

G. Low intensity lighting and screening to minimize light spillover and glare onto residential neighborhoods; and

H. Locating automobile and truck access and unloading areas so that they do not directly front residential neighborhoods, or by providing adequate screening with landscaping and/or decorative walls from the areas to the residential neighborhoods.

**9343.10. Required amenities.**

E. Clearly articulated pedestrian paths through parking lots to the center businesses and residences with distinguishing design characteristics.

F. Well-defined pedestrian pathways connecting adjoining shopping centers, and between the centers and adjacent neighborhoods and districts.

G. Outdoor seating and gathering areas near the businesses, including expanded sidewalks or plazas, designed as an integral part of the overall architecture and site design.

H. Bike racks or other public bike storage in convenient locations in the center, integrated within the overall architecture and site design of the center.

**9343.11. Required landscaping.**

A minimum of fifteen (15) percent of the total lot shall be landscaped unless otherwise specified during a discretionary review. In addition, landscaping shall be provided within all required yards adjacent to the public right-of-way. Said landscaping shall be provided and maintained in perpetuity subject to the following:

D. Berming (undulating or embanked) shall be required with a minimum variation of elevation being thirty (30) inches;

E. One (1) native oak tree, twenty-four-inch box in size per fifteen thousand (15,000) square feet of building area shall be provided within said areas or at alternative locations as approved by the city;

F. Landscaping shall minimize the visual dominance of the parking areas, shall complement on-site pedestrian amenities and circulation, and serve to modulate pavement temperature; and

G. No other usage or storage shall be permitted within any required landscaping.

**9343.12. Required walls.**

Unless waived by the city, all developments shall be screened according to the following:

A. A decorative wall at a minimum height of six (6) feet shall be provided on all property lines except for those adjacent to a public right-of-way.

**9344-9350. Reserved.**

**Section 22.** Section 9351. of Part 6 of Chapter 3 of Article IX (Zoning Ordinance) of the Agoura Hills Municipal Code is hereby amended to read:

**“PART 6. COMMERCIAL RECREATION LAND USE DISTRICT.**

**9351. Purpose.**

“The purpose of the CR district is to provide an area for commercial uses normally considered to be recreation oriented that protect and complement the area’s open space character, such as active or passive open space, golf courses, and amusement parks, and commercial uses normally associated with such areas. or other non-intensive commercial recreation use, and ancillary structures that are designed to assure the visual prominence of open space. The purpose of the CR district is to also provide for active recreational uses that demonstrate compatibility with adjacent residential areas with regard to noise, lighting, traffic, and other potential impacts.”

**Section 23.** Section 9353. of Part 6 of Chapter 3 of Article IX (Zoning Ordinance) of the Agoura Hills Municipal Code is hereby amended to read:

**“9353. Development and special standards.**

Except as follows and subject to the provisions of section 9303 and chapter 6, the development standards for the CR district shall be as established by discretionary review with consideration given to the protection of the area’s open space character and compatibility with adjacent residential areas.”

**Section 24.** Section 9371 of Part 8 of Chapter 3 of Article IX (Zoning Ordinance) of the Agoura Hills Municipal Code is hereby amended to read:

**“PART 8. BP-OR BUSINESS PARK-OFFICE RETAIL DISTRICT**

**9371. BP-OR Purpose.**

“The purpose of the BP-OR district is to provide for smaller planned developments, renovations, and additions, including offices and incidental related retail commercial uses, within a campus environment that are harmonious with the adjacent commercial or residential development and integrate pedestrian walkways and outdoor activity areas, landscaped open spaces, common signage, and seamless connections and transitions with existing buildings in terms of scale, design, and materials designed to promote pedestrian safety, convenience for pedestrians, and

connectivity with, and to complement, the quality and character of existing development, while achieving a cohesive project.”

**Section 25.** Section 9372.1. of Part 8 of Chapter 3 of Article IX (Zoning Ordinance) of the Agoura Hills Municipal Code is hereby amended to read:

**“9372.1. Permitted uses.**

Subject to the provisions of chapter 6, buildings and structures may be erected, structurally altered or enlarged land may be used within this district for commercial, service, office and other uses as provided in the commercial use tables (section 9311 et seq. of this chapter). Retail and service uses along the periphery of parking areas are encouraged, where appropriate. The entire business operation, excluding outdoor dining areas, shall be conducted within a completely enclosed building.”

**Section 26.** Section 9373. of Part 8 of Chapter 3 of Article IX (Zoning Ordinance) of the Agoura Hills Municipal Code is hereby amended to read:

**“9373. Development standards.**

Developments, renovations, and additions in the BP-OR district shall complement existing uses, exhibit a high level of architectural and site design quality, and include enhanced pedestrian connections between business areas, parking areas, and to adjoining neighborhoods and districts. Plazas, courtyards, expanded walkways, and open spaces shall be incorporated into the developments to promote pedestrian activity.

Subject to the provisions of sections 9303 and 9391 et seq. and chapter 6, the following development standards shall also apply in the BP-OR land use district.”

**Section 27.** Section 9373.7. of Part 8 of Chapter 3 of Article IX (Zoning Ordinance) of the Agoura Hills Municipal Code is hereby amended to read:

**“9373.7. Required Landscaping.**

A minimum of twenty (20) percent of the total lot shall be landscaped unless otherwise specified during a discretionary review. Landscaping shall contribute to the appearance and quality of the development and shall minimize the visual dominance and break the visual continuity of the surface parking areas and reduce the heat-island effect of development. In addition, landscaping shall be provided within all required yards adjacent to public rights-of-way and enhance a park-like setting along property edges and building frontages. Landscape buffers shall be provided to minimize any negative impacts to surrounding neighborhoods and development. Said landscaping shall be provided and maintained in perpetuity subject to the following:

- A. Berming (undulating or embanked) shall be required with a minimum variation of elevation being thirty (30) inches.
- B. One (1) native oak tree twenty-four (24) inches in size per fifteen thousand (15,000) square feet of building shall be provided within said areas or an alternate location as approved by the appropriate authority.
- C. No other usage or storage shall be permitted within any required landscaping.”

**Section 28.** Section 9373.9. of Part 8 of Chapter 3 of Article IX (Zoning Ordinance) of the Agoura Hills Municipal Code is hereby amended to read:

**“9373.9. Access.**

Readily visible site access and entrance drives shall be provided. A maximum of two (2) entrances per street shall be allowed subject to their conformance with acceptable circulation patterns and traffic control measures.”

**Section 29.** Section 9381. of Part 9 of Chapter 3 of Article IX (Zoning Ordinance) of the Agoura Hills Municipal Code is hereby amended to read:

**“PART 9. BP-M BUSINESS PARK-MANUFACTURING DISTRICT**

**9381. BP-M Purpose.**

“The purpose of the BP-M district shall be to provide areas for larger scale businesses involved in light manufacturing, research and development, assembly, distribution or services requiring larger facilities in ~~integrated~~ developments, renovations, and additions within a campus environment that are compatible with the adjacent commercial or residential development and integrate pedestrian walkways and outdoor activity areas, landscaped open spaces, common signage, and seamless connections and transitions with existing buildings in terms of scale, design, and materials designed to promote pedestrian safety, convenience for pedestrians, and connectivity with, and to complement, the quality and character of existing development, while achieving a cohesive project.”

**Section 30.** Section 9382.1. of Part 9 of Chapter 3 of Article IX (Zoning Ordinance) of the Agoura Hills Municipal Code is hereby amended to read:

**“9382.1. Permitted uses.**

Subject to the provisions of chapter 6, buildings and structures may be erected, structurally altered or enlarged land may be used within this district for commercial, service, incidental related office and other uses as provided in the commercial use tables (section 9311 et seq. of

this chapter). Retail and service uses along the periphery of parking areas are encouraged. The entire business operation, excluding outdoor dining areas, shall be conducted within a completely enclosed building or within a buildable area of the lot.”

**Section 31.** Section 9383. of Part 9 of Chapter 3 of Article IX (Zoning Ordinance) of the Agoura Hills Municipal Code is hereby amended to read:

**“9383. Development standards.**

“Developments, renovations, and additions in the BP-OR district shall complement existing uses, exhibit a high level of architectural and site design quality, and include enhanced pedestrian connections between business areas, parking areas, and to adjoining neighborhoods and districts. Plazas, courtyards, expanded walkways, and open spaces shall be incorporated into the developments to promote pedestrian activity.

Subject to the provisions of sections 9303 and 9391 et seq. and chapter 6, the following development standards shall also apply in the BP-OR land use district.”

**Section 32.** Section 9383.5. of Part 9 of Chapter 3 of Article IX (Zoning Ordinance) of the Agoura Hills Municipal Code is hereby amended to read:

**“9383.5. Required Landscaping.**

“A minimum of twenty (20) percent of the total lot shall be landscaped unless otherwise specified during a discretionary review. Landscaping shall contribute to the appearance and quality of the development and shall minimize the visual dominance and break the visual continuity of the surface parking areas and reduce the heat-island effect of development. In addition, landscaping shall be provided within all required yards adjacent to public rights-of-way and enhance a park-like setting along property edges and building frontages. Landscape buffers shall be provided to minimize any negative impacts to surrounding neighborhoods and development. Said landscaping shall be provided and maintained in perpetuity subject to the following:

- A. Berming (undulating or embanked) shall be required with a minimum variation of elevation being thirty (30) inches.
- B. One (1) native oak tree twenty-four (24) inches in size per fifteen thousand (15,000) square feet of building shall be provided within said areas or an alternate location as approved by the appropriate authority.
- C. No other usage or storage shall be permitted within any required landscaping.”

**Section 33.** Section 9383.7. of Part 9 of Chapter 3 of Article IX (Zoning Ordinance) of the Agoura Hills Municipal Code is hereby amended to read:

**9383.7. Access.**

Readily visible site access and entrance drives shall be provided. A maximum of two (2) entrances per street shall be allowed subject to their conformance with acceptable circulation patterns and traffic control measures.”

**Section 34.** Sections 9384 through 9390. of Part 10 of Chapter 3 of Article IX (Zoning Ordinance) of the Agoura Hills Municipal Code is hereby added to read:

**“PART 10. CN COMMERCIAL NEIGHBORHOOD CENTER DISTRICT**

**9384. Purpose.**

The purpose of the CN district is to provide areas for general commercial, retail and service uses that are compatible with the surrounding residential neighborhoods. It is intended that this district provide for the local needs of the residents of the city and the surrounding areas with compatible uses, in design that is compatible with adjoining residential neighborhoods, and in the provision of on-site pedestrian amenities and pedestrian circulation that is linked to adjacent land uses.

**9385. Uses established.**

The limitations as to uses and structures in the CN district shall be as follows.

**9385.1 Permitted uses.**

Subject to the provisions of section 9301 et seq. and chapter 6, buildings and structures may be erected, structurally altered or enlarged and land may be used within this district for commercial, service, office and other uses as provided in the CN zone in the commercial use tables (section 9311 et seq. of this chapter). The entire business operation shall be conducted within a completely enclosed building, or within the buildable area of the lot.

**9385.2. Prohibited uses.**

Any use or structure not specified in section 9385.1. shall be prohibited in the CN district.

**9386. Development standards.**

Developments, renovations, and additions in the CN district shall be located and designed to complement adjoining neighborhoods and uses by incorporating the following:

A. A high level of architectural and site design quality that are compatible with adjoining neighborhoods;

B. Where substantial improvements are proposed for buildings that do not meet current City standards, improvements shall comply with contemporary City standards for building materials and colors, signage, lighting and landscape;

C. On-site pedestrian amenities and enhanced pedestrian connections between parking areas and adjoining neighborhoods and districts;

D. Uses which ensure minimization of exterior noise and sufficient buffers between waste disposal locations and adjoining neighborhoods;

E. Improved public streets and sidewalks that enhance the visual character and quality of the neighborhood commercial district, considering such elements as landscape; well-designed benches, trash receptacles, and other street furniture; decorative sidewalk and crosswalk paving; and pedestrian-oriented lighting; wayfinding signage.

Subject to the provisions of section 9303, 9391 et seq. and chapter 6, the following development standards shall also apply in the CN district.

**9386.1. Project size.**

The minimum project size shall be 0.35 acres.

**9386.2. Minimum lot specifications.**

All lots hereafter created shall contain the following:

- a. Minimum lot area: Ten thousand (10,000) square feet.
- b. Minimum lot width: One hundred (100) feet.
- c. Minimum lot depth: One hundred (100) feet.

**9386.3. Building coverage.**

The maximum building coverage shall be sixty (60) percent.

**9386.4. Building height.**

The maximum building height shall be thirty-five (35) feet.

**9386.5. Project setbacks.**

The minimum yard requirements shall be as follows:

- A. Minimum front yard: Equal to the height of the building or minimum of twenty (20) feet;
- B. Minimum side yard: None except when adjacent to a residential district or public street: Ten (10) feet;
- C. Minimum rear yard: Equal to the height of the building or minimum of ten (10) feet.

**9386.6. Required landscaping.**

A minimum of ten (10) percent of the total lot shall be landscaped unless otherwise specified during a discretionary review. Landscaping shall minimize the visual dominance of the parking areas and reduce the heat-island effect of development and provide for on-site pedestrian amenities and pedestrian circulation that is linked to adjoining areas. In addition, landscaping shall be provided within all required yards adjacent to public rights-of-way and shall be used to sufficiently screen the property from adjoining districts. Said landscaping shall be provided and maintained in perpetuity subject to the following:

- A. Berming (undulating or embanked) shall be required with a minimum variation of elevation being thirty (30) inches;
- B. One (1) native oak tree, twenty-four (24) inches in size, per fifteen thousand (15,000) square feet of building shall be provided within said areas or at alternate locations approved by the city;
- C. Landscaping shall minimize the visual dominance of the parking areas, shall complement on-site pedestrian amenities and circulation, and serve to modulate pavement temperatures; and
- D. No other usage or storage shall be permitted within any required landscaping.

**“9386.7. Required amenities.**

- I. Clearly articulated pedestrian paths through parking lots to the center businesses and residences with distinguishing design characteristics.
- J. Well-defined pedestrian pathways connecting adjoining shopping centers, and between the centers and adjacent neighborhoods and districts.
- K. Outdoor seating and gathering areas near the businesses, including expanded sidewalks or plazas, designed as an integral part of the overall architecture and site design.
- L. Bike racks or other public bike storage in convenient locations in the center, integrated within the overall architecture and site design of the center.”

**“9386.8. Compatibility with residential neighborhoods.**

Commercial uses adjoining off-site residential neighborhoods shall be designed to be compatible by incorporating the following:



- I. Landscape and decorative walls, or comparable buffering and/or screening elements, along the edges of the shopping center;
- J. Enhanced architectural treatment of elevations facing the residential uses;
- K. Low intensity lighting and screening to minimize light spillover and glare into residential neighborhoods; and
- L. Locating automobile and truck access and unloading areas so that they do not directly front residential neighborhoods, or by providing adequate screening with landscaping and/or decorative walls in areas adjacent to the residential neighborhoods.”

**9386.9. Required walls.**

Unless waived by the city, all developments shall be screened by a decorative wall at a minimum height of six (6) feet on all property lines except for those adjacent to a public right-of-way.

**9387-9390. Reserved.”**

**Section 35.** Part 10 of Chapter 3 of Article IX (Zoning Ordinance) of the Agoura Hills Municipal Code is hereby amended to read:

**“PART 10 11. SPECIAL COMMERCIAL USE STANDARDS”**

**Section 36.** Part 11 of Chapter 3 of Article IX (Zoning Ordinance) of the Agoura Hills Municipal Code is hereby amended to read:

**“PART 11 12. STANDARDS FOR SPECIFIC USES\*”**

**Section 37.** Part 12 of Chapter 3 of Article IX (Zoning Ordinance) of the Agoura Hills Municipal Code is hereby amended to read:

**“PART 12 13. STANDARDS FOR PERIODIC OUTDOOR DISPLAY”**

**Section 38.** Chapter 4 of Article IX (Zoning Ordinance) of the Agoura Hills Municipal Code is hereby amended to read:

“Chapter 4

**SPECIAL DISTRICTS**

**Part**

1. **Purpose, 9401-9410**
2. **P Local Park District, 9411-9420**
3. ~~PR Regional Park District, [Reserved]~~ **9421-9430**
4. **SH School District, 9431-9440**
5. ~~G Governmental Office District, [Reserved]~~ **9441-9450**
6. **U Utility District, 9451-9460**
7. **OW Open Water District, 9461-9480**
8. ~~OS Open Space District, 9481-9490~~
8. **OS-R Open Space-Restricted District, 9481-9489.2**
9. **OS-DR Open Space Deed Restricted District, 9490-9490.12**
- 9 **10. S Study District, 9491-9495**
- 10 **11. SP Specific Plan PD Planned Development District, 9496-9499**”

**Section 39.** Section 9402. of Part 1 of Chapter 4 of Article IX (Zoning Ordinance) of the Agoura Hills Municipal Code is hereby amended to read:

**“9402. Establishment of special districts.**

The following special districts are hereby established:

- A. P local park;
- B. ~~PR regional park;~~
- C. SH school;
- D. ~~G government office;~~
- E. U utility;
- F. OW open water;
- G. ~~OS open space;~~
- E. OS-R Open Space-Restricted;
- F. OS-DR Open Space-Deed Restricted;
- H. S study;
- I. ~~SP specific plan~~ PD planned development district.”

**Section 40.** Sections 9441 through 9450. of Part 5 of Chapter 4 of Article IX (Zoning Ordinance) of the Agoura Hills Municipal Code is hereby deleted as follows:

**“PART 5. G ~~GOVERNMENTAL OFFICE DISTRICT~~ [RESERVED]**

**9441. Purpose.**

The purpose and intent of the G district is to provide for the orderly establishment of public facilities, expansion of their operations, or change in the use of lands owned, leased or otherwise controlled by governmental agencies and for the orderly establishment of quasi-public institutional uses.

**9442. Permitted uses.**

No use shall be permitted without a conditional use permit.

**9442.1. Conditional uses.**

The following uses shall be permitted subject to the issuance of a conditional use permit:

- A. Accessory uses and structures incidental to conditional uses;
- B. Agricultural experimental facilities;
- C. Animal shelters;
- D. Flood control facilities;
- E. Governmental offices;
- F. Government supported residential developments;
- G. Historical landmarks;
- H. Hospitals;
- I. Libraries;
- J. Maintenance yards;
- K. Public buildings and groups;
- L. Public utility installations.

**9442.2. Prohibited uses.**

All uses not specifically permitted within section 9442 et seq. shall be prohibited.

**9443. Development standards.**

All development standards shall be as specified in the conditional use permit.

**9443.1. Site plan review.**

Subject to the provisions of chapter 6, all structures and uses shall be subject to a site plan review.

**9444. Special standards.**

There are no special standards in a G district.

**9445-9450. Reserved.**

**9441-9450. Reserved.**

**Section 41.** Sections 9481 and 9482. of Part 8 of Chapter 4 of Article IX (Zoning Ordinance) of the Agoura Hills Municipal Code are hereby amended to read:

**“PART 8. OS-R OPEN SPACE-RESTRICTED DISTRICT**

**9481. Purpose.**

The purpose of the OS-R district is to designate areas which, because of natural habitat, visual and aesthetic value or other reasons, should be preserved as natural open space by restricting or transferring development rights in the conformance with the goals, policies, and objectives of the city’s general plan. Land uses permitted will be those which are sensitive to the designation of open space and the existing natural resources.

**9482. Permitted uses.**

No use shall be permitted in the OS-R district without a conditional use permit.”

**Section 42.** Sections 9486 through 9488. of Part 8 of Chapter 4 of Article IX (Zoning Ordinance) of the Agoura Hills Municipal Code is hereby amended to read:

**“9486. Alternative to development.**

In the OS-R district, the maximum density as established by the provisions of section 9652 et seq., not to exceed one (1) unit per five (5) acres, may be transferred to another lot on a parcel in a residential district within the city subject to the dedication of the total development rights of the property in the OS-R district to the city pursuant to the provisions of chapter 6 of this article.

**9487. Prohibited uses.**

All uses and structures not specifically provided for in section 9481-9485, inclusive, are strictly prohibited in the OS-R land use district. Permitted or conditionally permitted uses shall not be added to this part unless such use or uses are first approved by the voters of the city by a two-thirds (2/3) vote of those voting on the question. Any request or proposal to add one (1) or more permitted or conditionally permitted uses shall be processed by the city in a manner consistent with the requirements of section 9821.5.

**9488. Development standards.**

Subject to the provisions of chapter 6, the development standards set forth in the following provisions of this section shall apply in the OS-R district.”

**Section 43.** Section 9489. of Part 8 of Chapter 4 of Article IX (Zoning Ordinance) of the Agoura Hills Municipal Code is hereby amended to read:

**“9489. Special standards.**

In any OS-R district, the following special standards set forth in the following provisions of this section shall apply.”

**Section 44.** Section 9489.2. of Part 8 of Chapter 4 of Article IX (Zoning Ordinance) of the Agoura Hills Municipal Code is hereby amended to read:

**“9489. 2. Preservation of natural features.**

In order to permit any development the following criteria shall be met:

- G. That the proposed project is designed ~~to~~ so that wildlife movement corridors (migratory paths) are left in an undisturbed and natural state.”

**Section 45.** Sections 9490 through 9490.5 Part 9 of Chapter 4 of Article IX (Zoning Ordinance) of the Agoura Hills Municipal Code are hereby added to read:

**“PART 9. OS-DR OPEN SPACE-DEED RESTRICTED DISTRICT**

**9490. Reserved. Purpose**

The purpose of the OS-DR district is to designate area which, because of natural habitat, visual and aesthetic value or other reason, should be preserved as natural open space by restricting development rights through deed restrictions in conformance with the goals, policies, and objectives of the city general plan. Land uses permitted will be those which are sensitive to the designation of open space and the existing natural resources.

**9490.1. Permitted uses.**

No use shall be permitted in the OS-DR district without a conditional use permit.

**9490.2. Conditional uses.**

Subject to obtaining a conditional use permit, as required by section 9673 et seq., the following uses may be permitted:

- A. Parks and trails;
- B. Wildlife preserves;

- C. Public passive recreational uses which bear a reasonable relationship to open spaces.

**9490.3. Prohibited uses.**

All uses and structures not specifically provided for in section 9490-9490.2, inclusive, are strictly prohibited in the OS-DR land use district. Permitted or conditionally permitted uses shall not be added to this part unless such use or uses are first approved by the voters of the city by a two-thirds (2/3) vote of those voting on the question. Any request or proposal to add one (1) or more permitted or conditionally permitted uses shall be processed by the city in a manner consistent with the requirements of section 9821.5.

**9490.4. Development standards.**

Except as follows and subject to the provisions of chapter 6, the development standards for the OS-DR district shall be as established by discretionary review of a conditional use permit.

**9490.5. Preservation of natural features.**

In order to permit any development the following criteria shall be met:

- A. That the proposed project is located and designed so as to protect the safety of current and future community residents. And will not create significant threats to life and/or property due to the presence of geologic, seismic, slope instability, fire, flood, mud flow, or erosion hazards;
- B. That the proposed project is compatible with the natural, biotic, cultural, scenic and open space resources of the area;
- C. That the proposed project can be provided with essential public services and is consistent with the objectives and policies of the general plan;
- D. That the proposed development will complement the community character and benefit current and future community residents;
- E. That the proposed project is designed to be highly compatible with the biotic resources present, including the setting aside of appropriate and sufficient undisturbed areas;
- F. That the proposed project is designed to maintain waterbodies, watercourses, and their tributaries in a natural state;
- G. That the proposed project is designed so that wildlife movement corridors (migratory paths) are left in an undisturbed and natural state.

- H. That the proposed project retains sufficient natural vegetative cover and/or open spaces to buffer critical resource areas from such project.
- I. That where necessary, fences or walls are provided to buffer important habitat areas from development;
- J. That roads and utilities serving the proposed project are located and designed so as not to conflict with critical resources, habitat areas or migratory paths.”

**Section 46.** Part 9 of Chapter 4 of Article IX (Zoning Ordinance) of the Agoura Hills Municipal Code is hereby amended to read:

**“PART 9 10. S STUDY DISTRICT, 9491-9495”**

**Section 47.** Sections 9496 through 9499. of Part 10 of Chapter 4 of Article IX (Zoning Ordinance) of the Agoura Hills Municipal Code are hereby amended to read:

**“PART 10 11. ~~SP SPECIFIC PLAN~~ PD PLANNED DEVELOPMENT**

**9496. Purpose.**

The purpose of this ~~specific plan~~ planned development district is to designate certain areas of the city for special development and land use regulations that cannot be addressed through the city-wide zoning ordinances. Specific regulations are necessary to guide development and land uses in an orderly manner such that they are compatible with the existing setting, as well as to ensure that development seamlessly and cohesively integrates uses and buildings.

**9497. Permitted uses.**

All property in the SP PD zone, except property in Subarea 5 within the PD zone as identified in the general plan (planned development district west of Kanan Road and north of Agoura Road), shall be used only for the purposes permitted by the general plan and the specific plan or other similar regulatory document adopted for such property. Subject to the provisions of section 9301 et seq. and chapter 6, buildings and structures may be erected, structurally altered or enlarged and land may be used within Subarea 5 within the PD zone for commercial, service, office and other uses as provided in the BP-M zone in the commercial use tables (section 9311 et seq.). All new development and additions within Subarea 5 shall be subject to the issuance of a conditional use permit. The entire business operation within Subarea 5 shall be conducted within a completely enclosed building, or within the buildable area of the lot.

### **9497.1. Conditional uses.**

Conditional uses are permitted as allowed per the specific plan or other regulatory document adopted for such property. All new development and additions within Subarea 5 within the PD zone as identified in the general plan shall be subject to the issuance of a conditional use permit.

### **9497.2. Prohibited uses.**

Any use or structure not specified in section 9497 shall be prohibited in the PD district.

### **9497.2.3. Retail stores.**

Unless otherwise specified in the applicable specific plan or other similar regulatory document, within the **SP PD** zone, the gross floor area of a retail store shall not exceed sixty thousand (60,000) square feet. This limitation shall be applied as follows:

- A. The sixty thousand (60,000) square foot limitation shall apply to individual retail stores for which permits are sought and also to the cumulative sum of related or successive permits for retail stores that are part of a larger project, such as piecemeal additions to a building or multiple buildings on a lot or adjacent lots.
- B. For purpose of this section, the gross floor area of a retail store shall include gross floor area as defined in section 9120.6 and the area of all portions of the site outside of the exterior walls of a building used for the display, storage, or sale of any goods, wares or merchandise, except that the gross floor areas of not more than three thousand (3,000) square feet used for seasonal or temporary sales events under appropriate city permits or approvals.
- C. The gross floor area of adjacent stores shall be aggregated in cases where the stores (1) are engaged in the selling of similar or related goods, wares or merchandise and operate under common ownership or management; (2) share checkstands, a warehouse, or a distribution facility; or (3) otherwise operate as associated, integrated or co-operative business enterprises.

### **9497.3.4. Agoura Village Cost Recovery Fee.**

### **9498. Development standards and regulations.**

All uses and development within the **SP PD** zone shall conform with the development standards and regulations and any other provisions of the applicable specific plan or other similar regulatory document for the property upon which such uses and development are located. With the exception of section 9497.2 of this chapter, the provisions of a specific plan or other regulatory document shall supersede and control over any conflicting provisions of this chapter without regard as to whether the provisions of such specific plan or other regulatory document are more or less stringent than the provisions of this chapter. Any violation of the provisions of a specific plan or other regulatory document shall be deemed a violation of this provision.



**9499. Required findings.**

No new development shall be approved within the **SP PD** zone unless all of the following findings are made:

1. All the required findings for a conditional use permit can be made.
2. The development complies with the provision of section 9498.
3. Adequate evidence and guarantees have been provided to indicate that all other provisions of this zoning district can be satisfied.”

**Section 48.** Part 3 of Chapter 5 of Article IX (Zoning Ordinance) of the Agoura Hills Municipal Code is hereby amended to read:

“Chapter 5.

**OVERLAY DISTRICTS**

Part

3. **GH Geological Hazard Overlay District [Reserved], 9521-9530”**

**Section 49.** Sections 9521 through 9530. of Part 3 of Chapter 5 of Article IX (Zoning Ordinance) of the Agoura Hills Municipal Code are hereby deleted as follows:

**“PART 3. GH GEOLOGICAL HAZARD OVERLAY DISTRICT [RESERVED]**

**9521. Purpose.**

~~The purpose of the hazard overlay district is to protect life and property in the city from the hazards of geological conditions and to establish requirements for the level of geological consideration that must be incorporated into development proposals prior to design and construction.~~

**9522. Permitted uses.**

~~All uses permitted in the underlying district are permitted subject to the obtaining of a conditional use permit approved by the planning commission.~~

**9523. Site development standards.**

- D. ~~All the development standards and requirements set forth in the underlying district shall be complied with.~~

E. Standards and requirements in excess of those in the underlying district may be required in the conditional use permit to mitigate possible geological related impacts, as determined by the city geologist.

**9524. Geological soils investigation.**

A. All applicants for a conditional use permit in the GH district shall be accompanied by a combined in-depth geologic and soils investigation prepared by a registered geologist, certified by the state as an engineering geologist, and by a licensed civil engineer qualified in soil mechanics, and the city geologist.

B. Required geologic and soils investigations shall be based on the following considerations:

1. Adequate geologic mapping, trenching and boring to determine that surface faulting and ground breakage has not occurred on the site, and is unlikely to occur in the future;
2. Adequate boring and field laboratory testing to determine accurately the subsurface profile and the static/dynamic properties of the soil/rock materials;
3. Thorough regional studies of all possible causative faults and fault systems which could generate motion at the site;
4. Studies to determine the character of ground motions at the site;
5. Calculation of design response spectra, based on repetition, and on structural properties (damping, ducting);
6. Careful dynamic design of cohesive structures with each element working as a part of the entire structural system;
7. Thorough study of the ways in which the structure might disassemble if it were to fail, and inclusion of redundant backup features to control disassembly so that outright collapse cannot occur; and
8. Design of anchorage and bracing for all critical instructure systems (including, but not limited to, power, heat, light and oxygen supply), based on factors derived from dynamic analysis, providing conservative safety factors. The manufactured equipment and appurtenances purchased for such a facility should be designed likewise.
9. The geotechnical consultant shall determine the volume of soil, slopewash, colluvium, and loose weathered bedrock that exist upslope of all development that upon saturation could move downslope as a mudflow.

~~10. All "slough" walls shall be designed to retain the maximum quantity of potential mudflow material that could be generated.~~

~~11. All concrete swales shall be designed to preclude the possibility of mudflow debris generated in the upslope area from impacting any residential structures.~~

~~**9525. Cost of investigation.**~~

~~All costs and expenses incurred as a result of the requirements of this chapter, including the cost and expense of any independent review by the geologists retained by the city, shall be borne by the applicant for the conditional use permit.~~

~~**9526. Site plan review.**~~

~~All permitted uses, and all conditional uses shall be subject to site plan approval as provided by chapter 6.~~

~~**9527-9530. Reserved.**~~

~~**9521-9530. Reserved."**~~

**Section 50.** Sections 9551 through 9552.1. of Part 6 of Chapter 5 of Article IX (Zoning Ordinance) of the Agoura Hills Municipal Code are hereby amended to read:

**"PART 6. OA OLD AGOURA DESIGN OVERLAY DISTRICT**

**9551. Purpose.**

Old Agoura is a rural equestrian community. The residential streets meander around the natural terrain with no curb and gutters and no street lights. The purpose of the OA overlay district ~~shall~~ be is to preserve the unique character of Old Agoura through the establishment of special public improvement standards and design guidelines, and in specific areas of the district, particular types of smaller-scale and community-serving commercial uses.

**9552. Permitted uses.**

All uses permitted in the underlying district shall be permitted in this district, ~~except area along the north side of Agoura Road between Chesebro Road and Lewis Road to the Ventura Freeway and along the north side of Agoura Road south to the Chesebro Storm Channel, westerly to the intersection of the storm channel and Agoura Road shall be limited to the following uses.~~ Subarea 11 of the general plan (Old Agoura Commercial Center Area), consisting of the area south of the Ventura Freeway, west of Chesebro Road, extending south to the parcels along Agoura Road, and just beyond Lewis Road to the west, which is identified in Exhibit A of this section, shall be limited to the following uses. Where a specific use is not listed, the Director of

Planning and Community Development has the discretion to allow it if it is found to be compatible with the intent of section 9551.

**9552.1. Permitted uses within the buildable area of commercial lots.**

1. Advertising business office
2. Amusements/shooting ranges
3. Animal hospital/veterinarian
4. Antique Store
5. Appliance store
6. Appliance repair shop
7. Art gallery
8. Art studio
9. Athletic equipment and sporting goods store
10. Auto service station, primary
11. Auto parts and accessory store
12. Bakery/pastry shop
13. Banks and financial institutions
- ~~13.~~ 14. Bar/tavern
- ~~14.~~ 15. Barber shop
- ~~15.~~ 16. Bicycle sale, rent, service
- ~~16.~~ ~~Book/record store~~
17. Butcher and meat market
18. Café/restaurant
19. Certified farmer's market
20. Candy store
21. Child care center
22. Church/temple
23. Citizens' improvement club/community center
24. Clinic, child-family guidance
25. Clinic, physical therapy
26. Clothing and apparel store
- ~~27.~~ ~~Coffee shop~~
- ~~28.~~ 27. Coin operated amusement machine, incidental to a permitted use
- ~~29.~~ 28. Computer programming/software and system design
- ~~30.~~ 29. Computer sales, rental, lease and service, and training
- ~~31.~~ 30. Concession, temporary
- ~~32.~~ 31. Costume shop, sale and rent
- ~~33.~~ 32. Curio/novelty shop
- ~~34.~~ 33. Dancing as an incidental use in a bar or restaurant
- ~~35.~~ ~~Data processing service~~
- ~~36.~~ 34. Delicatessen
- ~~37.~~ 35. Dressmaker/tailor
- ~~38.~~ 36. Drugstore
- ~~39.~~ 37. Electronics ~~equipment~~ store
- ~~40.~~ 38. Electronic, mechanical or video games, arcade

- 41. ~~39.~~ Eye glasses and frames and contact lens sales and service
- 42. ~~40.~~ Floor covering, drapery or upholstery store
- 43. ~~41.~~ Florist
- 44. ~~42.~~ Furniture Store
- 45. ~~39.~~ Furniture cleaning, refinishing or reupholstery shop
- 46. ~~40.~~ Gardening-landscaping service yard and workshop
- 47. ~~41.~~ Gardening-landscaping supply store
- 48. ~~42.~~ Gift/card store
- 49. ~~43.~~ Grooming service, such as poodle dog grooming
- 50. ~~44.~~ Gun shop/gunsmith
- 51. ~~45.~~ Hardware store
- 52. ~~46.~~ Hay, seed and grain store
- 53. ~~47.~~ Hearing aids sales and service
- 54. ~~48.~~ Interior decorators office
- 55. ~~49.~~ Janitor service
- 56. ~~50.~~ Jewelry store sales, repair
- 57. ~~51.~~ Laboratory, medical, dental or optical
- 58. ~~52.~~ Laboratory, research, analysis
- 59. ~~53.~~ Laboratory, materials testing
- 60. ~~54.~~ Lapidary shop
- 61. ~~55.~~ Laundry or cleaning agency, retail (on-site cleaning permitted)
- 62. ~~56.~~ Live entertainment
- 63. ~~57.~~ Laundry or cleaning pick up station
- 64. ~~58.~~ Lawnmower engine and garden power tool repair
- 65. ~~59.~~ Library
- 66. ~~Liquor store~~
- 67. ~~60.~~ Live theater
- 68. ~~61.~~ Locksmith, key and lock
- 69. ~~62.~~ Mail order business
- 70. ~~63.~~ Messenger service
- 71. ~~64.~~ Motion picture theater
- 72. ~~65.~~ Motion picture filming, temporary
- 73. ~~66.~~ Museum
- 74. ~~67.~~ Music store, music sales, instrument sales and including instrument repair
- 75. ~~68.~~ Newspaper, magazine stand
- 76. ~~Novelty/curio shop~~
- 77. ~~69.~~ Nursery, plants
- 78. ~~70.~~ Office, business or professional
- 79. ~~Office, bank, savings and loans, finance, credit~~
- 80. ~~71.~~ Office, insurance
- 81. ~~72.~~ Office, medical or dental
- 82. ~~73.~~ Office, public relations or advertising
- 83. ~~74.~~ Office, real estate
- 84. ~~75.~~ Office, accountants, bookkeepers
- 85. ~~76.~~ Office machines and equipment sales
- 86. ~~77.~~ Paint and wallpaper store

- 87. ~~78.~~ Pest control service
- 88. ~~79.~~ Pet store, no kennel
- 89. ~~80.~~ Photocopy service
- 90. ~~81.~~ Photographic supply/camera store
- 91. ~~82.~~ Photographic studio, including incidental processing
- 92. ~~83.~~ Picture framing shop
- 93. ~~84.~~ Prescription pharmacy
- 94. ~~Record/book store~~
- 95. ~~85.~~ Remote teller, for pedestrian use
- 96. ~~86.~~ Restaurant/café
- 97. ~~87.~~ Retail store
- 98. ~~88.~~ Saddlery shop
- 99. ~~89.~~ School: charm, culture, modeling, acting
- 100. ~~School; self-defense, judo, boxing, gymnastics~~
- 101. ~~90.~~ Shoe repair shop
- 102. ~~91.~~ Shoe store
- 103. ~~92.~~ ~~Soda fountain/ice cream parlor.~~ Snack shop: ice cream, coffee, juice
- 104. ~~93.~~ Sporting goods and athletic equipment store
- 105. ~~94.~~ Stamp/coin store
- 106. ~~95.~~ Stationary Stationery store
- 107. ~~Stenographic service~~
- 108. ~~96.~~ Studio: dance, voice yoga, music, gymnastics
- ~~97.~~ Studio: martial arts, gymnastics
- 109. ~~98.~~ Studio: radio, television, recording
- 110. ~~99.~~ Swimming pool, spa sales and service
- 111. ~~100.~~ Tailor/dressmaker
- 112. ~~Telegraphic office~~
- 113. ~~101.~~ Telephone answering service
- 114. ~~Television and radio sales~~
- 115. ~~102.~~ Television and radio repair shop
- 116. ~~103.~~ Ticket agency
- 117. ~~104.~~ Tobacco shop
- 118. ~~105.~~ Toy store
- 119. ~~106.~~ Travel agency
- 120. ~~107.~~ Veterinarian/animal hospital
- 121. ~~108.~~ Watches, sale, repair
- 122. ~~109.~~ Wig sales and service
- 124. ~~110.~~ Winery sales facility/tasting room”

Section 51. Section 9572. of Part 8 of Chapter 5 of Article IX (Zoning Ordinance) of the Agoura Hills Municipal Code is hereby amended to read:

**“9572. Applicability.**

The CD overlay district may be applied in place of the density designation for the following districts:

- A. Single-family residential RS;
- B. Medium density residential RM;
- ~~C. Medium high density residential RMH;~~
- D. C. High density residential RH.”

**Section 52.** Section 9605.1. of Division 5 of Part 1 of Chapter 6 of Article IX (Zoning Ordinance) of the Agoura Hills Municipal Code is hereby amended to read:

**“9605.1. Side and rear yards; requirements and exceptions.**

In addition to the regulations prescribed within each residential district, the following regulations shall apply:

- C. On any lot located in the ~~RR~~, RV, RL, RS, and RM zones, the minimum side yard requirement for single-story development additions to existing residences shall be the existing distance of the structure from the side property line, or the distance prescribed for the district, whichever is less. All single-story development additions shall not encroach in the front and rear yards prescribed for the district, and the total square footage of the residence shall not exceed the building coverage prescribed for the district. This provision shall not apply to new construction or substantial remodels which include the removal and reconstruction of square footage, as determined by the director of planning and community development.
- D. On any lot located in the ~~RR~~, RV, RL, RS, and RM zones, the minimum side yard requirement for second-story development additions shall be the existing distance of the first-story structure. The total combined side yard setback prescribed for the district shall be maintained. The combined side yard setback may be situated on any one side of the property, or any combination of distances. No second-story cantilever is permitted into required side yards and all second-story development additions shall not encroach into the front and rear yards prescribed for the district. An application for a site plan review shall be required for all second-story additions which do not conform with the required yards prescribed for the district and shall be subject to the provisions of this chapter. This provision shall not apply to new construction or substantial remodels which include the removal and reconstruction of square footage, as determined by the director of planning and community development.”

**Section 53.** Section 9652.12. of Division 2 of Part 2 of Chapter 6 of Article IX (Zoning Ordinance) of the Agoura Hills Municipal Code is hereby amended to read:

**“9652.12. Definition**

The following definitions shall be applicable in hillside and significant ecological areas:

A. "Concave lot" shall mean a parcel of land in which the midpoint elevation of the property is lower than the average elevation of the property lines that are located adjacent to a street."

**Section 54.** Section 9652.13.B. of Division 2 of Part 2 of Chapter 6 of Article IX (Zoning Ordinance) of the Agoura Hills Municipal Code is hereby amended to read:

**"9652.13.B. Development area.** For properties zoned residential or open space, a minimum percentage of a parcel of land shall remain in open space. The minimum percentage shall be determined based upon the following table:

<i>Percent Slope</i>	<i>Minimum Percent of Parcel to Remain in Open Space</i>
1. 10-15	32.5
2. 16-20	47.5
3. 21-25	62.5
4. 26-30	77.5
5. 31-35	92.5
6. Greater than 35	97.5

In the event that the foregoing open space limitations would prohibit the use of a parcel of land otherwise permitted by this chapter, one (1) residential dwelling unit shall be permitted on such parcel provided that:

- (a) Such parcel was lawfully created prior to the adoption of this section;
- (b) A change in ownership occurring after the adoption of this section has not resulted in such parcel no longer being considered part of a larger parcel of land under this chapter;
- (c) A private septic system will not be installed for any dwelling unit located on a parcel of land consisting of less than one acre;
- (d) A conditional use permit authorizing such dwelling unit is granted in accordance with the requirements of this section. The terms of such conditional use permit shall specify the minimum percent of required open space on such parcel of land.

For properties zoned commercial and business parking the maximum allowable floor area ratio (ratio of square footage of building floor to square square footage of lot) shall be determined based on the following table:



Percent Slope	Maximum Floor Area Ratio
---------------	--------------------------

1. 10-15	.25
2. 16-20	.21
3. 21-25	.18
4. 26-30	.15
5. 31-35	.12
6. Greater than 35	.08

<b>Percent Slope</b>	<b>Maximum Floor Area Ratio</b>	<b>Percent Slope</b>	<b>Maximum Floor Area Ratio</b>
<b>10-15%</b>	<b>0.25</b>		
15.10%	0.2492	19.10%	0.2172
15.20%	0.2484	19.20%	0.2164
15.30%	0.2476	19.30%	0.2156
15.40%	0.2468	19.40%	0.2148
15.50%	0.246	19.50%	0.214
15.60%	0.2452	19.60%	0.2132
15.70%	0.2444	19.70%	0.2124
15.80%	0.2436	19.80%	0.2116
15.90%	0.2428	19.90%	0.2108
<b>16%</b>	<b>0.242</b>	<b>20%</b>	<b>0.21</b>
16.10%	0.2412	20.10%	0.2094
16.20%	0.2404	20.20%	0.2088
16.30%	0.2396	20.30%	0.2082
16.40%	0.2388	20.40%	0.2076
16.50%	0.238	20.50%	0.207
16.60%	0.2372	20.60%	0.2064
16.70%	0.2364	20.70%	0.2058
16.80%	0.2356	20.80%	0.2052
16.90%	0.2348	20.90%	0.2046
<b>17%</b>	<b>0.234</b>	<b>21%</b>	<b>0.204</b>
17.10%	0.2332	21.10%	0.2034
17.20%	0.2324	21.20%	0.2028
17.30%	0.2316	21.30%	0.2022
17.40%	0.2308	21.40%	0.2016
17.50%	0.23	21.50%	0.201
17.60%	0.2292	21.60%	0.2004
17.70%	0.2284	21.70%	0.1998
17.80%	0.2276	21.80%	0.1992
17.90%	0.2268	21.90%	0.1986
<b>18%</b>	<b>0.226</b>	<b>22%</b>	<b>0.198</b>
18.10%	0.2252	22.10%	0.1974
18.20%	0.2244	22.20%	0.1968
18.30%	0.2236	22.30%	0.1962
18.40%	0.2228	22.40%	0.1956
18.50%	0.222	22.50%	0.195
18.60%	0.2212	22.60%	0.1944
18.70%	0.2204	22.70%	0.1938
18.80%	0.2196	22.80%	0.1932
18.90%	0.2188	22.90%	0.1926
<b>19%</b>	<b>0.218</b>	<b>23%</b>	<b>0.192</b>

<b>Percent Slope</b>	<b>Maximum Floor Area Ratio</b>	<b>Percent Slope</b>	<b>Maximum Floor Area Ratio</b>
23.10%	0.1914	27.10%	0.1674
23.20%	0.1908	27.20%	0.1668
23.30%	0.1902	27.30%	0.1662
23.40%	0.1896	27.40%	0.1656
23.50%	0.189	27.50%	0.165
23.60%	0.1884	27.60%	0.1644
23.70%	0.1878	27.70%	0.1638
23.80%	0.1872	27.80%	0.1632
23.90%	0.1866	27.90%	0.1626
<b>24%</b>	<b>0.186</b>	<b>28%</b>	<b>0.162</b>
24.10%	0.1854	28.10%	0.1614
24.20%	0.1848	28.20%	0.1608
24.30%	0.1842	28.30%	0.1602
24.40%	0.1836	28.40%	0.1596
24.50%	0.183	28.50%	0.159
24.60%	0.1824	28.60%	0.1584
24.70%	0.1818	28.70%	0.1578
24.80%	0.1812	28.80%	0.1572
24.90%	0.1806	28.90%	0.1566
<b>25%</b>	<b>0.18</b>	<b>29%</b>	<b>0.156</b>
25.10%	0.1774	29.10%	0.1554
25.20%	0.1788	29.20%	0.1548
25.30%	0.1782	29.30%	0.1542
25.40%	0.1776	29.40%	0.1536
25.50%	0.177	29.50%	0.153
25.60%	0.1764	29.60%	0.1524
25.70%	0.1758	29.70%	0.1518
25.80%	0.1752	29.80%	0.1512
25.90%	0.1746	29.90%	0.1506
<b>26%</b>	<b>0.174</b>	<b>30%</b>	<b>0.15</b>
26.10%	0.1734	30.10%	0.1494
26.20%	0.1728	30.20%	0.1488
26.30%	0.1722	30.30%	0.1482
26.40%	0.1716	30.40%	0.1476
26.50%	0.171	30.50%	0.147
26.60%	0.1704	30.60%	0.1464
26.70%	0.1698	30.70%	0.1458
26.80%	0.1692	30.80%	0.1452
26.90%	0.1686	30.90%	0.1446
<b>27%</b>	<b>0.168</b>	<b>31%</b>	<b>0.144</b>

<b>Percent Slope</b>	<b>Maximum Floor Area Ratio</b>
31.10%	0.1434
31.20%	0.1428
31.30%	0.1422
31.40%	0.1416
31.50%	0.141
31.60%	0.1404
31.70%	0.1398
31.80%	0.1392
31.90%	0.1386
<b>32%</b>	<b>0.138</b>
32.10%	0.1374
32.20%	0.1368
32.30%	0.1362
32.40%	0.1356
32.50%	0.135
32.60%	0.1344
32.70%	0.1338
32.80%	0.1332
32.90%	0.1326
<b>33%</b>	<b>0.132</b>
33.10%	0.1314
33.20%	0.1308
33.30%	0.1302
33.40%	0.1296
33.50%	0.129
33.60%	0.1284
33.70%	0.1278
33.80%	0.1272
33.90%	0.1266
<b>34%</b>	<b>0.126</b>
34.10%	0.1254
34.20%	0.1248
34.30%	0.1242
34.40%	0.1236
34.50%	0.123
34.60%	0.1224
34.70%	0.1218
34.80%	0.1212
34.90%	0.1206
<b>35%</b>	<b>0.12</b>
<b>&gt;35%</b>	<b>0.08</b>

Pre-graded pads that existed prior to January 1, 1999 shall be exempted from the above maximum allowable floor area ratio limitations. The Director of Planning and Community Development has the discretion to exclude concave lots with an average slope greater than ten (10) percent from the above maximum floor area ratio limitations.”

**Section 55.** Section 9652.19.A.4. of Division 2 of Part 2 of Chapter 6 of Article IX (Zoning Ordinance) of the Agoura Hills Municipal Code is hereby amended to read:

**“9652.19. Conditions.**

Every conditional use permit required by this section shall be subject to the following conditions. All of the following conditions shall be deemed to be conditions of every such conditional use permit regardless of whether such conditions are set forth expressly in the permit. The planning commission, in granting a conditional use permit under this section, may impose additional conditions, but may not change or modify any of the following conditions except as otherwise provided herein;

A. *Hillside areas.*

4. *Residential density.* The commission shall designate the maximum number of dwelling units permitted in a residential development consistent with section ~~9650.230A~~, 9652.13.A.”

**Section 56.** Section 9804.2. of Division 4 of Part 1 of Chapter 8 of Article IX (Zoning Ordinance) of the Agoura Hills Municipal Code is hereby amended to read:

**“9804.2. Planning commission public hearing.**

The following matters shall be considered by the planning commission only after a public hearing:

H. ~~Second unit permits;~~

I. H. Development agreements;

J. I. Appeals from the decision of the director that required a public hearing before the director.”

**Section 57.** Section 9832. of Part 4 of Chapter 8 of Article IX (Zoning Ordinance) of the Agoura Hills Municipal Code is hereby amended to read:

**“9832. District classification.**

Base districts shall be designated on the zoning map according to the following designations:

~~RR Residential rural~~

RV Residential very low density

RL Residential low density

RS Residential single-family

RM Residential medium density

~~RMH Residential medium high~~

RH Residential high density  
 CS Commercial shopping centers  
CS-MU Commercial shopping center-mixed use  
 CRS Commercial retail service  
~~CM Commercial mixed use~~  
 CR Commercial ~~mixed-use~~ recreation  
CN Commercial Neighborhood Center  
 BP-OR Business park office retail  
 BP-M Business park manufacturing  
 P Local park  
PD Planned development  
~~PR Regional park~~  
 SH School  
~~G Governmental office~~  
 U Utility  
 OW Open water  
~~OS Open space~~  
OS-R Open space-restricted  
OS-DR Open space-deed restricted  
 S Study”

**Section 58.** Section 9835. of Part 4 of Chapter 8 of Article IX (Zoning Ordinance) of the Agoura Hills Municipal Code is hereby amended to read:

**“9835. Density designation.**

In addition to the designations indicated for various districts in sections 9832 and 9834, the city council may direct that a density designation indicating the maximum number of dwelling units be affixed to district classifications in the RS, RM, ~~RMH~~ and RH residential districts. The density designation shall be affixed to the district designation according to the following schedule:”

**Section 59.** If any provision of this ordinance or the application thereof to any person or circumstances is held invalid or unconstitutional by any court or competent jurisdiction, such invalidity or unconstitutionality shall not affect any other provision or applications, and to this end the provisions of this ordinance are declared to be severable. The City Council declares that it would have adopted this ordinance and each section, subsection, sentence, clause, phrase, part or portion thereof even if one or more sections, subsections, sentences, clauses, phrases, parts or portions thereof is declared invalid or unconstitutional.

PASSED, APPROVED, and ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2011, by the following vote to wit:

AYES: (0)  
NOES: (0)  
ABSENT: (0)  
ABSTAIN: (0)

\_\_\_\_\_  
Harry Schwarz, Mayor

ATTEST:

\_\_\_\_\_  
Kimberly M. Rodrigues, City Clerk

APPROVED AS TO FORM

\_\_\_\_\_  
Craig A. Steele, City Attorney