

CHAPTER 4: LAND USE AND DEVELOPMENT STANDARDS

Introduction

In concert with design guidelines, streetscape beautification, and other public improvements recommended for the Specific Plan area described in Chapters 5, 6, and 7, standards for new development are intended to reinforce the desired urban image in the area. These standards are also intended to improve overall aesthetic appearance and to serve as the incentive for private investment in the Specific Plan area.

This chapter focuses on regulations and standards for proposed development within the Specific Plan area. These standards are mandatory requirements that must be satisfied for all new buildings, renovations or additions. Non-conforming lots, buildings, uses, and standards shall be governed by Zoning Ordinance Chapter VII (Nonconforming Lots, Uses, Buildings and Land).

Unless otherwise noted in the Specific Plan, permit requirements are as specified in the City of Agoura Hills Zoning Ordinance. When the Plan is silent, then the Agoura Hills Zoning Ordinance requirements remain in force. Where the Specific Plan and the Zoning Ordinance are in conflict, the Specific Plan shall take precedent. Application procedures and processing requirements are provided in Chapter 9, Plan Administration.



Affordable Housing Overlay

Sites shown on Figure 4.2.A., are identified in the adopted Sixth Cycle Housing Element 2021-2029 as housing opportunity sites and are within the Affordable Housing Overlay District (AH) pursuant to the City of Agoura Hills Municipal Code. A site designated with the AH may be developed in the manner provided in the Municipal Code (Part 3 of Chapter 5 of Title IX (Affordable Housing Overlay District)), or in the manner provided in the AVSP. Sites proposed for development pursuant to the AH Overlay District are not subject to the provisions of the AVSP, unless specifically indicated in Part 3 of Chapter 5 of Title IX. Projects proposed pursuant to the AH Overlay District shall not be required to obtain an Agoura Village Development Permit but shall be subject to the approval process and permit requirements provided by Part 3 of Chapter 5 of Title IX (Affordable Housing Overlay District).

Figure 4.2.A - AVSP properties located within the Affordable Housing Overlay

Allowable land Uses

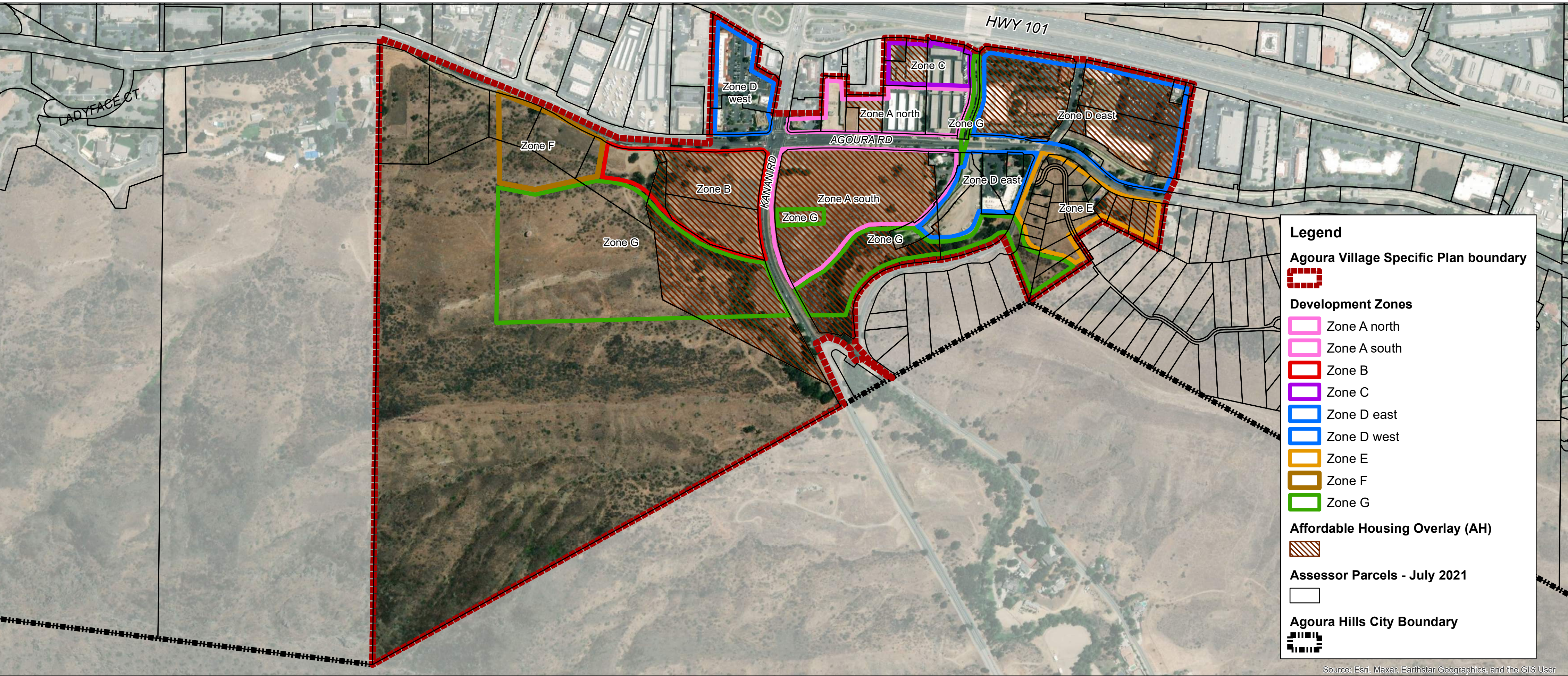
A land use that is not listed in the Table 4.1 or is not shown on the corresponding district zoning plates for Zone A through F (and OS – Open Space District regulations for Zone G) is not allowed except as follows:

1. Required Findings: The Director may determine in writing that a proposed use is similar and compatible to a listed use and may be allowed upon making one or more of the following findings:
 - a. The characteristics of and activities associated with candidate uses are similar to one or more of the allowed uses and will not involve substantially greater intensity than the uses listed for that sub district;
 - b. The candidate uses will be consistent with the purpose and vision of the applicable sub district;
 - c. The candidate uses will be otherwise consistent with the intent of the specific plan;
 - d. The candidate uses will be compatible with the other uses listed for the applicable sub district.
2. The Director may refer the question of whether a proposed use is allowable directly to the Planning Commission or City Council for a determination at a public hearing.
3. A determination of the Director or Planning Commission may be appealed in compliance with the appeals procedure set forth in the City of Agoura Hills Municipal Code.


Affordable Housing Overlay District

Sites proposed for development pursuant to the AH Overlay District are not subject to the provisions of the AVSP, unless specifically indicated in Part 3 of Chapter 5 of Title IX. Projects proposed pursuant to the AH Overlay District shall not be required to obtain an Agoura Village Development Permit but shall be subject to the approval process and permit requirements provided by Part 3 of Chapter 5 of Title IX (Affordable Housing Overlay District).








AGOURA VILLAGE SPECIFIC PLAN DEVELOPMENT ZONES AND AFFORDABLE HOUSING OVERLAY





Legend

Agoura Village Specific Plan boundary


Development Zones

-  Zone A north
-  Zone A south
-  Zone B
-  Zone C
-  Zone D east
-  Zone D west
-  Zone E
-  Zone F
-  Zone G

Affordable Housing Overlay (AH)


Assessor Parcels - July 2021


Agoura Hills City Boundary


Source: Esri, Maxar, Earthstar Geographics, and the GIS User

