

22.302.060 - Community Wide Development Standards.

Except where a more specific application is prescribed or prior to the approval of a new structure or addition to an existing structure where the cumulative area of all additions made after the adoption of this CSD adds at least 400 square feet to the footprint of either primary or accessory structures, an application in compliance with Section 22.302.050 (Application and Review Procedures) shall be submitted to assure compliance with the following development standards:

- A. Hillside Design Considerations. Hillside resources are among the most important features of the Acton community. Hillside regulations shall be enforced by a specific written analysis in each case, demonstrating conformance with the following objectives. Development plans shall comply with the following objectives:
 1. Preserve to the greatest extent possible existing natural contours and natural rock outcropping features. Structures and required provisions for access and public safety should be designed to minimize encroachment on such features by the use of such techniques as curvilinear street designs and landform grading designs which blend any manufactured slopes or required drainage benches into the natural topography;
 2. Preserve to the greatest extent possible the natural silhouette in significant ridgeline areas. Significant ridgelines are the ridgelines that surround or visually dominate the Acton landscape either through their size in relation to the hillside or mountain terrain of which they are a part, or through their visual dominance as characterized by a silhouetting appearance against the sky, or through their visual dominance due to proximity and view from existing development, freeways and highways designated as Major, Secondary, or Limited Secondary on the Highway Plan;
 3. While observing minimum lot area standards contained in this Chapter, cluster development where such technique can be demonstrated to substantially reduce grading alterations and contribute to the preservation of native vegetation and prominent landmark features;
 4. Blend buildings and structures into the terrain by sensitive use of building setbacks, structure heights, and architectural designs; and
 5. Minimize disruption of view corridors, scenic vistas, and adjacent property by the use of sensitive site design and grading techniques.
- B. Preservation of Native Vegetation. Development plans shall emphasize the protection of, and revegetation with, native vegetation, including the native plants, grasses, shrubs, and trees which intercept, hold, and more slowly release rainfall than bare earth surfaces. It is intended that equestrian uses such as stables and arenas which will result in vegetation removal be accommodated, provided the design of these uses does not create erosion or flooding potential that would create a safety hazard to structures or off-site property, as determined by Public Works. On any lot consisting of one acre or greater, the removal or destruction of native vegetation exceeding 10 percent of the lot area within any 12-month period shall require a Minor Conditional Use Permit (Chapter 22.160) application.
 1. Application Required. A Minor Conditional Use Permit (Chapter 22.160) application is required for any application involving grading (including brushing or vegetation removal to accommodate equestrian uses).

A site plan for review must be included as part of the application. This information may be submitted in conjunction with other site plan information that may be required for the project. Within hillside areas, such application must comply with Chapter 22.104 (Hillside Management Area), which requires a Conditional Use Permit (Chapter 22.158) application for projects in hillside management areas. Such application shall not substitute for Oak Tree Permit (Chapter 22.174) application requirements. Material submitted shall include:

- a. A description of the property, accompanied by a map showing the topography of the land and the location of any drainage courses; the location and extent of the proposed work and details of the precautionary measures or devices to be used to prevent erosion and flood hazards, including, if necessary, a drainage plan by a civil engineer showing routing of runoff, estimate of quantity and frequency of runoff, character of soils, and channel sections and gradients;
 - b. A landscaping plan supportive of this Subsection B showing existing and proposed landscaping, acceptable to the Department. Such plan shall specifically identify California junipers, manzanita, Great Basin sage, and Joshua trees and generally describe the type and condition of native vegetation. Soil types shall be specified to assess the feasibility of revegetation. Relandscaping of disturbed areas should emphasize the use of existing native, drought tolerant vegetation;
 - c. A long-term maintenance program for all landscaping in the proposed plan, both undisturbed and revegetated; the program shall focus on revegetated areas and shall cover a two-year period; funding provisions for the maintenance program shall be specified; and
 - d. Such other vegetation information as the Director may deem necessary to fulfill the purpose of protecting property and public safety and preserving the character of the Acton community.
2. Issuance Conditions. The Review Authority shall approve the application, with appropriate conditions, relating to this Subsection B only, for all or a portion of the proposed work when satisfied:
- a. That the performance of such work is consistent with the intent of this Subsection to preserve native vegetation;
 - b. That such work will not result in a flood or erosion hazard to this or other properties; and
 - c. That the proposed work conforms with the requirements of other laws or ordinances.
3. For commercial agricultural uses, relief from the standards of this Subsection B pertaining to replacement with native vegetation may normally be granted through the provisions of Section 22.302.090 (Modification of Development Standards).
4. Exceptions. The provisions of this Subsection B shall not apply to, and a Minor Conditional Use Permit is not required for:
- a. The removal or reduction of vegetation for the purpose of complying with County regulations relating to brush clearance for fire safety. This exception includes not only required vegetation control around structures but also the creation and maintenance by a public agency of firebreaks used to control the spread of fire;
 - b. The removal or destruction of vegetation on publicly owned rights-of-way for roads, highways, flood

control projects, or other similar or related uses;

- c. The removal or destruction of vegetation by public utilities on rights-of-way or property owned by such utility, or on land providing access to such rights-of-way or property;
- d. Work performed under a permit issued for precautionary measures to control erosion and flood hazards; and
- e. The selective removal or destruction of noxious weeds or plants which pose a hazard to animals.

C. Architectural Style and Project Design Considerations.

- 1. All uses in commercial land classifications in the Antelope Valley Area Plan and all nonresidential uses within Residential and Rural Land classifications which are not accessory to residential structures shall:
 - a. Not exceed a height of 35 feet except for chimneys and pole antennas, which may not exceed a height of 45 feet;
 - b. Be designed in a "Western frontier village, circa 1890s style" in substantial conformance with the architectural style guidelines in Appendix I at the end of this Chapter and as maintained by the Department; and
 - c. Be designed to conceal from public view all external utilities, such as roof-mounted air conditioning or heating units, or other improvements not contributing to the Western architectural design, such as satellite dish antennas. Solar panels that are designed as part of a roof line and blend with the overall roof appearance need not be concealed. An exterior architectural rendering, with materials and colors indicated, shall be submitted with any application request for structural improvements.
- 2. Restricted access subdivisions are prohibited.

D. Drainage. The following provisions are intended to slow or reduce runoff from new development and protect and enhance the rural character of Acton. In addition to existing County standards for the control of runoff, the following standards shall be observed:

- 1. The maximum impervious finished surface area for residential and associated accessory uses shall not exceed 10 percent for lots three net acres or larger; not exceed 21 percent or 13,000 square feet, whichever is smaller, for lots between one and one-quarter net acres and three net acres; and not exceed 42 percent or 11,000 square feet, whichever is smaller, for lots smaller than one and one-quarter net acres;
- 2. Maximum impervious finished surface areas for nonresidential uses shall not exceed:
 - a. 65 percent for open storage and homes for the aged;
 - b. 74 percent for hospitals, cemeteries, mausoleums, and mortuaries;
 - c. 82 percent for churches and schools; or
 - d. 90 percent for stores, office buildings, warehousing, manufacturing, storage, shopping centers, restaurants, service stations, parking lots, motels/hotels, kennels, lumber yards, professional buildings, banks, and supermarkets;
- 3. Partially impervious surfaces, such as perforated concrete blocks that allow vegetation growth, may be

used where public safety is not a consideration, such as private patios and driveways; credit shall be given for the portion of such surfaces that are not impervious. This provision shall not be used to modify standards for parking surfaces required by Section 22.112.080 (Parking Design).

4. All residential buildings with rain gutters shall collect and direct all roof runoff towards permeable surfaces, rather than towards impervious surfaces such as paved driveways;
5. This CSD discourages the use of concrete facilities to mitigate flood hazards; and
6. Flood hazard mitigation shall be consistent with floodplain management practices and existing drainage policies.

E. Billboards. This CSD shall be designated a Billboard Exclusion Zone (Chapter 22.50).

F. Signs.

1. Notwithstanding any other provision of this Title 22, all signs permitted by this Subsection F shall conform to the following:
 - a. Signage shall be unobtrusive and shall promote the style of the Western frontier architectural guidelines; and
 - b. Lighting shall be external, using fixtures designed to focus all light directly on the sign, and internal illumination shall be prohibited.
2. Except as specifically exempted by Section 22.114.030 (Exemptions), no sign, including those prohibited by Section 22.114.040 (Prohibited Signs Designated), shall be erected within this CSD except as provided for by this Subsection F.2:
 - a. Wall business signs, as provided by Section 22.114.110 (Wall Business Signs), except that no wall business sign attached to a building, including the roof, shall be higher than the highest point of the building, excluding chimneys and antennas. The maximum area permitted of a wall sign is one and one-half square feet for each one linear foot of building frontage, not to exceed 100 square feet per tenant;
 - b. Freestanding business signs, typically monument style, as provided for in Section 22.114.120 (Roof and Freestanding Business Signs), except that roof business signs shall be prohibited, the height of such signs shall be limited to five feet measured from the natural grade at street level, and the maximum area of combined faces on such signs shall be limited to 100 square feet;
 - c. Residential ranch entrance signs, provided that only one span per lot shall be permitted for such signs, the top of each sign shall not exceed 20 feet from natural grade, and the surface areas of such signs shall not exceed 12 square feet; and
 - d. Temporary, directional, informational and special purpose signs, as provided for by Sections 22.114.170 (Temporary Real Estate Signs), 22.114.180 (Temporary Construction Signs), 22.114.190 (Directional and/or Informational Signs), 22.114.200 (Special—Purpose Signs), and 22.114.210 (Temporary Subdivisions and Real Estate Signs).

G. Fence Design. In addition to standards provided in Section 22.110.070 (Fences and Walls) concerning the

height of fences, the following fence design features shall apply to the construction of perimeter fencing:

1. Only split rail, open wood, wire, or wrought iron style or similar open-type perimeter fences shall be permitted, except on residential lots of less than 10,000 square feet, or unless view-obscuring fences are required for visual shielding by other provisions of this Title 22; and
 2. Except where otherwise required by this CSD, at least 70 percent of the entire fence area shall be non-view-obscuring; no slats or other view-obscuring materials may be inserted into or affixed to such fences. Any solid lineal sections must be primarily for structural purposes or provide minor architectural design features.
- H. Outdoor Lighting. Outdoor lighting shall be provided in accordance with the applicable provisions of Chapter 22.80 (Rural Outdoor Lighting District). Where outdoor lights are required, light fixtures in keeping with the Western frontier architectural style will be required.
- I. Street Improvements. Street improvements shall complement the rural character of the Acton community and street lights shall be provided in accordance with the applicable provisions of Chapter 22.80 (Rural Outdoor Lighting District):
1. All required local and highway streetlights shall utilize cut-off "Mission Bell" design fixtures, as specified by the local electric utility.
 2. Concrete sidewalks, curbs, and gutters will generally not be required on local streets. In all new land divisions, inverted shoulder cross-sections will be specified for local streets, unless an alternate design is necessary for public safety, as determined by Public Works. Curbs and gutters, or fencing with inverted shoulders, may be required where trail use is within the roadway easement.
- J. Trail Easements. In reviewing and establishing design conditions for any land division, the Review Authority shall consider community trails objectives and whether or not they may be promoted or benefited by such division. Alternative proposals for trail easements consistent with community goals shall be developed and considered in conjunction with each land division.
1. Unobstructed multipurpose pathways for both pedestrian and equestrian uses should be developed in each new land division to the satisfaction of both Parks and Recreation and Public Works. Although alignments that are not adjacent to roadways will generally be preferred, road easements may be used when the Review Authority determines that other locations are inappropriate.
 2. Any trail incorporated into a land division must contain a provision for participation in a community-wide trail maintenance financing district or other appropriate financing mechanism; the district or other financing mechanism must be established prior to the construction of the trail.
 3. Parks and Recreation will work with the community to establish an appropriate mechanism for financing trail maintenance.
- K. Home Occupations.
1. Application. Home occupations are permitted, subject to a Ministerial Site Plan Review (Chapter 22.186) application, to enable a resident to carry on an income-producing activity, which is incidental and subordinate to the principal use of residential property, when such activity will not be disruptive to the

character of the Acton community.

2. Additional Standards. Home occupation shall comply with the following standards:

- a. The home occupation shall occur on a lot used primarily as the permanent residence of the person or persons operating the home occupation, and be secondary and incidental to the principal use of the lot, and not change the residential character and appearance of the dwelling unit;
- b. Not more than two persons, other than resident occupants, shall be employed or volunteer their services on site;
- c. The number of off-street vehicle parking spaces shall comply with Chapter 22.112 (Parking), as well as provide one additional on-site vehicle parking space, either covered or uncovered, for each employee or volunteer;
- d. The combined floor area of the home occupation shall not occupy more than 20 percent of the total floor area of the residence (excluding accessory buildings) or 350 square feet, whichever is lesser;
- e. No noise or sound shall be created which exceeds the levels contained in Chapter 12.08 (Noise Control) of Title 12 (Environmental Protection) of the County Code;
- f. On-site signage or display in any form which advertises or indicates the home occupation is prohibited;
- g. No sale of goods shall occur at the premises where the home occupation is located;
- h. Business traffic shall occur only between the hours of 8:00 a.m. and 6:00 p.m. Home occupation related vehicle trips to the residence shall not exceed six per day; and
- i. Approval of a home occupation shall require a covenant and agreement, in compliance with Section 22.222.260 (Performance Guarantee and Covenant).

3. This Subsection K shall not modify the provisions for on-site display, signage, and sale in any Agricultural Zone of products lawfully produced on such lot.

- L. Drive-Through Establishments. No new drive-through facility or service shall be permitted. For purposes of this Subsection L, the term "new drive-through facility or service" does not include those facilities or services which, prior to the effective date of this Subsection L, July 6, 2018, were: (1) lawfully established, in compliance with all applicable ordinances and laws; or (2) approved by the final decision maker, as set forth in Chapter 22.222 (Administrative Procedures).

(Ord. 2019-0073 § 1, 2019; Ord. 2019-0004 § 1, 2019.)

22.302.070 - Zone Specific Development Standards.

(Reserved)

22.302.080 - Area Specific Development Standards.

Except as provided in this Chapter, all residential lots shall comply with the area requirements and standards of the applicable zone. If any portion of a new lot, or an existing lot, as noted, is located within a Rural Land 1 (RL1), Rural Land 2 (RL2), Rural Land 10 (RL10), or Rural Land 20 (RL20) area, the following requirements apply:

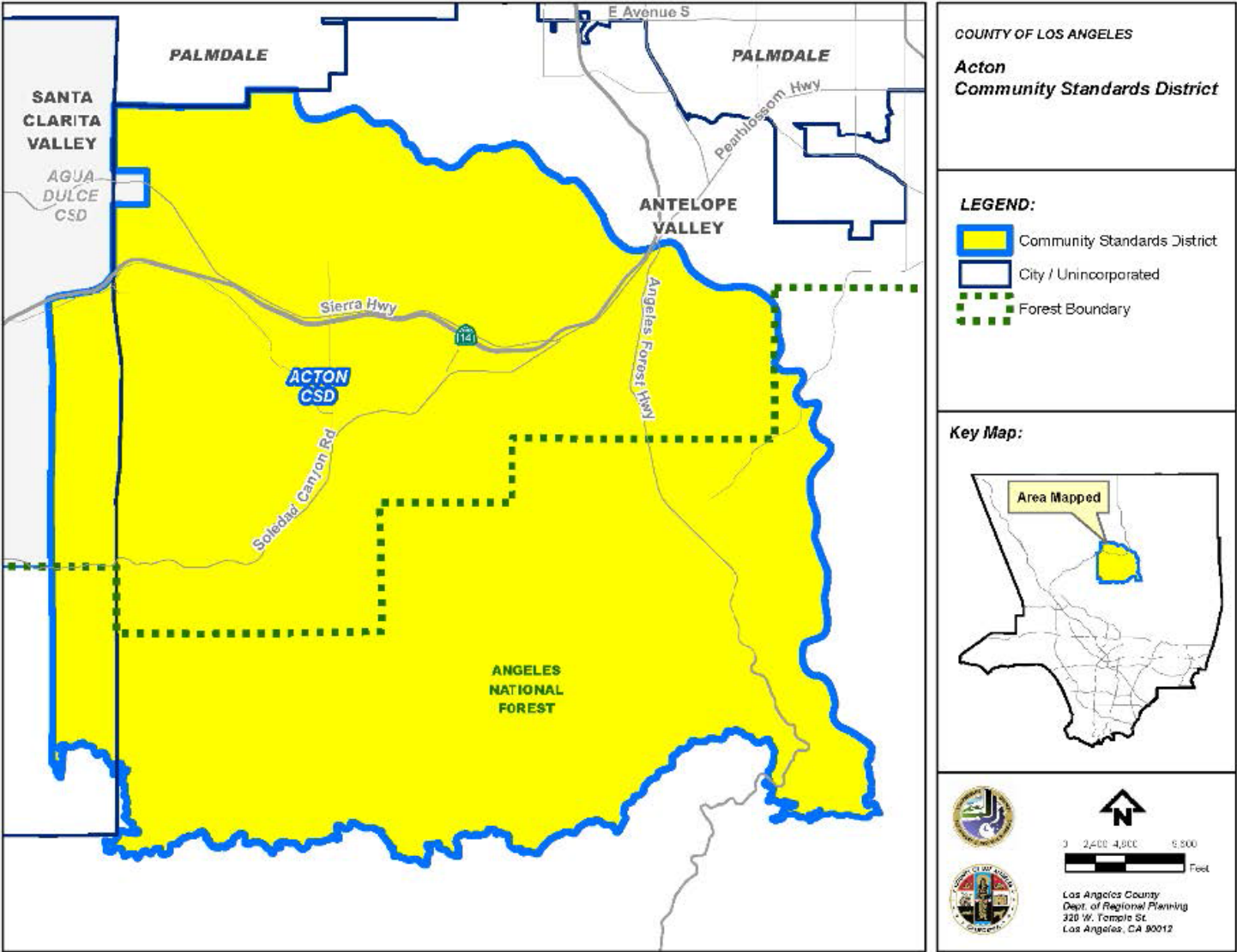
A. RL2, RL10, or RL20 Area, Antelope Valley Area Plan Land Use Policy Map:

1. Minimum Lot Area. New residential lots shall contain a gross area of not less than two acres and a net area of not less than 40,000 square feet. Lot sizes may be clustered in accordance with the Antelope Valley Area Plan, provided that no lot contains less than one acre of gross area and 40,000 square feet of net area, and provided the average gross area of all lots in a project is not less than two acres.
2. Lot Width and Length for Regular Lots. Except as otherwise specified in Subsection A.3, below, new residential lots shall contain an area which is at least 165 feet in width and at least 165 feet in length (depth). This area shall begin no farther than 50 feet from the street right-of-way line and shall include the entire building pad.
3. Lot Width and Length for Irregular Lots. New flag and other irregularly shaped residential lots shall contain an area which has an average width of not less than 165 feet, including a minimum width of at least 165 feet through the area containing the building pad of the primary residential structure, and a minimum length (depth) of not less than 165 feet.
4. Lot Setbacks. New and existing residential lots of sufficient size shall have required front and rear yards of not less than 50 feet from the property line. Side yards shall be a minimum of 35 feet from the property line.

B. RL1 Area, Antelope Valley Area Plan Land Use Policy Map:

1. Minimum Lot Area. New residential lots shall contain a gross area of not less than one acre and a net area of not less than 40,000 square feet. No clustering of lot sizes is permitted which creates lots smaller than the minimum lot area.
2. Lot Width and Length for Regular Lots. Except as otherwise specified in Subsection B.3, below, new residential lots shall contain an area which is at least 130 feet in width and at least 130 feet in length (depth). This area shall begin no farther than 35 feet from the street right-of-way line and shall include the entire building pad.
3. Lot Width and Length for Irregular Lots. New flag and other irregularly shaped residential lots shall contain an area which has an average width of not less than 130 feet, including a minimum width of at least 130 feet through the area containing the building pad of the primary residential structure, and a minimum length (depth) of not less than 130 feet.
4. Lot Setbacks. New and existing residential lots of sufficient size shall have required front and rear yards of not less than 35 feet from the property line. Side yards shall be a minimum of 25 feet from the property line.

(Ord. 2019-0004 § 1, 2019.)



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