

PROPERTY SPECIFIC REQUIREMENTS

Applications for single-family residential fire rebuilds in the **Santa Monica Mountains Coastal Area** using a pre-approved standard plan must demonstrate compliance with the following zoning regulations:

SANTA MONICA MOUNTAINS LOCAL IMPLEMENTATION PROGRAM

– [Chapter 22.44](#)

YARD REQUIREMENTS

Yard Setbacks.

TABLE: YARD REQUIREMENTS FOR ZONE R-1				
Yard Area	Front	Rear	Side and Corner Side	Reverse Corner side
Minimum Yard Dimensions:	20 feet	15 feet	5 feet	10 feet

SCREENING

Minimize the apparent size of exterior wall surfaces visible from off-site by using landscaping. Landscape screening, as mitigation of visual impacts, shall not substitute for project alternatives including re-siting or reducing the height or bulk of structures.

SITING

Clustering. Structures shall be clustered in areas of least visibility, unless to do so would cause substantial habitat damage and destruction.

Sloping Terrain. Structures shall conform to the natural topography. On hillsides having a natural slope of 15 percent or more:

- Structures shall not extend more than six feet beyond (i.e., out from) the downslope edge of the natural slope or have an understory that exceeds a height of six feet from the bottom of the natural slope.
- Structures shall be set into the slope utilizing a stepped or split-level design.
- Structures shall be sited so that their higher elements are located toward the center or uphill portions of the building site, to minimize the visual impact of the structure.

FENCES, GATES, AND WALLS

Measurement. The height of a fence or wall shall be measured at the highest average ground level within three feet of either side of said wall or fence. To allow for variation in topography, the height of a required fence or wall may vary an amount not to exceed six inches; provided, however, that in no event shall the average height of such fence or wall exceed the maximum height specified.

Height.

- Front Yards. Fences and walls within a required front yard shall not exceed a height of three and one-half feet.
- Corner Side Yards. Fences and walls within a required corner side yard shall not exceed three and one-half feet in height where closer than five feet to the highway line, nor exceed six feet in height where five feet or more from said highway line.
- Interior Side and Rear Yards. Fences and walls within a required interior side or rear yard shall not exceed six feet in height; provided, however, that on the street or highway side of a corner lot such fence or wall shall be subject to the same requirements as for a corner side yard.
- Retaining walls. Walls not exceeding six feet in height are permitted in all yards.

Retaining Walls Topped with Walls or Fences. Where a retaining wall protects a cut below the natural grade and is located on a front, side or rear lot line, such retaining wall may be topped by a fence or wall of the same height that would otherwise be permitted at the location if no retaining wall existed.

Where a retaining wall contains a fill. The height of the retaining wall built to retain the fill shall be considered as contributing to the permissible height of a fence or wall; providing, however, that in any event an open-work non-view-obscuring fence of three and one-half feet may be erected at the top of the retaining wall for safety.

Where a wall or fence is located in the required yard adjacent to a retaining wall containing a fill, such wall or fence shall be set back from said retaining wall a distance of one foot for each one foot in height, to a maximum distance of five feet; provided, however, that this does not permit a wall or fence in required yards higher than permitted by this section. The area between such wall or fence and said retaining wall shall be landscaped and such landscaping continuously maintained in good condition.

Landscaping. Slopes utilizing retaining walls shall be terraced and landscaped with locally-indigenous and site-appropriate landscape species. Such revegetation efforts shall be completed before the rainy season, which is October 15 through April 15 of the subsequent year. Landscaping shall screen the wall.

Wildlife Permeable Fencing. All fencing shall be sited and designed to not restrict wildlife movement, except where temporary fencing is required to keep wildlife away from habitat restoration areas.

Fencing that is non-wildlife permeable may surround the immediate development and extend no further than the outer extent of Fuel Modification Zone A (typically 20 feet from structures that require fuel modification) and shall be solely for safety purposes. Fencing shall be no more than six feet in height. Fencing that is wildlife permeable may extend no further than the outer extent of Fuel Modification Zone B (100 feet from structures that require fuel modification).

Animal Containment Facilities. Non-wildlife permeable fencing for animal containment facilities may be allowed only where it is demonstrated pursuant to a site-specific biological evaluation, that the layout and extent of the fencing will not significantly impede wildlife movement through a property or through the surrounding area.

Prohibitions and limits.

- Perimeter fencing of a parcel is prohibited.
- Fencing, gates, or walls within H1 habitat area, or within 100 feet of H1 habitat area, is prohibited, except where necessary for public safety or habitat protection or restoration. Development permitted within H2 habitat may include fencing consistent with the requirements of Section [22.44.1800](#) et seq.
- Fences and walls shall not be constructed of or topped with spikes, wire, barbs, razors, or any other similar material. Barbed-wire and chainlink fencing is prohibited.
- Fences, gates, and walls shall minimize impacts to public views of scenic areas and shall be compatible with the character of the area.
- Walls more than 10 feet in length shall be divided into sections and made of materials similar in appearance to surrounding natural elements.
- Walls shall be placed so they do not obscure public views of Scenic Resources mapped on the Land Use Plan.
- Gates, walls, fences, guardhouses, barriers, or other structures designed to regulate or restrict pedestrian access within private street easements where they have the potential to limit, deter, or prevent public pedestrian access to the shoreline, trails, or parklands are prohibited.
- Gates, walls, fences, guardhouses, barriers, or other structures that prevent the movement of wildlife through developed areas to access adjacent open space resources are prohibited.
- Gates must be wildlife-permeable, and shall only be allowed on roads or driveways that provide access to one property except where such gate is necessary to prohibit vehicular access to public parkland.

LANDSCAPING

Slopes. Retaining walls shall be terraced and landscaped with locally-indigenous and site-appropriate landscape species. Such revegetation efforts shall be completed before the rainy season, which is October 15 through April 15 of the subsequent year. Landscaping shall screen the wall.

Design.

- The use of invasive plant species is prohibited. Existing invasive plant species within the development footprint on the site shall be removed.
- All new development shall minimize removal of natural vegetation, including locally-indigenous vegetation to minimize erosion and sedimentation, impacts to scenic resources, and impacts to sensitive resources.
- Landscape areas shall be designed to minimize water runoff.
- Irrigation water shall be used only for those species that require supplemental water. Whenever feasible, utilize drip irrigation systems. Low-volume and smart irrigation systems shall be used, and the rapid repair of broken sprinkler systems is required in all development projects.
- Plant species listed on the Plant List that are known to stabilize soils shall be used in all hillside areas where the slope is greater than 20 percent.

Note: Fuel Modification Plans shall be submitted with all applications for new development, unless evidence is provided that a fuel modification plan is not required by the Fire Department.

Exterior Lighting. Exterior lighting (except traffic lights, navigational lights, and other similar public safety lighting) shall be minimized, restricted to low-intensity features, shielded, and concealed to the maximum feasible extent using the best available dark skies technology to avoid or minimize impacts to biological resources and public views of the natural night sky and stars. Exterior lighting shall comply with the requirements and standards sets in [22.44.1270 - Exterior Lighting](#)