

ORDINANCE NO. _____

An ordinance amending Title 22 – Planning and Zoning of the Los Angeles County Code to implement design standards for residential development, which will add new definitions, establish new land use regulations countywide, and include minor modifications to existing Title 22 provisions.

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

SECTION 1. Section 22.14.010 is hereby amended to read as follows:

22.14.010 A.

...

Aquaculture. A form of agriculture that involves the controlled growing and harvesting of fish, shellfish, and/or plants in marine, brackish, and/or fresh water. Aquaculture products are agricultural products, and aquaculture facilities and land uses shall be treated as agricultural facilities and land uses in all planning and permit-issuing decisions governed by this Title 22.

Arcade. A covered walkway with a line of columns, posts, or arches along one side and attached to a building on the opposite side.

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Area of special flood hazard. The land within a flood plain, as identified by the Flood Insurance Rate Map (FIRM) of Los Angeles County, subject to a one percent or greater chance of flooding in any given year.

Articulation. Breaking up of large, otherwise featureless spaces, masses or volumes.

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SECTION 2. Section 22.14.020 in Division 2 is hereby amended to read as follows:

22.14.020 B.

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Bicycle parking.

Bicycle parking space. A permanently maintained bicycle rack or other similar device which is designed for the secure storage of a standard size bicycle.

Bicycle rack. A fixture on which one or more bicycles can be secured.

Long-term bicycle parking. Bicycle parking intended for a period of two hours or longer, appropriate for residents, employees, transit users, and visitors to hotels in the nearby areas.

Short-term bicycle parking. Bicycle parking intended for a period of two hours or less, appropriate for persons making short visits to commercial establishments such as grocery and convenience stores, restaurants, coffee shops, bars and clubs, and offices such as medical, dental, and post offices.

Bioretention Area. Bio-retention areas are typically depressed areas that capture and treat stormwater from adjacent impervious surfaces with soil media and vegetation. Stormwater runoff is filtered by the plants and infiltrates into the local aquifer or is captured and released into a suitable outlet.

Bioswale. A vegetated, shallow, landscaped depression designed to capture, treat, and infiltrate stormwater runoff as it moves downstream.

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Body piercing parlor. Any place of business where body piercing occurs.

Bollard. A single low post, or one of a series, set to prevent motor vehicles from entering an area. May or may not include an integrated light.

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Building. A structure that has a roof supported by columns or by walls and intended for the shelter, housing or enclosure of persons, animals, belongings, or property.

Building envelope. Refers to the maximum 3-dimensional volume a building may occupy on a site or parcel, measured by taking the site or parcel area excluding required setbacks extruded to the maximum height allowed by the zone.

...

Building or structure, nonconforming due to use. Any primary or accessory building or structure that was lawfully established and in compliance with all applicable ordinances and laws at the time the ordinance codified in Title 22 or any amendment thereto became effective, but which, due to the application of this Title 22 or any amendment thereto, is designed for a use not listed as a principal, accessory, or temporary use in the zone in which it is located. This term shall also include buildings or structures designed for uses reclassified from one permit or review to a more restrictive permit or review. This term does not include a building or structure located in the Coastal Zone which is consistent with the provisions of this Title 22 with the exception of obtaining a Coastal Development Permit.

Building type. An illustrative category describing the general form of a building. A building may fall under one or more building types, and a development may be comprised of several building types.

Bungalow Court: A development which consists of multiple detached buildings organized around a shared courtyard. Each building may include multiple units, such in a duplex or triplex configuration.

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SECTION 3 Section 22.14.030 in Division 2 is hereby amended to read as follows:

22.14.030 C.

...

Cool pavement. As defined in Section 202 of the California Green Building Standards Code, this term includes, but is not limited to, high albedo pavements and coatings, vegetative surfaces, porous or pervious pavements that allow water infiltration, and pavements shaded by trees and other sources of shade.

Cornice: Any molded projection which crowns or finishes the part to which it is affixed.

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County Code. The Los Angeles County Code.

Courtyard Building: A building consisting of multiple attached units that provides common open space in the form of a shared, often times central, courtyard.

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SECTION 4 Section 22.14.040 in Division 2 is hereby amended to read as follows:

22.14.040 D.

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Domestic violence shelter. Housing that offers temporary accommodations and services to survivors of domestic violence, as defined in Section 18291(c) of the California Welfare and Institutions Code.

Double-Loaded Units: Residential units located along both sides of a corridor.

...

SECTION 5 Section 22.14.060 in Division 2 is hereby amended to read as follows:

22.14.060

F.

Façade: A building's exterior face that expresses the character of the building and serves as the primary form of protection against external weather elements.

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Farmworker housing complex. Farmworker housing other than a farmworker dwelling unit that:

Contains a maximum of 36 beds if the housing consists of any group living quarters, such as barracks or a bunkhouse, and is occupied exclusively by farmworkers; or

Contains a maximum of 12 residential units, occupied exclusively by farmworkers and their households, if the housing does not consist of any group living quarters.

Fenestration: The arrangement, proportioning, and design of windows and doors in a building.

Flex Block: A term for a common modern apartment or condominium building type. These are typically three to seven stories in height, double loaded and/or single loaded, and on a podium with parking below. Buildings may be all-residential or include a mix of street-facing retail or commercial units.

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Fire Department. References to Fire Department shall mean the County of Los Angeles Fire Department, unless otherwise specified.

Fourplex: Four dwelling units in one building, attached side-by-side or stacked on top of the other.

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Freeway. A highway where the owners of abutting lands have limited, restricted, or no right or easement of access to or from their abutting lands. Such highway is identified to be in conformance with the California Streets and Highways Code. This term includes principal roadways, interchange roadways connecting one freeway with another, and entrance and exit ramps connecting the freeway with other highways, but does not include frontage roadways.

Frontage: The exterior building wall on the side of the building that fronts or is oriented towards a public street, highway, or parkway. Frontage shall be measured continuously along the building wall for the entire length of the business establishment, including any portion not parallel to the remainder of the wall.

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SECTION 6 Section 22.14.090 in Division 2 is hereby amended to read as follows:

22.14.090 I.

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Income.

Area median income. The current median annual household income for Los Angeles County, as estimated yearly by the United States Department of Housing and Urban Development or as published by the California Department of Housing and Community Development.

Extremely low income. An annual income for a household which does not exceed 30 percent of the area median income, as specified by Section 50106 of the California Health and Safety Code.

Lower income. An annual income for a household which does not exceed 80 percent of the area median income, as specified by Section 50079.5 of the California Health and Safety Code. "Low Income" shall mean the same as "Lower Income."

Middle income. An annual income for a household that does not exceed 150 percent of the area median income.

Moderate income. An annual income for a person or a family which does not exceed 120 percent of the area median income.

Very low income. An annual income for a household which does not exceed 50 percent of the area median income, as specified by Section 50105 of the California Health and Safety Code.

Infill development: Infill development is characterized by new construction or major additions to an existing development in an area that is largely developed or that is surrounded by other buildings.

...

SECTION 7 Section 22.14.120 in Division 2 is hereby amended to read as follows:

22.14.120 L.

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Library Facilities Mitigation Fee. The following terms are defined solely for Chapter 22.266 (Library Facilities Mitigation Fee):

Appropriated. The authorization by the Board to make expenditures and incur obligations for specific purposes.

Capital improvement plan. A plan indicating the approximate location, size, time of availability, and estimates of cost for all library facilities to be financed with library facilities mitigation fees. A capital improvement plan shall be adopted and annually updated by the Board in accordance with Section 66002 of the California Government Code.

Library facilities. Public library improvements and public library services and community amenities, the need for which is directly or indirectly generated by a residential development project, including, but not limited to, acquiring, through purchase, lease, lease-purchase, installment purchase, or otherwise, improving, constructing, altering, repairing, augmenting, equipping, and furnishing real property, buildings, equipment, materials, and other facilities for the conduct of public library services and programs; providing collection development and maintenance, including acquiring books, magazines, newspapers, audio-visual, electronic media, and other informational materials; and all other auxiliary work which may be required to carry out that work, such as administrative, engineering, architectural, and legal work performed in connection with establishing, implementing, and monitoring such projects, indirect costs, and other incidental expenses of providing those library facilities, or all or any combination thereof.

Library planning area. One of seven planning areas, the boundaries of which are depicted in the "Report on Proposed Developer Fee Program for Library Facilities—Prepared by the County of Los Angeles Public Library, October 1998" on file in the Executive Office of the Board, each of which includes related territories in the unincorporated portions of the County of Los Angeles which are within the service area of the Public Library. The seven library planning areas are:

Planning Area 1: Santa Clarita Valley

Planning Area 2: Antelope Valley

Planning Area 3: West San Gabriel Valley

Planning Area 4: East San Gabriel Valley

Planning Area 5: Southeast

Planning Area 6: Southwest

Planning Area 7: Santa Monica Mountains

Mitigation fee. A monetary exaction other than a tax or special assessment that is collected under the terms of Chapter 22.266 (Library

Facilities Mitigation Fee) to provide funds for library facilities related to a residential development project.

Residential development project. Any activity which requires approval by the County resulting in the issuance of grading, building, plumbing, mechanical, or electrical permits, or certificates of occupancy to construct or change the use of a building or property for residential use.

Light Reflectance Value (LRV): A scale that determines the quantity of light reflected when a surface is illuminated and used to identify how much light a color reflects or absorbs.

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Limited secondary highway. A highway identified on the Highway Plan which provides access to low-density settlements, ranches, and recreation areas, with a standard improvement of 64 feet of right-of-way, with two traffic lanes. The right-of-way may be increased to 80 feet for improvements where traffic or drainage conditions warrant.

Liner Structure: A building or portion of a building that contains single-loaded units used to screen the blank façades of free-standing or podium parking structures.

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SECTION 8 Section 22.14.130 in Division 2 is hereby amended to read as follows:

22.14.130 M.

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Massage establishment. Means any premises where massage, massage services, or massage therapy are given.

Massing: The organization of the building's overall volume.

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Multi-family housing. This term includes "supportive housing" and "transitional housing."

Apartment house. A building, or a portion of a building, that is designed or used for occupancy by three or more families living independently of each other, and contains three or more dwelling units. The following are types of dwelling units in an apartment house:

Apartment, bachelor. A dwelling unit that combines sleeping, living, cooking, and dining facilities into one habitable room. This term includes "light housekeeping room."

Apartment, efficiency. A dwelling unit that combines sleeping, living, cooking, and dining facilities into two habitable rooms, only one of which shall be a kitchen. This term includes "single apartment" and "efficiency living unit."

Apartment, one-bedroom. A dwelling unit that contains a maximum of three habitable rooms, only one of which shall be a kitchen.

Apartment, two or more bedrooms. A dwelling unit that contains more than three habitable rooms, only one of which shall be a kitchen.

Townhouse. A single-family dwelling unit sharing a common wall with other single-family dwelling units on one or two sides and capable of being placed on a separate lot. This term includes "row house."

Two-family residence. A building containing two dwelling units, other than a single-family residence with an attached accessory dwelling unit. This term includes "duplex."

Multi-unit (Common Entry): A development where the majority of individual residential units do not have private entries accessible from the exterior. Residents typically access their units through internal lobbies and hallways, although a small percentage of units on the ground floor may be accessed by private entrances off the sidewalk. The building may have other nonresidential uses at the ground floor or upper levels.

Multi-unit (Private Entry): A development with multiple dwelling units where residents can access each unit directly either (a) via a private external entry or (b) via a small vestibule on the ground floor. Units may be attached or may be detached.

...

SECTION 9 Section 22.14.160 in Division 2 is hereby amended to read as follows:

22.14.160 P.

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Parkway. A road identified on the Highway Plan that has park-like features with landscaping and a right-of-way of at least 80 feet.

Paseo: See "pedestrian paseo" as defined in Section 22.14.160.

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Pedestrian paseo. A landscaped walkway accessible to the public, located outside of a public right-of-way or private roadway, where motorized vehicles are prohibited. A pedestrian paseo shall be a minimum of five feet in width, provide

amenities such as appropriate lighting, benches, and water features, and be designed to maximize visibility of the paseo from public view points.

Pedestrian-scale: Elements of the built environment that are comfortable to an average human size and perception.

...

Person. An individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, business trust, receiver, or syndicate. This term includes the County, any other county, city and county, municipality, district, or other political subdivision, or any other group or combination acting as a unit.

Pervious: Permeable such as the seepage of water through a porous material, such as soil.

Podium: One- or two-story concrete (reinforced or post tension) structure at the base of a building on the ground floor that allows several stories of light-frame wood framing above it.

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SECTION 10 Section 22.14.180 in Division 2 is hereby amended to read as follows:

22.14.180 R.

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Ridgeline. The line formed by the meeting of the tops of sloping surfaces of land.

Right-of-way: Any street, avenue, boulevard, highway, sidewalk or alley or similar place which is owned or controlled by a governmental entity.

...

SECTION 11 Section 22.14.190 in Division 2 is hereby amended to read as follows:

22.14.190 S.

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Sensitive use. A land use where individuals are most likely to reside or spend time, including dwelling units, schools and school yards - including trade schools, public and private schools, faith-based and secular schools, parks, playgrounds, daycare centers, preschools, nursing homes, hospitals, licensed care facilities, shelters, and daycares or preschools as accessory to a place of worship, that are permitted in the zones where they are located. A sensitive use shall not include a caretaker residence.

Setback: The minimum distance between a property line and the building, or portion thereof. See "Yard."

...

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

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

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

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

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

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

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

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

Shade plan. See "Tree planting requirements."

Tree species list. See "Tree planting requirements."

Uncovered parking area. See "Tree planting requirements."

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

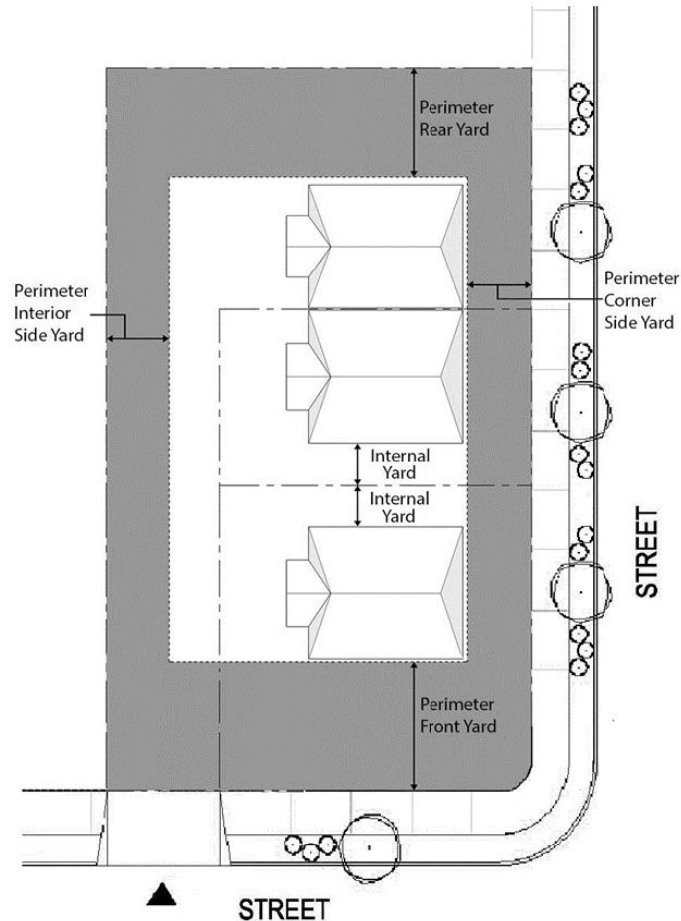
Yard, perimeter corner side. A yard that is parallel to the corner side lot line of the perimeter of a compact lot subdivision. For example, see Figure 22.14-E, below.

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

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

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

FIGURE 22.14-E: YARDS WITHIN COMPACT LOT SUBDIVISION



Single-Loaded Units: Residential units located along only one side of a corridor in a multi-unit building.

Single-Unit: Building developments with a single dwelling unit and its associated structures (i.e., sheds, garages, etc.).

Site Design: The placement of buildings, parking areas, landscaped areas, on-site pedestrian and vehicle circulation and access.

Site Furnishings: Objects such as benches, drinking fountains, and trash receptacles placed along a walkway or street to increase pedestrian comfort.

...

Small wild animal rehabilitation facility. A facility that is accessory to a single-family residence in any specified Residential or Agricultural Zone and used for the temporary care of sick, injured, and/or orphaned small wild animals until such animals are nursed back to health and can be returned to their native habitat.

Soffit: The exposed siding, wood, or other material underneath a roof's overhang.

...

Station. A stopping place or facility in a transportation system designed or intended to be used for the receiving or discharging of passengers and cargo. This place or facility shall not provide for the storage of the conveyance vehicle and shall not include any accessory facilities other than a shelter and ticketing facilities for passengers. This term includes "train station," "bus station," and any similar transit station.

Step-back: The recessing of the upper floor(s) of the building.

...

Stockpile area. Shall have the same meaning as "Temporary storage area."

Storefront: The façade or entryway of a retail store typically including one or more display windows and located on the ground floor or street level of a commercial building.

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SECTION 12 Section 22.14.200 in Division 2 is hereby amended to read as follows:

22.14.200 T.

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Theater. An enclosed building or auditorium used for public assembly and/or group entertainment, including sport events, theatrical performances, concerts and recitals, circuses, stock shows, movies, and conventions.

Tower: Structures (seven stories or more) that surround a common set of elevators and stairwells.

...

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

Shade plan. A landscape plan that depicts and quantifies the amount of tree shade for a development site.

Tree species list. The list of tree species prepared and maintained by the Director.

Uncovered parking area. The uncovered impervious surface areas of a parking lot that includes parking stalls, pedestrian loading areas, driveways within the property line, areas for vehicular maneuvering, and walkways within the

parking lot, but excludes areas covered by solar panels or truck loading areas, and display, sales, service and vehicle storage areas associated with uses such as automobile dealerships.

Triplex: Three dwelling units in one building, attached side-by-side or stacked on top of the other.

...

Primary Units, Detached: Structurally detached primary dwelling units where more than one primary dwelling unit is present on a single lot.

...

SECTION 13 Section 22.26.030 in Division 3 is hereby amended to read as follows:

22.26.030 – Mixed Use Development Zone

...

D. Development Standards. New sensitive uses developed in the permitted zones and located adjacent to existing, legally-established industrial uses, recycling or solid waste uses, or vehicle-related uses listed in Table 22.22.030-B (Principal Use Regulations for Industrial Zones), except for the vehicle sales and rentals sub-category, shall comply with Division 7, Chapter 22.134 (Sensitive Uses) in addition to the standards below. Where standards in Chapter 22.134 and this Section are in conflict, the more restrictive shall apply. In addition to the requirements in Section 22.140.520, all new development in Zone MXD shall be subject to the following development standards:

...

SECTION 14 Section 22.110.090 in Division 6 is hereby amended to read as follows:

22.110.090 – Projections into Yards.

...

D. Porches, Platforms, Landings, and Decks.

1. Uncovered porches, platforms, landings, and decks, including any access stairs exceeding an average height of one foot, which do not extend above the level of the first floor may project a maximum distance of three feet into required interior

side yards, and a maximum distance of five feet into required front, rear, and corner side yards, provided that:

- a. Such porches, platforms, landings, and decks shall not be closer than two feet to any lot or highway line; and
- b. Such porches, platforms, landings, and decks are open and unenclosed; provided, that an openwork railing not to exceed three and one-half feet in height may be installed.

2. Porches, platforms, landings, and decks may be covered provided that in addition to the requirements in Subsection 22.110.090.D.1:

- a. Such covered porches may project a maximum distance of three feet into required interior side yards and a maximum distance of five feet into required front, rear, and corner side yards;
- b. Such covered porches, platforms, landings, and decks shall not be closer than two feet to any lot or highway line; and
- c. Such covered porches do not extend above the level of the first floor or 12 feet, whichever is lower;

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SECTION 15 Section 22.112.100 in Division 6 is hereby amended to read as follows:

22.112.100 – Bicycle Parking Spaces and Bicycle Facilities.

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D. Development Standards for Bicycle Parking Spaces

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4. Location of Bicycle Parking Spaces.

- a. Short-Term.** Short-term bicycle parking spaces shall be:
 - i.** Located to be visible from public areas such as public streets, store fronts, sidewalks, and plazas, and to be convenient to the target users of the bicycle parking to the maximum extent feasible;
 - ii.** ~~Installed as close to a structure's main entrance as feasible~~ Installed as close to a structure's main entrance Located outside the building

and within 50 feet of either the main pedestrian entrance or the nearest off-street automobile parking space. For developments with multiple pedestrian entrances, the required number of short-term bicycle parking shall be distributed evenly around each pedestrian entrance;

...

SECTION 16 Section 22.140.350 in Division 7 is hereby amended as follows:

22.140.350 – Mixed Use Development in Commercial Zones

A. Mixed Use Development in Zones C-H, C-1, C-2, C-3, and C-M.

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2. Applicability. In addition to the requirements of Section 22.140.520,
This Subsection A applies to mixed use developments in Zones C-H, C-1, C-2, C-3, and C-M.

...

B. Mixed Use Development in Zone C-MJ.

1. Applicability. In addition to the requirements of Section 22.140.520,
This Subsection B applies to mixed use developments in Zone C-MJ.

...

SECTION 17 Section 22.140.360 in Division 7 is hereby amended as follows:

22.140.360 – Mixed Use Developments in Zone MXD-RU

A. General. In addition to the requirements of Section 22.140.520, this Section applies to mixed use developments in Zone MXD-RU.

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SECTION 18 Section 22.140.520 in Division 7 is hereby added to read as follows:

22.140.520 – Residential Design Standards

A. Intent. This Section prescribes standards that ensure that residential development is designed to foster walkable, livable, and healthy neighborhoods that

enhance the comfort of residents and the experience of the public. The desired outcome of implementing these standards is to design sites that inspire active lifestyles by making it easier for residents to walk and bike to and from their homes; provide direct pedestrian and bicycle connections to the adjoining rights-of-way, including sidewalks, trails, etc. and within and around the development; and encourage pedestrian and other forms of non-vehicular mobility/activity for users of all ages and abilities by ensuring pathways are spacious, well-maintained, accessible, and safe.

B. Applicability. All residential development projects, including projects that are wholly new or that propose additions to existing structures, shall comply with all applicable standards in this Section. These standards should be applied alongside other requirements of this Title 22, particularly the provisions of Division 7, and shall not supersede any conflicting development standards prescribed by State laws. State laws may supersede the regulations set forth in this Chapter, such as but not limited to floor area, setbacks, building height, or number of building stories. If a residential development project is also subject to a Community Standards District, Specific Plan, or other zoning overlay, such standards shall apply instead. Where a Community Standards District, Specific Plan, or other zoning overlay is silent, this Section shall apply. Where conflicts arise or it is unclear which competing standard applies to a development project, the Director shall determine the applicable standards.

C. This Section shall not apply to:

1. Interior remodels that do not add square footage or change the existing building footprint or envelope.

2. Renovations, rebuilds, maintenance, or other construction authorized by Chapter 22.172 – Non-Conforming Uses, Buildings and Structures.

3. Mobilehomes and manufactured homes where provisions in this Chapter regulate Building Articulation, Building Façade Details, and Balconies and Patios.

D. Modifications. Modification of Development Standards.

1. Requests to deviate from any of the development standards contained in this Section shall be subject to the following permitting requirements:

a. Minor Conditional Use Permit – to deviate from one standard contained in this Section and subject to the requirements of Chapter 22.160.

b. Conditional Use Permit – to deviate from two standards contained in this Section and subject to the requirements of Chapter 22.158.

c. Variance – to deviate from three or more development standards contained in this Section and subject to the requirements of Chapter 22.194.

2. Additional Findings. In addition to the findings required for the Minor Conditional Use Permit, Conditional Use Permit, and Variance, any request for deviation from the development standards contained in this Section shall also substantiate the following:

a. The requested modification(s) promotes high quality design of the subject building(s) and contributes to and is cohesive with the surrounding built and natural environment.

b. The requested modification(s) result in a design that considers all sides of the building(s).

c. The requested modification(s) result in a design that encourages pedestrian and other forms of non-vehicular mobility/activity for users of all ages and abilities.

E. Building Types. All residential development is categorized into one of four building types as defined in Table 22.140.520 – A below. The development standards in this Section are organized around these building types as noted in each Subsection below. Only those standards listed in the section corresponding to a particular building type in a residential development project apply.

<u>TABLE 22.140.520 – A. BUILDING TYPES</u>		
<u>Category</u>	<u>Description</u>	<u>Applicable Building Types</u>
<u>Single Unit</u>	<u>Developments with a single dwelling unit and its associated structures (i.e., sheds, garages, etc.).</u>	<ul style="list-style-type: none">• <u>Single-Family Dwelling Unit</u>
<u>Multi-Unit (Private Entry)</u>	<u>Developments with multiple dwelling units where residents can access each unit directly either (a) via a</u>	<ul style="list-style-type: none">• <u>Primary Dwelling Unit with ADU or JADU</u>

	<p><u>private external entry or (b) via a small vestibule on the ground floor.</u></p> <p><u>Units may be attached, either sharing a party wall or stacked (i.e., duplex, townhouse), or may be detached (i.e. bungalow courts).</u></p> <p><u>Units may be aligned to the street or an interior-facing outdoor courtyard or walkway. These units are often referred to as “middle” housing. Any Multi-Unit (Private Entry) with detached ADUs are included in this category.</u></p>	<ul style="list-style-type: none"> • <u>Two Detached Primary Units</u> • <u>Duplex/Triplex/Fourplex</u> • <u>Townhouse</u> • <u>Bungalow Court</u> • <u>Apartment House</u> • <u>Others as determined by the Director</u>
<p><u>Multi-Unit (Common Entry) or Mixed-Use</u></p>	<p><u>Developments with multiple dwelling units, the majority of which do not have private entries accessible from the exterior in these building types. Residents typically access their units through internal lobbies and hallways, although a small percentage of units on the ground floor may be accessed by private entrances off the sidewalk.</u></p> <p><u>These building types may have other nonresidential uses at the ground floor or upper levels. To be classified as a Mixed-Use building, it must include both residential and commercial uses.</u></p>	<ul style="list-style-type: none"> • <u>Apartment House</u> • <u>Courtyard Building</u> • <u>Liner Structure</u> • <u>Flex Block</u> • <u>Tower</u> • <u>Others as determined by the Director</u>

F. Single-Unit Development Standards.

1. Applicability. All residential development projects consisting of only one dwelling unit, including projects that are wholly new or that propose additions to existing structures, shall comply with all applicable standards in this Section.
2. Additional Standards. In addition to the provisions below, the standards for any specific use identified in Division 7 – Standards for Specific Uses shall also apply.
3. Building and Site Access.

a. Intent. The intent of this Subsection is to enhance the walkable environment along public streets and in residential neighborhoods by ensuring that pedestrians, cyclists, and other non-motorists are provided with safe and pleasant access to residential buildings.

b. Direct Pedestrian Access. All buildings shall have a minimum of one direct pedestrian pathway from the adjoining primary street sidewalk (or public-right-of-way where sidewalks are not present) to the front entrance of the building(s), courtyard, or individual unit facing the street.

i. Where a sidewalk in the public right-of-way is not required by other County approved plans, a clear pedestrian pathway shall connect the building entrance to the street shoulder. This Subsection shall not apply to sites fronting Pearblossom Highway.

ii. On lots greater than one acre, the direct pedestrian pathway may be provided through the vehicle driveway as long as a direct path of travel from the front pedestrian entrance of the primary dwelling to the right-of-way is achieved.

4. Front Yards and Building Orientation.

a. Intent. The intent of this Subsection is to enhance the walkable environment along streets and in residential neighborhoods through private property site design (FIGURE 22.140.520 – A, B, C, and D).

b. Orientation. All Single-Unit buildings shall have at least one primary pedestrian entrance along the frontage oriented toward the primary adjoining street. See Subsection F.5.b. (

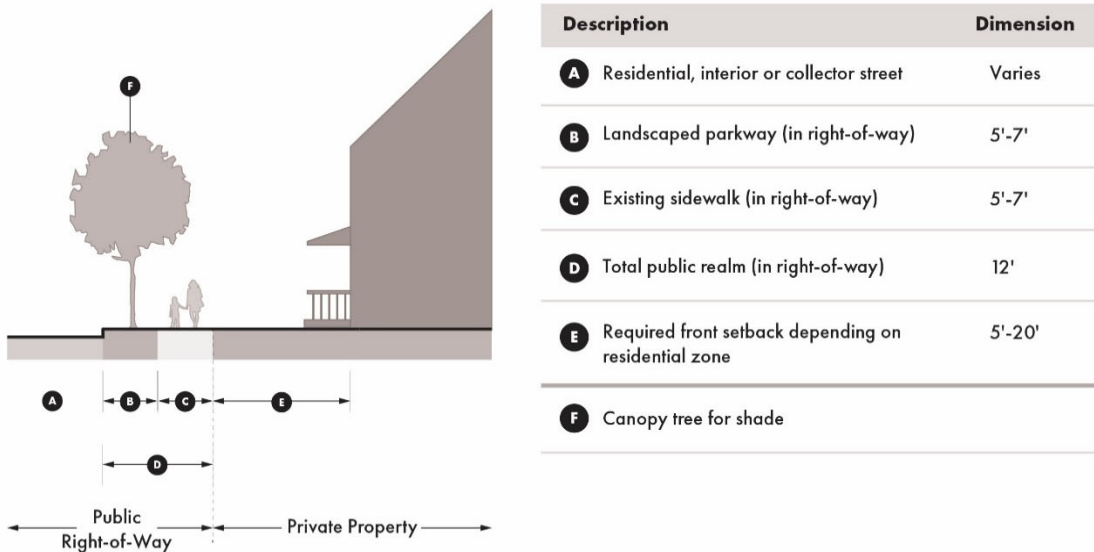
c. Intent. The intent of this Subsection is to ensure that primary entryways to a building are oriented toward the public right-of-way to encourage pedestrian activity to and from the building. for more details. On corner lots, the primary pedestrian entrance may be along the frontage oriented toward either adjoining street.

d. Canopy Tree Requirement. A residential development shall provide a minimum of one canopy tree per lot in the first four feet of the front yard setback area adjacent to the street (FIGURE 22.140.520 – B). Additionally, a residential development shall provide an additional one canopy tree per each 40 linear feet of lot

frontage above 40 feet. Trees planted to meet this requirement shall count toward satisfying the requirements Chapter 22.126 (Tree Planting). This requirement shall not apply if any of the following conditions exist in those areas of the lot adjacent to the street (FIGURE 22.140.520 – B):

- i. The site is constrained by topography as defined by Chapter 22.104 (Hillside Management Areas); or
- ii. There are conflicts with fuel modification requirements as defined in Chapter 32 (County Fire Code).
- iii. The property is adjacent to a street classified as a limited secondary highway or parkway where no sidewalks or curbs and gutters are required.

FIGURE 22.140.520 – A: County standard for residential, interior local, or collector streets for Single-Unit and Multi-Unit (Private Entry) developments where a landscaped parkway with street trees is provided in the public right-of-way.



- iv. The property fronts a street or highway in which street or parkway trees in the right-of-way are required (similar to FIGURE 22.140.520 – A).

FIGURE 22.140.520 – B: County standard for Single-Unit and Multi-Unit (Private Entry) developments when no sidewalk or street trees are provided in the public right-of-way.

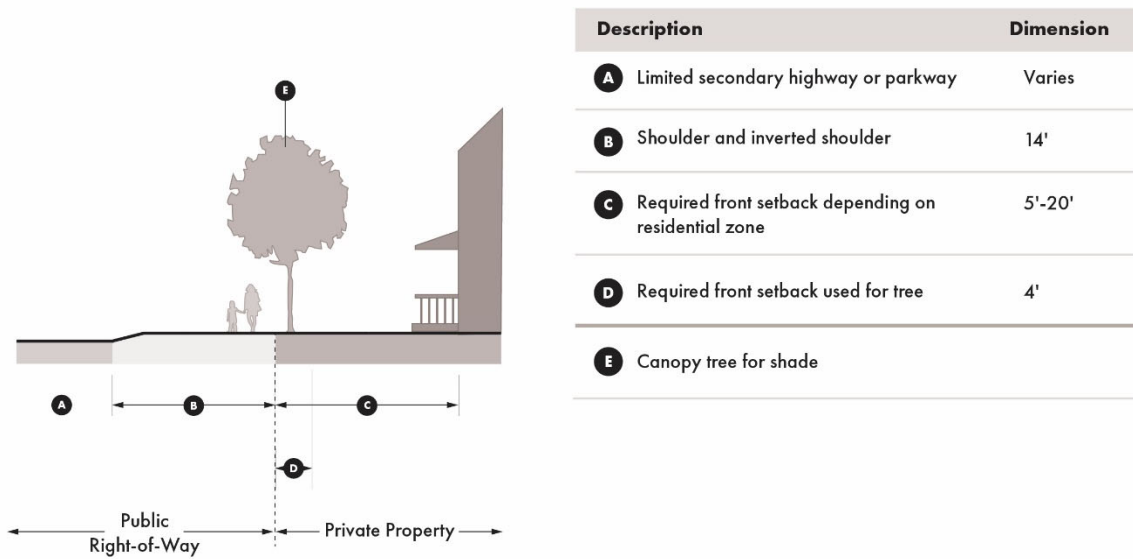
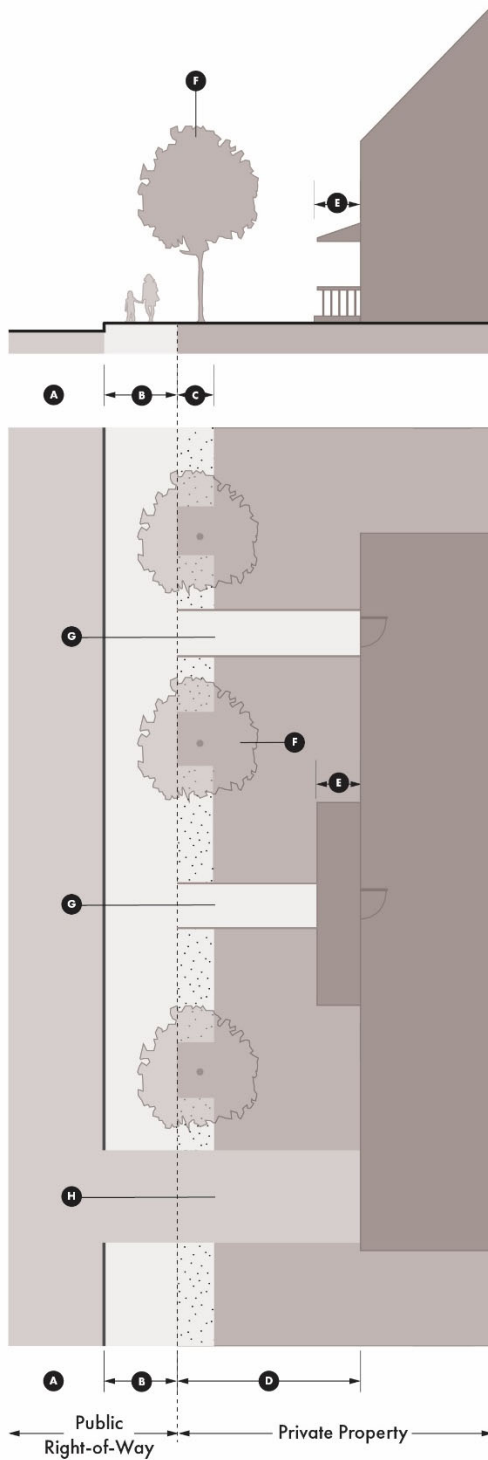


FIGURE 22.140.520 – C: County standard for Single-Unit and Multi-Unit (Private Entry) fronting major and secondary highways where a sidewalk is provided without street trees.



Description	Dimension
A Major or secondary highway	64'-84'
B Standard County minimum sidewalk (in right-of-way)	8'
C Area for landscaping and trees adjacent to sidewalk on private property. Provide trees if no street trees provided at curb in public right-of-way	4' min. (within the required front yard setback)
D Total front setback	15-20'
E Porch or stoop allowed in setback	5' max
F Canopy trees for shade	
G Break in landscaping for pedestrian access to entrance(s) of building(s).	
H Driveway (optional)	

e. Tree Sizes. All trees planted on site to meet the requirements above shall adhere to species and sizes required by Chapter 22.126 (Tree Planting).

5. Ground Floor Treatments.

a. Intent. The intent of this Subsection is to ensure that primary entryways to a building are oriented toward the public right-of-way to encourage pedestrian activity to and from the building.

b. Primary entryways. All street-fronting buildings shall have at least one primary pedestrian entrance that meets all of the following requirements.:

i. Be oriented to the front lot line of the subject property. If the proposed building includes an interior courtyard with an entrance located on such a street, the pedestrian entrance may face such courtyard.

ii. Not be oriented to face or take access from a vehicle parking area.

iii. Be lit with a minimum of one light fixture. The light shall provide a minimum of two foot-candles on the ground within a minimum of five feet from the entryway door.

c. Entryway articulation. All primary building entryways shall incorporate at least two of the entryway articulation strategies listed in Table 22.140.520 – B.

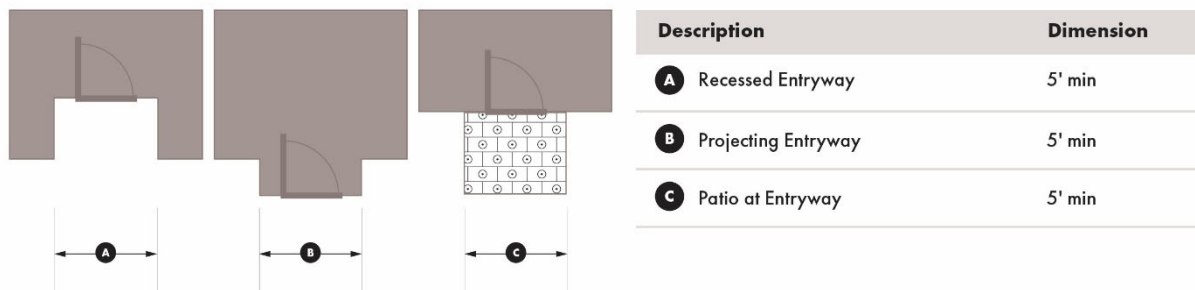
<u>TABLE 22.140.520 – B. ENTRYWAY ARTICULATION STRATEGIES</u>	
<u>Entryway Façade Articulation (select at least two)</u>	<u>Minimum Dimensions (each)</u>
<u>A covered porch in front of the doorway</u>	<u>5 feet wide, 5 feet deep</u>
<u>Another form of weather protection such as an overhead projection, awning, or canopy instead of a covered porch</u>	<u>5 feet wide, 3 feet deep</u>
<u>Entryway recessed from the building façade to create a landing area</u>	<u>3 feet deep</u>
<u>The entryway includes a window on the door or adjacent to the door</u>	<u>2 feet wide, 6-inch-tall window</u>
<u>Contrasting color, material, or transparency</u>	<u>Extending 6 feet horizontally from each side of entry door</u>
<u>For Multi-Unit (Private Entry) and Multi-Unit (Common Entry) residential only buildings: an</u>	<u>6 feet wide, 4 feet deep</u>

TABLE 22.140.520 – B. ENTRYWAY ARTICULATION STRATEGIES	
<u>Entryway Façade Articulation (select at least two)</u>	<u>Minimum Dimensions (each)</u>
<u>entryway raised on a stoop from the pedestrian pathway</u>	<u>The stoop shall have at least one stair step and shall meet applicable accessibility requirements. If an accessible ramp is required, it shall be integrated with the stoop.</u>

d. Entryway widths. All primary building entryway areas (recessed, projecting, or porches) shall meet the applicable minimum width dimensions as listed in Table 22.140.520 – C.

TABLE 22.140.520 – C. ENTRYWAY WIDTH DIMENSIONS		
<u>Building Entry Type</u>	<u>Minimum Dimensions (each)</u>	<u>Examples</u>
<u>Single-Unit or Multi-Unit (Private entry)</u>	<u>5 feet wide</u>	<u>FIGURE 22.140.520 – D</u>
<u>Multi-Unit (Common Entry) or the primary entry for residential component of the Mixed-Use development</u>	<u>8 feet wide</u>	<u>FIGURE 22.140.520 – U</u>

FIGURE 22.140.520 – D: Entryway width for Single-Unit or Multi-Unit (Private Entry).



5. Building Articulation.

a. Intent. The intent of this Subsection is to ensure that the design of a residential development is considerate of its surroundings in all directions by breaking up large, otherwise featureless spaces, masses, or volumes on all building façades with architectural detailing and modulations.

b. Façade variety. All building façades over 20 feet long facing a street, highway, alley, or corner of such street or highway shall incorporate articulation and architectural detailing that meets all the following criteria:

i. The façade wall shall include at least one articulation or architectural detailing strategy and shall include an additional strategy for every 30 linear feet of horizontal building facade, distributed across the width of each street, highway, or alley-facing building façade utilizing the strategies in Table 22.140.520 – D.

ii. Buildings facing two frontages, such as on corner lots, shall incorporate articulation and architectural detailing along each frontage with at least 20 linear feet of horizontal building length.

<u>TABLE 22.140.520 – D. ARTICULATION AND ARCHITECTURAL DETAILING STRATEGIES</u>	
<u>Accent type (select at least three)</u>	<u>Minimum Requirements (each)</u>
<u>Projected or recessed entryway</u>	<u>24 square feet on the ground floor, 2 feet deep</u>
<u>Weather protection or Shading Device over windows (awnings, louvers, or canopies)</u>	<u>3 feet deep for 50% of the windows</u>
<u>Variation in window sizes</u>	<u>20% of windows shall possess at least 50% change in depth or 20% change in size (square feet) between two floors</u>
<u>Recessed Windows</u>	<u>6 inches deep for over 50% of the façade window area</u>
<u>Bay Windows</u>	<u>2 feet projection for 10% of windows</u>
<u>Sill and/or lintel articulation</u>	<u>6 inches high, 4 inches deep for 50% of windows</u>

<u>TABLE 22.140.520 – D. ARTICULATION AND ARCHITECTURAL DETAILING STRATEGIES</u>	
<u>Accent type (select at least three)</u>	<u>Minimum Requirements (each)</u>
<u>Projected window surrounds</u>	<u>6 inches high, 4 inches wide, 4 inches deep for 50% of windows</u>
<u>Provide increased fenestration (windows and doors)</u>	<u>Covers at least 20% of total wall area</u>
<u>Project, recess, or step-back on an upper floor</u>	<u>7 feet deep entire length of façade</u>
<u>Offset plane from the primary façade</u>	<u>2 feet deep in at least 20% of façade area</u>
<u>Variation in roof height</u>	<u>4 feet high along at least 20% of façade length</u>
<u>Plazas or Courtyards</u>	<u>See Table 22.140.520 – I in Section 22.140.520.G.3, below</u>
<u>Textured materials with relief, such as brick or wood siding</u>	<u>See E.5.b. Façade Variety</u>
<u>Different materials or colors</u>	<u>3 different materials or colors</u>
<u>Horizontal banding or material</u>	<u>Projected or recessed 6 inches entire length of the building</u>
<u>Project building slabs on each floor of building</u>	<u>5 feet minimum for 75% of the floors</u>

6. Building Façade Details

a. Intent. The intent of this Subsection is to ensure buildings are designed holistically on all sides to create a cohesive architectural idea and enhance the surrounding neighborhood in all directions by considering the use of materials for sides of a building equally, not just the frontage.

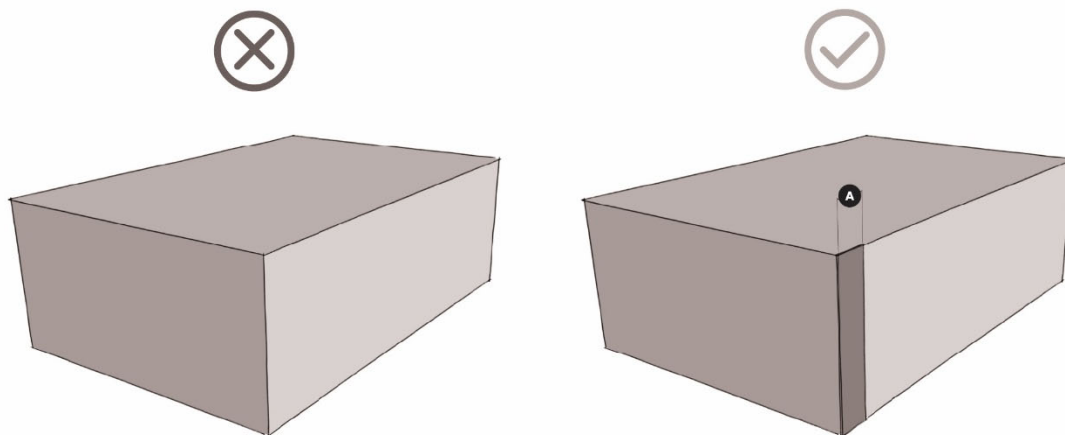
b. Façade Material Variety. All buildings shall include a minimum of two materials, colors, or textures along facades.

i. One of the two materials, colors, or textures shall be used on a minimum of 10% of the building façade.

ii. Fenestration shall not count towards the material requirement.

c. Material Continuity. Building façades shall be treated as a whole and finished with similar materials on all sides to provide continuity; however, the percentages of each material may vary. To avoid a superficially tacked-on appearance, building façade materials shall not change at a vertical external corner of a building. Instead, materials shall adhere to one or more of the following conditions (FIGURE 22.140.520 – E):

FIGURE 22.140.520 – E: Left: Material change ends at the vertical corner of a building. Right: The material continues around the corner of a building.



Description	Dimension
A Facade material continues around the corner of a building	4 feet minimum

i. Continue around the vertical external corner for a minimum distance of 4 feet, or

ii. End a minimum of 4 feet from a vertical external corner; and

iii. Transparent metal screens and railings which project a minimum of 6 inches from the main building façade are exempt from the material change requirements.

d. Prohibited Materials. Façades shall not use any of the following materials on more than 2% of the visible surfaces:

i. Polished metal or glossy plastic with a Light Reflective Value (LRV) over 60.

ii. Plywood (Rated Construction Grade, C or D).

iii. Stucco with a sand finish of less than 20/20.

e. Energy Efficiency. Single-Unit developments shall comply with the following to promote flexibility and encourage energy efficiency.

i. Natural Lighting. All habitable rooms (rooms for living, sleeping, eating, or cooking) shall be provided with natural light by means of exterior glazed windows, doors, clearstories, skylights, or a combination. The exterior glazed surface area shall be a minimum of 10% of the floor area of the attached rooms or a minimum area of 10 square feet, whichever is larger.

ii. Natural Ventilation. Unless prohibited by other codes (e.g., the Building Code, Fire Code, etc.), all habitable rooms shall be provided with natural ventilation by means of openable exterior windows or doors with an area not less than 5% of the floor area of such rooms, or a minimum of five square feet, whichever is larger. Units with multiple exposures shall include a minimum of one openable window on each exposure.

iii. Solar Readiness. All buildings shall comply with the requirements of Section 110.10 Mandatory Requirements for Solar Ready Buildings of the California Building Energy Efficiency Standards as applicable.

7. Landscaping, Walls, Fences, and Screening

a. Intent. The intent of this Subsection is to ensure developments utilize landscaping, walls, and fences that are designed to be in harmony with adjacent lower-intensity/smaller scale uses, soften the appearance of large massing along the street, allow for both privacy and visibility, and increase a development's resiliency to wildfire, heat, drought, and floods.

b. Trees and Plants.

i. Coverage. A minimum of 20 percent of the lot area not used for buildings (such as setbacks and open space) shall be landscaped with a combination of trees, ground cover, shrubbery, planters, or flowers.

(1) Pedestrian walkways may be developed in the landscaped area and count towards the minimum landscaped area requirement.

ii. Plant species. At least 80 percent of the on-site landscaping coverage area shall consist of trees and plants native to southern California or non-invasive and drought tolerant plants as approved by the Director. This provision does not apply to those plants grown for personal consumption.

c. Walls and Fences.

i. Transparency. Fence design may include a combination of solid planes and/or open fencing.

ii. Materials. Fences shall be constructed of wood, wood composite, concrete, masonry, clay, aluminum, iron, steel, or glass. The use of barbed or razor wire, electrified fence, and chain-link and wired fence in conjunction with any fence, wall, roof, or hedge is prohibited unless required by any local, state, or federal regulation, as applicable.

d. Screening.

i. Trash Enclosures. All residential development projects that include trash enclosures shall comply with Chapter 22.132 (Storage Enclosure Requirements for Recycling and Solid Waste).

ii. Mechanical Equipment and Utilities: Fire Department backflow prevention devices, water meters, transformers, and other utility-related equipment are prohibited in the front yard unless completely screened in a manner that is incorporated into the design of the development. This provision does not apply to landscaping equipment such as irrigation and sprinkler control systems.

(1) If air conditioning units or vents are located on the front façade, it shall not project more than 6 inches from the face of the building.

(2) If on a rooftop or in a yard, the equipment must be screened from view from the street with a wall, fence, or landscaping.

8. Vehicle Parking Facilities.

a. Intent. The intent of this Subsection is to foster a pedestrian oriented environment between the street and the building and to maintain and enhance the visual character of residential neighborhoods by minimizing the visual dominance of parking areas.

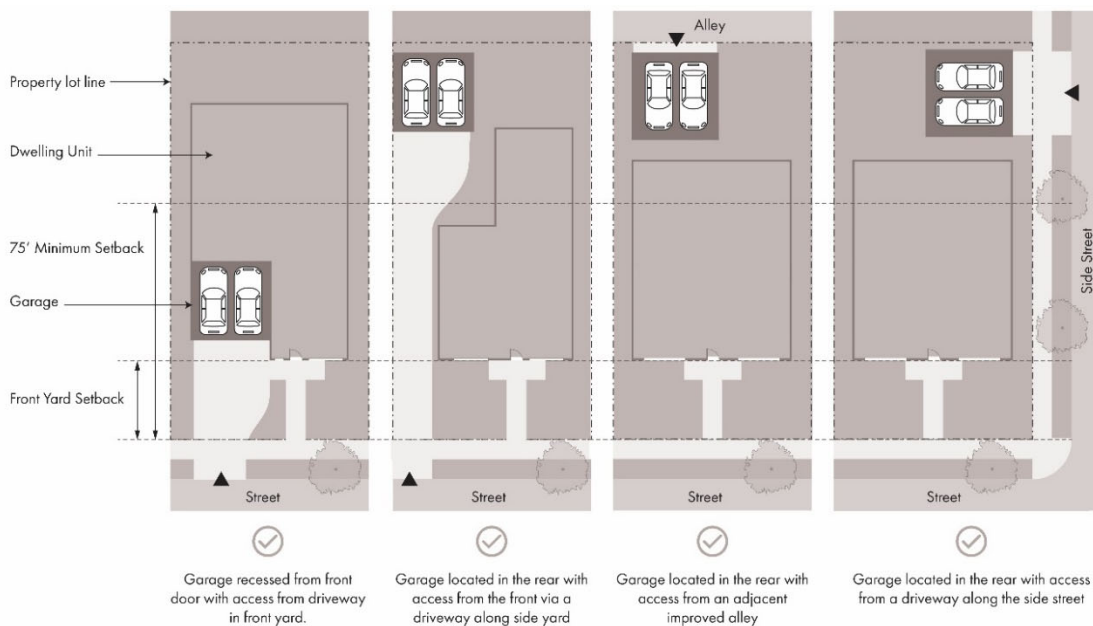
b. Parking Locations. In addition to the standards that follow, Single-Unit developments shall comply with Section 22.112.040 (Vehicle Parking), unless located underground.

i. Garages or surface lots shall not be located closer to the front property line than the front door of the building closest to the front property line and shall comply with one of the conditions listed in Table 22.140.520 – E, except if the site is located in a Hillside Management Area or as otherwise allowed by this Title 22, in which case parking may be situated closer to the front property line than the front door. See FIGURES 22.140.520 – F, 22.140.520 – G, and 22.14.520 – H for examples of acceptable garage locations.

<u>TABLE 22.140.520 – E. GARAGE SETBACKS</u>		
<u>Conditions (select one)</u>	<u>Garage setback from front plane of dwelling unit</u>	<u>Figure</u>
<u>Dwelling unit frontage without a covered entry way porch</u>	<u>5 feet minimum</u>	<u>FIGURE 22.140.520 – O</u>
<u>Dwelling unit frontage with an entryway porch that meets the following conditions:</u> <ul style="list-style-type: none"><u>The porch must have minimum dimensions of 8 feet wide, 5 feet deep</u><u>The porch must have an overhead canopy soffit no more than 12 feet above the floor of the porch.</u>	<u>0 feet minimum</u>	<u>FIGURE 22.140.520 – O</u>

ii. Garages shall make up no more than 50% of the total building frontage length, unless the development is located on a narrow lot as defined in Section 22.110.130.B, in which case the garage facing the street shall occupy no more than 80% of the total building frontage length of the dwelling unit and garage combined facing the street.

[FIGURE 22.140.520 – F: Acceptable locations for vehicle parking garages and access.](#)



[FIGURE 22.140.520 – G: Unacceptable locations for vehicle parking garages and access.](#)

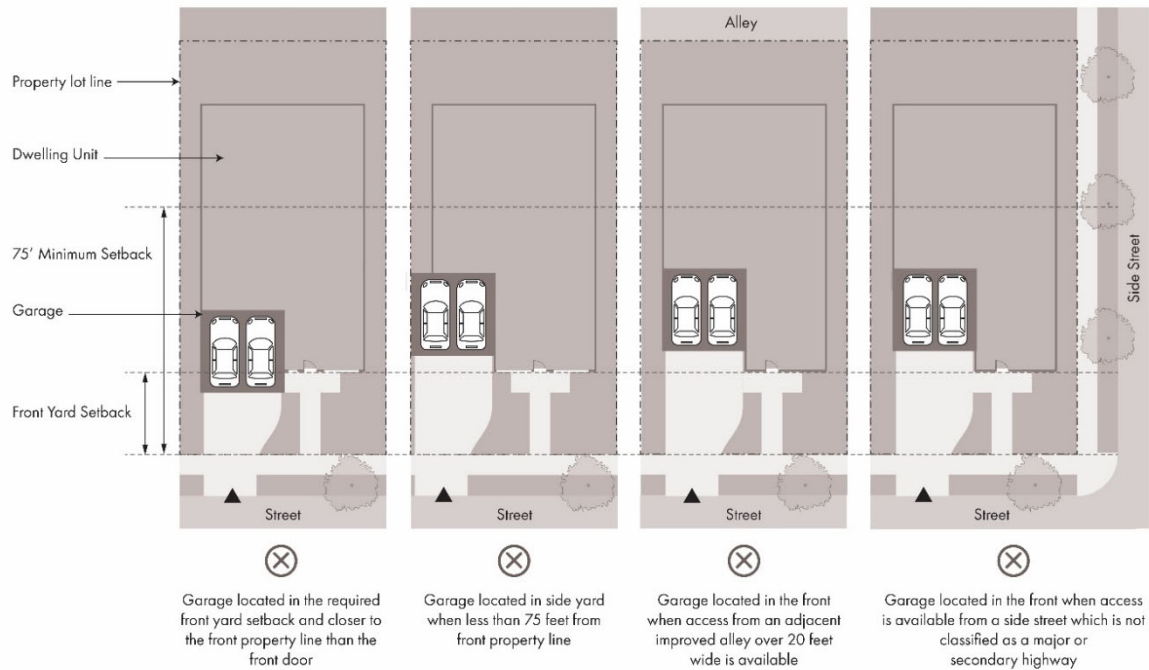
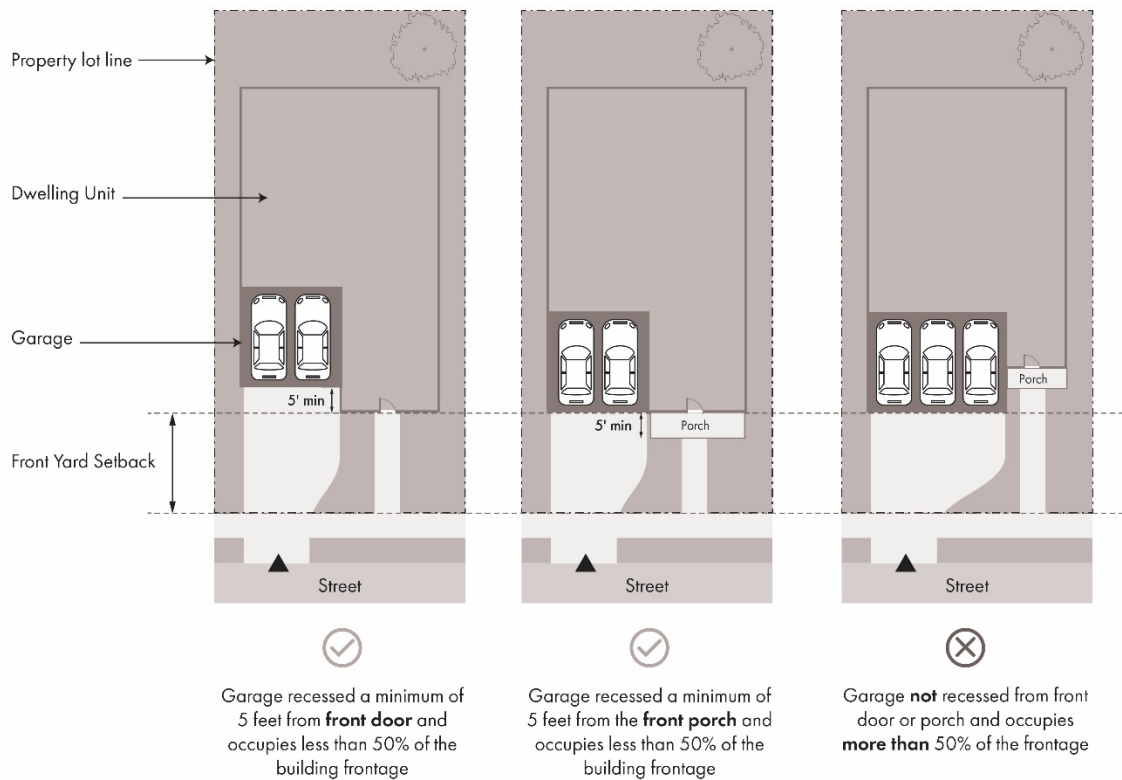


FIGURE 22.140.520 – H: If a garage door faces the street, the front plane of the garage shall be setback from the front porch or patio and occupy no more than 50% of the building frontage.



iii. Garages on lots with 100 feet or more of frontage shall:

(1) Provide non-street-facing parking, whether attached or detached, when located along the primary street frontage; or

(2) Provide parking that is located in the rear of the lot as allowed by this Title 22.

G. Multi-Unit (Private Entry).

1. Applicability. All residential development projects consisting of multiple dwelling units where residents can access each unit directly via a private external entry or via a small vestibule on the ground floor shall comply with all applicable standards in this Section.

2. Additional Standards. In addition to the provisions below, the standards for any specific use identified in Division 7 – Standards for Specific Uses shall also apply.

3. Building and Site Access.

a. Intent. The intent of this Subsection is to enhance the walkable environment along public streets and in residential neighborhoods by ensuring that pedestrians, cyclists, and other non-motorists are provided with safe and pleasant access to residential buildings.

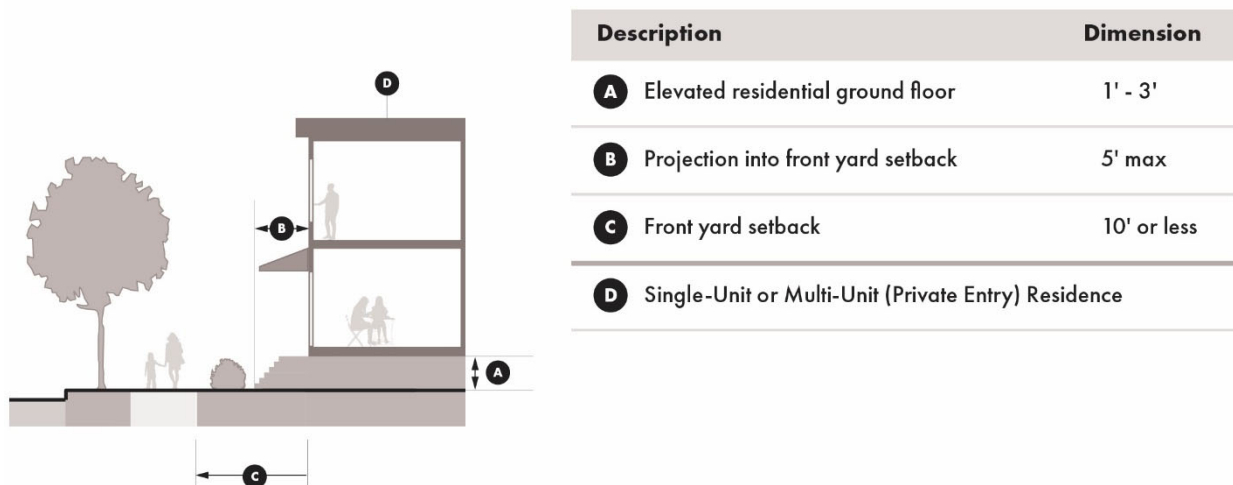
b. Direct Pedestrian Access. All buildings shall have a minimum of one direct pedestrian pathway from the adjoining primary street sidewalk (or public-right-of-way where sidewalks are not present) to the front entrance of the building(s), courtyard, or individual unit facing the street.

i. Where a sidewalk in the public right-of-way is not required by other County approved plans, a clear pedestrian pathway shall connect the building entrance to the street shoulder. This Subsection shall not apply to sites fronting Pearblossom Highway.

4. Ground Floor Treatments. Each Multi-Unit (Private Entry) development shall mitigate privacy concerns for residents by implementing at least two of the strategies listed in Table 22.140.520 – F for any unit accessed directly from a public sidewalk or internal open space such as a courtyard or paseo.

TABLE 22.140.520 – F. ENTRYWAY PRIVACY MITIGATION STRATEGIES		
Privacy Mitigation (select at least two)	Dimensions (each)	Examples
<u>Elevate a ground floor residential unit</u>	<u>Between 1-3 feet high</u>	<u>FIGURE 22.140.520 – I</u>
<u>Recess the entry of a ground floor residential unit</u>	<u>3 feet deep minimum</u>	
<u>Rotate the doorway of a ground floor residential unit perpendicular to the street.</u>	<u>Rotated 90 degrees from the street.</u>	
<u>Include a stoop, porch, or patio which may be covered by an awning, canopy, or recessed entrance</u>	<u>May project a maximum of 5 feet into front setback area.</u>	
<u>Incorporate a fence, wall, or hedge around the individual stoop, porch, or patio when adjacent to front or corner side yards</u>	<u>42 inches high maximum from the sidewalk elevation and comply with §22.110.070 of the code</u>	
<u>Provide operable interior or exterior window coverings (shades, blinds, shutters)</u>	<u>100% of the windows on the ground floor</u>	

[*FIGURE 22.140.520 – I: Ground floor of Multi-Unit \(Private Entry\) adjacent to a public sidewalk and street.*](#)



a. Intent. The intent of this Subsection is to ensure that primary entryways to a building are oriented toward the public right-of-way to encourage pedestrian activity to and from the building.

b. Primary entryways. All street-facing buildings shall have at least one primary pedestrian entrance that meets the following requirements. At least one primary pedestrian entrance shall:

i. Be oriented to the right-of-way from the front yard of the subject property. If the proposed building includes an interior courtyard with an entrance located on such a street, the pedestrian entrance may face such courtyard.

ii. Not be oriented to face or take access from a vehicle parking area.

iii. Be lit with a minimum of one light fixture. The light shall provide a minimum of 2 foot-candles on the ground, within a minimum of 5 feet from the entryway door.

c. Entryway articulation. All primary building entryways shall incorporate at least two of the entryway articulation strategies listed in Table 22.140.520 – B.

d. Entryway widths. All primary building entryways areas (recessed, projecting, or porches) shall meet the applicable minimum width dimensions as listed in Table 22.140.520 – C.

e. Multi-Unit (Private Entry) developments in which some units take pedestrian access from the right-of-way (such as townhouse style developments) shall employ at least two of the strategies outlined in TABLE 22.140.520 – F.

5. Building Articulation.

a. Intent. The intent of this Subsection is to ensure that the design of a residential development is considerate of its surroundings in all directions by breaking up large, otherwise featureless spaces, masses, or volumes on all building façades with architectural detailing and modulations.

b. Façade variety. All building façades over 20 feet long facing a street, highway, alley, or corner of such street or highway shall incorporate articulation and architectural detailing that meets all the following criteria:

i. The façade wall shall include at least one articulation or architectural detailing and shall include an additional articulation or architectural detailing for every 30 linear feet of horizontal building facade, distributed across the width of each street, highway, or alley-facing building façade utilizing the strategies in Table 22.140.520 – D.

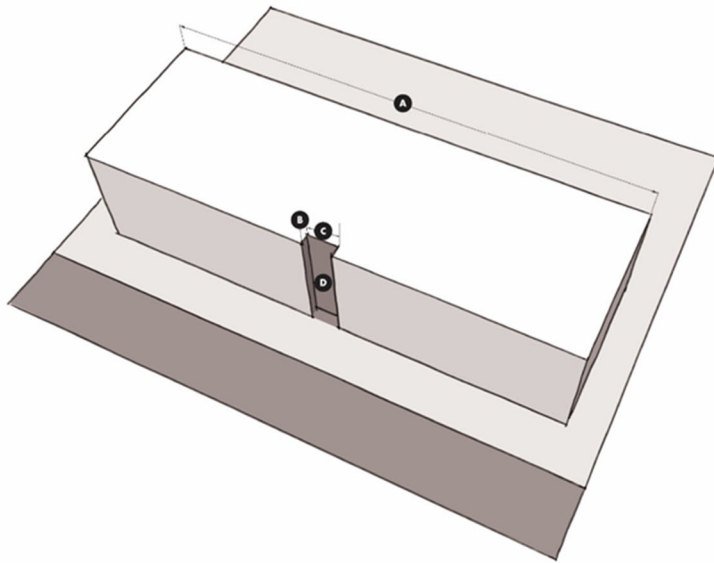
ii. Buildings facing two frontages, such as on corner lots, shall incorporate articulation and architectural detailing along each frontage with at least 20 linear feet of horizontal building length.

iii. Articulation and Architectural detailing. All street-facing building façades shall implement at least three of the detailing strategies listed in 22.140.520.D.

c. Articulation of interior building façades. A development or subdivision comprised of multiple buildings facing internal private roadways and paseos/courtyards shall incorporate at least two of the accent types in Table 22.140.520 – F.

d. Vertical recess, gap, or opening. Any multi-unit building facing a public street or right-of-way with a length of 150 feet or longer shall be divided by a vertical opening, gap, or recessed plane with a total minimum floor area of at least 24 square feet with a minimum width of 8 feet and depth of 3 feet and encompassing all floors. (FIGURE 22.140.520 – J)

FIGURE 22.140.520 – J: For buildings above 150' in length, one vertical opening with a total of 24 square feet minimum.



Description	Dimension
A Building Length	>150'
B Opening Depth	3' min
C Opening Width	8' min
D Opening Area (encompassing all floors)	24 sq ft min

6. Balconies and Patios.

a. Intent. The intent of this Subsection is to provide usable private open space for residents to encourage socialization, provide ample light and fresh air for the residents, and add dimensional variety to building façades.

b. Exceptions. The following types of Multi-Unit (Private Entry) development are exempt from this Subsection:

i. Residential development consisting only of a Primary Dwelling Unit with ADU(s);

ii. Residential development consisting of only two detached Primary Units;

iii. Residential development consisting of up to four attached dwelling units where the development provides an aggregate of at least 100 square feet of on-ground, on-site open space per unit.

c. Access. Private balconies and patios shall be directly accessible from the residential unit (FIGURE 22.140.520 – K to FIGURE 22.140.520 M).

[FIGURE 22.140.520 – K: Balcony and ground floor patio dimensions.](#)

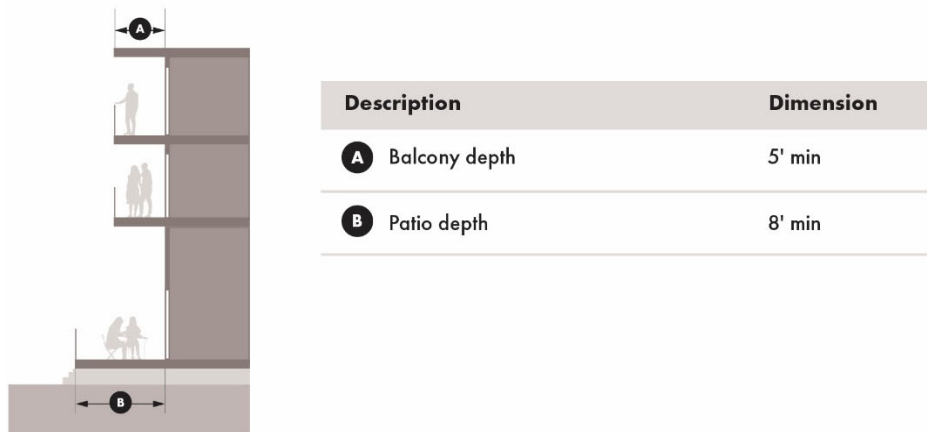
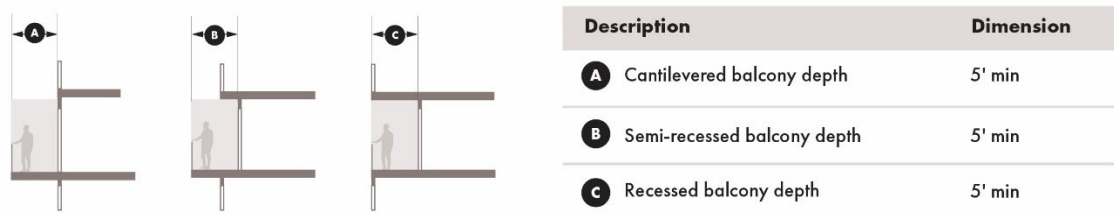


FIGURE 22.140.520 – L: Cantilevered, semi-recessed, and recessed balconies.



i. Location. Patios and balconies shall be provided as outlined in Table 22.140.520.G. Required balconies may be located along exterior building walls, along internal walls facing courtyards, or a combination of both.

ii. Ground Floor Units. If residential units are located on the ground level or a podium, provide private patios for a minimum of 25% of those units on the ground floor or podium. Each patio shall be a minimum of 100 square feet in area and 7 feet deep.

iii. Upper Floor Units. Buildings shall provide the required amount of private full balconies, Juliette balconies, or a mix of both for upper floor units as listed in Table 22.140.520 – G.

Table 22.140.520 – G. UPPER FLOOR UNIT BALCONY REQUIREMENTS	
Balcony type (select one)	Percent of upper floor units
Full balconies only	25% minimum
Juliette balconies only	50% minimum

<u>Table 22.140.520 – G. UPPER FLOOR UNIT BALCONY REQUIREMENTS</u>	
<u>Balcony type (select one)</u>	<u>Percent of upper floor units</u>
<u>Combination of full balconies and Juliette balconies</u>	<u>10% minimum full balconies and</u> <u>30% minimum Juliette balconies</u>

iv. Full Balcony Dimensions. Any full balcony designed to satisfy the requirements of this Subsection shall meet the following dimensions:

- (1) Balconies shall be a minimum of 5 feet deep.
- (2) The height of the balcony area shall not be less than the ceiling height of the adjoining floor.
- (3) The number of bedrooms in the attached unit shall determine the minimum square footage of each balcony as defined in Table 22.140.520 – H.

<u>TABLE 22.140.520 – H. FULL BALCONY DIMENSIONS</u>	
<u>Number of bedrooms</u>	<u>Minimum Balcony Area (each)</u>
<u>0 bedrooms (Studio)</u>	<u>45 square feet</u>
<u>One bedroom</u>	<u>75 square feet</u>
<u>Two bedroom or more</u>	<u>100 square feet</u>

v. Juliette Balcony Dimensions. Any Juliette balcony designed to satisfy the requirements of this Subsection shall meet the following dimensions. (FIGURE 22.140.520 – M, above)

- (1) Barrier or railing shall project outward a minimum of 3 inches from the building façade.
- (2) Barrier or railing shall extend beyond the sides of the doorway a minimum of 3 inches from each side of the connecting door frame.

7. Landscaping and Screening.

a. Intent. The intent of this Subsection is to ensure developments utilize landscaping, walls, and fences that are designed to be in harmony

with adjacent lower-intensity/smaller scale uses, soften the appearance of large massing along the street, allow for both privacy and visibility, and increase a development's resiliency to wildfire, heat, drought, and floods.

b. Trees and Plants.

i. Coverage. A minimum of 20 percent of the lot area not used for buildings (such as setbacks and open space) shall be landscaped with a combination of trees, ground cover, shrubbery, planters, or flowers.

(1) Required landscaping within parking lots does not count toward this coverage requirement.

(2) Pedestrian walkways, plazas, and outdoor dining areas may be developed in the landscaped area and counts towards the minimum landscaped area requirement.

ii. Plant species. At least 80 percent of the onsite landscaping coverage area shall consist of trees and plants native to southern California or non-invasive and drought tolerant as approved by the Director. This provision does not apply to those plants grown for personal consumption.

c. Walls and Fences.

i. Transparency. Fence design may include a combination of solid planes and open fencing. Any fence in the front yard setback over 3 feet tall shall be a minimum of 50 percent transparent along the frontage.

ii. Materials. Fences shall be constructed of wood, wood composite, concrete, masonry, clay, aluminum, iron, steel, or glass. The use of barbed or razor wire, electrified fence, and chain-link fence in conjunction with any fence, wall, roof, or hedge is prohibited unless required by any local, state, or federal regulation, as applicable.

d. Screening.

i. Trash Enclosures. All residential development projects that include trash enclosures shall comply with Chapter 22.132 (Storage Enclosure Requirements for Recycling And Solid Waste).

ii. Mechanical Equipment and Utilities: Fire Department backflow prevention devices, water meters, transformers, and other utility-related

equipment are prohibited in the front yard unless completely screened in a manner that is incorporated into the design of the development. This provision does not apply to landscaping equipment such as irrigation and sprinkler control systems.

(1) If air conditioning units or vents are located on the front façade, it shall not project more than 6 inches from the face of the building.

(2) If on a rooftop or in a yard, the equipment shall be screened from view from the street with a wall, fence, or landscaping.

e. Security Bars & Grilles. When installed, all security bars or grilles shall be installed on the inside of the building.

i. Horizontally folding accordion grilles installed on the outside of a storefront are prohibited.

ii. Building security grilles shall be:

(1) Side-storing concealed interior grilles that are not visible from the exterior of the building when not in use (during business hours), or

(2) Roll-up shutters or grilles which can be concealed in the architectural elements of the building.

8. Vehicle Parking Facilities.

a. Intent. The intent of this Subsection is to foster a pedestrian oriented environment between the street and the building and to maintain and enhance the visual character of residential neighborhoods by minimizing the visual dominance of parking areas.

b. Exceptions. Townhouses and bungalow courts with parking consolidated in a lot or structure instead of individual garages are exempt from the following standards.

c. Parking Locations. In addition to the standards that follow, Single-Unit developments shall comply with Section 22.112.040 (Vehicle Parking) (FIGURE 22.140.520 – F, FIGURE 22.140.520 – G, and FIGURE 22.140.520 – H), unless located underground.

i. Garages or surface lots shall not be located closer to the front property line than the front door of the building closest to the front property line and shall comply with one of the conditions listed in Table 22.140.520 – E, except if the

site is located in a Hillside Management Area or as otherwise allowed by this Title 22, in which case parking may be situated closer to the front property line than the front door. See FIGURES 22.140.520 – F, 22.140.520 – G, and 22.140.520 – H for examples of acceptable garage locations.

ii. Parking access with side street or alley. If a site is adjacent to an alley or corner, parking areas shall be accessed from the alley or side street except in the following conditions:

(1) If the development site abuts an improved alley less than 20 feet wide.

(2) If the development site sits on a corner lot with two street frontages and has a total gross building area of 200,000 square feet or more, parking access is allowed on both frontages.

(3) If the side street is classified as a major or secondary highway.

iii. Parking access without side street or alley. If there is no alley or side street access available, parking shall be accessed from the primary adjoining street.

iv. Garage Placement.

(1) Applicability. This Subsection shall apply only to developments with one to four dwelling units. (FIGURE 22.140.520 – H and FIGURE 22.140.520 – N to FIGURE 22.140.520 – Q).

(2) Garages on lots with 100 feet or more of frontage shall:

(a) Provide non-street-facing parking, whether attached or detached, when located along the primary street frontage; or

(b) Provide parking that is located in the rear of the lot as allowed by this Title 22.

(3) Street-facing parking. Garages facing the street and located to the side of or below the primary dwelling unit shall:

(a) Only be allowed if access or physical constraints (such as being located in a Hillside Management Area) make it infeasible to locate it in the rear or face away from the street.

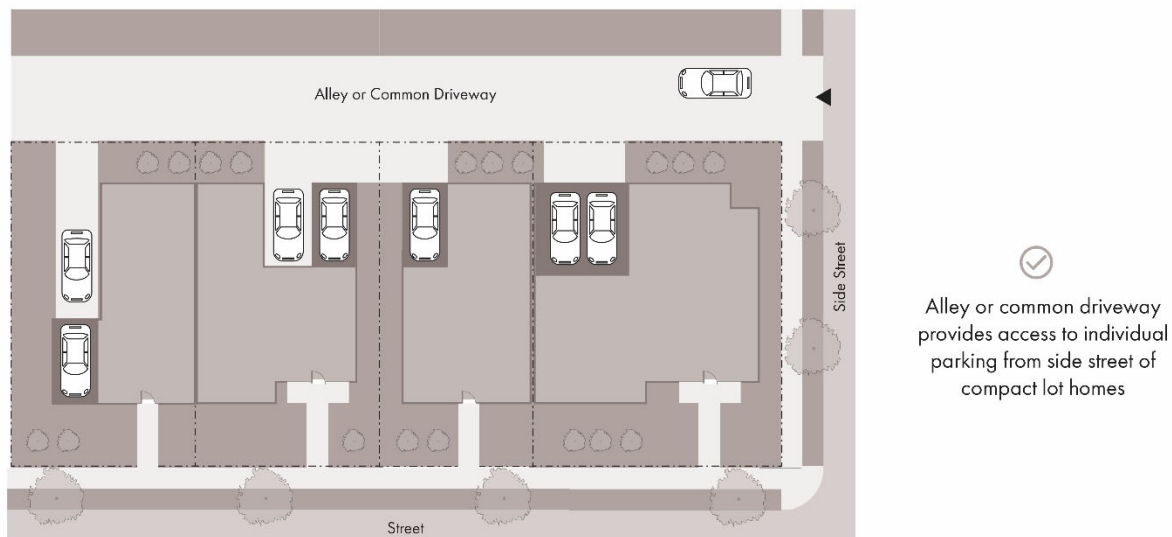
(b) Occupy no more than 50% of the total building frontage length of the dwelling unit and garage combined facing a street, unless the development is located on a narrow lot as defined in Section 22.110.130.B, in which case the garage facing the street shall occupy no more than 80% of the total building frontage length of the dwelling unit and garage combined facing the street.

(c) The front plane of a garage wall facing the street shall be set back from the front of the longest street-facing wall of the dwelling unit frontage in a manner consistent with one of the conditions listed in Table 22.140.520 – E.

d. Common Driveways. In addition to all requirements in Section 22.112, developments shall provide shared common driveways for vehicular access.

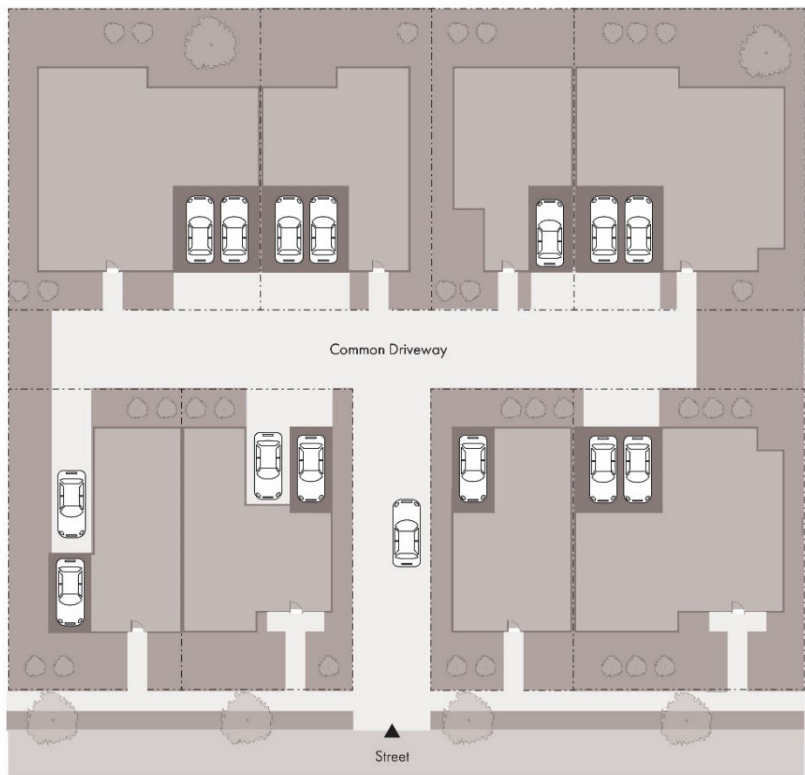
i. Alley-abutting lots shall use the alley for vehicle access. (FIGURE 22.140-520 – N)

[FIGURE 22.140.520 – N: Alley-abutting lots shall use the alley for vehicle access.](#)

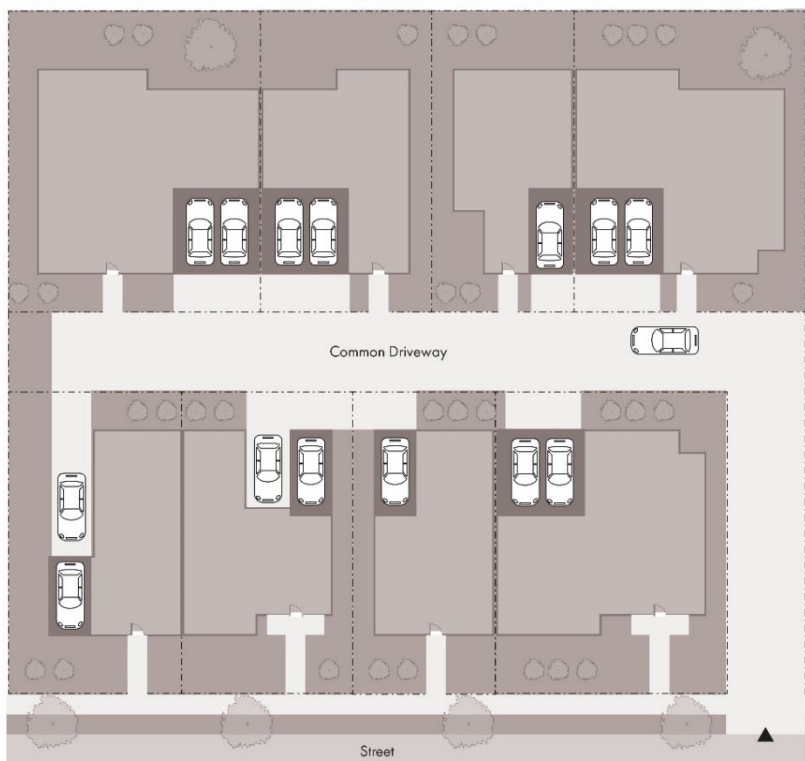


ii. For townhouses where on-site parking is provided, a T-shaped or L-shaped shared private driveway shall be provided if the development site sits on a mid-block lot (not abutting an alley). (FIGURE 22.140.520 – P and FIGURE 140-520 – O, below).

FIGURE 22.140.520 – O: Top: T-shaped common driveway. Bottom: L-shaped common driveway.



T-shaped common driveway provides access to individual parking from one driveway along the street front



L-shaped common driveway provides access to individual parking from one side of the development

iii. Variations in the configurations of shared common driveways and a shared common private driveway with the adjoining property owner may be allowed if approved by the Director of Public Works (FIGURE 22.140.520 – P to FIGURE 140.520 – Q).

FIGURE 22.140.520 – P: Shared common driveway between two adjacent lots.

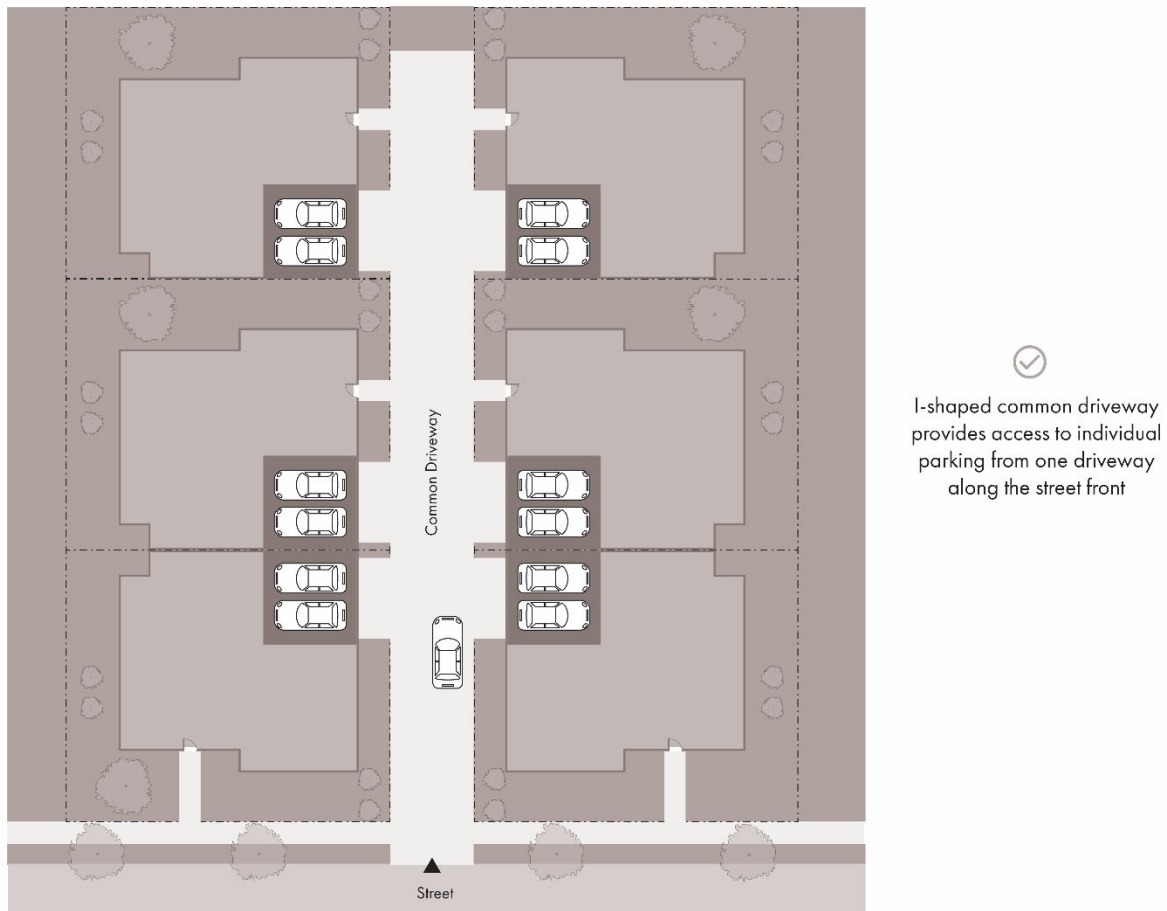
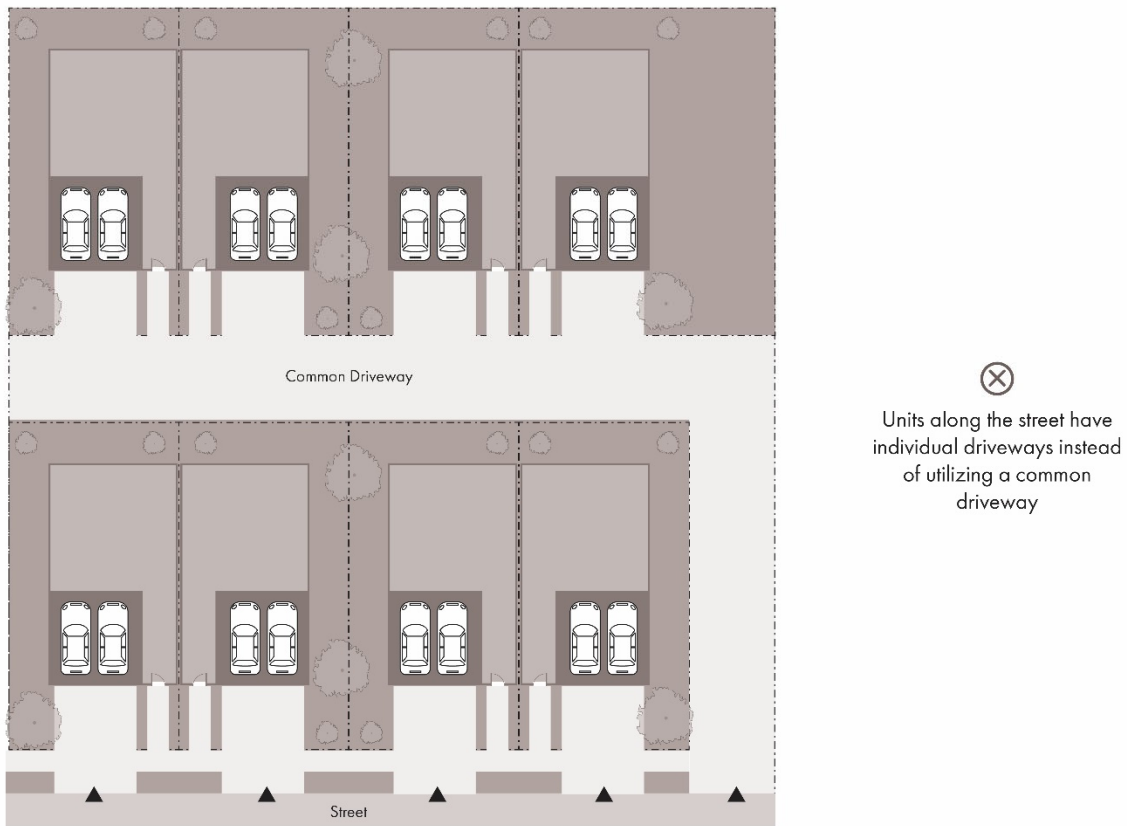
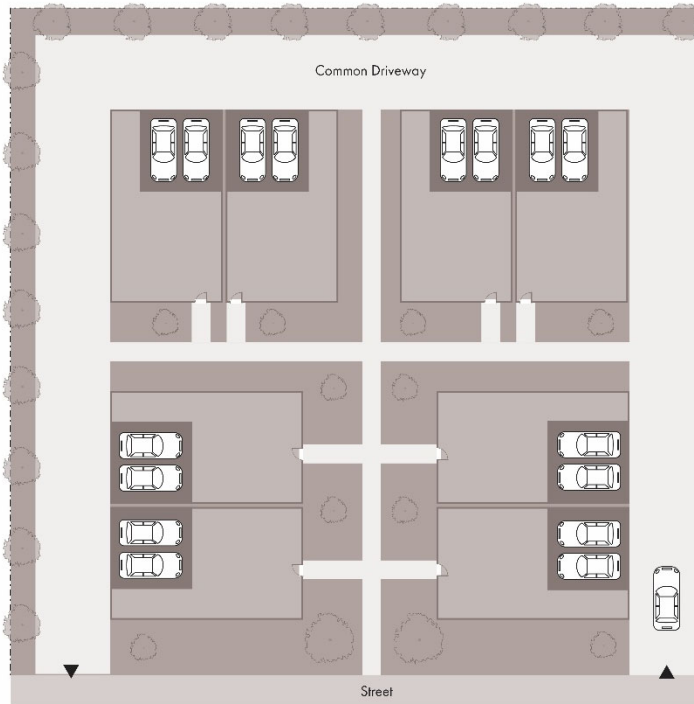


FIGURE 22.140.520 – Q: Unacceptable layout with multiple individual driveways along street-facing units instead of utilizing a common driveway.

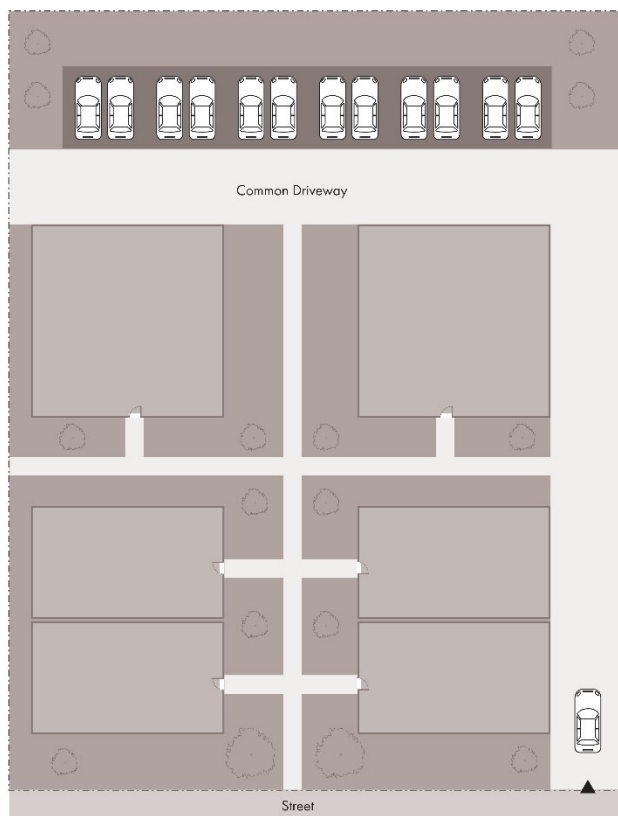


iv. For Bungalow Courts, a L-shaped or U-shaped common drive shall be permitted if the development is a mid-block lot (not abutting on an alley or side street) (FIGURE 22.140.520 – R). A U-shaped common drive may have two curb cuts on the primary street, each a maximum of 20’ wide if the common drive is one way. A 5’ minimum landscape buffer shall be provided around the perimeter of the property adjacent to the common drive unless the common drive is shared with an adjacent adjoining property.

[FIGURE 22.140.520 – R: Common driveways for bungalow courts.](#)



U-shaped common driveway around the edge of the site in a bungalow court preserves the center for a courtyard space and allows for shared driveway with adjoining units.



L-shaped common driveway around the edge of the site with shared parking for units in the rear preserves the center for a courtyard space

v. When a property has a lot depth less than 90' and has primary street access, the standards for single unit access shall be followed for driveway locations.

e. Parking Frontage. Street-fronting units shall locate individual garage doors away from the street (FIGURE 22.140.520 – N to FIGURE 22.140.520 – R, above).

H. Multi-Unit (Common Entry) or Mixed-Use Development Standards.

1. Applicability. All residential developments consisting of multiple dwelling units, the majority of which are typically accessed through internal lobbies and hallways and not directly from exterior of the building(s), shall comply with all applicable standards in this Section.

2. Additional Standards. In addition to the provisions below, the standards for any specific use identified in Division 7 – Standards for Specific Uses shall also apply.

3. Building and Site Access:

a. Intent. The intent of this Subsection is to enhance the walkable environment along public streets and in residential neighborhoods by ensuring that pedestrians, cyclists, and other non-motorists are provided with safe and pleasant access to residential buildings.

b. Direct Pedestrian Access. All buildings shall have a minimum of one direct pedestrian pathway from the adjoining primary street sidewalk (or public-right-of-way where sidewalks are not present) to the front entrance of the building(s), courtyard, or individual unit facing the street. Pedestrian paths shall be provided to create connections between all structures, entries, facilities, amenities, and parking areas on site.

i. If the site has multiple buildings, a system of pedestrian pathways on the property shall be provided to connect all building entrances to the sidewalk along the street.

ii. Where the street classification is rural, and a sidewalk in the public right-of-way is not required by other County approved plans, a clear

pedestrian pathway shall connect the building entrance to the street shoulder. This Subsection shall not apply to sites fronting Pearblossom Highway.

iii. All pedestrian paths on private property shall be a minimum of five feet wide and lit with lights or bollards on at least one side of the path. Lighting shall provide two-foot candles for the entire length and width of the path at the walking surface. Where such property is located in the Rural Outdoor Lighting District, all lighting shall comply with applicable standards.

iv. Where primary pedestrian paths or walkways cross, overlap, or run immediately adjacent to parking areas, driveways, or fire lanes, the space prioritized for pedestrian use shall be defined by changes in material, color, or a combination of both.

c. Trail Access. For trail locations that adjoin private property, refer to the Los Angeles County Trail Manual maintained by Parks and Recreation and the County's Board adopted regional trails network that provides connectivity to recreation.

4. Front Yards and Building Orientation.

a. Intent. The intent of this Subsection is to enhance the walkable environment along streets and in residential neighborhoods through private property site design (FIGURE 22.140.520 – A, B, C, and D).

b. Orientation. The frontage of all Multi-Unit (Common Entry) and Mixed-Use buildings shall have at least one primary pedestrian entrance along the frontage oriented to the primary adjoining streets or open space. See Subsection D.2.a.

c. Intent. The intent of this Subsection is to ensure that primary entryways to a building are oriented toward the public right-of-way to encourage pedestrian activity to and from the building. for more details.

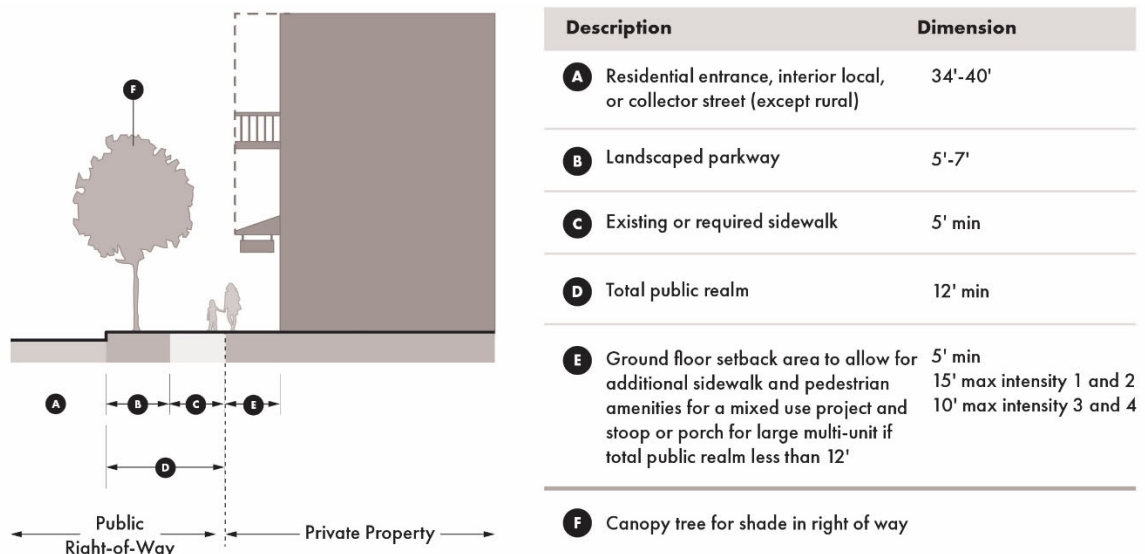
d. Setbacks.

i. Adjacent to limited secondary highways. Where not already required by the underlying zoning, developments adjacent to limited secondary highways shall provide the following front yard setbacks:

(1) In the R-5 and MXD Zone:

- (a) For buildings with a height less than 35 feet, no minimum setback at the ground floor is required. (FIGURE 22.140.520 – S).
- (b) For buildings with a height greater than 35 feet, a setback of at least five feet at the ground floor shall be provided.
- (c) No building shall have a setback greater than 10 feet at the ground floor.
- (2) In all other zones:
- (a) The setback at the ground floor shall be a maximum of 15 feet.

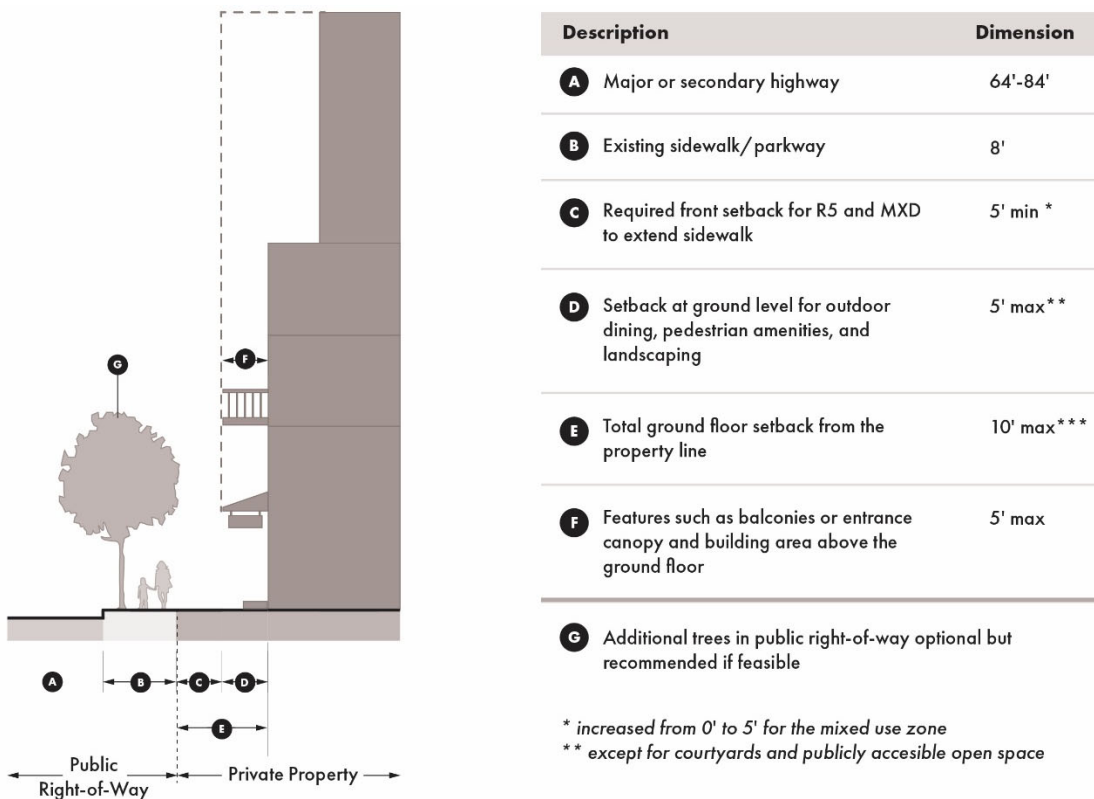
FIGURE 22.140.520 – S: Relationship to the urban residential, entrance, collector, and local interior streets for Multi-Unit (Common Entry) and Mixed-Use properties with additional paved setback area. Dotted lines illustrate how upper floors may extend to the property line.



- ii. Adjacent to major and secondary highways: Where not already required by the underlying zoning, developments adjacent to major or secondary highways shall provide the following front yard setbacks:
- (1) In the R-5 and MXD zones the front yard setback shall be no less than five feet and no more than 10 feet at the ground level.
- (2) In all other zones the setback at the ground floor shall be a minimum of 15 feet.

iii. Mixed-Use Developments. Mixed-Use developments shall use the front setback for landscaping, outdoor dining, building entries, and other pedestrian amenities (FIGURE 22.140.520 – T). See Subsection G.3.e, below (Ground Floor Pedestrian-Oriented Strategies).

FIGURE 22.140.520 – T: Relationship to major and secondary highways for Multi-Unit (Common Entry) and Mixed-Use properties. Dotted lines illustrate how upper floors may extend to the front setback line.



5. Ground Floor Treatments.

a. Intent. The intent of this Subsection is to ensure that primary entryways to a building are oriented toward the public right-of-way to encourage pedestrian activity to and from the building.

b. Primary Entryways. All street-facing buildings shall have at least one primary pedestrian entrance that meets the following requirements. At least one primary pedestrian entrance shall:

i. Face the sidewalk at front yard of the subject property. If the proposed building includes an interior courtyard with an entrance located on such a street, the pedestrian entrance may face such courtyard.

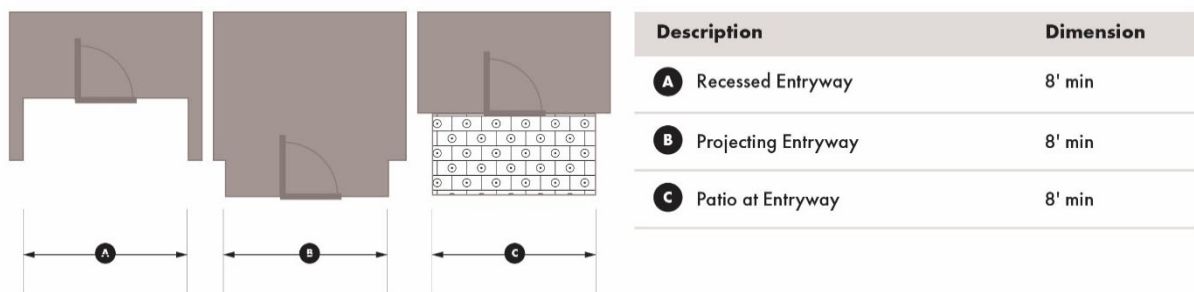
ii. Not be oriented to face or take access from a vehicle parking area.

iii. Be lit with a minimum of one light fixture. The light shall provide a minimum of 2 foot-candles on the ground, within a minimum of 5 feet from the entryway door.

c. Entryway articulation. All primary building entryways shall incorporate at least two of the entryway articulation strategies listed in Table 22.140.520 – B of Section 22.140.520.E.4.c, above.

d. Entryway widths. All primary building entryways areas (recessed, projecting, or porches) shall meet the applicable minimum width dimensions as listed in Table 22.140.520 – C in Section 22.140.520.E.4.c, above and shown in FIGURE 22.140.520 – U, below.

[FIGURE 22.140.520 – U: Entryway width for Multi-Unit \(Common Entry\).](#)



e. Ground Floor Pedestrian-Oriented Strategies.

i. Transparency. The ground floor of a Multi-Unit (Common Entry) or Mixed-Use Building shall provide transparent and non-tinted windows and doors to avoid obscuring visibility and to create a direct visual connection between pedestrians outside and activities occurring inside the building as follows:

(1) Residential-Only. Buildings with residential uses at the ground floor shall have a minimum transparency of 30% along the ground level façade facing a street or internal courtyard. However, if these buildings have

frontage on a primary or secondary highway that has average noise levels above 65 dB as measured at the front property line, the minimum percentage of wall area along that frontage devoted to windows may be reduced to 10% if the building includes an internal courtyard to provide light and air into spaces fronting the street.

(2) Mixed-Use. Buildings with retail, restaurants, or other commercial uses at the ground floor shall have a minimum transparency of 50% along the ground level façade facing a street or internal courtyard.

(3) Window and Door Openings. To count towards this transparency requirement, the ground floor window or door opening shall have a maximum sill height of 24 inches above grade and a minimum head height of 6 feet 8 inches above grade.

ii. Parking: Parking shall not be visible on the ground floor (see D.6. Vehicle Parking Facilities).

iii. Pedestrian-oriented strategies. Buildings that face a highway, street, or sidewalk shall implement at least one of the pedestrian-oriented strategies listed in Table 22.140.520 – I along the total ground floor building frontage facing a highway, street, or sidewalk.

<u>TABLE 22.140.520 – I. PEDESTRIAN ORIENTED STRATEGIES</u>	
<u>Strategy (select at least one)</u>	<u>Minimum Dimensions (each)</u>
<u>Provide a publicly accessible courtyard, forecourt, plaza, or outdoor dining area along the street front. The space may be open to the sky, shaded, recessed into the building, or under an arcade or colonnade.</u>	<u>Minimum depth of 5 feet.</u> <u>Minimum area in square feet is determined by the following formula:</u> <u>Linear feet of building x 2.5</u> <u>(Example: a 100 ft long building requires 250 square feet of area for the courtyard while a 200 ft long building requires 500 square feet)</u>
<u>Incorporate retail, restaurants, residential lobbies, exercise rooms, community rooms, offices, studios, living rooms, dining rooms, live/work spaces, or a combination along the ground floor.</u>	<u>Occupies at least 50% of the ground floor area and must meet transparency requirements in H.5.e.i above.</u>

<u>Include public art in publicly visible areas along the ground floor (as defined in Section 22.246.090 - Public Art in Private Development Program)</u>	<u>Spans a minimum length of 10% of the building frontage and minimum height 80% of the of the ground floor.</u>
<u>Provide publicly accessible landscaped areas with seating, shading, and site illumination</u>	<u>See Subsection G.7.e, below (Site Furnishings: Multi-Unit (Common Entry) and Mixed-Use)</u>

6. Building Articulation

a. Intent. The intent of this Subsection is to ensure that the design of a residential development is considerate of its surroundings in all directions by breaking up large, otherwise featureless spaces, masses, or volumes on all building façades with architectural detailing and modulations.

b. Façade Variety. All building façades over 20 feet long facing a street, highway, alley, or corner of such street or highway shall incorporate articulation and architectural detailing that meets all the following criteria:

i. The façade wall shall include articulation or architectural detailing a minimum of every 30 feet horizontally, on average, distributed across the width of each street, highway, or alley-facing building façade utilizing the strategies in Table 22.140.520 – D in Section 22.140.520.E.5.b, above.

ii. Corner buildings shall incorporate articulation and accents along both street fronts.

c. Articulation and Architectural detailing. All street-facing building façades shall implement at least three of the detailing strategies listed in Table 22.140.520 – D in Section 22.140.520.E.5.b, above.

d. Articulation of interior building façades. A development or subdivision comprised of multiple buildings facing internal private roadways and paseos/courtyards shall incorporate at least two of the accent types in Table 22.140.520 – D in Section 22.140.520.E.5.b, above.

e. Vertical recess, gap, or opening. Any Multi-Unit or Mixed-Use building facing a public street or right-of-way with a length of 150 feet or longer shall be divided by a vertical opening, gap, or recessed plane with a total minimum floor

area of at least 24 square feet with a minimum width of 8 feet and depth of 3 feet and encompassing all floors. (FIGURE 22.140.520 – J in Section 22.140.520.F.2.b, above)

f. Horizontal and Vertical Variety.

i. Base, Middle, and Top. All buildings four stories or taller shall define a base, middle, and top by selecting a minimum of two strategies listed in Table 22.140.520 – J. None of the below listed features may project into public right-of-way.

<u>TABLE 22.140.520 – J. BASE, MIDDLE, AND TOP STRATEGIES</u>	
<u>Strategy (select at least two)</u>	<u>Minimum Dimensions (each)</u>
<u>Incorporate ground floor awnings, porches, stoops, arcades, or canopies that project horizontally from the façade and shade windows</u>	<u>5 feet deep 50% of frontage (applies to both frontages on corner lots)</u>
<u>Step-back upper-floor façade horizontally from the floor below starting at third floor along front façade</u>	<u>Recessed 3 feet from the primary façade for 80% of the length of the façade</u>
<u>Recessed building frontage at the ground floor horizontally from upper floors</u>	<u>Recessed 3 feet from the primary façade for 80% of the length of the façade</u>
<u>Vary the façade material, texture, or pattern on the ground floor from the upper floors/top floors.</u>	<u>80% coverage of the façade wall area on the ground floor</u>
<u>Select a different façade color on the ground floor from the upper floors/top floor.</u>	<u>80% coverage of the façade wall area on the ground floor</u>
<u>Vary the size or depth of windows, balconies, or awnings across the building's base, middle and top</u>	<u>50% change in depth or 20% change in size (square feet) between ground-floor and upper floors</u>
<u>Crown the building with a horizontal element, projecting parapet, or cornice.</u>	<u>2 feet tall along the entire roofline</u>
<u>Provide sloped or visible roof</u>	<u>Slope ratio of 1:4 (height: length)</u>
<u>Increase floor-to-floor height of the building's top floor</u>	<u>2 feet taller than average height of all floors below top floor and above ground floor.</u>

<u>TABLE 22.140.520 – J. BASE, MIDDLE, AND TOP STRATEGIES</u>	
<u>Strategy (select at least two)</u>	<u>Minimum Dimensions (each)</u>
<u>Increase floor-to-floor height of the building's ground floor, with associated increase in windows.</u>	<u>2 feet taller than the ground floor height required</u>
<u>Include an overhang on an upper floor that projects horizontally from the façade</u>	<u>Projecting 2 feet from the primary façade for 80% of the length of the façade</u>
<u>Sheltered Walkway, Arcade, Colonnade</u>	<u>8 feet wide</u>
<u>Exposed columns</u>	<u>Along 75% of the façade</u>

ii. Transition to lower height. The portion of any building sharing a common side or rear lot line with property that has a maximum allowable building height of 35 feet or less shall have a step-back from that common side or rear lot line so that the height of a Multi-Unit (Common Entry) or mixed-use building is no greater than 45 feet at the edge of the building wall facing that common lot line, and shall be recessed back one foot for every additional foot in building height, up to a maximum height of 65 feet. (FIGURE 22.140.520 – V).

(1) Exception: If the height of the building is less than the distance to the common lot line, upper floor step-back along the common lot line is not required. (FIGURE 22.140.520 – W)

FIGURE 22.140.520 – V: Example 65 ft tall building adjacent to a lot that has a lot that has a maximum building height of 35' or less with additional step-backs and vertical breaks if the distance between the two buildings is less than the total height of the building.

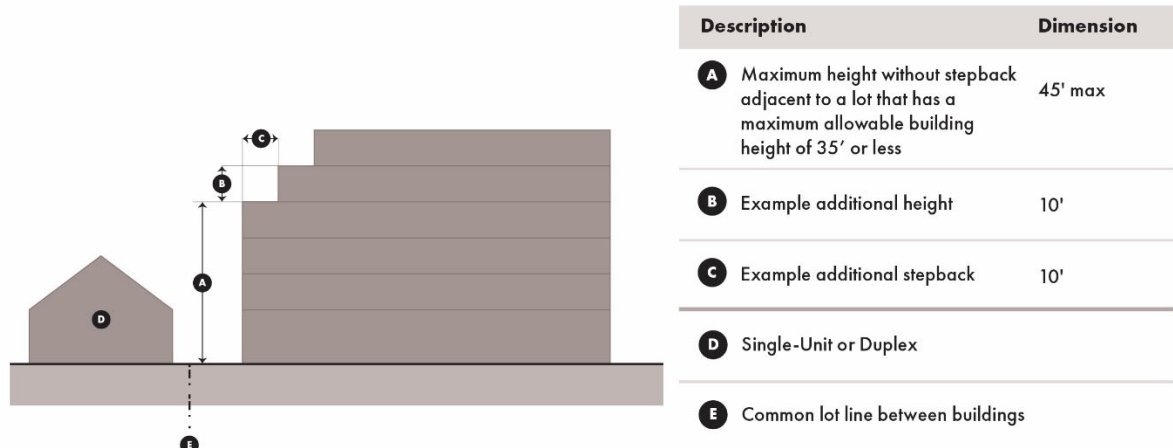
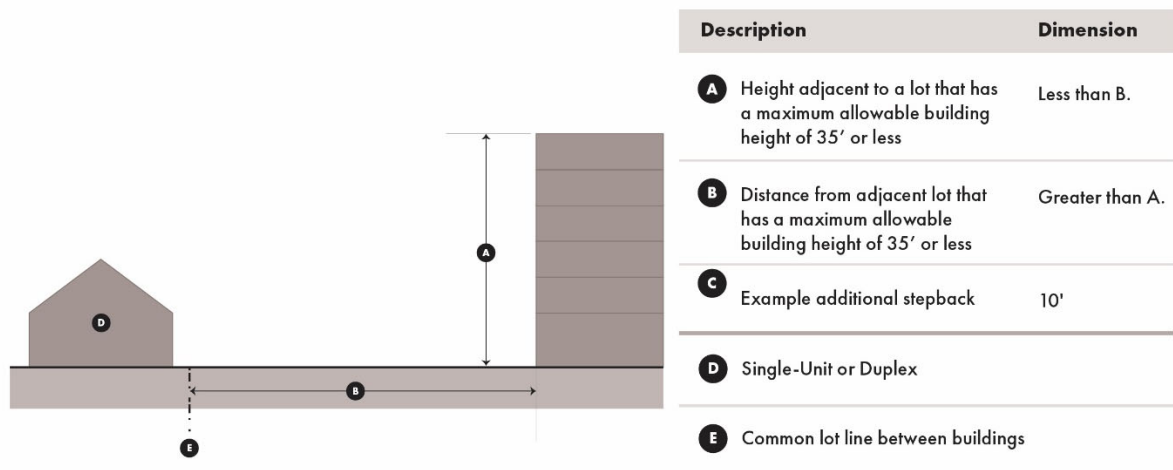


FIGURE 22.140.520 – W: Example of 65 ft tall building adjacent to a lot that has a maximum building height of 35' or less (or separated by an alley) which does not require upper floor step-backs because it has a horizontal distance from the common lot line greater than the height of the building.



g. Corner Treatments.

i. Treatments. Treatments. Corner sites located at the intersection of two streets classified as major or secondary highways and with a building height greater than 35' shall incorporate at least one of the corner treatment strategies listed in Table 22.140.520 – K.

TABLE 22.140.520 – K. CORNER TREATMENT STRATEGIES

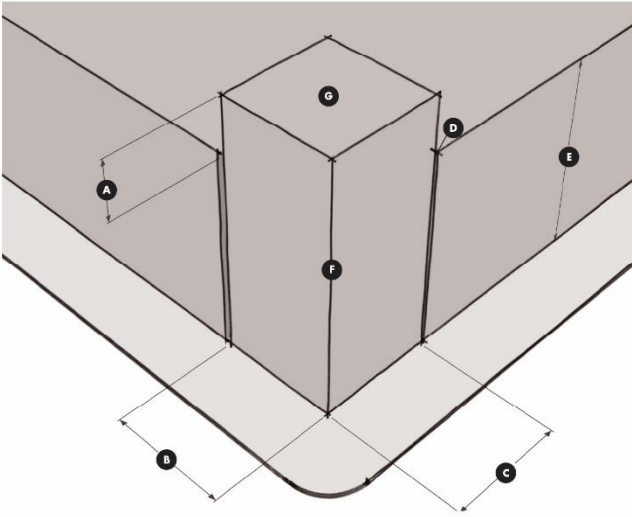
<u>Corner Treatment (select at least one)</u>	<u>Minimum Dimensions (each)</u>	<u>Examples</u>
<u>A building tower</u>	<p><u>Projects a minimum of 5' or maximum of 10' above the height of the building with the exception of vertical protrusions such as mechanical equipment, and elevator towers</u></p> <p><u>20' wide and 20' deep mass, articulated by a recess or projection of 2' wide and 2' deep from the primary building mass.</u></p>	<u>FIGURE 22.140.520 – X</u>
<u>Projected corner balconies adjacent to dwelling units on each residential floor above the first floor</u>	<u>Project from each façade at a corner of the building mass by a minimum of 3' and a minimum of 5' in length on each façade facing the street.</u>	<u>FIGURE 22.140.520 – Y</u>
<u>Recess the corner façades horizontally from the rest of the building</u>	<p><u>Minimum of 20 feet along both sides of the building corner</u></p> <p><u>Recessed a minimum of 2 feet from the adjacent façade plane</u></p>	<u>FIGURE 22.140.520 – Z</u>
<u>Pop out the corner façades horizontally from the rest of the building</u>	<p><u>Minimum of 20 feet along both sides of the building corner</u></p> <p><u>Projecting a minimum of 2 feet from the adjacent façade plane</u></p>	<u>FIGURE 22.140.520 – AA</u>

TABLE 22.140.520 – K. CORNER TREATMENT STRATEGIES

<u>Corner Treatment (select at least one)</u>	<u>Minimum Dimensions (each)</u>	<u>Examples</u>
<u>Lower the height of the corner area to be vertically recessed from the rest of the building</u>	<p><u>Lowered portion of the corner is a minimum of 20 feet along both sides of the building corner</u></p> <p><u>Recessed vertically a minimum of 5 feet from the height of the adjacent façade plane</u></p>	<u>FIGURE 22.140.520 – BB</u>
<u>Increase corner glazing for windows and doors.</u>	<p><u>Increased a minimum of 10% for a minimum of 20 feet along both sides of the building corner</u></p> <p><u>Minimum of 80% of the building height</u></p>	<u>FIGURE 22.140.520 – CC</u>
<u>Round the corner of the building façade instead of meeting at a 90-degree angle</u>	<p><u>Minimum of 20 feet along both sides of the building corner</u></p> <p><u>Minimum of 80% of the building height</u></p>	<u>FIGURE 22.140.520 – DD</u>
<u>A change in material, color, fenestration type or a combination, on the frontage along both sides of the corner</u>	<u>Extends horizontally a minimum of 20 feet both sides of the building corner and vertically for a minimum of 80% of the building height</u>	<u>FIGURE 22.140.520 – EE</u>
<u>Recessed ground floor (if not already done elsewhere)</u>	<u>Recessed 3 feet from the primary façade for 80% of the length of the façade</u>	<u>FIGURE 22.140.520 – FF</u>
<u>Awnings or canopies at the corner (if not already done elsewhere)</u>	<u>5 feet deep 50% of frontage</u>	<u>FIGURE 22.140.520 – GG</u>

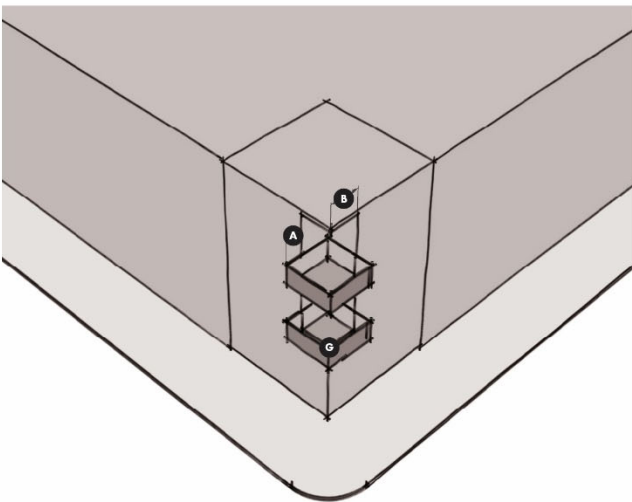
<u>TABLE 22.140.520 – K. CORNER TREATMENT STRATEGIES</u>		
<u>Corner Treatment (select at least one)</u>	<u>Minimum Dimensions (each)</u>	<u>Examples</u>
<u>Signage at the corner above the ground floor</u>	<u>See 22.114.130 Projecting Business Signs</u>	
<u>A corner entry plaza that extends the pedestrian way at the intersection with special decorative paving of private property, landscape planters, and an entrance to the building. The corner plaza open space shall be designed for either of the following uses:</u> <u>As part of a residential building, a publicly accessible outdoor space with seating, canopy trees, small shade structures, and/or recreational facilities</u> <u>As part of a mixed-use building, an outdoor dining area connected to an adjacent restaurant on the ground floor. The outdoor area may be partially covered by a canopy or awning but must be open to the air on two sides.</u>	<u>Minimum dimension of 20' and a minimum area of 200 square feet. May be open to the sky or covered by overhangs or awnings</u>	<u>FIGURE 22.140.520 – HH</u> <u>FIGURE 22.140.520 – II</u> <u>FIGURE 22.140.520 – JJ</u>
<u>Other, if approved by the Director of Planning</u>		

[FIGURE 22.140.520 – X: Corner Tower or Staircase.](#)



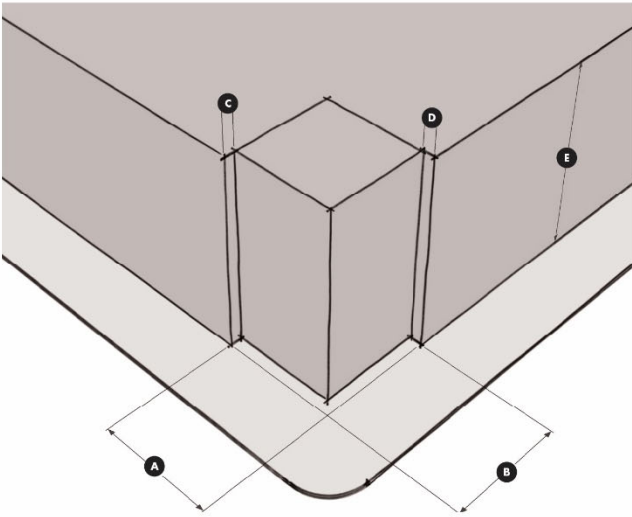
Description	Dimension
A Projection above max building height	10' max
B Corner mass facade	20' min
C Corner mass facade	20' min
D Recessed notch	2' x 2' min
E Recessed notch	2' x 2' min
F Building height	35' min
G Tower or staircase articulated from building	
H Top may be flat or with sloped roof	

FIGURE 22.140.520 – Y: Corner balconies on upper floors.



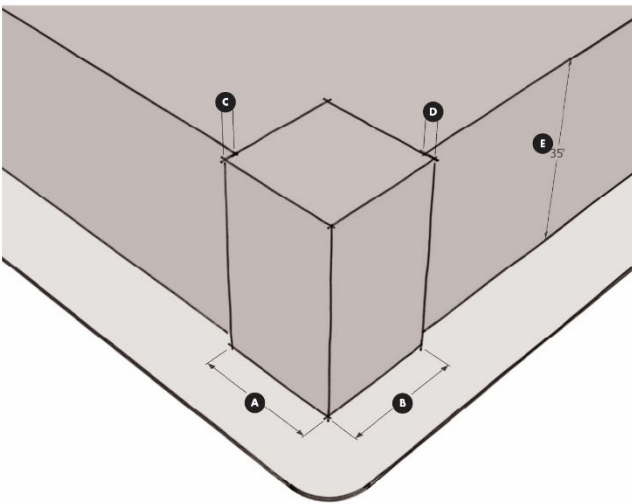
Description	Dimension
A Projection from facade	10' max
B Length of wall with balcony	20' min
C Balcony for upper floor corner unit	

FIGURE 22.140.520 – Z: Recessed corner from façade.



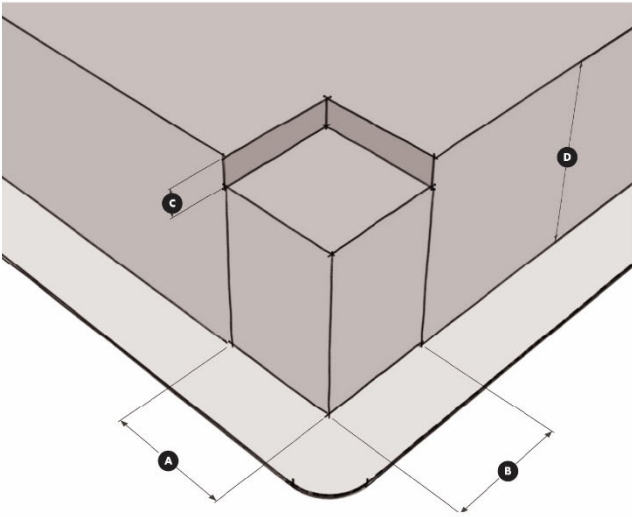
Description	Dimension
A Corner facade width	20' min
B Corner facade depth	20' min
C Corner facade recessed horizontally	2' min
D Corner facade recessed horizontally	2' min
E Building height	35' min

FIGURE 22.140.520 – AA: Corner popped out from rest of façade.



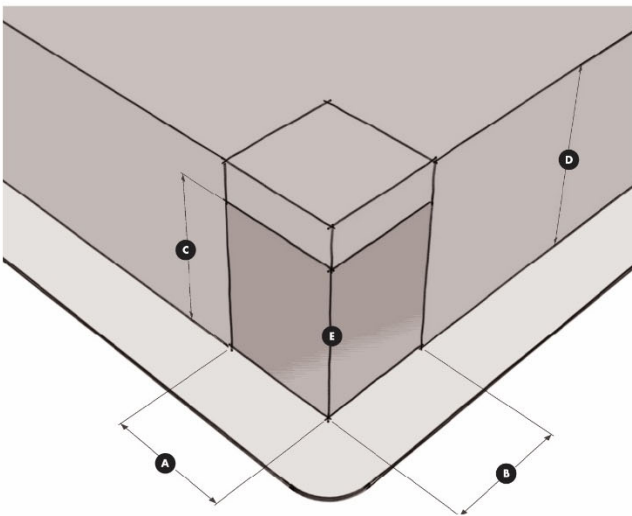
Description	Dimension
A Corner facade width	20' min
B Corner facade depth	20' min
C Projection from facade	2' min
D Projection from facade	2' min
E Building height	35' min

FIGURE 22.140.520 – BB: Corner lower than the roof of the rest of the building.



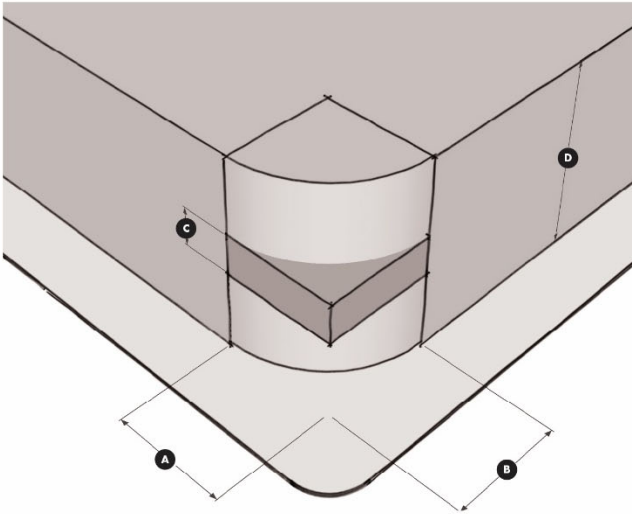
Description	Dimension
A Corner facade width	20' min
B Corner facade depth	20' min
C Corner recessed vertically from roof	5' min
D Building height	35' min

FIGURE 22.140.520 – CC: Glazing for windows and doors around the corner.



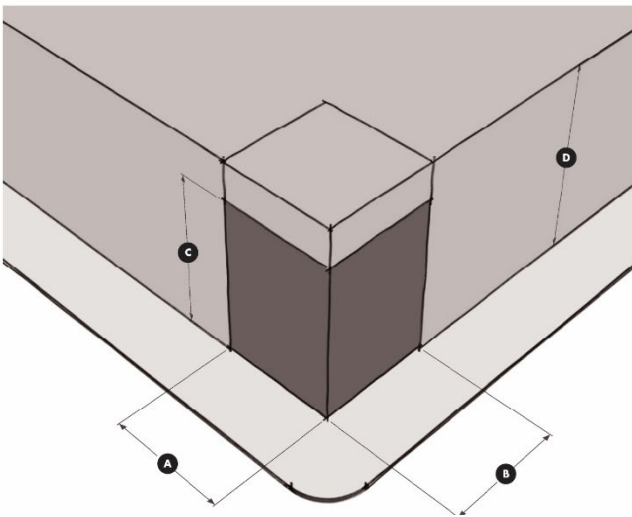
Description	Dimension
A Corner facade width	20' min
B Corner facade depth	20' min
C Glazing vertical coverage	80% min of building height
D Building height	35' min
E Corner glazing for windows and doors	

FIGURE 22.140.520 – DD: Rounded corner, with 20% of the corner left un-rounded.



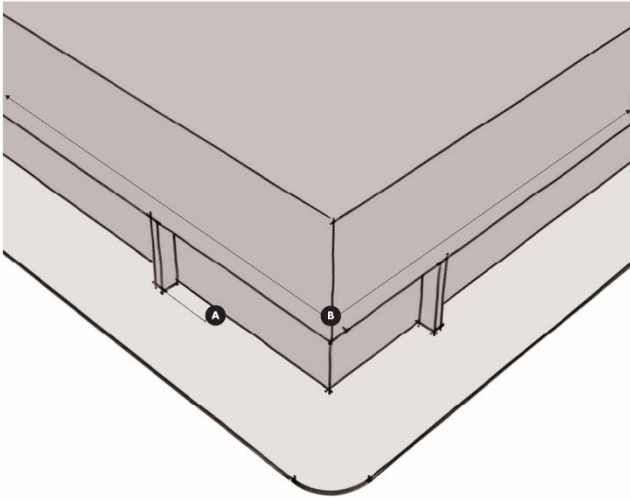
Description	Dimension
A Corner facade width	20' min
B Corner facade depth	20' min
C Un-rounded portion of corner	20% max of building height
D Building height	35' min

FIGURE 22.140.520 – EE: Change in material at the corner for 80% of the building height.



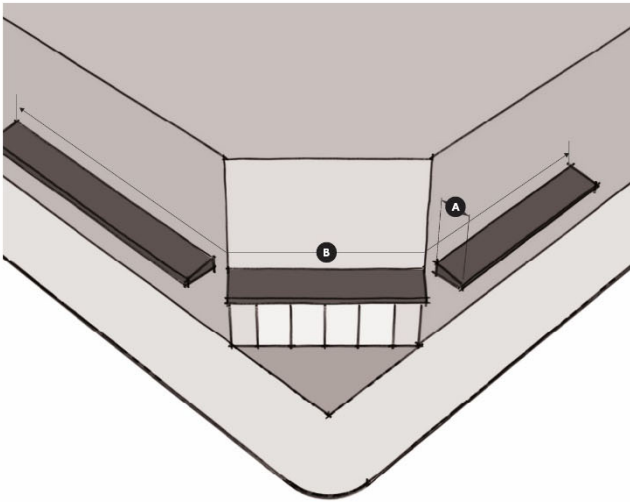
Description	Dimension
A Corner facade width	20' min
B Corner facade depth	20' min
C Change in facade color or material vertical coverage	80% min of building height
D Building height	35' min

FIGURE 22.140.520 – FF: Recessed ground floor 3 feet for 80% of the building frontage.



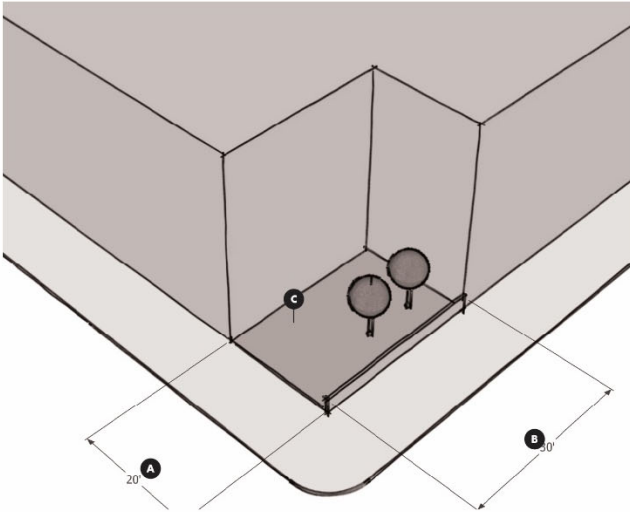
Description	Dimension
A Ground floor recessed horizontally	3' min
B Frontage with recessed ground floor	80% of building frontage

FIGURE 22.140.520 – GG: Five-foot-deep awning covering 50% of the building frontage.



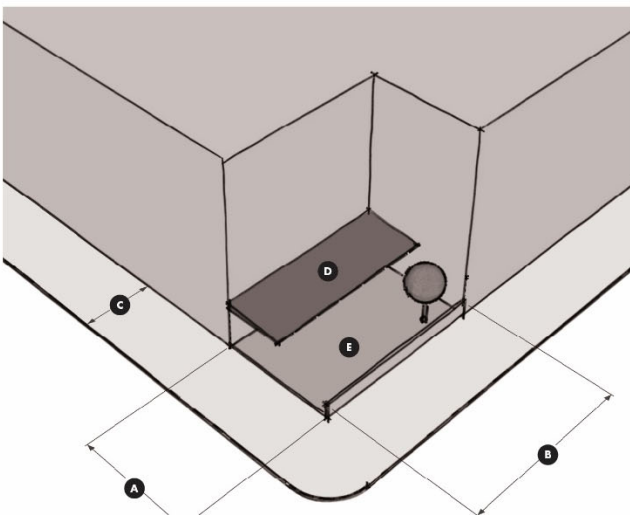
Description	Dimension
A Awning depth	5' min
B Frontage with awning coverage	50% min of building frontage

FIGURE 22.140.520 – HH: Open space for Residential use.



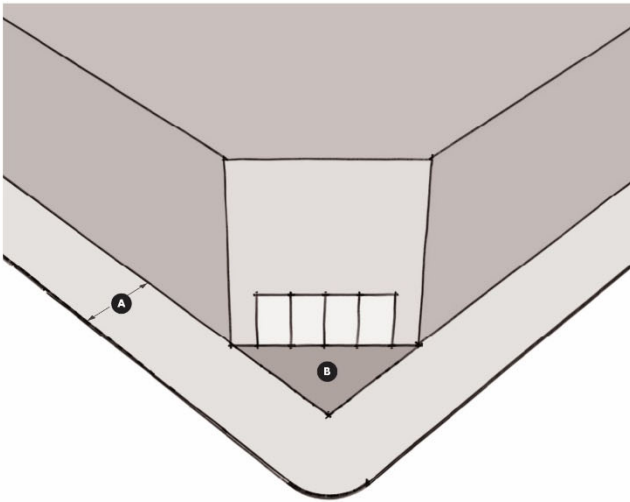
Description	Dimension
A Open space width	20' min
B Open space depth	30' min
C Publicly accessible open space for residential projects	

FIGURE 22.140.520 – II: Open space for an outdoor dining area.



Description	Dimension
A Open space width	20' min
B Open space depth	30' min
C Sidewalk (preferred)	12' min
D Retractable awning or canopy allowed if open on two sides	
E Outdoor dining area connected to an adjacent restaurant on the ground floor of a mixed use project	

FIGURE 22.140.520 – JJ: Corner Plaza at the intersection.



Description	Dimension
A Sidewalk (preferred)	12' min
B Plaza at intersection	45° angle

7. Building Façade Details.

a. Intent. The intent of this Subsection is to ensure buildings are designed holistically on all sides to create a cohesive architectural idea and enhance the surrounding neighborhood in all directions by considering the use of materials for sides of a building equally, not just the frontage.

b. Façade Material Variety. All buildings shall include a minimum of two materials, colors, or textures along facades.

i. One of the two materials, colors, or textures shall be used on a minimum of 10% of the building façade.

ii. Fenestration shall not count towards the material requirement.

c. Material Continuity. Building façades shall be treated as a whole and finished with similar materials on all sides to provide continuity; however, the percentages of each material may vary. To avoid a superficially tacked-on appearance, building façade materials shall not change at a vertical external corner of a building. Instead, materials shall adhere to one or more of the following conditions (FIGURE 22.140.520 – E in Section 22.140.520.E.6.c):

i. Continue around the vertical external corner for a minimum distance of 4 feet, or

ii. End a minimum of 4 feet from a vertical external corner; and

iii. Transparent metal screens and railings which project a minimum of 6 inches from the main building façade are exempt from the material change requirements.

iv. Color. Paint color changes on a continuous material may occur at any point along the façade, including at vertical external corners.

d. Prohibited Materials. Façades shall not use any of the following prohibited materials on more than 2% of the visible surfaces:

i. Polished metal or glossy plastic with a Light Reflective Value (LRV) over 60.

ii. Plywood (Rated Construction Grade, C or D).

iii. Stucco with a sand finish of less than 20/20.

e. Energy Efficiency.

i. Natural Lighting. All habitable rooms (rooms for living, sleeping, eating, or cooking) shall be provided with natural light by means of exterior glazed windows, doors, clearstories, skylights, or a combination. The exterior glazed surface area shall be a minimum of 10% of the floor area of the attached rooms or a minimum area of 10 square feet, whichever is larger.

ii. Natural Ventilation. Unless prohibited by other codes (e.g., the Building Code, Fire Code, etc.), all habitable rooms shall be provided with natural ventilation by means of openable exterior windows or doors with an area not less than 5% of the floor area of such rooms, or a minimum of 5 square feet, whichever is larger. Units with multiple exposures shall include a minimum of one openable window on each exposure.

iii. Solar Readiness. All buildings shall comply with the requirements of Section 110.10 Mandatory Requirements for Solar Ready Buildings of the California Building Energy Efficiency Standards as applicable.

8. Balconies and Patios.

a. Intent. The intent of this Subsection is to provide usable private open space for residents to encourage socialization, provide ample light and fresh air for the residents, and add dimensional variety to building façades.

b. Access. Private balconies and patios shall be directly accessible from the residential unit (FIGURE 22.140.520 – K to FIGURE 22.140.520 – M in Section 22.140.520.F.4.c, above).

c. Location. Patios and balconies may be located along exterior building walls, along internal walls facing courtyards, or a combination of both.

d. Ground Floor Units. If residential units are located on the ground level or a podium, provide private patios for a minimum of 25% of those units on the ground floor or podium. Each patio shall be a minimum of 100 square feet in area and 7 feet deep.

e. Upper Floor Units. Buildings shall provide the required amount of private full balconies, Juliette balconies, or a mix of both for upper floor units as listed in Table 22.140.520 – G in Section 22.140.520.F.4.c, above.

f. Full Balcony Dimensions. Any full balcony designed to satisfy the requirements of this subsection shall meet the following dimensions.

i. Balconies shall be a minimum of 5 feet deep.

ii. The height of the balcony area shall not be less than the ceiling height of the adjoining floor.

iii. The number of bedrooms in the attached unit shall determine the minimum square footage of each balcony as defined in Table 22.140.520 – H in Section 22.140.520.F.4.c, above.

g. Juliette Balcony Dimensions. Any Juliette balcony designed to satisfy the requirements of this subsection shall meet the following dimensions. (FIGURE 22.140.520 – M)

i. Barrier or railing shall project outward a minimum of 3 inches from the building façade.

ii. Barrier or railing shall extend beyond the sides of the doorway a minimum of 3 inches from each side of the connecting door frame.

9. Landscaping, Walls, Fences, Screening, and Site Furnishing

a. Intent. The intent of this Subsection is to ensure developments utilize landscaping, walls, and fences that are designed to be in harmony with adjacent lower-intensity/smaller scale uses, soften the appearance of large

massing along the street, allow for both privacy and visibility, and increase a development's resiliency to wildfire, heat, drought, and floods.

b. Trees and Plants.

i. Coverage. A minimum of 20 percent of the lot area not used for buildings (such as setbacks and open space) shall be landscaped with a combination of trees, ground cover, shrubbery, planters, or flowers.

(1) Required landscaping within parking lots does not count toward this coverage requirement.

(2) Pedestrian walkways, plazas, and outdoor dining areas may be developed in the landscaped area and counts towards the minimum landscaped area requirement.

ii. Plant species. At least 80 percent of the onsite landscaping coverage area shall consist of trees and plants native to southern California or non-invasive and drought tolerant as approved by the Director.

c. Walls and Fences.

i. Enclosures. Fences and free-standing walls are prohibited along street frontages in mixed-use developments except to enclose an outdoor dining area or open space area such as a private residential patio. Planter boxes, and other similar amenities may also enclose an outdoor dining area or open space. Such fences, walls, planter boxes, and other similar amenities shall not exceed 42 inches in height.

(1) If located in the front yard setback, the wall, fence, or similar feature shall be placed a minimum of one foot from the edge of a public sidewalk, if present, with landscaping to buffer the wall.

ii. Transparency. Fence design may include a combination of solid planes and open fencing. Any fence in the front yard setback over 3 feet tall shall be a minimum of 50 percent transparent along the frontage.

iii. Materials. Fences shall be constructed of wood, wood composite, concrete, masonry, clay, aluminum, iron, steel, or glass. The use of barbed or razor wire, electrified fence, and chain-link fence in conjunction with any fence, wall,

roof, or hedge is prohibited unless required by any local, state, or federal regulation, as applicable.

d. Screening.

i. Trash Enclosures. All residential development projects that include trash enclosures shall comply with Chapter 22.132 (Storage Enclosure Requirements for Recycling And Solid Waste).

ii. Mechanical Equipment and Utilities: Fire Department backflow prevention devices, water meters, transformers, and other utility-related equipment are prohibited in the front yard unless completely screened in a manner that is incorporated into the design of the development. This provision does not apply to landscaping equipment such as irrigation and sprinkler control systems.

(1) If air conditioning units or vents are located on the front façade, it shall not project more than 6 inches from the face of the building.

(2) If on a rooftop or in a yard, the equipment must be screened from view from the street with a wall, fence, or landscaping.

iii. Security Bars & Grilles. When installed, all security bars or grilles shall be installed on the inside of the building.

(1) Horizontally folding accordion grilles installed on the outside of a storefront are prohibited.

(2) Building security grilles shall be:

(a) Side-storing concealed interior grilles that are not visible from the exterior of the building when not in use (during business hours), or

(b) Roll-up shutters or grilles which can be concealed in the architectural elements of the building.

e. Site Furnishings.

i. Amenities. If common recreational spaces are provided, developments shall provide at least three of the active and passive amenities listed in Table 22.140.520 – L within the common recreational spaces:

<u>TABLE 22.140.520 – L. SITE FURNISHING STRATEGIES</u>	
<u>Site Furnishings/Amenities (select at least three)</u>	<u>Minimum requirements</u>
<u>Bench located in common open spaces or along shared internal pedestrian pathways</u>	<u>1 for every 100 square feet of common recreational space</u>
<u>Small trash can (55-gallon or smaller, does not include required residential trash receptacles or dumpsters)</u>	<u>1 for every 400 square feet of common recreational space</u>
<u>Table with at least two movable chairs shaded by trees or an overhead canopy</u>	<u>1 for every 400 square feet of common recreational space</u>
<u>Picnic table with attached seating shaded by an attached umbrella, trees, or an overhead canopy</u>	<u>1 for every 400 square feet of common recreational space</u>
<u>Barbeque grill</u>	<u>1 for every 800 square feet of common recreational space</u>
<u>Outdoor exercise equipment</u>	<u>75 square feet per 2,000 square feet of common recreational space</u>
<u>Playground</u>	<u>75 square feet per 2,000 square feet of common recreational space</u>
<u>Swimming pool with pool deck</u>	<u>10 feet by 20 feet</u>
<u>Sport facility or court (tennis, volleyball, basketball, pickleball, golf, croquet, dog run, etc.)</u>	<u>1 for each development</u>

f. Outdoor Lighting. All outdoor light fixtures installed on the exterior of buildings where visible from surrounding properties shall be shielded to avoid spill-over to surrounding residential areas. Additionally, outdoor light fixtures shall be shielded to avoid night sky light pollution. Where applicable, outdoor lights shall also adhere to the requirements of the Rural Outdoor Lighting District (Chapter 22.80).

10. Vehicle Parking Facilities

a. Intent. The intent of this Subsection is to foster a pedestrian oriented environment between the street and the building and to maintain and enhance the visual character of residential neighborhoods by minimizing the visual dominance of parking areas.

b. Parking locations. Pursuant to Section 22.112.040.C.1, no vehicle parking shall be located in the required front yard, corner side yard, or any additional area of a lot situated between the road and the building or structure closest to the street adjacent to the primary frontage. (FIGURE 22.140.520 – F and FIGURE 22.140.520 – G in Section 22.140.520.E.8.b, above), unless located underground.

i. Garages or surface lots shall not be located closer to the front property line than the front door of the building closest to the front property line and shall comply with one of the conditions listed in Table 22.140.520 – E, except if the site is located in a Hillside Management Area or as otherwise allowed by this Title 22, in which case parking may be situated closer to the front property line than the front door. See FIGURES 22.140.520 – F, 22.140.520 – G, and 22.140.520 – H for examples of acceptable garage locations.

ii. Parking access with side street or alley. If a site is adjacent to an alley or corner, parking areas shall be accessed from the alley or side street except in the following conditions:

(1) If the development site abuts an improved alley less than 20 feet wide.

(2) If the development site sits on a corner lot with two street frontages and has a total gross building area of 200,000 square feet or more, parking access is allowed on both frontages.

(3) If the side street is classified as a major or secondary highway.

iii. Parking access without side street or alley. If there is no alley or side street access available, parking shall be accessed from the primary adjoining street.

c. Loading and Service Areas. Loading docks and service areas shall be oriented to the side and rear of the building. If this is not feasible due to site conditions any loading or service areas shall be entirely behind a solid roll up door. Passenger loading areas may be located along the front of the building.

d. Parking Structures

i. Parking frontage. Areas dedicated to vehicle use along the frontage (driveways, garage openings, loading entries, or utility access) shall be limited by the width of the lot, measured along the side adjacent to the street.

(1) Lots with a width of 100 feet or less shall not have more than one garage entrance on the front of a building.

(2) Lots with a width of over 100 feet shall have no more than one garage entrance on the front of a building every 100 feet of lot width.

(3) Each garage entrance shall not exceed 25 feet in width unless wider is required by Federal, State or County requirements.

ii. Screening. Above-ground parking structures adjacent to a public street shall be internalized, wrapped with other active ground-floor uses (retail, office, or residential), or screened along the street, so parked cars and drive aisles are only visible at access points for vehicles and pedestrians. When it is not feasible to line the ground level with active uses, the façades of street-fronting parking structures shall be screened from view of the street or sidewalk using at least one of the strategies listed in Table 22.140.520 – L or a combination of those strategies totaling 80% of the façade area.

<u>TABLE 22.140.520 – L. PARKING SCREENING STRATEGIES</u>	
<u>Parking Screening Strategy (select at least one)</u>	<u>Minimum coverage</u>
<u>Perforated panels, mesh, breeze blocks, or other decorative materials with articulation and openings integrated into the structure's design</u>	<u>80% façade area coverage</u>
<u>Landscaped vine screens, landscape berms and/or columnar trees</u>	<u>80% façade area coverage</u>
<u>Public art mural or sculpture</u>	<u>80% façade area coverage</u>
<u>Vertical or horizontal fins</u>	<u>80% façade area coverage</u>

iii. Projections. All pedestrian entryways into a parking structure shall be highlighted by incorporating all of the projecting elements listed in Table 22.140.520 – M. All entry projections shall be located within 12 feet of the top or side edge of the entryway:

<u>TABLE 22.140.520 – M. PARKING ENTRY PROJECTIONS</u>	
<u>Parking Entry Projections</u>	<u>Minimum Dimensions (each)</u>
<u>Weather protection such as an overhead projection, awning, or canopy</u>	<u>4 feet wide, 3 feet deep</u>
<u>Wayfinding signage</u>	<u>12" wide and 2 feet tall</u>
<u>Two lights</u>	<u>2-foot candles at the ground covering 5 feet of entryway and compatible with Rural Outdoor Lighting requirements where applicable</u>

e. Surface Parking Lots.

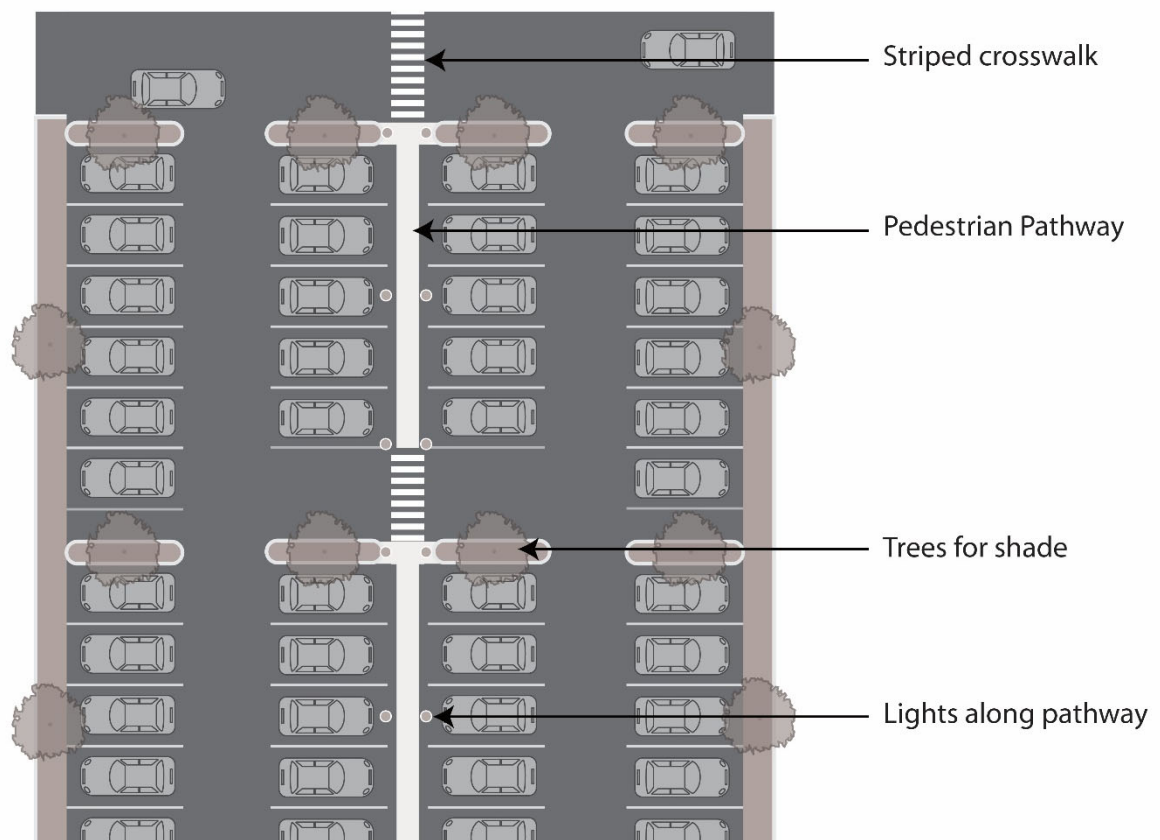
i. Existing Standards. All surface parking lots shall comply with Section 22.112.080 Parking Design in addition to the following standards below. Where conflicts exist between these requirements and Title 26 (Building) Code requirements, the Title 26 (Building) Code shall prevail.

(1) Pedestrian Amenities. Surface parking lots shall incorporate a pedestrian pathway, through or adjacent to the parking lot, to the main building it is associated with. Surface parking lots shall also incorporate at least one of the pedestrian amenities listed in Table 22.140.520 – N (see FIGURE 22.140.520 – MM).

<u>TABLE 22.140.520 – N. PEDESTRIAN AMENITIES</u>		
<u>Parking lot pedestrian amenities (select at least one)</u>	<u>Minimum requirements</u>	<u>Example</u>
<u>Structures or trees for shade along the length of the pedestrian pathway (trees are in addition to those required by the Tree Planting Ordinance).</u>	<u>At least 2 structures or trees with a canopy width of 5 feet</u>	<u>FIGURE 22.140.520 – MM</u>
<u>Patterned paving, change in material, or striping at crosswalks</u>	<u>6 feet wide</u>	<u>FIGURE 22.140.520 –</u>

TABLE 22.140.520 – N. PEDESTRIAN AMENITIES		
<u>Parking lot pedestrian amenities (select at least one)</u>	<u>Minimum requirements</u>	<u>Example</u>
<u>Lighting along the length of the primary pedestrian pathway leading to the building (and compatible with tree planning)</u>	<u>2 foot-candles at the ground</u>	FIGURE 22.140.520 – MM

FIGURE 22.140.520 – MM: Surface parking lot with pedestrian friendly amenities.



(2) Green Design Strategies. Surface parking lots shall implement at least one of the green design strategies listed in Table 22.140.520 – P, except where not feasible due to water table levels, contamination, or permeability of the soil. Where the building code requires the use of any of these strategies in parking lots, compliance with building code requirements will satisfy this standard.

TABLE 22.140.520 – O. GREEN DESIGN STRATEGIES

<u>Design strategy (select at least one)</u>	<u>Minimum requirements</u>
<u>Bioswale or bioretention area</u>	<u>8 feet wide by 16 feet long,</u> <u>1 for every 8 parking spots</u>
<u>Landscape islands</u>	<u>8 feet wide by 16 feet long</u> <u>1 for every 8 parking spots</u>
<u>Porous pavement</u>	<u>50 % of parking area</u>
<u>Permeable concrete pavers</u>	<u>50 % of parking area</u>
<u>Reflective pavement</u>	<u>50 % of parking area</u>