

Roosevelt

Community Standards District

Roosevelt community
Standards District Ordinance
Ordinance NO. _____

An Ordinance amending Title 22- Planning and Zoning of the Los Angeles County Code to establish the Roosevelt Community Standards District.

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

SECTION 1. Section 22.44.xxx of the Los Angeles County Code is amended to add the Roosevelt Community Standards District as follows:

SECTION 2. Section 22.44.xxx is added to read as follows

22.44.xxx Roosevelt Community Standards District

A. Purpose. The Roosevelt Community Standards District (Herein known as RCSD) is established to protect and enhance the rural, equestrian and agricultural character of the community and its sensitive natural features including: significant ecological areas, flood plains, hillsides, desert terrain, and archeological resources.

The Standards are also to ensure reasonable access to public riding and hiking trails, to minimize the impacts of urban infrastructure such as street lights, concrete sidewalks and concrete flood control systems that would alter the

community's character while providing for adequate drainage and other community safety features.

B. District Boundary. The intersection of 40th street east and avenue K east to the centerline of 120th street east, north to the centerline of east avenue J, east to the easterly Los Angeles County line, north to the northeast corner of the Los Angeles County line, west to the centerline of 40th street east, south to the intersection of 40th street east and avenue K, excluding those areas incorporated into the city of Lancaster and those areas within the boundaries of Edwards Air Force Base.

C. Applicability. The provisions contained in this section shall not apply to:

1. Specific Plans and Development Agreements within the RCSD Boundary approved prior to the adoption of this CSD, unless and until said plans and Agreements are no longer valid or expire.

2. The following types of applications for permits submitted and determined to be complete filings prior to the application of this CSD. However, time extensions or renewals issued after the adoption of this CSD must comply with the provisions of the CSD unless otherwise required by state law or county ordinance:

- a. Building permits;
- b. Tentative maps and parcel maps;
- c. General plan amendments;
- d. All zoning permits, including approved zone changes, conditional use permits, variances, site plan reviews and all other types of zoning permits.

3. All existing buildings and all existing structures and facilities of any type, as long as:

a. Construction, maintenance or addition to the existing structure carried out at any time after the approval of this CSD does not cumulatively increase existing floor area by more than 25 percent; or,

b. There is no change carried out after the approval of this CSD which will result in increasing the occupancy load or parking requirements of an existing use.

Community Wide Standards

1. Residential and Agriculture zones: minimum lot area. New single-family residential lots shall contain a gross area of not less than 5 acres or 10 acres in ecologically sensitive areas. Ecologically sensitive areas include the watersheds of Littlerock and Big Rock Creeks, and any FEMA designated flood zones.
2. Setbacks shall be from the ultimate right of way 25' in front yard, 10' side yard, 20' in rear yard. Ultimate right of ways are as follows:

Primary streets, 50 feet from centerline (Avenues D, E, F, G, H, I, J, K and 40th, 50th, 60th, 70th, 80th, 90th, 100th, 110th, 120th, 130th, 140th streets East.) Secondary streets, 42 feet from centerline (Avenues D-8, E-8, F-8, G-8, H-8, I-8, J-8, and 45th, 55th, 65th, 75th, 85th, 95th, 105th, 115th, 125th, 135th streets east) All others are 32 feet from centerline.
3. In order to preserve the rural/farm/ranch nature of the RCSD, the following uses are prohibited:

- a. Mobile Home Parks
 - b. Apartment Complexes
 - c. Group Homes
 - d. Half-way houses
 - e. Substance abuse, recovery, and or treatment centers
 - f. Camps
4. Exterior Lighting. Exterior Lighting shall be designed to prevent off-site illumination and glare by deflecting light away from adjacent parcels, public areas, and the night sky.
5. Street Improvements.
- a. The maximum paved width of secondary streets shall not exceed 24 feet of paving with unpaved shoulders, provided, however, that such width meets applicable safety and access requirements as determined by the Department of Public Works, and the County Fire Department.
 - b. Curbs, gutters, and sidewalks shall not be required on secondary streets. Inverted shoulder cross-sections will be specified for secondary streets unless an alternate design is necessary for public safety, as determined by the Department of Public Works.
 - c. Street Lights. In order to preserve the rural character of the area and prevent street lights from shining into the night sky and

adjacent properties, the following shall apply throughout the CSD, regardless of lot size:

- I. Street lights shall be required only where necessary for the safety of pedestrian and vehicular traffic, as determined by the Department of Public Works.
- II. Street lights shall be placed the maximum distance apart and be of the minimum lumens allowable by the Department of Public Works.

6. Fences. Solid fences in excess of 42" must be at ultimate right of way.

Ultimate right of ways are as follows: Primary streets, 50 feet from centerline(Avenues D, E, F, G, H, I, J, K and 40th, 50th, 60th, 70th, 80th, 90th, 100th, 110th, 120th, 130th, 140th streets East.) Secondary streets, 42 feet from centerline(Avenues D-8, E-8, F-8, G-8, H-8, I-8, J-8, and 45th, 55th, 65th, 75th, 85th, 95th, 105th, 115th, 125th, 135th streets east) All others 32 feet from centerline. Fences are required to be a uniform natural color (earth tones or white). Fences are required to be well maintained.

7. Trail System, Equestrian trails are superimposed on ultimate right of way of existing streets, with the 10 foot section starting 10' from the edge of the ultimate right of way on both sides dedicated for equestrian trails excluding primary streets. It is the intent of this CSD to **not** take more private land for a trails system and to utilize the existing required dirt shoulders of existing streets as a dedicated trail system.

8. Windmills are to be permitted up to 60'.
9. No restrictions on antennas.
10. Alcoholic Beverage Sales. Establishments which are required by Los Angeles County Zoning Ordinances Section 22.56.195, to obtain a Conditional use permit in order to sell alcoholic beverages for on-site consumption, shall be located not less than 1000 feet from a place used exclusively for religious worship, schools, parks, playgrounds or any similar use.
11. Truck access. Other than during the hours from 8:00 a.m. to 5:00 p.m., Monday through Friday, excluding Farming trucks, industrial properties with multiple street frontages shall permit access to trucks only from the street that is furthest away from any adjacent or nearby residential zone.
12. Home businesses. Home businesses not requiring public interaction are allowed with no restrictions. Home businesses requiring public interaction shall comply with all applicable county standards and operate from 8:00 to 5:00 Monday through Saturday only.
13. Outside storage. In addition to the requirements of section D of Section 22.28.270, outside storage shall be kept orderly. Cargo containers up to 8' X 40' are allowed for use of storage. **Prohibited:** storage of any materials without active permit or residence on site on any site or parcel. Storage of debris without a permit or permitted residence.

Storage of unpermitted mobile homes on any site or parcel is specifically prohibited.

14. Outdoor businesses. All principle business activities, except parking, conducted outside an enclosed structure within 600 feet of a residential zone or sensitive use shall require a site plan review, A sensitive use shall be defined as a school, park, playground, childcare center, senior citizen center, church, or temple.

15. Billboard signs. The RCSD shall be designated a billboard exclusion zone in compliance with Part 3 of Chapter 22.40. All commercial signage must be specific to onsite business and comply with applicable county ordinances. Signage shall be unobtrusive, focus all light directly on the sign, not be higher than the highest point of the building (excluding chimneys and antennas) it is on or associates with, and shall not be internally illuminated.

16. Prohibited. Any structure on a parcel without a permitted single family residence on less than 10 acres.

17. Livestock/Poultry/Fowl. Livestock, poultry, or fowl shall not be housed on any parcel without a permitted residence on less than 10 acres. Fowl/Poultry; Domesticated fowl is defined to mean pigeons, dove, caged birds and other properly domesticated fowl.

- a. No more than twenty (20) adult roosters/fighting cocks or fowl on any residential/agricultural lot (RA zoned lots), and;

- b. All fowl must be properly housed 50' from any dwelling and be in compliance with all Los Angeles County Health Codes (Title 22, chapter 52)

18. Directors review. A directors review, set forth in part 12 of chapter 22.56, shall be required for the determination of whether or not a proposed development complies with the provisions of the development standards prescribed in this section. Where a site plan is submitted with an application for a permit, variance, nonconforming use or structure review, said site plan shall be sufficient to fulfill the requirements of this CSD and no separate site plan application for director's view, or additional fee, shall be required under the provisions of this subsection-provided that sufficient information to determine compliance with this section is included with the application submitted.

19. Nonconforming Residential Use. Nonconforming residential use in Zones C-M and M-1 shall be exempt from the following:

- a. The termination periods (define) set forth in Section 22.56.1540 as long as the residential use continues; and
- b. The provisions in Subsection G.1 and G.2 of section 22.56.1510

20. Town Council Notification: To ensure that the elected Roosevelt town Council is informed within reasonable time and has an opportunity to review and comment on projects proposed within the district, the secretary of the Roosevelt Town Council shall be notified by the Department of Regional Planning as new cases are filed within the

RCSD. Such notification shall be made upon staff determination of a complete case filing and shall contain information describing the proposed project. Notification may be by Mail with a return receipt or electronically with a return acceptance received. Types of cases on which such notification is required include:

- a. Zone Changes
- b. Land Divisions
- c. Conditional Use permits
- d. Plan Amendments
- e. Variances

21. Applicability. The preceding standards shall apply as appropriate to any land division, building permit for either a new structure or a specified addition to an existing structure, or grading permit. Modifications to any standards in the subsection are only available pursuant to the terms and conditions of a conditional use permit, as provided for in Title 22 Section 56, Part 1.

