

COMMUNITY STANDARDS

FOR THE

TOWN OF QUARTZ HILL

*dated*  
*February 21, 2012*

---

**Revised: February 20, 2012**

This page left blank intentionally

**Table of Contents**

COMMUNITY STANDARDS FOR THE TOWN OF QUARTZ HILL.....1

Table of Contents .....3

I. Intent and purpose: .....5

II. Definitions .....5

III. Quartz Hill Community Standards District Boundaries.....7

IV. Business District .....7

V. Community Wide Development Standards .....8

VI. Walls, fences and mechanical equipment on ½ Acre Lots or Larger .....8

VII. Exterior Lighting.....9

VIII. Preservation of natural vegetation .....9

IX. Signs .....10

X. Farm Animals .....11

XI. Rural dogs and cats--Limitations. ....12

XII. Home Business .....13

XIII. Streets and Roads .....13

XIV. Lot Size .....14

XV. Utilities .....15

XVI. Storage Sheds .....15

XVII. Truck Operations and Parking .....15

XVIII. Cargo Storage Containers for Incidental Storage .....18

Gross Acreage.....18

TEU's .....18

XIX. Collector Cars and Motor Vehicles .....20

XX. Rural Artifacts .....22

XXI. Other Recreational Vehicles .....22

XXII. Alternative Energy Applications .....23

    Alternate Energy Bill of Rights .....23

Addendum A.....25

Glossary.....26

## Quartz Hill Community Standards

### ***I. Intent and purpose:***

The Quartz Hill Community Standards District is established to protect and enhance the rural, equestrian and agricultural character of the community and its sensitive features including significant ecological areas, floodplains, hillsides, archaeological resources, multipurpose trail system, and Western heritage architectural theme. The standards are intended to ensure reasonable access to public riding and hiking trails, and to minimize the need for installation of infrastructure such as sewers, streetlights, concrete sidewalks and concrete flood control systems that would alter the community's character, while providing for adequate drainage and other community safety features

Those conditions which were in effect prior to the implementation of the Standard and which were legitimate prior to that implementation, are grand-fathered by this clause and may continue in their present status unless changes are required by other directives. The provisions of this Standard, however, will be applicable to new facilities, activities, etc., and to changes in old facilities, activities, etc.

### ***II. Definitions***

On the Land Use Policy Map, rural town areas are designated as Residential or as Rural Land, depending on the density of existing residential development. These designations include, but are not limited to, the following:

#### **A. Residential**

1. Residential 2 (H2) – Maximum density of two (2) residential units for each one (1) net acre of land;
  - a) R-A Residential Agricultural Zoning Designation
  - b) R-1 Single Family Residence Zoning Designation
2. Residential 5 (H5) – Maximum density of five (5) residential units for each one (1) net acre of land;
  - a) R-A Residential Agricultural Zoning Designation
  - b) R-1 Single Family Residence Zoning Designation
3. Residential 9 (H9) – Maximum density of nine (9) residential units for each one (1) net acre of land;
  - a) R-A Residential Agricultural Zoning Designation
  - b) R-1 Single Family Residence Zoning Designation
4. Residential 18 (H18) – Maximum density of eighteen (18) residential units for each one (1) net acre of land;

- a) R-2 Two Family Residence Zoning Designation
- b) R-3 Limited Multiple Residence Zoning Designation

5. Residential 30 (H30) – Maximum density of thirty (30) residential units for each one (1) net acre of land;

- a) R-3 Limited multiple Residence Zoning Designation

B. Rural

1. Rural Land .5 (RL.5) – Maximum density of one (1) residential unit for each one-half (1/2) gross acre of land;

- a) A-1 Light Agricultural Zoning Designation

2. Rural Land 1 (RL1) – Maximum density of one (1) residential unit for each one (1) gross acre of land;

- a) A-1 Light Agricultural Zoning Designation

3. Rural Land 2 (RL2) – Maximum density of one (1) residential unit for each two (2) gross acre of land;

- a) A-1 Light Agricultural Zoning Designation

4. Rural Land 5 (RL5) – Maximum density of one (1) residential unit for each five (5) gross acre of land;

- a) A-1 Light Agricultural Zoning Designation

5. Rural Land 10 (RL10) – Maximum density of one (1) residential unit for each ten (10) gross acre of land;

- a) A-2 Heavy Agricultural Zoning Designation

6. Rural Land 20 (RL20) – Maximum density of one (1) residential unit for each twenty (20) gross acre of land;

- a) A-2 Heavy Agricultural Zoning Designation

7. Rural Land 40 (RL40) – Maximum density of one (1) residential unit for each forty (40) gross acre of land;

- a) A-2 Heavy Agricultural Zoning Designation

C. Business – Commercial/Industrial

1. Commercial

- a) Rural Commercial (CR) – R-C Rural Commercial Zoning Designation
  - b) Rural Commercial/Mixed Use (CR-MU) – R-C Rural Commercial Zoning Designation
2. Industrial
- a) Light Industrial (IL) – M-1 Light Manufacturing Zoning Designation
  - b) Heavy Industrial (IH) – M-2 Heavy Manufacturing Zoning Designation

### **III. Quartz Hill Community Standards District Boundaries**

Please reference the Map available at the Quartz Hill Town Council meetings or at the Quartz Hill Public Library.

### **IV. Business District**

- A. Presently the Quartz Hill business district consists of the following areas:
  - i 50th St. W. from Ave. L to Avenue M-4
  - ii. Avenue M from Quartz Hill Rd to 52nd St. W
  - iii. Avenue L-14 from 50th St. W. to 51st St. W.
  - iv. Avenue L between 42nd St. W. and 47th St W.
- B. In the above stated locations all shall continue to be maintained as privately owned small businesses and any new businesses shall be likewise. Any exceptions shall be subject to a Conditional Use Permit ("CUP") if, and where, applicable.
- C. No additional major manufacturing shall be built in these areas. Buildings and structures shall be of a scale and proportion (size) that generally conforms with adjacent structures but in no case shall exceed the height limit of two stories.
- D. Buildings and structures should be compatible in terms of color, style, and materials with adjacent buildings and structures.
- E. All facades on all buildings shall face the street, provided that the business has street frontage. No blank walls or sides of buildings shall be erected which face the street.
- F. Landscaping with grass, trees, shrubbery, and rock shall be used in front of businesses where applicable.
- G. It is recommended that sidewalks shall run from M-4 to Avenue L, continuous.
- H. Setbacks shall be a minimum of ten feet from the sidewalk.

**V. Community Wide Development Standards**

- A. All proposed development should come before the entire Quartz Hill Town Council for presentation to, and review and input by, the Community of Quartz Hill.
- B. All trash containers except dumpsters (in rural areas or on dirt roads or shoulders) must be on the property and can be visible but inconspicuous from the street walkways except on collection days, when containers are required to be on the street.
- C. If any additional commercial areas are developed along the Ave. L and 57th Street West corridors, no buildings shall exceed two (2) stories with no manufacturing or warehousing to be established as businesses.
- D. Design. To the extent possible, development shall preserve existing natural contours, native vegetation, and natural rock outcropping features.
- E. Property Maintenance. All portions of any lot or parcel of land that are visible from a public or private street shall be kept free of debris, trash, lumber, overgrown or dead vegetation, broken or discarded furniture, and household equipment including but not limited to refrigerators, stoves, and freezers.

**VI. Walls, fences and mechanical equipment on ½ Acre Lots or Larger**

- A. For purposes of this subsection, perimeter fences are defined as those fences or walls that mark the boundaries of a lot or parcel of land and agricultural fences are defined as those fences or walls used to contain livestock or other animals.
- B. No garage doors of any kind, regardless of color or uniformity of design, shall be used for fencing. Fences within a required yard adjoining any public or private road shall comply with the applicable provisions of Section 22.48.160 and shall be made of chain link, split rail, open wood, rock, block, split-faced or whole brick, wooden pickets, iron, any combination of the above, or other materials approved by the director.
- C. All walls and fences within a residential development shall be of materials and colors compatible with the architectural design of the buildings and structures in the development.
- D. Barbed or concertina wire, corrugated metal, or fiberglass shall not be used in any perimeter fence.
- E. Fence Height: County Code 22.48.160 (and everywhere cited in Los Angeles County Codes) is hereby modified for rural residential areas to read:
  - 1. Front Yards. Fences may be erected within a required front yard to a height of six (6) feet as additional protection against animal predators, such as coyotes and wild dogs. Except where otherwise required by ordinance, at least 70 percent (70%) of the front fence area shall be non-view-obscuring; no slats or other view-obscuring materials may be inserted into or affixed to such fences.



2. Corner Side Yards. Fences may be erected to a height of six (6) feet as additional protection against animal predators, such as coyotes and wild dogs.

3. Interior and Rear Yards. Fences may be erected within an interior or rear side yard to a height of eight (8) feet as additional protection against animal predators, such as coyotes and wild dogs.

## ***VII. Exterior Lighting***

A. This Section VII, shall be effective for Rural, Residential, and Business areas.

B. All lighting shall comply with all applicable Dark Skies policies now in place and in future, unless specifically stated herein.

C. Exterior lighting shall comply with lighting standards where applicable. New exterior lighting shall be designed to minimize off-site illumination and glare by deflecting light away from adjacent parcels, public areas, and the night sky, using shields and hoods such that the lighting source is not visible outside the site.

D. Business and residential lighting shall comply with safety lighting standards where applicable. To preserve the community character, the following shall apply:

1. Street lights shall be required only where necessary for the safety of pedestrian and vehicular traffic, as determined by the Department of Public Works.

2. Street lights shall be placed the maximum distance apart with the minimum lumens allowable by the Department of Public Works.

E. Lighting in rural and residential areas of Quartz Hill (rural areas to be defined as those where 1 or more 1/2 acre lots exist with residence built on them) shall be prohibited except where necessary to comply with safety lighting standards as determined by the department of public works.

F. Where lighting is compatible to the specific area it shall be maintained, no streetlights shall be installed except at locations intersecting pre-paved streets.

## ***VIII. Preservation of natural vegetation***

Protection of native flora and shrubbery shall be maintained wherever possible.

A. Development plans shall emphasize the protection of, and revegetation with, native vegetation, including the native plants, grasses, shrubs and trees which intercept, hold and more slowly release rainfall than bare earth surfaces.

B. It is intended that equestrian uses such as stables and arenas which will result in vegetation removal be accommodated, provided the design of these uses does not create erosion or flooding potential that would create a safety hazard to structures or off-site property, as determined by the Department of Public Works.

## **IX. Signs**

All signs in a state of disrepair shall be removed by the owner at their expense.

### **A. Wall signs**

1. Shall be mounted flush and affixed securely to a building wall and may only extend from the building face a maximum of 12 inches. May only extend sideways to the extent of the building face or the highest line of the building. Each business in a building shall be permitted a maximum of one wall mounted sign (or two signs if the business is on a corner).

### **B. Sandwich Board Signs**

1. Temporary, mobile signs consisting of 2 sides or 2 separated sides, in either wood, metal, or plastic, shall be permitted on the same parcel of land as the business it is advertising.

2. Shall not exceed 5 feet in height and/or 5 feet in width and depth.

3. Shall not block any adjacent business signage, doorways, windows, easements, or access ways.

### **C. Freestanding Signs**

1. Shall be permitted on any lot or parcel of land for each street frontage having a continuous distance of 100 feet or more. The sign must be located on the same parcel of land as the business it is advertising.

2. Shall not exceed 20 feet in height.

### **D. Signs prohibited.**

1. Flashing animated or audible signs, excluding scrolling, text-only, animated message boards.

2. Signs, which extend from the building face more than 12 inches.

3. Roof signs (any sign erected and maintained upon or over the roof of any building).

4. Outdoor advertising (billboards)

5. Any and all new housing development signs outside of or off the developed property.

6. All signs will be built to county codes and maintained as such in good repair

7. If a billboard is removed it will not be replaced

E. The sign regulations prescribed herein shall not affect existing signs, which were established legally according to the county codes. New signs or proposed changes to existing signs, including size, shape colors, lettering and location shall conform to the previous aforementioned specifications.

**X. Farm Animals**

A. The community has historically permitted the raising of farm animals, such as horses, goats, sheep, poultry, ducks etc. in Quartz Hill. This practice is recommended to continue in Quartz Hill.

B. Purpose of Part X provisions.

Regulations governing animals as pets or for the personal use of the family residing on the premises are established in order to provide for the keeping of domestic and wild animals where accessory to the residential use of property, as opposed to maintenance for commercial purposes. Such regulations presume a reasonable effort on the part of the animal owner to recognize the rights of surrounding neighbors by maintaining and controlling his animals in a safe and healthy manner at a reasonable location, and neither authorize nor legalize the maintenance of any private or public nuisance.

C. Keeping animals.

A person shall not keep or maintain any animal other than those permitted in the Sections below for personal use in any zone except as hereinafter specifically permitted in this Part 3 and subject to all regulations and conditions enumerated in this Part X. This section, however, shall not be interpreted to prohibit the keeping of animals for personal use to the extent permitted by commercial provisions in the same zone, subject to the same conditions and restrictions.

D. Livestock kept as pets--Restrictions generally. Domestic and wild animals specified herein may be kept or maintained as pets or for the personal use of members of the family residing on the premises subject to the following restrictions: lots or parcels of land having, as a condition of use, a minimum area of 15,000 square feet per dwelling unit may keep or maintain the animals listed in Table 1 in the numbers specified, not to exceed one animal per 5,000 square feet:

**Table 1**

Type of Animal	Number Permitted
Horses, donkeys, mules and other equine, and cattle	One over nine months of age for each 5,000 square feet of lot area.
Sheep and goats	One over six months of age for each 5,000 square feet of lot area.

Type of Animal	Number Permitted
Alpacas and llamas	One over six months of age for each 5,000 square feet of lot area.

E. Other animals permitted as pets--Permit required.

Animals other than those listed in this Part X or in the Sections below or in numbers greater than those given in the Sections below and above, or on lots or parcels of land having less than the area required, may be kept or maintained for personal use or as pets provided an animal permit has first been obtained as provided in Part X.

F. Livestock kept as pets--Animals existing as of February 27, 1974.

Each lot or parcel of land having a minimum area of 10,000 square feet but less than 15,000 square feet per dwelling unit where horses, donkeys, mules or other equine, cattle, sheep or goats are kept or maintained is hereby granted an animal permit permitting one such animal per 5,000 square feet of lot area, provided:

**XI. Rural dogs and cats--Limitations.**

This regulation is applicable to rural and residential (R-A) areas only as defined in Section 0-B above. It is understood that dogs and cats in rural areas are used to keep farm animals and residents safe from wild animals and other potential hazards and to keep the rodent population at bay.

A. Dogs.

1. Up to six (6) dogs may be kept at any residence without an animal facility license, provided the dogs' owner or custodian licenses each individual dog and complies with the Mandatory Spay and Neuter Program for Dogs, 10.20.350 et seq.
2. For purposes of this section, a service dog licensed under Section 10.20.090, is not counted toward the number of dogs kept or maintained, while such dog is serving a person who is disabled within the meaning of Government Code Section 12926(i) or Government Code Section 12926(k).
3. For purposes of this section XI-A, a working dog, identified as "Any of various breeds of dogs developed or trained to do useful work, such as herding animals, pulling wagons or sleds, or guarding property" is not counted toward the number of dogs kept or maintained.

B. Cats.

1. Up to six (6) cats may be kept at any residence without an animal facility license, provided the cats' owner or custodian licenses each individual cat, has

each cat spayed or neutered and keeps all cats primarily indoors. (Ord. 2009-0043 § 10, 2009.)

## ***XII. Home Business***

Home businesses are to be permitted to enable a resident to carry on an income-producing activity that is incidental and subordinate to the principle use of residential property when such activity will not be disruptive to the character of the Quartz Hill community. Any application for a home occupation use should comply with the following standards and conditions.

- A. That the use occurs on a parcel used primarily as the permanent residence of the person or persons operating the use and is secondary and incidental to the principal use of the lot or parcel and not change the residential character and appearance of the dwelling unit.
- B. That not more than three (3) persons, other than resident occupants, shall be employed or volunteer their services on site.
- C. That the combined floor area of the home occupation use shall not occupy more than 49 percent of the total floor area of the residence (excluding accessory buildings) or 1350 square feet whichever is lesser including outside areas
- D. That no noise or sound be created that exceeds the levels contained in Chapter 12.08 (noise control) of Title 12 (environmental protection) of the LA County Code.
- E. That business traffic occurs only between the hours of 6:00am and 6 p.m. Home occupation related vehicle trips to the residence should not exceed six per day.
- F. No selling of firearms, hazardous materials, or the conducting of any hazardous activities, except as approved by County, State, and Federal codes and permits.

## ***XIII. Streets and Roads***

- A. All paved roads in the business district will have curbs and sidewalks exempting those areas defined earlier as rural.
- B. Those rural areas with 1/2 acre or more parcels where paved roads have 10-foot wide dirt shoulders (frontage to homes) on either side of the highway and all dirt roads shall remain unpaved with no paving to take place and no curbs or sidewalks are to be installed. Rolled curbs may be installed if needed for water runoff.
- C. No commercial vehicles over 10,000 Gross Vehicle Weight (GVW) and/or recreational vehicles shall be parked or stored on the street or stored in the front yard in any area of Quartz Hill for more than 72 hours. These vehicles may be parked in the driveway and/or back yard and/or side yards of the property. Storage yard usage for such vehicles is recommended.
- D. Commercial vehicles as identified herein may not be parked or stored on the street or stored in the front yard in any area of Quartz Hill for more than 72 hours. These

vehicles may be parked in the driveway and/or back yard and/or side yards of the owner's property. Storage yard usage for such vehicles is recommended

- E. Commercial vehicles referenced above are identified as the following:
1. A truck tractor; or
  2. A motor vehicle with commercial license plate; and
    - a) Exceeding 22 feet total length including bumpers, or
    - b) 22 feet or less in length with the name of a business enterprise or establishment or a sign advertising a product or service painted, attached, or otherwise affixed on or to the exterior thereof

#### ***XIV. Lot Size***

Those conditions which were in effect prior to the implementation of the Standard and which were legitimate prior to that implementation, are grand-fathered by this clause and may continue in their present status unless changes are required by other directives. The provisions of this Standard, however, will be applicable to new facilities, activities, etc., and to changes in old facilities, activities, etc.

Required area standard of residential lots or parcels shall have a gross area of not less than a 1/2 acre (approximately 22,000 Sq. ft). Clustering and density transfer shall be permitted in accordance with the provision of the Quartz Hill area plan if no lots contain less than 1/2 gross acre. This provision applies to new residential lots also.

- A. There shall be no further construction of multiple residential facilities within the Quartz Hill area such as apartments, duplexes, group homes, etc.
- B. Subletting of garages or attached facilities as domiciles is prohibited. Only those areas designated as residences shall be approved for occupancy.
- C. In area designated as rural, there shall be no provision requiring installation of sidewalks, roads, and/or gutters as a basis for home construction.
- D. No trailer parks, mobile home parks, or trailers, permanent or temporary, excluding modular or prefabricated homes, shall be erected after acceptance of these standards
- E. Modular or prefabricated homes must comply with the rural look and feel of the neighborhood. It is required that these homes have a slant or other overhang roof type with at least a 16" overhang in order to blend into the neighborhood
- F. All new residences are to be restricted to single-family homes.  
*Example: No convalescent homes, no group homes etc.*

G. In the area of 50th St. W. North of Ave. L and from Avenue N to Avenue N-8 between 45<sup>th</sup> Street West and 30<sup>th</sup> Street West, it is to remain rural with no commercial development.

## ***XV. Utilities***

- A. Utility Lines. For all new construction, all wires and cables which provide utility services, including telephone, television, electricity less than ten (10) kilovolts, and similar services, shall be placed underground.
- B. Utility Devices.
  - 1. Solar Utility Devices.
    - a. Ground mounted solar energy systems shall be placed at least five (5) feet from the nearest property line; and
    - b. Ground mounted solar energy systems less than ten (10) feet in height shall be set back an additional three (3) feet from the nearest property line for every one foot less than ten (10) feet in height.
- C. Wireless Telecommunication Facilities. Ground mounted antennas and monopoles shall be disguised as trees or other structure acceptable to the Quartz Hill Community.

## ***XVI. Storage Sheds***

- A. County Code 22.24.130 Accessory uses (and everywhere cited in Los Angeles County Codes) referring to storage sheds is hereby modified to read: residents of the CSD may erect storage sheds having an area up to 200 square feet without permit.

## ***XVII. Truck Operations and Parking***

- A. Definitions.

Truck owner/operator: homeowner, lessee or renter, with the express written permission of the property owner, who is in the business of driving/operating a commercially registered vehicle. Such operations are considered to be a home-based occupation and an activity that is incidental and subordinate to a dwelling unit in an agricultural zone (A1, A2), residential zone (R-A), and/or rural areas as designated in Section 0-B above where production agriculture is not the major land use.

- B. For the purposes of this subsection, a driveway may be composed of concrete, gravel, blacktop, crushed stone, or simple dirt.
- C. For the purposes of this subsection, an Equivalent Trucking Unit (ETU) is considered to be one (1) tractor and two (2) trailers or one (1) tractor and one (1) set of doubles. See, also, Truck Sizes at the end of this section.

- D. For the purposes of this subsection, truck operations refer to the independent owner/operator's activities on his own rural property where production agriculture is not the major land use and are distinguished from large-scale commercial and/or industrial truck operations.
- E. Truck operations are based on the number of allowable ETU's and related equipment used by independent owner/operators in agricultural zoned areas (A1, A2), residential zone (R-A), and rural areas of this CSD as per the samples in Figure 1, below.

GROSS ACREAGE			ETU'S
FROM		TO	
0.5	-	1.0	1
1.1	-	2.0	2
2.1	-	3.0	3
3.1	-	4.0	4
4.1	-	5.0	5

Figure 1. ETU Parking Reference Matrix Example

- F. The minimum lot size for owner/operator truck parking is 1/2 acre.
- G. The owner/operator may store ETU's on their property where he or she resides (owned, leased or rented) provided that the equipment and their operations adhere to the allowable activities of this subsection.
- H. Sub-leasing to park other owner/operator's ETU's is not allowed unless said property is zoned for commercial, industrial or manufacturing uses.
- I. Owner/operator typically refers to one legal owner. This subsection, however, recognizes that husband/wife or father/son may share driving duties with the vehicles on their property (owned, leased or rented) and where the property is subject to Parking Matrix shown in Figure 1, above.
- J. General Rules:

For information on the STAA and SSTA= Surface Transportation Assistance Act of 1982, CalTrans, please See Addendum A

1. No more than one ETU, or the multiple units provided in the Parking Matrix shown in Figure 1, above, may be parked on an owner/operator's lot (owned, leased or rented) provided that such parking does not obstruct, block, or reduce the frontage (street side) view of current structures, and will not block any exits, windows or access ways. Setbacks guidelines are as follows: 10 feet from rear fence or lot line, and 10 feet from either side fence or lot line. These guidelines may not be practical in all cases due to the peculiarities of individual lots and parcels of land.
2. Pickup trucks and vehicles less than 10,000 Gross Vehicle Weight (GVW), including those with dual rear tires commonly called duallys, are allowed on



driveways provided that such parking does not block any access ways and will permit adequate pedestrian and vehicle ingress and egress.

3. Refrigerated ETU's, and the newer 'whisper reefer' models, may be parked on an owner/operators lot (owned, leased or rented) provided that such parking does not obstruct, block, or reduce the frontage (street side) view of current structures, and will comply with California Air Resources Board (CARB) standards for noise and soot control.
4. All noise, apart from start up or parking activities will be limited to the hours of 6:00 AM to 8:00 PM local time.
5. The California Five Minute Idle Law for certified diesel engines in vehicles greater than 14,000 Gross Vehicle Weight GVW is in effect for this subsection of the CSD. California Law permits exceptions to the five-minute rule for safety reasons.
6. The owner/operator may perform routine maintenance on his or her ETU's as described in Definitions C, above, and shall meet the environmental laws regarding the proper disposal of materials. The truck owner/operator, homeowner, lessee, or renter, may not perform for hire maintenance on another owner/operator's ETU's unless said property is zoned for commercial, industrial or manufacturing uses.
7. ETU's that contain cargo such as hazardous or flammable materials, fuel, oil or chemicals, biohazard or septic material may not be parked on the owner/operator's property (owned, leased or rented) unless they are properly unloaded and sanitized prior to parking overnight and meet all environmental laws regarding the disposal of such materials. For more information, consult the Hazardous Materials Drivers Handbook available at the DMV. A resident who suspects hazmat regulations may be violated by vehicles that may contain hazmat materials are instructed to contact the California Highway Patrol.



Sample folding HazMat sign  
can display eight separate materials.

8. ETU's will not be parked on the street overnight. Current Los Angeles County Code also prohibits on-street truck parking for more than two hours except in cases where service vehicles are in use, such as moving vans, septic trucks, etc.
9. Owner/operators may not use their property (owned, leased or rented) for staging or storage of cargo, or for the off-loading and re-loading of materials.

10. The owner/operator will adhere to the posted speed limits and is advised that local road weight limits are 80,000 pounds as per Los Angeles County Department of Public Works.
11. Current county code does not permit an owner/operator to park his or her ETU on any unimproved parcel of land.
12. All truck parking operations begun after the date this amendment is approved by the Los Angeles County Board of Supervisors must adhere to the provisions of this amendment.
13. Some areas within this CSD are covered by CCR's (covenants, conditions, and restrictions) that may limit or restrict truck parking. Consult the local homeowner's group in those particular areas for more precise information.

**XVIII. Cargo Storage Containers for Incidental Storage**

- A. Definitions: Cargo storage containers commonly used on ocean-going cargo vessels, sometimes called sea land containers, are to be considered as personal property, not as structures or buildings, and located on A1 and A2, and residential R-A, land where production agriculture is not the major use. Placement of cargo storage containers within this CSD is not subject to Los Angeles County approval or monetary licensing fees.
- B. All containers placed after the adoption of this amendment by the Los Angeles County Board of Supervisors must comply with the provisions of paragraph c, items i thru xiv below. All existing storage containers will comply with all paragraphs in subsection c, below.
- C. For the purposes of this subsection, one cargo storage container that measures approximately 8 X 10 X 20 is considered one Transportation Equivalent Unit or (TEU). A cargo storage container that measures approximately 8 X 10 X 40 is considered two (2) TEU's. It is a common unit of measure used by the transportation industry, the railroads, the shipping industry and the U.S. government.
- D. Cargo containers may be used for incidental storage when the following conditions and requirements are satisfied:
  1. Containers may be placed on improved residential lots or parcels of land according to the Cargo Container Matrix examples shown in Figure 2, below.

<b>Gross Acreage</b>			<b>TEU's</b>
<b>FROM</b>		<b>TO</b>	
.20	-	0.59'	1
.60	-	.99	2
1.00	-	1.99	4

<i><b>Gross Acreage</b></i>			<i><b>TEU's</b></i>
<b>FROM</b>		<b>TO</b>	
2.00	-	2.99	6
3.00	-	3.99	8
4.00	-	4.99	10

Figure 2. Cargo Container Reference Matrix Example

2. Containers may not be placed on unimproved lots or parcels of land except during construction projects.
3. Each existing container shall be painted with a single color similar to the primary structure to minimize its visual impact or by the use of a single color selection of earth tones or shades of taupe, beige, olive, burgundy, or other neutral colors.
4. Each container will be positioned on the lot so it will minimize its visual impact to existing structures, will not obstruct, block or reduce the frontage (street side) view of current structures, and will not block any exits, windows or access ways to the primary structure or accessory buildings.
5. Setbacks:
  - Containers will be placed in the back yard
  - 15 feet side yard setback
  - 15 feet rear yard setback
  - Maintain six (6) feet between accessory structures and ten (10) feet between any primary structures. These guidelines may not be practical in all cases due to the peculiarities of individual lots and parcels of land.
6. Cargo containers may not be stacked.
7. Cargo storage containers may not be used for the storage of hazardous or flammable materials unless stored in approved containers and marked as hazardous on the outside of the container.
8. Cargo storage containers may not be used for human habitation. If used for animal habitation, all applicable State and local laws and ordinances protecting animals from abuse and inhumane treatment are considered to be in full force and effect.
9. Cargo storage containers may not be used for manufacturing or retail sales.
10. Cargo storage containers shall not be placed over septic tanks or leech lines.

11. Cargo storage containers shall be maintained in good condition and free of graffiti.
12. No cargo storage containers shall be allowed in any area designated as a Historical Archaeological Landmark or an area designated as a Special Historic District.
13. Cargo storage container access doors should remain closed when not in use.
14. Signs shall not be allowed on cargo storage containers except those that may be required for public safety information about the container's contents.
15. The property owner should consider where his neighbor's primary residence is located so as not to block the neighbor's view when placing his or her cargo storage container(s) on his or her own property or parcel of land.

E. Allowable But Not Required Alterations

1. Structural alterations, such as doors and windows, may be made to cargo storage containers to ensure that safe and adequate ingress and egress is possible, e.g. each sea/land cargo box may have an exit door with a minimum size of 3'0" x 6'8". This exit door shall be "operable" from the inside without the use of a key tool, special knowledge or effort.
2. Electrical service is allowed in the storage building when Los Angeles County Electrical Codes are followed. Minor electrical service may be initiated via an extension cord or by the use of solar lighting.
3. The owner may provide natural ventilation to storage containers via turbine vents located on the roof. Such ventilation systems should be considered since valley temperatures can range from 10° to 120°, which can result in interior temperatures from 10° to over 150°. These systems will ensure that adequate ventilation is used to maximize safety and to avoid asphyxiation and/or heat exposure.

***XIX. Collector Cars and Motor Vehicles***

A. Definitions:

This subsection is intended to encourage responsible participation in the hobby of collecting, preserving, restoring, and maintaining motor vehicles of historic and special interest, which hobby contributes to the enjoyment of the citizen and the preservation of California's automotive memorabilia. Except where otherwise stated, all provisions of the California Vehicle Code 5050, 5051, and 5052, Addendum A and Addendum B will apply for this subsection.

- B. For the purposes of this subsection, there are two genres of motor vehicles that will be addressed: antique or classic and individual collectible vehicles. They may be of 2-wheel or multi-wheel construction. The Antique Auto Club defines an antique car as 25 years old or older. A classic car may be defined as "a fine or distinctive automobile, either American or foreign built, produced between 1925 and 1948. An individual collectible

may be of any vintage, and any wheel configuration, that the resident of this CSD chooses to collect, e.g., a certain marquee such as Chevrolet, muscle cars from the 1960's, or specific types, such as convertibles, motorcycles, motorized bikes, tractors, or pickup trucks. This list is not intended to be specific, but to serve only as a guide. Specialized vehicles, antique motorcycles, motorized bikes, tractors and other wheeled collectibles may have different classifications to qualify as classic, antique, or historically collectible. Such vehicles are included in this subsection.

- C. For the purposes of this subsection, motor vehicle collections, apart from commercial trucks referenced in Section A of this amendment, may consist of one or more vehicles.
- D. Residents of this CSD do not require any special county fees, county reviews, or plot plans in order to be a vehicle collector.
- E. All collector cars and motor vehicles collected after the adoption of this amendment by the Los Angeles County Board of Supervisors must comply with the provisions of this subsection.
- F. General Rules

- 1. A property owner's vehicle collection may occupy 10% of the gross land area of the owner's lot or parcel of land as per the examples in the reference matrix examples shown below in Figure 3.

LOT SIZE	GROSS ACREAGE	VEHICLE COLLECTION SQ FT
SIZE	SQ FT	10%
0.5	21,780	2,178
1.0	43,560	4,356
2.0	87,120	8,712
3.0	130,680	13,068
4.0	174,240	17,424
5.0	217,800	21,780

Figure 3. Vehicle Collection Land Area Reference Matrix Examples

- 2. Each vehicle space within the area set aside for a vehicle collection should measure 10' X 22' to allow for easy and safe access to the vehicles. Individual spaces for motorcycles and sub-compact vehicles may be correspondingly smaller.
- 3. Space between vehicles should measure a minimum of 48" door-to-door and 48" bumper-to-bumper.
- 4. Vehicle storage space should be kept free of weeds and clutter to lessen the possibility of fire damage and rodents.
- 5. An outside vehicle hoist may be utilized for purposes of restoration and rebuilding of vehicles. The hoist should be located in a spot that permits ease of access and owner usage but which is not located in a sensitive area - a portion of a lot or

parcel of land place where a lift would be unsightly or out-of-place, such as the front yard or corner side yards.

**XX. Rural Artifacts**

A. Definitions:

Rural artifacts are collectible items that may include such things as farm equipment, mining equipment, railroad equipment, old wagons, old windmills, or other items that a hobbyist may wish to collect and display. The collector of these items may choose to restore them or leave them in a state of "arrested decay" as the California Parks Department refers to the ghost town of Bodie, California. This category is intended to be especially broad because each individual collector may have specific and unique collecting interests. This section will not apply to production farmers who typically have many pieces of equipment visible at all times that are part of their livelihood.

B. General Provisions:

1. Rural artifacts may be collected and displayed on 10% of the land area of a lot or parcel of land as per the reference matrix examples shown below. Because such artifacts are collectible items or historic in nature, they may be displayed on any portion of an owner's lot or parcel of land except in those areas where safety concerns would suggest otherwise.

LOT SIZE	GROSS ACREAGE	ARTIFACT COLLECTION SQ FT
SIZE	SQ FT	10%
0.5	21,780	2,178
1.0	43,560	4,356
2.0	87,120	8,712
3.0	130,680	13,068
4.0	174,240	17,424
5.0	217,800	21,780

Figure 4. Artifact Collection Reference Matrix Examples

2. The rural artifact display or storage area should be free of weeds and clutter to lessen the possibility of fire damage and rodents.
3. Residents of this CSD do not require any special county fees, county reviews, or plot plans in order to be a collector of rural artifacts.

**XXI. Other Recreational Vehicles**

A. Definition:

For the purposes of this subsection, it is understood that residents of this CSD may own and utilize other types of vehicles and trailers for recreational uses. Such vehicles and trailers include, but are not limited to, motor homes, recreational vehicles (RV's), boats, and boats with trailers, utility trailers, and horse trailers.

- B. Residents of this CSD may park and store the vehicles enumerated in this subsection on those portions of their lot or parcel of land that will minimize their street side appearance.
- C. The storage of these vehicles shall be confined to an area that shall not exceed 10% of the gross land area of the owner's lot or parcel of land. For an idea of how this 10% land area may be configured, see the reference matrix examples, below.

LOT SIZE	GROSS ACREAGE	RV COLLECTION SQ FT
SIZE	SQ FT	10%
0.5	21,780	2,178
1.0	43,560	4,356
2.0	87,120	8,712
3.0	130,680	13,068
4.0	174,240	17,424
5.0	217,800	21,780

Figure 5. Recreation Vehicle Collection Reference Matrix Examples

- D. Space between vehicles should measure a minimum of 48" to allow ease of access.
- E. Vehicle storage space should be kept free of weeds and clutter to lessen the possibility of fire damage and rodents.

**XXII. Alternative Energy Applications**

Alternative Energy Applications are encouraged in this CSD as another extension of rural freedoms available to all residents. Such alternate energy systems will help all residents become more energy efficient, will help lessen the power demands on public utilities, and will offer extra power for the county grid when power demands on the grid are near maximum levels. Alternative Energy Applications are a win-win situation for all concerned. Typically, alternative energy may either be solar or wind type systems, yet as technology improves, other sources may also prove applicable for home uses. While alternative energy sources have become cheaper over time, bureaucratic regulations and permit fees have become excessive. Therefore, it is necessary to include an Alternative Energy Bill of Rights for this CSD.

**Alternate Energy Bill of Rights**

**Right #1**

Alternative energy systems shall be installed to provide the lowest cost for residents and ratepayers in this CSD taking into account all applicable costs.

**Right #2**

There shall be no restrictions on solar or wind powered installations for any reason other than those imposed by existing county codes relating to health and safety.

**Right #3**

There shall not be any added paperwork for connecting a solar or wind powered system as long as it is comparably sized to the structure's existing electrical service. If there is no "interconnection" paperwork, for example, for a 3-ton air conditioner installation, there should be no paperwork for a 3kw alternate energy system.

**Right #4**

There shall not be any demand charges, standby fees, or extra expenses for net metering. Net metering customers put power into the grid when electricity is most needed.

**Right #5**

There shall not be a separate inspection for building departments, fire departments, utilities and rebate administrators, etc. One, and only one, jurisdictional inspection shall be required for an alternate energy system installation.

**Right #6**

The permit fee for any alternative energy system should be a maximum of \$175.00 payable to one agency of Los Angeles County. This is in line with the fee charged by the City of Lancaster, California, for a VAWT (Vertical Axis Wind Turbine) system. *[Note: Current LA County permit fee for such a wind turbine can be as high as \$10,000.00 - not a particularly good incentive to encourage more economical energy production.]*

Residents of this CSD may select for their personal use on their own lot or parcel of land any alternate energy system that meets their individual requirements. Residents who opt for alternate energy systems should place them in a location that minimizes their visual impact to their neighbors.

*NOTE: This amendment does not address major alternative energy systems' installations that may be proposed and developed by outside energy contractors. Residents of the CSD, however, encourage Los Angeles County agencies to keep such permit and licensing fees to a minimum in order to ensure the possibility of continuing lower cost utilities throughout the Antelope Valley.*



## Addendum A



STAA

SSTA= Surface Transportation Assistance Act of 1982, CalTrans



### STAA Truck Tractor - Semitrailer

Semitrailer length : 48 feet maximum  
KPRA\* : no limit  
Overall length : no limit \*(KPRA = kingpin-to-rear-axle)

Semitrailer length : over 48 feet up to 53 feet maximum  
KPRA : 40 feet maximum for two or more axles,  
38 feet maximum for single-axle trailers  
Overall length : no limit

### STAA Truck Tractor - Semitrailer - Trailer (Doubles)

Trailer length : 28 feet 6 inches maximum (each trailer)  
Overall length : no limit

### California Legal Truck Tractor - Semitrailer

Semitrailer length : no limit  
KPRA : 40 feet maximum for two or more axles,  
38 feet maximum for single-axle trailers  
Overall length : 65 feet maximum

### California Legal Truck Tractor - Semitrailer - Trailer (Doubles)

Option A  
Trailer length : 28 feet 6 inches maximum (each trailer)  
Overall length : 75 feet maximum

Option B  
Trailer length : one trailer 28 feet 6 inches maximum  
other trailer may be longer than 28 feet 6 inches  
Overall length : 65 feet maximum

## Glossary

Alternate Energy Applications .....	The use of alternate energy systems, e.g., solar or wind, in local residences of business, is encouraged in this CSD.
California Vehicle Code .....	California Vehicle Code and this CSD encourage and support the hobby of car collecting.
CCR's.....	Covenants, conditions and restrictions may limit certain activities that are otherwise permitted in this CSD. Consult local homeowner's groups for details.
CSD.....	Community Standards District. A geographically defined area with basic land use guidelines established by local residents and approved by the Board of Supervisors.
Driveway .....	A driveway may be composed of concrete, gravel, blacktop, crushed stone, or simple dirt.
Dually .....	A category of pickup truck with dual rear wheels, under 10,000 pounds, that may be parked on one's driveway.
Equivalent Trucking Unit (ETU).....	One tractor and two trailers or one tractor and one set of doubles.
GVW .....	Gross Vehicle Weight
Minimum Lot Size .....	Minimum lot size for truck parking and container usage in this CSD is 1/2 acre.
On-street Parking .....	County code prohibits on-street truck parking for more than two hours except in cases where service vehicles are in use, such as moving vans, septic trucks, etc.
Owner/Operator .....	A person who is in the business of driving or operating a commercially registered vehicle.
Pickup Truck.....	A category of motor vehicle under 10,000 pounds, that may be parked on one's driveway.

Recreational Vehicle .....	A category of vehicle that includes motor homes and RV's and is distinct from collector cars or car collections.
Rezoning .....	Rezoning required by this CSD amendment will change the zoning along the length of Avenue T to mixed use, i.e., residential, commercial, and retail. Such rezoning will help this secondary artery to become another area of growth.
Road Weight Limits .....	Road weight limits in this CSD are 80,000 pounds for all currently existing roads.
Setback .....	The minimum distance from the rear and side fence or lot lines that an ETU or TEU may be located or parked.
Transportation Equivalent Unit (TEU) .....	A unit of measure for containers. One TEU equals a container that typically measures 8 X 8 X 20; two TEU's equal one container that typically measures 8 X 8 X 40. It is a common unit of measure used by the transportation industry, the railroads, the shipping industry and the U.S. government.