaces.

iv. If the number of trees required by this Subsection H.10.a contains a fraction, that fraction shall be rounded to the nearest whole number. Any such fraction equal to or greater than 0.50 shall be rounded up to the nearest whole number and any such fraction less than 0.50 shall be rounded down to the nearest whole number.

b. *Tree Species*. The tree species planted pursuant to Subsection

H.10.a shall be those that provide adequate shade, are not invasive, are resistant to local pests and diseases, are adaptable to the local climate, and are appropriate for the planting location. The Director of Regional Planning shall prepare and maintain the Tree Species List, which shall contain a list of tree species which the Director of Regional Planning has determined to satisfy the first three criteria set forth in this Subsection H.10.b.

c. *Tree Sizes*.

i. All required trees pursuant to Subsections H.10.a.i and H.10.a.iii, above, shall be a minimum of a 24-inch box in size at the time of planting.

ii. All required trees pursuant to Subsection H.10.a.ii, above, shall be a minimum of 15 gallons in size, and shall have a minimum trunk diameter of .75 inches as measured six inches above the soil line at the time of planting.

d. *Tree Locations*.

i. Trees shall be planted in locations that maintain the required lines of sight unobstructed for safe pedestrian and vehicular movement and will not cause root damage to the sidewalk or other public infrastructure, to the satisfaction of the Los Angeles County Public Works.

ii. Trees planted adjacent to the buildings or fire lanes shall be placed in locations that do not adversely impact Fire Department operations or response times, to the satisfaction of the Fire Department.

iii. Trees within the required perimeter front yard shall be planted in locations that maximize the shade coverage onto the sidewalk. When multiple trees are required pursuant to Subsection H.10.a.i, above, their trunks shall be planted

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a maximum distance of 25 feet apart. Street trees that are counted towards meeting the requirement of Subsection H.10.a.i, above, regarding the amount of trees shall also be subject to this 25-foot spacing limit.

iv. For parking-only lots that contain uncovered parking spaces, trees shall be planted in locations where a minimum of 50 percent shade coverage of the uncovered parking area is anticipated within 15 years of planting the required trees. A shade plan meeting the specifications set forth in the Tree Planting Guide, to be maintained by the Director, is required.

v. No trees shall be planted in the required internal yard where there is a maintenance easement as required in Subsection H.2.a, above.

e. *Tree Maintenance*.

i. Trees shall be supported with staking and ties that are made of soft and mold resistant material (such as rubber), until the trees are able to support themselves; and

ii. Trees failing to survive shall be replaced.

f. *Waiver or Modification of Tree Planting Requirements*. In granting the Conditional Use Permit (Chapter 22.158), the requirements of Subsection H.10.a, above, regarding the amount of trees that must be planted maybe waived or modified by the Commission or Hearing Officer when:

i. The requirements are physically impractical because of existing development;

ii. Mature trees already exist on-site at the required locations;

iii. The requirements are found to be impractical due to

topographic conditions, neighborhood patterns, or are otherwise not beneficial to the area;

iv. The applicant documents in a notarized letter by a certified arborist, submitted to the Director, that the required trees will not survive on the site due to the soil type thereon; or

v. The requirements would conflict with other provisions set forth in the Los Angeles County Code. When, pursuant to this Subsection H.10.f, the Director reduces the required shade area for a parking-only lot that contains uncovered parking spaces because there is not enough square footage for both the required shade area and the required parking, so long as the parking requirements are met, the Director may replace the tree requirements intended to create the shade area with a cool pavement requirement, preferably permeable, to be used in uncovered parking areas as defined in Division 2 (Definition).

g. *Landscaping*.

i. Required perimeter front and corner side yards, excluding areas covered by accessory buildings, accessory structures and equipment, or architectural features such as driveways, walkways, uncovered porches, and fireplace structures, shall be entirely permeable and of that area, at least 75 percent landscaped with drought-tolerant plants.

ii. All other areas not covered by buildings, parking areas, driveways, walkways, or private usable open space shall be landscaped with drought-tolerant plants.

iii. Modification. In granting the Conditional Use Permit (Chapter

22.158), the requirements of this Subsection H.10.g. regarding the square footage of landscaped areas may be reduced by up to ten percent by the Commission or Hearing Officer.

h. *Planting and Irrigation Plan Required.* Landscape plans shall be submitted with an application for the development of single-family residences on compact lots. The landscape plans shall be prepared by a licensed landscape architect or a certified landscape designer (APLD) and include a scale map of the project site that shows the location, species, and size of each plant to be included in the site landscaping as well as a detailed depiction of the proposed irrigation system.

11. ***Fences and Walls.*** Sections 22.110.070.B.1 through B.5 shall not apply to fences and walls within a compact lot subdivision, which instead shall be subject to the following regulations:

a. *General*. Except as specified otherwise in this Subsection H, walls and fences, including retaining walls within a compact lot subdivision shall not exceed six feet in height.

b. *Perimeter Front and Perimeter Corner Side Yards*.

i. Fences and walls within the required perimeter front and perimeter corner side yards shall not exceed three and one-half feet in height.

ii. At least 50 percent of the area of a fence or wall shall be non-view obscuring if such fence or wall is erected on the front or corner side lot line of the perimeter of a compact lot subdivision.

iii. If less than 50 percent of the area of a fence or wall is non-view obscuring, such fence or wall shall be set back at least three feet from the front or

corner side lot line of the perimeter of the compact lot subdivision. The area between such fence or wall and the front or corner side lot line of the perimeter of the compact lot subdivision shall be landscaped with drought-tolerant plants.

c. *Perimeter Rear Yard with Access from an Alley*. Where there is a vehicular access from an alley, fences and walls within five feet of the rear lot line of the perimeter of the compact lot subdivision shall not exceed three and one-half feet in height.

d. *Internal Yard with Maintenance Easement.*

i. No walls or fences shall be erected in the required internal yard where there is a maintenance easement as required in Subsection H.2.a, above.

ii. Notwithstanding Subsection H.11.d.i, above, a wall or fence may be erected on or along an interior lot line between two abutting compact lots, so long as:

(a) The exterior wall of the zero-lot-line single-family residence is not obstructed by any freestanding walls or fences; and

(b) The owner or resident of the zero-lot-line single-family residence shall have unrestricted access to the maintenance easement at all time. An unrestricted access may include an unlocked gate.

e. *In Proximity to Private Common Driveways.* Fences and walls within five feet of a private common driveway shall not exceed three and one-half feet in height.

f. *Retaining Walls Topped with Walls or Fences.*

i. Where a retaining wall protects a cut below the natural grade

and is located on a perimeter front, perimeter side, perimeter rear, or an interior lot line, such retaining wall may be topped by a fence or wall of the same height that would otherwise be permitted at the location if no retaining wall existed. Where such retaining wall contains a fill, the height of the retaining wall built to retain the fill shall be considered as contributing to the permissible height of a fence or wall; provided that a non-view obscuring fence of three and one-half feet may be erected at the top of the retaining wall for safety protection.

ii. Where a wall or fence is located in the required yard adjacent to a retaining wall containing a fill, such wall or fence shall be set back from said retaining wall a distance of one foot for each one foot in height, to a maximum distance of five feet. This does not permit a wall or fence in a required yard higher than permitted by this Subsection H. The area between such wall or fence and said retaining wall shall be landscaped and continuously maintained in good condition.

12. ***Exterior Lighting*****.** On-site exterior lighting shall be subject to the following restrictions:

a. The light source, such as light bulb, shall not be directly visible to the eye.

b. Exterior lighting shall not produce spill light onto adjacent lots or into the night sky.

13. ***Accessory Buildings in Required Yards*****.** Section 22.110.030 shall not apply to accessory buildings on compact lots, which instead shall be subject to the following regulations:

a. *Garages or Carports within Perimeter Front Yards on Sloping*

Terrain. A one-story attached or detached garage or carport may be used within a required perimeter front yard on sloping terrain, provided that:

i. The difference in elevation between the curb level and the natural ground at a point 25 feet from the highway line is five feet or more; or where there is no curb that a slope of 20 percent or more from the property line parallel to the public right-of-way to a point on natural ground 25 feet from said property line exists. Measurement in all cases shall be made from a point midway between the two lot lines of the compact lot on which the garage or carport is located perpendicular to the property line parallel to the public right-of-way;

ii. The garage or carport is located not closer than five feet to a highway line; and

iii. The garage or carport does not exceed a height of 15 feet above the level of the centerline of the adjoining street or highway.

b. *Garages or Carports in Perimeter Interior Side and Perimeter Rear Yards*. One-story detached garage or carport may be used within a required perimeter interior side or perimeter rear yard, provided that:

i. The garage or carport may be used within a required perimeter interior side yard only if the garage or carport is located on a compact lot or parking-only lot with one of its boundary lines being the perimeter rear lot line of the compact lot subdivision;

ii. Where the garage or carport has direct vehicular access to an alley, the distance between the garage or carport and the opposite right-of-way line of the alley shall be the same as the required maneuvering aisle width set forth in Section

22.112.080.B.2 (Maneuvering Aisles) or Subsection H.8.d.ii.(a) (Maneuvering aisle), above;

iii. The provision is made for all roof drainage to be taken care of on the same compact lot, or as permitted by the low impact development requirements of Chapter 12.84 of Title 12 of the Los Angeles County Code, subject to the applicability provisions of said Chapter; and

iv. No more than 50 percent of the required perimeter rear yard shall be covered by buildings or other roofed structures.

c. *Other Accessory Buildings in Perimeter Rear Yards*. Other one-story accessory buildings permitted in the zone may be used within a required perimeter rear yard, provided that:

i. Such buildings are not placed within a required perimeter corner side or perimeter interior side yard;

ii. Such buildings are placed not closer than five feet to the rear lot line of the perimeter of the compact lot subdivision; and

iii. No more than 50 percent of the required perimeter rear yard shall be covered by buildings or other roofed structures.

14. ***Accessory Structures, Equipment, and Other Elements in Required Yards.*** Section 22.110.040 shall not apply to accessory structures and equipment on compact lots, which instead shall be subject to the following regulations:

a. *Planter Boxes and Masonry Planters.* Planter boxes or masonry planters, including the plants therein, shall not exceed a height of three and one-half feet in the required perimeter front and corner side yards, and in the required perimeter

rear yard where there is a vehicular access from an alley.

b. *Guard Railings or Fences for Safety Protection.* Guard railings or fences for safety protection adjacent to depressed ramps may be placed in any yard, provided that:

i. A railing or fence is used; and

ii. Such railing or fence does not exceed a height of three and one-half feet.

c. *Driveways, Walkways, and Patio Slabs.* Driveways, walkways, patio slabs, and other areas constructed of concrete, asphalt, or similar materials, and wooden decks, may be used in any required yard. The maximum height of such structures in a required yard may not exceed one foot above ground level. Steps providing access between areas of different elevation on the same property are included in this requirement.

d. *Ground-Mounted Equipment.* Ground-mounted air conditioners, heaters, filters, and fans may be used in required perimeter rear yards, provided that:

i. Such structures or equipment are at least two and one-half feet from any lot line; and

ii. Such structures or equipment do not exceed a height of six feet measured from the base of the unit.

e. *Equipment in Perimeter Rear Yards*. The following equipment may be placed in perimeter rear yards:

i. Trash enclosures.

ii. Movable dog houses.

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iii. Moveable children's play equipment.

f. *Temporary Signs in Perimeter Front Yards*. Temporary signs advertising the sale or lease of the premises on which the sign is located may be placed within the perimeter front yard if a minimum setback of 10 feet is maintained from the highway line. All such signs shall comply with Chapter 22.114 (Signs).

15. ***Distance between Accessory and Main Buildings on Compact Lots.*** Section 22.110.050.A shall be superseded by the following regulations:

a. A minimum distance of three and one-half feet shall be required between a main residential building and an accessory building on a compact lot.

b. Projections are prohibited within such minimum.

16. ***Projections into Yards.*** Section 22.110.090 shall be superseded by the following regulations:

a. Projections are prohibited within the required internal yard.

b. The following projections are permitted in the required perimeter yards subject to the provisions of this Title 22 and of Title 26 (Building Code) or Title 30 (Residential Code), as applicable, of the County Code:

i. Eaves and Cantilevered Roofs. Eaves and cantilevered roofs may project a maximum distance of two and one-half feet into any required perimeter yard, provided that:

(a) Such eaves or cantilevered roofs are not closer than two and one-half feet to any lot line or highway line;

(b) No portion of such eaves or cantilevered roofs are less than eight feet above grade; and

(c) There are no vertical supports within the required perimeter yard.

ii. Awnings and Canopies. Awnings and canopies may project a maximum distance of two and one-half feet into a required perimeter interior side or perimeter corner side yard, and five feet into a required perimeter front or perimeter rear yard, provided that:

(a) Such structures are not closer than two and one-half feet to any lot or highway line;

(b) Such structures have no vertical support within such perimeter yard; and

(c) Such awnings or canopies extend only over the windows or doors to be protected, and for not more than one foot on either side thereof.

iii. Fireplace Structures. Fireplace structures not wider than eight feet measured in the general direction of the wall of which they are a part, buttresses, and wing walls may project a maximum distance of two and one-half feet into any required perimeter yard, provided that:

(a) Such structures are not closer than two and one-half feet to any lot or highway line; and

(b) Such structures shall not be utilized to provide closets or otherwise increase usable floor area.

iv. Uncovered Porches, Platforms, Landings, and Decks. Uncovered porches, platforms, landings, and decks, including any access stairs exceeding an average height of one foot, which do not extend above the level of the first

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floor may project a maximum distance of three feet into a required perimeter interior side or perimeter corner side yard, and a maximum distance of five feet into a required perimeter front or perimeter rear yard, provided that:

(a) Such porches, platforms, landings, and decks shall not be closer than two feet to any lot or highway line; and

(b) Such porches, platforms, landings, and decks are open and unenclosed; provided, that an openwork railing not to exceed three and one-half feet in height may be installed.

v. Rain Conductors. Rain conductors, spouts, utility-service risers, shut-off valves, water tables, sills, capitals, bases, cornices, and belt courses may project a maximum distance of one foot into any required perimeter yard.

vi. Equipment. Water heaters, water softeners, and gas or electric meters, including service conduits and pipes, enclosed or in the open, may project a maximum distance of two and one-half feet into a required perimeter interior side or perimeter rear yard, provided that such structures or equipment are not closer than two and one-half feet to any lot line. Gas meters, if enclosed or adequately screened from view by a structure permitted in the yard, may project a maximum distance of two and one-half feet into a required perimeter front or perimeter corner side yard, provided that such equipment is not closer than two and one-half feet to any lot or highway line.

vii. Stairways and Balconies. Stairways and balconies above the level of the first floor may project a maximum distance of two feet into a required perimeter interior side or perimeter corner side yard, or four feet into a required

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perimeter front or perimeter rear yard, provided that:

(a) Such stairways and balconies shall not be closer than three feet to any lot or highway line;

(b) Such stairways and balconies are open and unenclosed; and

(c) Such stairways and balconies are not covered by a roof or canopy except as otherwise provided by Subsection H.16.b.ii (Awnings and Canopies), above.

viii. Covered Patios. Covered patios attached to a dwelling unit may project into a required perimeter rear yard, provided that:

(a) Such patio roofs are not closer than five feet to any lot line;

(b) No more than 50 percent of the required perimeter rear yard is covered by buildings or other roofed structures; and

(c) Such patio shall remain permanently open and unenclosed on at least two sides. This provision does not preclude the placement of detachable screens.

ix. Uncovered Patios. Uncovered patios shall comply with Subsection H.13.c (Other Accessory Buildings in Perimeter Rear Yards), above.

x. Wall and Window Mounted Air Conditioners, Coolers, and Fans. Wall- and window-mounted air conditioners, coolers, and fans may be used in any required perimeter yard, provided that such equipment is not closer than two and one-half feet to any lot line.

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17. ***Yard Provisions in Specific Plans and Community Standards Districts.*** Where a Specific Plan or a Community Standards District specifies a provision pertaining to a required yard, such as building setback, front yard landscaping, or street fencing, said provision shall apply to the equivalent perimeter yard of a compact lot subdivision.

SECTION 32. Section 22.140.640 is hereby amended to read as follows:

22.140.640 Accessory dwelling units

...

F. **Use Restrictions.**

1. An accessory dwelling unit may be developed on a lot other than a compact lot as defined in Division 2 (Definition), that is owned by the owner of the primary residence and that either:

a. Contains at least one legally established detached single-family residence; or

b. Will have at least one new detached single-family residence permitted concurrently with the accessory dwelling.

…

SECTION 33. Section 22.242.050 is hereby amended to read as follows:

22.242.050 Infractions

Violations of the provisions contained in the following list are deemed infractions:

…

C. Keeping or parking of vehicles in violation of Section 22.112.040.C (Residential and Agricultural Zones), Section 22.140.585.H.8.a.i.(a), or Section 22.140.585.H.8.a.ii.

SECTION 34. Section 22.300.020 is hereby amended to read as follows:

22.300.020 Application of Community Standards Districts to Property

…

B. **Exceptions.**

…

3. ***Compact Lot Subdivisions.*** Any CSD provisions pertaining to a required yard shall apply to the equivalent perimeter yard of a compact lot subdivision pursuant to Section 22.140.585.H.17 (Yard Provisions in Specific Plans and Community Standards Districts).

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