

use permit. All businesses within Subarea 5 shall be operated in compliance with sections 9391 and 9392, and the special conditions in section 9312.3.

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 49. 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 50. 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 51. 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. ~~3.~~ Antique store
- ~~5.~~ ~~4.~~ Appliance store
- ~~6.~~ ~~5.~~ Appliance repair shop
- ~~7.~~ ~~6.~~ Art gallery
- ~~8.~~ ~~7.~~ Art studio
- ~~9.~~ ~~8.~~ Athletic equipment and sporting goods store
- ~~10.~~ ~~9.~~ Auto service station, primary
- ~~11.~~ ~~10.~~ Auto parts and accessory store
- ~~12.~~ ~~11.~~ Bakery/pastry shop
12. Banks and financial institutions
13. Bar/tavern
14. Barber shop
15. Bicycle sale, rent, service
- ~~16.~~ ~~Book/record store~~
- ~~17.~~ ~~16.~~ Butcher and meat market
- ~~18.~~ ~~Café/restaurant~~
- ~~19.~~ ~~17.~~ Certified farmer's market
- ~~20.~~ ~~18.~~ Candy store
- ~~21.~~ ~~19.~~ Child-care center
- ~~22.~~ ~~20.~~ Church/temple
- ~~23.~~ ~~21.~~ Citizens' improvement club/community center
- ~~24.~~ ~~22.~~ Clinic, child-family guidance
- ~~25.~~ ~~23.~~ Clinic, physical therapy
- ~~26.~~ ~~24.~~ Clothing and apparel store
- ~~27.~~ ~~Coffee shop~~
- ~~28.~~ ~~25.~~ Coin operated amusement machine, incidental to a permitted use
- ~~29.~~ ~~26.~~ Computer programming/software and system design
- ~~30.~~ ~~27.~~ Computer sales, rental, lease and service, and training
- ~~31.~~ ~~28.~~ Concession, temporary
- ~~32.~~ ~~29.~~ Costume shop, sale and rent
- ~~33.~~ ~~30.~~ Curio/novelty shop
- ~~34.~~ ~~31.~~ Dancing as an incidental use in a bar or restaurant
- ~~35.~~ ~~Data processing service~~
- ~~36.~~ ~~32.~~ Delicatessen
- ~~37.~~ ~~33.~~ Dressmaker/tailor

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

- ~~84.~~ 77. Office, accountants, bookkeepers
~~85.~~ 78. Office machines and equipment sales
~~86.~~ 79. Paint and wallpaper store
~~87.~~ 80. Pest control service
~~88.~~ 81. Pet store, no kennel
~~89.~~ 82. Photocopy service
~~90.~~ 83. Photographic supply/camera store
~~91.~~ 84. Photographic studio, including incidental processing
~~92.~~ 85. Picture framing shop
~~93.~~ 86. Prescription pharmacy
~~94.~~ Record/book store
~~95.~~ 87. Remote teller, for pedestrian use
~~96.~~ 88. Restaurant/café
~~97.~~ 89. Retail store
~~98.~~ 90. Saddlery/equestrian shop
~~99.~~ 91. School: charm, culture, modeling, acting
~~100.~~ School; self defense, judo, boxing, gymnastics
~~101.~~ 92. Shoe repair shop
~~102.~~ 93. Shoe store
~~103.~~ 94. ~~Soda fountain/ice cream parlor.~~ Snack shop: ice cream, coffee, juice
~~104.~~ 95. Sporting goods and athletic equipment store
~~105.~~ 96. Stamp/coin store
~~106.~~ 97. Stationary Stationery store
~~107.~~ Stenographic service
~~108.~~ 98. Studio: dance, voice yoga, music, gymnastics
~~109.~~ 99. Studio: martial arts, gymnastics
~~110.~~ 100. Studio: radio, television, recording
~~111.~~ 101. Swimming pool, spa sales and service
~~112.~~ 102. Tailor/dressmaker
~~113.~~ Telegraphic office
~~114.~~ 103. Telephone-answering service
~~115.~~ 104. Television and radio sales
~~116.~~ 105. Television and radio repair shop
~~117.~~ 106. Ticket agency
~~118.~~ 107. Tobacco shop
~~119.~~ 108. Toy store
~~120.~~ 109. Travel agency
~~121.~~ 110. Veterinarian/animal hospital
~~122.~~ 111. Watches, sale, repair
~~123.~~ 112. Wig sales and service
~~124.~~ 112. Winery and beer sales facility/tasting room, except as prohibited by section 9542.1(B)”

Section 52. 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 53. 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 54. 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 with a bowl-shaped depression or formation 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 55. 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

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

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

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

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 56. 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 57. 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;~~

~~F. H.~~ Development agreements;

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

Section 58. 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 59. Section 9833. of Part 4 of Chapter 8 of Article IX (Zoning Ordinance) of the Agoura Hills Municipal Code is hereby amended to read:

“9833. Combining overlay districts.

~~Overlay districts shall be indicated by letters as suffix to the base district symbol. The suffix shall be as follows:~~ designated on the zoning map according to the following designations:

D Drainageway, floodplain, watercourse
~~GH Geologic hazard~~
~~LMD Ladyface Mountain design~~
 FC Freeway corridor
 OA Old Agoura design
 IH Indian Hills design
 CD Cluster development
 EQ Equestrian”

Section 60. 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 61. Environmental review.

A. Pursuant to the California Environmental Quality Act (“CEQA”), as amended, the CEQA Guidelines promulgated thereunder, and the City’s local CEQA Guidelines, City staff prepared an Initial Study of the potential environmental effects of this proposed Ordinance and the Municipal Code amendments contained herein (the “project”). On the basis of the Initial Study, City staff for the City of Agoura Hills, acting as Lead Agency, determined that there was no substantial evidence that the project could have a significant effect on the environment; as a result, City staff prepared a Negative Declaration for the project and provided public notice of the public comment period and of the intent to adopt the Negative Declaration.

B. The City Council has independently reviewed (1) the Negative Declaration and Initial Study (both of which are attached hereto as Exhibit “B” and incorporated by this reference) and (2) all comments received, both written and oral, regarding the Negative Declaration and Initial Study, and based upon the whole record before it finds that those documents were prepared in compliance with CEQA, the CEQA Guidelines, and the City’s CEQA Guidelines, that City staff correctly concluded that there is no substantial evidence that the project will have a significant effect on the environment, and that the findings contained therein represent the independent judgment and analysis of the City Council. Based on these findings, the City Council hereby approves and adopts the Negative Declaration for this project.

C. The custodian of records for the Initial Study, Negative Declaration and all materials which constitute the record of proceedings upon which the City Council’s decision was based is the City Clerk of the City of Agoura Hills. Those documents are available for public review in the Office of the City Clerk located at 30001 Ladyface Court, Agoura Hills, California, 91301.

Section 62. 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

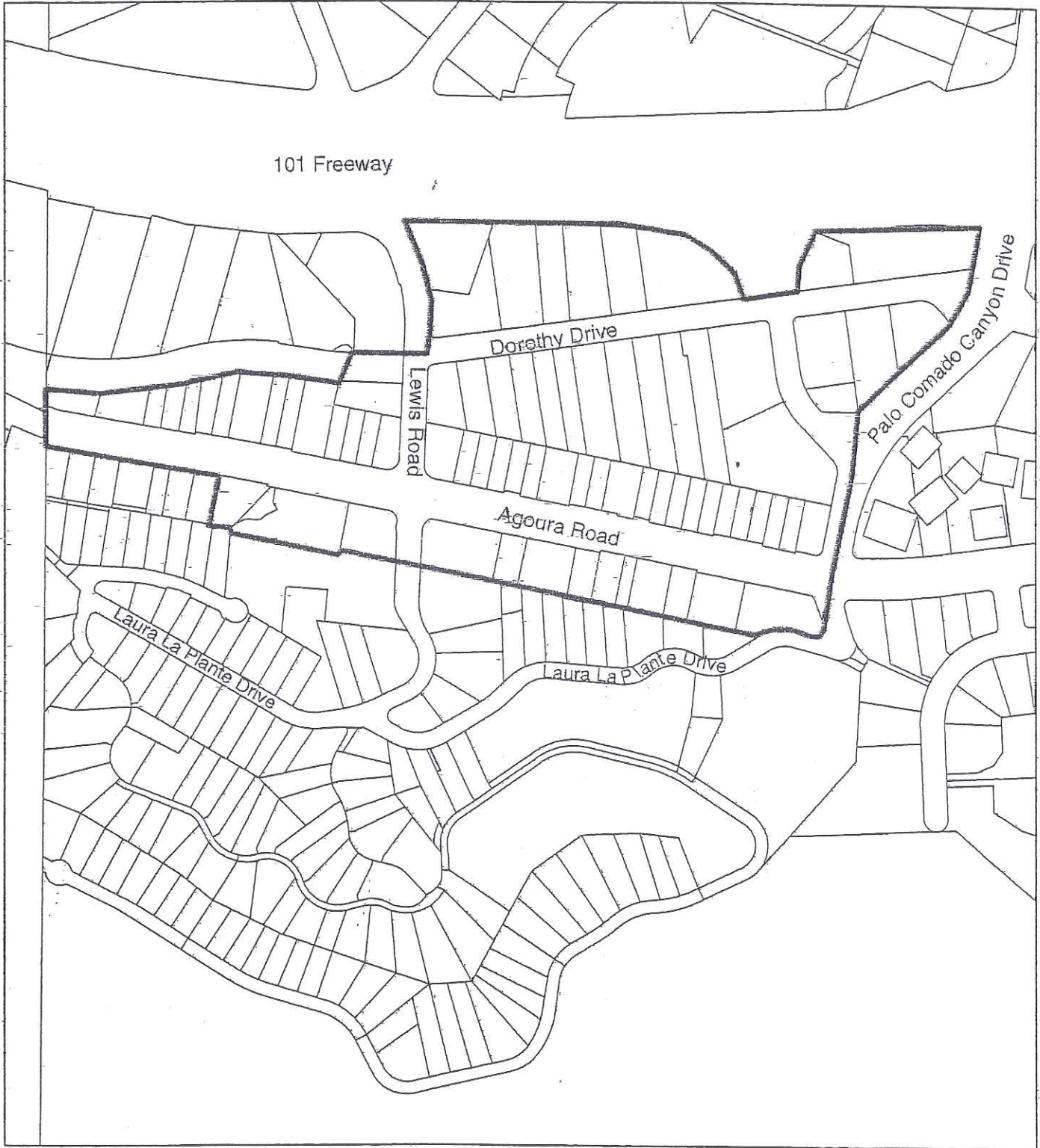


Exhibit A
Old Agoura Business Center Area



TABLE 1. PERMITTED USES WITHIN THE BUILDABLE AREA OF COMMERCIAL LOTS

	USE, SERVICE OR FACILITY Unless otherwise indicated, listings denote retail sales operations	COMMERCIAL					BUSINESS PARK	
		CS	CRS	CR	CN	CS-MU	BP-OR	BP-M
A.								
1.	Addressing and mailing service	B	B		<u>B</u>	<u>B</u>	<u>●</u> <u>X</u>	<u>●</u> <u>X</u>
2.	Advertising business office						<u>●</u> <u>X</u>	<u>●</u> <u>X</u>
3.	Alarm and warning systems sales and services	<u>●</u> <u>X</u>	<u>●</u> <u>X</u>		<u>●</u>	<u>●</u>		
3-5.4.	Alcoholic beverage establishments, off-sale	W	W	W	<u>W</u>	<u>W</u>	W	W
3-6.5.	Alcoholic beverage establishments, on-sale	W	W	W	<u>W</u>	<u>W</u>	W	W
4-6.	Ambulance service		K					K
5.	Animal hospital/veterinarian		X					X
6-7.	Antique store	<u>●</u> <u>X</u>	<u>●</u> <u>X</u>		<u>●</u>	<u>●</u>		
7-8.	Appliance store	<u>●</u> <u>X</u>	<u>●</u> <u>X</u>		<u>●</u>	<u>●</u>		
8-9.	Appliance repair shop	<u>●</u> <u>X</u>	<u>●</u> <u>X</u>		<u>●</u>	<u>●</u>		<u>●</u> <u>X</u>
9-10.	Arcade, electronic, mechanical, video games, or internet arcade	K	K	K	<u>K</u>	<u>K</u>		
10-11.	Armored car service	<u>●</u> <u>X</u>	<u>●</u> <u>X</u>		<u>●</u>	<u>●</u>		<u>●</u> <u>X</u>
11-12.	Art gallery	<u>●</u> <u>X</u>	<u>●</u> <u>X</u>		<u>●</u>	<u>●</u>		
12-3.	Art studio	<u>●</u> <u>X</u>	<u>●</u> <u>X</u>		<u>●</u>	<u>●</u>		<u>●</u> <u>X</u>
13-14.	Assembly, light manufacturing							<u>●</u> <u>X</u>
14-15.	Athletic equipment and sporting goods store	<u>●</u> <u>X</u>	<u>●</u> <u>X</u>		<u>●</u>	<u>●</u>		
15-16.	Auto sales; new and used		J					K
16-17.	Auto rental or lease agency	J	J		<u>J</u>	<u>J</u>		J, U
17-18.	Auto wholesaler, office only (no on-site storage of vehicles)		<u>●</u> <u>X</u>				<u>●</u> <u>X</u>	
19-18.	Auto service station, primary	<u>●</u> <u>X</u>	<u>●</u> <u>X</u>		<u>X</u>	<u>X</u>	K, U	<u>●</u> <u>X</u>
19-20.	Auto, minor service, repair, replacement							
	a. Automatic transmission	C	<u>●</u> <u>X</u>		<u>C</u>	<u>C</u>		<u>●</u> <u>X</u>
	b. Auto tire sales, service	C	<u>●</u> <u>X</u>		<u>C</u>	<u>C</u>		<u>●</u> <u>X</u>
	c. Auto seat covers, reupholstery shop	C	<u>●</u> <u>X</u>		<u>C</u>	<u>C</u>		<u>●</u> <u>X</u>
	d. Auto battery and ignition	C	<u>●</u> <u>X</u>		<u>C</u>	<u>C</u>		<u>●</u> <u>X</u>
	e. Auto radio, stereo, CB	<u>●</u> <u>X</u>	<u>●</u> <u>X</u>		<u>●</u>	<u>●</u>		<u>●</u> <u>X</u>

TABLE 1. PERMITTED USES WITHIN THE BUILDABLE AREA OF COMMERCIAL LOTS

USE, SERVICE OR FACILITY		COMMERCIAL					BUSINESS PARK	
		CS	CRS	CR	CN	CS-MU	BP-OR	BP-M
Unless otherwise indicated, listings denote retail sales operations								
f.	Auto radiator replacement, service		● — x					● — x
g.	Auto muffler, replacement, service		● — x					● — x
h.	Auto electric (starter-generator) replacement, service	C	● — x		C	C		● — x
i.	Auto brake replacement, service	C	● — x		C	C		C
j.	Auto minor repair, services, adjustment	C	● — x		C	C		C
k.	Auto trailer hitch installation	C	● — x		C	C		C
l.	Auto diagnosis and tune-up	C	● — x		C	C		● — x
m.	Auto detailing (servicing and cleaning for resale)	C	● — x		C	C		● — x
n.	Auto glass installation and sales	C	● — x		C	C		● — x
2021.	Auto, major							
a.	Auto, major repair							C
b.	Auto, transmission rebuild							C
c.	Auto, radiators rebuild							C
d.	Auto, starter-generator rebuild							C
e.	Auto, body repair							C
f.	Auto, paint shop							C
g.	Auto, machine shop							C
2122.	Auto storage, antique		J					● — x
2223.	Auto parts and accessory store	● — x	● — x		●	●		● — x
2324.	Auto wash, self-service or automatic		● — x					● — x
(Ord. No. 207 § 1, 4-8-92; Ord. No. 229, § 1, 5-26-93; Ord. No. 04-325, § 1, 8-25-2004; Ord. No. 09-362, § 2, 7-8-09))								
B.								
1.	Bakery/pastry shop	● — x	● — x		●	●		
2.	Bakery, wholesale							● — x
3.	<u>Banks and financial institutions</u>	● — x	● — x		●	●	● — x	● — x
4.	Bar/tavern	W	W		W	W	U	W
5.	Bath house/sauna, Turkish, steam			G			G, U	G
6.	Barbershop	● — x	● — x		●	●	E, U	● — x
7.	Beverage bottling works							● — x
8.	Bicycle sale, rent, service		I					

TABLE 1. PERMITTED USES WITHIN THE BUILDABLE AREA OF COMMERCIAL LOTS

	USE, SERVICE OR FACILITY	COMMERCIAL					BUSINESS PARK	
		CS	CRS	CR	CN	CS-MU	BP-OR	BP-M
	Unless otherwise indicated, listings denote retail sales operations							
89.	Blueprinting/photostating service	<u>●</u> x	<u>●</u> x		<u>●</u>	<u>●</u>	<u>●</u> x	<u>●</u> x
910.	Boat sale, rent, service		I					
1011.	Boat parts and accessory store	D	D		<u>D</u>	<u>D</u>		D
1112.	Bookstore	<u>●</u> x	<u>●</u> x		<u>●</u>	<u>●</u>	U	<u>●</u> x
1213.	Bookstore, adult	Q	Q		<u>Q</u>	<u>Q</u>	Q, U	Q
1314.	Building trades contractors office		<u>●</u> x				<u>●</u> x	<u>●</u> x
1415.	Building trades service yard		I					I
1516.	Building material and lumber sales	C	I, J		<u>I, J</u>	<u>C</u>		I, J
16.	Business school	x	x				U	<u>●</u> x
1717.	Butcher and meat market	<u>●</u> x	<u>●</u> x		<u>●</u>	<u>●</u>		
1818.	Butcher, wholesale, excluding slaughterhouse							<u>●</u> x
(Ord..No. 09-362, §2, 7-8-09)-								
C.								
1.	Cabinet shop		J					J
2.	Reserved	x	x				U	x
2.	Candy store	<u>●</u> x	<u>●</u> x		<u>●</u>	<u>●</u>	U	<u>●</u> x
3.	Cemeteries, crematories and columbarium and related facilities			K				
4.	Certified farmer's market	K	K		<u>K</u>	<u>K</u>		
5.	Child care center	Y	Y		<u>Y</u>	<u>Y</u>	U	<u>●</u> x
6.	Church/ <u>temple</u>	K	K	K	<u>K</u>	<u>K</u>	K, U	K
7.	Clinic, child, family guidance	<u>●</u> x	<u>●</u> x		<u>●</u>	<u>●</u>	<u>●</u> x	<u>●</u> x
8.	Clinic, physical therapy	<u>●</u> x	<u>●</u> x		<u>●</u>	<u>●</u>	<u>●</u> x	<u>●</u> x
9.	Clothing and apparel store	<u>●</u> x	<u>●</u> x		<u>●</u>	<u>●</u>	G, U	G
10.	Coffee shop	<u>●</u> x	<u>●</u> x		<u>●</u>	<u>●</u>	U	<u>●</u> x
11.	Coin operated amusement machine, incidental to a permitted use	<u>●</u> x	<u>●</u> x	<u>●</u> x	<u>●</u>	<u>●</u>	<u>●</u> x	<u>●</u> x
12.	Coin operated dispense, collection of vending machines	<u>●</u> x	<u>●</u> x	<u>●</u> x	<u>●</u>	<u>●</u>	<u>●</u> x	<u>●</u> x
13.	Community center/citizens improvement center	<u>●</u> x	<u>●</u> x	<u>●</u> x	<u>●</u>	<u>●</u>	<u>●</u> x	<u>●</u> x
14.	Cold storage food locker		<u>●</u> x					<u>●</u> x
15.	Computer programming/software and system design	<u>●</u> x	<u>●</u> x		<u>●</u>	<u>●</u>	<u>●</u> x	<u>●</u> x
16.	Computer sales, rental, lease, and service, and training	<u>●</u> x	<u>●</u> x		<u>●</u>	<u>●</u>	<u>●</u> x	<u>●</u> x

TABLE 1. PERMITTED USES WITHIN THE BUILDABLE AREA OF COMMERCIAL LOTS

	USE, SERVICE OR FACILITY	COMMERCIAL					BUSINESS PARK	
		CS	CRS	CR	CN	CS-MU	BP-OR	BP-M
	Unless otherwise indicated, listings denote retail sales operations							
42.	Floor covering, drapery or upholstery store	● <u>x</u>	● <u>x</u>		●	●		● <u>x</u>
23.	Florist	● <u>x</u>	● <u>x</u>		●	●	E, G, U	E, G
34.	Food market ancillary to service station	K	K		K	K	K	K
45.	Fortunetelling Fortune telling	H	H		H	H		
56.	Funeral establishment							● <u>x</u>
67.	Furniture store	● <u>x</u>	● <u>x</u>		●	●		● <u>x</u>
78.	Furniture cleaning, refinishing or reupholstery shop		● <u>x</u>					● <u>x</u>
89.	Furniture rental agency	● <u>x</u>	● <u>x</u>		●	●		● <u>x</u>
(Ord. No. 07-343, § 12, 2-28-2007)								
G.								
1.	Garden equipment and tool sales	● <u>x</u>	● <u>x</u>		●	●		● <u>x</u>
2.	Gardening/landscaping service yard and workshop		J					J
3.	Gardening/landscaping supply store	J	J		J	J		J
4.	Gift/card shop	● <u>x</u>	● <u>x</u>		●	●	E, G, U	● <u>x</u>
5.	Golf, full range			● <u>x</u>			G, U	G
6.	Grinding/sharpening service		● <u>x</u>					● <u>x</u>
7.	Grooming service, such as poodle dog grooming	● <u>x</u>	● <u>x</u>		●	●		● <u>x</u>
8.	Gun shop/gunsmith		● <u>x</u>					
(Ord. No. 229, §1, 5-26-93)								
H.								
1.	Hardware store	● <u>x</u>	● <u>x</u>		●	●		
2.	Hay, seed, and grain store		● <u>x</u>					J
3.	Hearing aids sales and service	● <u>x</u>	● <u>x</u>		●	●	U	● <u>x</u>
4.	Hospital						U	K
5.	Hotel		K	● <u>x</u>			U	K
6.	Hotel, restaurant equipment sales		● <u>x</u>					● <u>x</u>
7.	Hotel, single room occupancy						K, U	
8.	Household moving and storage service							x
I.								
1.	Interior decorator's office	● <u>x</u>	● <u>x</u>		●	●	● <u>x</u>	● <u>x</u>

TABLE 1. PERMITTED USES WITHIN THE BUILDABLE AREA OF COMMERCIAL LOTS

	USE, SERVICE OR FACILITY	COMMERCIAL					BUSINESS PARK	
		CS	CRS	CR	CN	CS-MU	BP-OR	BP-M
	Unless otherwise indicated, listings denote retail sales operations							
2.	Interior decorator's service yard and workshop		J					J
3.	Internet cafe	● —x	● —x		● —	● —	U	
(Ord. No. 04-325, §1, 8-25-2004)								
J.								
1.	Janitor service		● —x				● —x	● —x
2.	Jewelry store, sales, repair	● —x	● —x		● —	● —	G, U	G
L.								
1.	Labor union temple center		● —x					● —x
2.	Laboratory, medical, dental or optical		● —x				E, U	● —x
3.	Laboratory, research; analysis							● —x
4.	Laboratory, -materials testing							● —x
5.	Lapidary shop	● —x	● —x		● —	● —		
6.	Laundromat, self-service	● —x	● —x		● —	● —		
7.	Laundry or cleaning agency, retail (on-site cleaning permitted)	● —x	● —x		● —	● —	G, U	G
8.	Live entertainment	F	F	K			F, U	F
9.	Live entertainment, adult	Q	Q				Q, U	Q
108.	Laundry or cleaning pickup station	● —x	● —x		● —	● —		● —x
119.	Laundry or cleaning plant, wholesale facility							● —x
1210.	Lawn mower engine and garden power tool repair	D	● —x		D	D		D
1311.	Library	S	S		S	S	S	S
1412.	Liquor store	W	W		W	W	W	W
13.	Live entertainment	I	I	K	I	I	I, U	I
14.	Live entertainment, adult	Q	Q		Q	Q	Q, U	Q
1515.	Live theater	K	K		K	K	Y, U	
16-16	Live theater, adult	Q	Q		Q	Q	Q, U	Q
8.	Live entertainment	F	F	K			F, U	F
9.	Live entertainment, adult	Q	Q				Q, U	Q
1717.	Locksmith/key and lock	● —x	● —x		● —	● —	U	● —x
1818.	Lodge/fraternal hall	M	M		M	M		M
1919.	Lumber and building material sales	A	J		A	A		J
(Ord. No. 09-362, § 2, 7-8-09)								
M.								
1.	Machine shop		J					● —x

TABLE 1. PERMITTED USES WITHIN THE BUILDABLE AREA OF COMMERCIAL LOTS

	USE, SERVICE OR FACILITY	COMMERCIAL					BUSINESS PARK	
		CS	CRS	CR	CN	CS-MU	BP-OR	BP-M
	Unless otherwise indicated, listings denote retail sales operations							
1.	Paint and wallpaper store	● —x	● —x		● —	● —		● —x
2.	Pest control service							I
3.	Pet store, no kennel	● —x	● —x		● —	● —		
4.	Photocopy service	● —x	● —x		● —	● —	E	● —x
5.	Photographic supply/camera store	● —x	● —x		● —	● —		● —x
6.	Photographic processing plant, wholesale facility							● —x
7.	Photographic studio, including incidental processing	● —x	● —x		● —	● —	● —x	● —x
8.	Physical fitness studio club	● —x	● —x	● —x	● —	● —	K	● —x
9.	Picture framing shop	● —x	● —x		● —	● —		● —x
10.	Pool table sale and repair service	● —x	● —x		● —	● —		● —x
11.	Portable swimming pool supply sales	J	J		J	J		J
12.	Power tool sales, repair	C	● —x		C	C		● —x
13.	Prescription pharmacy	● —x	● —x		● —	● —	E, U	
14.	Printing plant							● —x
15.	Print shop	● —x	● —x		● —	● —		● —x
16.	Psychiatric facility, outpatient	K			K		K, U	K
17.								
18 17.	Public and government uses within privately owned buildings, facilities, grounds	S	S		S	S	S	S
19 18.	Public utility and public service							
	a. Wireless telecommunications facilities						K, BB	K
	b. Other	K	K	K	K	K	K, U	K
(Ord. No. 252, §1, 6-28-95; Ord. No. 07-343, § 2, 2-28-2007)								
R.								
1.	Record store	x	x					x
2 1.	Recreation facility, indoor	● —x	● —x	K	● —	● —	K, U	K
3.	(Effective until 5/22/99)							
	Recreation facility, outdoor		AA	AA			G, U	G
	a. Miniature golf							
	Incidental and compatible outdoor recreational uses, such as batting cages, boats and miniature cars, may be permitted, along with the miniature golf use if such uses are part of an integrated							

TABLE 1. PERMITTED USES WITHIN THE BUILDABLE AREA OF COMMERCIAL LOTS

USE, SERVICE OR FACILITY		COMMERCIAL					BUSINESS PARK	
Unless otherwise indicated, listings denote retail sales operations		CS	CRS	CR	CN	CS-MU	BP-OR	BP-M
	entertainment center.*							
3.	(Effective as of 5/22/99)							
<u>2.</u>	Recreation facility, outdoor			AA			G, U	G
a.	Miniature golf-							
	Incidental and compatible outdoor recreational uses, such as batting cages, boats and miniature cars, may be permitted, along with the miniature golf use is such uses are part of an integrated entertainment center-							
b.	Batting cage facility, primary use-		AA, CC					
(Ord. No. 97-269, § 1, 3-5-97; Ord. No. 97-274U, § 4, 4-16-97; Ord. No. 98-271, § 1, 4-22-98; Ord. No. 00-305, § 1, 1-10-2001)								
<u>43.</u>	Recreation vehicle storage		V					
<u>54.</u>	Recycling center-	J, K	J, K		J, K	J, K		J, K
<u>65.</u>	Remote teller, for pedestrian use	B	B		B	B	B	B
<u>76.</u>	Research and development						E	● X
<u>87.</u>	Residence of a caretaker, proprietor or owner of a permitted use		M					
<u>98.</u>	Resorts			● X			K, U	● X
<u>109.</u>	Restaurant/cafe	● X	● X	● X	●	●	● X, U	● X
<u>110.</u>	Retail store	● X	● X		●	●		
<u>1211.</u>	Residential care facility of the elderly		K				K	
(Ord. No. 203, § 2, 9-25-91; Ord. No. 229, § 1, 5-26-93; Ord. No. 99-299, § 2, 11-17-99)								
S.								
<u>1.</u>	Saddlery shop	● X	● X		●	●		
<u>2.</u>	Sanitarium-Salon: hair, nails	●	●		●	●	E, UK, U	● X
<u>3.</u>	School, business	● X	● X		●	●	U	● X
<u>4.</u>	School; charm, culture, modeling, acting	● X	● X		●	●	U	● X
<u>5.</u>	School, college and university	K	K		K	K	K, U	K
<u>6.</u>	School, private K-6						K	
<u>7.</u>	School, private high school							K
<u>78.</u>	School, trade	● X	● X		●	●	U	● X
<u>89.</u>	School, self-defense, judo, boxing, gymnastics <u>School, vocational</u>	● X	● X	● X	●	●	U	● X
<u>910.</u>	Shoe repair shop	● X	● X		●	●	E, U	● X

TABLE 1. PERMITTED USES WITHIN THE BUILDABLE AREA OF COMMERCIAL LOTS

	USE, SERVICE OR FACILITY	COMMERCIAL					BUSINESS PARK	
		CS	CRS	CR	CN	CS-MU	BP-OR	BP-M
	Unless otherwise indicated, listings denote retail sales operations							
10 11.	Shoe shine parlor establishment	● x	● x		●	●	E, G, U	E, G
11 12.	Shoe store	● x	● x		●	●		
12 13.	Snack shops: ice cream, frozen yogurt, coffee, juice and fountain/ice cream parlor	● x	● x	● x	●	●	E, U	
13 14.	Sporting goods and athletic equipment store	● x	● x	● x	●	●		
14 15.	Stamp/coin store	● x	● x		●	●		
15 16.	Stationery store	● x	● x		●	●	E, U	● x
16	Stenographic service	x	x				x	x
17-17	Storage building, mini		V					V
18-18	Storage and warehouse uses:							
	a. Wholesaling and warehousing							V
	b. Automobile and recreational vehicle storage							V
	c. Storage building, mini		V					V
	d. Moving and storage service							J
19-19	Studio: voice, music, gymnastics	● x	● x	● x	●	●		
20-20	Studio: dance, yoga	● x	● x	● x	●	●	K	K
21-21	Studio: martial arts, gymnastics	●	●	●	●	●	U	●
22-22	Studio: radio, television, recording office only	● x	● x		●	●	● x	● x
23-23	Supermarket/food store	● x			●	●		
24-24	Swimming pool, spa – sales and service	D	J		D	D		
(Ord. No. 174, 8-22-90)								
T.								
1.	Tailor	● x	● x		●	●	G, U	G
2.	Taxicab service and storage facility		J					
3.	Taxidermist		● x					K
4	Telegraph office	x	x				x	x
54	Telephone answering service	● x	● x		●	●	X	X
65	Television and radio sales	● x	● x		●	●		
76	Television and radio repair shop	A	● x		A	A		● x
87	Temporary uses	R	R	R	R	R	R, U	R
98	Ticket agency	● x	● x		●	●	E, G, U	G
109	Tobacco shop	● x	● x		●	●	E, G, U	G

TABLE 1. PERMITTED USES WITHIN THE BUILDABLE AREA OF COMMERCIAL LOTS

	USE, SERVICE OR FACILITY	COMMERCIAL					BUSINESS PARK	
		CS	CRS	CR	CN	CS-MU	BP-OR	BP-M
	Unless otherwise indicated, listings denote retail sales operations							
11 10.	Tool reconditioning		J					J
12 11.	Towing service, office only		● x				K	K
13 12.	Toy store	● x	● x		● x	● x		
14 13.	Travel trailer/mobile home, motor home, camper sales, rent, storage		V					
15 14.	Travel trailer, mobile home, camper, motor home, repair or service		V					
16 15.	Travel agency	● x	● x		● x	● x	U	● x
17 16.	Tree service		J					
18 17.	Trophy/emblem store	● x	● x		● x	● x		
19 18.	Truck sale or rent		J					
U.								
1.	Utility trailer rental, service, sales—	J				J		
2.	Utility trailer or truck, rent or storage as ancillary to service stations						J, U	J
V.								
1.	Veterinarian/animal hospital		K					● x
W.								
1.	Welding shop							J
2.	Watches, sale, repair	● x	● x		● x	● x	E, G, U	G
3.	Wholesale distributor's service							J
4.	Wholesale store		● x					● x
5.	Wig sales and service	● x	● x		● x	● x		
6.	Winery and beer sales facility/tasting room	W	W		W	W		W

(Ord. No. 170, § 1, 5-9-90; Ord. No. 227, § 1, 3-24-93; Ord. No. 09-362, § 2, 7-8-09))

● Permitted Use

9312.3. Special Conditions.

The following special conditions apply to the uses indicated by the corresponding letter in table I described in section 9312.2:

- A. Permitted as an incidental sales operation in conjunction with a permitted retail sales use provided the entire sales operation takes place within a completely enclosed building.
- B. Permitted as an incidental service function intended to satisfy the normal operating needs of a permitted retail use on the property. An independent servicing facility

oriented toward generating its trade from the general public is not permitted in this zone.

- C. Permitted as an incidental service in conjunction with a permitted retail sales or automobile service station operation provided all adjustments and installations are conducted completely within an enclosed building. Permitted as the principal use of the premises subject to issuance of a conditional use permit.
- D. Sale, installation and serving are permitted provided the use is conducted completely within an enclosed building. The reconditioning of used merchandise for resale is permitted as an incidental use. Reconditioning of used merchandise for resale as the principal use of the premises is permitted subject to issuance of a conditional use permit.
- E. Permitted as an incidental service in an office complex. The primary entrance to such facility shall be from within a main building or from an interior court.
- F. Permitted only if specific approval is granted by the planning commission. Such approval may specify location, time period, hours, lighting, parking and related conditions of operation.
- G. Permitted as an incidental service in a hotel or motel. ~~physician fitness complex~~
- H. Permitted subject to special permit procedures under other provisions of the Municipal Code.
- I. Permit provided storage is within an enclosed building.
- J. Permitted if the entire operation, including parking and storage of vehicles used in connection with the operation, is conducted within a completely enclosed building or within a walled area on the buildable area of the lot, pursuant to the outdoor display and storage provisions of chapter 6.
- K. Permitted subject to the issuance of a conditional use permit by the planning commission.
- L. ~~Permitted subject to issuance of a conditional use permit by the planning commission and provided a valid dancing license is obtained. Reserved.~~

- M. Permitted subject to issuance of a conditional use permit by the zoning administrator.
- N. ~~Signs and other structures may be placed in the required yards and other open spaces, provided they meet all development standards provided in chapter 6~~ Reserved.
- O. ~~Permitted as an ancillary use to an automobile service station subject to issuance of a conditional use permit by the planning commission~~ Reserved.
- P. ~~Permitted subject to issuance of a conditional use permit by the planning commission; and further provided that only one (1) concrete mixer with a capacity of one (1) cubic yard or less may be located on the premises~~ Reserved.
- Q. Such use is permitted by a conditional use permit subject to the required finding as stated in section 9673.7 being made.
- R. Permitted subject to the issuance of a temporary use permit by the zoning administrator.
- S. All government and publicly owned and/or operated uses within privately owned buildings, facilities, and property will be regulated as provided for in this Code for the proposed use as if it were a permitted private use.
- T. Permitted in bars and restaurants which are licensed to serve alcoholic beverages subject to the issuance of a conditional use permit by the planning commission.
- U. A permitted use in the BP-OR only west of Palo Comado Canyon Road.
- V. Permitted subject to conditional use permit from the planning commission if the following conditions are met:
1. No similar use is within five thousand (5,000) feet of the subject parcel, or within six hundred sixty (660) feet of the free-way right-of-way; and
 2. Only within an enclosed building; and
 3. Must be for more than five (5) vehicles.

- W. Such use is permitted by a conditional use permit subject to the required findings as stated in sections ~~93639396.3~~ and 9673.8-2.E being made. Off-sale alcoholic beverage establishments prohibited in the FC overlay district, except ~~wholesale sales, and except supermarket/food stores with a floor area greater than 10,000 square feet as provided in section 9542.1.~~
- X. ~~Planter boxes, retainer walls, foundations and ponds may be placed in yard area provided they are permanent parts of the overall landscaping development~~Reserved.
- Y. ~~No sign or other advertising device shall be attached to lighting standards or fixtures. Lighting shall be arranged so as not to produce a glare on other properties in the vicinity and the source of light shall not be visible from adjacent property or a public street~~Reserved.
- Z. ~~Service station pump islands, including display or incidental petroleum products may not be placed in required yards~~Reserved.
- AA. Permitted subject to issuance of a conditional use permit by the planning commission, pursuant to the provisions of chapter 3, standards for specific uses.
- BB. A permitted use in the BP-OR zone west of Palo Comado Canyon Road, and in the BP-OR zone east of Palo Comado Canyon Road on properties which front on Dorothy Drive.
- CC. A permitted use in the CRS-FC-OA zone west of Lewis Place, east of Cornell Road, north of Agoura Road and south of Roadside Drive.
- DD. A permitted use in the BP-M zone for parcels located south of the 101 Freeway, subject to the issuance of a conditional use permit by the planning commission.
- EE. Permitted if the following standards are met:
1. The maximum number of occupants to be served shall not exceed twenty (20);
 2. A minimum distance of three hundred (300) feet shall be maintained from any other emergency shelter;
 3. The maximum stay at the facility shall not exceed ninety (90) days in a 365-day period;
 4. Clients shall only be on-site and admitted to the facility between five p.m. (5:00 p.m.) and eight a.m. (8:00 a.m.);

5. An interior waiting and intake area shall be provided which contains a minimum of two hundred (200) square feet. If not feasible to locate internally, an exterior waiting area shall be provided which contains a minimum of ten (10) square feet per bed provided at the facility; shall be in a location not adjacent to the public right-of-way; and shall be visibly separated from public view by a minimum six (6)-foot tall visual screening;
6. A minimum of one (1) employee per 15 beds, in addition to any security personnel, shall be on-duty and remain on-site during operational hours;
7. Security personnel shall be provided during operational hours and when people are waiting outside;
8. Exterior lighting shall be provided for the entire outdoor area of the site, consistent with the provisions of this article and the City Lighting Standards and Guidelines;
9. Parking shall be provided at a ratio of one space per 250 square feet of building area, consistent with parking requirements for retail commercial uses in the CRS zone;
10. The operator of the facility shall provide, at the City's request, an annual report of the use of the facility and demonstration of compliance with the City's development standards for the use."

City of Agoura Hills

General Plan
Implementation Measures Ordinance

Attachment III

General Plan Land Use Map

August 2011

VENTURA COUNTY

Santa Monica Mountains National Recreation Area

CITY OF AGOURA HILLS ZONING MAP

Legend

- County Boundary
- Parcels
- Zoning**
- Very Low Density-Residential (<2du/ac.) (RV)
- Low Density-Residential (1-2 du/ac.) (RL)
- Single Family-Residential (2-6 du/ac.) (RS)
- Medium Density Residential (6-15 du/ac.) (RM)
- High Density-Residential (15-25 du/ac.) (RH)
- Planned Development (PD)
- Commercial Shopping Center (CS)
- Commercial Retail/Service (CRS)
- Commercial Recreational (CR)
- Commercial Neighborhood (CN)
- Commercial Shopping Center - Mixed Use (CS-MU)
- Business Park Office Retail (BP-OR)
- Business Park-Manufacturing (BP-M)
- School (SH)
- Open Water (OW)
- Utility (U)
- Local Park (P)
- Open Space Restricted (OS-R)
- Open Space Deed Restricted (OS-DR)

LOS ANGELES COUNTY

LOS ANGELES COUNTY

Westlake Village

101

Ladyface Mountain Specific Plan

North Agoura Road Planning Area

Agoura Village Specific Plan

Santa Monica Mountains National Recreation Area

Country Glen Rd

Liberty Canyon Rd

Date Revised: June 30, 2011

