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22.340.010 Purpose

The Southeast Antelope Valley Community Standards District ("CSD") is established to protect and enhance the community's rural, equestrian, and agricultural character as well as its natural features, including significant ecological areas, flood plains, and desert terrain. The standards contained in this CSD are also intended to ensure reasonable access to public riding and hiking trails, and to minimize the impacts of urbanization. The standards contained in this CSD reflect the community approved Omnibus Amendment submitted in June of 2011.

22.340.020 Definitions

(Reserved)

22.340.030 District Map

The boundaries of this CSD are shown on Figure 22.340-A: Southeast Antelope Valley CSD Boundary, at the end of this chapter.

22.340.040 Applicability

This CSD shall not apply to:

- A. Development proposals which are the subject of applications for the following types of permits or approvals that were deemed complete prior to the effective date of this CSD;
 - 1. Director's reviews;
 - 2. Tentative tract maps and parcel maps;
 - 3. General plan amendments and area plan amendments; and
 - 4. Zone changes, conditional use permits, variances, site plan reviews, zoning conformance reviews, or any other zoning permits.

- B. Existing buildings or structures, or any additions thereto, provided that:
 - 1. Any change to such building or structure after the effective date of this CSD does not result in an increase in the occupancy load or parking requirement for the building or structure; and
 - 2. Any addition to such building or structure after the effective date of this CSD does not cumulatively increase its existing floor area by more than 25 percent.

22.340.050 Application Review and Procedures

(Reserved)

22.340.060 Community Wide Development Standards

- A. **Design.** To the extent possible, development shall preserve existing natural contours, native vegetation, and natural rock outcropping features.

- B. **Property Maintenance.** All portions of any lot or parcel of land that are visible from a public or private street shall be kept free of debris, trash, lumber, overgrown or dead vegetation, broken or discarded furniture, and household equipment including but not limited to refrigerators, stoves, and freezers.

- C. **Outdoor Lighting.** Outdoor lighting shall be provided in accordance with the applicable provisions of Chapter 22.80 (Rural Outdoor Lighting District).

- D. **Street Improvements.** In new residential land divisions, local streets shall comply with the following standards in addition to the applicable provisions of

Part 3 (Local Streets and Ways) of Chapter 21.24 in Title 21 (Subdivisions) of the County Code;

1. The maximum paved width of local streets shall not exceed 28 feet with unpaved shoulders, excluding any inverted shoulders, or concrete flow lines;
2. Curbs, gutters, and sidewalks shall be required only where necessary for the safety of pedestrian and vehicular traffic, as determined by the department of public works; and
3. Inverted shoulder cross-sections shall be required unless an alternate design is deemed necessary for the safety of pedestrian and vehicular traffic, as determined by the department of public works.

E. **Street Lights.** Street lights shall be provided in accordance with the applicable provisions of Chapter 22.080 (Rural Outdoor Lighting District).

F. **Alcoholic Beverage Sales.** No business newly engaged in the sale of alcoholic beverages for either on-site consumption or off-site consumption shall be located within 1,000 feet of any public or private school or legally established place of worship.

G. **Fences.** No garage doors of any kind, regardless of color or uniformity of design, shall be used for fencing. Fences within a required yard adjoining any public or private road shall comply with the applicable provisions of Section 22.110.070 and shall be made of chain link, split rail, open wood, rock, block, split-faced or whole brick, wooden pickets, iron, any combination of the above, or other materials approved by the director.

H. **Trails.** Except as provided in Subsection H.3, below, all new land divisions shall contain trails in accordance with the Trails Plan of the Antelope Valley Plan ("Trails Plan"). Conditions of approval for new land divisions shall require that trail construction be completed by the subdivider and approved by the department of parks and recreation prior to the recordation of the final map for the land division.

1. Trail standards. Trails built pursuant to this subsection shall satisfy the following minimum standards:
 - a. Feeder routes. To the greatest extent possible, and without requiring off-site land acquisitions by the subdivider, feeder routes shall be provided from every new land division to a main trails network shown on the Trails Plan; and

- b. Multi-purpose use. The trails shall be designed to accommodate both pedestrian and equestrian uses.
2. Trail maintenance. When trails and feeder routes are not required to be maintained by the department of parks and recreation, the conditions of approval for new land divisions shall require that said trails be maintained, subject to approval by the department of parks and recreation, by a homeowner's association to which the trail or feeder route has been irrevocably deeded, or by a special district. If a special district is used, such district shall be an entity established as an assessment district pursuant to the Landscaping and Lighting Act of 1972, sections 22500, et seq., of the California Streets and Highways Code ("Landscaping and Lighting Act District"), or it shall be some other entity capable of assessing and collecting trail maintenance fees from the owners of the lots in the new land division. For purposes of this subsection, the trails and feeder routes that must be constructed so as to be suitable for acceptance and maintenance by the department of parks and recreation are those trails and feeder routes identified in the Trails Plan, and those trails and feeder routes located on private property for which a trail easement has been dedicated to the county.
3. Alternative trail proposal. If it is infeasible for a subdivider to provide trails in accordance with the Trails Plan, alternative trail proposals may be substituted. The alternative trail proposal shall be approved by the department of parks and recreation, not require off-site land acquisitions by the subdivider, and be connected, to the greatest extent possible, to a network of trails shown on the Trails Plan.

22.340.061 Truck Parking and Operations

A. Definitions

1. Truck owner/operator: homeowner, lessee, or renter who is in the business of driving/operating a commercially registered vehicle. Such operations are considered to be a home-based occupation and an activity that is incidental and subordinate to a dwelling unit in an agricultural zone (A1, A2) and/or rural areas where production agriculture is not the major land use.
2. For the purposes of this subsection, a driveway may be composed of concrete, gravel, blacktop, crushed stone, or simple dirt.
3. For the purposes of this subsection, an Equivalent Trucking Unit (ETU) is considered to be one (1) tractor and two (2) trailers or one (1) tractor and one

- (1) set of doubles. See, also, Truck Sizes in Addendum A at the end of this section.
- 4. For the purposes of this subsection, truck operations refer to the independent owner/operator's activities on his own rural property where production agriculture is not the major land use and are distinguished from large-scale commercial and/or industrial truck operations.
- 5. Truck operations are based on the number of allowable ETU's and related equipment used by independent owner/operators in agricultural zoned areas (A1, A2) and rural areas of this CSD as per Figure 1, below.

GROSS ACRES FROM - TO	ETU'S
0.30 - 0.5	1
0.51 - 1.0	2
1.10 - 2.0	4
2.10 - 3.0	6
3.10 - 4.0	8
4.10 - 5.0	10

Figure 1. ETU Parking Matrix

- 6. The minimum lot size for owner/operator truck parking is ½ acre.
- 7. The owner/operator may store ETU's on their personal property where he or she resides (owned, leased or rented) provided that the equipment and their operations adhere to the allowable activities of this subsection.
- 8. Sub-leasing to park other owner/operator's ETU's is not allowed unless said property is zoned for commercial, industrial or manufacturing uses.
- 9. Owner/operator typically refers to one legal owner. This subsection, however, recognizes that husband/wife or father/son may share driving duties with the vehicles on their personal property (owned, leased or rented) and where the property is subject Parking Matrix shown in Figure 1, above.

B. General Rules

- 1. No more than one ETU, or the multiple units provided in the Parking Matrix shown in Figure 2, above, may be parked on an owner/operator's residential lot (owned, leased or rented) provided that such parking does not obstruct, block, or reduce the frontage (street side) view of current structures, and will

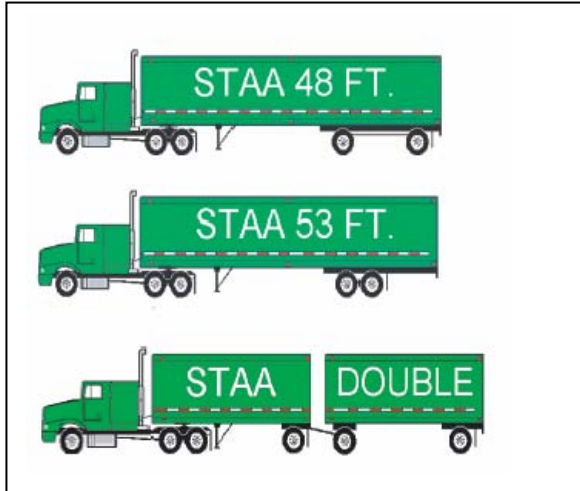
not block any exits, windows or access ways. Setback guidelines are as follows: 10 feet from rear fence or lot line, and 10 feet from either side fence or lot line. These guidelines may not be practical in all cases due to the peculiarities of individual lots and parcels of land'

2. Pickup trucks and vehicles under 10,000 Gross Vehicle Weight GVW, including those with dual rear tires commonly called duallys, are allowed on driveways provided that such parking does not block any exits, windows or access ways and will permit adequate pedestrian and vehicle ingress and egress.
3. Refrigerated ETU's and the newer 'whisper reefer' models, may be parked on an owner/operator's residential lot (owned, leased or rented) , provided that such parking does not obstruct, block, or reduce the frontage (street side) view of current structures, and will comply with California Air Resources Board (CARB) standards for noise and soot control.
4. All noise, apart from start up or parking activities will be limited to the hours of 6:00 AM to 10:00 PM local time.
5. The California Five Minute Idle Law for certified diesel engines in vehicles greater than 10,000 Gross Vehicle Weight GVW is in effect for this subsection of the CSD. This subsection also allows time for a safe start up period. California Law also permits exceptions to the five-minute rule for safety reasons.
6. The owner/operator may perform routine maintenance on his or her ETU's as described in Definitions, d, above and shall meet the environmental laws regarding the proper disposal of materials. The truck owner/operator, homeowner, lessee, or renter, may not perform for hire maintenance on another owner/operator's ETU's unless said property is zoned for commercial, industrial or manufacturing uses.
7. ETU's that contain cargo such as hazardous or flammable materials, fuel, oil or chemicals, biohazard or septic material may not be parked on the owner/operator's personal residential property (owned, leased or rented) unless they are properly unloaded and sanitized prior to parking overnight and meet all environmental laws regarding the disposal of such materials. For more information, consult the Hazardous Materials Drivers Handbook available at the DMV. A resident who suspects hazmat regulations may be violated by vehicles that may contain hazmat materials are instructed to contact the California Highway Patrol

Sample HazMat Sign

8. ETU's will not be parked on the street over night. Current Los Angeles County Code also prohibits on-street truck parking for more than two hours except in cases where service vehicles are in use, such as moving vans, septic trucks, etc.
9. Owner/operators may not use their personal residential property (owned, leased or rented) for staging or storage of cargo, or for the off-loading and re-loading of materials.
10. The owner/operator will adhere to the posted speed limits and is advised that local road weight limits are 80,000 pounds as per Los Angeles County Department of Public Works.
11. Current county code does not permit an owner/operator to park his or her ETU on any unimproved parcel of land.
12. All truck parking operations begun after the date this amendment is approved by the Los Angeles County Board of Supervisors must adhere to the provisions of this amendment.
13. Some areas within this CSD are covered by CCR's (Covenants, Conditions and Restrictions) that may limit or restrict truck parking. Consult the local homeowner's group in those particular areas for more precise information.
14. A small number of streets in this CSD are, for all practical purposes, too narrow to accommodate the required turning radius or operational needs of some truck/trailer combinations. In addition, the configuration of some lots or parcels of land may not provide safe and/or adequate ingress or egress. In both cases it is the responsibility of the owner/operator to avoid such locations whenever possible for proper truck operations and parking.

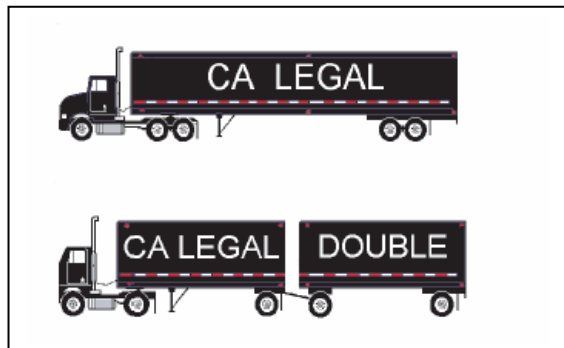
Addendum A



STAA Truck Tractor - Semitrailer
 Semitrailer length : 48 feet maximum
 KPRA* : no limit
 Overall length : no limit *(KPRA = kingpin-to-rear-axle)

Semitrailer length : over 48 feet up to 53 feet maximum
 KPRA : 40 feet maximum for two or more axles,
 38 feet maximum for single-axle trailers
 Overall length : no limit

STAA Truck Tractor - Semitrailer - Trailer (Doubles)
 Trailer length : 28 feet 6 inches maximum (each trailer)
 Overall length : no limit



California Legal Truck Tractor - Semitrailer
 Semitrailer length : no limit
 KPRA : 40 feet maximum for two or more axles,
 38 feet maximum for single-axle trailers
 Overall length : 65 feet maximum

California Legal Truck Tractor - Semitrailer - Trailer (Doubles)
Option A
 Trailer length : 28 feet 6 inches maximum (each trailer)
 Overall length : 75 feet maximum

Option B
 Trailer length : one trailer 28 feet 6 inches maximum
 other trailer may be longer than 28 feet 6 inches
 Overall length : 65 feet maximum

SSTA = Surface Transportation Assistance Act of 1982.

22.340.062 Cargo Storage Containers for Incidental Storage

A. Definitions

1. Cargo storage containers commonly used on ocean-going cargo vessels, sometimes called sea land containers, are to be considered as personal property, not as structures or building, and located on A1 and A2 land where production agriculture is not the major use. Placement of cargo storage containers within this CSD is not subject to Los Angeles County approval or monetary licensing fees.
2. All containers placed after the adoption of this amendment by the Los Angeles County Board of Supervisors must comply with the provisions of Section 22.340.062.
3. All existing storage containers will comply with all paragraphs in Section 22.340.062.
4. For the purposes of this subsection, one cargo storage container that measures approximately 8 X 10 X 20 is considered one Transportation Equivalent Unit or (TEU). A cargo storage container that measures approximately 8 X 10 X 40 is considered two (2) TEU's.
5. Cargo containers may be used for incidental storage when the following conditions and requirements are satisfied.
6. Containers may be placed on improved residential lots or parcels of land according to the Cargo Container Matrix shown in Figure 1, below.

GROSS ACRES FROM - TO	TEU'S
0.30 – 0.5	1
0.51 – 1.0	2
1.10 – 2.0	4
2.10 – 3.0	6
3.10 – 4.0	8
4.10 – 5.0	10

Figure 1. TEU Matrix

7. Containers may not be placed on unimproved lots or parcels of land except during construction projects or special permission.
8. Each existing container shall be painted with a single color similar to the primary structure to minimize its visual impact or by the use of a single color selection of "earth tones or shades of taupe, olive or burgundy, or other neutral colors" as per Southeast Antelope Valley Community Standards District, F.2.d.i, page 11.
9. Each container will be positioned on the lot so it will minimize its visual impact to existing structures, will not obstruct, block or reduce the frontage (street side) view of current structures, and will not block any exits, windows or access ways to the primary structure or accessory buildings.

B. Setbacks:

1. Containers will be placed in the back yard
2. 15 feet side yard setback
3. 15 feet rear yard setback
4. Maintain six (6) feet between accessory structures and ten (10) feet between any primary structures. These guidelines may not be practical in all cases due to the peculiarities of individual lots and parcels of land.
5. Cargo containers may not be stacked.
6. Cargo storage containers may not be used for the storage of hazardous or flammable materials unless stored in approved containers.
7. Cargo storage containers may not be used for human or animal habitation.
8. Cargo storage containers may not be used for manufacturing or retail sales.
9. Cargo storage containers shall not be placed over septic tanks or leech lines.
10. Cargo storage containers shall be maintained in good condition and free of graffiti.
11. No cargo storage containers shall be allowed in any area designated as a Historical Archaeological Landmark

12. Cargo storage container access doors should remain closed when not in use.
13. Signs shall not be allowed on cargo storage containers except those that may be required for public safety information about the container's contents.
14. The property owner should consider where his neighbor's primary residence is located so as not to block the neighbor's view when placing his or her cargo storage container(s) on his or her own property or parcel of land.

C. Allowable But Not Required Alterations

1. Structural alterations, such as doors and windows, may be made to cargo storage containers to ensure that safe and adequate ingress and egress is possible, e.g. each sea/land cargo box may have an exit door with a minimum size of 3'0" x 6'8".
2. This exit door shall be "operable" from the inside without the use of a key tool, special knowledge or effort.
3. Electrical service is allowed in the storage building when Los Angeles County Electrical Codes are followed. Minor electrical service may be initiated via an extension cord or by the use of solar lighting.
4. The owner may provide natural ventilation to storage containers via turbine vents located on the roof. Such ventilation systems should be considered since valley temperatures can range from 10^o to 120^o, which can result in interior temperatures from 10o to over 150o. These systems will ensure that adequate ventilation is used to maximize safety and to avoid asphyxiation and/or heat exposure.

22.340.063 Collector Cars and Motor Vehicles**A. Definitions**

1. This subsection is intended to encourage responsible participation in the hobby of collecting, preserving, restoring, and maintaining motor vehicles of historic and special interest, which hobby contributes to the enjoyment of the citizen and the preservation of California's automotive memorabilia. Except where otherwise stated, all provisions of the California Vehicle Code 5050, 5051 and 5052, will apply for this subsection (see: below).

2. For the purposes of this subsection, there are two genres of motor vehicles that will be addressed: antique or classic and individual collectible vehicles. They may be of 2-wheel or multi-wheel construction. The Antique Auto Club defines an antique car as 25 years old or older. A classic car may be defined as “a fine or distinctive automobile, either American or foreign built, produced between 1925 and 1948. An individual collectible may be of any vintage, and any wheel configuration, that the resident of this CSD chooses to collect, e.g., a certain *marque* such as Chevrolet, muscle cars from the 1960’s, or specific types, such as convertibles, motorcycles, motorized bikes, tractors, or pickup trucks. This list is not intended to be specific, but to serve only as a guide.
3. Specialized vehicles, antique motorcycles, motorized bikes, tractors and other wheeled collectibles may have different classifications to qualify as classic, antique, or historically collectible. Such vehicles are included in this subsection.
4. For the purposes of this subsection, motor vehicle collections, apart from commercial trucks referenced in Section A of this amendment, may consist of one or more vehicles.
5. Residents of this CSD do not require any special county fees, county reviews, or plot plans in order to be a vehicle collector. All collector cars and motor vehicles collected after the adoption of this amendment by the Los Angeles County Board of Supervisors must comply with the provisions of this subsection.

B. General Rules

1. A property owner’s vehicle collection may occupy 10% of the gross land area of the owner’s lot or parcel of land as per the matrix shown below in Figure 1.
2. Each vehicle space within the area set aside for a vehicle collection should measure 10’ X 22’ to allow for easy and safe access to the vehicles. Individual spaces for motorcycles and sub-compact vehicles may be correspondingly smaller.
3. Space between vehicles should measure a minimum of 48” door-to-door and 48” bumper-to-bumper.

LOT	GROSS ACREAGE	VEHICLE COLLECTION SQ FT
SIZE	SQ FT	10%
0.5	21,750	2,178
1.0	43,560	4,356
2.0	87,120	8,712
3.0	130,680	13,068
4.0	174,240	17,424
5.0	217,800	21,780

Figure 1. Vehicle Collection Land Area Matrix

4. Vehicle storage space should be kept free of weeds and clutter to lessen the possibility of fire damage and rodents.
5. An outside vehicle hoist may be utilized for purposes of restoration and rebuilding of vehicles. The hoist should be located in a spot that permits ease of access and owner usage but which is not located in a sensitive area – a portion of a lot or parcel of land place where a lift would be unsightly or out-of-place, such as the front yard or corner side yards.
6. An individual property owner may collect vehicles that can occupy 10% of the owner’s lot or parcel of land. An individual property owner may also collect Rural Artifacts and/or Other Recreational Vehicles. Together these collections are limited to a maximum of 30% of the owner’s lot or parcel of land. On a one acre lot (gross), for example, the individual property owner may utilize 13,068 square feet for these collections.

C. Collector Vehicles, California Vehicle Code

1. Section 5050. The Legislature finds and declares that constructive leisure pursuits by California citizens is most important. This article is intended to encourage responsible participation in the hobby of collecting, preserving, restoring, and maintaining motor vehicles of historic and special interest, which hobby contributes to the enjoyment of the citizen and the preservation of California’s automotive memorabilia.
2. Section 5051.
 - A. “Collector” is the owner of one or more vehicles described in Section 5004 (of the California Vehicle Code) or one or more special interest vehicles, as

defined in this article, who collects, purchases, acquires, trades, or disposes of the vehicle, or parts thereof, for his or her own use, in order to preserve, restore, and maintain the vehicle for hobby or historical purposes.

- B. "Special interest vehicle" is a vehicle of an age that is unaltered from the manufacturer's original specifications and, because of its significance, including, but not limited to, an out-of-production vehicle or a model of less than 2,000 sold in California in a model-year, is collected, preserved, restored, or maintained by a hobbyist as a leisure pursuit.
- C. "Parts car" is a motor vehicle that is owned by a collector to furnish parts for restoration or maintenance of a special interest vehicle or a vehicle described in Section 5004, thus enabling a collector to preserve, restore, and maintain a special interest vehicle or a vehicle described in Section 5004 (of the California Vehicle Code).
- D. "Street rod vehicle" is a motor vehicle, other than a motorcycle, manufactured in, or prior to, 1948 that is individually modified in its body style or design, including through the use of non-original or reproduction components, and may include additional modifications to other components, including, but not limited to, the engine, drive train, suspension, and brakes in a manner that does not adversely affect its safe performance as a motor vehicle or render it unlawful for highway use.

3. Section 5052. Storage: Manner of Maintenance

- A. A collector may maintain one or more vehicles described in Section 5051, whether currently licensed or unlicensed, or whether operable or inoperable, in outdoor storage on private property, if every such vehicle and outdoor storage area is maintained in such manner as not to constitute a health hazard and is located away from public view, or screened from ordinary public view, by means of a suitable fence, trees, shrubbery, opaque covering, or other appropriate means.
- B. The phrase "Except as otherwise provided by local ordinance..." in Section 5052 of the California vehicle Code is satisfied by the revised language in this section of this CSD.

22.340.064 Rural Artifacts

A. Definitions

1. Rural artifacts are collectible items that may include such things as farm equipment, mining equipment, railroad equipment, old wagons, old windmills, or other items that a hobbyist may wish to collect and display. The collector of these items may choose to restore them or leave them as a state of “arrested decay” as the California Parks Department refers to the ghost town of Bodie, California. This category is intended to be especially broad because each individual collector may have specific and unique collection interests. This section will not apply to production farmers who typically have many pieces of equipment visible at all times that are part of their livelihood.

B. General Provisions

1. Rural artifacts may be collected and displayed on a lot or parcel of land as per the note below. Because such artifacts are collectible items and may be historic in nature, they may be displayed on any portion of an owner’s lot or parcel of land except in those areas where safety concerns would suggest otherwise.
2. The rural artifact of display or storage area should be free of weeds and clutter to lessen the possibility of fire damage and rodents.
3. Residents of this CSD do not require any special county fees, county reviews, or plot plans in order to be a collector of rural artifacts.
4. An individual property owner may collect vehicles that can occupy 10% of the owner’s lot or parcel of land. An individual property owner may also collect Rural Artifacts and/or Other Recreational Vehicles. Together these collections are limited to a maximum of 30% of the owner’s lot or parcel of land. On a one acre lot (gross), for example, the individual property owner may utilize 13,068 square feet for these collections.

22.340.065 Other Recreational Vehicles**A. Definitions**

1. For the purposes of this subsection, it is understood that residents of this CSD may own and utilize other types of vehicles for recreational uses. Such vehicles include, but are not limited to, motor homes, recreational vehicles (RV’s), boats, and boats with trailers, utility trailers, and horse trailers.
2. Residents of this CSD may park and store the vehicles enumerated in this subsection on those portions of their lot or parcel of land that will minimize their street side appearance.

3. The storage of these vehicles shall be confined to an area that as defined in item 6, below. Space between vehicles should measure a minimum of 48" to allow ease of access.
4. Vehicle storage space should be kept free of weeds and clutter to lessen the possibility of fire damage and rodents.
5. An individual property owner may collect vehicles that can occupy 10% of the owner's lot or parcel of land. An individual property owner may also collect Rural Artifacts and/or Other Recreational Vehicles.
6. Together these collections are limited to a maximum of 30% of the owner's lot or parcel of land. On a one acre lot (gross), for example, the individual property owner may utilize 13,068 square feet for these collections.

22.340.066 Alternative Energy Applications

A. *Definitions*

1. Alternative Energy Applications are encouraged in this CSD as another extension of rural freedoms available to all residents. Such alternate energy systems will help all residents become more energy efficient, will help lessen the power demands on public utilities, and will offer extra power for the county grid when power demands on the grid are near maximum levels.
2. Alternative Energy Applications are a win-win situation for all concerned. Typically, alternative energy may either be solar or wind type systems, yet as technology improves, other sources may also prove applicable for home uses. While alternative energy sources have become cheaper over time, bureaucratic regulations and permit fees have become excessive. Therefore, it is necessary to include an Alternative Energy Bill of Rights for this CSD.
3. Alternate Energy Bill of Rights

Right #1

Alternative energy systems shall be installed to provide the lowest cost for residents and ratepayers in this CSD taking into account all applicable costs.

Right #2

There shall be no restrictions on solar or wind powered installations for any reason other than pre-existing health and safety concerns.

Right #3

There shall not be any added paperwork for connecting a solar or wind powered system as long as it is comparably sized to the structure's existing electrical service. If there is no "interconnection" paperwork, for example, for a 3-ton air conditioner installation, there should be no paperwork for a 3kw alternate energy system.

Right #4

There shall not be any demand charges, standby fees, or extra expenses for net metering. Net metering customers put power into the grid when electricity is most needed.

Right #5

There shall not be a separate inspection for building departments, fire departments, utilities and rebate administrators, etc. One and only one, jurisdictional inspection shall be required for an alternate energy system installation.

Right #6

The permit fee for any alternative energy system should \$175.00 payable to one agency of Los Angeles County. This is in line with the fee charged by the City of Lancaster, California, for a VAWT (Vertical Axis Wind Turbine) system. (Note: Current LA County permit fee for such a wind turbine can be as high as \$10,000.00 – not a particularly good incentive to encourage more economical energy production.)

4. Residents of this CSD may select for their personal use on their own lot or parcel of land any alternate energy system that meets their individual requirements. Residents who opt for alternate energy systems should place them in a location that minimizes their visual impact to their neighbors.

NOTE: This amendment does not address major alternative energy systems, called utility scale installations, that may be proposed and developed by outside energy contractors.

22.340.067 Miscellaneous CSD Changes

1. *Changes*

A. The following changes are necessary to ensure that our rural lifestyle and property rights are protected by the agencies that serve our community.

1. Change #1 – Rezoning

In the original CSD application of 2006, our community asked that Avenue T, from the western border at Littlerock Creek, to the eastern border at approximately 89th Street East, be re-zoned to a mixed-use area. For unknown reasons, the county ignored our request. Currently, there are residential, retail, and commercial parcels located at random along the Avenue T corridor. The area is growing rapidly, and by mid 2010, the intersection at 87th and Avenue T will be significantly upgraded with a stoplight and widened streets with turn pockets. With this upgrade, this portion of our community will become a secondary focal point for all residents and far more amenable for commercial growth. For these reasons, we reiterate our desire to re-zone Avenue T from its current designation to a mixed-use corridor. With the expansion of Pearblossom Highway through Littlerock to the eastern border of this CSD, it is very important to rezone the entire area to mixed use/commercial application for the future growth of this commercial sector.

2. Change #2 – Business Signs along Pearblossom Highway

According to our current CSD approved by the Board of Supervisors in 2006, the area along Pearblossom Highway in Littlerock “. . . is established to preserve and enhance the small-town, rural frontier style of commercial development existing along Pearblossom Highway, and to promote future development that is consistent with the existing community character.” Recent contretemps between businesses along the highway and county agencies suggest that there are significant differences of opinion between local residents and county agencies on what constitutes our “existing community character.” For these reasons, Part 10 of chapter 22.52 shall no longer apply to this commercial corridor. Instead, businesses along Pearblossom Highway’s current commercial district, as well as the future expansion along the 138 commercial corridor that were suggested at the November Town & Country Planning meeting, will be permitted to erect signs that are intended to attract passersby into their various businesses. Such signs will be Western or Southwestern in nature, may be placed on any section of the landowner’s property for each business, and may not exceed 4 X 8’. These signs may not contain lights or flashing lights that could interfere with traffic patterns or cause a major visual distraction to passing motorists. New signs do not require any additional county fees or permits. Since our current CSD states that all businesses along the Pearblossom corridor must be painted, decorated, or built to Western or Southwestern styles, any sign painted on any structure must compliment either building style. Signs painted on buildings may also depict western, southwestern or agricultural themes much like building decorations in Tehachapi and Bishop, California. Signs placed after the adoption of this amendment by the Los Angeles County Board of Supervisors must comply with all provisions of this subsection.

3. Change #3 – Fence Height

County Code 22.48.160 (and everywhere cited in Los Angeles County Codes) is hereby modified for rural residential areas to read:

a. Front Yards. Fences may be erected within a required front yard to a height of 6 feet as additional protection against animal predators, such as coyotes, and wild dogs.

b. Corner side yards. Fences may be erected within a required corner side yard to a height of 8 feet as additional protection against animal predators, such as coyotes, and wild dogs.

c. Interior Side and Rear Yards. Fences may be erected within an interior or rear side yard to a height of 8 feet as additional protection against animal predators, such as coyotes, or wild dogs.

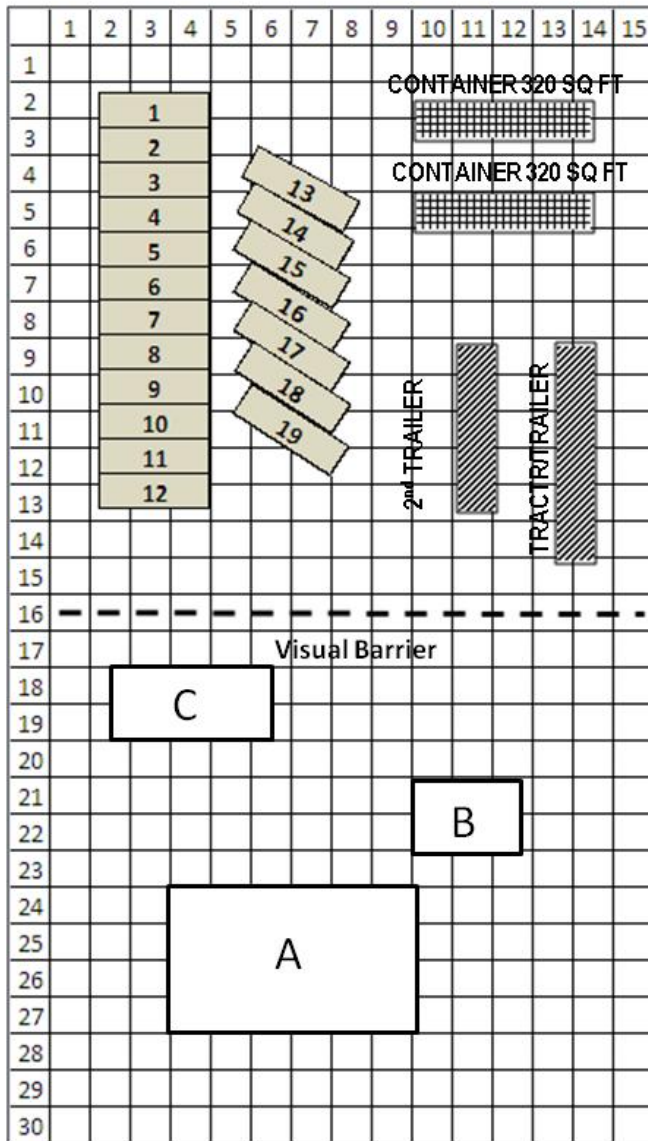
NOTE: The Fire Department at Station 92 has no problem with 6 or 8 foot fences, although Building and Safety as well as Code Enforcement current have requirements for a permit for any fence over 6 feet. This section of the CSD specifically allows an 8' fence at the owner's discretion.

4. Change #4 – Storage Sheds

County Code 22.24.130 Accessory uses (and everywhere cited in Los Angeles County Codes) referring to storage sheds is hereby modified to read: residents of the CSD may erect storage sheds having an area up to 200 square feet.

22.340.068 General One Acre Lot

GENERIC ONE ACRE LOT
145 x 300 FEET



SUMMARY

- A = HOUSE = 30 x 60 = 2200 SQ FT = 5.0%
- B = GARAGE = 24 x 24 = 576 SQ FT = 1.3%
- C = OUTBUILDING = 20 x 40 = 800 SQ FT = 1.8%
- CAR PARKING = 19 @ 220 SQ FT = 4180 SQ FT = 10%
- TWO CONTAINERS = 640 SQ FT = 1.5%
- 1 TRACTOR/TRAILER = 8 x 60 = 480 SQ FT = 1.1%
- 2ND TRAILER = 8 x 45 = 360 SQ FT = 0.8%
- TOTAL = 9236 SQ FT OR 21.2% OF LAND AREA
- REMAINING OPEN AREA = 34,324 SQ FT OR 78.8%

ONE ACRE = 43,560 SQUARE FEET
1 SQUARE = 100 SQUARE FEET

22.340.070 Zone Specific Development Standards

A. Residential and Agricultural Zones. Each new lot or parcel of land created by a land division shall contain a gross area of not less than one acre.

B. Commercial and Industrial Zones.

1. **Amenities.** For commercial developments and mixed-use developments that include commercial uses, at least two of the following pedestrian amenities shall be provided within the subject property:
 - a. Benches;
 - b. Bicycle racks;
 - c. Decorative lights;
 - d. Drinking fountains;
 - e. Landscaped buffers;
 - f. Newsstands;
 - g. Planter boxes;
 - h. Special paving materials, such as treated brick, for pedestrian circulation areas;
 - i. Trash receptacles;
 - j. Landscaped trellises or breezeways between buildings; or
 - k. Other amenities approved by the director
2. **Yards.** All buildings, walls, vehicle parking, access, and circulation areas adjoining or adjacent to a residentially or agriculturally-zoned lot or parcel of land shall:
 - a. Have a landscaped area with a width of not less than 25 feet along the property line(s) adjoining or adjacent to the residentially- or agriculturally-zoned lot or parcel of land. Landscaping within this area shall consist of plants from the Southeast Antelope Valley Native Plant List on file with the department of regional planning, and shall include, but not be limited to, a minimum of one 15-

gallon tree, planted and maintained within each 15-foot portion of lot width or depth adjoining or adjacent to the residentially- or agriculturally-zoned lot or parcel of land. Along the property line(s) not adjoining a public or private street, a solid masonry wall at the property line with a five-foot yard may be substituted for the landscaped area with a width of not less than 25 feet.

- i. In commercial zones, such solid masonry wall shall be at least six feet in height and shall not be more than 12 feet in height.
 - ii. In industrial zones, such solid masonry wall shall be at least eight feet in height and shall not be more than 15 feet in height.
 - b. Have side yards for reversed corner lots as required in the adjoining residentially- or agriculturally-zoned lot or parcel of land.
- 3. **Vehicle access**, circulation, parking, and loading areas shall be located as far as possible from adjoining or adjacent residentially- or agriculturally-zoned lots or parcels of land.
- 4. **Truck Access**. Other than during the hours of 8:00 a.m. to 5:00 p.m., Monday through Friday, and health, environmental, and safety considerations permitting, lots or parcels of land with multiple street frontages shall permit access to trucks only from the street that is farthest from adjoining or adjacent residentially- or agriculturally-zoned lots or parcels of land.
- 5. **Outside Storage**. Outside storage shall be maintained in accordance with the standards and requirements of Part 7 of Chapter 140.430 and so that the items in storage are not visible from adjoining or adjacent public or private streets and adjoining or adjacent residentially- or agriculturally-zoned lots or parcels of land at ground level.
- 6. **Business Signs**. Except as modified herein, all business signs shall conform to Chapter 22.114 (Signs).
 - a. Applicability. The sign regulations herein shall apply to new signs only, and shall not apply to existing signs which were legally established prior to the effective date of this CSD.
 - b. Wall business signs. Wall business signs shall be mounted flush and affixed securely to a building wall, and may extend from the wall a maximum of 12 inches.
 - c. Prohibited Signs.
 - i. Roof business signs.

- ii. Signs painted directly on buildings.

B. All other zones (Reserved).

22.340.080 Area-Specific Development Standards

This CSD contains two distinct commercial areas:

A. Area 1 - Palmdale Boulevard Commercial Area.

1. **Purpose.** This area is established to implement development standards for enhanced future commercial growth along Palmdale Boulevard and 90th Street East.
2. **Applicability.** The standards contained in this subsection shall apply to commercial developments and mixed-use developments that include commercial uses within the boundaries of the area shown on the map following this section.
3. **Architectural Standards.** All buildings, building additions, and building renovations shall incorporate:
 - a. Southwestern, Spanish Mission, or Mediterranean architecture, with ceramic tile roof and shall be painted with earth tones or shades of taupe, beige, olive, burgundy, or other neutral colors approved by the director;
 - b. At least two of the following architectural elements:
 - i. Arcades;
 - ii. Arches;
 - iii. Awnings;
 - iv. Courtyards;
 - v. Colonnades; or
 - vi. Plazas; and

- c. Variation in roofline and facade detailing such as recessed windows, balconies, offset planes, or similar architectural accents approved by the director. Long, unbroken building facades shall be prohibited.

4. Yards

- a. Each lot or parcel of land adjoining Palmdale Boulevard or 90th Street East shall have a front yard of not less than 10 feet.
- b. Parking lots are prohibited in the required front yard area.
- c. The required front yard area shall be landscaped using plants from the Southeast Antelope Valley Native Plant List on file with the department of regional planning, and shall include no less than one 15-gallon tree for every 150 square feet of yard area.
- d. Vehicle and pedestrian access, outdoor dining, and street furniture such as benches, chairs, or similar items approved by the director are permitted within the required front yard area.

B. Area 2 - Pearblossom Highway Commercial Area.

- 1. **Purpose.** This area is established to preserve and enhance the small-town, rural frontier style of commercial development existing along Pearblossom Highway, and to promote future development that is consistent with the existing community character.
- 2. **Applicability.** The standards contained in this subsection shall apply to commercial developments and mixed-use developments that include commercial uses within the boundaries of the area shown on the map following this section.
- 3. **Building Height.** All buildings shall be limited to a maximum height of 35 feet above grade, excluding chimneys and rooftop antennas.
- 4. **Architectural Standards.** All buildings, building additions, and building renovations shall incorporate:
 - a. Western or Southwestern architecture constructed of stucco, wood, adobe, or other materials approved by the director and shall be painted with earth tones or shades of taupe, beige, olive, burgundy, or other neutral colors approved by the director; and
 - b. Western or Southwestern style exterior lighting and business signage approved by the director.

5. **Yards.**

- a. Each lot or parcel of land adjoining Pearblossom Highway or 82nd Street East shall have a front yard of not less than 10 feet.
- b. Parking lots are prohibited in the required front yard area.
- c. The required front yard area shall be landscaped using plants from the Southeast Antelope Valley Native Plant List on file with the department of regional planning, and shall include no less than one 15-gallon tree, for every 150 square feet of yard area.
- d. Vehicle and pedestrian access, outdoor dining, and street furniture such as benches, chairs, or similar items approved by the director are permitted within the required front yard area.

22.340.090 Modification of Development Standards

A. Modifications Authorized

- 1. Modification of development standards specified in Section 22.340.080 (Area Specific Development Standards) shall be subject to the procedures specified in Subsection B. below.

B. Modification of Area Specific Development Standards



- 1. **Applicability.** Modification to Section 22.340.080 (Area Specific Development Standards) shall be subject to approval of a CSD Modification.
- 2. **Application and Review Procedures**
 - a. *Application Checklist.* The application submittal shall contain all of the materials required by the CSD Modification checklist.
 - b. *Type II Review.* The application shall be filed and processed in Compliance with Chapter 22.228 (Type II Review – Discretionary) and this Subsection B.

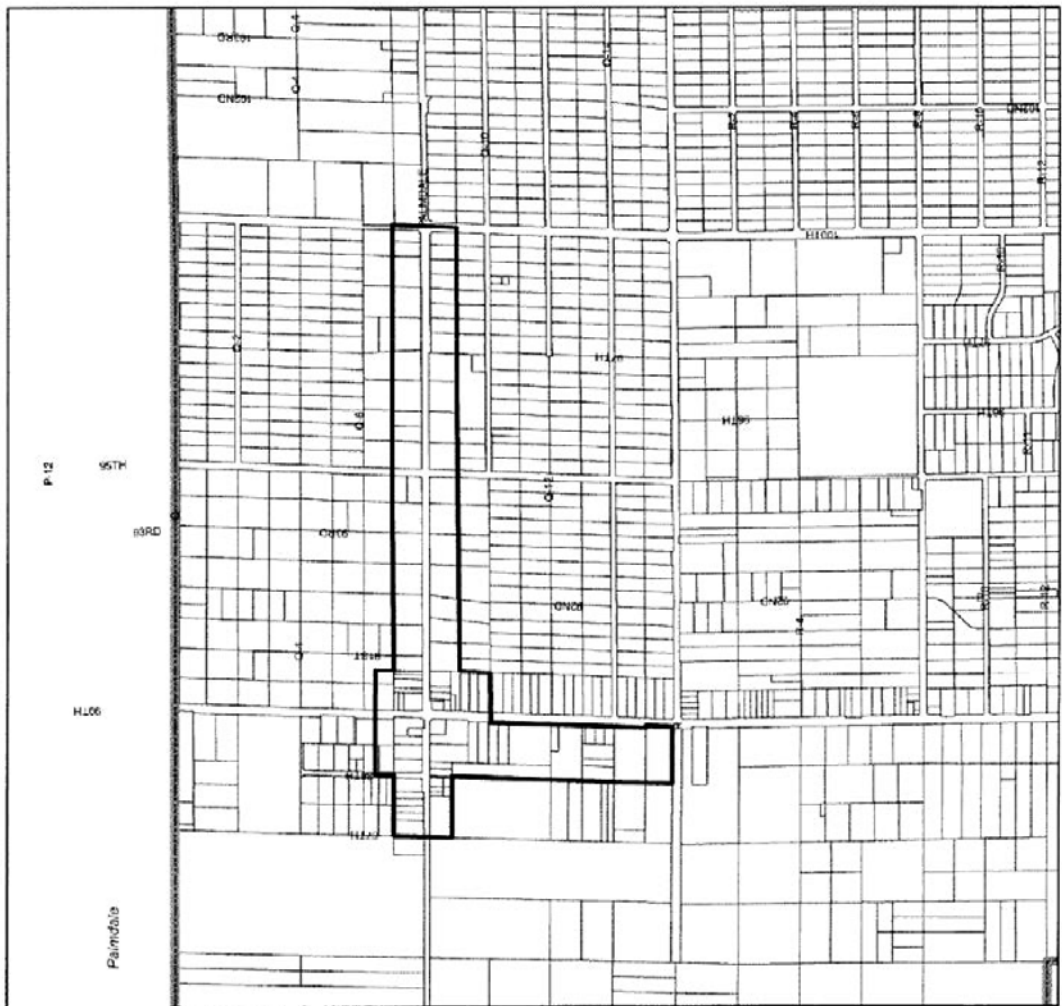
3. **Notification.** The application shall comply with all noticing requirements as required by a Type II Review (Chapter 22.228), except that the notification radius shall be 1,000 feet of the exterior boundaries of the subject property, as shown on the County's last equalized assessment roll. A copy of the notice shall also be sent to the Sun Village and Littlerock Town Councils.

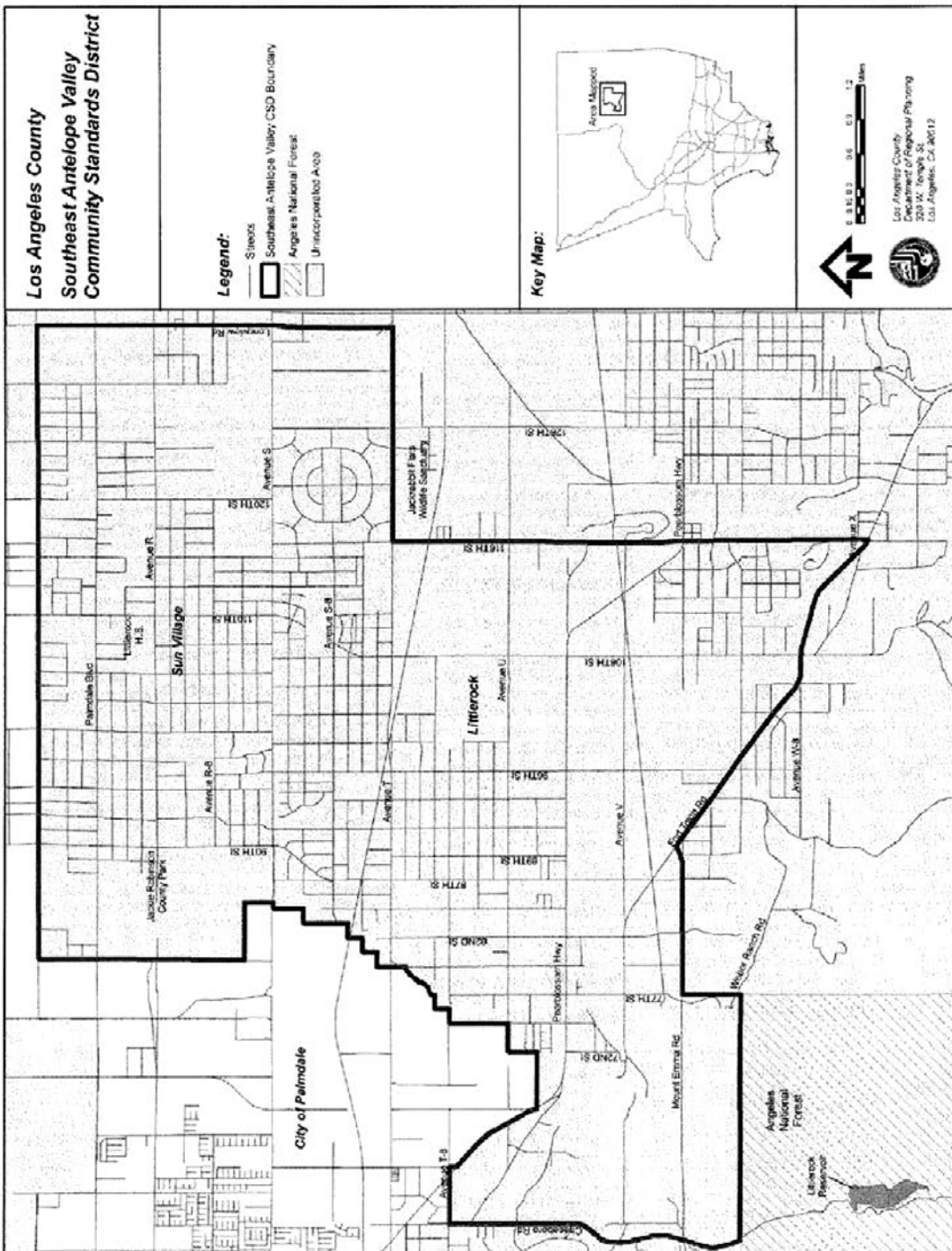
4. **Findings and Decision.**
 - a. *Common Procedures.* Findings and decision shall be made in compliance with Section 22.228.050 (Findings and Decision), and include the findings in Subsection A.4.b, below.



 - b. *Findings.*
 - i. The use, development fo land, and application of development standards is in compliance with all applicable provisions of this Title 22.

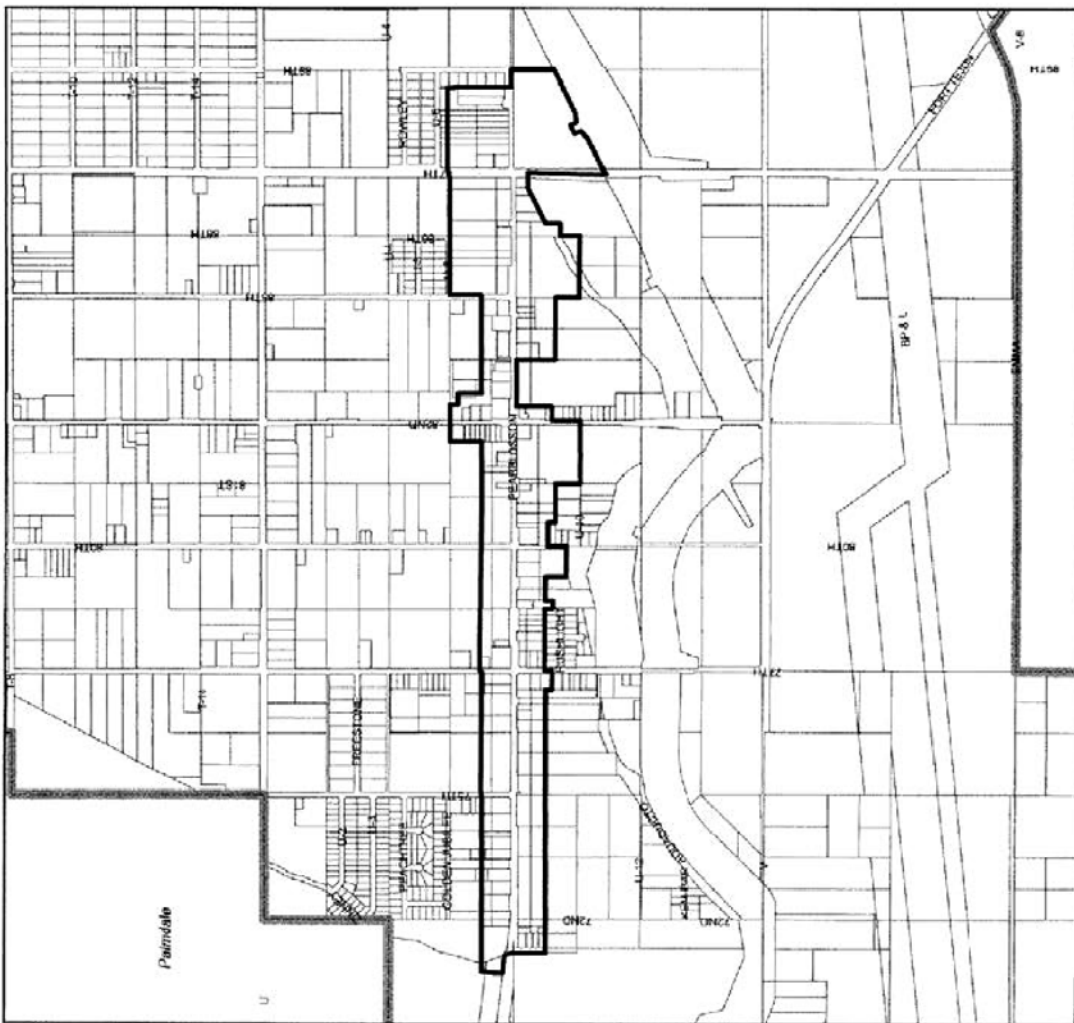
 - ii. The use, development of land, and application of development standards, when considered on the basis of the suitability of the site for the particular use or development intended, is so arranged as to avoid traffic congestion provide for the safety and convenience of bicyclists and pedestrians, including children, senior citizens, and persons with disabilities, insure the protection of public health, safety and general welfare, prevent adverse effects on neighboring property and is in conformity with good zoning practice.

<p>Boundary of the Palmdale Boulevard Commercial Area Southeast Antelope Valley Community Standards District</p>	<p>Legend:</p> <ul style="list-style-type: none">Area Specific StandardsCSD Boundary2005 Parcels	<p>Key Map:</p> 	 <p>Los Angeles County Dept. of Regional Planning 228 W. Temple St. Los Angeles, CA 90012</p>
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<p>Boundary of the Pearblossom Highway Commercial Area Southeast Antelope Valley Community Standards District</p>	<p>Legend:</p> <ul style="list-style-type: none">Area Specific StandardsCSD Boundary2005 Parcels	<p>Key Map:</p> 	<p>0 265 510 1,020 1,530 Feet</p>  <p>Los Angeles County Dept. of Regional Planning 200 West Washington St. Los Angeles, CA 90012</p>
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(Ord. 2012-0047 § 6, 2012; Ord. 2007-0077 § 2, 2007.)