



Acton CSD Community Concepts Draft



CONCEPT DRAFT

This Concept Draft is intended to highlight and summarize the community's intent for an updated Community Standards Districts (CSD) and was initially drafted in working meeting discussions with the CSD Working Group in June and July 2018.

This document is being shared with the public to collect feedback and identify further discussion points, alternatives or areas of concern. This document will also be shared internally within the County. Further follow-up discussions with the CSD Working Group may be necessary to discuss changes or comments from the public or County's review. The CSD ordinance language will be drafted based on this Concept Draft document and the comments received.



DOG BREEDING AND BOARDING

The community does not want commercial dog breeding or puppy mills in the community. Boarding and rescue facilities for dogs should undergo some discretionary review and could be revoked when there are noise impacts to neighboring properties. Buffers should be established to prevent impacts to neighboring properties.



COMMERCIAL DEVELOPMENT ALONG SIERRA HIGHWAY

Any commercial development along Sierra Highway should undergo discretionary review to ensure that the project is not freeway-centric and will not pull traffic from the freeway.



VEGETATION PRESERVATION

The community would like to preserve native vegetation through some discretionary review triggered when a certain amount of native vegetation is removed on a property. Equestrian or agricultural uses would be an exception to this discretionary review. Any equestrian or agricultural use in any zone should be exempt from native vegetation preservation requirements and be allowed to be established without a permit related to vegetation removal.



COMMERCIAL DEVELOPMENT STANDARDS

To encourage pedestrian or equestrian use, parking of vehicles should be in the rear of the building, with landscaping in the front of the commercial structure and the structure set back from the road. The community would like the commercial areas to look and feel less dense. Businesses should not be designed so that their operation creates safety issues for local traffic or pedestrian and equestrian uses.



TRAILS / TRAIL CONNECTIVITY

To include equestrian trails in the future, every new land division should develop all-purpose trails as a condition of approval. Larger land divisions should have additional requirements and land dedications to ensure trail connectivity with the rest of the community. Small land divisions should provide for multi-purpose trails to achieve connectivity.



HOME-BASED OCCUPATIONS

The community would like to see home-based occupation in an agricultural zone within a residence or any attached or detached accessory structure. The community wants to allow any use until residents present a valid complaint of impact about the use, at which point it should be analyzed for impacts and conditioned to reduce impacts to acceptable levels if feasible. If those efforts are not feasible, then the use could be potentially shut down. However, the community thinks that there may be some specific uses that should be prohibited regardless of how it is operated, based on health, nuisance, and safety reasons.



BUSINESS SIGNAGE

Glare from lighting used in exteriorly illuminated signs should be limited. The community opposes backlit signs where they do not comply with dark skies requirements.



Courtesy, Becky McCray. Flickr.

BILLBOARDS (OUTDOOR ADVERTISING SIGNS)

The community would like to remove any illegal billboards. The CSD already prohibits new outdoor advertising signs, but the community wants to see that current standards be enforced and illegal outdoor advertising signs removed where possible.



LOT SIZE

The community would like to maintain space between structures on neighboring lots to maintain a rural landscape appearance. All lots, including commercial and industrial lots, should have large minimum sizes to prevent individuals from building homes or businesses or industrial development near others.

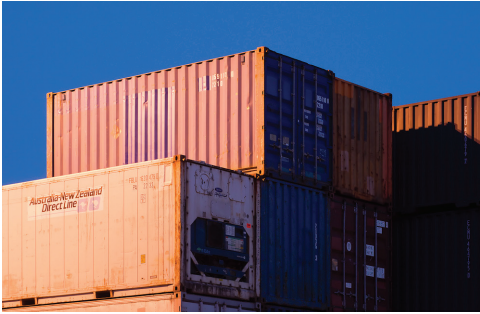
PERVIOUS SURFACE AREAS

The community would like to encourage more pervious surface area on developed properties. The area beneath a covered animal enclosure or any roofed structure open on all four sides, should count as pervious surface area, and not impervious surface areas as currently considered.



REAL ESTATE SIGNS

The community would like to limit the size, color, and number of real estate signs located on streets and intersections. Some standards should be developed to limit impacts of these signs to the line of sight from a road and reduce the number of signs that are placed for directions.



Courtesy, Timm Suess. Flickr.

CARGO CONTAINERS

The community would like to allow cargo containers on agricultural land with some standards. Any agricultural property could have a single cargo container, and as a property gets larger additional cargo containers should be allowed.

The standards for the placement and design of cargo containers should include screening, and setbacks that match the standards for structures on property. The community feels that multiple cargo containers should require site plan review to ensure compatibility with the community character.



INDUSTRIAL DEVELOPMENT STANDARDS

To encourage pedestrian or equestrian use, parking of vehicles should be in the rear of the building, with landscaping in the front of the industrial structure and the structure set back from the road. Screening landscaping should not include oleander trees. The community wants all development on industrially-zoned land to include equestrian and pedestrian trails along the road, outside the road right of way, for connectivity.

All establishments using outdoor storage facilities should include solid fencing and landscaping, including fast-growing, evergreen trees designed to fully screen the facility.



CANNABIS

The community would like to ban all commercial, industrial or medical cannabis production, sale, distribution or manufacturing within the CSD. If a ban is not possible, the community would like large buffers between the facility and all sensitive uses, including residential uses.



FILM PRODUCTION

The community would like to have additional standards for filming. Additional standards should limit noise, traffic, and other impacts from filming as well as frequency. Lighting for filming should not impact neighbors. If impacts are not able to be mitigated, nighttime filming should be prohibited.



OUTDOOR STORAGE

The community would like outdoor storage limited to properties with other existing uses and kept clean and screened from view from other properties or the right of way.



DOMESTICATED ANIMALS

The community does not want animals crowded on lots that are too small to comfortably support them. The number of animals permitted should be determined based on the footprint of existing structures so that animals are not crowded on a property.



ANIMAL REFUSE AND MANURE

Manure should not be allowed to be stockpiled or spread in areas where animals regularly tread, especially near other residences or sensitive receptors. The community would like to address odor impacts to neighbors and the possibility of exacerbating risks for contracting Valley Fever.



TRAILS IN COMMERCIAL DEVELOPMENT

The community would like all development on commercially-zoned properties in Acton to be connected to, and include, equestrian trails and pedestrian trails to encourage equestrian uses and uninterrupted use of trails. Trail development and protection is the most critical issue; trail standards are secondary, though also important.