

22.302.010 Purpose

The Acton Community Standards District ("CSD") is established to protect and enhance the rural, equestrian, and agricultural character of the community and its sensitive features including ~~significant ecological areas, local vegetation, floodplains, hillsides, National Forest, 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 reflect the community's desire 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.~~

22.302.020 Definitions

~~(Reserved)~~ The following terms are defined solely for this CSD:

Gated or walled subdivision. A subdivision that includes proposed fencing or walls along its perimeter and restricted access. This definition excludes perimeter fencing for individual lots. A wall or fence along one side of the subdivision would not constitute a gated or walled subdivision.

Residential Ranch Entrance Sign. A freestanding sign that marks the entrance to a single-family residential use.

22.302.030 District Map

The boundaries of this CSD are shown on Figure 22.302-A: Acton CSD Boundary, at the end of this Chapter.

22.302.040 Applicability

This Chapter 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,~~ or removal of vegetation totaling over 10 percent of the gross lot area.

22.302.050 Application and Review Procedures.

~~A Ministerial Site Plan Review (Chapter 22.186) application shall be required for the determination of whether or not a proposed development complies with the provisions and development standards prescribed in this Chapter. (RESERVED)~~

22.302.060 Community-Wide Development Standards

~~Except where a more specific application is prescribed or prior to the approval of a new structure or addition to an existing structure where the cumulative area of all additions made after the adoption of this CSD adds at least 400 square feet to the footprint of either primary or accessory structures, an application in compliance with Section 22.302.050 (Application and Review Procedures) shall be submitted to assure compliance with the following development standards:~~

~~A. **Hillside Design Considerations.** Hillside resources are among the most important features of the Acton community. Hillside regulations shall be enforced by a specific written analysis in each case, demonstrating conformance with the following objectives. Development plans shall comply with the following objectives:~~

- ~~1. Preserve to the greatest extent possible existing natural contours and natural rock outcropping features. Structures and required provisions for access and public safety should be designed to minimize encroachment on such features by the use of such techniques as curvilinear street designs and landform grading designs which blend any manufactured slopes or required drainage benches into the natural topography;~~
- ~~2. Preserve to the greatest extent possible the natural silhouette in significant ridgeline areas. Significant ridgelines are the ridgelines that surround or visually dominate the Acton landscape either through their size in relation to the hillside or mountain terrain of which they are a part, or through their visual dominance as characterized by a silhouetting appearance against the sky, or through their visual dominance due to proximity and view from existing development, freeways and highways designated as Major, Secondary, or Limited Secondary on the Highway Plan;~~
- ~~3. While observing minimum lot area standards contained in this Chapter, cluster development where such technique can be demonstrated to substantially reduce grading alterations and contribute to the preservation of native vegetation and prominent landmark features;~~
- ~~4. Blend buildings and structures into the terrain by sensitive use of building setbacks, structure heights, and architectural designs; and~~
- ~~5. Minimize disruption of view corridors, scenic vistas, and adjacent property by the use of sensitive site design and grading techniques.~~

~~A. **Hillside Design Considerations.** In addition to the standards in 22.104 (Hillside Management Areas), development or projects within a hillside management area shall cluster development or projects where such technique can be demonstrated to substantially reduce grading alterations and contribute to the preservation of native vegetation and prominent landmark features.~~

~~B. **Preservation of Native Vegetation.** 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. 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 Public Works. On any lot consisting of one acre or greater, the removal or destruction of native vegetation exceeding 10 percent of the lot area within any 12-month period shall require a Minor Conditional Use Permit (Chapter 22.160) application.~~

1. ~~Application Required. A Minor Conditional Use Permit (Chapter 22.160) application is require for any application involving grading (including brushing or vegetation removal to accommodate equestrian uses). A site plan for review must be included as part of the application. This information may be submitted in conjunction with other site plan information that may be required for the project. Within hillside areas, such application must comply with Chapter 22.104 (Hillside Management Area), which requires a Conditional Use Permit (Chapter 22.158) application for projects in hillside management areas. Such application shall not substitute for Oak Tree Permit (Chapter 22.174) application requirements. Material submitted shall include:
 - a. ~~A description of the property, accompanied by a map showing the topography of the land and the location of any drainage courses; the location and extent of the proposed work and details of the precautionary measures or devices to be used to prevent erosion and flood hazards, including, if necessary, a drainage plan by a civil engineer showing routing of runoff, estimate of quantity and frequency of runoff, character of soils, and channel sections and gradients;~~
 - b. ~~A landscaping plan supportive of this Subsection B showing existing and proposed landscaping, acceptable to the Department. Such plan shall specifically identify California junipers, manzanita, Great Basin sage, and Joshua trees and generally describe the type and condition of native vegetation. Soil types shall be specified to assess the feasibility of revegetation. Relandscaping of disturbed areas should emphasize the use of existing native, drought tolerant vegetation;~~
 - c. ~~A long term maintenance program for all landscaping in the proposed plan, both undisturbed and revegetated; the program shall focus on revegetated areas and shall cover a two-year period; funding provisions for the maintenance program shall be specified; and~~
 - d. ~~Such other vegetation information as the Director may deem necessary to fulfill the purpose of protecting property and public safety and preserving the character of the Acton community.~~~~
2. ~~Issuance Conditions. The Review Authority shall approve the application, with appropriate conditions, relating to this Subsection B only, for all or a portion of the proposed work when satisfied:
 - a. ~~That the performance of such work is consistent with the intent of this Subsection to preserve native vegetation;~~
 - b. ~~That such work will not result in a flood or erosion hazard to this or other properties; and~~
 - c. ~~That the proposed work conforms with the requirements of other laws or ordinances.~~~~
3. ~~For commercial agricultural uses, relief from the standards of this Subsection B pertaining to replacement with native vegetation may normally be granted through the provisions of Section 22.302.090 (Modification of Development Standards).~~
4. ~~Exceptions. The provisions of this Subsection B shall not apply to, and a Minor Conditional Use Permit is not required for:
 - a. ~~The removal or reduction of vegetation for the purpose of complying with County regulations relating to brush clearance for fire safety. This exception includes not only required vegetation control around structures but also the creation and maintenance by a public agency of firebreaks used to control the spread of fire;~~~~

- ~~b. The removal or destruction of vegetation on publicly owned rights-of-way for roads, highways, flood control projects, or other similar or related uses;~~
 - ~~c. The removal or destruction of vegetation by public utilities on rights-of-way or property owned by such utility, or on land providing access to such rights-of-way or property;~~
 - ~~d. Work performed under a permit issued for precautionary measures to control erosion and flood hazards; and~~
 - ~~e. The selective removal or destruction of noxious weeds or plants which pose a hazard to animals.~~
1. Exceptions. The provisions of this Subsection B shall not apply to, and a Minor Conditional Use Permit is not required for:
- a. The removal or reduction of vegetation for the purpose of complying with County regulations relating to brush clearance for fire safety. This exception includes not only required vegetation control around structures but also the creation and maintenance by a public agency of firebreaks used to control the spread of fire;
 - b. The removal or destruction of vegetation on publicly owned rights-of-way for roads, highways, flood control projects, or other similar or related uses;
 - c. The removal or destruction of vegetation by public utilities on rights-of-way or property owned by such utility, or on land providing access to such rights-of-way or property;
 - d. Work performed under a permit issued for precautionary measures to control erosion and flood hazards; and
 - e. Agricultural uses, including animal keeping, animal raising, or growing crops, permitted by this Title 22.
2. Application Required. A Minor Conditional Use Permit (Chapter 22.160) application shall also include:
- a. A description of the property, accompanied by a map showing the topography of the land and the location of any drainage courses; the location and extent of the proposed work and details of the precautionary measures or devices to be used to prevent erosion and flood hazards, including, if necessary, a drainage plan by a civil engineer showing routing of runoff, estimate of quantity and frequency of runoff, character of soils, and channel sections and gradients;
 - b. A landscaping plan supportive of this Subsection B showing existing and proposed landscaping, acceptable to the Department. Such plan shall specifically identify California junipers, manzanita, Great Basin sage, and Joshua trees and generally describe the type and condition of native vegetation. Soil types shall be specified to assess the feasibility of revegetation. Re-landscaping of disturbed areas should emphasize the use of existing native, drought tolerant vegetation.
 - c. A long-term maintenance program for all landscaping in the proposed plan, both undisturbed and revegetated; the program shall focus on revegetated areas and shall cover a two-year period; funding provisions for the maintenance program shall be specified; and

- d. Such other vegetation information as the Director may deem necessary to fulfill the purpose of protecting property and public safety and preserving the character of the Acton community
 - e. In addition to filing fees specified in Chapter 22.250 (Applications, Petitions, and Fees), the applicant shall submit a fee for review by the County Biologist.
3. Additional Findings for Minor Conditional Use Permits. In addition to substantiating the findings listed in Section 22.160.050 (Findings and Decision), the applicant shall also substantiate the following:
- a. Development plans 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. Stands of native vegetation and mature trees are preserved or expanded to the greatest extent possible.
 - b. The design of the project, including structures used to house animals such as stables and arenas, does not create erosion or flooding potential that would cause a safety hazard to structures or off-site property, as determined by Public Works.
4. Required Landscaping. Oleander shrubs shall not be used for any required landscaping or screening when located adjacent or accessible to any right-of-way or trail.

C. Architectural Style and Project Design Considerations.

- 1. ~~All uses in commercial land classifications in the Antelope Valley Area Plan and all nonresidential uses within Residential and Rural Land land classifications which are not accessory to residential structures shall:~~
 - a. ~~Not exceed a height of 35 feet except for chimneys and pole antennas, which may not exceed a height of 45 feet;~~
 - b. ~~Be designed in a "Western frontier village, circa 1890s style" in substantial conformance with the architectural style guidelines in Appendix I at the end of this Chapter and as maintained by the Department; and~~
 - c. ~~Be designed to conceal from public view all external utilities, such as roof-mounted air conditioning or heating units, or other improvements not contributing to the Western architectural design, such as satellite dish antennas. Solar panels that are designed as part of a roof line and blend with the overall roof appearance need not be concealed. An exterior architectural rendering, with materials and colors indicated, shall be submitted with any application request for structural improvements.~~
- 2. ~~Restricted access subdivisions are prohibited.~~

D-C. Drainage. The following provisions are intended to slow or reduce runoff from new development and protect and enhance the rural character of Acton. ~~In addition to existing~~ Notwithstanding other County standards for the control of runoff, the following standards shall be ~~observed~~ met:

1. The maximum impervious finished surface area for residential and associated accessory uses shall not exceed 10 percent for lots three net acres or larger; not exceed 21 percent or 13,000 square feet, whichever is smaller, for lots between one and one-quarter net acres and three net acres; and not exceed 42 percent or 11,000 square feet, whichever is smaller, for lots smaller than one and one-quarter net acres;
2. Maximum impervious finished surface areas for nonresidential uses shall not exceed:
 - a. 65 percent for open storage and homes for the aged;
 - b. 74 percent for hospitals, cemeteries, mausoleums, and mortuaries;
 - c. 82 percent for churches and schools; or
 - d. 90 percent for stores, office buildings, warehousing, manufacturing, storage, shopping centers, restaurants, service stations, parking lots, motels/hotels, kennels, lumber yards, professional buildings, banks, and supermarkets;
3. Partially impervious surfaces, such as perforated concrete blocks that allow vegetation growth, may be used where public safety is not a consideration, such as private patios and driveways; credit shall be given for the portion of such surfaces that are not impervious. This provision shall not be used to modify standards for parking surfaces required by Section 22.112.080 (Parking Design); and
4. All residential buildings with rain gutters shall collect and direct all roof runoff towards permeable surfaces, rather than towards impervious surfaces such as paved driveways;
- ~~5. This CSD discourages the use of concrete facilities to mitigate flood hazards; and~~
- ~~6. Flood hazard mitigation shall be consistent with floodplain management practices and existing drainage policies.~~

~~E. **Billboards.** This CSD shall be designated a Billboard Exclusion Zone (Chapter 22.50).~~

~~F.D. **Signs.**~~

- ~~1. Notwithstanding any other provision of this Title 22, all signs permitted by this Subsection F shall conform to the following:

 - ~~a. Signage shall be unobtrusive and shall promote the style of the Western frontier architectural guidelines; and~~
 - ~~b. Lighting shall be external, using fixtures designed to focus all light directly on the sign, and internal illumination shall be prohibited.~~~~
- ~~2. Except as specifically exempted by Section 22.114.030 (Exemptions), no sign, including those prohibited by Section 22.114.040 (Prohibited Signs Designated), shall be erected within this CSD except as provided for by this Subsection F.2:

 - ~~a. Wall business signs, as provided by Section 22.114.110 (Wall Business Signs), except that no wall business sign attached to a building, including the roof, shall be higher than the highest point of the building, excluding chimneys and antennas. The maximum area permitted of a wall sign is one and one-half square feet for each one linear foot of building frontage, not to exceed 100 square feet per tenant;~~~~

- ~~b. Freestanding business signs, typically monument style, as provided for in Section 22.114.120 (Roof and Freestanding Business Signs), except that roof business signs shall be prohibited, the height of such signs shall be limited to five feet measured from the natural grade at street level, and the maximum area of combined faces on such signs shall be limited to 100 square feet;~~
 - ~~c. Residential ranch entrance signs, provided that only one span per lot shall be permitted for such signs, the top of each sign shall not exceed 20 feet from natural grade, and the surface areas of such signs shall not exceed 12 square feet; and~~
 - ~~d. Temporary, directional, informational and special purpose signs, as provided for by Sections 22.114.170 (Temporary Real Estate Signs), 22.114.180 (Temporary Construction Signs), 22.114.190 (Directional and/or Informational Signs), 22.114.200 (Special Purpose Signs), and 22.114.210 (Temporary Subdivisions and Real Estate Signs).~~
1. Signage shall not visually obstruct structural elements intended to comply with Western frontier architectural guidelines and be in harmony with said guidelines; and
 2. Lighting shall be external, using fixtures designed to focus all light downward directly onto the sign.
 3. Prohibited Signs. In addition to those prohibited by Section 22.114.040 (Prohibited Signs Designated), the following signs shall also be prohibited within this CSD:
 - a. Outdoor advertising signs (Billboards).
 - b. Roof Signs.
 - c. Pole signs.
 - d. Internally illuminated signs.
 4. No sign shall be erected within the boundary of this CSD except those listed in this Subsection F.4:
 - a. Signs specifically exempted by Section 22.114.030 (Exemptions).
 - b. Wall business signs, as provided by Section 22.114.110 (Wall Business Signs), except that no wall business sign attached to a building shall be higher than the highest point of the building, excluding chimneys and antennas. The maximum area permitted of a wall sign is one and one-half square feet for each one linear foot of building frontage, not to exceed 100 square feet per tenant.
 - c. Monument signs, as provided for in Section 22.114.120 (Roof and Freestanding Business Signs), the height of such signs shall be limited to five feet measured from the natural grade at the base of the sign, and the maximum area of combined faces on such signs shall be limited to 100 square feet.
 - d. Residential ranch entrance signs, provided that:
 - i. A maximum of one residential ranch entrance sign is allowed;
 - ii. Residential ranch entrance signs shall only be permitted on lots of at least one gross acre in size and located in a Residential or Agricultural Zone;
 - iii. The maximum sign area for a residential ranch entrance sign shall be 20 square feet per sign face, with a maximum of two sign faces allowed;

- iv. The maximum height for a residential ranch entrance sign shall be 20 feet from natural grade at the base of the sign;
- v. Residential ranch entrance signs shall comply with all requirements of the Fire Code (Title 32) including requirements pertaining to fire apparatus access roads; and
- vi. The required setback of a freestanding business sign as determined by Section 22.114.120.D (Location of Signs) shall apply to residential ranch entrance signs.
- e. Temporary, directional, informational and special purpose signs, as provided for by Sections 22.114.170 (Temporary Real Estate Signs), 22.114.180 (Temporary Construction Signs), 22.114.190 (Directional and/or Informational Signs), 22.114.200 (Special—Purpose Signs), and 22.114.210 (Temporary Subdivisions and Real Estate Signs) except that the following shall supersede the requirements of Section 22.114.170.A (Area Permitted):
 - i. Only one temporary real estate sign shall be allowed on a property at a time.
 - ii. Prior to posting such sign, the approval of the property owner shall be obtained in writing and be available for review upon request by the Department.
 - iii. Such sign shall contain the name and contact number of the person or company responsible for placing such sign in addition to the address, or Assessor Parcel Number, of the property being sold.
 - iv. Maximum Sign Area. In Residential, Agricultural, Open Space, and Watershed Zones, the maximum sign area for a temporary real estate sign shall be six square feet per sign face. In all other zones, the maximum sign area for a temporary real estate sign shall be 48 square feet per sign face.

~~G.E.~~ **Fence Design.** In addition to standards provided in Section 22.110.070 (Fences and Walls) ~~concerning the height of fences,~~ the following fence design features shall apply to the construction of perimeter fencing within a required setback:

1. Only split rail, open wood, wire, or wrought iron style or similar open-type perimeter fences shall be permitted, except on residential lots of less than 10,000 square feet, or unless view-obscuring fences are required for visual shielding by other provisions of this Title 22; and
2. Except where otherwise required by this CSD, at least 70 percent of the entire fence, or portion thereof, area shall be non-view-obscuring, evenly distributed horizontally along the entire length of said fence or portion thereof; no slats or other view-obscuring materials may be inserted into or affixed to such fences. Any solid lineal sections must be primarily for structural purposes or provide minor architectural design features, and shall maintain a minimum distance of five feet apart.

~~H.F.~~ **Outdoor Lighting.** Outdoor lighting shall be provided in accordance with the applicable provisions of Chapter 22.80 (Rural Outdoor Lighting District). Where outdoor lights are required, light fixtures in keeping with the Western frontier architectural style ~~will~~ shall be required.

~~I.~~ **Street Improvements.** ~~Street improvements shall complement the rural character of the Acton community and street lights shall be provided in accordance with the applicable provisions of Chapter 22.80 (Rural Outdoor Lighting District):~~

- ~~1. All required local and highway streetlights shall utilize cut-off "Mission Bell" design fixtures, as specified by the local electric utility.~~
- ~~2. Concrete sidewalks, curbs, and gutters will generally not be required on local streets. In all new land divisions, inverted shoulder cross sections will be specified for local streets, unless an alternate design is necessary for public safety, as determined by Public Works. Curbs and gutters, or fencing with inverted shoulders, may be required where trail use is within the roadway easement.~~

~~J. **Trail Easements.** In reviewing and establishing design conditions for any land division, the Review Authority shall consider community trails objectives and whether or not they may be promoted or benefited by such division. Alternative proposals for trail easements consistent with community goals shall be developed and considered in conjunction with each land division.~~

- ~~1. Unobstructed multipurpose pathways for both pedestrian and equestrian uses should be developed in each new land division to the satisfaction of both Parks and Recreation and Public Works. Although alignments that are not adjacent to roadways will generally be preferred, road easements may be used when the Review Authority determines that other locations are inappropriate.~~
- ~~2. Any trail incorporated into a land division must contain a provision for participation in a community wide trail maintenance financing district or other appropriate financing mechanism; the district or other financing mechanism must be established prior to the construction of the trail.~~
- ~~3. Parks and Recreation will work with the community to establish an appropriate mechanism for financing trail maintenance.~~

~~G. **Trails.** Trails within this CSD boundary shall be regulated by the provisions of this Subsection and the adopted Trails Plan of the Antelope Valley Area Plan ("Trails Plan") and the Los Angeles County Trails Manual ("Trails Manual") maintained by Parks and Recreation. All projects consisting of new development or land division and requiring a discretionary land-use permit subject to Type II (Chapter 22.228), Type III (Chapter 22.230), or Type IV (Chapter 22.232) review shall require consideration for trails in accordance with the Trails Plan.~~

~~1. Trail Dedication~~

~~a. Required trail dedications and development standards shall be determined by Parks and Recreation in accordance with the Trails Plan and Trails Manual.~~

~~i. Trails required by Parks and Recreation may include publicly-dedicated connector or feeder trail easements within or connected to the proposed development or subdivision where feasible;~~

~~ii. If a development or subdivision project proposes to modify an existing trail easement, the applicant shall obtain Parks and Recreation approval of such modification;~~

~~b. Trail Design and Location~~

- i. A publicly-dedicated trail shall be designed to connect to an existing or planned trail alignment(s), pursuant to the Trails Plan, and to provide connectivity to recreational uses such as open space areas, parks, trail heads, bike paths, historical trails or sites, equestrian and multi-use staging areas, campgrounds, and conservation areas, as determined by Parks and Recreation;
- ii. Publicly-dedicated trails shall not be located contiguous to any local street or highway, unless Parks and Recreation determines that no other location would be suitable. In the event that Parks and Recreation makes such a determination and the publicly-dedicated trail will be located contiguous to a local street or highway, the trail shall be located completely outside of the local street or highway's vehicular right-of-way to the satisfaction of Public Works;
- iii. Trail design, construction, and maintenance shall be carried out in conformance with the Trails Manual; and
- iv. Deviations from the standards set forth in this Subsection I or any applicable provision in the Trails Manual may be allowed based on unique site conditions, including steep topography, existing structures, trees, vegetation, or utility infrastructure, subject to review and approval of Parks and Recreation.

K. Home Occupations

1. ~~Application. Home occupations are permitted, subject to a Ministerial Site Plan Review (Chapter 22.186) application, to enable a resident to carry on an income-producing activity, which is incidental and subordinate to the principal use of residential property, when such activity will not be disruptive to the character of the Acton community.~~
2. ~~Additional Standards. Home occupation shall comply with the following standards:~~
 - a. ~~The home occupation shall occur on a lot used primarily as the permanent residence of the person or persons operating the home occupation, and be secondary and incidental to the principal use of the lot, and not change the residential character and appearance of the dwelling unit;~~
 - b. ~~Not more than two persons, other than resident occupants, shall be employed or volunteer their services on site;~~
 - c. ~~The number of off-street vehicle parking spaces shall comply with Chapter 22.112 (Parking), as well as provide one additional on-site vehicle parking space, either covered or uncovered, for each employee or volunteer;~~
 - d. ~~The combined floor area of the home occupation shall not occupy more than 20 percent of the total floor area of the residence (excluding accessory buildings) or 350 square feet, whichever is lesser;~~
 - e. ~~No noise or sound shall be created which exceeds the levels contained in Chapter 12.08 (Noise Control) of Title 12 (Environmental Protection) of the County Code;~~
 - f. ~~On-site signage or display in any form which advertises or indicates the home occupation is prohibited;~~

- ~~g. No sale of goods shall occur at the premises where the home occupation is located;~~
- ~~h. Business traffic shall occur only between the hours of 8:00 a.m. and 6:00 p.m. Home occupation related vehicle trips to the residence shall not exceed six per day; and~~
- ~~i. Approval of a home occupation shall require a covenant and agreement, in compliance with Section 22.222.260 (Performance Guarantee and Covenant).~~
- ~~3. This Subsection K shall not modify the provisions for on-site display, signage, and sale in any Agricultural Zone of products lawfully produced on such lot.~~

~~L.H.~~ **Drive-Through Establishments.** No new drive-through facility or service shall be permitted. For purposes of this Subsection ~~LH~~, the term "new drive-through facility or service" does not include those facilities or services which, prior to the effective date of this Subsection L, July 6, 2018, were: (1) lawfully established, in compliance with all applicable ordinances and laws; or (2) approved by the final decision maker, as set forth in Chapter 22.222 (Administrative Procedures)

~~I.~~ **Subdivisions.** Gated or walled subdivisions are prohibited.

~~J.~~ **Highway and Local Streets.**

~~1.~~ Highway Standards.

- ~~a. Routes shown on the County Highway Plan within the boundaries of this CSD shall use the alternate rural highway standards, except for locations where existing infrastructure or commercial and pedestrian traffic patterns are such that Public Works determines that curbs, gutters, and sidewalks are necessary for safety reasons or to provide pedestrian access compliant with the Federal Americans with Disabilities Act;~~
- ~~b. Encroachments into the highway right-of-way are prohibited unless an encroachment permit is granted by Public Works, where Public Works will consider the potential impact that the encroachment will have on safe use of the highway right-of-way for temporary vehicle parking and pedestrian and equestrian movement and ensure, to the maximum extent feasible, that the highway right-of-way shall be clear of all obstructions including landscaping, trees, and other structures, which block safe pedestrian and equestrian movement on the highway right-of-way; and~~
- ~~c. If the vehicular right-of-way is not coterminous with the boundaries of the highway right-of-way, driveways may be permitted with an encroachment permit granted by Public Works into the highway right-of-way from a property line to provide access from that property to the vehicular right-of-way or paved highway. Such driveways shall be constructed with a non-slip surface, such as rough-broomed concrete.~~

~~2.~~ Local Street Standards. The following standards shall apply to all local streets maintained by Public Works within this CSD:

- a. Local streets shall use the inverted shoulder cross-section and shall have a paved width of 28 feet, except for locations where additional pavement is required for geometric improvements by Public Works or where commercial, industrial, or institutional uses necessitate alternate designs, as determined by Public Works. This 28-foot width excludes any inverted shoulder or concrete flowline;
 - b. New curbs, gutters, and sidewalks are prohibited unless deemed necessary for the safety of pedestrian and vehicular traffic by Public Works after consultation with the Department; and
 - c. The encroachment and driveway provisions in Subsections J.1.b and J.1.c (Highway Standards), above, for highway right-of-ways, shall also apply to local streets.
3. Streetlights. Streetlights shall complement the rural character of the Acton community and shall be provided in accordance with the applicable provisions of Chapter 22.80 (Rural Outdoor Lighting District):
- a. All required local and highway streetlights shall utilize cut-off "Mission Bell" design fixtures, as specified by the local electric utility.

22.302.070 Zone-Specific Development Standards.

(Reserved)

A. All Residential or Agricultural Zones

- 1. Accessory Uses. In addition to the uses identified in 22.16, Table 22.302.070-A, below, identifies the permit or review required to establish each accessory use.

<u>Table 22.302.070-A: Accessory Uses</u>					
<u>Accessory Use</u>	<u>A-1</u>	<u>A-2</u>	<u>O-S</u>	<u>R-R</u>	<u>W</u>
<u>Cargo Container</u>	<u>SPR</u>	<u>SPR</u>	<u>-</u>	<u>SPR</u>	<u>-</u>

- a. Cargo Shipping Containers. Cargo shipping containers are permitted as an accessory use with the approval of a Ministerial Site Plan Review (Chapter 22.186) application, in the quantities identified in Table 22.302.070-B below, provided the following development standards are met;

<u>Table 22.302.070-B: Cargo Shipping Containers</u>	
<u>Net Acreage of Lot</u>	<u>Maximum Number Allowed</u>
<u>0 < 5</u>	<u>1</u>
<u>5 < 10</u>	<u>2</u>
<u>>= 10</u>	<u>3</u>

- i. Size and Specifications. Cargo shipping containers shall not exceed 10 feet in height, 10 feet in width, and 40 feet in length.
- ii. Location. Cargo shipping containers are prohibited in any required yard, or area where the parking of vehicles is prohibited under Section 22.112.040.C (Residential and Agricultural Zones);

- iii. Placement and Separation. Cargo shipping containers shall be placed at least six feet from any structure or other cargo shipping container and shall not be stacked upon each other;
 - iv. Design. Cargo shipping containers shall be painted one uniform color, and not display any images or lettering on their sides, except for images or lettering providing safety information related to the contents stored within, or otherwise required by the County Code, or any other applicable federal, state, or local regulation.
 - v. Screening. All cargo shipping containers shall be screened to obscure view of the cargo shipping container from outside of the subject lot by landscaping or existing structures. Landscaping shall be used as screening material, and shall include trees, shrubs, and other plant material that can screen the height of the cargo shipping container. Trees shall be placed a maximum of 10 feet apart, or in such a manner as to obscure view of the cargo shipping container from outside of the subject lot.
 - vi. Safety and Maintenance. All cargo shipping containers shall be kept in a state of good repair, and any landscaping used as screening shall be kept properly maintained.
2. Home-Based Occupations. In addition to the standards for home-based occupations identified in Section 22.140.290 (Home-Based Occupations), the following standards shall apply;
- a. A home-based occupation may be housed in a permitted accessory structure. Any automobile parking spaces required by Section 22.112.060.A (On-Site Parking) shall not be displaced by such use and shall be permanently maintained in accordance with Section 22.112.040.B (Permanent Maintenance Required).

B. All Commercial and Rural Zones

- 1. Height. No structure shall exceed 35 feet in height, except for chimneys, pole antennas, or other roof-mounted mechanical equipment, which shall not exceed a height of 45 feet.
- 2. Design
 - a. Structures shall be designed in a "Western frontier village, circa 1890s style" in substantial conformance with the architectural style guidelines in Appendix I at the end of this Chapter and as maintained by the Department;
 - b. Be designed to conceal from public view all external utilities, such as roof-mounted air conditioning or heating units, satellite dish antennas, or other improvements not contributing to the Western architectural design. Solar panels that are designed as part of a roof line and blend with the overall roof appearance need not be concealed. In addition to other required material, an exterior architectural rendering, with materials and colors indicated, shall be submitted with any application request for structural improvements.
- 3. Parking. In addition to standards in 22.112 (Parking), all provided parking for any subject use shall be located to the rear of an on-site structure in order to screen the parking location from view from the street.

C. All Industrial Zones

1. Parking. In addition to standards in 22.112 (Parking), all provided parking for any subject use shall be located to the rear of an on-site structure in order to screen the parking location from view from the street.
2. Landscaping. The landscaping standards and screening requirements prescribed for MXD-RU Zones (22.24) in Sections 22.24.040.D and 22.24.040.G shall apply to all Industrial Zones.

22.302.080 Area Specific Development Standards.

~~Except as provided in this Chapter, all residential lots shall comply with the area requirements and standards of the applicable zone.~~ If any portion of a new lot, or an existing lot, as noted, is located within a Rural Land 1 (RL1), Rural Land 2 (RL2), Rural Land 10 (RL10), or Rural Land 20 (RL20) area, the following requirements apply:

A. RL2, RL10, or RL20 Area, Antelope Valley Area Plan Land Use Policy Map:

1. Minimum Lot Area. New residential lots shall contain a gross area of not less than two acres and a net area of not less than 40,000 square feet. Lot sizes may be clustered in accordance with the Antelope Valley Area Plan, provided that no lot contains less than one acre of gross area and 40,000 square feet of net area, and provided the average gross area of all lots in a project is not less than two acres.
2. Lot Width and Length for Regular Lots. Except as otherwise specified in Subsection A.3, below, new residential lots shall contain an area which is at least 165 feet in width and at least 165 feet in length (depth). This area shall begin no farther than 50 feet from the street right-of-way line and shall include the entire building pad.
3. Lot Width and Length for Irregular Lots. New flag and other irregularly shaped residential lots shall contain an area which has an average width of not less than 165 feet, including a minimum width of at least 165 feet through the area containing the building pad of the primary residential structure, and a minimum length (depth) of not less than 165 feet.
4. Lot Setbacks. New and existing residential lots of sufficient size shall have required front and rear yards of not less than 50 feet from the property line. Side yards shall be a minimum of 35 feet from the property line.

B. RL1 Area, Antelope Valley Area Plan Land Use Policy Map:

1. Minimum Lot Area. New residential lots shall contain a gross area of not less than one acre and a net area of not less than 40,000 square feet. No clustering of lot sizes is permitted which creates lots smaller than the minimum lot area.
2. Lot Width and Length for Regular Lots. Except as otherwise specified in Subsection B.3, below, new residential lots shall contain an area which is at least 130 feet in width and at least 130 feet in length (depth). This area shall begin no farther than 35 feet from the street right-of-way line and shall include the entire building pad.
3. Lot Width and Length for Irregular Lots. New flag and other irregularly shaped residential lots shall contain an area which has an average width of not less than 130 feet, including a minimum width of at least 130 feet through the area containing the building pad of the primary residential structure, and a minimum length (depth) of not less than 130 feet.

4. Lot Setbacks. New and existing residential lots of sufficient size shall have required front and rear yards of not less than 35 feet from the property line. Side yards shall be a minimum of 25 feet from the property line.

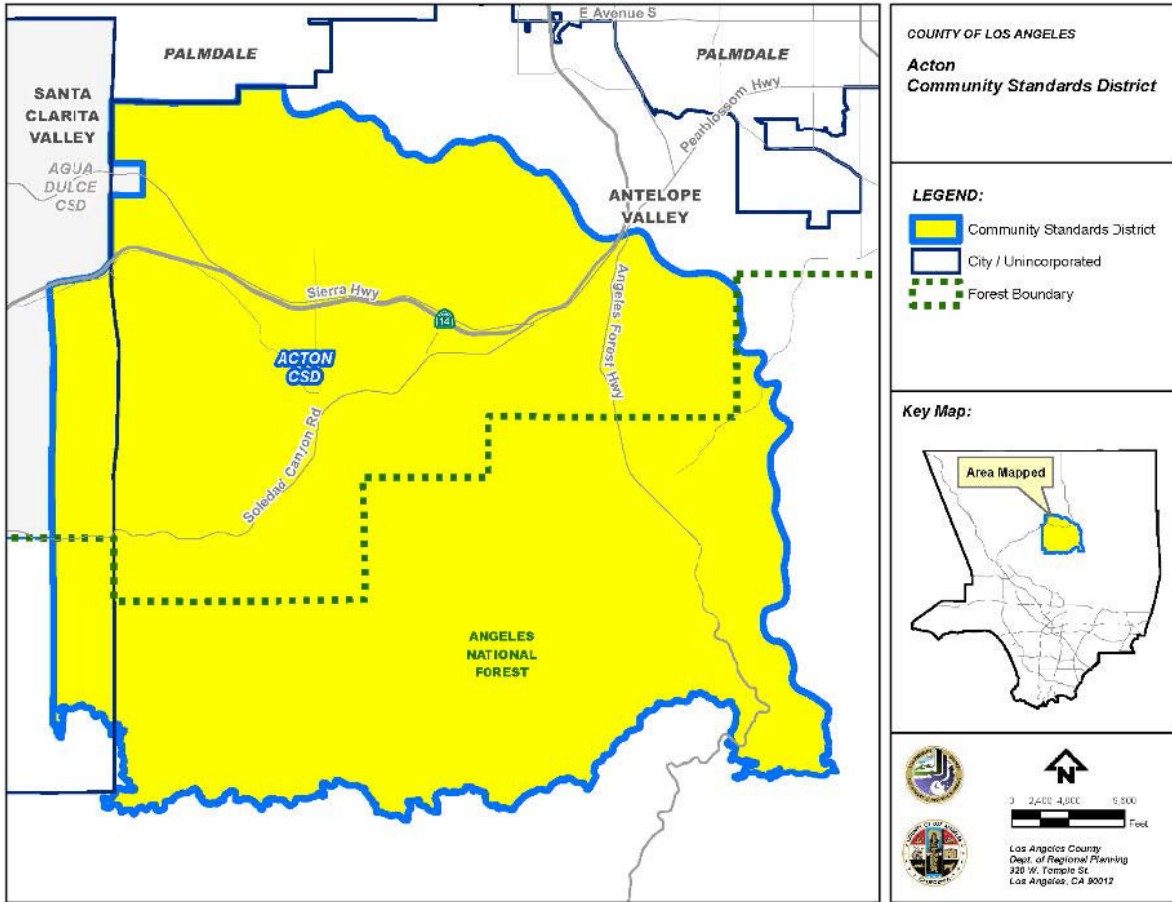
22.302.090 Modification of Development Standards.

Modifications to any standards in this Chapter are ~~only available pursuant to the terms and conditions of~~ subject to a Conditional Use Permit (Chapter 22.158) application and shall be subject to additional findings:-

- A. The application of these standards would result in practical difficulties or unnecessary hardships inconsistent with the purpose of this CSD; or
- B. There are exceptional circumstances or conditions that are uniquely applicable to the subject property or to the intended development of the subject property that do not apply to other properties within the area governed by this CSD.

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FIGURE 22.302-A: ACTON CSD BOUNDARY



APPENDIX I. ACTON COMMUNITY STANDARDS DISTRICT ARCHITECTURAL STYLE GUIDELINES

I. Background

Acton is a rural community that began to develop in the 1800's as a center of gold and copper mining activity. By 1872, with the coming of the railroad and the development of large scale mining operations, Acton was a thriving community. In 1886 the Southern Pacific depot was established, bearing the name of Acton. For a short period of time, Acton with all its mines was an important town in the State of California. Several structures from this era remain. The 1878 school house now serves as a community church, and the 49er Saloon-remodeled and expanded, but retaining its "Western" look-remains a community fixture. Bricks from the 1890 Acton Hotel have been incorporated into a community monument.

As the mining activity decreased at the turn of the century, the area changed to predominantly ranching activities. It is in keeping with this rich frontier mining town heritage that these Architectural Style Guidelines for commercial and industrial areas have been established.

II. Objectives

~~Section 22.302.060070.CB (Architectural Style and Project Design Considerations~~All Commercial and Rural Zones) of the Acton Community Standards District ("CSD") provides for the application of Architectural Style Guidelines in Acton, ~~primarily in~~ for commercial or industrially-zoned areas, as defined by the Land Use Policy Map for the Antelope Valley Area Plan. There are two distinct commercial areas: 1) "Old Town" south of the Freeway along Crown Valley Road and 2) the newly developing uses adjacent to the Freeway, particularly to the north. The objectives of the guidelines include:

- Identification and description of the qualities which give a "Western frontier village, circa 1890s style" character to much of the existing commercial area—particularly the older development in the vicinity of Crown Valley Road and Soledad Canyon Road.
- Assistance in guiding and promoting architectural rehabilitation throughout Acton that is consistent with its Western Heritage.
- Development of new commercial structures that promote and enhance the community's Western Heritage architectural character.

III. Guidelines

This entire CSD is intended to help preserve a Western desert community character. Vegetation, street improvements, trails, lighting, fencing, signage, building heights, setbacks, and other features of this CSD all complement the Western appearance. The Architectural Style Guidelines are intended to put the finishing touches on the exterior appearance of the commercial community. The following guidelines provisions are to be used in designing all exterior improvements:

- A. Facades
- B. Roof forms
- C. Sidewalk coverings
- D. Signs
- E. Colors
- F. Materials

G. Landscaping

H. Exterior features: lights, railings, street furniture, etc.

A. Facades

Building exteriors, particularly storefronts, are the most visible elements of a commercial community. The surfaces, materials and colors that complement the overall architectural design create a visual statement as well as provide a framework for signage, landscaping, and street furnishings that can complete a desired appearance.

Lineal Design:

"Western" town commercial structures have strong horizontal lines; parapets, signs, railings, balconies, sidewalk coverings, transom windows, and kickplates are typical lineal features. Projecting or recessed horizontal architectural or decorative features help create dimension and interest on a plain facade. While diversity-e.g. Victorian design-among individual stores is encouraged, horizontal lines can help create a cohesive community and encourage one's eyes to scan the entire area.

Encourage

- A predominating horizontal line along the top of the building facade.
- Alignment of tops of windows and door openings.
- The clear division of two story structures between the first and second floors.
- Second floor balconies and railings; their strong horizontal structure adds depth and visual interest.
- Horizontal lines that carry from one store or structure to the next.

Discourage

- Horizontal elements that do not involve structural features; a painted horizontal stripe, for example, should not be used where wood trim would create dimension and texture.

Entries:

Stores along a "Western" street typically have recessed entries. This feature draws a shopper toward the sheltered door area, which is generally flanked with display windows. This architectural characteristic is in contrast to modern commercial designs which generally align all storefronts and entrances along a straight walkway.

Encourage

- Recessed storefront entries. Side and rear entries may be in line with exterior walls.
- Wood-appearing frame doors with glass panes-particularly in the upper half of the door-and suitable hardware (typically brass hinges and handles or push plates). Wood-frame screen doors can be used.
- Double entry doors, while not necessary, are particularly inviting.

Discourage

- Use of bright aluminum, tinted glass and other modern doorway materials.
- Frameless glass doors.
- Security doors and grates.

Windows:

Windows link the outside pedestrian with the inside business. They provide a showcase for the merchant and can do much to invite sidewalk shoppers to enter an establishment. Western Village-type windows would authentically be multi-pane, with wood frames. While this look is preferred, larger single-pane showcase windows may provide a better display format; as long as the window frame has an appearance that blends with the overall facade, window pane size will not be a judged factor.

Encourage

- Window designs that harmonize with those in adjacent structures.
- Kickplates that line the lower part of the storefront below the glass. Transom windows are a typical feature over the display windows.
- Use of clear glass or lightly tinted glass only; glass may contain suitable decorative etching.
- Use of shutters, louvers or interior blinds where privacy or restricted views are needed.

Discourage

- Design or alteration of window openings that are inconsistent with the architectural character of the building.
- Use of darkly tinted or reflective glass.
- Full length plate glass windows.
- Finished appearance that does not reflect intended architectural design. Aluminum used for window and door frames, for example, is a modern-appearing material that is inappropriate.

Side and Rear Facade Features:

Structures in the commercial areas of Acton are often visible on all sides. Some establishments may permit access from other than the front entry. It is important that these facades be attractively maintained in character with the Western architecture theme. Utilities, trash bins, and other such features of rear and side areas should be covered or disguised in the same architectural theme wherever possible.

B. ROOF FORMS

Unlike residences of the by-gone Western era with their pitched roofs, commercial buildings are known for their predominantly flat-roofed appearance. Where pitched roofs exist, they are generally hidden from street view by either a parapet-an upward extension of part of the front wall-or a false front (with the exception of Victorian-style structures). While top roof lines can carry a horizontal theme around the commercial area, individuality should be encouraged; multi-height parapets and false fronts add variety. Special roof lines, raised heights, or other distinctive treatments are appropriate over major building entry points or corner structures.

Encourage

- Predominantly flat roofs.
- Sloping roofs hidden from front view by parapets or false fronts with horizontal lines.
- "Accent" roof lines or other architectural features-higher than the surrounding roof lines-at corners and major entrances.
- Screening of roof mounted equipment (see Section 22.302.060070.C-B ~~(All Commercial and Rural Zones)~~ Architectural Style and Project Design Considerations) of this CSD).

Discourage

- Sloped or pitched roofs-particularly those visible from street view, unless of Victorian design.
- Decorative roof elements that do not focus on corner or entry areas.

C. SIDEWALK COVERINGS

Motion picture-created images of Western towns often portray hot, dusty main streets; a respite from the sun was found in the shade provided by coverings along the boardwalks. In Acton today, paved streets minimize the dust, and air conditioning provides ideal climate control. Sidewalk coverings, however, are still functional: in addition to reinforcing the Western architectural style, they provide an invitation to window shoppers, protect window displays and shield windows from the heat of the day, thereby conserving energy.

Sidewalk coverings are typically constructed of rough wood, supported by wooden posts. They may serve as second story balconies. Awnings can also be used, but should be of plain canvas-type material; rounded or scalloped edges, stripes or patterns are not appropriate. Where posts are used, wooden railings would complete the boardwalk area.

D. SIGNS

Signage controls can "make or break" the visual image of a commercial community. This feature of the Acton community is so important that Section 22.302.060.FD (Signs) of this CSD contains specific regulations designed to prevent the use of modern signs.

The primary function of signs in Acton is to effectively identify business locations. Signs should not be used for advertising, unless based on verifiable authentic Western designs. Even then they must either conform to Section 22.302.060.F-D (Signs) or undergo appropriate variance approvals. The following signage features supplement the requirements of Section 22.302.060.FD:

Encourage

- Flush-mounted signs, often within a recessed area on a parapet.
- Hanging signboards, either parallel or perpendicular to the building facade.
- Signs related in size, character, and placement to other building elements.
- Graphics and lettering styles that are appropriate to the western motif. Signs for most franchises and chain stores will require redesign.
- Icon signs that illustrate the type of merchandise or service.

Discourage

- Signs that obscure all or part of a significant architectural feature.
- Garish colors that may attract attention, but which detract from a harmonious community appearance.

E. COLORS

If there is a single "Western town" color, it would be earthtone. This color-or range of colors from beige to gray-is natural appearing in many of the materials used in constructing the old West. Brick, made from adobe clay, was often used in early Acton and is also an appropriate color. Brighter primary paint colors were available and were often used for signs and on metal surfaces to prevent rust. "Pastels" and "neons" are inappropriate colors in the Western palette.

Encourage

- Natural wood-look and brick tones as the predominant materials/colors of the commercial area. (Simulated wood appearing products may be used in place of real wood.)
- Colors that are coordinated with neighboring building colors and materials.
- Subtle colors on plain surfaces of large structures.

Discourage

- Changing colors along the main surface of a single building facade. A single color-generally natural wood-creates unity; individual stores can be differentiated by accent colors, parapets, signage, and other distinguishing features.

F. MATERIALS

Finished appearance is more important than the use of "genuine, authentic" materials. Available materials of the day (late 1800's) consisted primarily of wood, adobe, brick and stone. Modern materials are available that simulate these textures, and are generally acceptable in new or rehabilitation construction. Even concrete blocks can be used if faced with adobe-resembling stucco, for example, or covered entirely with vegetation. "Assembly" of these materials should reflect the building techniques and tools employed in the early West.

The chosen materials should be consistent with the structure; sidewalks, for example, would originally have been either boardwalk or stonewalk. Today, those materials would be welcome, although modern materials such as concrete may be used to replicate such appearances through special colorings and installation techniques.

Encourage

- Use of materials available in the old West, such as pine lumber, river rock, and adobe.
- The adaptation of modern materials such as plastic, concrete, and aluminum to resemble old West materials.

Discourage

- Modern materials that retain a contemporary appearance; painted metal "pipe" railings should be avoided in favor of wooden hand rails, for example.

G. LANDSCAPING

Vegetation can provide an attractive, inviting and unifying element to a commercial district. Trees provide welcome shade in a desert community such as Acton. Trees and shrubbery can cover vacant areas or unattractive features such as utility installations and rubbish disposal areas, and can soften the hard appearance of parking lots. Planter boxes along storefronts can be a very decorative feature.

Section 22.302.060.B (Preservation of ~~Native~~—Vegetation) of this CSD emphasizes the preservation and use of high desert native vegetation. A commercial landscape palette must conform to these requirements, which will ensure compatibility of the vegetation with the architectural theme.

H. EXTERIOR FEATURES

"Finishing touches" to the Western village architectural theme must consider all the exterior features, both functional and decorative. Lights and lamp posts, railings, trash receptacles, benches, and hitching posts would all be common to Acton commercial areas and in plain view. Sections 22.302.060.HE (Exterior Lighting) and 22.302.060.IG (Street Improvements) of this CSD establish general requirements for outdoor lighting. Modern lighting techniques which do not interfere with the Western motif may be used.

Utilities should be hidden from view wherever possible. Air conditioning units, for example, should ideally be roof-mounted. Room air conditioning units should never be installed in the front facade; the rear wall is generally preferable, with side walls acceptable.

Encourage

- Western style accessories such as sidewalk railings and hitching posts (which should be located to protect horses from motor vehicles). Cast iron-type benches and wood or wooden-looking trash "barrels" are appropriate and functional. Wagon wheels are a popular decorative item.
- ~~Gas or gas-look lamps, or lamps which imitate the look of gas lamps,~~ where high visibility for safety is not a factor.
- The use of wood, wrought iron, ceramic, or other materials from the old West era.

Discourage

- Modern decorative materials such as neon and plastics.

(Ord. 2019-0004 § 1, 2019.)

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