

PROPERTY SPECIFIC REQUIREMENTS

Applications for single-family residential fire rebuilds in the Foothills areas using a pre-approved standard plan must demonstrate compliance with the following zoning regulations:

ALTADENA CSD – CHAPTER 22.306

All development projects in the R-1 zone within the Altadena CSD must comply with the following:

LANDSCAPING

Where required, landscaping must be maintained through regular pruning, weeding, fertilizing, litter removal, and replacement of plants as necessary.

HILLSIDE MANAGEMENT

Applicability. Applies to designated Hillside Management Areas (HMA), except for projects that maintain natural slopes of 25% or greater in a natural state.

Permit. Development with 2,500 total cubic yards or less of cut plus fill material require a Minor Conditional Use Permit. A Conditional Use Permit is required for development that exceeds 2,500 total cubic yards of cut plus fill material.

Development Standards. Development in the HMA is subject to the standards outlined in the table below. HMA includes the following:

- Any application for grading that includes off-site transport of 1,000 or more cubic yards of material must include a haul route.
- Any grading that occurs during the rainy season, between October 15 of any year through April 15 of the subsequent year, is subject to requirements determined by Public Works to prevent runoff and erosion.
- Additional Development Standards for Conditional Use Permits including the following:

TABLE: HILLSIDE DESIGN	
DEVELOPMENT STANDARDS	
Grading and Topography	• Grading must be limited to the pads required of individual structures and must not be conducted uniformly across the entirety of the project.
	• Terracing and retention walls, if not landscaping and visible from downslope, are designed with varied gradients and curvilinear shapes that mimic or blend into surrounding contours.
Views and Screening	• Structures, retention walls, and graded areas are screened by landscaping and vegetation.

	<ul style="list-style-type: none"> Structures are placed to minimize visibility from surrounding parcels or public viewpoints downslope.
Surfaces and Reflectance	<ul style="list-style-type: none"> Structures incorporate articulated surface faces instead of flat blank walls.
	<ul style="list-style-type: none"> Structures incorporate colors, materials, and textures with an average Light Reflectance Value of 35 percent or less.
Landscaping	<ul style="list-style-type: none"> Where new tree planting occurs, new trees blend with surrounding vegetation.
Trails	<ul style="list-style-type: none"> Existing trail rights-of-way or trail heads within the project, dedicated to the County as of the effective date of the ordinance, are improved if necessary to ensure their ongoing use.

SIGNIFICANT RIDGELINE PROTECTION

For mapped significant ridgelines, the highest point of structures must be sited at least 50 vertical and 50 horizontal feet from the designated significant ridgeline. Additional standards for sites that cannot meet the requirement include a height limit of 18 feet and use of locally native landscaping.

YARD REQUIREMENTS

Yard Setbacks. Setbacks are determined by lot size. Refer to the table below.

TABLE: YARD REQUIREMENTS FOR ZONE R-1				
Lot Size (net square feet)	Minimum Yard Dimensions (linear feet): Front*	Minimum Yard Dimensions (linear feet): Rear	Minimum Yard Dimensions (linear feet): Side Interior and Corner	Minimum Yard Dimensions (linear feet): Side Reverse Corner
≥20,000	Smallest front yard on same block (min. 20)	35	10 percent of average lot width (min. 5)	10 percent of average lot width (min. 10)
<20,000	Smallest front yard on same block (min. 20)	25	10 percent of average lot width (min. 5)	10 percent of average lot width (min. 10)

* Does not apply to fire disaster rebuilds, which may use the minimum of 20 feet.

HEIGHT

Step-backs. No portion of any structure can be greater than 23 feet in height when it is located within 15 feet of any property line.

Height Limits. Limits are determined by lot size. Refer to the table below.

TABLE: HEIGHT LIMITS FOR ZONE R-1	
Lot Size (net square feet)	Maximum Height (linear feet)
≥20,000	35
<20,000	30
Flag lots	30

FENCES, WALLS, AND LANDSCAPING REQUIREMENTS

Landscaping. Where the fence or wall is greater than 42 inches in height, live plants must be maintained in the portion of the yard between the fence or wall and the street.

Transparency. A fence or wall shall be considered open and non-view obscuring when a minimum of 80% is transparent or permits views, evenly distributed horizontally along the entire length of the fence or wall. Vertical support elements must be a minimum distance of five feet apart.

Prohibited Materials. Barbed wire, concertina wire, razor wire, or broken glass are prohibited

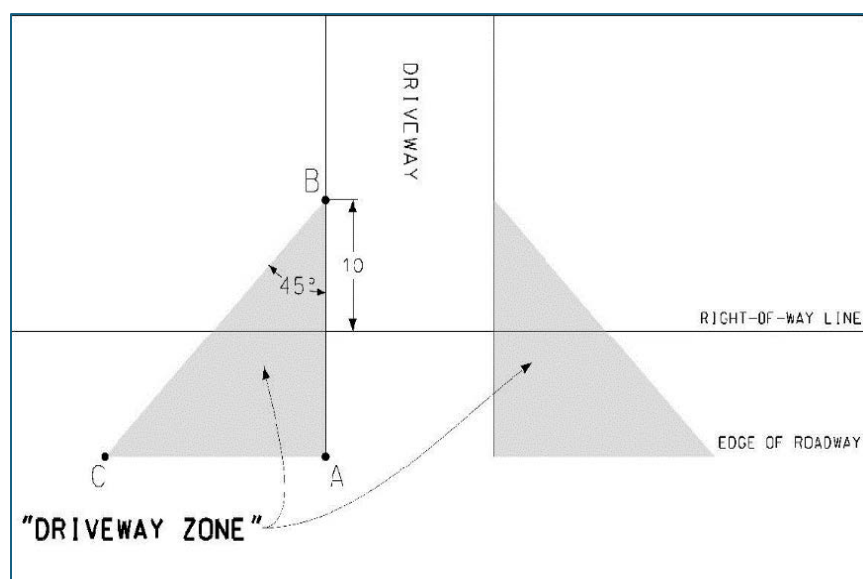
Height. Refer to tables below.

FENCES, WALLS, AND LANDSCAPING HEIGHT LIMITS FOR CORNER OR REVERSED-CORNER LOTS	
Location	Maximum Height
	Fences and Walls, Trees*, Shrubs*, Flowers* and Plants*, including Hedges*
Area between right-of-way line and 10 feet back from the right-of-way line towards the property	42 inches
> 10 feet back from the right-of-way line towards the property	6 feet
*where forming a barrier serving the same purpose as a fence or wall.	

TABLE: FENCES, WALLS, AND LANDSCAPING HEIGHT LIMITS FOR ALL OTHER LOTS

Location	Maximum Height	
	Fences and Walls	Trees,* Shrubs,* Flowers* and Plants,* including Hedges*
Area within a driveway zone (see figure) between the right-of-way line and 10 feet back from the right-of-way line towards the property	42 inches	42 inches
Area outside a driveway zone between the right-of-way line and 10 feet back from the right-of-way line towards the property	6 feet; fences and walls shall be open and non-view obscuring for any portion of the fence or wall greater than 42 inches in height.	42 inches
>10 feet from the right-of-way line towards the property	6 feet	6 feet
*where forming a barrier serving the same purpose as a fence or wall.		

FIGURE: DRIVEWAY ZONE



GROSS STRUCTURAL AREA AND LOT COVERAGE

The gross structural area (GSA) of a property includes the total floor area of all enclosed areas, including storage, but excluding cellars and garages or carports designed and used for the storage of automobiles. Lot coverage shall include all structures erected on the property.

- The maximum GSA or lot coverage shall be determined by the following formula: GSA or Lot Coverage = $(.25 \times \text{net lot area}) + 1,000$ square feet.
- The maximum GSA or maximum lot coverage shall not exceed 9,000 square feet.

SINGLE-FAMILY RESIDENTIAL DESIGN STANDARDS - 22.140.520

ACCESS

Pathways. The primary building must provide at least one (1) direct pedestrian pathway from the public sidewalk to the front entrance of the building or courtyard.

- Where a sidewalk is not required by the County, the pedestrian pathway should connect the building entrance to the street shoulder.
- Where the primary building is located more than 100 feet from the front property line, the pathway to the primary building entrance can be provided through a driveway.
- When a development has one primary unit and one or more accessory dwelling units, the pathway can be shared by all units on the property.

LANDSCAPING

Coverage. A minimum of 20 percent of the lot area not used for buildings and structures, such as setbacks and open space, and up to 5,000 square feet shall be landscaped with a combination of trees, ground cover, shrubbery, planters, or flowers.

- Areas of existing landscaping and naturally occurring vegetation may count toward this requirement.
- Pedestrian walkways may be developed in the landscaped area and count towards the minimum landscaped area requirement.

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.

Tree Planting Requirements. A minimum of two (2) 15-gallon trees are required with a trunk diameter of 0.75 to 1.5 inches as measured six (6) inches above the soil line at the time of planting. The tree species planted shall be those that provide adequate shade, are not invasive, are resistant to local pests and diseases, are adaptable to the local climate, and are appropriate for the planting location.

Canopy Tree Requirement. A minimum of one (1) canopy tree must be planted in the first four feet of the front yard setback area adjacent to the street. An additional canopy tree is required per each 40 linear feet of lot frontage above 40 feet. Trees planted to meet this requirement shall count toward satisfying the Tree Planting Requirements. This requirement shall not apply if any of the following conditions exist in those areas of the lot adjacent to the street:

- The site is constrained by topography, as defined by Chapter 22.104 (Hillside Management Areas)
- There are conflicts with fuel modification requirements, as defined in Title 32 (Fire Code) of the County Code
- The property fronts a street classified as a limited secondary highway or parkway where no sidewalks or curbs and gutters are required
- The property fronts an existing unimproved street or private drive
- The property fronts a street or highway in which street or parkway trees in the right-of-way are required

All trees planted on-site to meet the requirements above shall adhere to species and sizes required by the Tree Planting Requirements.

WALLS AND FENCES

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

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.

SCREENING

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 water tanks and landscaping equipment, such as irrigation and sprinkler control systems.

- If air conditioning units or vents are located on the front façade, they shall not project more than six (6) inches from the face of the building.
- If on a rooftop or in a yard, the equipment must be screened from view from the street with a wall, fence, or landscaping.
- If mechanical equipment and utilities are not visible from the front property line, screening is not required.

VEHICLE PARKING FACILITIES

Parking Locations. In addition to the standards that follow, the primary building of single-unit developments shall comply with Chapter 22.112 (Parking), unless located underground.

Setbacks. Garages or uncovered surface parking. 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 the table below, except if the site is in a Hillside Management Area or as otherwise allowed by Title 22. See the figures below, for examples of acceptable garage locations.

TABLE: GARAGE SETBACKS	
Conditions (Select One)	Garage Setback from Front Plane of Dwelling Unit
Dwelling unit frontage without a covered entry way porch	5 feet minimum
Dwelling unit frontage with an entryway porch that meets the following conditions: <ul style="list-style-type: none"> • The porch must have minimum dimensions of 8 feet wide, 5 feet deep. • The porch must have an overhead canopy soffit no more than 12 feet above the floor of the porch. 	0 feet minimum

Frontage. Garages shall make up no more than 50 percent of the total building frontage length, unless the development is located on a narrow lot (Defined as less than 50 feet wide for lots 7,000 sq. ft. or less and less than 60 feet wide for lots greater than 7,000 sq ft.), in which case the garage facing the street shall occupy no more than 80 percent of the total building frontage length of the dwelling unit and garage combined facing the street.

FIGURE: ACCEPTABLE LOCATIONS FOR VEHICLE PARKING GARAGES AND ACCESS

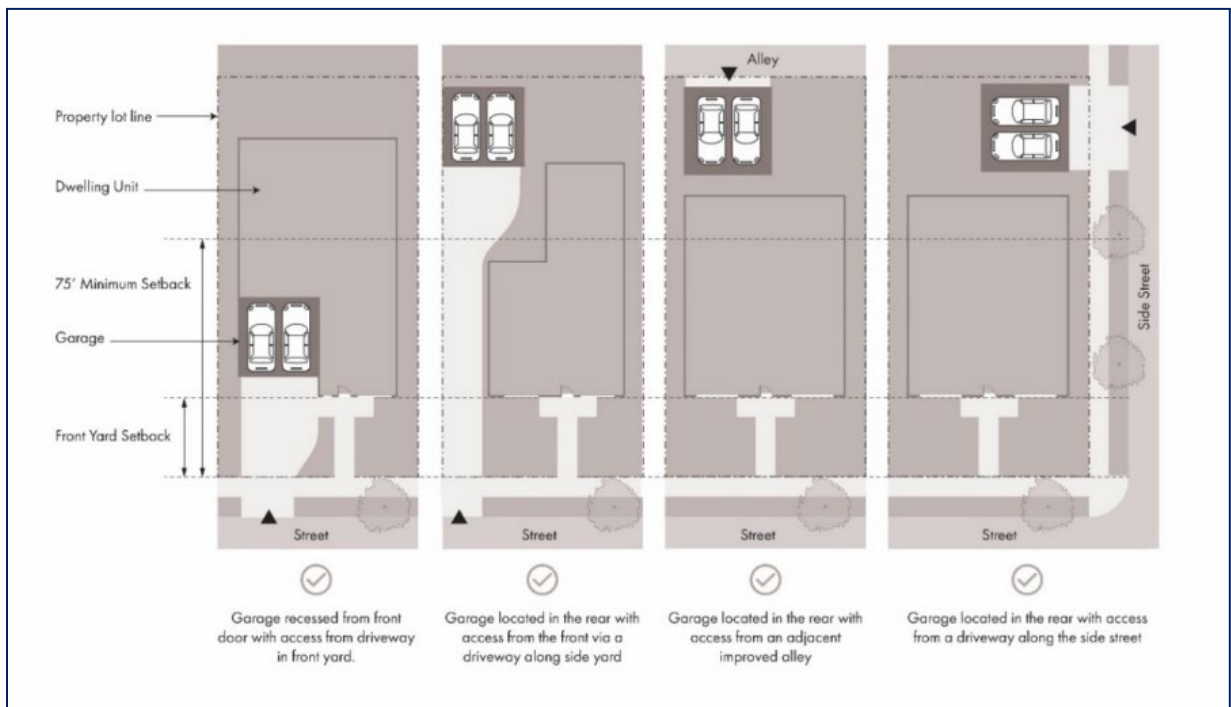


FIGURE: UNACCEPTABLE LOCATIONS FOR VEHICLE PARKING GARAGES AND ACCESS

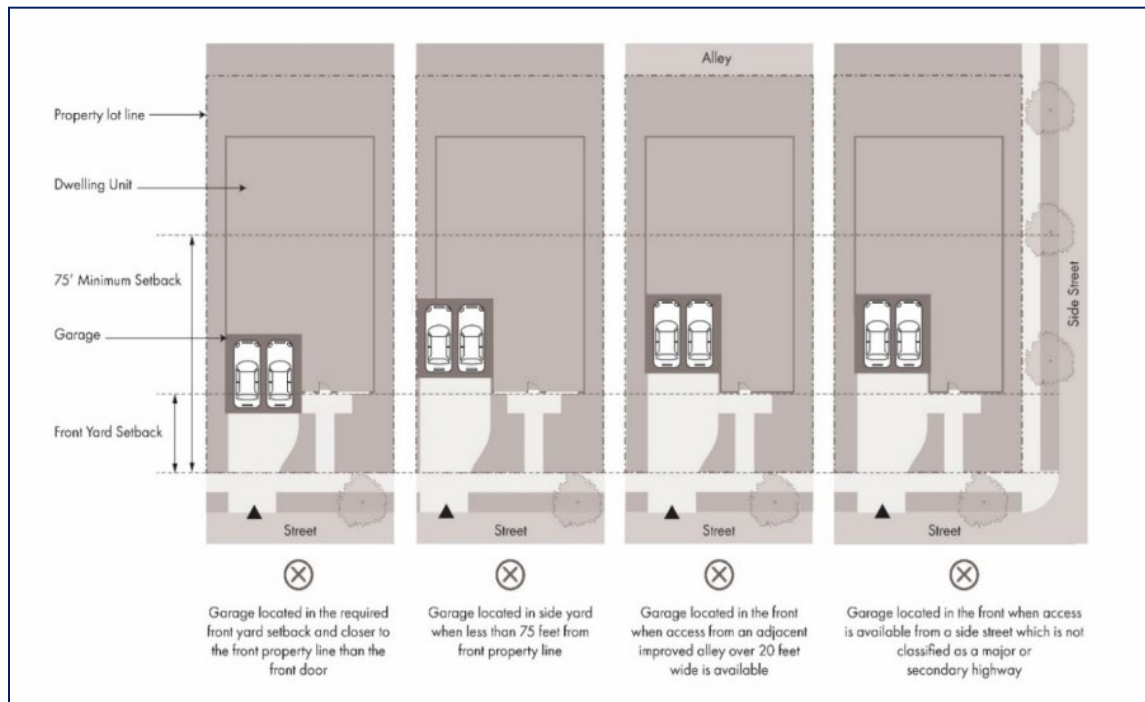
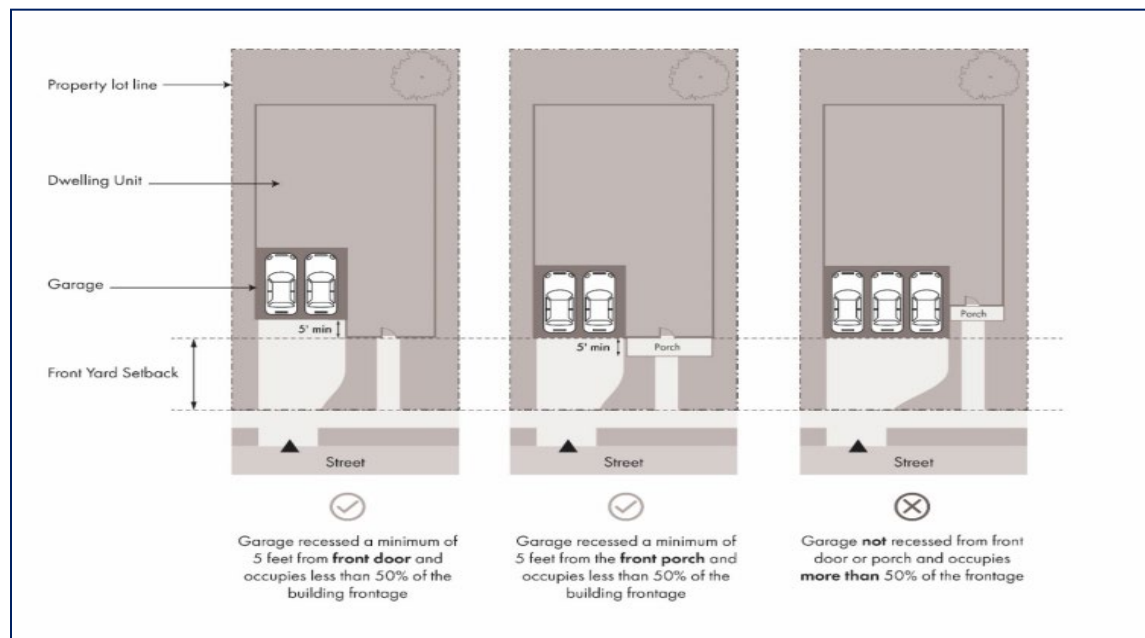


FIGURE: IF A GARAGE DOOR FACES THE STREET, THE FRONT PLANE OF THE GARAGE SHALL BE SETBACK FROM THE FRONT PORCH OR PATIO AND OCCUPY NO MORE THAN 50% OF THE BUILDING FRONTAGE



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

- Provide non-street-facing parking, whether attached or detached, when located along the primary street frontage; or
- Provide parking that is located in the rear of the lot, as allowed by this Title 22.