

## **“Division 13. - Objective Design Standards for Multiple Family Dwellings**

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### **9663.1. - Purpose, Intent, and Applicability**

- A. This Chapter establishes objective design standards for new or redeveloped multi-family residential developments and/or mixed-use developments, either solely of residential use or as part of a mixed-use residential-commercial development that has at least a two-thirds residential component in terms of floor area. This includes but is not limited to duplexes, triplexes, townhouses, row houses, flats, and multi-story, mid-rise building types. The objective design standards draw from and complement existing design criteria set forth in land policy documents adopted by the city and primarily the City of Agoura Hills General Plan.
- B. These objective design standards are intended to achieve and maintain high-quality site planning and building design for neighborhood standards and districts where new development is proposed, and to facilitate development designed and constructed in a manner that conforms to community design priorities. The purpose of the objective design standards is to reduce barriers to the development of housing for very low-, low-, and moderate-income households by accelerating housing production through the clear communication of design objectives and streamlined review for qualifying multi-family and mixed-use development projects.
- C. This Chapter does not apply to single-family homes, historic properties, commercial-only projects, and any other non-residential developments.

### **9663.2. - Relationship to Other Standards and Requirements**

- A. **Standards for Applicable Zoning District.** These objective design standards supplement and are in addition to the development standards for the applicable zoning district in which a proposed project is located. Article IX of the Code of Ordinances establishes the Zoning Regulations of the City of Agoura Hills. Where conflict between these objective design standards and other provisions of Article IX exists, the provisions of this Article IX, Chapter 6, Division 13 shall govern.

- B. **Subdivision Regulations.** Article X of the Code of Ordinances establishes regulations for the subdivision of land. Where conflict exists between these objective design standards and the provisions of Article X, the provisions of this Article IX, Chapter 6, Division 13 shall govern.

### **9663.3. – Definitions**

The terms used in this Division 13 shall have the following meanings:

**Access, Primary.** The entrance to a building that is oriented toward the front lot line, an abutting public or private street, or common parking area.

**Access, Secondary.** An entrance to a building located and oriented toward a side or rear lot line.

**Active Open Space.** Any open space that is used for sports, exercise, or active play. It can include but is not limited to amenities such as playgrounds, exercise machines, and athletic fields.

**Architectural Articulation:** The breaking up of a flat and uniform building façade by using wall indents, changes in building materials, and detailed projecting features such as stoops, bay windows, awnings, and balconies.

**Earth Tone.** Colors found in nature that have a variety of hues that have brown undertones, including rust, marigold, burnt sienna brown, terracotta, sage, and turmeric. For the purposes of this definition, brown shall mean a hue with a hexadecimal RGB code of 964B00.

**Foundation Water.** Water that collects around the foundation and basement/crawlspaces of structures from groundwater or drainage from stormwater runoff.

**Green Walls.** Vertical structures that have different types of plants or other greenery attached to them, with the greenery planted in a growth medium consisting of soil, stone, or water and as needed, having an integrated irrigation system.

**Habitat.** The natural home or environment of an animal, plant, and/or other organism and more specifically, any such environment in the City of Agoura Hills identified in the City of Agoura Hills General Plan, by the California Department of Fish and Wildlife (CDFW), and/or by the U.S. Department of Fish and Wildlife (USDFW).

**Historic Property.** Any real property and/or development on a real property that is included on the National Register of Historic Places, the California Register of Historical Resources, and/or any local City of Agoura Hills historic resources registry that may be established.

**Low Impact Development (LID) Infrastructure.** Systems and practices related to the control of urban runoff that use or mimic natural processes, with the purpose of increasing infiltration, facilitating evapotranspiration, and allowing for productive use and reuse of stormwater to protect water quality and associated aquatic habitat.

**Low-Income Household.** A household whose income is between 50 and 80 percent of the area median income, as defined by the U.S. Department of Housing and Urban Development, for the county in which the household is located.

**Moderate-Income Household.** A household whose income is between 80 and 120 percent of the area median income, as defined by the U.S. Department of Housing and Urban Development, for the county in which the household is located.

**Objective.** Involving no personal subjective judgement by a public official and being uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official.

**Passive Open Space.** Any open space area that is not specifically created for physical activities.

**Special Status Plant or Animal Species.** Shall include any state and/or federally listed plant or animal species, including those identified as candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the CDFW or USFWS.

**Very Low-Income Household.** A household whose income does not exceed 50 percent of the area median income, as defined by the U.S. Department of Housing and Urban Development, for the county in which the household is located.

#### **9663.4. - Environmental Considerations**

##### **A. Habitat Protection**

- 1. The project shall not conflict with state or federal regulations pertaining to special status plant or animal species, unless the applicant/developer obtains the required permit(s) from the CDFW or USFWS. Where conflicts exist, federal law shall govern.**
- 2. The project shall provide and maintain a minimum 100-foot buffer on site from any on-site or off-site special status plant species. A minimum 50-foot buffer shall be maintained from those special status plant species identified in local or regional plans, policies, or regulations. No soil disturbance, landscaping (except that related to restoration of such plant species), or placement of structures—including buildings, driveways, pedestrian paths, or infrastructure—shall be established within the buffer. Where conflicts exist, federal law shall govern.**
- 3. The project shall not result in the taking of any migratory bird species protected by the Federal Migratory Bird Treaty Act without prior authorization by the USFWS. Nesting bird surveys shall be conducted by a qualified professional biologist no more than seven days prior to the beginning of any project-related physical activity, such as vegetation clearance, use and transport of equipment, mobilization, and construction, likely to impact migratory songbirds or raptors that occurs between January 1 and September 15, the bird nesting season. If such project activity ceases for longer than seven days, additional surveys shall be**

conducted prior to re-commencing the activity. If such species are identified, a no-disturbance buffer of 300 feet around active perching birds and songbirds shall be implemented. A no-disturbance buffer of 500 feet around active non-listed as threatened or endangered raptor nests and 0.5 mile around active listed birds shall be implemented. The buffers shall be maintained until the breeding season has ended or until a qualified professional biologist has determined that the birds have fledged and are no longer reliant upon the nest or parental care for survival. Where conflicts exist, federal law shall govern.

## **B. Visual Resources**

1. For properties that abut an open space resource as defined in the General Plan (Figure NR-1), no project shall obstruct the view of an open space resource from passersby on the site's adjacent rights-of-way by more than 25 percent of the length of the project site. Where a site is located along two or more public streets, an average of the overall frontage length shall be used. Open space resources shall be limited to include Ladyface Mountain, Strawberry Hill, Morrison Ranch Hills, Palo Comado Hills, and Simi Hills. The measurement shall be made from the nearest edge of the nearest vehicle travel lane from the project site.
2. For properties that abut a primary or secondary ridgeline as defined in the General Plan (Figure NR-1), no project shall obstruct the view of a primary or secondary ridgeline from passerby on the site's adjacent rights-of-way by more than 25 percent of the length of the project site. Where a site is located along two or more public streets, an average of the overall frontage length shall be used. The measurement shall be made from the nearest edge of the nearest vehicle travel lane from the project site.
3. New development shall not be constructed within 300 feet from the top of a primary and secondary ridgeline identified in Chapter 4 Natural Areas, Figure NR-1 (Open Space Resources) of the City of Agoura Hills General Plan.
4. To preserve public view to the resources identified in subparagraphs 1 and 2 above, the location and design of developments shall incorporate a minimum of two of the following approaches:
  - a. Clustering on-site development
  - b. Locating buildings lower on hillside slopes
  - c. Lowering roof pitches
  - d. Increased setbacks or increased building step-backs
  - e. Providing view corridors between proposed buildings, with any one corridor being not less than 20 feet wide
  - f. Providing views over the tops of proposed buildings

## **C. Open Space Resource Areas**

1. All projects adjacent to open space resource areas shown in the General Plan, Chapter 4 Natural Areas, Figure NR-1 (Open Space Resources) shall establish and maintain a transition zone of a minimum width of 100 feet between any

proposed dwelling unit and the designated open space area. The purpose of the transition shall be to protect the natural resources identified within the open space area and to allow for interconnection of adjacent open space areas, including any trails, trailheads, and parking areas identified in the General Plan, Chapter 3 Community Services, Figure CS-3 (Trails Network).

2. No fencing or other barriers shall be established that prevent public access to trailheads.

**D. Natural Drainage Ways and Water Quality Protection**

1. All projects shall comply with the State Water Resources Control Board (SWRCB)/Regional Water Quality Control Board (RWQCB) National Pollution Discharge Elimination System (NPDES) Construction General Permit/MS4 Permit, and for which a Storm Water Pollution Prevention Plan (SWPPP) and Standard Urban Stormwater Mitigation Plan (SUSMP) have been prepared, if required per the MS4 Permit.
2. All projects shall comply with Agoura Hills Municipal Code Section 5507 (Low Impact Development Requirements for New Development and Redevelopment).
3. All projects shall comply with Los Angeles County Waterworks District requirements.
4. Low-impact development (LID) infrastructure, designed and maintained to the satisfaction of the City Engineer, shall be used in parking areas, accessways, and landscaped areas to promote groundwater recharge and water quality protection.
5. Any necessary upgrades or construction of new storm water drainage facilities shall be designed in compliance with Los Angeles County Flood Control District (County Public Works Department) objective standards and in compliance with state and federal law.
6. No development shall occur within a Los Angeles County flood hazard zone or special flood hazard area unless such development is consistent with the standards of Title III, Chapter 7 Floodplain Management of the Agoura Hills Municipal Code, HMC, and without prior approval of a Conditional Letter of Map Revision/Letter of Map Revisions from Federal Emergency Management Agency, as applicable.

**9663.5. - Connectivity and Pedestrian Accommodation**

- A. Sidewalks, parkways, street trees, and landscaping on public property shall be provided consistent with standards established by the Public Works Department.
- B. Pedestrian pathways that are immediately accessible from a building when exiting or entering shall be provided between the public sidewalk and such primary building entry.

- C. Within a development, sidewalks and pedestrian pathways shall be provided to connect parking areas to buildings within the development, and to connect individual buildings within a development to each other. Sidewalks and pedestrian pathways shall also be provided to connect the site to any public trails adjacent to site.
- D. For on-site sidewalks and pedestrian pathways that connect public sidewalks and/or on-site surface parking areas to primary building entrances, and where such connections are 100 lineal feet or longer, shading shall be provided either in the form of native canopy trees planted on both sides of the pathways at intervals of no less than 30 feet or a trellis structure that covers the pathway.
- E. Where a parking structure is provided, pedestrian accessways shall be located a minimum of 10 feet distance from vehicular driveways and aisles.
- F. On-site interior sidewalks and pedestrian pathways that are not part of the public right-of-way shall be a minimum width of six feet for those serving a primary access and four feet for secondary access.
- G. Decorative paving materials shall be used on all interior pathways, with such paving materials consisting of stamped or scored concrete, interlocking unit pavers, tiles, stoneware, or grasscrete. Any such material used shall be slip resistant. The surface of pathways shall remain continuous even at driveways and maintain a continuous cross slope of no greater than two percent.
- H. All pedestrian pathways shall be lit by lighted bollards or similar low, ground-mounted lighting fixtures at intervals of a minimum of 200 feet. All lighting fixtures shall be shielded and downward facing.

#### **9663.6. - Site Design**

- A. **Building Layout and Orientation.** The primary orientation of a building or unit entrance in multi-family residential development or residential component of a mixed-use development shall be designed in accordance with the following standards:
  - 1. Buildings facing a public or private street shall have front entry features oriented to such street.
  - 2. The nonresidential components of a mixed-use development shall face primary street frontages and public sidewalks.
  - 3. Where a site is located along two or more public streets, the primary building entry shall be oriented toward the street with the highest classification. If a parcel fronts two public streets of equal classification, either frontage may be used to meet the standard.
  - 4. Buildings that are not adjacent to a public or private street shall have front entries that are oriented to interior common areas such as paseos, courtyards, and useable open space.

B. **Cul-de-sacs.** Any cul-de-sac or other dead-end street—either public or private—longer than 300 feet shall be connected to other internal or external streets by a pedestrian pathway.

C. **Parking and Driveways**

1. Parking areas shall be designed to provide direct and separate pedestrian and handicap access from all building to the parking areas. This can be accomplished by using design features such as ramps, walkways with district paving, plazas, arcades, courtyards, and/or special landscape treatment areas and street sidewalks as an extension of the pedestrian circulation system within the project.
2. Surface parking lots shall not be located between a building and a public street.
3. Where parking standards per Article IX, Chapter 6, Division 4 – Off-Street Parking, Loading, and Landscaping Parking require provision of 75 or more parking spaces, parking areas shall be divided into a series of connected small lots, with each lot containing no more than 75 spaces.
4. In all parking lots, the color and texture of paving materials for pedestrian pathways shall be different from the color and texture of paved vehicular areas. The purpose is to provide a clear distinction between pedestrian and vehicular travelways.

D. **Parking Structures**

1. Parking structures shall not occupy more than 40 percent of project site frontage onto a primary or secondary arterial street.
2. All parking structure walls facing a public right-of-way and any other parking structure wall greater than 25 feet in length shall include design features consisting of textured surfaces, articulation, murals, and/or landscaping covering a minimum of 50 percent of the wall surface area at full growth. The design of all parking structure walls shall include the same materials, colors, and surfaces as other buildings associated with the development. For the purpose of this subsection, articulation includes faux windows, arches, grillwork, building offsets, and stone/tile building materials.
3. Where landscaping is used on the parking structure surface, the landscaping shall be established and maintained to cover at least the lower 12 feet of the parking structure wall(s).
4. Mechanically or person-controlled entrances to structured parking shall be located a minimum of 20 feet from the back of sidewalk, and the use of controlled entrances shall be limited to the portion of structured parking that provides resident-only parking spaces. At controlled residential entrances, space shall be provided to allow a vehicle to turn around without backing into the street. Access to residential guest and delivery parking spaces shall be located in an area outside of any controlled entrance point.

- E. **Loading Areas.** Loading areas for the commercial components of mixed-use developments shall be located out of view of any public right-of-way and shall be shielded or enclosed to ensure compliance with the noise standards set forth in Article IX, Chapter 6, Division 6 (Noise Regulations).
- F. **Landscaping.** In addition to the open space requirements of each zoning district, all multi-family residential and mixed-use developments shall design landscaped areas subject to the following standards:
1. Landscaping shall be provided in all outdoor areas that are not specifically used for parking, driveways, walkways, patios, or required amenities. Existing native planting can be used to satisfy this standard.
  2. At least five different species of shrubs and groundcovers shall be used.
  3. Where not otherwise specified in this Article IX for the zoning district in which a project is located, trees within landscaped areas shall be provided at a minimum size of 24-inch box.
  4. Trees shall consist of both evergreen and deciduous varieties, the distribution of which shall be the applicant's choice.
  5. 75 percent of all landscape plantings shall consist of native, drought-tolerant species selected from those listed by the California Native Plant Society in the Calscape website specific to Agoura Hills.
  6. For established oak trees, no planting, soil disturbance, or irrigation shall occur within a distance of six feet or 25 percent of the total canopy width from the trunk in any direction, whichever is greater. For newly planted oak trees, no planting shall occur within four feet of the tree trunk."
  7. Landscape and irrigation plans subject to the California State Model Water Efficient Landscape Ordinance shall conform to the requirements of the California State Model Water Efficient Landscape Ordinance to achieve water efficient landscaping.

#### **9663.7. - Building Design**

- A. **Building Design Reference Guide.** For the purpose of defining architectural styles as set forth in this Section, the reference guide shall be the most currently published version of *A Field Guide to American Houses: the definitive guide to identifying and understanding America's domestic architecture* by Virginia Savage McAlester.

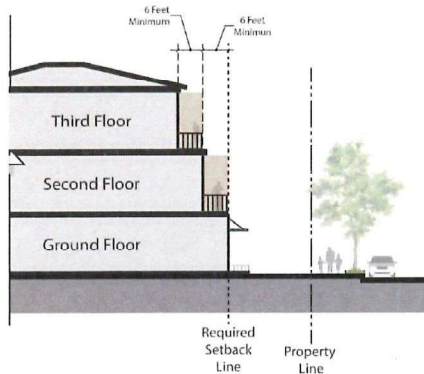
#### **B. Massing and Articulation**

1. Starting with the second floor, each building floor on the sides and front of a building shall be stepped back from the previous floor a minimum of six feet

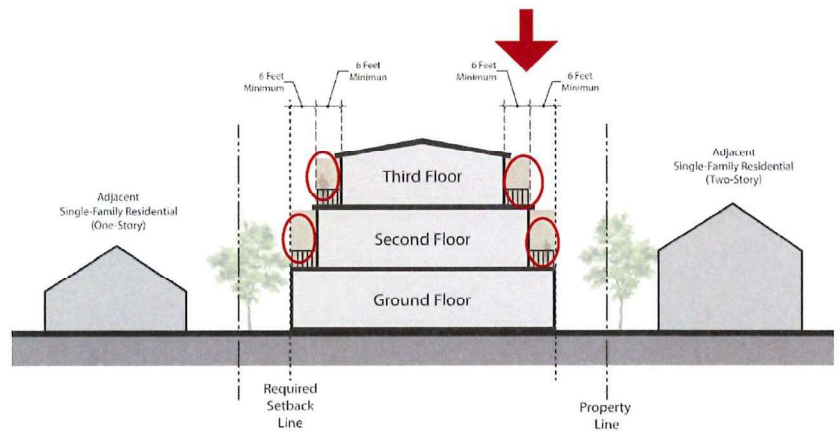


starting with the first floor building plane, as shown on Figures 9663.7A and 9663.7B.

2. Intrusion into the step-back plane is allowed for up to 25 percent of the façade plane, up to the maximum allowed building height, as shown in Figure 9663.7C.

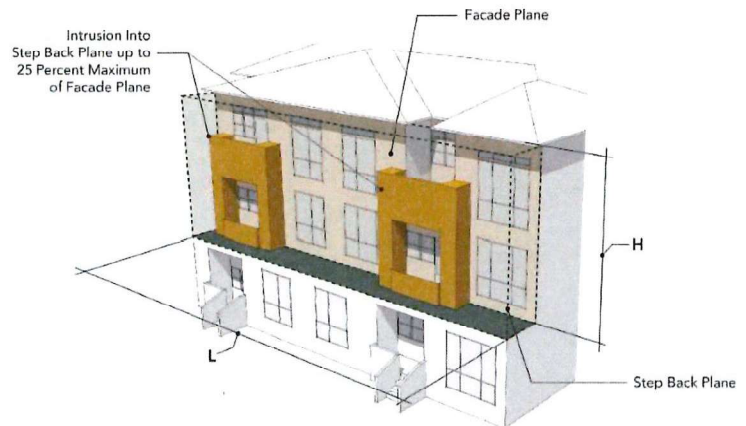


*Figure 9663.7A*



*Figure 9663.7B*

*Figure 9663.7C*



3. Intrusion into the step-back plane is allowed for up to 25 percent of the façade plane, up to the maximum allowed building height, as shown in Figure 9663.7C.
4. All building façades facing a public or private street shall be articulated for at least 80 percent of each façade length. All other building façades shall be articulated for at least 60 percent of each façade length. The massing of facades shall be broken up using a combination of at least three of the following approaches:

- a. Use of recessed and/or protruding window openings and entrances and similar relief.
  - b. Balconies.
  - c. Bay windows.
  - d. Recessed glazing and storefronts by at least six inches.
  - e. Vertical pilasters that reflect internal building structure and/or are integral to the selected architectural style.
  - f. At least two changes in color and texture along wall surfaces.
  - g. Indented portions of walls that articulate masses in the facade.
  - h. Trims, projections, and reveals along different levels of wall surfaces.
  - i. Cantilevers.
5. All side and rear building facades shall incorporate architectural detailing consisting of at least three of the approaches itemized in 3.a above.
  6. Bay windows shall project at least two feet but no more than three feet.
  7. Balconies shall have a minimum depth of four feet.
  8. The vertical emphasis of architectural design elements shall be minimized by use of a minimum of three of the following approaches:
    - a. Incorporate elements such as horizontal bands, reveals, trims, and overhangs along different levels of the wall surface.
    - b. Limit towers or pilasters to a maximum of one story in height.
    - c. Limit tower elements to one per building.
    - d. Vary the spacing and distribution of architectural elements and details along building facades.
    - e. Entry treatments should not extend above the first story of the building.
  9. Using the building design reference document identified in subsection 9663.7A, projects shall identify an architectural design style and include at least five of following features consistent with the descriptions of following elements of a single specific style, with roof type and characteristic pitch required to be at least one of the five features:
    - a. Roof type and characteristic pitch

- b. Roof rake, eave overhang and cornice detail
- c. Wall façade symmetry or asymmetry and detail
- d. Wall material and arrangement relative to roof
- e. Window type, relative proportion, shape, and detail
- f. Door type, relative proportion, shape, and detail
- g. Porch type, relative proportion, shape, and detail

### **C. Roof Treatments**

1. Visual interest shall be created through the integration of a minimum of two different roof forms (orientation, pitch, height) and designs along a building facade. Such roof forms shall be used on all sides of the building.
2. Mansard roofs shall be prohibited.
3. Flat roof areas shall not be used on more than 25 percent of the overall roof area and where used, shall match the color of the roofing material. Green roofs are exempt from this requirement and shall have no maximum limit on the overall extent of the flat roof area, and green roofs shall be of a color typical of healthy, low maintenance planting material.
4. Barrel-shaped red tile roof materials are prohibited.
5. Roof lines shall be vertically articulated along the street frontage by at least two of the following architectural elements:
  - a. Varying cornices
  - b. Clerestory windows
  - c. Varying roof height
  - d. Varying roof form
6. Roof-mounted mechanical units shall be incorporated into the design of roof through increased slope, screening, or enclosures. Roof-mounted equipment shall be fully screened. Screening and enclosures must match the materials, colors, and style of the building architecture.
7. Gutters and other means to collect rainwater from roof runoff shall be integrated into roofing design and in colors and styles consistent with the roofing materials.

8. Exterior roof ladders shall be prohibited. Access to the roof shall only be provided from the interior of a building.
9. Green roofs may be used as described in Section 9663.8 (Sustainable Design).

#### **D. Mixed-Use Ground Floor**

##### **1. Mixed Use Buildings with Ground-Floor Retail/Commercial Use**

- a. Floor-to-ceiling heights of ground-floor commercial spaces shall be at least 12 feet.
- b. Ground-floor entrances for commercial uses shall be designed to be level with the elevation of the adjacent public sidewalk or at least not more than two feet above or below the immediately adjacent sidewalk grade.
- c. Entries to stores and ground-floor commercial uses shall be distinct from the rest of the building façade using at least two of the following:
  1. Change in scale
  2. Contrasting materials, glazing and color
  3. Projecting or recessed forms and awnings
- d. Any street level façade where retail, recreational, or civic uses are planned shall consist of at least 60 percent window area. Tint lower than 70 percent visible light transmission (VLT), mirrored, or reflective glass shall be prohibited.

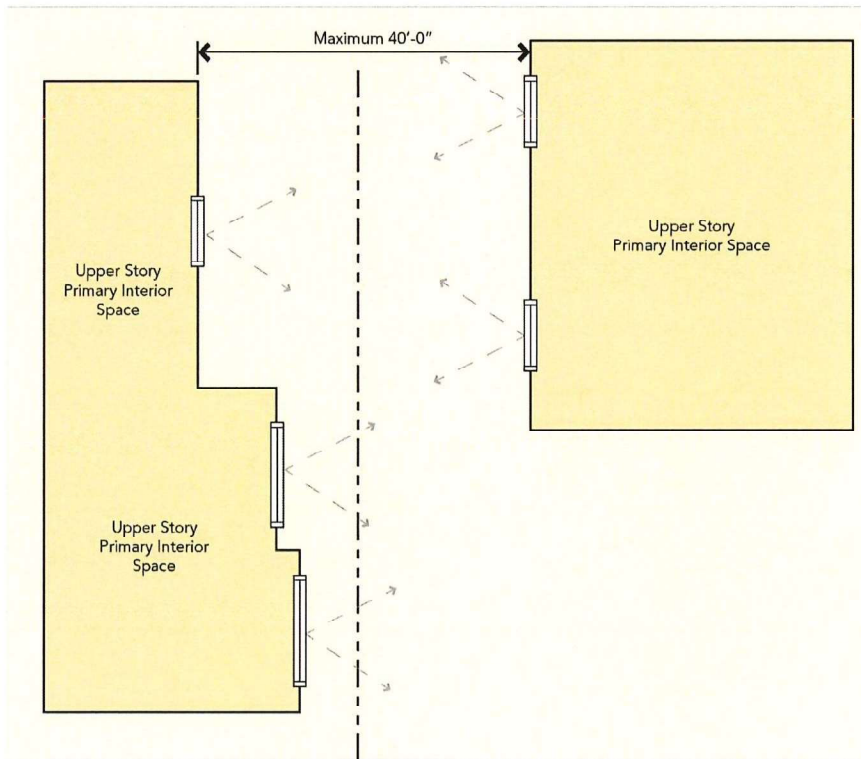
##### **2. Ground-Floor Residential Use**

- a. Within mixed-use developments, ground-floor residential uses immediately adjacent to the sidewalk shall be separated from the public sidewalk by a minimum of two feet and not more than three feet. If the ground floor residential uses are setback at least 10 feet, this requirement does not apply.
- b. Where ground-floor porches are provided, the depth of the porch shall be at least three feet.
- c. Residential uses on the ground floor along a primary roadway, other than residential entries and associated porches/stoops/patios, shall be prohibited.

#### **E. Doors and Windows**

1. Horizontal window bands greater than 40 feet shall be prohibited.
2. Windows within 40 feet and facing a residential use on an adjacent property, shall be placed to avoid direct lines of site to windows on the adjacent property.

Exceptions are allowed where the windows on the proposed development are opaque or otherwise treated to obscure views (see exhibit).



3. Weather protection shall be provided at individual residential unit entries and primary entrances to commercial uses by providing a minimum of one of the following treatments:
  - a. Overhangs
  - b. Awnings
  - c. Porch roofs
  - d. Trellis
  - e. Canopy
  
4. Garage doors shall include at least one detail treatments such as:
  - a. Windows
  - b. Paneled surface
  - c. Use of a minimum of two colors
  - d. Use of a minimum of two textured surfaces

## F. Façade Materials Treatments

1. Material transitions along any façade shall only occur on the inside corner of plane change. When material changes need to happen in the same plane, trims, cornices, or other architectural elements shall be used to create a corner for material transition.
2. For buildings taller than two stories, the use of stucco shall be limited to a maximum of 60 percent of any façade that faces a street or open space.
3. For buildings that are two stories or taller, unbroken multi-story sections of the same material, texture, or color shall not be used for more than 65 feet of façade length and more than two-thirds of the number of floors in height, as illustrated in Figure 9663.7D.



*Figure 9663.7D*

4. The following materials are permitted for exterior façades and considered primary, secondary, or accent and can be used in relation to their designation (see Section 9663.3 - Definitions). Materials listed as prohibited or omitted altogether shall be prohibited.

Permitted Materials Table	
Brick	P
Stone/masonry	P
Stucco	P
Glass (transparent, spandrel)	P
Finished wood, wood veneer, engineered wood, and wood siding	P
Fiber-reinforced cement siding and panels	P
Concrete (poured in place or precast)	S
Ceramic tile	S
Glass	A
Glass block	A
Corrugated metal	A
Red Brick	A
Vinyl siding	N
Mirrored Glass	N
Gloss Tiles	N
T-111 Plywood	N
Exterior Insulation Finishing System (EIFS)	N

### KEY

P: Primary or Secondary Material

S: Secondary Material Only

A: Accent Material

N: Prohibited

5. At least two materials shall be used on any building façade, in addition to glazing, railings, and trim. A primary material must constitute at a minimum of 20 percent of any building façade, excluding windows and railings.
6. Buildings with false facades or false fronts, exclusive of parapets used to shield rooftop equipment, are prohibited.

### G. Color and Materials

1. An earth-tone color palette shall be required for all structures.
2. The use of fluorescent or neon colors is prohibited.

3. The number of colors appearing on the entire building exterior shall be limited to a maximum of four colors (or four tones of the same color), including trim and accent colors.
4. Buildings shall utilize a minimum of two colors on all facades, inclusive of trim. Changes in color due to a change in building material are not considered an additional color.

#### **H. Security Considerations**

New development shall use each of the following Crime Prevention through Environmental Design (CPTED) standards:

1. Lighting shall be provided within all parking lots, along pathways, at entrances, and within common open space areas so that these areas are visible to on-site residents at night. All lighting shall comply with the provisions of Section 9663.9.D (Lighting).
2. Building entrances shall be located to be visible from parking lots and sidewalks.

#### **I. Relationship to Adjacent Properties**

1. Fencing shall be used to enclose and/or screen private outdoor gathering spaces and utility and service use areas adjacent to buildings. Compliance with Section 9606.2 (Fences and Walls) shall be required.
2. All fences and walls designed for screening purposes shall be of a solid material. Gaps of up to one-quarter inch will be allowed at material joints.
3. Use of untreated chain link fence and barbed wire is prohibited. Vinyl and plastic fencing materials are prohibited unless they are made to simulate the appearance of wood.

#### **9663.8. - Sustainable Design**

- A. **Solar Access - Passive and Active Open Spaces.** All required passive and active open space areas shall be designed to allow for a minimum four hours of natural sunlight during the winter solstice for the City of Agoura Hills latitude of 34.1533 degrees north.
- B. **Water Conservation**
  1. All buildings shall meet or exceed the water efficiency standards defined by state and local codes at the time of construction.



2. Stormwater capture systems shall be incorporated into the building and site design, consisting of at least two of the following:
  - a. Rain barrels
  - b. Cisterns
  - c. Downspouts that drain into landscaped areas
  - d. Permeable paving materials

**C. Green Roofs and Walls**

1. Green roofs and green walls shall use regionally appropriate, native, and/or adaptive species and include key elements for successful establishment, such as sufficient structural engineering, efficient irrigation, appropriate waterproofing and root barrier, and effective drainage, as approved by the Building Official using standard reference materials.
2. Green roofs shall be designed to permit solar installation where needed to support the energy strategy.
3. Green roof species shall be selected with an emphasis on habitat creation, including a minimum of one of the following:
  - a. Pollinator species
  - b. Nesting species
  - c. Food sources

**9663.9. - Other Requirements**

**A. Utility and Mechanical Equipment**

1. All roof-top mounted utility and mechanical equipment shall be screened from the public right-of-way as set forth in Section 9663.7(B) above.
2. Utility and mechanical equipment shall not be located within any required active open space area.
3. Ground-mounted mechanical, electrical, and utility equipment shall be placed a minimum of 10 feet away from any pedestrian path and/or driveway.

**B. Mailboxes**

1. Mailboxes shall be placed either at an on-site location adjacent to or incorporated into a common area for all residents or at individual units.
2. In mixed-use developments, separate mailbox and package delivery/pick-up areas shall be provided for the residential and commercial components of a project.

**C. Service and Refuse Areas**

1. Trash enclosures shall be located a minimum of 20 feet away from any pedestrian path and/or driveway.
2. Trash enclosures shall not be located in any front yard, street side yard, parking space, required landscaped area, or open space areas.
3. Trash enclosures shall not be located within 20 feet of any adjacent property zoned for residential use.
4. Trash enclosures shall be designed to utilize the same materials and colors as the buildings they serve. Chain- link fencing with or without wooden/plastic slats is a prohibited material for the enclosure.
5. Every trash enclosure shall have a non-combustible, overhanging trellis or roof cover designed to prevent precipitation from entering trash bins.
6. Enclosures shall be designed and constructed to accommodate the collection of recyclable materials to the extent required by the responsible collection contractor.
7. Trash enclosures shall be buffered from adjacent parking with a minimum six-foot-wide landscape planter.

**D. Lighting**

1. Surface parking area lighting fixtures shall be fully shielded and mounted no more than 16 feet above the ground.
2. Pedestrian-oriented lighting in areas other than parking lots shall have a maximum height of 16 feet.
3. All lighting shall be directed downward or shielded to prevent light trespass onto adjacent properties. Light trespass onto adjacent properties shall not exceed one foot-candle at the property lines, measured at ground level.

4. Roof-mounted lights are prohibited.”

**Section 9.** Zoning Map Amendment. The Zoning Map is hereby amended in accordance with Attachment X to graphically depict the Affordable Housing Overlay District, apply the Affordable Housing Overlay District to the Housing Element Site Inventory Sites, and amend the base zoning districts for certain Housing Element Site Inventory Sites, as follows:

- A. AIN: 2061-031-020 – (SITE A) FROM PLANNED DEVELOPMENT (PD) TO PLANNED DEVELOPMENT WITH AFFORDABLE HOUSING OVERLAY (AHO);
- B. AINS: 2061-032-021 AND -022 – (SITE B) FROM PD TO PD WITH AHO;
- C. AINS: 2061-029-005 AND -006 – (SITE C) FROM PD TO PD WITH AHO;
- D. AIN: 2053-001-004 – (SITE D) FROM BUSINESS PARK-OFFICE RETAIL WITH FREEWAY CORRIDOR OVERLAY (BP-OR-FC) TO RESIDENTIAL MEDIUM DENSITY (RM) WITH AHO;
- E. AIN: 2061-006-056 – (SITE E) FROM PD TO PD WITH AHO;
- F. AINS: 2055-005-904 AND 2055-005-903 – (SITE F) FROM RL – 20,000 WITH OLD AGOURA OVERLAY (OA) AND EQUESTRIAN OVERLAY TO RM WITH AHO;
- G. AIN: 2061-006-044 – (SITE G) FROM PD TO PD WITH AHO OVERLAY;
- H. AINS: 2061-013-024 – 025, 2061-013-001 – 005, 2061-013-036, AND 2061-013-039 – 040 – (SITE H) FROM BP-OR WITH FC OVERLAY TO RM WITH AHO;
- I. AINS: 2061-029-003 – 004 – (SITE I) FROM PD TO PD WITH AHO;
- J. AINS: 2061-006-042 AND 2061-006-048 – (SITE J) FROM PD TO PD WITH AHO;
- K. AINS: 2061-007-041, 2061-007-051 – 052, AND 2061-007-054 – 055 (SITE K) FROM PD TO PD WITH AHO;
- L. AINS: 2061-010-015 – 017, 2061-010-006 – 008 – (SITE L) FROM COMMERCIAL RETAIL SERVICE (CRS) WITH FC AND OA OVERLAY TO RM WITH AHO;
- M. AIN: 2061-033-015 – (SITE M) FROM PD TO PD WITH AHO;
- N. AIN: 2061-004-049 – (SITE N) FROM POM WITH FC OVERLAY TO RM WITH AHO;
- O. AINS: 2053-007-024 – 028 AND 2053-007-030 – (SITE O) FROM CS-MU TO CS-MU WITH AHO;
- P. AIN: 2051-006-141 – (SITE P) FROM CS-MU WITH OS-R AND DRAINAGE (D) OVERLAY TO CS-MU WITH OS-R AND D OVERLAY AND WITH AHO;
- Q. AIN: 2051-005-002 – (SITE Q) FROM CS-MU TO CS-MU WITH AHO;
- R. AINS: 2061-009-075 – 076 – (SITE R) FROM CRS WITH FC AND OA OVERLAY TO RM WITH AHO;
- S. AINS: 2061-029-001, 2061-028-005 – 006 – SITE S FROM BP-OR TO RM WITH AHO; AND
- T. AIN: 2061-004-022 – (SITE T) FROM POM WITH MIXED USE DISTRICT (MXD) AND FC OVERLAY TO RM WITH AHO.

**Section 10.** Severability Clause. If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this Ordinance or its application to any person