

22.354.010 Purpose.**22.354.020 Definitions.****22.354.030 District Map.****22.354.040 Applicability.****22.354.050 Application and Review Procedures.****22.354.060 Community-wide Development Standards.****22.354.070 Zone-Specific Development Standards.****22.354.080 Area-Specific Development Standards.****22.354.090 Modification of Development Standards.****22.354.010 Purpose.**

The Green Valley Community Standards District (“CSD”) is established to implement the goals and policies of the Antelope Valley Area Plan. The CSD has development standards and guidelines that protect the rural character and natural features of Green Valley’s environmental setting.

22.354.020 Definitions.

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 signs. A freestanding sign that marks the entrance to a single-family residential use.

22.354.030 District Map.

The boundaries of this CSD are shown on Figure 22.354-A: Green Valley CSD Boundary, at the end of the Chapter.

22.354.040 Applicability.

In conjunction with Section 22.300.020 (Application of Community Standard Districts to Property), this Chapter shall apply to any application for development, expansion, or change of use requiring Regional Planning approval after [effective ordinance date]. For expansion of an existing, legally established use as of [effective ordinance date], this Chapter shall only apply to the new expansion portion and not to existing development. Section 22.354.070.A.3 (Hours of Operation) shall apply to new nonresidential uses.

22.354.050 Application and Review Procedures.

(Reserved).

22.354.060 Community-wide Development Standards.

A. Signs.

1. All sign requirements of Chapter 22.114 (Signs), and all applicable provisions of Chapter 22.80 (Rural Outdoor Lighting District), shall also apply to the signage within this CSD, except as otherwise provided for or modified by this Subsection A:
2. 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.
3. Wall Business Signs. Each business establishment fronting on and/or oriented toward one or more public street, highway, or parkway shall be permitted a maximum of one square foot of wall sign area for each one linear foot of building frontage. No wall business sign attached to a building shall extend above the building wall.
4. Monument Signs. As provided for in Section 22.114.120 (Roof and Freestanding Business Signs), the height of such signs shall be limited to six feet measured from the natural grade at the base of the sign, and shall not display more than two sign faces with a maximum area of 50 square feet for each sign face.
5. Residential Ranch Entrance Signs.
 - a. A maximum of one residential ranch entrance sign is permitted;
 - b. Residential ranch entrance signs shall only be permitted on lots of at least one gross acre in size and located in the Residential or Agricultural Zone;
 - c. 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 permitted;

- d. The maximum height for a residential ranch entrance sign shall be 20 feet measured from the natural grade at the base of the sign;
 - e. Residential ranch entrance signs shall comply with all requirements of the Fire Code (Title 32) including requirements pertaining to fire apparatus access roads; and
 - f. 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.
6. Temporary Real Estate Signs. The following provisions shall supersede the requirements of Section 22.114.170.A (Area Permitted):
- a. Only one temporary real estate sign shall be permitted on a property at a time.
 - b. 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.
 - c. 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.
 - d. Maximum Sign Area. In the 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.
- B. Vegetation and Landscaping. The requirements in this Subsection B only apply to discretionary land-use permits subject to Type II (Chapter 22.228), Type III (Chapter 22.230), or Type IV (Chapter 22.232) reviews that include ground disturbance of over 400 square feet:
1. In addition to the required application materials specified in Section 22.222.070 (Application Filing and Withdrawal), each application shall include:
 - a. A detailed project description outlining the reason for the proposed vegetation removal and the planned use of the property within 12 months of application submittal.
 - b. A landscaping plan identifying all vegetation on the property including, and separately specifying, native vegetation listed in the Santa Clara River and San Andreas Significant Ecological Area Plant Lists maintained by the Department. The landscaping plan shall indicate the vegetation proposed to be removed as part of the project and how those removals shall be replaced with replanting, to the satisfaction of the Department, in consultation with the County Biologist.
 - c. Fuel modification plans or grading plans, upon request by the Department.
 2. In addition to the application filing fees listed in Chapter 22.250 (Applications, Petitions, and Fees), the applicant shall submit a fee for review by the County Biologist.

C. 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 C.1.b and C.1.c (Highway Standards) for highway rights-of-way, shall also apply to local streets.

D. Subdivisions.

1. Gated or walled subdivisions are prohibited.
2. Required Area. New lots shall have a minimum of 2.5 gross acres.

3. Utilities. All wires and cables that provide utility services, including telephone, television, electricity less than 10 kilovolts, and similar services shall be placed underground.

22.354.070 Zone-Specific Development Standards.

A. Commercial and Rural Zones.

1. Design of Structures. New structures, or additions or renovations to existing structures, shall be designed to fit in with the community's rural setting by:
 - a. Using earth-toned paint such as shades of taupe, beige, olive, burgundy, or other neutral, muted colors that blend with the surrounding setting.
 - b. Ensuring that building facades do not have more than 50 percent of their street-facing surface area covered in any one of the following materials: glass, stucco, or metal.
 - c. Inclusion of one or more of the following features:
 - i. A hitching post,
 - ii. A recessed storefront entryway,
 - iii. Cast-iron type benches,
 - iv. Wood or wooden-looking barrels,
 - v. Shuttered windows,
 - vi. A wagon wheel, or
 - vii. A water tower.
2. Height. New structures, or expansions to existing structures, on lots adjacent to a Residential or Agricultural-zoned property shall be subject to the following:
 - a. Within five feet from any property line abutting a Residential or Agricultural-zoned property, the maximum height of the building shall be 17 feet.
 - b. Any portion of a proposed structure exceeding 17 feet in height shall be stepped back an additional foot for every foot in height over 17 feet from any common property line with the abutting Residential or Agriculturally-zoned property.
3. Hours of Operation. The hours of operation for a nonresidential use shall be limited to the hours of 7:00 a.m. to 11:00 p.m., seven days a week.
4. Yards. In addition to Section 22.24.040 (Development Standards for Rural Zones), commercial lots shall have a minimum front yard of 10 feet.

22.354.080 Area-Specific Development Standards.

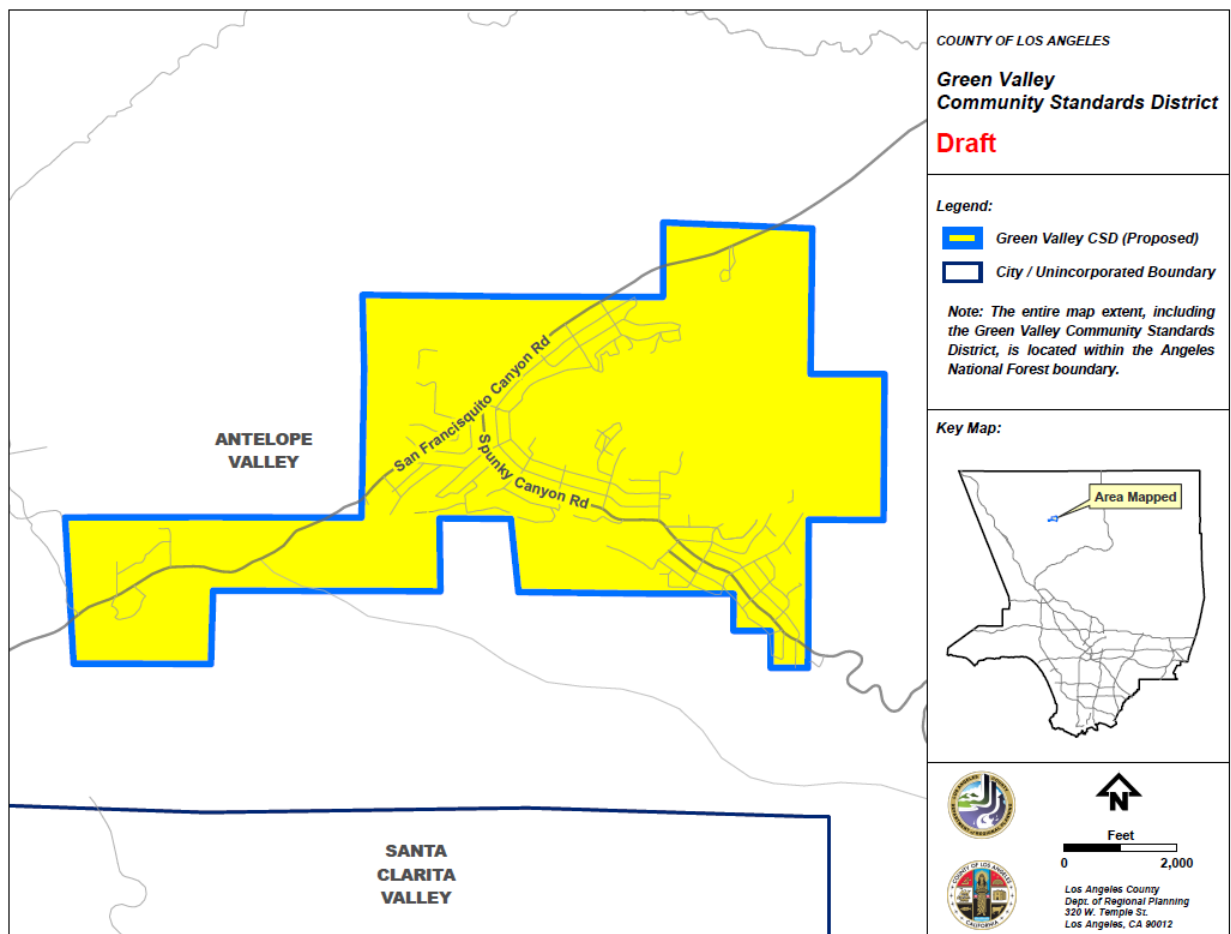
(Reserved).

22.354.090 Modification of Development Standards.

Modifications to any standards in this Chapter are subject to a Minor Conditional Use Permit (Chapter 22.160) application with a notification radius consistent with Section 22.222.160 (Notification Radius) 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.

Figure 22.354-A: GREEN VALLEY CSD BOUNDARY



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(Ord. 2020-xxxx § x, xxxx.)