

ALTADENA COMMUNITY STANDARDS DISTRICT (CSD)

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COMMUNITY WIDE DEVELOPMENT STANDARDS

- Landscaping maintenance (22.306.060.A)
- Hillside Management (22.306.060.B)
- Significant Ridgeline Protection (22.306.060.C) – see criteria
- Historic Preservation (22.306.060.D)
- Other: Equestrian District
- West Altadena 22.70

R-1 ZONE

YARD SETBACK REQUIREMENTS

FRONT YARD (22.306.070.A.1)

- Shall not be less than the smallest front yard of a legally established residence on the same side of the street on the same block, but in no case less than 20'.
- NOTE: Setback District supersedes the CSD

SIDE YARD

- 10% of the average width of the lot or parcel, but in no case less than (22.306.070.A.1)
 - 5' for interior and corner side yards; and
 - 10' for reverse corner side yards (whichever is greater).

REAR YARD (depends on lot size) (see 22.306.070.A.1)

- Rear Yard Setbacks:

Less than 20,000 sq. ft.	25'
Equal or greater than 20,000 sq. ft.	35'

FLAG LOT SETBACKS

- Uniform 10' setback is permissible

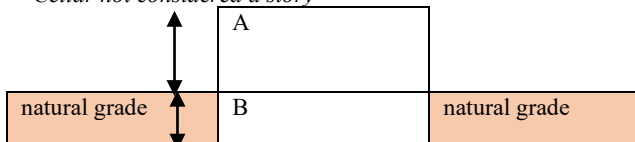
STREET DEDICATIONS

- In addition to the required yard setback requirements, street dedications must be maintained unless waived by Public Works Land Development Division. If the dedication is waived, a letter from DPW will be required at the time the application is submitted.

HEIGHT REQUIREMENTS

- No portion of any structure shall exceed 23' in height where located within 15' of any property line. (22.306.070.A.1.c)
 - Height is dependent on net lot size (22.306.070.A.2):
- | | |
|-----------|-----|
| ≥ 20,000 | 35' |
| <20,000 | 30' |
| Flag Lots | 30' |
- Elevation plans must show fill material and grade cuts, natural grade and finished grade. Include cross sections where needed.
 - 2 stories max. above grade (basement is included as one story).

Basement = A is more than B
*Cellar not considered a story



FENCES, WALLS & LANDSCAPING (22.306.070.A.3)

- 3 ½ ft high within the required front yard setback
- 6 ft high within an interior side and rear yard setback areas
- 3 ½ ft high within a reverse and corner side yard setback area
- Driveway Zone area – refer to Table 22.306.070-D

GROSS STRUCTURAL AREA (GSA)/LOT COVERAGE (22.306.070.A.4)

- "GSA" includes the total floor area of all enclosed areas of a residence, including storage, but excluding cellars and garages or carports.
- "Lot coverage" includes all structures erected on the property.
- Neither the maximum GSA nor the maximum lot coverage shall exceed the following:
(.25 x net area of a lot) + 1,000 square feet
- In no event shall the maximum GSA or lot coverage exceed 9,000 sq. ft.

PARKING REQUIREMENTS (22.306.070.A.5)

- 1-4 bedrooms = 2 covered parking spaces (garage/carport)
 - 5-6 bedrooms = 3 parking spaces*
 - 7 or more = 4 (+1 space for every 2 additional bedrooms)*
- *Where 3 or more parking spaces are required, such spaces in excess of the 2 required covered parking spaces, may be uncovered and developed in tandem.

GARAGE/CARPORT REQUIREMENTS

- Minimum size: 8 ½' wide x 18' length per parking space (measure between interior walls/posts).
- Provides 10' driveway access and 26' backup space
- Tandem is for 2-vehicles ONLY (8 ½' x 36').
- Garage setbacks along interior side and rear can be 0' only if the following conditions are met:
 1. Detached Garage is more than 75' from front lot line
 2. Detached Garage does not cover more than 50% rear yard
 3. 1-story not to exceed 15' in height
 4. Roof drainage to be maintained on site

DRIVEWAY REQUIREMENTS

- Driveway access width shall be:
 - 10' – 1 or 2 units
 - 18' – 3 to 9 units
 - 20' – 10 or more units
- Maintain 26' back-up space in front of each required parking.

NONCONFORMING (22.306.070.A.6)

- Applicable only in R-1 zones. Any building or structure nonconforming due to use and/or standards which is damaged/destroyed may be restored to the conditions in which it was immediately prior to the occurrence of such damage/destruction does not exceed 100% of the total market value of the building/structure as determined by the methods set forth in section (22.172.020.G.1.a&b)

DISTANCE BETWEEN BUILDINGS

- 6' between accessory buildings
- 10' between primary buildings
- 20' between guest house and primary residence
- 35' between equine buildings and habitable structures

HOME-BASED OCCUPATIONS (22.306.070.7)

- Maximum 2 businesses per property (must be within SFR)
- 1 client/1 client vehicle total per hour per property
- 2 employees/volunteers maximum per property
- Additional businesses allowed:
 - Digital photo lab
 - Picture Framing
 - Seamstress/tailor

BED & BREAKFAST (22.306.070.A.8)

- Requires Conditional Use Permit.

R-2 ZONE

HEIGHT REQUIREMENTS (22.306.070.B.1)

- Equal to or less than 20,000 sq. ft. = 30'
- More than 20,000 sq. ft. = 35'

LANDSCAPING (22.306.070.B.1.2)

- 50% landscaping required within front yard setback.

YARD SETBACK REQUIREMENTS

- Same as R-2 in Title 22
 - Front yard: 20'
 - Rear yard: 15'
 - Interior/Corner side: 5'
 - Reverse corner side: 10'
 - Street/Highway dedication(s) - In addition to the above required yard setbacks, the dedication must also be maintained unless a dedication waiver is obtained from DPW – Land Development Division.

BUILDING DESIGN REQUIREMENTS (22.306.070.B.3)

- Rooflines on any side of a structure exceeding 30 feet in length shall be broken into smaller sections by use of decorative elements such as dormers, gables, eyebrows, parapets, mansards, or other design features.
- Floor area shall be at least 20% less than the floor area of the 1st story and shall be set back ONLY from the side and/or rear of the 1st floor structure.
- Attached garages and other attached non-living areas shall be included in computing the floor area of the first story.

BED & BREAKFAST (22.306.070.B.4)

- Requires Conditional Use Permit

R-3 ZONE

YARD REQUIREMENTS

- Interior Side Yards (22.306.070.C.2)
The following only applies where R-3 property adjoins R-1 and R-2 zones

- Interior side yards adjoining R-1 or R-2 zones shall be landscaped with shrubs and/or trees for shielding.
- no driveway, walkway, patio slab, or other hard surface material is allowed within interior side yard.
- no uncovered porch, platform, landing, deck or balcony may project into interior side yard

Rear Yards (22.306.070.C.3)

- Shall include a landscaped area with a minimum depth of 10' measured from the rear lot line
- 1 tree (15-gallon min. size) per every 250 sq. ft. of landscaped area

BUILDING DESIGN REQUIREMENTS (22.306.070.C.4)

- Rooflines exceeding 30' in length shall be broken into smaller sections with decorative elements such as dormers, gables, eyebrows, parapets, mansards or other features.

HEIGHT & SETBACK REQUIREMENTS (22.306.070.C.5)

- Structures over 25' in height adjacent to R-1 or R-2 zones shall be setback an additional foot from the inside of said interior side for every 2' in height and an additional foot from the inside of said rear yard for every 1' in height

NOT IN COUNTY JURISDICTION

- If property abuts other property not in county jurisdiction, see (22.306.070.C.6)

COMMERCIAL ZONES (22.306.070.D)

- Drive-through facilities: CUP and additional standards.
- Permitted Uses (22.306.070.D.1)
- Uses subject to Permit (22.306.070.D.2)
- Development Standards (22.306.070.D.3)
 - Parking
 - Height
 - FAR
 - Signage
 - Design Standards
 - Buffers
 - Pedestrian Character

C-2 ZONE

- Permitted Uses (22.306.070.E.1)
- Uses subject to Permit (22.306.070.E.2)

C-3 ZONE

- Uses subject to Permit (22.306.070.F)

C-M ZONE

- Uses subject to Permit (22.306.070.G.1)
- Floor Area Ratio: total gross floor area of a lot shall not exceed 1.0 times the total area of such lot. (22.306.070.G.2)

M-1 ZONE

- Floor Area Ratio: total gross floor area of a lot shall not exceed 1.0 times the total area of such lot. (22.306.070.H)

AREA-SPECIFIC DEVELOPMENT

STANDARDS

- Lake Avenue Mixed-Use "Center" Area (22.306.080.A)
- Height & FAR

MODIFICATION OF DEVELOPMENT

STANDARDS

SIGNIFICANT RIDGELINES

- Process and Additional Findings (22.306.090.A)

RESIDENTIAL ZONES

- Applicability (22.306.090.B)
- Application Materials and Fees (22.306.090.B.2)
- Additional Development Standards (22.306.090.B.3)
- Procedure, Findings and Conditions (22.306.090.B.4)

COMMERCIAL ZONES

- Applicability (22.306.090.C.1)
- Application Materials and Fees (22.306.090.C.2)
- Additional Development Standards (22.306.090.C.3)
- Procedure, Findings and Conditions (22.306.090.C.4)

LAKE AVENUE MIXED USE 'CENTER' AREA

- Applicability (22.306.090.D.1)
- Application Materials fees (22.306.090.D.2)
- Procedure, Findings and Conditions (22.306.090.D.4)