

## CHAPTER 4 : THE CODE

### 4.2 - Urban Standards

#### 4.2.010 - Regulating Plan and Zones

**A. Purpose.** This Section establishes the zones applied to property within the Specific Plan area by the Old Town Regulating Plan. The Regulating Plan may also be referred to by its two primary elements: the zoning map and the permitted use charts (Table 4-1). The Regulating Plan divides the Specific Plan area into separate zones that are based on a transect of intensity that ranges from the most urban types of development and land use within the Specific Plan area to the least urban types, with most of the zones providing for a significant mixture of land uses within them.

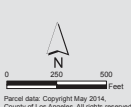
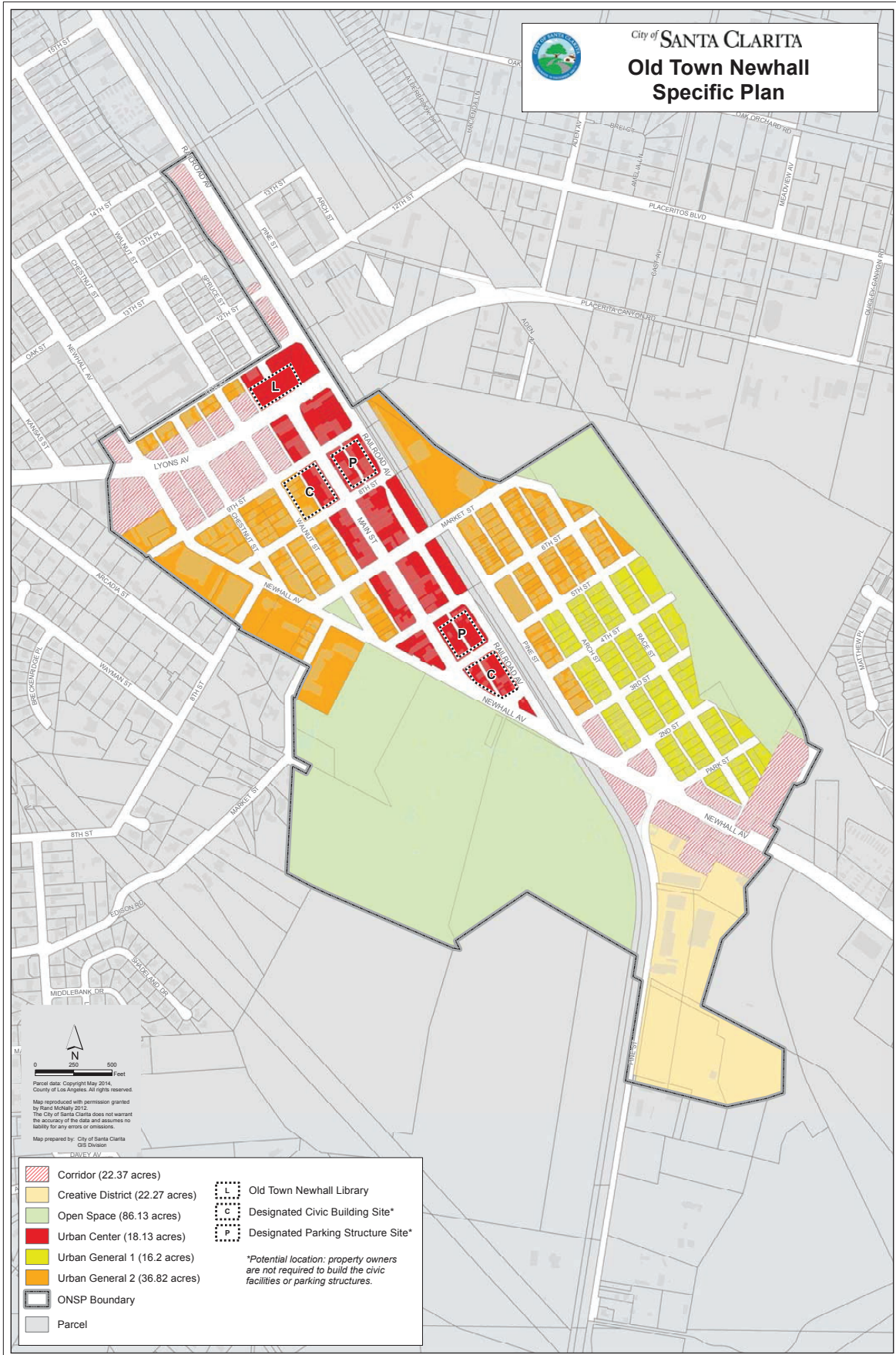
This approach differs from conventional zoning maps that typically divide cities into zones that rigidly segregate residential, commercial, industrial, and institutional uses into separate areas, and thereby require residents to drive or use public transportation for nearly all daily activities. The use of zones based on “development intensity” instead of land use zones as the spatial basis for regulating development directly reflects the functions of, and interrelationships between each part of, the Specific Plan area. The zones also effectively implement the City’s urban design objectives for each part of the Specific Plan area, to establish and maintain attractive distinctions between each zone.

The zones of this regulating plan allocate architectural types, frontage types, and land uses within the Specific Plan area, as well as providing detailed standards for building placement, height and profile.

**B. Zones established.** The following zones are established by this Specific Plan, and are applied to property within the Specific Pan area as shown on the Regulating Plan.

- 1. Urban General 1 (UG-1).** The UG-1 zone is applied to areas appropriate for residential development and land uses at the edges of the downtown area, where the primary architectural type is the detached house on a variety of lot sizes. Streetscapes are of suburban character and the most landscaped in the Specific Plan area.
- 2. Urban General 2 (UG-2).** The UG-2 zone is applied to areas appropriate for a mixture of residential and low-intensity non-residential land uses, with architectural types limited to those that are compatible with the form of houses. This zone generally surrounds the Urban Center zone, providing a transition between the least dense and primarily single-family residential areas within the UG-1 zone, and the entirely urban character of the Urban Center. Streetscapes are of urban character, but designed to provide a pleasant transition between the hardscape of the Urban Center and the more heavily landscaped streetscapes of the UG-1 zone.
- 3. Corridor (COR).** The COR zone is applied to portions of the Newhall, Railroad, and Lyons Avenue corridors within the downtown area appropriate for development types tolerant of a high traffic volume street, but that are also pedestrian-friendly, and designed to create a built character consistent with and complementary to the rest of Old Town Newhall (no auto-related uses). The architectural types allowed in this zone are less intensive, lower in height, and accommodate lower densities than those in the Urban Center, but also accommodate a mixture of land uses, including some housing. Streetscapes are of urban character and planted both to enhance the pedestrian experience on these busier streets, and to contribute to the identity of the entire downtown area.
- 4. Urban Center (UC).** The UC zone is applied to the central portions of the downtown area appropriate for a wide range of land uses in buildings averaging 2.5 stories in height, with ground floor uses including retail, offices, and restaurants, and upper floors accommodating offices or residential. Lodging, restaurant, entertainment, and civic uses are also encouraged. Auto-oriented uses are not appropriate in this zone. Street frontages throughout this zone are pedestrian-oriented, and defined by nonresidential building facades at the back of the

City of SANTA CLARITA  
**Old Town Newhall  
 Specific Plan**



Parcel data: Copyright May 2014, County of Los Angeles. All rights reserved.  
 Map reproduced with permission granted by Parcel Monkey 2012. The City of Santa Clarita does not warrant the accuracy of the data and assumes no liability for any errors or omissions.  
 Map prepared by: City of Santa Clarita GIS Division

- Corridor (22.37 acres)
  - Creative District (22.27 acres)
  - Open Space (86.13 acres)
  - Urban Center (18.13 acres)
  - Urban General 1 (16.2 acres)
  - Urban General 2 (36.82 acres)
  - ONSP Boundary
  - Parcel
  - Old Town Newhall Library
  - Designated Civic Building Site\*
  - Designated Parking Structure Site\*
- \*Potential location; property owners are not required to build the civic facilities or parking structures.*

## CHAPTER 4 : THE CODE

sidewalk. Off-street parking is to be provided in public garages or located away from street frontages behind buildings, but may also be located on side streets with appropriate landscaping and screening from the street. Streetscapes are of urban character, and planted both to enhance the pedestrian experience, and to contribute to the identity of the entire Old Town Newhall area.

5. **Creative District (CD).** The CD zone is applied to properties along Pine Street southerly of Newhall Avenue that offer significant potential for a mixture of creative businesses and business incubation, in addition to current light industry. This zone benefits from Newhall Avenue access and its adjacency to the future industrial area to the east. Allowable architectural types emphasize office and/or shop buildings, which may be served by enclosed yards for outdoor activity. Streetscapes are of urban character, planted primarily to soften the appearance of industrial structures, activities, and traffic.
6. **Open Space District (OS).** The OS zone is applied to land designated as open space - principally to William S. Hart Park, the Veteran's Historic Memorial Plaza, and Creekview Park adjacent to Newhall Creek - and is subject to Open Space regulations of the Unified Development Code.

### 4.2.020 – Allowed Land Uses, Permit Requirements

- A. **Allowable land uses.** A parcel or building within the specific plan area shall be occupied by only the land uses allowed by Table 4-1 within the zone applied to the site by the Regulating Plan. Each land use listed in the table is defined in the glossary at the end of this Old Town Code (see Section 4.10). Additional information may also be found in the UDC for residential, commercial, industrial, and other use types. Specific UDC references are listed in both Table 4-1 as well as in the glossary. Unified Development Code references are prefaced with "UDC" while Old Town Newhall Specific Plan references are prefaced with "ONSP." This nomenclature is used throughout this Old Town Newhall Code.
  1. **Multiple uses.** Any one or more land uses identified by Table 4-1 as being allowable within a specific zone may be established on any parcel within that zone, subject to the planning permit requirement listed in the table, and in compliance with all applicable requirements of this Code.
  2. **Use not listed.** A land use that is not listed in Table 4-1 is not allowed within the specific plan area, except as otherwise provided in following Subsection A.3. A land use that is listed in the table, but not within a particular zone, is not allowed within that zone.
  3. **Similar and compatible use may be allowed.** The Director may determine that a proposed use not listed in Table 4-1 is allowable through the process described in Chapter 17.04 of the Unified Development Code (Interpretations). Housing types and residential uses that are not allowed in a particular zone but are allowed on differently-zoned parcels immediately adjacent (such as across an alley or street), and that are deemed compatible by the Director of Community Development, may be allowed subject to the issuance of a Minor Use Permit.
  4. **Temporary uses.** Temporary uses are allowed within the specific plan area in compliance with the Temporary Use Permit requirements UDC Section 17.23.200 (Temporary Use Permit).
- B. **Permit requirements.** Table 4-1 provides for land uses that are:
  1. Permitted subject to compliance with all applicable provisions of this Old Town Code and in compliance with UDC Chapter 17.23 (Administrative Permit, Architectural Design Review Permit, Development Review Permit, etc.). These are shown as "P" uses in the tables;

2. Allowed subject to the approval of a Minor Use Permit, and shown as “MUP” uses in the tables;
3. Allowed subject to the approval of a Conditional Use Permit, and shown as “CUP” uses in the tables; and
4. Not allowed in particular zones, and shown as an “X” in the tables.

C. **Standards for specific land uses.** Where the last column in Table 4-1 (“Specific Use Regulations”) includes a section number, the regulations in the referenced section of this Old Town Code or the UDC apply to the use. Provisions in other sections of this Old Town Code may also apply. The term “Use Standards” refers to the Unified Development Code.

Table 4-1

Allowed Land Uses<sup>1</sup> and Permit Requirements for Old Town Zones

P	Permitted Use: an Administrative Permit, Architectural Design Review Permit, or Development Review Permit may be required
MUP	Minor Use Permit required
CUP	Conditional Use Permit required
X	Use not allowed

### Agricultural Uses

Land Use Type	UG-1	UG-2	UC	COR	CD	Additional Regulations
Animal Keeping, Small Animals	P	P	P	P	P	UDC 17.62.030
Plant Nursery	X	X	X	MUP	P	

### Industry, Manufacturing & Processing, Wholesaling Uses

Land Use Type	UG-1	UG-2	UC	COR	CD	Additional Regulations
Artisan/Craft Product Manufacturing	X	X	X	P	P	
Construction Contractor/Contractor Storage Yard	X	X	X	X	X	
Furniture and Fixtures Manufacturing, Cabinet shop	X	X	X	MUP	P	
Laboratory: Medical, Analytical	X	X	p <sup>2</sup>	P	P	
Manufacturing/Processing, Heavy	X	X	X	X	X	
Manufacturing/Processing, Light	X	X	X	X	P	



## CHAPTER 4 : THE CODE

### Industry, Manufacturing & Processing, Wholesaling Uses (continued)

Land Use Type	UG-1	UG-2	UC	COR	CD	Additional Regulations
Media Production: Office or Storefront Type	X	MUP	p <sup>2</sup>	P	P	
Media Production: Soundstage Type	X	X	X	X	P	
Moving & Storage	X	X	X	X	CUP	ONSP 4.10 UDC 17.66.110
Printing and Publishing	X	X	X	P	P	
Research and Development	X	MUP	p <sup>2</sup>	P	P	
Storage: Commercial Outdoor	X	X	X	X	X	

### Recreation, Education & Public Assembly Uses

Land Use Type	UG-1	UG-2	UC	COR	CD	Additional Regulations
Adult business <sup>4</sup>	X	X	X	X	P <sup>4</sup>	UDC 17.61
Commercial Recreation Facility, Indoor	X	CUP <sup>6</sup>	MUP	P	P	
Community Assembly	CUP	CUP	MUP	MUP	MUP	
Health/Fitness Facility	X	CUP <sup>6</sup>	MUP	MUP	MUP	
Library, Museum	CUP <sup>6</sup>	P	P	P	P	
Live Entertainment	X	CUP <sup>6</sup>	MUP	MUP	MUP	
School, Public or Private	CUP	CUP	CUP <sup>2</sup>	CUP	CUP	
Studio: Art, Dance, Martial Arts, Music, Tutoring, etc.	X	CUP <sup>6</sup>	MUP	MUP	MUP	
Theater, Cinema or Performing Arts	X	CUP <sup>6</sup>	P	P	P	

## Residential Uses

Land Use Type	UG-1	UG-2	UC	COR	CD	Additional Regulations
Boarding House	P	P	X	X	X	
Caretaker Residence	X	P	p <sup>2</sup>	P	P	
Dwelling, Multi-family Bungalow Court	X	P	X	X	X	ONSP 4.3.010
Dwelling, Multi-Family Courtyard Housing	X	P	p <sup>3</sup>	p <sup>3</sup>	X	ONSP 4.3.010
Dwelling, Multi-Family Duplex, Triplex, Quadplex	X	P	X	X	X	ONSP 4.3.010
Dwelling, Multi-Family Mansion Apartment	X	P	X	X	X	ONSP 4.3.010
Dwelling, Multi-Family Rowhouse	X	P	X	X	X	ONSP 4.3.010
Dwelling, Multi-Family Sideyard Housing	X	P	X	X	X	ONSP 4.3.010
Dwelling, Multi-Family Stacked Dwellings	X	MUP	p <sup>3</sup>	p <sup>3</sup>	X	ONSP 4.3.010 UDC 17.57.030
Dwelling, Single Family	P	P	X	X	CUP	ONSP 4.3.010
Home Occupation	P	P	P	P	P	UDC 17.65
Live/Work Units	X	MUP	P	P	P	ONSP 4.3.010, UDC 17.66.080
Residential Accessory Use or Structure	P	P	X	X	X	UDC 17.57.040
Residential Service/Care Home	P	P	X	X	X	
Carriage House/Second Unit	P	P	X	X	X	ONSP 4.3.010 UDC 17.57.040.L
Supportive Housing; Transitional Housing	P	P	CUP <sup>2</sup>	CUP	CUP	

## CHAPTER 4 : THE CODE

### Retail Uses<sup>7</sup>

Land Use Type	UG-1	UG-2	UC	COR	CD	Additional Regulations
Accessory Outdoor Storage for a Permitted Non-Residential Use	MUP	MUP	MUP	MUP	MUP	
Antique, Collectible, or Vintage Clothing Store	X	X	P	P	X	
Bar, Tavern, Night Club	X	X	MUP	MUP	MUP	UDC 17.66.020
Building and Landscape Materials Sales	X	X	X	CUP	MUP	
Furniture, Appliance, and Equipment Store	X	X	P	P	CUP	
General Retail, except with any of the following features:	X	X	P	P	X	
--Alcoholic Beverage Sales	X	X	MUP	MUP	MUP	UDC 17.66.020
--Auto or Motor Vehicle-related Sales or Services	X	X	X	X	X	
--Drive-through Service	X	X	X	X	X	ONSP 4.10
--Floor Area over 20,000 square-feet	X	X	X	P	MUP	
--On-site production of items sold	X	X	P	P	P	
--Operating between 11:00 p.m. and 7:00 a.m.	X	X	MUP	MUP	MUP	ONSP 4.10
--Used Merchandise	X	X	CUP	MUP	MUP	ONSP 4.10
Hookah Bar/Cigar Club	X	X	CUP	CUP	X	ONSP 4.10 UDC
Liquor Store	X	X	X	CUP	CUP	UDC 17.66.020
Neighborhood Market/Convenience Store	X	X	P	P	X	
Outdoor Display and Sales <sup>7</sup>	X	X	P	MUP	MUP	
Outdoor Dining (in public right-of-way)	X	X	P <sup>5</sup>	P <sup>5</sup>	P <sup>5</sup>	ONSP 4.7; 4.10
Restaurant, Café, Coffee Shop, except drive-through	X	CUP <sup>6</sup>	P	P	P	
Restaurants with accessory alcohol sales, Wine Tasting Rooms, Wine Bars, Beer Gardens, or Micro Breweries	X	X	P	MUP	MUP	UDC 17.66.020
Tobacco Paraphernalia Stores	X	X	CUP	CUP	CUP	ONSP 4.10 UDC 17.11.020

## Services: Business, Financial, Professional

Land Use Type	UG-1	UG-2	UC	COR	CD	Additional Regulations
ATM	X	X	P	P	P	ONSP 4.10
Bank, Financial Services	X	X	P	P	P	
Business Support Services	X	X	p <sup>2</sup>	P	P	
Hospital Services	X	X	X	X	MUP	ONSP 4.10
Medical Marijuana Dispensary	X	X	X	X	X	
Medical Services: Clinic, Urgent Care	X	X	X	P	X	
Medical Services: Doctor Office	X	P	p <sup>2</sup>	P	P	
Medical Services: Extended Care	X	MUP	X	X	X	
Office: Business, Service	X	P	p <sup>2</sup>	P	X	ONSP 4.10
Office: Processing	X	P	p <sup>2</sup>	P	MUP	ONSP 4.10
Office: Professional and Administrative	X	P	p <sup>2</sup>	P	MUP	ONSP 4.10
Veterinary Services	X	X	X	P	P	ONSP 4.10

## Services: General

Land Use Type	UG-1	UG-2	UC	COR	CD	Additional Regulations
Ambulance or Paramedic Dispatch	X	MUP	MUP	MUP	MUP	ONSP 4.10
Catering Service	X	MUP <sup>6</sup>	p <sup>2</sup>	P	P	
Child Day Care: Large or Small Family Day Care Home	P	P	X	X	X	
Day Care Center: Child or Adult	MUP	MUP	MUP	MUP	MUP	
Drive-Through Service	X	X	X	X	X	
Equipment Rental (indoor only)	X	X	X	P	P	
Lodging: Bed & Breakfast Inn (B&B)	CUP	P	X	P	X	



## CHAPTER 4 : THE CODE

### Services: General (continued)

Land Use Type	UG-1	UG-2	UC	COR	CD	Additional Regulations
Lodging: Hotel or Motel	X	X	P	P	CUP	
Maintenance Service: Client Site Services	X	X	X	X	P	
Mortuary, Funeral Home	X	X	X	P	P	
Personal Services	X	X	p <sup>2</sup>	P	X	ONSP 4.10
Personal Services, Restricted	X	X	MUP <sup>2</sup>	MUP	CUP	ONSP 4.10
Public Services, General	MUP	MUP	P	P	P	

### Transportation, Communications, Infrastructure

Land Use Type	UG-1	UG-2	UC	COR	CD	Additional Regulations
Parking Facility: Public or Commercial	CUP	MUP	P	P	P	UDC 17.51.060
Wireless Telecommunications Facility, Less than 35 feet high	CUP	CUP	MUP	MUP	MUP	UDC 17.69
Wireless Telecommunications Facility, 35 feet in height or more	CUP	CUP	CUP	CUP	CUP	UDC 17.69
Wireless Telecommunications Facility, Flush-mounted	CUP	CUP	MUP	MUP	MUP	UDC 17.69
Wireless Telecommunications Facility, Co-located	CUP	CUP	MUP	MUP	MUP	UDC 17.69
Transit Station or Terminal	X	CUP	CUP	CUP	CUP	

#### Key to Zone Symbols

- UG-1 Urban General 1
- UG-2 Urban General 2
- COR Corridor
- UC Urban Center
- CD Creative District

Notes:

- <sup>1</sup>A definition of each listed use type is in Unified Development Code Chapters 17.42 (Residential Use Types), 17.43 (Commercial Use Types), 17.44 (Industrial Use Types), 17.45 (Public and Semi-Public Use Types), 17.46 (Agricultural Use Types), 17.47 (Temporary Use Types), 17.48 (Accessory Structures and Uses Use Types), and 17.49 (Development Activities/Miscellaneous Use Types), except where a specific type is defined by Section 4.10 (Old Town Code Glossary/Definitions) of this Old Town Code.
- <sup>2</sup>Except where permitted otherwise through the issuance of a Minor Use Permit, this use is allowed only on an upper floor or behind the primary ground floor use.
- <sup>3</sup>Allowed only as part of a vertical mixed use project, with upper floor residential in a Commercial Block building type.
- <sup>4</sup>Requires Adult Business Permit in compliance with UDC Chapter 17.61.
- <sup>5</sup>Outdoor Dining only allowed subject to submittal requirements and license agreement with the City of Santa Clarita. See “Outdoor Dining (in public right-of-way)” in the glossary and ONSP Chapter 4.7 for more information.
- <sup>6</sup>Use allowed only on streets that have existing businesses or that are adjacent to the Corridor and/or Urban Center zone. This provision is intended to provide flexibility for parcels adjacent to other commercial uses and is not intended to introduce commercial activities into neighborhoods that are primarily residential.
- <sup>7</sup>Outdoor display of merchandise shall be permitted subject to an Outdoor Display Permit in accordance with Section 4.2.060.E of this code.

## CHAPTER 4 : THE CODE

### 4.2.030 - Urban General 1 (UG-1)

#### A. Intent

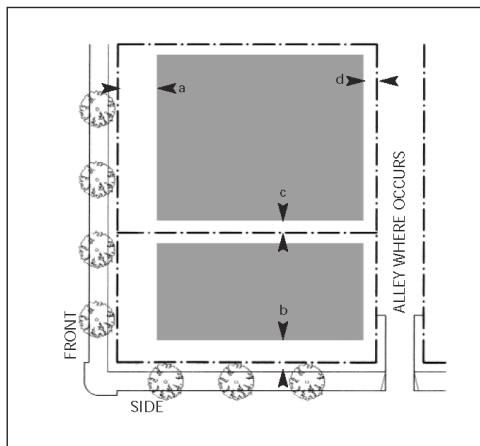
The UG-1 zone is applied to areas appropriate for residential development and land uses at the edges of the downtown, where the primary architectural type is the detached house on a variety of lot sizes. Streetscapes are of suburban character and are the most landscaped in the Specific Plan area.

#### B. Building Placement

##### 1. Setbacks (as measured from the property line)

Buildings shall be placed within the shaded area as shown in the diagram.

- (a) Front Setback: 15' minimum
- (b) Side Street Setback: 10' minimum
- (c) Sideyard Setback: 5' minimum
- (d) Rear Setback: 10' minimum



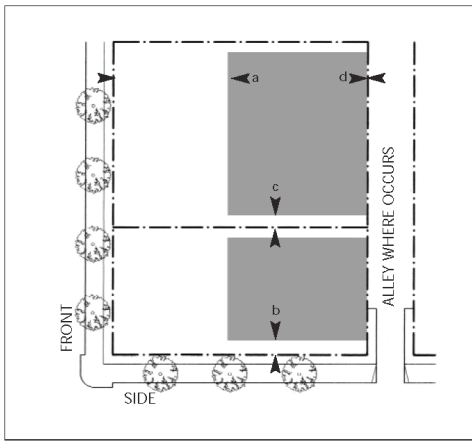
Plan Diagram

#### C. Parking

##### 1. Parking Placement

On-grade parking (enclosed or unenclosed) is allowed in the shaded area as shown in the diagram.

- (a) Front setback: 50% lot depth
- (b) Side street setback: 5' minimum
- (c) Side yard setback: 5' minimum
- (d) Rear setback: not required



Plan Diagram

**2. Parking Access**

Vehicular access is permitted only from the alley or side streets. Where alleys and side streets do not exist, access shall be taken from the primary street with parking areas and garages located at the rear of the property. Parking areas and garages should be screened from public view and be located behind the primary unit whenever possible.

**3. Parking Requirements**

Residential: 2 spaces / unit

Non-Residential  $\leq 750$  sq ft: not required<sup>1</sup>

Non-Residential  $< 750 < 1500$  sq ft: 1 space<sup>1</sup>

Non-Residential  $\geq 1500$  sq ft: see Unified Development Code

<sup>1</sup>Parking shall be calculated for the entire property, accounting for all uses on-site.

**D. Building Profile and Type**

**1. Building Height**

(a) Maximum height: 2.5 stories or 35'

**2. Encroachments**

As allowed by the Unified Development Code

**3. Frontage Types** (See Section 4.3.020 for definitions and design standards)

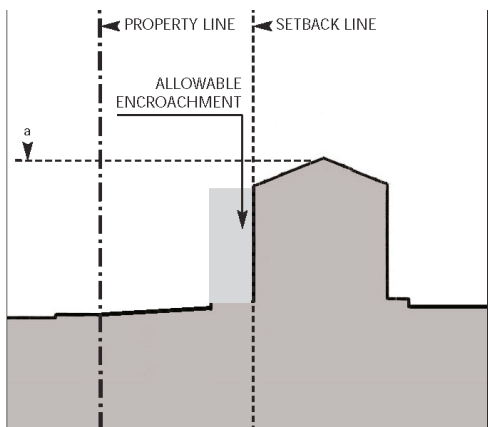
Frontyard / Porch

**4. Architectural Types** (See Section 4.3.010 for definitions and design standards)

Single-Family House

Carriage House

Second Unit



Section Diagram



## CHAPTER 4 : THE CODE

### 4.2.040 - Urban General 2 (UG-2)

#### A. Intent

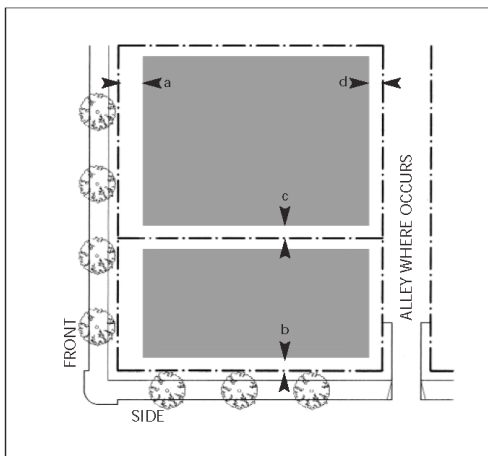
The UG-2 zone is applied to areas appropriate for a mixture of residential and low-intensity non-residential land uses, with architectural types limited to those that are compatible with the form of houses. This zone generally surrounds the Urban Center zone, providing a transition between the least dense and primarily single-family residential areas within the UG-1 zone, and the entirely urban character of the Urban Center and Corridor zones. Streetscapes are of urban character, but designed to provide a pleasant transition between the hardscape of the Urban Center and the more heavily landscaped streetscapes of the UG-1 zone. Limited commercial uses are permitted; however, non-residential uses should be located in areas where businesses already exist and should be discouraged in areas that are primarily or exclusively residential.

#### B. Building Placement

##### 1. Setbacks (as measured from the property line)

Buildings shall be placed within the shaded area as shown in the diagram.

- (a) Front Setback: 10' minimum
- (b) Side Street Setback: 5' minimum
- (c) Sideyard Setback: 5' minimum
- (d) Rear Setback: 5' minimum



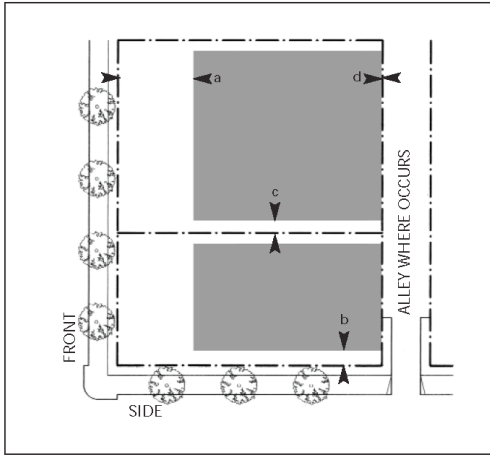
Plan Diagram

#### C. Parking

##### 1. Parking Placement

On-grade parking (enclosed or unenclosed) is allowed in the shaded area as shown in the diagram.

- (a) Front setback: 35% of lot depth
- (b) Side street setback: 5' minimum
- (c) Side yard setback: 5' minimum
- (d) Rear setback: not required



Plan Diagram

**2. Parking Access**

Vehicular access is permitted only from the alley or side streets. Where alleys and side streets do not exist, access shall be taken from the primary street with parking areas and garages located at the rear of the property. Parking areas and garages should be screened from public view and be located behind the primary unit whenever possible.

**3. Parking Requirements**

- Residential: 2 spaces / unit
- Live/Work: 2 spaces / unit
- Non-Residential  $\leq 750$  sq ft: not required<sup>1</sup>
- Non-Residential  $< 750 < 1500$  sq ft: 1 space<sub>1</sub>
- Non-Residential  $\geq 1500$  sq ft: see Unified Development Code

<sup>1</sup>Parking shall be calculated for the entire property, accounting for all uses on-site.

**D. Building Profile and Type**

**1. Building Height**

(a) Maximum height: 2.5 stories or 35'

**2. Encroachments**

As allowed by the Unified Development Code

**3. Frontage Types** (See Section 4.3.020 for definitions and design standards)

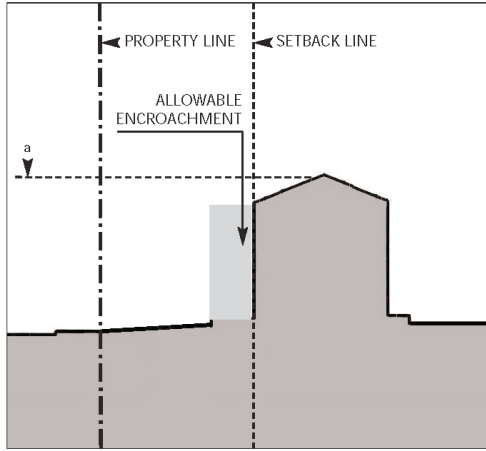
Front yard, Stoop, Forecourt, Storefront

**4. Architectural Types** (See Section 4.3.010 for definitions and design standards)

- Bungalow Court
- Courtyard Housing
- Duplex/Triplex/Quadplex
- Mansion Apartment House
- Rowhouse
- Sideyard Housing
- Single-Family House

# CHAPTER 4 : THE CODE

Carriage House  
Live/Work  
Second Unit  
Stacked Dwellings



Section Diagram

## 4.2.050 - Corridor (COR)

### A. Intent

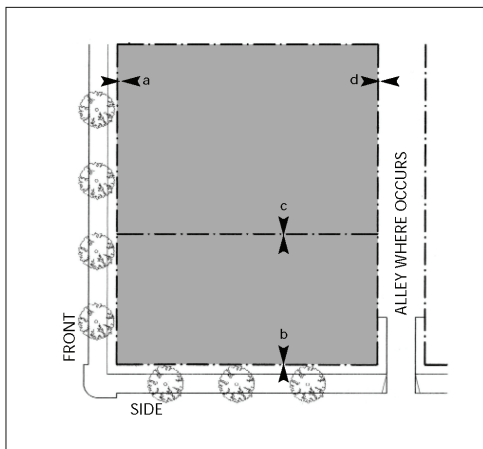
The COR zone is applied to portions of the Newhall, Railroad, and Lyons Avenue corridors within the Old Town Newhall area that are appropriate for development types that benefit from streets with high volumes of traffic. Developments in the COR zone should also be pedestrian-friendly and designed to create a built character that is consistent with, and complementary to, the rest of Old Town Newhall. The architectural types allowed in this zone are less intensive, lower in height, and accommodate lower densities than those in the Urban Center zone, but also accommodate a mixture of land uses, including some housing. Streetscapes are of urban character, and planted both to enhance the pedestrian experience, and to contribute to the identity of the entire downtown area. Projects in the COR zone reflect a more typical suburban development pattern with parking provided onsite, in well-landscaped parking lots that are screened from adjacent arterials to the maximum extent possible.

### B. Building Placement

#### 1. Setbacks (as measured from the property line)

Buildings shall be placed within the shaded area as shown in the diagram.

- (a) Front Setback: 5' minimum
- (b) Side Street Setback: 5' minimum
- (c) Sideyard Setback: 5' minimum
- (d) Rear Setback: 10' minimum



Plan Diagram

### C. Parking

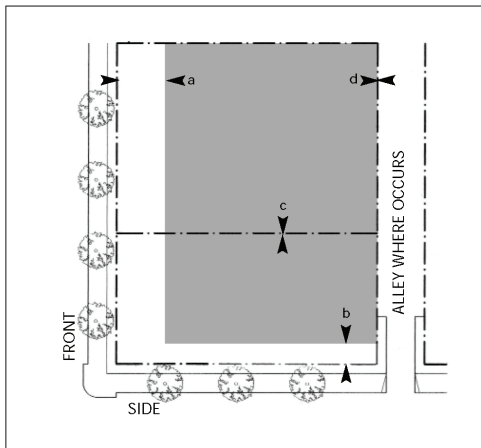
#### 1. Parking Placement

On-grade parking (enclosed or unenclosed) is allowed in the shaded area as shown in the diagram.

- (a1) Front setback: not required for 50% of lot frontage
- (a2) Front setback: 20% lot depth for 50% of lot frontage
- (b) Side street setback: 5' minimum
- (c) Side yard setback: 5' minimum
- (d) Rear setback: 5' minimum



## CHAPTER 4 : THE CODE



Plan Diagram

### 2. Parking Access

Vehicular access is permitted from any street or alley.

### 3. Parking Requirements

Residential: 1.5 spaces / unit

Live/Work: 2 spaces / unit

Non-Residential  $\leq 750$  sq ft: not required<sup>1</sup>

Non-Residential  $< 750 < 1500$  sq ft: 1 space<sup>1</sup>

Non-Residential  $\geq 1500$  sq ft: see Unified Development Code

<sup>1</sup>Parking shall be calculated for the entire property, accounting for all uses on-site.

## D. Building Profile and Type

### 1. Building Height

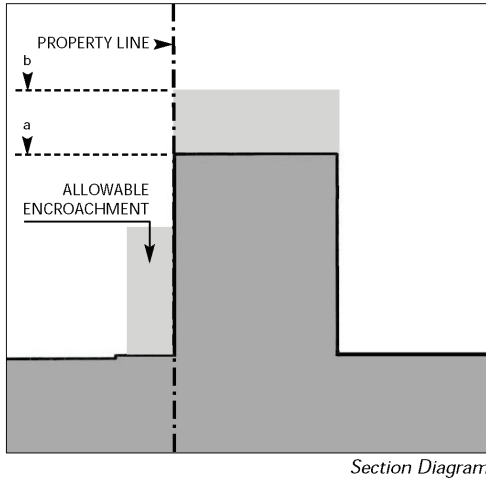
(a) Maximum height: 2.5 stories or 35'

(b) Penthouses: an area not exceeding 25% of the building's ground floor footprint may exceed the height limit by 1 story or 12'

(c) Where feasible, property owners have the option to develop projects that conform to the City's Mixed-Use Ordinance at the stated building heights in the City's Mixed Use Ordinance, subject to the issuance of a Minor Use Permit, if the project exceeds the height listed in (a) above. See Chapter 17.55 of the Unified Development Code.

### 2. Encroachments

As allowed by the Unified Development Code



3. **Frontage Types** (See Section 4.3.020 for definitions and design standards)  
Arcade, Shopfront, Stoop
4. **Architectural Types** (See Section 4.3.010 for definitions and design standards)
  - (a) Stacked Dwellings
  - (b) Live/Work
  - (c) Commercial Block
  - (d) Liner
  - (e) Other housing types are allowed subject to the issuance of a Minor Use Permit per Section 4.2.020.A.3.
5. **Transition to the Neighboring Zone.** A use that is prohibited in the neighboring zone, but is permitted on a parcel of land that is located immediately adjacent to, or across an alley or street from, a parcel in the Corridor zone, may be permitted, subject to the approval of a Minor Use Permit if deemed compatible by the Director of Community Development.

## CHAPTER 4 : THE CODE

### 4.2.060 - Urban Center (UC)

#### A. Intent

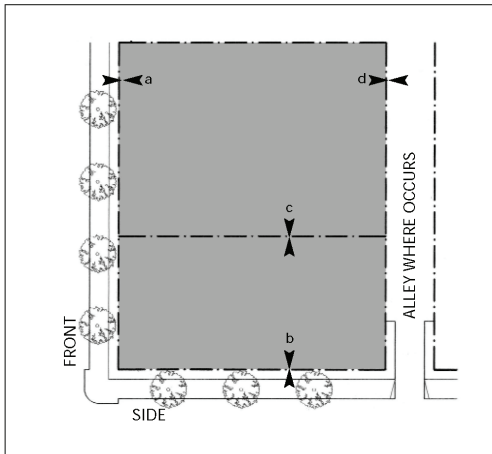
The UC zone is applied to the central portions of Old Town Newhall that are appropriate for a wide range of land uses in buildings averaging 2.5 stories in height, with ground floor uses including retail, offices, and restaurants, and upper floors accommodating offices or residential. Lodging, restaurant, entertainment, and civic uses are also encouraged. Auto-oriented uses are not appropriate in this zone. Street frontages throughout this zone are pedestrian-oriented, and defined by nonresidential building facades at the back of the sidewalk. Off-street parking is to be provided in public garages, or located away from street frontages behind buildings, but may also be located on side streets with appropriate landscaping and screening from the street. Streetscapes are of urban character, and planted both to enhance the pedestrian experience, and to contribute to the identity of the entire downtown area.

#### B. Building Placement

##### 1. Setbacks

Buildings shall be placed within the shaded area as shown in the diagram.

- (a) Front Setback: 0' min. - 5' maximum
- (b) Side Street Setback: 0' min. - 5' maximum
- (c) Sideyard Setback: not required
- (d) Rear Setback: not required



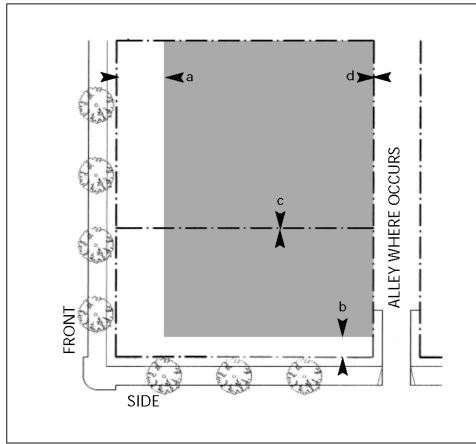
Plan Diagram

#### C. Parking

##### 1. Parking Placement

On-grade parking (enclosed or unenclosed) is allowed in the shaded area as shown in the diagram.

- (a) Front setback: 20% lot depth
- (b) Side street setback: 10' minimum
- (c) Side yard setback: not required
- (d) Rear setback: not required



Plan Diagram

**2. Parking Access**

Vehicular access is permitted only from the alley or side streets. No additional driveways shall be permitted on Main Street.

**3. Parking Requirements**

Residential: 1.5 spaces / unit

Live/Work: 2 spaces / unit

Non-Residential: Onsite parking is not required and may be accommodated offsite as part of a public parking district.

**D. Building Profile and Type**

**1. Building Height**

- (a) Maximum height: 2.5 stories or 35'
- (b) Towers/Penthouses: an area not exceeding 25% of the building's ground floor footprint may exceed the height limit by 1 story or 12'
- (c) Where an entire block is to be developed, the maximum height of the development/structures shall not exceed 55', permitted by right, not including architectural features.
- (d) Where feasible, property owners have the option to develop projects that conform to the City's Mixed-Use Ordinance at the stated building heights in the City's Mixed-Use Ordinance, subject to the issuance of a Minor Use Permit if the project exceeds the height listed in (a) above, or a Conditional Use Permit if the project exceeds the height in (c) above. See Chapter 17.55 of the Unified Development Code.

**2. Encroachments**

As allowed by the Unified Development Code; Awnings, Gallery frontages, balconies, bay windows, signs, outdoor dining allowed by approval of the planning director.



## CHAPTER 4 : THE CODE



Section Diagram

### 3. Frontage Types (See Section 4.3.020 for definitions and design standards)

Arcade, Storefront

### 4. Architectural Types (See Section 4.3.010 for definitions and design standards)

(a) Courtyard Housing

(b) Stacked Dwellings

(c) Live/Work

(d) Commercial Block

(e) Liner

(f) Other housing types are allowed subject to the issuance of a Minor Use Permit per Section 4.2.020.A.3.

### 5. Transition to the Neighboring Zone. A use that is prohibited in the neighboring zone, but is permitted on a parcel of land that is located immediately adjacent to, or across an alley or street from, a parcel in the Urban Center zone, may be permitted, subject to the approval of a Minor Use Permit if deemed compatible by the Director of Community Development.

**E. Outdoor Display of Merchandise.** Outdoor display of merchandise shall be subject to the approval of the following development standards:

1. A retail business must be located in the Urban Center zone.
2. The display must be free and clear of all pedestrian paths of travel.
3. All displays must consist of decorative furniture, tables, or other display approved by the Director of Community Development.
4. Merchandise is limited to one (1) display per business during regular business hours and shall be permitted in accordance with an Outdoor Display Permit.
5. Additional hours of display may be used while Main Street is closed to vehicles in preparation of, and during, special events.
6. The business must have approval of an Outdoor Display Permit on file with the City of Santa Clarita.
7. Any outdoor display outside of an Outdoor Display Permit shall be considered a violation of this code.

## 4.2.070 - Creative District (CD)

### A. Intent

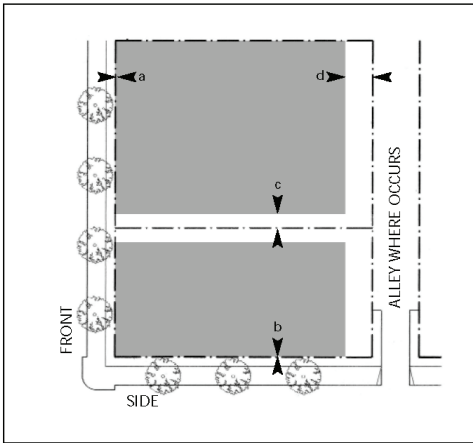
The CD zone is applied to properties along Pine Street southerly of Newhall Avenue that offer significant potential for a mixture of creative businesses and business incubation, in addition to current light industry. This zone benefits from Newhall Avenue access and its adjacency to the future industrial area to the east. Allowable architectural types emphasize office and/or shop buildings, which may be served by enclosed yards for outdoor activity. Streetscapes are of urban character, planted primarily to soften the appearance of industrial structures, activities, and traffic. Parking is accommodated onsite in well landscaped parking lots that are screened from adjacent streets.

### B. Building Placement

#### 1. Setbacks (as measured from the property line)

Buildings shall be placed within the shaded area as shown in the diagram.

- (a) Front Setback: not required
- (b) Side Street Setback: not required
- (c) Sideyard Setback: 5' minimum
- (d) Rear Setback: 10' minimum



Plan Diagram

### C. Parking

#### 1. Parking Placement

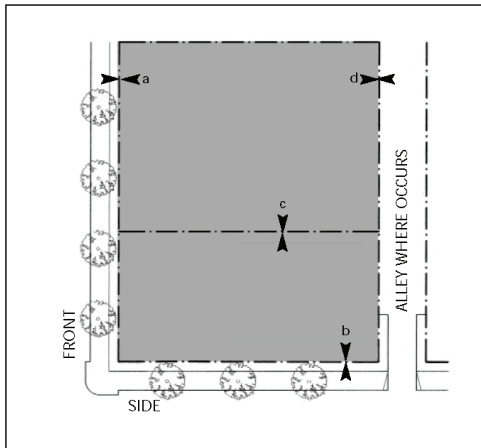
On-grade parking (enclosed or unenclosed) is allowed in the shaded area as shown in the diagram.

- (a) Front setback: not required
- (b) Side street setback: not required
- (c) Side yard setback: not required
- (d) Rear setback: not required

#### 2. Parking Access

Subject to the approval of the Community Development Director.

## CHAPTER 4 : THE CODE



Plan Diagram

### 3. Parking Requirements

Residential: 1.5 spaces / unit

Live/Work: 2 spaces / unit

Non-Residential: see Unified Development Code

### D. Building Profile and Type

#### 1. Building Height

(a) Maximum height: 2 stories or 35'

(b) Towers/Penthouses: an area not exceeding 25% of the building's ground floor footprint may exceed the height limit by 1 story or 12'

(c) Where an entire block is to be developed, the maximum height of the development/structures shall not exceed 55', permitted by right, not including architectural features.

#### 2. Encroachments

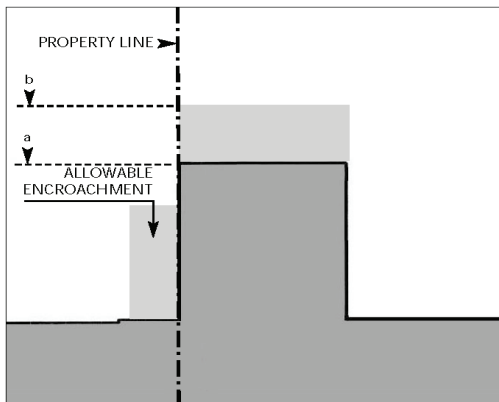
As allowed by the Unified Development Code

#### 3. Frontage Types (See Section 4.3.020 for definitions and design standards)

Stoop, Forecourt, Storefront, Arcade

#### 4. Architectural Types

None required



Section Diagram

## 4.3 - Architectural Standards

### 4.3.010 - Architectural Types

#### A. Requirements

- Purpose.** This section identifies the architectural types allowed within the Specific Plan area, and provides design standards for each type, to ensure that proposed development is consistent with the City's goals for building form, character, and quality within Old Town Newhall.
- Applicability.** Each proposed building shall be designed in compliance with the standards of this section for the applicable architectural type, except for public and institutional buildings, and buildings within the CD zone, which because of their unique disposition and application, are not required to comply with building type requirements.
- Allowable architectural types by zone.** Each proposed building shall be designed as one of the types allowed by the following table for the zone applicable to the site.

Architectural Type	Architectural Types Allowed by Zone			
	UG-1	UG-2	UC	COR
Bungalow Court		Y		
Courtyard Housing		Y	Y <sup>1</sup>	
Duplex/Triplex/Quadplex		Y		
Mansion Apartment		Y		
Rowhouse		Y		
Sideyard Housing		Y		
Stacked Dwellings <sup>1</sup>		Y <sup>2</sup>	Y	Y
SF House, Carriage House	Y	Y		
Live/Work		Y	Y	Y
Commercial Block			Y	Y
Liner			Y	Y
	Key: Y = Architectural type allowed			

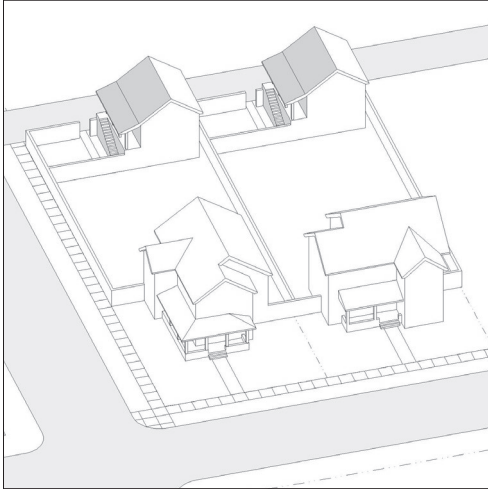
<sup>1</sup>Allowed only as part of a vertical mixed use project, with upper floor residential in a Commercial Block type.

<sup>2</sup>Stacked dwellings require a Minor Use Permit in the UG-2 zone.

## CHAPTER 4 : THE CODE

### 4.3.010.B Carriage House/Second Unit

An attached or detached residence which provides complete independent living facilities for one or more persons and which is located or established on the same lot on which a single-family residence is located. Such dwellings may contain permanent provisions for living, sleeping, eating, cooking and sanitation. This definition includes “granny flats”.



#### 1: Lot Width

- (a) Minimum: 35 ft

#### 2: Access

##### (a) Standards

- i. The main entrance to the unit shall be accessed from the side yard of the main house.
- ii. Where an alley is present, parking and services shall be accessed through the alley.
- iii. Where an alley is not present, parking and services shall be accessed by a driveway 7 to 10 feet wide, and with 2-foot planters on each side.
- iv. On a corner lot without access to an alley, parking and services shall be accessed by a driveway of 16 feet maximum width, and with 2-foot planters on each side

#### 3: Parking

##### (a) Standards

- i. Required parking shall not be located within any required setback and shall be screened from public view.
- ii. Where an alley is present, services, utility access, above ground equipment, and trash container areas shall be located on the alley.
- iii. Where an alley is not present, utility access, above ground equipment and trash container areas shall be located at least 10 feet behind the front of the house and shall be screened from view from the street with a hedge or fence.
- iv. A non-alley-accessed garage may accommodate no more than 2 cars. A side street facing garage shall have 1-car garage doors.

##### (b) Guidelines

- i. An alley accessed garage may accommodate up to three cars.

#### 4: Open Space

##### (a) Standards

- i. Side-yards shall be a minimum of five feet on the ground level and 20 feet on the upper level.
- ii. One of the side-yards shall be no less than 20 feet and may include the stairs to the Carriage House. Stairs to the Carriage House/Second Unit are encouraged to be located on the exterior of the structure. Primary access to the Carriage House/Second Unit shall be from a covered porch, patio, or balcony.

**5: Landscape**

(a) Standards

- i. The garden entrance to the guest house shall contain one canopy tree.

(b) Guidelines

N.A.

**6: Frontage**

(a) Standards

- i. As Carriage House units are located on top of the garage, their stairs shall be located on the side yard or enclosed within the structure.

(b) Guidelines

- i. Balconies and bay windows are allowable frontage types at the alley.

**7: Building Size and Massing**

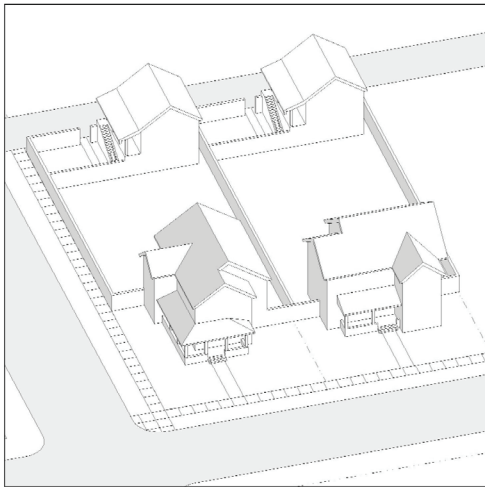
(a) Standards

- i. Thirty-four feet (34') maximum along the alley.
- ii. Carriage Houses shall be designed as flats located above garages.
- iii. Carriage Houses can be no taller than 2 stories.
- iv. Carriage Houses and Second Units shall also be subject to applicable standards listed in Sections 17.57.040.K (Accessory Buildings and Structures, Guesthouses) and 17.57.040.L (Accessory Buildings and Structures, Second Units) of the Unified Development Code.

## CHAPTER 4 : THE CODE

### 4.3.010.C Single Family House

A structure occupied by one primary residence.



#### 1: Lot Width

- (a) Minimum: 50 ft

#### 2: Access

##### (a) Standards

- i. The main entrance to the house shall be accessed directly from and face the street.
- ii. Where an alley is present, parking and services shall be accessed through the alley.
- iii. Where an alley is not present, parking and services shall be accessed by a driveway 7 to 10 feet wide, and with 2-foot planters on each side.
- iv. On a corner lot without access to an alley, parking and services shall be accessed by a driveway of 16 feet maximum width, and with 2-foot planters on each side.

#### 3: Parking

##### (a) Standards

- i. Required parking shall be within a garage.
- ii. A non-alley-accessed garage may accommodate no more than 2 cars. A side street facing garage shall have 1-car garage doors.
- iii. Where an alley is present, services, including all utility access, above ground equipment, and trash container areas shall be located on the alley.
- iv. Where an alley is not present, utility access, above ground equipment, and trash container areas shall be located at least 10 feet behind the front of the house and be screened from view from the street with a hedge or fence.

##### (b) Guidelines

- i. An alley accessed garage may accommodate up to three cars.

#### 4: Open Space

##### (a) Standards

- i. At least one side yard shall be designed to provide an open area no less than 10 feet by 10 feet.
- ii. Rear yards shall be no less than 15% of the area of each lot and of a regular geometry (e.g., rectangular).

##### (b) Guidelines

- i. Front yards are defined by the setback and frontage type requirements of the applicable zone.

## **5: Landscape**

### **(a) Standards**

- i. Landscaping, when used to define a front yard, shall not exceed 42" (3.5 feet) in height, within the required front yard setback. Front yard trees shall be of porch scale (no more than 1.5 times the height of the porch at maturity) except at the margins of the lot, where they may be of house scale (no more than 1.5 times the height of the house at maturity).
- ii. At least one large tree shall be provided in each rear yard for shade and privacy.

### **(b) Guidelines**

- i. Side yard trees may be placed to protect the privacy of neighbors.
- ii. All single family dwellings shall be designed with storage space provided for three, 90-gallon trash bins, not visible from the street during non-collection days.

## **6: Frontage**

### **(a) Standards**

- i. A house's ground level shall be designed so that living areas (e.g., living room, family room, dining room, etc.), rather than sleeping and service rooms, are oriented toward the fronting street.
- ii. The applicable frontage requirements apply per Section 4.3.020.

### **(b) Guidelines**

- i. Frontage types that provide a transition from public to private, indoor to outdoor at the entrance to the house are required. Porches, towers, dooryards and stoops are preferred types.

## **7: Building Size and Massing**

### **(a) Standards**

- i. Building elevations abutting side yards shall be designed to provide at least one horizontal plane break of at least three feet, and one vertical break.
- ii. Houses on corner lots shall be designed with two front facades.
- iii. Buildings shall be composed of one and/or two story volumes, each designed to house scale.

### **(b) Guidelines**

- i. Attic space may be occupied and not count as a story when applying the height limits of the applicable zone.

## **8: Accessory Dwellings**

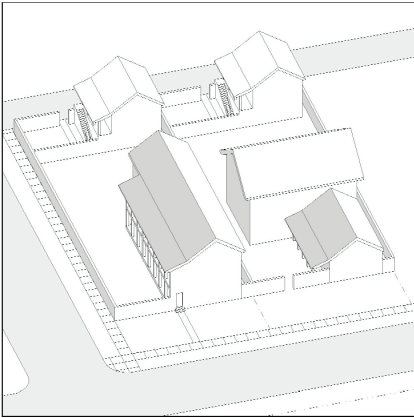
See Section 4.3.010.B 'Carriage House/Second Unit'



## CHAPTER 4 : THE CODE

### 4.3.010.D Single Family House Sideyard

A structure occupied by one primary residence that orients itself to one side and rear of its lot.



#### 1: Lot Width

- (a) Minimum: 50 ft

#### 2: Access

##### (a) Standards

- i. The main entrance to the house shall be accessed directly from the side yard, though a walled garden or from a raised porch.
- ii. Where an alley is present, parking and services shall be accessed through the alley.
- iii. Where an alley is not present, this housing type is allowed only on a corner lot.
- iv. For a corner lot without access to an alley, parking and services shall be accessed by a driveway of 16 feet maximum width, and with 2 foot planters on each side.

##### (b) Guidelines

N.A.

#### 3: Parking

##### (a) Standards

- i. Required parking shall be within a garage.
- ii. A non-alley-accessed garage may accommodate no more than 2 cars. A side street facing garage shall have 1-car garage doors.
- iii. Where an alley is present, services, including all utility access, above ground equipment, and trash container areas shall be located on the alley.
- iv. Where an alley is not present, utility access, above ground equipment, and trash container areas shall be located at least 10 feet behind the front of the house, and shall be screened from view from the street with a hedge or fence.

##### (b) Guidelines

- i. An alley accessed garage may accommodate up to three cars.

#### 4: Open Space

##### (a) Standards

- i. The active side yard shall be at least 15 feet wide, with major ground floor rooms opening to it with large windows and, where possible, French doors. The active side yard shall be enclosed by a wall or hedge no more than 6 feet high.
- ii. On a corner lot, the active side yard shall abut the street and the enclosing wall shall be set back at least 5 feet from the frontage line.

(b) Guidelines

- i. Front yards are defined by the setback and frontage type requirements of the applicable zone.
- ii. The inactive side yard may have a fence at the property line, with an easement allowing use of the inactive yard by the neighbor. If built without a fence, an easement shall be provided to allow the use of the inactive yard by the neighbor. Windows on the inactive yard side of the house shall be relatively small and high, providing light and ventilation while allowing for privacy.
- iii. Rear yards are not required for this type, as the private, useable outdoor space is provided in the side yard.

**5: Landscape**

(a) Standards

- i. Landscaping, when used to define a front yard, shall not exceed 42" (3.5 feet) in height, within the required front yard setback. Front yard trees shall be of porch scale (no more than 1.5 times the height of the porch at maturity) except at the margins of the lot, where they may be of house scale (no more than 1.5 times the height of the house at maturity).
- ii. At least one large tree shall be provided in each rear yard for shade and privacy.

(b) Guidelines

- i. Side yard trees may be placed to protect the privacy of neighbors.
- ii. All single family dwellings shall be designed with storage space provided for three, 90-gallon trash bins, not visible from the street during non-collection days.

**6: Frontage**

(a) Standards

- i. A sideyard house's ground level shall be designed so that living areas (e.g., living room, family room, dining room, etc.), rather than sleeping and service rooms, are oriented toward the fronting street and to the side yard.
- ii. The applicable frontage requirements apply per Section 4.3.020.

(b) Guidelines

- i. A side yard house is not subject to the frontage type requirements of the applicable zone to provide a transition from public to private within the front yard, as the side yard provides the transition.
- ii. Notwithstanding setback requirements, the front setback need not exceed 10 feet.
- iii. Because the entrance is not on the street facade, special care should be taken to ensure that the composition of fenestration and other architectural details are scaled to the public rooms of the house.

**7: Building Size and Massing**

(a) Standards

- i. The building elevations abutting inactive side yards shall be designed to provide at least one horizontal plane break of at least three feet, and one vertical break.
- ii. A gallery, either one or two stories in height, or an arcade, shall be built along the active side yard for at least half the building length.

(b) Guidelines

- i. Attic space may be occupied and not count as a story when applying the height limits of the applicable zone.

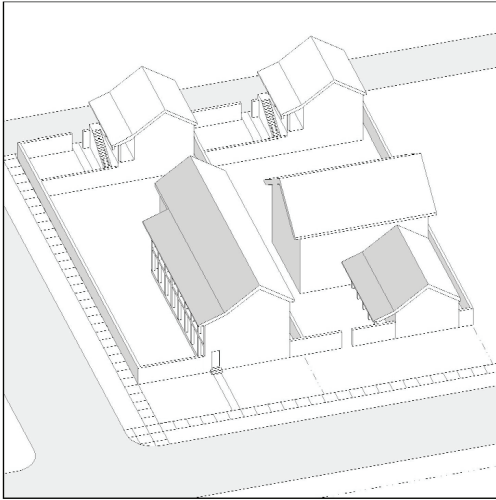
**8: Accessory Dwellings**

See Section 4.3.010.B 'Carriage House/Second Unit'

## CHAPTER 4 : THE CODE

### 4.3.010.E Duplexes, Triplexes, and Quadplexes

Duplexes, triplexes, and quadplexes are multiple dwelling forms that are architecturally presented as large single-family houses in their typical neighborhood setting.



#### 1: Lot Width

- (a) Minimum: 50 ft

#### 2: Access

##### (a) Standards

- i. The main entrance to each dwelling shall be accessed directly from, and shall face, the street. Access to second floor dwellings shall be by a stair, which may be open or enclosed.
- ii. Where an alley is present, parking and services shall be accessed through the alley.
- iii. Where an alley is not present, parking and services shall be accessed by a driveway 7 to 10 feet wide, with 2-foot planters on each side.
- iv. On a corner lot without access to an alley, parking and services shall be accessed by driveways of 7 to 8 feet maximum width, and with 2-foot planters on each side.

#### 3: Parking

##### (a) Standards

- i. Required parking shall be within garages, which may contain up to four cars.
- ii. Garages on corner lots without alleys may front onto the side street only if provided with 1-car garage doors, and with driveways no more than 8 feet wide that are separated by planters at least 2 feet wide.
- iii. Where an alley is present, services, including all utility access, above ground equipment, and trash container areas shall be located on the alley.
- iv. Where an alley is not present, utility access, above ground equipment, and trash container areas shall be located at least 10 feet behind the front of the house, and shall be screened from view from the street with a hedge or fence.

#### 4: Open Space

##### (a) Standards

- i. Each ground floor dwelling shall have a private or semi-private required yard of at least 150 square feet
- ii. Required yards shall be at least 8 feet wide, and enclosed by a fence, wall, or hedge.

##### (b) Guidelines

- i. Front yards are defined by the setback and frontage type requirements of the applicable zone.
- ii. Porches, stoops and dooryards may encroach into a required yard. See Frontages, below.

## **5: Landscape**

### **(a) Standards**

- i. Landscaping, when used to define a front yard, shall not exceed 42" (3.5 feet) in height, within the required front yard setback. Front yard trees shall be of porch scale (no more than 1.5 times the height of the porch at maturity) except at the margins of the lot, where they may be of house scale (no more than 1.5 times the height of the house at maturity).
- ii. At least one large tree shall be provided in each rear yard for shade and privacy.

### **(b) Guidelines**

- i. Side yard trees may be placed to protect the privacy of neighbors.

## **6: Frontage**

### **(a) Standards**

- i. Dwellings abutting front yards shall be designed so that living areas (e.g., living room, family room, dining room, etc.), rather than sleeping and service rooms, are oriented toward the fronting street.
- ii. The applicable frontage requirements apply per Section 4.3.020.

### **(b) Guidelines**

- i. Frontage types that provide a transition from public to private, indoor to outdoor at the entrance to the house are required. These may be determined through the Design Review process to serve also as the required yard for some or all of the dwellings. Porches, towers, dooryards and stoops are preferred types.
- ii. On corner lots, entrances to dwellings on both frontages are encouraged, particularly in triplexes and quadplexes.
- iii. See the requirements of the applicable zone for allowed encroachments into required setbacks.

## **7: Building Size and Massing**

### **(a) Standards**

- i. Building elevations abutting side yards shall be designed to provide at least one horizontal plane break of at least three feet, and one vertical break.
- ii. Buildings on corner lots shall be designed with two front facades.
- iii. Buildings shall be massed as large houses, composed principally of two story volumes, each designed to house scale.

### **(b) Guidelines**

- i. Dwellings within buildings may be flats and/or townhouses.
- ii. Attic space may be occupied and not count as a story when applying the height limits of the applicable zone.

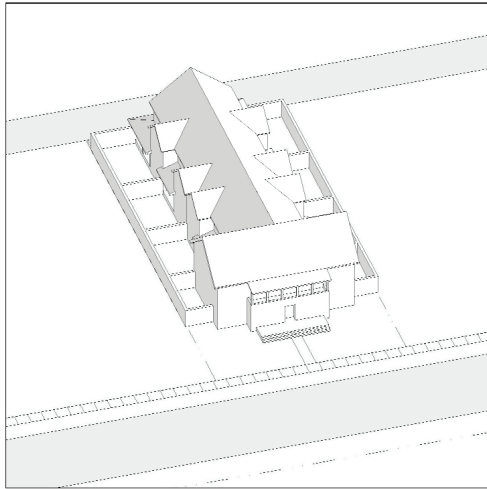
## **8: Accessory Dwellings**

Carriage Houses are permitted. See Section 4.3.010.B 'Carriage House/Second Unit'

## CHAPTER 4 : THE CODE

### 4.3.010.F Mansion Apartment

A mansion is a house-like form that accommodates five to eight individual residences.



#### 1: Lot Width

- (a) Minimum: 75 ft

#### 2: Access

##### (a) Standards

- i. The main entrance to the building shall be accessed directly from and face the street.
- ii. Where an alley is present, parking and services shall be accessed through the alley.
- iii. Where an alley is not present, parking and services shall be accessed by a ramped driveway from the street, located as close as possible to a side or rear property line.
- iv. Access from resident parking to each dwelling shall be by way of an elevator, stairs, and corridor.

##### (b) Guidelines

- i. Direct access from adjacent street to ground floor dwellings is encouraged.
- ii. On a corner lot without access to an alley, parking and services may be accessed from the side street.

#### 3: Parking

##### (a) Standards

- i. Required parking shall be in an underground garage.
- ii. Where an alley is present, services shall be located on the alley or underground.
- iii. Where an alley is not present, services shall be underground or in a side or rear yard, at least 10 feet behind the façade, and shall be screened from view from the street with a hedge or fence.

#### 4: Open Space

##### (a) Standards

- i. Rear yards shall be no less than 15% of the area of each lot/unit and of a regular geometry (e.g., rectangular).
- ii. Each ground floor dwelling shall have a private or semi-private required yard of at least 80 square feet, and each upper floor dwelling shall have a balcony of at least 80 square feet, unless approved otherwise through Design Review.
- iii. Required Yards shall be at least 8 feet wide, and enclosed by a fence, wall or hedge.

(b) Guidelines

- i. Front yards are defined by the setback and frontage type requirements of the applicable zone.
- ii. Side yards should be useable by, and accessible from, the dwellings where possible.
- iii. Porches, stoops, and dooryards may encroach into required yards. See Frontages, below.

**5: Landscape**

(a) Standards

- i. Landscaping, when used to define a front yard, shall not exceed 42" (3.5 feet) in height, within the required front yard setback. Front yard trees shall be of porch scale (no more than 1.5 times the height of the porch at maturity) except at the margins of the lot, where they may be of house scale (no more than 1.5 times the height of the house at maturity).
- ii. At least one large tree shall be provided in each rear yard for shade and privacy.

(b) Guidelines

- i. Side yard trees may be placed to protect the privacy of neighbors.

**6: Frontage**

(a) Standards

- i. The building shall be designed so that living areas (e.g., living rooms, family rooms, dining rooms, etc.), rather than sleeping and service rooms, are oriented toward the fronting street.
- ii. The applicable frontage requirements apply per Section 4.3.020.

(b) Guidelines

- i. Frontage types that provide a transition from public to private, indoor to outdoor, at the main entrance, and at any direct entrances to individual dwellings, are required. Porches, dooryards and stoops are preferred.
- ii. Stoops up to 3 feet in height and dooryards up to 2 feet in height may be placed above subterranean parking, provided that they are landscaped and scaled to the street and building.
- iii. See the requirements of the applicable zone for allowed encroachments into required setbacks.

**7: Building Size and Massing**

(a) Standards

- i. Buildings shall be massed as large houses, composed principally of two and three story volumes.
- ii. Building elevations abutting side yards shall be designed to provide at least one horizontal plane break of at least three feet, and one vertical break. Significant projecting architectural elements such as bay windows, projecting rooms, or covered balconies may be provided in lieu of one plane break.
- iii. Buildings on corner lots shall be designed with two front facades.

(b) Guidelines

- i. Dwellings within the building may be flats and/or townhouses.
- ii. Attic space may be occupied and not count as a story when applying the height limits of the applicable zone.

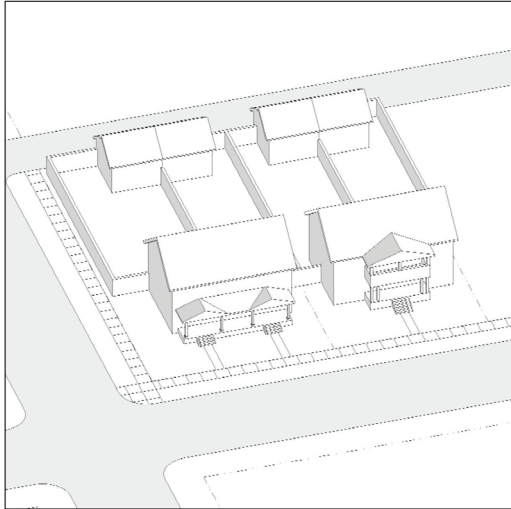
**8: Accessory Dwellings**

Not permitted.

## CHAPTER 4 : THE CODE

### 4.3.010.G Rowhouse

An individual structure occupied by one primary residence or a structure of multiple townhouse unit types arrayed side by side.



#### 1: Lot Width

- (a) Minimum: 25 ft

#### 2: Access

- (a) Standards
  - i. The main entrance to each unit shall be accessed directly from, and shall face, the street.
  - ii. Garages and services shall be accessed from an alley. This type is not allowed on a lot without an alley.

#### 3: Parking

- (a) Standards
  - i. Required parking shall be in a garage, which may be attached to or detached from the dwelling.
  - ii. Services, including all utility access, aboveground equipment, and trash containers, shall be located on an alley.

#### 4: Open Space

- (a) Standards
  - i. Rear yards shall be no less than 15% of the area of each lot/unit and of a regular geometry (e.g., rectangular).
- (b) Guidelines
  - i. Front yards are defined by the setback and frontage type requirements of the applicable zone.

#### 5: Landscape

- (a) Standards
  - i. Landscape shall not be used to separate a front yard from front yards on adjacent parcels. Front yard trees, if provided, shall be of porch scale (no more than 1.5 times the height of the porch at maturity) except at the margins of the lot, where they may be of house scale (no more than 1.5 times the height of the house at maturity).
  - ii. At least one large tree shall be provided in each rear yard for shade and privacy.

## **6: Frontage**

### **(a) Standards**

- i. Each ground-level rowhouse shall be designed so that living areas (e.g., living room, family room, dining room, etc.), rather than sleeping and service rooms, are oriented toward the fronting street and/or to the courtyard.
- ii. Frontage types that provide a transition from public to private, indoor to outdoor at the main entrance to each dwelling are required. Porches, dooryards and stoops are preferred types.
- iii. The applicable frontage requirements apply per Section 4.3.020.

### **(b) Guidelines**

- i. See the requirements of the applicable zone for allowed encroachments into required setbacks.

## **7: Building Size and Massing**

### **(a) Standards**

- i. Buildings shall be composed of 2 and/or 3-story volumes in compliance with the regulations for the applicable zone.
- ii. Buildings on corner lots shall be designed with two front facades.
- iii. Each rowhouse building shall maintain setbacks from property lines on at least 2 sides, with as much direct access to yards as possible.

### **(b) Guidelines**

- i. In a 3-story building, a townhouse dwelling may be stacked over a ground floor flat. In this case, the flat shall be accessed by its own front door at the frontage, and the townhouse dwelling shall be accessed by a separate front door and a stair.

## **8: Accessory Dwellings**

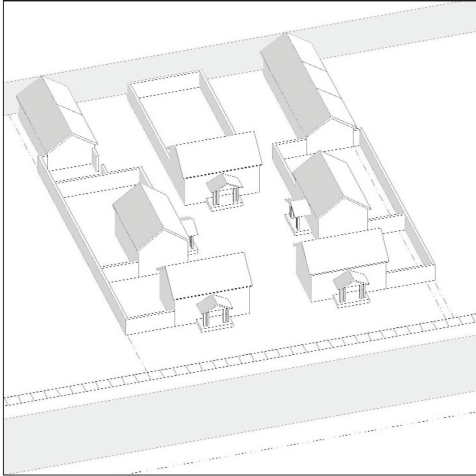
Not permitted.



## CHAPTER 4 : THE CODE

### 4.3.010.H Bungalow Court

Bungalow Courts are an architectural type consisting of freestanding single-family residences arranged around a common, shared courtyard. The individual buildings are arrayed next to each other to form a shared type that is wholly open to the street.



#### 1: Lot Width

- (a) Minimum: 125 ft

#### 2: Access

##### (a) Standards

- i. Entrances to dwellings shall be directly from the front yard or from the courtyard. Access to second floor dwellings shall be by a stair, which may be open or enclosed.
- ii. Where an alley is present, parking and services shall be accessed through the alley.
- iii. Where an alley is not present, parking and services shall be accessed by of a driveway 7 to 10 feet wide, and with 2-foot planters on each side.

##### (b) Guidelines

- i. On a corner lot without access to an alley, parking and services may be accessed from the side street.

#### 3: Parking

##### (a) Standards

- i. Required parking shall be in garages.
- ii. Where an alley is present, services, including all utility access, above ground equipment, and trash container areas shall be located on the alley.
- iii. Where an alley is not present, utility access, above ground equipment, and trash container areas shall be located in a side or rear yard, at least 10 feet behind the front of the house, and be screened from view from the street with a hedge or fence.

##### (b) Guidelines

- i. Garages on corner lots without alleys may front onto the side street only if provided with 1-car garage doors, and with driveways no more than 8 feet wide that are separated by planters at least 2 feet wide.

#### **4: Open Space**

##### **(a) Standards**

- i. A central courtyard shall comprise at least 15% of the lot area. See Courtyard Types.
- ii. Each ground floor dwelling shall have a private or semi-private required yard of at least 150 square feet, which may be located in a side yard, the rear yard, or the courtyard.
- iii. Required yards shall be at least 8 feet wide, and enclosed by a fence, wall or hedge.

##### **(b) Guidelines**

- i. Front yards are defined by the setback and frontage type requirements of the applicable zone.
- ii. Porches, stoops and dooryards may encroach into required yards. See Frontages, below.

#### **5: Landscape**

##### **(a) Standards**

- i. Landscape shall not be used to separate a front yard from front yards on adjacent parcels. Front yard trees shall be of porch scale (no more than 1.5 times the height of the porch at maturity) except at the margins of the lot, where they may be of house scale (no more than 1.5 times the height of the house at maturity).
- ii. At least one large tree shall be provided in each rear yard for shade and privacy.

##### **(b) Guidelines**

- i. Side yard trees may be placed to protect the privacy of neighbors.

#### **6: Frontage**

##### **(a) Standards**

- i. Buildings shall be designed so that living areas (e.g., living room, family room, dining room, etc.), rather than sleeping and service rooms, are oriented toward the fronting street and/or to the courtyard.
- ii. Frontage types that provide a transition from public to private, indoor to outdoor at the main entrance to each dwelling are required. Porches, dooryards and stoops are preferred types, and may encroach into the courtyard.
- iii. The applicable frontage requirements apply per Section 4.3.020.

##### **(b) Guidelines**

- i. See the requirements of the applicable zone for allowed encroachments into required setbacks.

#### **7: Building Size and Massing**

##### **(a) Standards**

- i. Buildings shall be composed of one and/or two story volumes and massed as houses.
- ii. Building elevations abutting side yards shall be designed to provide at least one horizontal plane break of at least three feet, and one vertical break.

##### **(b) Guidelines**

- i. Dwellings within the buildings may be flats and/or townhouses.
- ii. Attic space may be occupied and not count as a story.

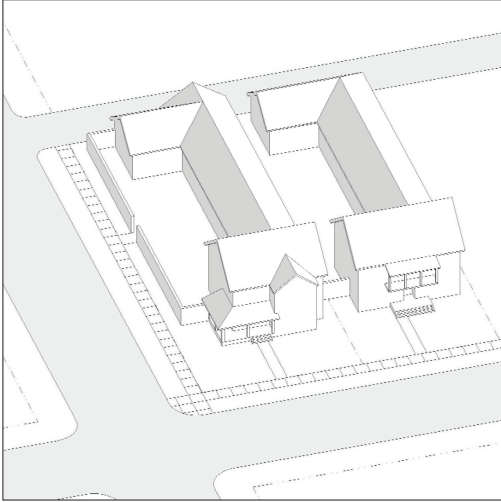
#### **8: Accessory Dwellings**

Not permitted.

## CHAPTER 4 : THE CODE

### 4.3.010.I Sideyard Housing

A building or group of buildings containing one or more residences, that are arranged on the site in a row with the first unit near the front of the lot and the last unit near the rear of the lot, and with the primary entrance of each unit from a walkway parallel to and along one side of the lot. (The first unit in the row may also take its access from the fronting street sidewalk).



#### 1: Lot Width

- (a) Minimum: 50 ft

#### 2: Access

##### (a) Standards

- i. Entrances to dwellings shall be directly from the front yard or active side yard. Access to second floor dwellings shall be by a stair, which may be open or enclosed.
- ii. Where an alley is present, parking and services shall be accessed through the alley.
- iii. Where an alley is not present, parking and services shall be accessed by a driveway 7 to 10 feet wide, and with 2-foot planters on each side.

##### (b) Guidelines

- i. On a corner lot without access to an alley, parking and services may be accessed from the side street.

#### 3: Parking

##### (a) Standards

- i. Required parking shall be in garages.
- ii. Where an alley is present, services, including all utility access, above ground equipment, and trash container areas shall be located on the alley.
- iii. Where an alley is not present, utility access, above ground equipment, and trash container areas shall be located in a side or rear yard, at least 10 feet behind the front of the house, and be screened from view from the street with a hedge or fence.

##### (b) Guidelines

- i. Garages on corner lots without alleys may front onto the side street only if provided with 1-car garage doors, and with driveways no more than 8 feet wide that are separated by planters at least 2 feet wide.

#### **4: Open Space**

##### **(a) Standards**

- i. The active side yard shall include a garden or court at least 20 feet wide, with major ground floor rooms opening to it with large windows and, where possible, doors.
- ii. When located in an active side yard, a driveway or walkway shall be integrated into the design of the yard.
- iii. The inactive side yard may be built with or without a fence at the property line. If built without a fence, windows in that side of the building shall be at least 6 feet above the grade of the yard, providing light and ventilation while ensuring privacy and compliance with building code requirements.

##### **(b) Guidelines**

- i. Front yards are defined by the setback and frontage type requirements of the applicable zone.
- ii. Rear yards are not required for this type, as the private, useable outdoor space is provided in the side yard.

#### **5: Landscape**

##### **(a) Standards**

- i. Landscape shall not be used to separate a front yard from front yards on adjacent parcels. Front yard trees shall be of porch scale (no more than 1.5 times the height of the porch at maturity) except at the margins of the lot, where they may be of house scale (no more than 1.5 times the height of the house at maturity).
- ii. At least one large tree shall be provided in each rear yard for shade and privacy.
- iii. Driveways in active side yards shall have pavement that contributes to the livability of the space and/or be separated from yard with low walls or hedges.

##### **(b) Guidelines**

- i. Side yard trees may be placed to protect the privacy of neighbors.

#### **6: Frontage**

##### **(a) Standards**

- i. Buildings shall be designed so that living areas (e.g., living room, family room, dining room, etc.), rather than sleeping and service rooms, are oriented toward the fronting street.
- ii. The applicable frontage requirements apply per Section 4.3.020.

##### **(b) Guidelines**

- i. Frontage types that provide a transition from public to private, indoor to outdoor at the entrance to each ground floor dwelling are required. Porches, dooryards and stoops are preferred types.
- ii. See the requirements of the applicable zone for allowed encroachments into required setbacks.

#### **7: Building Size and Massing**

##### **(a) Standards**

- i. Buildings shall be massed to the street as large houses of primarily two story volumes, and to the side yards as one-and two-story masses at the scale of houses.
- ii. The building elevation abutting an inactive side yard shall be designed to provide at least one horizontal plane break of at least three feet, and one vertical break.
- iii. Buildings on corner lots shall be designed with two front facades.

##### **(b) Guidelines**

- i. Dwellings within the buildings may be flats and/or townhouses.

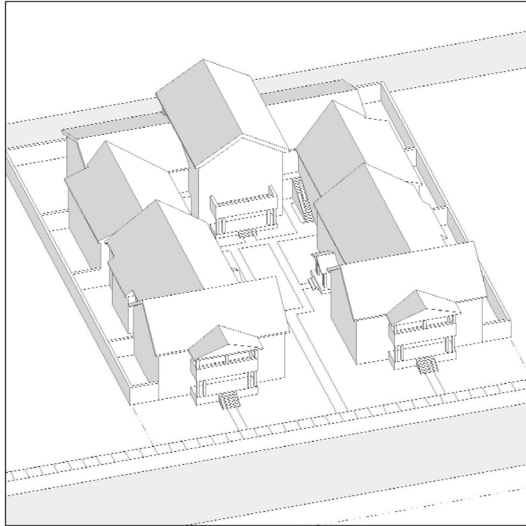
#### **8: Accessory Dwellings**

Not permitted.

## CHAPTER 4 : THE CODE

### 4.3.010.J Courtyard Housing

Courtyard housing units are dwellings that front a “court.” Courts are an architectural type consisting of residences that can be arranged in four possible configurations: townhouses, townhouses over flats, flats, and flats over flats. These are arrayed next to each other, on one or more courts, to form a shared type that is partly or wholly open to the street. This type of residential use may include commercial or live/work “flex space” that fronts the street.



#### 1: Lot Width

- (a) Minimum: 125 ft

#### 2: Access

##### (a) Standards

- i. The main entrance to each ground floor dwelling shall be directly off a common courtyard or directly from the street.
- ii. Access to second story dwellings shall be through an open or roofed stair, serving no more than 2 dwellings.
- iii. Elevator access may be provided between the garage and podium only.
- iv. Where an alley is present, parking shall be accessed through the alley and services through the alley and side yards.
- v. Where an alley is not present, parking and services shall be accessed from the street by side yard driveways flanked by planters, at least 1-foot wide.
- vi. On a corner lot without access to an alley, parking and services shall be accessed from the side street and services shall be underground and/or in the side and rear yards.

#### 3: Parking

##### (a) Standards

- i. Required parking shall be in an underground garage, and may include surface parking, tuck under parking, an aboveground garage, or a combination of any of the above.
- ii. Where an alley is present, services, including all utility access, above ground equipment, and trash container areas shall be located on the alley.
- iii. Where an alley is not present, services shall be located in compliance with the setback requirements of the applicable zone.

(b) Guidelines

- i. Dwellings may have direct or indirect access to their parking stall(s), or direct access to stalls enclosed within the garage. A combination of these conditions is encouraged.
- ii. Parking entrances to subterranean garages and/or driveways shall be located as close as possible to the side or rear of each lot.

**4: Open Space**

(a) Standards

- i. Courtyard housing shall be designed to provide a central courtyard and/or partial, multiple, separated, or interconnected courtyards of a size of at least 15% of the lot.
- ii. In a project with multiple courtyards, at least two of the courtyards shall conform to the patterns below.
- iii. Minimum courtyard dimensions shall be 40 feet wide when the long axis of the courtyard is oriented East/West and 30 feet wide when the courtyard is oriented North/South.
- iv. In 40-foot wide courtyards, the frontages and architectural projections allowed within each urban zone are permitted on two sides of the courtyard. They are permitted on one side of 30-foot wide courtyards.
- v. Private patios may be provided at side yards, rear yards and/or courtyards.
- vi. Courtyards shall be connected to each other and to the public way by zaguans or paseos.
- vii. Surface parking for five cars or less is allowed in a front garden, screened from the street by a decorative wall.

**5: Landscape**

(a) Standards

- i. Landscape shall not obscure front yards on adjacent lots or the shopfront of the ground floor flex space. Front yard trees, if provided, shall be of porch scale (no more than 1.5 times the height of the porch at maturity) except at the margins of the lot, where they may be of house scale (no more than 1.5 times the height of the house at maturity).
- ii. At least one large tree shall be provided in each rear yard for shade and privacy.
- iii. At least one large tree planted directly in the ground shall be provided in at least one courtyard for shade, privacy and scale.

(b) Guidelines

- i. Sideyard trees may be placed to protect the privacy of neighbors.
- ii. Courtyards located over garages should be designed to avoid the sensation of forced podium hardscape.

**6: Frontage**

(a) Standards

- i. Entrance doors, living space (e.g., living rooms and dining rooms) shall be oriented toward the courtyard(s) and the fronting street to the degree possible. Service rooms shall be oriented backing to sideyards, service yards and rear yards to the degree possible.
- ii. Frontage types are required that provide a transition from public to private, indoor to outdoor at the entrance to each dwelling. Porches, towers, dooryards entry stairs and stoops are allowed. No arcade or gallery may encroach into the required minimum width of a courtyard.
- iii. Stoops up to 3 feet in height and dooryards up to 2 feet in height may be placed above subterranean parking, provided that they are landscaped and scaled to the street and building.
- iv. The applicable frontage requirements apply per Section 4.3.020.

(b) Guidelines

- i. See the requirements of the applicable zone for allowed encroachments into required setbacks.

## CHAPTER 4 : THE CODE

### 7: Building Size and Massing

#### (a) Standards

- i. Buildings shall be composed of one, two and three story masses, each designed to house scale, and not necessarily representing a single dwelling.
- ii. The intent of these regulations is to provide for courtyard housing projects with varying building heights. Suggested height ratios for various courts are as follows:
  - 2 stories: 80% 2 stories, 20% 1 stories
  - 2 stories with lofts: 60% 2 stories, 40% 3 stories/lofts
  - 3 stories: 40% 2 stories, 50% 3 stories, 10% 4 stories/lofts
- iii. Three story buildings shall be composed of single loaded and stacked dwellings. In this case, the visibility of elevators and of exterior corridors at the third story shall be minimized by incorporation into the mass of the building.

#### (b) Guidelines

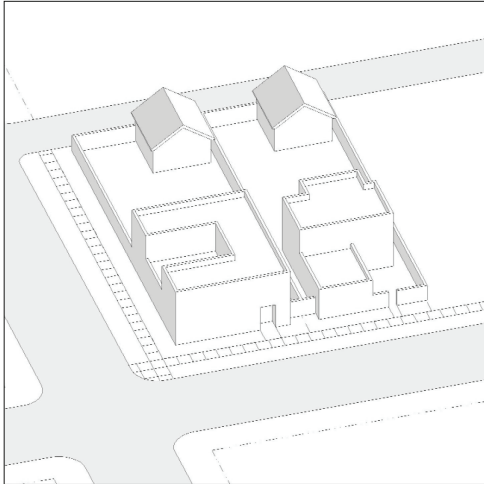
- i. Buildings may contain any of four combinations of units: flats, flats over flats, townhouses, and townhouses over flats.
- ii. Dwellings may be as repetitive or as unique as deemed by individual designs.
- iii. Four story masses should be minimized inside courtyards and apparent on street frontages.

### 8: Accessory Dwellings

Not permitted.

#### 4.3.010.K Live/Work

An integrated residence and working space, occupied and utilized by a single household in a structure, either single-family or multi-family, that has been designed or structurally modified to accommodate joint residential occupancy and work activity.



#### 1: Lot Width

- (a) Minimum: 25 ft

#### 2: Access

##### (a) Standards

- i. The main entrance to the ground floor flex space shall be accessed directly from and face the street.
- ii. The living area shall be located behind the commercial space. In cases where the living area is located above the commercial space, the upstairs dwelling unit may be accessed by a separate entrance or stair.
- iii. Garages and services shall be accessed from an alley. This type is not allowed on a lot without an alley.

#### 3: Parking

##### (a) Standards

- i. At least one required parking space shall be in a garage, which may be attached to or detached from the dwelling.
- ii. Services, including all utility access, aboveground equipment, and trash containers, shall be located on an alley.

##### (b) Guidelines

- i. Additional required parking spaces may be enclosed, covered or open.

#### 4: Open Space

##### (a) Standards

- i. Rear yards shall be no less than 15% of the area of each lot and of a regular geometry (e.g., rectangular).

##### (b) Guidelines

- i. Front yards are defined by the setback and frontage type requirements of the applicable zone.



## CHAPTER 4 : THE CODE

### 5: Landscape

#### (a) Standards

- i. Landscape shall not obscure front yards on adjacent lots or the shopfront of the ground floor flex space. Front yard trees, if provided, shall be of porch scale (no more than 1.5 times the height of the porch at maturity) except at the margins of the lot, where they may be of house scale (no more than 1.5 times the height of the house at maturity).
- ii. At least one large tree shall be provided in each rear yard for shade and privacy.

### 6: Frontage

#### (a) Standards

- i. Each live/work unit shall be designed so that living areas are behind the commercial area or located above the commercial space.
- ii. The applicable frontage requirements apply per Section 4.3.020.

#### (b) Guidelines

- i. Frontage types that provide a transition from public to private, indoor to outdoor at the main entrance to each dwelling are required. Shopfronts, dooryards and stoops are preferred types.
- ii. See the requirements of the applicable zone for allowed encroachments into required setbacks.

### 7: Building Size and Massing

#### (a) Standards

- i. Buildings shall be composed of 2 and/or 3-story volumes in compliance with the regulations for the applicable zone.
- ii. Buildings on corner lots shall be designed with two front facades.

#### (b) Guidelines

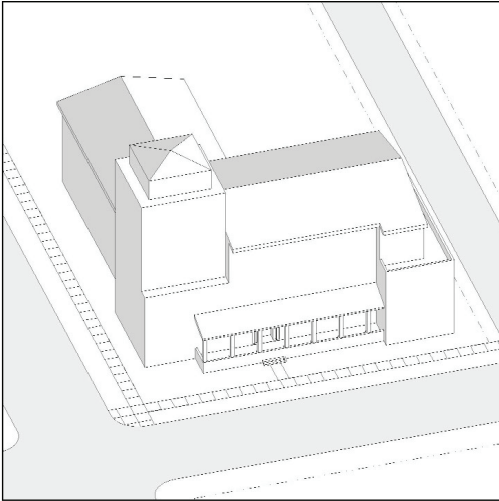
Refer to Section 17.66.80 (Joint Living and Working Quarters) of the Unified Development Code.

### 8: Accessory Dwellings

Not permitted.

#### 4.3.010.L Stacked Dwellings

A structure of single-floor residences of similar configuration either above or below.



##### 1: Lot Width

- (a) Minimum: 125 ft

##### 2: Access

###### (a) Standards

- i. Entrance to the building is through a street level lobby, or through a combination of street/podium lobby directly accessible from the street.
- ii. The main entrance to each ground floor dwelling is directly from the street. Secondary access is through an elevator and corridor.
- iii. Interior circulation to each dwelling is through a corridor.
- iv. Where an alley is present, parking may be accessed through the alley.
- v. For corner lots without access to an alley, parking is accessed from the side street through the building.
- vi. Where an alley is not present, parking is accessed from the street through the building.

###### (b) Guidelines

- i. Elevator access should be provided between the garage, and every one of the levels of the building.

##### 3: Parking

###### (a) Standards

- i. Required parking is accommodated in an underground garage, surface parking, tuck under parking, or a combination of any of the above.
- ii. Dwellings have indirect access to their parking stall(s).
- iii. Services, including all utility access, above ground equipment, and trash areas are located on alleys.
- iv. Where alleys don't exist, utility access, above ground equipment, and trash areas are located as provided under the urban regulations for each zone.

###### (b) Guidelines

- i. Parking entrances to subterranean garages and/or driveways are located as close as possible to the side or rear of each lot.

##### 4: Open Space

###### (a) Standards

- i. The primary shared open space is the rear yard which shall be designed as a courtyard. Courtyards can be located on the ground or on a podium. Side yards may also be formed to provide common use gardens.

## CHAPTER 4 : THE CODE

- ii. Minimum courtyard dimension shall be 40 feet wide when the long axis of the courtyard is oriented EW and 30 feet wide for a NS orientation. Under no circumstances will a courtyard be of a proportion of less than 1:1 between its width and height.
- iii. In 40 foot wide courtyards, frontages and architectural projections allowed within each urban zone are permitted on two sides of the courtyard. They are permitted on one side of 30 foot wide courtyards.

### (b) Guidelines

- i. Private patios may be provided at side yards and rear yards.

## 5: Landscape

### (a) Standards

- i. In the front yard, trees shall be of a size lesser than the height of the buildings, except at the margins of the lot, where they can be used to frame and separate the building from its neighbors.
- ii. At least one large tree planted directly in the ground shall be provided in the rear yard. This requirement shall not apply when the courtyard is located on a podium.

### (b) Guidelines

- i. Sideyard trees may be placed to create a particular sense of place.
- ii. Courtyards located over garages should be designed to avoid the sensation of forced podium hardscape.

## 6: Frontage

### (a) Standards

- i. Living rooms, dining rooms and bedrooms are oriented fronting toward the courtyard(s) and street. Service rooms are oriented to the degree possible backing to corridors.
- ii. The applicable frontage requirements apply per Section 4.3.020.

### (b) Guidelines

- ii. Frontage types that provide a transition from public to private, indoor to outdoor at the sidewalk are allowed. Stoops and porches are preferred.

## 7: Building Size and Massing

### (a) Standards

- i. The target height ratio for this type is as follows:
  - First floor: As determined by zoning, parcel, and development constraints.
  - Second floor: Up to 75% of the first-floor building footprint.
  - Third floor: Up to 50% of the first-floor building footprint.
  - Fourth floor: Up to 25% of the first-floor building footprint.

In no case shall the total square-footage of a building exceed 200% of the structure's first-floor footprint. These target height ratios may be modified subject to an Adjustment or Variance as stated in Chapter 4.1.020(D) of the Old Town Newhall Specific Plan.

### (b) Guidelines

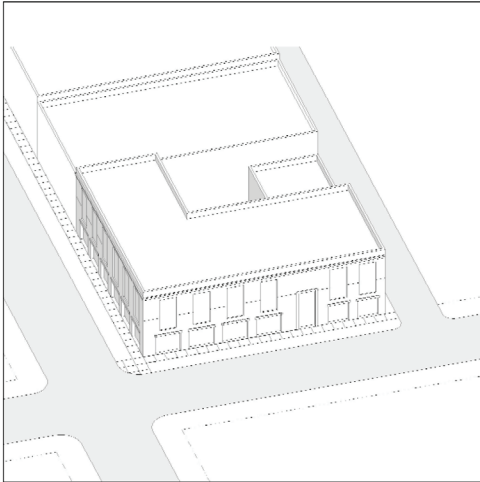
- i. Buildings may contain any of three types of dwellings: flats, town houses and lofts.
- ii. Dwellings may be as repetitive or unique as deemed by individual designs.
- iii. Buildings may be composed of one dominant volume, flanked by secondary ones.

## 8: Accessory Dwellings

Not permitted.

#### 4.3.010.M Commercial Block

A building designed for occupancy by retail, service, and/or office uses on the ground floor, with upper floors also configured for those uses or for residences. Along Main Street in the Urban Center zone, only retail, restaurant, entertainment, and similar active uses are permitted at ground level, fronting the street subject to the Director of Community Development. Office, service, residential, and other like or similar uses shall be located either behind a retail/restaurant use or on an upper floor. Ground level office and service uses are permitted in the Corridor zone.



#### 1: Lot Width

- (a) Minimum: 25 ft

#### 2: Access

##### (a) Standards

- i. The main entrance to each ground floor commercial or residential storefront is directly from the street.
- ii. Entrance to the residential portions of the building is through a street level lobby, or through a podium lobby accessible from the street or through a side yard.
- iii. Interior circulation to each dwelling is through a corridor.
- iv. Where an alley is present, parking may be accessed through the alley.
- v. For corner lots without access to an alley, parking is accessed from the side street through the building.
- vi. Where an alley is not present, parking is accessed from the street through the building.

##### (b) Guidelines

- i. Elevator access should be provided between the garage, and every one of the levels of the building.

#### 3: Parking

##### (a) Standards

- i. Required parking is accommodated in an underground garage, surface parking, tuck under parking, or a combination of any of the above.
- ii. Dwellings have indirect access to their parking stall(s).
- iii. Services, including all utility access, above ground equipment, and trash areas are located on alleys.
- iv. Where alleys don't exist, utility access, above ground equipment, and trash areas are located as provided under the urban regulations for each zone.

##### (b) Guidelines

- i. Parking entrances to subterranean garages and/or driveways are located as close as possible to the side or rear of each lot.

#### 4: Open Space

##### (a) Standards

## CHAPTER 4 : THE CODE

- i. The primary shared open space is the rear yard which shall be designed as a courtyard. Courtyards can be located on the ground or on a podium. Side yards may also be formed to provide outdoor patios connected to ground floor commercial uses.
- ii. Minimum courtyard dimension shall be 40 feet wide when the long axis of the courtyard is oriented EW and 30 feet wide for a NS orientation. Under no circumstances will a courtyard be of a proportion of less than 1:1 between its width and height.
- iii. In 40 foot wide courtyards, frontages and architectural projections allowed within each urban zone are permitted on two sides of the courtyard . They are permitted on one side of 30 foot wide courtyards.

### (b) Guidelines

- i. Private patios may be provided at side yards and rear yards.

## 5: Landscape

### (a) Standards

- i. In the front yard there is no landscape, but rather streetscape.
- ii. At least one large tree planted directly in the ground shall be provided in the rear yard.
- iii. Courtyards located over garages should be designed to avoid the sensation of forced podium hardscape.

### (b) Guidelines

- i. Sideyard trees may be placed to create a particular sense of place.

## 6: Frontage

### (a) Standards

- i. Entrance doors, public rooms, such as living rooms and dining rooms, are oriented to the degree possible fronting toward the courtyard(s) and street. Service rooms are oriented to the degree possible backing to corridors.
- ii. The applicable frontage requirements apply per Section 4.3.020.

### (b) Guidelines

- i. Frontage types that provide a transition from public to private, indoor to outdoor at the entrance to commercial ground floor spaces are allowed. Store fronts, arcades and galleries are preferred.

## 7: Building Size and Massing

### (a) Standards

- i. Target height ratios for various commercial blocks are as follows:
  - 1.0 story: 100% first floor building footprint
  - 2.0 stories: First floor: 100% building footprint; Second floor: 85% of first floor footprint plus an optional tower or loft portion equal to 15% of the first floor building footprint.
  - 3.0 stories: First floor: 100% building footprint; Second floor: 50% of the first floor footprint; Third Floor: 40% of the first floor footprint plus an optional tower or loft portion equal to 10% of the first floor footprint.
- ii. Each dwelling may have only one side exposed to the outdoors with direct access to at least a dooryard, patio, terrace or balcony.

### (b) Guidelines

- i. Buildings may contain any of three types of dwellings: flats, town houses and lofts.
- ii. Dwellings may be as repetitive or unique as deemed by individual designs.
- iii. Buildings may be composed of one dominant volume.

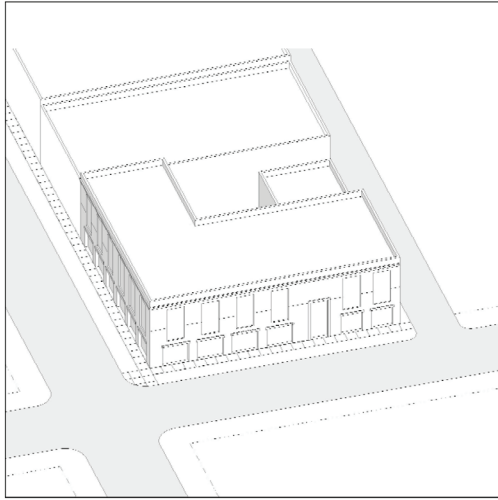
(c) In instances where an entire block is under development, the target height ratios listed in section (a)i may be modified subject to the issuance of a Minor Use Permit, not to exceed 300% of the first-floor footprint. Modifications in excess of 300% of the first floor footprint may be allowed subject to the issuance of a Conditional Use Permit.

## 8: Accessory Dwellings

Not permitted.

#### 4.3.010.N Liner

A building that conceals a larger building such as a public garage that is designed for occupancy by retail, service, and/or office uses on the ground floor, with upper floors also configured for those uses or for residences.



#### 1: Lot Width

- (a) Minimum: 125 ft

#### 2: Access

##### (a) Standards

- i. The main entrance to each ground floor commercial or residential storefront is directly from the street.
- ii. Entrance to the residential portions of the building is through a street level lobby, or through a podium lobby accessible from the street, or through a side yard.
- iii. Interior circulation to each dwelling is through a corridor.
- iv. For corner lots without access to an alley, parking is accessed from the side street through the building.
- v. Where an alley is not present, parking is accessed from the street through the building.

##### (b) Guidelines

- i. Elevator access should be provided between the garage, and every one of the levels of the building.
- ii. Where an alley is present, parking may be accessed through the alley.

#### 3: Parking

##### (a) Standards

- i. Required parking is accommodated in an underground or above-grade garage, tuck under parking, or a combination of any of the above.
- ii. Dwellings have indirect access to their parking stall(s).
- iii. Services, including all utility access, above ground equipment, and trash areas are located on alleys.
- iv. Where alleys don't exist, utility access, above ground equipment, and trash areas are located as provided under the urban regulations for each zone.

##### (b) Guidelines

- i. Parking entrances to subterranean garages and/ or driveways are located as close as possible to the side or rear of each lot.

## CHAPTER 4 : THE CODE

### 4: Open Space

#### (a) Standards

- i. The primary shared open space is the rear or side yard and shall be designed as a courtyard. Courtyards can be located on the ground or on a podium. Side yards may also be formed to provide outdoor patios connected to ground floor commercial uses.
- ii. Minimum courtyard dimension shall be 20 feet wide when the long axis of the courtyard is oriented EW and 15 feet wide for a NS orientation. Under no circumstances shall a courtyard be of a proportion of less than 1:1 between its width and height.
- iii. In 20 foot wide courtyards, frontages and architectural projections allowed within each urban zone are permitted on two sides of the courtyard . They are permitted on one side of 15 foot wide courtyards.

#### (b) Guidelines

- i. Private patios may be provided at side yards and rear yards.

### 5: Landscape

#### (a) Standards

- i. In the front yard there is no landscape, but rather streetscape.

#### (b) Guidelines

- i. Courtyards located over garages should be designed to avoid the sensation of forced podium hardscape.

### 6: Frontage

#### (a) Standards

- i. Entrance doors, public rooms, such as living rooms and dining rooms, are oriented, to the degree possible, fronting toward the courtyard(s) and street. Service rooms are oriented, to the degree possible, backing to corridors.
- ii. The applicable frontage requirements apply per Section 4.3.020.

#### (b) Guidelines

- i. Frontage types that provide a transition from public to private, indoor to outdoor at the entrance to commercial ground floor spaces are allowed. Storefronts, arcades and galleries are preferred.

### 7: Building Size and Massing

#### (a) Standards

- i. Target height ratios for various liners are as follows:  
Due to their nature of encompassing a parking structure, Liner Buildings do not have specific target height ratios. However, the liner portion of a building should be architecturally varied, and should consist of different massings and volumes where possible. The appearance of large, stark, box structures is to be avoided.
- ii. Each dwelling may have only one side exposed to the outdoors with direct access to at least a dooryard, patio, terrace or balcony.

#### (b) Guidelines

- i. Buildings may contain any of three types of dwellings: flats, town houses and lofts.
- ii. Dwellings may be as repetitive or unique as deemed by individual designs.
- iii. Buildings may be composed of one dominant volume.

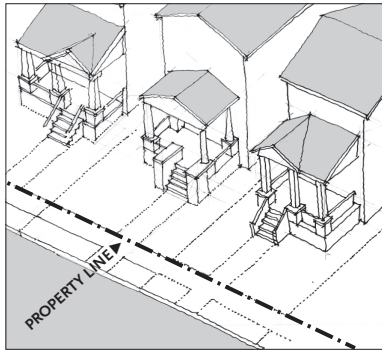
- (c) In instances where an entire block is under development, the target height ratios listed in section (a)i may be modified subject to the issuance of a Minor Use Permit, not to exceed 300% of the first-floor footprint. Modifications in excess of 300% of the first floor footprint may be allowed subject to the issuance of a Conditional Use Permit.

### 8: Accessory Dwellings

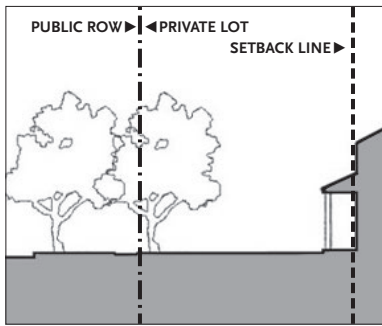
Not permitted.

### 4.3.020 - Frontage Type Standards

**Frontage / Porch**

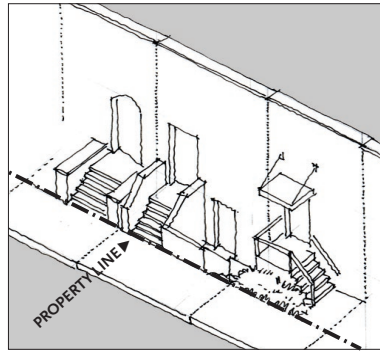


*Frontyard / Porch : Diagram*

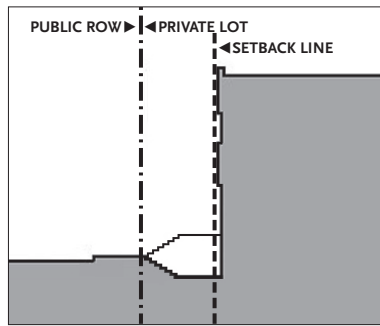


*Frontyard / Porch : Section Diagram*

**Stoop / Dooryard**

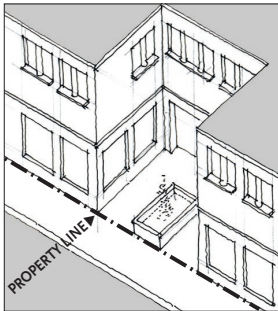


*Stoop / Dooryard : Diagram*

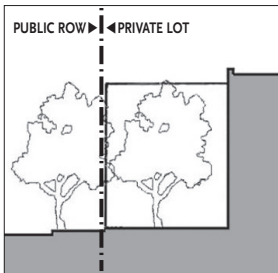


*Stoop / Dooryard : Section Diagram*

**Forecourt**

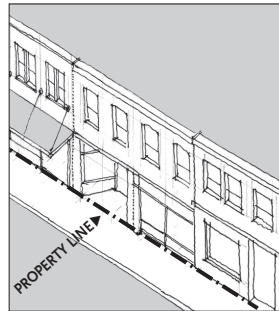


*Forecourt : Diagram*

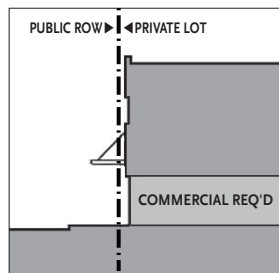


*Forecourt : Section Diagram*

**Storefront**

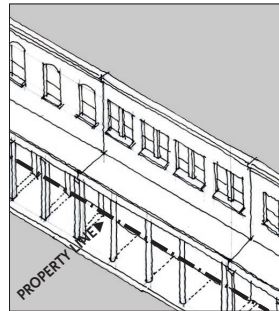


*Storefront : Diagram*

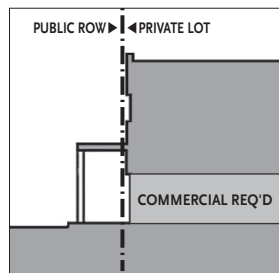


*Storefront : Section Diagram*

**Gallery**

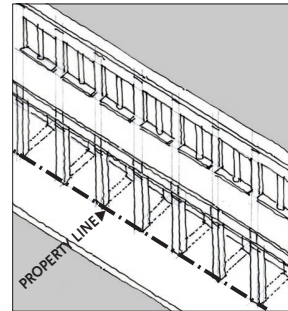


*Gallery : Diagram*

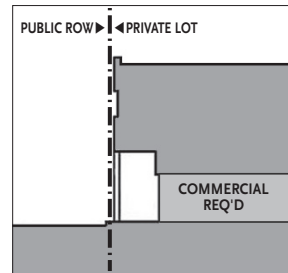


*Gallery : Section Diagram*

**Arcade**



*Arcade : Diagram*



*Arcade : Section Diagram*



## CHAPTER 4 : THE CODE

- A. Purpose.** This chapter identifies the frontage types allowed within the Specific Plan area, and for each type, provides a description, a statement as to the type's intent and, design standards, to ensure that proposed development is consistent with the City's goals for building form, character, and quality within Old Town Newhall.
- B. Applicability.** The provisions of this chapter work in combination with the underlying zone as identified on the Regulating Plan.
- C. Allowable Frontage types by zone.** Each zone identifies the Frontage Types allowed and refers to this chapter for the appropriate information.
- D. Definitions and Standards**
- 1. Frontyard / Porch** - Frontyards are a common frontage associated with single family houses, where the facade is set back from the right-of-way. An encroaching porch may also be appended to the facade. A fence or wall at the property line may be used to define the private space of the yard. The front yard may also be raised from the sidewalk, creating a small retaining wall at the property line with entry steps to the yard.
    - (a) A great variety of porch designs are possible, but none shall be less than 6 feet deep (clear), 12 feet wide (clear) and 10 feet tall (clear).
    - (b) Porches may be at grade or raised to transition into the building. In no case shall porches be raised more than 3 feet from the adjacent grade.
    - (c) Fences defining the front yard shall not exceed 4 feet in height from the adjacent sidewalk.
  - 2. Stoop / Dooryard** - Stoops are elevated entry porches/stairs placed close to the frontage line with the ground story elevated from the sidewalk, securing privacy for the windows and front rooms. Dooryards are depressed entries to sub-basements, and are usually paired with a stoop. This type is suitable for ground-floor residential uses at short setbacks. This type may be interspersed with the shopfront frontage type. A porch or shed roof may also cover the stoop.
    - (a) In no case shall the ground story be elevated more than 3 feet above the adjacent sidewalk.
    - (b) Stoops must correspond directly to the building entry(s) and be at least 3 feet wide (perpendicular to or parallel with the adjacent sidewalk).
    - (c) Sub-basements accessed by a dooryard shall not be more than 6 feet below the adjacent sidewalk.
  - 3. Forecourt** - Forecourts are a recessed court within a storefront, gallery or arcade frontage. The court is suitable for gardens, vehicular drop offs, and utility off loading. This type should be used sparingly.
    - (a) In no case, shall the forecourt be deeper than 40 feet.
    - (b) A 1-story fence or wall at the property line may be used to define the private space of the yard.
    - (c) The court may also be raised from the sidewalk, creating a small retaining wall at the property line with entry steps to the court, but should not exceed 36" above the sidewalk grade.
  - 4. Storefront** - Storefronts are facades placed at or close to the right-of-way line, with the entrance at sidewalk grade. This type is conventional for retail frontage and is commonly equipped with cantilevered shed roof(s) or awning(s). Recessed storefronts are also acceptable. The absence of a raised ground floor precludes residential use on the ground floor facing the street, although such use is appropriate above.
    - (a) Shopfronts shall be between 10 feet and 16 feet tall, as measured from the adjacent sidewalk.
    - (b) The corresponding storefront(s) opening(s) along the primary frontage shall be at least 65% of the 1st floor wall area and not have opaque or reflective glazing.
    - (c) Shopfronts shall be designed such that outward-swinging doors shall not encroach into the public right-of-way.
  - 5. Gallery** - Galleries are storefronts with an attached colonnade, that projects over the sidewalk and encroaches into the public right of way. This frontage type is ideal for retail use but only when the sidewalk is fully absorbed within the colonnade so that a pedestrian cannot bypass it.
    - (a) Galleries shall be no less than 10 feet wide clear in all directions.

- (b) Along primary frontages, the arcade shall correspond to storefront openings.
- (c) Primary frontage storefront openings shall be at least 65% of the 1st floor wall area and not have opaque or reflective glazing.

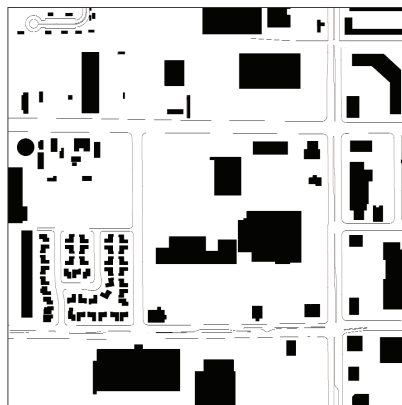
**6. Arcade** - Arcades are facades with an attached colonnade, that is covered by upper stories. This type is ideal for retail use, but only when the sidewalk is absorbed within the arcade so that a pedestrian cannot bypass it. For Building Code considerations, this frontage type cannot cover the public right-of-way as can the Gallery frontage type.

- (a) Arcades shall be no less than 10 feet wide clear in all directions.
- (b) Along primary frontages, the arcade shall correspond to storefront openings.
- (c) Primary frontage storefront openings shall be at least 65% of the 1st floor wall area and not have opaque or reflective glazing.

#### 4.4.010 Blocks and Streets Standards

**A. Purpose and Intent.** This section establishes the City’s vision for maintaining the existing, pedestrian-scaled, walkable blocks in the plan area through standards for creating new blocks and their corresponding lots.

When a project is over 2 acres in size, it represents an area that needs to be divided into blocks that better fit the pattern and scale in Old Town Newhall. The figure below illustrates the stark difference between the intent of this section and that of conventional suburban development, particularly in terms of scale, pattern and diversity of block, lot and building types.



*Conventional Suburban Development:  
Discontinuous Network and  
Vehicularly oriented blocks and  
streets*



*Traditional Neighborhood  
Development: Walkable, Small and  
Interconnected Blocks*

The procedure for subdividing land is intended to encourage Old Town Newhall’s existing pattern of urban infrastructure that consists of small, walkable, blocks and an interconnected, human-scaled network of thoroughfares punctuated by open space of varying types. The following regulations apply to all property within the project boundaries that seeks development on sites larger than 2 acres.

#### 4.4.020 Applicability.

Each new block type shall be designed in compliance with the standards of this chapter for the applicable type, subject to the review and approval of the City of Santa Clarita.

## CHAPTER 4 : THE CODE

### 4.4.030 Allowable Types and Requirements.

The range of block types, their dimensional requirements, and allowed lot widths are summarized below:

**Table 1: Block and Lot Requirements**

Min. Block Depth	Max. Block Length	Target Block Lengths	Allowable Lot Widths
a. 220 ft.	500 ft.	300 400 500	25 to 150 25 to 150 25 to 200
b. 320 ft.	500 ft.	300 400 500	25 to 150 25 to 150 25 to 200
c. 400 ft.	500 ft.	400 500	25 to 150 25 to 200

### 4.4.040 Design objectives.

Each site shall be designed to be divided into smaller blocks with:

- a. Internal streets, where appropriate, to connect with off-site streets and/or to create a series of smaller, walkable blocks;
- b. Service alleys within the new blocks; and
- c. Multiple buildings on the site, with their entrances on bordering streets.

### 4.4.050 Subdivision requirements.

Each site shall be designed as a subdivision in compliance with the following standards, and to achieve the objectives in section 4.6.040.

- a. Each proposed parcel shall not exceed one acre.
- b. Each proposed parcel shall front on a street and its frontage shall not exceed 200 feet, unless specified otherwise in section 4.4.030 (Table 1).

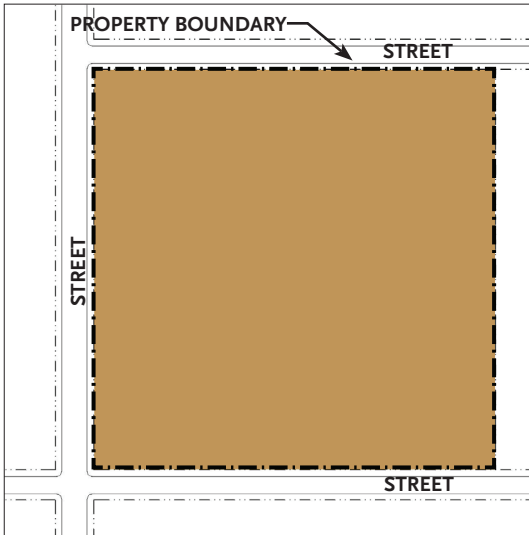
### 4.4.060 Building design.

Buildings proposed on a site of one-half block or larger shall be designed in compliance with the following requirements, in addition to all other applicable provisions of this Code.

- a. No more than 50 percent of dwelling units on the site may be stacked flats.
- b. Buildings shall be designed to have fronts and backs, with front facades containing primary building entrances and facing streets.

**A. Site**

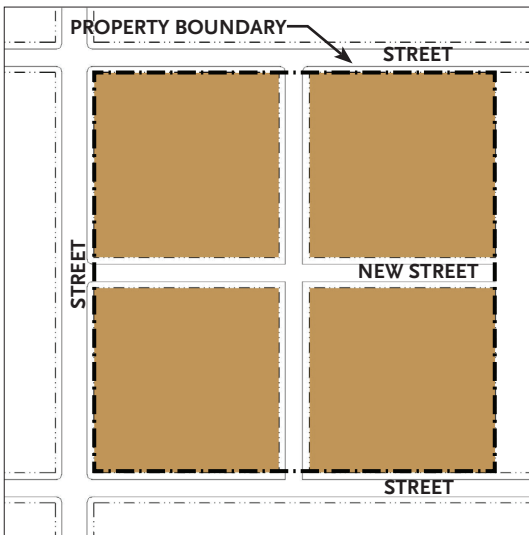
Sites larger than 2 acres shall be subdivided further to create additional blocks.



*Site to be subdivided: Illustrative Diagram*

**B. Introduce Streets**

Sites being subdivided into additional blocks shall introduce streets from the list of allowable thoroughfare types and comply with the block-size requirements in section 4.4.030.

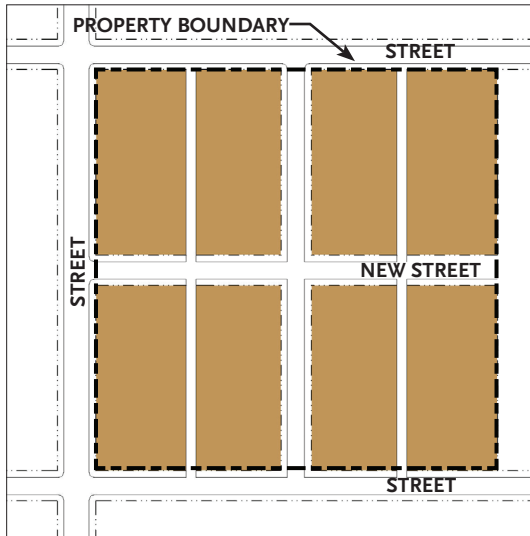


*Introduce Streets: Illustrative Diagram*

# CHAPTER 4 : THE CODE

## C. Introduce Alleys

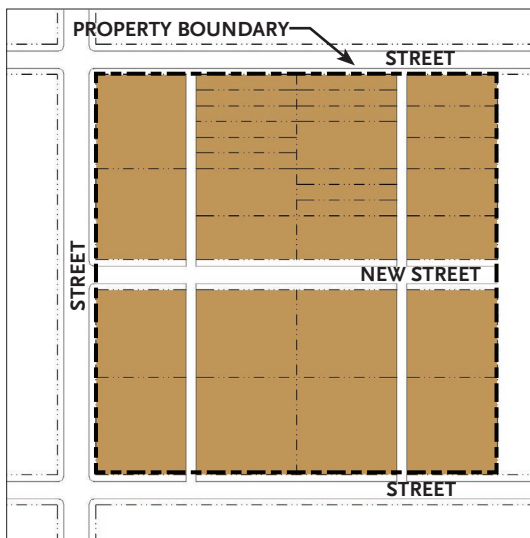
Access to blocks and their individual parcels is allowed only by alley/lane, side street or, in the case of residential development, via small side drives accessing multiple dwellings. The intent is to maintain the integrity and continuity of the streetscape without interruptions such as driveway access. Therefore, although residential development allows minor interruptions along the primary frontage, the introduction of rear service thoroughfares such as alleys and lanes is required.



*Introduce Alleys: Illustrative Diagram*

## D. Introduce Lots

Based on the type(s) of blocks created and the thoroughfare(s) that they front, lots (parcels) are introduced on each block to correspond with the allowable building types in Chapter 4.3.010

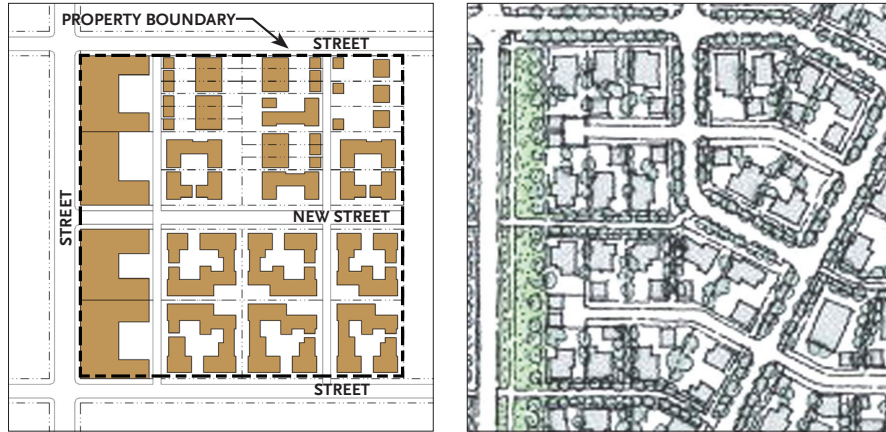


*Introduce Lots: Illustrative Diagram*



## E. Introduce Projects

Each lot is designed to receive a building per the allowable building types identified in Chapter 4.3.010 and can be arranged to suit the particular organization of buildings desired for each particular block. The allowable building types then are combined with the allowable frontage types in Chapter 4.3.020 per the zone (Chapter 4.2.030-070) in which the lot is located to generate a particular neighborhood form and character.



*Introduce Projects: Illustrative Diagram*

## 4.4.070 - Architectural Style Guidelines

### Intent

In preparing this Specific Plan, it was determined that a framework is necessary with which to both express architectural objectives within the project area as well as to set clear guidelines that provide the City and future applicants a basis for proposing and reviewing development proposals. These guidelines are not intended as a style manual but rather as a framework that appropriately represents the salient characteristics of various traditional styles for design exploration and application in Old Town Newhall projects. It is expected that the City will use them through a formal design review process, assisted by a consulting architect who is versed in these matters.

Five architectural styles were identified as being relevant to the area's history and deserving of continued use and interpretation.

These styles are:

- A. Main Street Commercial
- B. Mediterranean
- C. Monterey
- D. Western Victorian
- E. Craftsman

These architectural styles are described in detail to assist designers and architects in their effort to create contemporary designs that are based in historic architectural precedent in the Old Town Newhall area. Each style is described, and differentiated from the others, through nine subjects. These describe their prevalent language of composition, technique, materiality and detail for the user to apply to new designs:

1. Base
2. Primary Walls
3. Roof-Wall Connections
4. Roof
5. Drainage
6. Openings
7. Attached Elements
8. Massing
9. Site Definition and Landscape

## CHAPTER 4 : THE CODE

### A. Main Street Commercial

The Main Street Commercial building is found on almost every pre-World War II American Main Street. Basically a decorated rectangular masonry box in form, one-story buildings are always commercial in use, while multi-story buildings are mixed-use with commercial ground floors. Multi-story facades are typically divided into base, body, and top, with the ground floor taller than the shorter upper floor which is finished by a significant parapet. The ground floor has expansive glass interrupted by structural columns with transoms to allow light to penetrate deep into the interior. Upper floor windows are smaller with vertical windows that directly relate to the ground floor openings.

#### 1. Base

- a. Multi-story buildings: ground floor is the base and is articulated by large storefront windows and, in some cases, walls or columns of different materials from upper floors.
- b. Elements (not walls) setback within the wall, may have their own material connection to the ground, such as tile, wood, and/or cast iron.

#### 2. Primary Walls

- a. The primary walls, usually composed of brick, comprise the main body of the building's tripartite facade structure. The masonry-work can be very plain or highly decorative.
- b. Decorative moldings, cornices, or an applied ornament of stone or cast concrete may be used to express the vertical division between the base, the body, and the top.

#### 3. Roof-Wall Connections

- a. The roof-wall connection is the top of the façade's tripartite elevational composition. This top, articulated as a substantial cornice, can be formed with the same material as the rest of the wall or fashioned of complimentary materials such as stone, concrete, or metal.

#### 4. Roof

- a. Invariably flat roofs are used. Parapets are articulated as an explicit exterior wall making a visual transition to the sky through plain or elaborate profiles.
- b. Roofs may be accessible and be used as balconies or terraces.

#### 5. Drainage

- a. Since these buildings typically maintain a zero setback, rainwater may be diverted away from public sidewalks in several ways:
  - i) downspouts on the back-side or alley-side of the building, ii) internal drain pipes imbedded within the buildings walls (visible only on rear), iii) awnings or canopies

#### 6. Openings

- a. Ground floor windows and doors are large and expansive, typically with a transom.
- b. Upper floor windows are typically grouped with a rhythm relating to the major storefront openings below.
- c. Upper floor windows are typically double-hung (two lites) and vertically oriented.

#### 7. Attached Elements

- a. Awnings, canopies, and second floor balconies may extend into the public right-of-way. Such attachments provide shelter to passing pedestrians, emphasize the ground floor uses, and add interest to the box-like massing inherent to the style.

**8. Massing**

- a. Whether one-story or multiple-story, Main Street Commercial buildings tend to be square or rectangular boxes. However, subtle variations in height can add interest to a facade, emphasize important architectural features such as a building entrance, or can accentuate a corner condition.

**9. Site Definition and Landscape**

- a. Since buildings are typically zero-setback and urban, planting on ground floor street-facing facades is not permitted.
- b. Landscape, however, is to be in internal courtyards and street-facing forecourts.



## CHAPTER 4 : THE CODE

### B. Mediterranean

This architecture is derived from Spanish, Italian, Greek and North African precedents. The Mediterranean style is a mature and complex architectural language. Its heritage is so extensive, that when applied, it evokes a heightened sense of urbanity and an intimate relationship with nature.

#### 1. Base

- a. Exterior walls reach the ground with an expression of weight, with or without a base.
- b. An explicit element of base is described either as a painted band of traditional colors or an applied band of stone or cast concrete.
- c. Elements setback within the wall, may have their own material connection to the ground, such as tile, plaster or concrete.

#### 2. Primary Walls

- a. Expressed as single-plane expanses of plaster wall.
- b. May be articulated by traditional moldings or applied ornament of stone or cast concrete, to describe the vertical divisions into base, body and top.
- c. Plaster finish shall be Santa Barbara Mission-Stucco, Humpy-Bumpy brown coat 16/20 finish with 0 - 3/8" variation, or 20-30 fine sand finish
- d. Control joints allowed.

#### 3. Roof-Wall Connections

- a. Exterior walls will transition into roof form by one of three devices: i) a projected wooden eave with exposed wooden rafters, ii) a plaster molding or, iii) a tile cap
- b. Foam moldings are expressly prohibited.

#### 4. Roof

- a. May be pitched at a 3:12 ratio and finished in Roman or Mission tile laid irregularly.
- b. Flat roofs are allowed and shall be articulated as an explicit exterior wall (tile may be multi-color randomly placed) visual transition to the sky. May be accessible and used as balconies or terraces.
- c. No birdstops allowed at end condition: must be mortar filled.

#### 5. Drainage

- a. May be conducted off pitched roofs by a traditional combination of gutters and downspouts.
- b. Flat roofs may be drained by use of trumpet scuppers. Such roofs draining internally to the roof will need tile or ceramic scuppers on exterior walls.
- c. Rainwater reaching the ground may be harvested in cisterns or temporarily collected in dry wells.

#### 6. Openings

- a. Deep-set (min. 3" plaster return) and combined with deeper balcony, loggia, and arcade elements to generate complex building-wide vertical or horizontal compositions.
- b. Such compositions can be symmetrical overall, locally symmetrical or, asymmetrical.
- c. Shutters are the aggregate size of the associated opening.
- d. Double-hung or multi-pane; No aluminum or white vinyl

#### 7. Attached Elements

- a. All allowable urban frontages in the project area can be expressed in terms particular to this architecture.
- b. A number of architectural elements such as balconies, stairs and, chimneys can encroach beyond the primary exterior surface of buildings and into their setbacks.

**8. Massing**

- a. Volumetric compositions can be of a single primary volume offset by a variety of lesser ones. Also possible are compositions that are expressed in a single volume.
- b. It is common and desirable to articulate building corners on corner lots.
- c. Such designs can be devised at the geometric corner or adjacent to it.

**9. Site Definition and Landscape**

- a. Buildings typically collect surrounding public and private space into walled precincts consistent with their use. Forecourts, garden walls, and zaguanes are common.
- b. The landscape of gardens and courtyards heightens the spatial character of each such enclosed exterior room.

## CHAPTER 4 : THE CODE

### C. Monterey Style

Origin derived in Monterey, California, where an abundant supply of wood was to be found, the Monterey style emerged in 1853 when Boston merchant Thomas Larkin relocated to Monterey. The style combines New England Colonial wood construction with adobe brick exteriors. It is characterized by horizontal proportions dominated by thick masonry walls, low roofs (wood or tile) small, vertical openings. Projections such as single-story porches or combinations of narrow-proportioned porches and balconies typically extend across the majority, if not all, of the principal facades. Projections are covered by an extension of the roof, and constructed of exposed wood members. Often, the vertical members of the balcony extend to the ground, forming a portal.

#### 1. Base

- a. The ground floor is the base of the building and can be constructed of masonry or finished with plaster.
- b. Proportionally taller than 2nd floor
- c. Exterior walls are expressed as single-plane expanses of masonry or plaster wall. Often the second floor walls clad in horizontal wood siding or board and batten.

#### 2. Primary Walls

- a. Plaster finish shall be Santa Barbara Mission-Stucco, Humpy-Bumpy brown coat 16/20 finish with 0 - 3/8" variation, or 20-30 fine sand finish
- b. Control joints to be concealed behind stylized downspouts

#### 3. Roof-Wall Connections

- a. Exterior walls will transition into the roof form by projected wooden eaves supported by exposed wooden rafters.
- b. Balcony ceilings will be constructed of wooden rafters and wood planking.

#### 4. Roof

- a. Pitch may vary from 3:12 to 4:12 and be finished in wood shingle, or Mission tile.
- b. Flat roofs are not allowed.
- c. Roofs are typically hipped, but may also be gabled. The ridge of gabled roofs run parallel to the principal facade and balcony.

#### 5. Drainage

- a. Typically conducted off pitched roofs by a traditional combination of gutters and downspouts.
- b. Rainwater reaching the ground may be harvested in cisterns or temporarily collected in dry wells.

#### 6. Openings

- a. Windows and doors are recessed in the wall and framed with wood trim.
- b. Windows are double-hung, multi-pane and vertical in orientation.
- c. Openings punctuate large mass and are no closer than their width to the next opening.
- d. Shutters are the aggregate size of the associated opening.

#### 7. Attached Elements

- a. Arcade columns 6x6 minimum and chamfered at corners along shaft.
- b. Balcony railing typically single-square wood pickets evenly spaced.
- c. Proportion of attached elements is typically horizontal.

#### 8. Massing

- a. Rectangular plan, two-story box with an attached, protruding second-story balcony or a balcony/arcade combination.
- b. Second-story balcony can occupy one facade or a portion of one facade of a building or wrap around multiple sides.

#### 9. Site Definition and Landscape

- a. Buildings can be situated in a zero-setback, urban condition where landscape is limited to planted pots.
- b. Buildings can also be designed in patio and backyard configurations.

## **D. Western Victorian**

The Western Victorian style is characterized by vertically proportioned masses clad in wood, stone, masonry or metal composed of vertically narrow openings. Original horizontal storefronts provide a more urban grade gesture to the street while the remaining massing is concealed behind a tall facade. Structural elements such as columns, braces, etc., are often the same as the decorative elements. Typically, this style emphasizes a street-facing front with the rest of the building often being very simple in composition and decoration. Roofs are typically hidden behind prominent facades and/or parapets. Where visible, roofs are simple and finished in metal or composition shingles.

### **1. Base**

- a. Exterior walls reach the ground with or without a base.
- b. Where present, the base is described as an applied band of wood, corrugated metal, or cast concrete, stone such as granite.

### **2. Primary Walls**

- a. Expressed as single-plane expanses of wood or metal siding. The street-facing facade is typified by decorative elements such as window molding, cornices, lighting, and signage.
- b. Commercial: 'stick-frame storefront'; Residential: wood shingle
- c. Primarily horizontal siding or vertical board and batten.
- d. Smooth siding (wood or cement: no plywood siding such as "T-111")

### **3. Roof-Wall Connections**

- a. The front facade is typically articulated as a decorated flat plane capped by a simple cornice supported by decorative brackets. The eave condition of side facade is articulated in a similar manner.
- b. Balcony ceilings will be constructed of wooden rafters and finished in wood planking.

### **4. Roof**

- a. Primary roof tends to be hidden by the street-facing parapet.
- b. Can be sloped or flat. Sloped roofs may be clad in metal or wood shingles.

### **5. Drainage**

- a. May be conducted off pitched roofs by a traditional combination of gutters and downspouts.
- b. Rainwater reaching the ground may be harvested in cisterns or temporarily collected in dry wells.

### **6. Openings**

- a. Windows and doors are framed with wood trim.
- b. Windows are multi-paned and vertical in orientation.
- c. Ground floor primarily glazed with transoms over storefronts; Upper floors glazed with smaller, vertical openings.

### **7. Attached Elements**

- a. A number of decorated architectural elements such as porches, balconies, awnings, and bay windows can encroach beyond the primary exterior surface of buildings and into their setbacks.
- b. Arcades and galleries can extend also into the front setback.
- c. Columns are highly articulate, trimmed or capped.

### **8. Massing**

- a. Tend to have one primary facade that faces the street and is articulated as a decorated flat plane.
- b. Can be one- or two-story and tend to have a street-facing architectural bias.

### **9. Site Definition and Landscape**

- a. Buildings can be situated in a zero-setback, urban condition where landscaping is limited to planted pots.
- b. Buildings can also have a front yard, arcade, forecourt or face a courtyard.

## CHAPTER 4 : THE CODE

### E. Craftsman

This style was initiated in the Midwest and applied mildly to the Southern California climate. It carries strong Asian and Swiss influences and was most popular from 1900 to 1920. Buildings are composed of horizontal, single- and two-story volumes. An additional floor may be concealed within the volume of the roof. In its most simple form, it is a wood box surrounded by various attached elements. Walls are typically horizontally placed wood siding, shingles or board-and-batten, with a foundation base and piers in river stone, brick or stucco. Rafter tails and porch columns are exposed, smooth, woodwork. Windows and doors are vertical in proportion, trimmed in wood. Roofs are composed of shallow sloped gabled forms, and made of wood or asphalt shingles with broad overhangs and eaves.

#### 1. Base

- a. Craftsman houses invariably rest upon a base of concrete, stone, or brick.
- b. Stone is largest at the bottom and smallest at the top reflecting the natural stacking of the material.
- c. The lower floor may be stucco (20-30 fine sand finish) with the upper floor(s) clad in wood or shingle siding.

#### 2. Primary Walls

- a. Walls shall show no more than two materials along any vertical section of the building, with no more than 90% of the total wall surface in one material. Single family detached houses are exempt.
- b. Piers are a minimum of 6"x6" if wood posts, and 18"x18" if stone or stucco.
- c. Stone is largest at the bottom and smallest at the top.

#### 3. Roof-Wall Connections

- a. Wide eaves with exposed rafters
- b. Wood braces may be used.
- c. Minimum 3' overhang
- d. Decorative, spaced boards to vent attics

#### 4. Roof

- a. Principal gables are between 3:12 and 4:12, and shed slopes are less than the principal slope (between 2:12 and 6:12).
- b. Dormers may be used to provide light and air to rooms in the attic space.
- c. Heavy timber throughout in lookouts and brackets (6x8 minimum)

#### 5. Drainage

- a. May be conducted off pitched roofs by a traditional combination of gutters and downspouts.
- b. Rainwater reaching the ground may be harvested in cisterns or temporarily collected in dry wells.
- c. Downspouts are painted or copper and typically round or square.

#### 6. Openings

- a. Window openings should be oriented vertically, although several windows may abut to form a horizontal overall opening.
- b. Window lites may be divided into equal increments or be divided on a portion of a window (such as the upper portion of a double-hung or casement window: 4 over 1, 3 over 1)

#### 7. Attached Elements

- a. Porches, chimneys, and trellises can encroach beyond the primary exterior surface of buildings and into their setbacks.
- b. Tapered, square columns
- c. Deep porches to block sun and provide shade to interiors.

**8. Massing**

- a. 3rd story always concealed in roof with dormers
- b. 2-story with 1-story components attached such as porches or veranda.
- c. 1-story simple house forms with 1-story components attached such as porches or veranda.

**9. Site Definition and Landscape**

- a. Buildings typically face a front yard.
- b. Garden walls of rounded stone and/or klinker brick, brick are common.
- c. Trellis and other woodwork define outdoor porches and patios.

## CHAPTER 4 : THE CODE

### 4.4.080 Other Project Design and Development Standards

#### 4.4.081 - Parking Design

- A. **Number of spaces required.** Off-street parking spaces shall be provided for each land use as required by Sections 4.2.030 through 4.2.070 for the applicable zone.
- B. **Parking design.** Parking facilities, including internal and external access, and individual spaces shall be designed in compliance with the standards in UDC 17.51.060 (Parking Standards). Parking facilities visible from a street shall be landscaped as provided in Section 4.4.082 below.

#### 4.4.082 - Landscape Standards

- A. **Street trees.** Proposed development shall include street trees as provided by Chapter 2.
- B. **Parking facility landscaping.** Surface parking areas shall be planted with shade trees at a minimum ratio of one tree for every four spaces in an orchard planting arrangement, in compliance with the City's Design Standards. In the limited circumstances where this Old Town Code allows parking areas adjacent to a street or sidewalk, the parking area shall be screened with landscaping, and a decorative wall between 36 and 48 inches in height, as approved by the City, and in compliance with the City's Community Character and Design Guidelines
- C. **General.** All landscape shall fully comply with the requirements of AB 1881 regarding the installation of low water usage landscape.

#### 4.4.083 - Fences, Walls, and Screening

- A. **Applicability.** The requirements of this Section apply to all fences and walls unless otherwise stated.
  - 1. **Fences or wall in flood hazard area.** A fence or wall in an area subject to flooding identified on a Federal Flood Insurance Rate Map (FIRM) on file with the City shall require a building permit, and shall comply with all requirements of the City Engineer in addition to the requirements of this Section.
  - 2. **Exemptions.** These regulations do not apply to fences or walls required by regulations of a State or Federal agency, or by the City for reasons of public safety.
- B. **Height Limits.** Each fence, wall, and hedge shall comply with the height limits shown in the following table.

## Maximum Height of Fences and Walls

Location of Fence or Wall	Maximum Height
Within front or street side setback	42 in.
Within interior side or rear setback	6 ft. (1)
Within a zone where no setback is required	
Located 20 ft. or more to the rear of a front or street side property line	6 ft. (1)
Located within 20 ft. of a front or street side property line	42 in. for solid wall or fencing 6 ft. for open fencing
At intersection of alley, street, or driveway	42 in.
Outside of a required setback	8 ft.

**Notes:**

(1) A fence or wall up to eight feet in height may be allowed when the portions above six feet are of an open design (e.g., lattice, wrought iron or grille work). A building permit is required.

**C. Specific fence and wall requirements.** Fences and walls are required as follows, in addition to any other City requirement, or California Building Standards Code requirements:

1. **Fencing between different land uses.** Fencing between different land uses shall be provided in compliance with Subsection E. (Screening).
2. **Outdoor equipment, storage, and work areas.** Nonresidential outdoor uses and equipment adjacent to a residential use shall be fenced and/or screened in compliance with Subsection E. (Screening).
3. **Retaining walls.** Any embankment to be retained that is over 48 inches in height shall be benched so that no individual retaining wall exceeds a height of 36 inches, and each bench is a minimum width of 36 inches.
4. **Temporary fencing.** Temporary fencing may be necessary to protect archaeological or historic resources, trees, or other similar sensitive features during site preparation and construction. This fencing shall be approved by the Director.

**D. Prohibited materials.** The following fencing materials are prohibited except where they are required by a State or Federal law or regulation: barbed, razor or concertina wire in conjunction with a fence or wall, or by itself, and chain link fencing within a front or street side setback. In no case shall chain link fencing be visible from the public right-of-way.



## CHAPTER 4 : THE CODE

**E. Screening.** This Subsection establishes standards for the screening and separation of adjoining residential and nonresidential land uses, equipment and outdoor storage areas, as well as surface parking areas.

**1. Screening between non-residential and residential.** Non-residential development abutting a site developed exclusively as a residential use shall provide screening at the parcel boundary as follows:

- a. The screen shall consist of plant materials and a solid, decorative wall of masonry or similar durable material, six feet in height. Up to eight feet may be allowed in compliance with Subsection B (Height Limits). Openings or pedestrian connections may be required at the discretion of the City.
- b. The decorative wall shall be architecturally treated on both sides, subject to the approval of the City.

**2. Mechanical equipment, loading docks, and refuse areas.**

- a. Roof or ground mounted mechanical equipment shall be screened from public view from adjoining public streets and rights-of-way and adjoining properties with residential development. This equipment includes air conditioning, heating, ventilation ducts, and exhaust vents, loading docks, refuse storage areas, and utility services, electrical transformers, gas meters, etc.
- b. The colors, materials, and architectural style of screening shall be architecturally compatible with other on-site development.
- c. All single family dwellings shall be designed with storage space provided for three, 90-gallon trash bins, not visible from the street during non-collection days.
- d. Trash enclosures shall be built to accommodate a sufficient number of three-yard bins. The number of bins shall be determined by the City at the time that a development application is submitted for review. Trash enclosures shall be consistent with the surrounding architecture and shall be constructed with a solid roof, and provide convenient pedestrian and collection-vehicle access.

## 4.5 - Sign Regulations

### 4.5.010 - Purpose

These sign regulations are intended to appropriately limit the placement, type, size, and number of signs allowed within Old Town Newhall, and to require the proper maintenance of signs. The purposes of these limitations and requirements are to:

- A. Avoid traffic safety hazards to motorists, bicyclists, and pedestrians, caused by visual distractions and obstructions;
- B. Promote the aesthetic and environmental values of the community by providing for signs that do not impair the attractiveness of the City as a place to live, work, and shop;
- C. Provide for signs as an effective channel of communication, while ensuring that signs are aesthetically proportioned in relation to adjacent structures and the structures to which they are attached; and
- D. Safeguard and protect the public health, safety, and general welfare.

### 4.5.020 - Applicability

- A. Signs regulated.** These sign regulations apply to all signs in all zones established by Section 4.2.010 (Regulating Plan and Zones), except that directional/instructional signs and real estate signs shall instead comply with the requirements of Unified Development Code (UDC) Section 17.51.080 (Sign Regulations Private Property).
- B. Applicability to sign content.** The provisions of this Chapter do not regulate the message content of a sign (sign copy), regardless of whether the message content is commercial or noncommercial.
- C. Sign permit requirements.** Sign installation within the areas subject to this Old Town Code shall require sign permit approval in compliance with UDC Section 17.51.080 (Sign Regulations Private Property).
- D. Sign Variances and Historic Sign Designation.** See UDC Section 17.24.110 (Administrative Sign Variance and Historic Sign Designation).
- E. Definitions.** Definitions of the specialized terms and phrases used in this section are listed in Unified Development Code Section 17.51.080 (Sign Regulations Private Property).

### 4.5.030 - Prohibited Signs

All sign types and sizes not expressly allowed by this Chapter shall be prohibited. Examples of prohibited signs include, but are not limited to the following:

- A. Abandoned signs;
- B. Animated and moving signs, including electronic message display signs, and variable intensity, blinking, or flashing signs, or signs that emit a varying intensity of light or color, except time and temperature displays (which are not considered signs), and barber poles;
- C. Exposed cabinet/raceways behind channel letters;
- D. Internally illuminated cabinet (can) signs;
- E. Off-site signs (e.g., billboards, and signs mounted on vehicles);

## CHAPTER 4 : THE CODE

- F. Obscene signs;
- G. Pole signs and other freestanding signs over six feet in height;
- H. Roof signs;
- I. Because of the City's compelling interest in ensuring traffic safety, signs that simulate in color, size, or design, any traffic control sign or signal, or that make use of words, symbols, or characters in a manner that interferes with, misleads, or confuses pedestrian or vehicular traffic;
- J. A sign in the form or shape of a directional arrow, or otherwise displaying a directional arrow, except as approved by the City, or as required for safety and convenience and for control of vehicular and pedestrian traffic within the premises of the subject use;
- K. A sign attached to or suspended from a boat, vehicle, or other movable object that is parked within a public right-of-way, or located on private property so that it is visible from a public right-of-way; except a sign painted directly upon, magnetically affixed to, or permanently affixed to the body or other integral part of a vehicle;
- L. A sign burned, cut, or otherwise marked on or affixed to a rock, tree, or other natural feature;
- M. A sign placed within a public right-of-way, except as provided by Section 4.5.050.B (Signs allowed in the UC and COR zones);
- N. A sign painted directly on a building;
- O. Temporary and portable signs, including the following;
  - 1. A-frames (unless otherwise stated in the Sign Standards table) and other portable sidewalk signs;
  - 2. Balloons and other inflatable devices;
  - 3. Flags, except official national, state, or local government, institutional or corporate flags, properly displayed; and
  - 4. Pennants and streamers, except in conjunction with a athletic event, carnival, circus, or fair.

### 4.5.040 - General Requirements for All Signs

- A. Sign area and height measurement.** The measurement of sign area and height to determine compliance with the maximum sign area requirements and height limits of this Chapter shall comply with Unified Development Code Section 17.51.080 (Sign Regulations Private Property).
- B. Sign location requirements.** Each sign shall be located in compliance with the following requirements, and all other applicable provisions of this Chapter.
  - 1. On-premise signs required.** Each sign shall be located on the same site as the subject of the sign, except as otherwise allowed by this Chapter.
  - 2. Setback requirements.** Each sign shall comply with the setback requirements of the applicable zoning district, except for an approved projecting sign, and except for an approved freestanding sign, which shall be set back a minimum of 10 feet from the front and side street property lines.

**3. Placement on a building.** No sign shall be placed so as to interfere with the operation of a door or window. Signs should not be located so that they cover prominent architectural features of the building.

**4. Signs within a public right-of-way.** No sign shall be allowed in the public right-of-way except for the following:

- a. A projecting or A-frame sign in compliance with Section 4.5.050.B (Signs allowed in the UC and COR zones);
- b. Public signs erected by or on behalf of a governmental agency to convey public information, identify public property, post legal notices, or direct or regulate pedestrian or vehicular traffic;
- c. Bus stop signs installed by a public transit company;
- d. Informational signs of a public utility regarding its lines, pipes, poles, or other facilities; or
- e. Emergency warning signs erected by a governmental agency, a public utility company, or a contractor doing authorized within the public right-of-way.

All signs within the public right-of-way that are intended to regulate, warn, or guide traffic, shall comply with the Manual on Uniform Traffic Control Devices.

Any sign installed or placed within the public right-of-way other than in compliance with this Section shall be forfeited to the public and be subject to confiscation.

**C. Sign design.** The following design criteria shall be used in reviewing the design of individual signs. Substantial conformance with each of the following design criteria shall be required before a sign permit or Building Permit can be approved.

**1. Color.** Colors on signs and structural members should be harmonious with one another and relate to the dominant colors of the buildings on the site. Contrasting colors may be utilized if the overall effect of the sign is still compatible with building colors.

**2. Design and construction.**

- a. Except for banners, flags, temporary signs, and temporary window signs conforming with the requirements of this Chapter, each sign shall be constructed of permanent materials and shall be permanently attached to the ground, a building, or another structure by direct attachment to a rigid wall, frame, or structure.
- b. Each permanent sign shall be designed by a professional (e.g., architect, building designer, landscape architect, interior designer, or others whose principal business is the design, manufacture, or sale of signs), or who are capable of producing professional results.
- c. Each permanent sign shall be constructed by persons whose principal business is building construction or a related trade including sign manufacturing and installation, or others capable of producing professional results. The intent is to ensure public safety, achieve signs of careful construction, neat and readable copy, and durability, to reduce maintenance costs and prevent dilapidation.

**3. Materials and structure.**

- a. Sign materials (including framing and supports) shall be representative of the type and scale of materials used on the site where the sign is located. Sign materials shall match those used on the buildings on the site and any other signs on the site.
- b. No sign shall include reflective material.
- c. Materials for permanent signs shall be durable and capable of withstanding weathering over the life of the sign with reasonable maintenance.
- d. The size of the structural members (e.g. columns, crossbeams, and braces) shall be proportional to the sign panel they are supporting.
- e. The use of individual letters incorporated into the building design is encouraged, rather than a sign with background and framing other than the structure wall.

**4. Street address.** The City may require that a sign include the street address of the site, where it determines that public safety and emergency vehicle response would be more effectively served than if the street address were displayed solely on one or more buildings on the site.

## CHAPTER 4 : THE CODE

5. **Copy design guidelines.** The City does not regulate the message content (copy) of signs; however, the following are principles of copy design and layout that can enhance the readability and attractiveness of signs. Copy design and layout consistent with these principles is encouraged, but not required.
- a. Sign copy should relate only to the name and/or nature of the business or commercial center.
  - b. Permanent signs that advertise continuous sales, special prices, or include phone numbers, websites, etc., should be avoided.
  - c. Information should be conveyed briefly or by logo, symbol, or other graphic manner. The intent should be to increase the readability of the sign and thereby enhance the identity of the business.
  - d. The area of letters or symbols should not exceed 40 percent of the background area in commercial districts or 60 percent in residential districts.
  - e. Freestanding signs should contain the street address of the parcel or the range of addresses for a multi-tenant center.
6. **Sign lighting.** Sign lighting shall be designed to minimize light and glare on surrounding rights-of-way and properties.
- a. External light sources shall be directed and shielded so that they do not produce glare off the site, or illuminate any object other than the sign.
  - b. Sign lighting shall not blink, flash, flutter, or change light intensity, brightness, or color.
  - c. Colored lights shall not be used at a location or in a manner so as to be confused or construed as traffic control devices.
  - d. Neither the direct nor reflected light from primary light sources shall create hazards for pedestrians or operators of motor vehicles.
  - e. For energy conservation, light sources shall be hard-wired fluorescent or compact fluorescent lamps, or other lighting technology that is of equal or greater energy efficiency. Incandescent lamps are prohibited unless approved in writing by the Director of Community Development.

### D. Sign maintenance.

1. Each sign and supporting hardware, including temporary signs and awning signs, shall be maintained in good repair and functioning properly at all times. Any damage to a sign or its illumination, including the failure of illumination shall be repaired within a maximum of 14 days from the date of damage or failure.
2. A repair to a sign shall be of materials and design of equal or better quality as the original sign.
3. A sign that is not properly maintained and is dilapidated shall be deemed a public nuisance, and may be abated in compliance with the Municipal Code.
4. When an existing sign is removed or replaced, all brackets, poles, and other supports that are no longer required shall be removed.

### 4.5.050 - Sign Standards by Zone

Each sign shall comply with the restrictions provided by this Section.

A. **UG-1 and UG-2 zones.** Each sign in the UG-1 and UG-2 zones shall comply with the requirements in the following table.

## SIGN STANDARDS FOR UG-1 AND UG-2 ZONES

Single-Family Dwellings, Duplexes, Triplexes, Fourplexes: None allowed

### MULTI-FAMILY PROJECTS AND STRUCTURES, NON-RESIDENTIAL USES

Allowed Sign Types	Maximum Sign Height	Maximum Number of Signs Allowed per Parcel	Maximum Sign Area Allowed per Parcel
Wall or freestanding	Wall signs: below edge of roof; Freestanding: 48 inches	1 of either allowed type per entrance or street frontage	12 sf each; 24 sf total all signs

**B. UC and COR zones.** Each sign in the UC and COR zones shall comply with the requirements in the following table. An approved Sign Review (Enhanced Signage) or a Master Sign Program (Sign Program) may allow for additional signage opportunities that substantially conform to the spirit of Old Town Newhall sign standards. Refer to Unified Development Code Section 17.23.190 (Sign Review). All sign programs shall conform to the spirit and context of the Old Town Newhall Specific Plan and shall be consistent with the adopted architectural styles and guidelines.

### SIGN STANDARDS FOR UC AND COR ZONES

Allowed Sign Types	Maximum Sign Height and Location Requirements	Maximum Sign Area and Other Requirements
“A-Frame”	Shall generally be a maximum of 2’ x 3’ and shall be free and clear of all pedestrian paths of travel.	7 square feet. “A-Frame” signs are permitted in the Urban Center and Corridor zones during regular business hours subject to the approval of the Director of Community Development in accordance with the Old Town Newhall signage procedure <sup>1</sup> .
Awning	Shall be entirely on awning valence; lettering maximum 66% of valence height; valence height max 18 inches.	50% of the area of the valence front. 1 sign maximum per each separate awning valence.
Marquee	To be established by the City as part of a formal Sign Review Permit as listed in UDC Section 17.23.190 (Sign Review). Allowed only for the entrance of a theater or playhouse.	To be established by the City as part of a formal Sign Review Permit.  One (1) sign maximum
Menus and Menu Boards	Menus shall generally not exceed 18 inches tall by 24 inches wide and shall be posted near the main entrance to a restaurant.  Menu Boards (A-frame style) shall not generally exceed 4’ tall by 2’ wide and shall be located on private property. <sup>3</sup>	Menus shall not exceed a total of 3.5 square-feet and are only allowed at eating and drinking establishments.  Menu Boards shall not exceed a total of 9 square-feet and shall only be displayed during regular business hours. <sup>1</sup>
Monument	5’ including base structure. Allowed only on a site within the COR zone with more than 100’ of continuous street frontage. Parcels within the UC zone that front Railroad Avenue that meet the 100’ frontage requirement are also eligible for monument signs, subject to the approval of a Sign Review Permit.	36 square-feet.

## CHAPTER 4 : THE CODE

### SIGN STANDARDS FOR UC AND COR ZONES (continued)

Projecting or suspended	16 inches and bottom of sign shall be no closer than 8' above sidewalk surface below.	6 square-feet. No dimension greater than 3' Sign shall be redwood sandblasted, hand carved, or architecturally designed equivalent.
Wall	2' below parapet or eave. Individual letters up to 36 inches may be allowed through the Old Town Newhall signage procedure <sup>1</sup> . Any sign over 36 inches in height shall be subject to a Sign Review Permit (UDC Section 17.23.190). Mounting single-story: above 1 <sup>st</sup> floor windows. Mounting multi-story: between windows.	One (1) square-foot per-linear-foot of primary business frontage. One (1) sign allowed per business frontage with pedestrian entrance. Side street or rear entrance wall sign maximum is 50% of the primary sign area.
Window Permanent <sup>2</sup>	Within window area	15% of total window area
Window Temporary	Within window area	25% of total window area.
		Allowed for display a maximum of 15 days at one time, up to two (2) times in a 12-month period. One (1) additional special event/holiday shall be permitted for up to 45 days in any 12-month period.

<sup>1</sup>The Old Town Newhall signage procedure shall include the submittal of two (2) sets of a complete sign plan showing the size and location of the proposed wall sign on the proposed building façade. This provision may also be used to allow for alternative designs of Menu Boards that incorporate decorative bases or other artistic elements that cause the Menu Board to exceed the allowable height and/or size. The Director of Community Development shall have discretion for the approval of all Sign Review applications.

<sup>2</sup>Window signage shall be limited to decals, illuminated signs, painted signs, or other similar signage approved by the Director of Community Development. Entertainment uses are exempt from these window sign provisions for events associated with their use.

<sup>3</sup>A Menu Board may be located in the public right-of-way subject to the submittal of an Outdoor Dining application to ensure that the Menu Board meets required clearances and that issues of liability and safety are addressed.

**C. Sign standards for Creative District (CD) zone.** Signs within the CD zone shall comply with the requirements of Unified Development Code Section 17.51.080 (Sign Regulations Private Property).

#### 5.5.070 - Nonconforming Signs

A nonconforming sign is any permanent or temporary sign that was legally established and maintained in compliance with the provisions of all applicable laws in effect at the time of original installation but that does not now comply with the provisions of this Downtown Code.

**A. General requirements.** A nonconforming sign shall not be:

1. Changed to another nonconforming sign;
2. Structurally altered to extend its useful life;
3. Enlarged;
4. Re-established after a business is discontinued for 60 days or more; or
5. Re-established after damage or destruction to 50 percent or more of the value of the sign, or its components, as determined by the Building Official.

**B. Maintenance and changes.** Sign copy and face changes, nonstructural modifications, and nonstructural maintenance (e.g., painting, rust removal) are allowed without a sign permit up to a maximum of 25 percent of the existing total area of the sign. Face changes not including copy, any nonstructural modifications exceeding 25 percent of the existing total area of the sign, as well as any structural changes, shall comply with all applicable standards of this chapter.

#### **4.6 Murals/Wallpapering or Covering of Buildings.**

- a. Exterior building walls shall not be covered with paper, murals, or other similar material without the approval of a Temporary Use Permit (TUP).
- b. Murals shall be artistic in nature and not commercial, shall not bear phone numbers, website addresses, or other information that may constitute advertising or a commercial sign. Should a mural be deemed commercial in nature, the provisions of Chapter 4.5 (Sign Regulations) of this Old Town Code shall apply.
- c. Murals and building coverings are subject to conditions of approval to ensure that a mural or building covering is safe, structurally sound, will be maintained during the life of the artwork, and that the building will be returned to its original condition when the artwork is removed.

### **4.7 Outdoor Dining Guidelines**

#### **4.7.010 – Purpose**

The purpose of the Outdoor Dining Guidelines is to promote safe and attractive use of the public areas in Old Town Newhall. This section assists property owners and tenants along Main Street in establishing outdoor dining areas in the public right-of-way (ROW) that will help create a dynamic and lively atmosphere of the commercial core of Old Town Newhall. To a limited extent, outdoor dining in the public right-of-way may be permitted on streets other than Main Street in the Corridor or Creative District zones, subject to the issuance of an Administrative Permit (See Section 4.7.010.Q).

**A. Context:** This section implements policies from the Old Town Newhall Specific Plan, effective December 2005, which encourage pedestrian oriented shops, restaurants and services located on Main Street. To promote Main Street as the recognizable focus of Old Town Newhall, portions of the public right-of-way are available for lease or license for the purposes of creating or extending outdoor dining areas. These standards apply to the design and construction of dining areas and enclosures that will extend into leased areas of the public ROW along Main Street. See Figure 1.0 for an outline of the project area.



## CHAPTER 4 : THE CODE

- B. Eligible Properties:** With the approval of the Director of Community Development, properties within the Urban Center zone may be allowed to encroach into the public right of way for outdoor dining. The Main Street Outdoor Dining Guidelines provide standards for properties with frontage on Main Street for encroachments for outdoor dining. Eligible properties are shown in Figure 1.0 for a map of eligible properties under these guidelines.
- C. Application Process:** The application process and submittal requirements to establish an outdoor dining area within the right-of-way on Main Street are outlined in the Main Street Outdoor Dining Area Application & Checklist.
- D. Other Regulations:** Business and property owners are not relieved from obtaining other required approvals, licenses, and permits for a new or expanded business from the Community Development Department, Public Works Department, Fire Department, Alcoholic Beverage Control Board (ABC), and any other appropriate authority.
- E. General Guidelines:** The City's interest in reviewing applications for outdoor dining relates to the safety and well being of the public and the promotion of the Old Town area as a vital and attractive pedestrian district. The City's goal is to maintain the highest standards of accessibility and safety while achieving an attractive and functional design. In general, allowed encroachments should compliment public use and improvements. In no case shall encroachments be permitted which serve to exclude the public from any public sidewalk or street. The City may deny any application for outdoor dining in the public right of way that it determines does not comply with these guidelines or any other standard or regulation set forth by the City.



Figure 1: Main Street Outdoor Dining Eligible Properties.

## CHAPTER 4 : THE CODE

**F. Location and Dimensions:** Dining areas in the right-of-way may be allowed where it can be determined by the City that the encroachment would not result, individually or cumulatively, in a narrowing of the sidewalk such that important functional attributes of Old Town, (e.g., ability of pedestrians to stroll side-by-side and to pass comfortably for significant stretches, lingering and window shopping) are not jeopardized. The location and dimensions of any item located in a public place shall meet the minimum requirements set forth in these guidelines and any other local, state or federal law or regulation.

1. Encroachments shall conform to the following standards:

- 5' minimum width unobstructed pedestrian path of travel;
- 4' minimum setback from driveways;
- 8' minimum setback from pedestrian ramps at corners;
- 2' minimum setback from any legally required building entrance or exit;
- All dining furniture and appurtenances must be contained within the dining area;
- Above grade planters or pots used as part of the dining enclosure shall be a minimum height of 2'; and
- Pots and plant materials shall not exceed a maximum height of 4'.

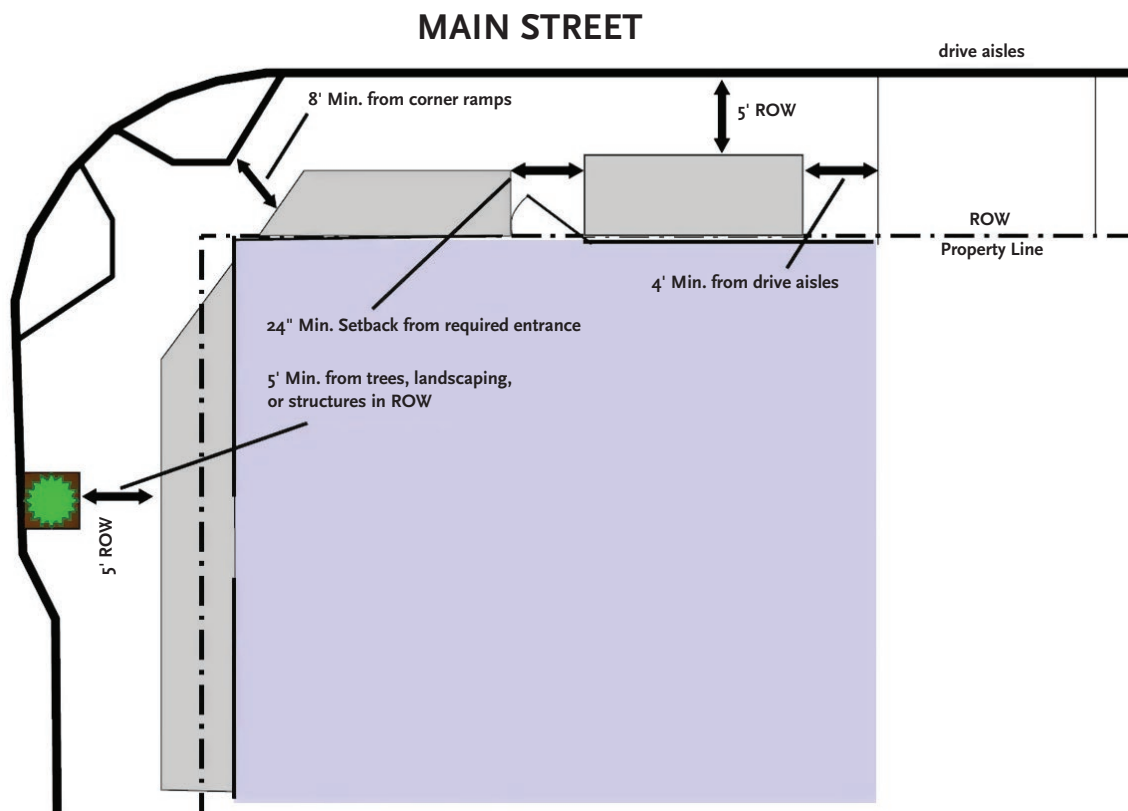


Figure 2 – Setback Exhibit

2. Encroachments shall not block safe access to businesses, parking spaces, bike stalls, or other spaces required by local, state or federal building or safety codes.
3. Chairs and tables shall not extend into the required accessible walkway at any time. Chairs must be at a scale appropriate to the size of the table or space available for seating.

4. Tables and chairs shall not be affixed to the sidewalk or any portion of the right-of-way.
5. Heating devices shall be reviewed by the City of Santa Clarita for safety and aesthetics and may require separate building permit review.
6. The Community Development Department may require an Architectural Design Review to review any items placed in the City right-of-way that are not clearly consistent with these guidelines.

**G. Maintenance and Operational Standards**

1. Maintenance of sidewalk encroachments shall be the sole responsibility of the permit holder.
2. Any item permitted to be placed in the City right-of-way shall be maintained in a safe manner so as not to obstruct pedestrian access to public sidewalks, access ramps or doorways. Movable items, like chairs, shall be positioned to prevent obstruction of access routes at all times. The permitted item shall be, if moved by patrons, relocated to the appropriate location at all times.
3. All materials shall be well maintained without stains, rust, tears or discoloration. Materials that show signs of significant wear/age shall be replaced.
4. Umbrellas shall be constructed of durable fade resistant materials.





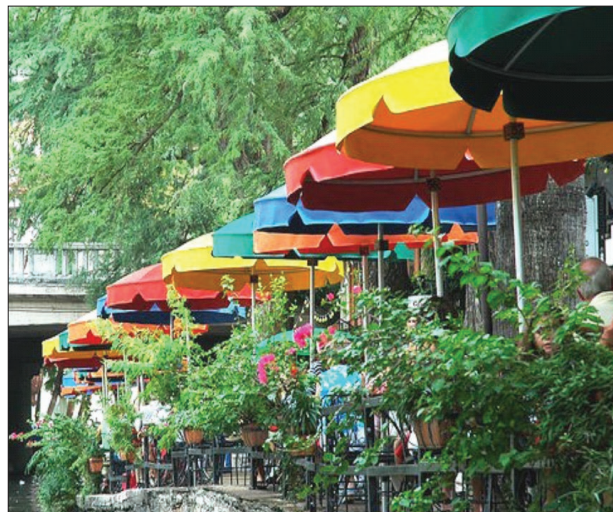
## CHAPTER 4 : THE CODE

**H. Colors and Materials** - The types of materials placed on City sidewalks shall portray a well maintained and aesthetically appealing streetscape. The variety of uses that exist in Old Town Newhall require a cohesive guideline of allowed materials, colors and variation of items permitted in the common commercial area.

1. All items located on the public sidewalk shall be constructed of durable materials appropriate for use in the public right-of-way. Folding chairs, light weight materials, deteriorated, U.V. damaged, splintered or other similar furniture will not be approved or placed in the right-of-way. Sealed or painted metal or wood tables are recommended.
2. Permitted encroachments shall be complimentary in material, color and design to the buildings they serve and are adjacent to.
3. Tablecloths, umbrellas and similar materials used as part of an encroachment, shall be clearly described in the project application (material samples may be required). All materials shall be painted, stained, etc., in a solid color; stripes and patterns are discouraged.
4. Street furniture shall not contain signs, advertising, or logos.

### I. Umbrellas

1. Umbrella shades shall have approved solid colors. Patterns and stripes are discouraged.



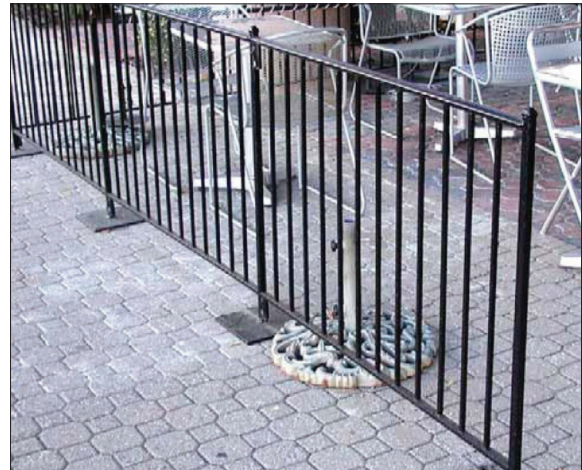


2. Umbrellas shall be installed and maintained so as to provide pedestrian clearance by maintaining seven (7) feet of clearance from the sidewalk to the lowest edge of the umbrella. Umbrellas shall not exceed a maximum height of nine (9) feet from the base to the top portion of the pole.
3. Umbrellas shall be constructed of a canvas-type material suitable for outdoor use. No plastic fabrics, plastic or vinyl-laminated fabrics, or any type of rigid materials are permitted.
4. Umbrellas shall be set back a minimum of five (5) feet from the neighboring property.



**J. Barriers**

1. A barrier is required for the full perimeter (with the exception of access openings) when the outdoor seating area extends more than four feet into the public ROW. Landscape planters may be used as barriers.
2. Sectional fencing must be constructed of metal (aluminum, steel, iron, or similar) or wood and must be of a dark color (either painted or stained).
3. Rope or chain barriers are permitted. The rope or chain must have a minimum diameter of one inch. Vertical support posts must be constructed of wood or metal.
4. Barriers shall not be affixed to the sidewalk or cause damage to the existing right-of-way.





## CHAPTER 4 : THE CODE

### K. Planters and Landscaping

1. Planters shall contain plant materials in healthy condition. Stressed, dead, or dying landscape must be promptly replaced.
2. Planters shall have a self-contained watering reservoir system that prevents any leakage onto the sidewalk.
3. Debris or litter caused by landscape planters shall be maintained or cleaned by the responsible business or property owner. Debris, stains or litter shall be cleaned or removed by the responsible business or property owner.
4. Planters and landscaping shall be trimmed to maintain the required accessible walkway of no less than 5 feet in width.



### L. Menu Boards

1. Menu boards shall be limited to one per eligible business and shall meet the setback requirements identified in Figure 2.
2. Menu boards shall be limited to a maximum size of 9 square feet and shall conform to the standards listed in ONSP Section 4.5.050.B.
3. Menu boards shall not be affixed to or cause damage to the existing sidewalk or any other portion of the right-of-way.



### M. Lighting

1. Lighting shall illuminate only the dining area and shall be shielded from the public space.
2. Lighting shall be mounted so that all wiring is concealed. Rope or string lights are allowed provided they are installed to the requirements of the Building Code and manufacturer's specifications.



### N. Signage

1. All signage proposed to be located upon umbrellas, barriers, or similar shall be subject to the approval of the Director of Community Development. In no circumstance shall off-site signage or corporate branding, other than that of the subject business, be permitted.

### O. Other Types of Encroachments

1. Other types of encroachment, not anticipated in these guidelines may be considered and permitted by the City, but must comply with the purpose and intent of these guidelines.

### P. Indemnification and Insurance

Issuance of an outdoor dining permit shall be contingent upon the applicant enacting an Outdoor Dining License Agreement with the City of Santa Clarita. The applicant shall also provide a Certificate of Liability Insurance for the duration of the outdoor dining permit and license agreement. Annual minimum coverage limits shall be established by the City at the time of application.

### Q. Outdoor Dining in Other Areas

While the primary focus of outdoor/sidewalk dining is centered on Main Street, there may be other instances that occur in the Corridor or Creative District zones where similar sidewalk dining activities may be warranted. In these cases, outdoor dining in the right-of-way may be approved subject to the issuance of an Administrative Permit and provided that the proposal meets the requirements set forth in this chapter.

## 4.8 Findings

In order to preserve the historic and unique character of Old Town Newhall, and in an effort to encourage the creation of a vibrant arts and entertainment district, prior to the issuance/approval of certain permits listed in UDC Chapters 17.23.22 (Class I Applications—Ministerial), 17.23 (Class II Applications—Discretionary), 17.24 (Class III Applications—Discretionary), 17.25 (Class IV Applications—Discretionary), 17.26 (Class V Applications—Discretionary), 17.27 (Class VI Applications—Discretionary), and 17.28 (Class VII Applications—Legislative), the following findings shall be made in addition to the findings listed in UDC Section 17.06.130 (Findings and Decision):

ONSP-1: That the proposed use or project is consistent with the Old Town Newhall Specific Plan; and

ONSP-2: That the proposed use or project meets the development requirements for the zone within which it is located including parking, architecture, and ground-floor uses.



## CHAPTER 4 : THE CODE

### 4.9 (Reserved)

### 4.10 - Downtown Code Glossary/Definitions

#### 4.10.010 - Purpose

This Section provides definitions of terms and phrases used in this Old Town Code that are technical or specialized, or that may not reflect common usage. If any of the definitions in this Section conflict with definitions in the Unified Development Code or other provisions of the Municipal Code, these definitions shall control for the purposes of this Old Town Code. If a word is not defined in this Section, or in other provisions of the City of Santa Clarita Municipal Code, the Director shall determine the correct definition.

#### 4.10.020 - Definitions of Specialized Terms and Phrases

- A. Land use type classifications.** The land use types listed in Table 4-1 shall be defined as provided in Unified Development Code Sections 17.42 (Residential Use Types), Chapter 17.43 (Commercial Use Types), 17.44 (Industrial Use Types), 17.45 (Public and Semi-Public Use Types), 17.46 (Agricultural Use Types), 17.47 (Temporary Use Types), 17.48 (Accessory Use Types), and 17.49 (Development Activities/Miscellaneous Use Types), except for use types that are defined in Subsection B.
- B. Terms and phrases.** As used in this Old Town Code, each of the following terms and phrases shall have the meaning ascribed to them in this Section, unless the context in which they are used clearly requires otherwise:

**ATM:** Automated Teller Machine. An ATM is permitted by right in any commercial zone in the Old Town Newhall Specific Plan. ATMs that are associated with banks and credit unions (defined as institutions with deposit accounts insured by federal agencies such as the FDIC or NCUA) may be located on the street as an accessory use to the bank use. Where no physical bank office or branch is present, a stand-alone ATM that is associated with a bank or credit union may be allowed subject to the issuance of a Conditional Use Permit. In cases of ATMs that are associated with non-banking businesses such as convenience stores, restaurants, etc., the ATM shall be located entirely inside the business. Signage for ATMs shall not be permitted, except as an accessory use to a bank or credit union or with a Conditional Use Permit such as in the case of a stand-alone ATM that is affiliated with a bank or credit union.

**Accessory Outdoor Storage for a Permitted Non-residential Use:** limited only to accessory outdoor storage for permitted or conditionally permitted uses. All storage shall be screened from public view. This category specifically excludes those uses listed in Section 17.44.01.13 (Outdoor Storage) of the Unified Development Code.

**Accessory Structure:** a detached building or structure, part of a building or structure, which is incidental or subordinate to the main building, structure or use on the same parcel, without cooking facilities (e.g., storage shed, garage, gazebo).

**Adult Business:** a business as defined in Section 17.11.020 of the Unified Development Code and that is subject to Chapter 17.61 of the Unified Development Code (Adult Business Regulations).

**Alcohol Beverage Sales:** alcohol sales is specifically governed by Section 17.66.020 (Alcohol Sales) of the Unified Development Code.

**Allee:** a row of trees planted along a Thoroughfare or Pedestrian Walkway.

**Alley:** a public or private right-of-way, not less than 20' wide, that provides off-street service access to commercial buildings or residences. Should an alley be utilized as part of a project's parking plan and/or used for primary or major public access, the alley shall be considered a drive aisle and shall have a required minimum width of 26 feet.

**Ambulance or Paramedic Dispatch:** includes ambulance dispatch activities as listed in UDC Section 17.45.010.9.g (Ambulance and Paramedic Dispatch).

**Animal Keeping, Small Animals:** the keeping of small animals such as sheep, goats, dogs, rabbits, birds and similar animals is permitted as set forth in Section 17.62.030 of the Unified Development Code.

**Antique, Collectible, or Vintage Clothing Store:** a retail store that sells antiques, curios, gifts and souvenirs, and collectible items including sports cards and comic books. A store that primarily sells books is included under “General Retail.” This use classification may also include fashion boutiques that sell a mix of new and used items, including consignment items, that do not fit the traditional definition of second hand or used merchandise stores.

**Apartment:** a dwelling sharing a building and a lot with other dwellings and/or uses. Apartments may be for rent or for sale as condominiums.

**Arcade:** see “Frontage Type.”

**Architectural Type** (also referred to as ‘Building Type’): a structure defined by the combination of configuration, placement, and function. See the “Building Type” definitions listed below.

**Artisan/Craft Product Manufacturing:** this use pertains to skilled trades and craftspersons who build, fabricate, manufacture, or otherwise create goods for sale. This use does not include art or craft studios where “artists”, rather than those involved in skilled trades (carpentry, metal fabrication, etc.), create art and wares for sale.

**Auto or Motor Vehicle-related Sales or Services:** includes all uses in UDC Section 17.43.010.26.a-e (Vehicle Sales and Services). This use classification shall not include the sale of small motorized personal mobility devices such as motorized wheel chairs or scooters, “Segue-type” devices, etc., that do not fit the category of automobiles, trucks, motorcycles, etc.

**Bank, Financial Services:** includes financial institutions including: banks, credit unions, investment companies, savings and loans, and similar financial services. This classification specifically excludes money transfer stores and services, check cashing stores and services, and similar businesses such as pay day loan stores which are included under the “Personal Services, Restricted” category.

**Bar:** includes establishments used primarily for the sale or dispensing of alcoholic beverages for on-site consumption that are not part of a restaurant. See section 17.43.010.8.b of the Unified Development Code. For the purposes of this Old Town Code, the terms “Bar” and “Tavern” are synonymous. These terms are grouped together with “Night Club” uses in Table 4-1.

**Batten:** a sawed strip of wood put over a seam between boards as a fastening or covering.

**Bicycle Path:** a dedicated area, paved in a variety of materials (e.g., asphalt to decomposed granite) that is non-traversable by motorized vehicles and is often shared with pedestrians.

**Bicycle Route:** an identified area, usually by white lines, that is part of the vehicular roadway that allows bicycle use.

**Block:** the aggregate of private lots, passages, common drives and lanes, circumscribed by thoroughfares.

**Block Face:** the aggregate of all the building facades on one side of a block. The block face provides the context for establishing architectural harmony.

**Boarding House:** a dwelling unit (other than a hotel or motel) where three (3) or more rooms are rented individually or separately to tenants under separate rental agreements where tenants do not share common financial responsibility for use of the dwelling unit as a whole. See Unified Development Code Section 17.42.010.13 (Rooming House). A Fraternity or Sorority House as defined in Unified Development Code Section 17.42.010.5 may be allowed under this classification subject to the issuance of a Conditional Use Permit.

## CHAPTER 4 : THE CODE

**Building Function:** the uses accommodated by a building and its lot.

**Building Height:** the vertical extent of a building measured in stories, not including a raised basement or a habitable attic. Height limits do not apply to masts, belfries, clock towers, chimney flues, and similar structures. Building Height shall be measured from the average grade of the enfronting thoroughfare.

**Building and Landscape Material Sales:** includes those activities listed in Unified Development Code Section 17.43.010.20 (Building Materials Stores).

**Building Placement:** the maximum envelope available for placing a building on a lot.

**Building Type** (also referred to as “Architectural Type”): a structure defined by the combination of configuration, placement and function. The types used in this Specific Plan are listed below:

**Bungalow Court:** a building type consisting of freestanding single-family residences arranged around a common, shared courtyard. The individual buildings are arrayed next to each other to form a share type that is wholly open to the street. See Section 4.3.010.H.

**Carriage House/Second Unit:** an attached or detached residence which provides complete independent living facilities for one or more persons and which is located or established on the same lot on which a single-family residence is located. Such dwellings may contain permanent provisions for living, sleeping, eating, cooking and sanitation. This definition includes Second Units and “granny flats.” See Section 4.3.010.B.

**Commercial Block:** a building designed for occupancy by retail, service, and/or office uses on the ground floor, with upper floors also configured for those uses or for residences.

**Courtyard Housing:** a type consisting of residences that can be arranged in four possible configurations: townhouses, townhouses over flats, flats, and flats over flats. These are arranged next to each other, on one or more courts, to form a shared type that is partly or wholly open to the street.

**Duplex, Triplex, and Quadplex:** these structures are multiple dwelling forms that are architecturally presented as large single-family houses in their typical neighborhood setting.

**Liner:** a structure that conceals a larger building such as a public garage that is designed for occupancy by retail, service, and/or office uses on the ground floor, with upper floors also configured for those uses or for residences.

**Live/Work:** an integrated residence and working space, occupied and utilized by a single household in a structure, either single-family or multi-family, that has been designed or structurally modified to accommodate joint residential occupancy and work activity.

**Mansion Apartment:** a mansion apartment is a house-like form that accommodates five to eight individual residences. Buildings appear as large houses, typically two or three stories.

**Rowhouse:** an individual structure occupied by one primary residence or a structure of multiple townhouse unit types arrayed side by side along the primary frontage.

**Sideyard Housing:** a building or group of buildings containing one or more residences that are arranged on the site in a row with the first unit near the front of the lot and the last unit near the rear of the lot, and with the primary entrance of each unit from a walkway parallel to and along one side of the lot.

**Single Family House and Single Family House Sideyard:** a structure occupied by one primary residence. In the case of a sideyard single family home, the primary residence orients itself to one side and rear of its lot.

**Stacked Dwellings:** a structure of single-floor residences of similar configuration either above or below.

**Business Support Services:** includes establishments primarily engaged in rendering services to business activities and commerce for a fee or on a contract basis. Services typically include, but are not limited to, advertising, blueprinting, computer related services, office equipment maintenance and repair, office equipment sales and rental, mailing and shipping, photocopying, desktop publishing, etc. See Unified Development Code Section 17.43.010.6.

**Caretaker Residence:** includes permanent or temporary housing that is secondary or accessory to the primary nonresidential use on the same property. See Section 17.42.010.1 of the Unified Development Code. Caretaker residences shall comply with the parking standards for single-family residential uses.

**Carriage House/Second Unit:** see definition above under “Building Type.” See also ONSP Section 4.3.010.B.

**Catering Service:** includes uses and activities listed in Section 17.43.010 (Catering Establishments) of the Unified Development Code. Accessory uses directly related to a catering service business such as the parking of vehicles associated with the business may be allowed subject to compliance with relevant development standards listed in the ONSP or UDC.

**Child Day Care: Large or Small Family Day Care Home:** includes uses listed in Section 17.42.010.4.a-b of the Unified Development Code. A “Family Day Care” home may have up to six (6) non-related adults or up to fourteen (14) children. For the purposes of this code, the terms “Residential Service/Care Home” and “Child Day Care: Large or Small Family Day Care Home” are synonymous.

**City:** refers to the City of Santa Clarita or its designated reviewing authority or agency.

**Civic:** the term defining not-for-profit organizations dedicated to the arts, culture, education, government, transit and municipal parking facilities.

**Civic Space:** an open area dedicated for public use, typically for community gatherings. Civic spaces are defined by the combination of certain physical constants defined by the relationship between their intended use, their size, their landscaping and their enfronting buildings.

**Colonnade:** a series of columns similar to an arcade but spanned by straight lintels rather than arches, linked together, usually as an element of a building.

**Commercial Recreation Facility, Indoor:** establishments providing indoor amusement and entertainment services for a fee or admission charge, including:

- bowling alleys
- coin-operated amusement arcades
- dance halls, clubs and ballrooms
- electronic game arcades (video games, pinball, etc.)
- ice skating and roller skating
- pool and billiard rooms as primary uses

This use does not include adult businesses. Four or more electronic games or coin-operated amusements in any establishment, or a premises where 50 percent or more of the floor area is occupied by amusement devices, are considered an electronic game arcade as described above; three or fewer machines are permitted by right as an accessory use to the primary land use.

Where not expressly addressed by the Old Town Newhall Specific Plan, this use classification also corresponds to Sections 17.43.010.18.a, d, and e, of the Unified Development Code. Other recreational uses may be permitted provided that they are located primarily indoors and are not uses that would impact surrounding properties in terms of noise, traffic, loitering, etc.

## CHAPTER 4 : THE CODE

**Common Yard:** the type of yard most associated with residential development, characterized by one yard visually connecting with the adjacent yard(s).

**Community Assembly:** includes the activities typically performed by, or at, institutions listed and defined in Section 17.45.010.1.a-c of the Unified Development Code. Such uses may include, but are not limited to, churches, temples, synagogues, other places of worship, public or private nonprofit clubs, lodges, fraternal organizations, meeting halls, and community centers.

**Community Care Facility:** includes those uses as defined in Section 17.42.010.2 of the Unified Development Code. See also “Medical Services: Extended Care.”

**Construction Contractor/Contractor Storage Yard:** includes an outdoor storage area used for the storage of equipment, vehicles, or other materials when not in use. This land use type includes all uses listed in Section 17.44.010.13 of the Unified Development Code and is prohibited in all zones within the Old Town Newhall Specific Plan area.

**Context:** the particular combination of elements that create a specific environment. A Context Zone (e.g., UG 2) is administratively similar to the land-use zones in conventional zoning ordinances, except that in addition to specifying the building use, density, height and setback, all the relevant elements and characteristics of the intended environment are integrated. The integration includes the characteristics of the private lot and building as well as those of the enfronting public streetscape. Their combination and the ratio of natural-urban intensity is determined by their location on the Transect.

**Curb:** the edge of the vehicular pavement detailed as a raised curb or a swale. The curb usually incorporates the drainage system.

**Day Care Center: Child or Adult:** includes those uses and activities listed in Section 17.43.010.7 (Day Care Centers) of the Unified Development Code.

**Density:** the number of dwelling units within a standard measure of land area, usually as units per acre.

**Design Review:** refers to the appropriate City review and entitlement process for a project. This may include an Administrative Permit, Architectural Design Review Permit, Development Review Permit, Minor Use Permit, Conditional Use Permit, etc.

**Design Speed:** the velocity at which a Thoroughfare can be comfortably driven without the constraints of signage or enforcement. There are 4 ranges of speed: Very Low: below 20 miles per hour (MPH), Low: 20-25 MPH, Moderate: 25-35 MPH and High: above 35 MPH. This factor determines the character and context for a particular segment of the thoroughfare system.

**Developable Areas:** those areas of a site that are not designated or required open space.

**DNSP:** refers to the Downtown Newhall Specific Plan, which is the former name of the Old Town Newhall Specific Plan. The original DNSP was adopted in December 2005.

**Downtown Code:** refers to the “Old Town Newhall Specific Plan” document, inclusive of chapters 1-4, along with ancillary documents that are included by reference.

**Downtown Newhall Specific Plan:** this was the former name of the Old Town Newhall Specific Plan. Any references to the Downtown Newhall Specific Plan should be interpreted as referring to the Old Town Newhall Specific Plan.

**Drive-through Service:** includes any business or activity with a drive-up window where customers order and are served without leaving their vehicles. Drive-through service is typically associated with fast-food restaurants, pharmacies, food stores, convenience stores, and bank ATMs. This classification also includes car washing facilities, either self-service or

automatic. While existing, active, legally permitted drive-through lanes may remain within the Old Town Newhall Specific Plan area, new drive-through lanes shall not be permitted.

**Driveway:** a vehicular lane within a lot, usually leading to a garage. A driveway may be used for parking, providing that it is no more than 18 feet wide.

**Dwelling, Multi-Family:** see the descriptions of building types in Section 4.3.010 (Architectural Types).

**Dwelling, Multi-Family Bungalow Court:** see Section 4.3.010.H, and also the definitions above under “Building Type.”

**Dwelling, Multi-Family Courtyard Housing:** see Section 4.3.010.J, and also the definitions above under “Building Type.”

**Dwelling, Multi-Family Duplex, Triplex, Quadplex:** see Section 4.3.010.E, and also the definitions above under “Building Type.”

**Dwelling, Multi-Family Mansion Apartment:** see Section 4.3.010.F, and also the definitions above under “Building Type.”

**Dwelling, Multi-Family Rowhouse:** see Section 4.3.010.G, and also the definitions above under “Building Type.”

**Dwelling, Multi-Family Sideyard Housing:** see Section 4.3.010.I, and also the definitions above under “Building Type.”

**Dwelling, Multi-Family Stacked Dwellings:** see Section 4.3.010.L, and also the definitions above under “Building Type.”

**Dwelling, Single Family:** see Section 4.3.010.C and 4.3.010.D, and also the definitions listed above under “Building Type.”

**Elevation (Building):** the exterior walls of a building not along a frontage. Also referred to as “Façade” when the elevation is along a frontage line.

**Enfront:** the placement of an element along a frontage line, as in “arches enfront the street.”

**Entrance (Principal):** the principal point of access of pedestrians to a building. In the support of pedestrian activity, the principal entrance should be oriented to the frontage/street rather than to a parking area.

**Equipment Rental (Indoor Only):** includes establishments and uses that are involved primarily in the rental of equipment and goods. Such uses generally include party rentals but may also include similar uses that involve renting of goods from an indoor space (typically an office or showroom). Any outdoor storage shall be subject to the permitting and development standards listed in this Old Town Code (see Table 4-1). This use classification expressly prohibits activities listed in Section 17.43.010.20.f (Equipment Rental Yards).

**Fabric Building:** a building which is not civic or otherwise especially important in the overall neighborhood of blocks and buildings. A fabric building is one that contributes to the forming of public space by being contextual so that civic and institutional buildings are emphasized.

**Façade:** the exterior wall of a building that is set along a frontage line. Facades support the public realm and are subject to frontage requirements additional to those required of elevations.

**Family Day Care Home:** see “Residential Service/Care Home.”

**Forecourt:** see Frontage Type.

**Floor Area over 20,000 square-feet:** refers to general retail uses that have 20,000 or more square-feet. Such uses are prohibited in the UG-1, UG-2, and UC zones, but are permitted by right in the COR zone and may be sited in the CD zone subject to the issuance of a Minor Use Permit.

## CHAPTER 4 : THE CODE

**Fraternity House:** see “Boarding House.”

**Free Flow:** a thoroughfare which has dedicated, striped lanes of travel and tends to be a more highly traveled thoroughfare.

**Frontage Line:** those lot lines that coincide with a public frontage line. One shall be designated as the principal frontage line. Facades along frontage lines define the public realm and are therefore more highly regulated than the elevations that coincide with other lot lines.

**Frontage Type:** the architectural element of a building between the public right-of-way and the private property associated with the building. Frontage Types combined with the public realm create the perceptible streetscape. The following types are listed in this code:

**Arcade:** a facade with an attached colonnade, that is covered by upper stories. This type is ideal for retail use, but only when the sidewalk is fully absorbed within the arcade so that a pedestrian cannot bypass it. For Building Code considerations, this frontage type cannot cover the public right-of-way as can the Gallery frontage type.

**Forecourt:** a semi-public exterior space partially surrounded by a building and also opening to a thoroughfare. These spaces usually lead to a court/courtyard, which is a private exterior space. It is often used as a vehicular entrance or drop-off, and its landscape may be improved with paving.

**Frontyard/Porch:** a common frontage associated with single family houses, where the facade is set back from the right of way with a front yard. An encroaching porch may also be appended to the facade. A fence or wall at the property line may be used to define the private space of the yard. The front yard may also be raised from the sidewalk, creating a small retaining wall at the property line with entry steps to the yard.

**Gallery:** a storefront with an attached colonnade, that projects over the sidewalk and encroaches into the public right of way. This frontage type is ideal for retail use but only when the sidewalk is fully absorbed within the colonnade so that a pedestrian cannot bypass it.

**Shopfront:** a facade placed at or close to the right-of-way line, with the entrance at sidewalk grade. This type is conventional for retail frontage and is commonly equipped with cantilevered shed roof(s) or awning(s). Recessed storefronts are also acceptable. The absence of a raised ground floor precludes residential use on the ground floor facing the street, although such use is appropriate above.

**Stoop/Dooryard:** an elevated entry porch/stair placed close to the frontage line with the ground story elevated from the sidewalk, securing privacy for the windows and front rooms. This type is suitable for ground-floor residential uses with short setbacks. This type may be interspersed with the shopfront frontage type. A porch or shed roof may also cover the stoop.

**Furniture and Fixtures Manufacturing, Cabinet Shop:** includes workshops and industrial-type tenant spaces and buildings that are involved primarily in the manufacturing of furniture, fixtures, and other activities that fall under the “light manufacturing” category listed in Table 4-1 of this Old Town Code and/or Section 17.44.010.11.a (Manufacturing, Light) of the Unified Development Code.

**General Retail:** stores and shops selling many lines of merchandise. Examples of these stores and lines of merchandise include:

- art galleries, retail
- art supplies, including framing services
- bicycles
- books, magazines, and newspapers



- cameras and photographic supplies
- clothing, shoes, and accessories
- department stores
- drug stores and pharmacies
- dry goods
- fabrics and sewing supplies
- florists and houseplant stores
- hobby materials
- jewelry
- luggage and leather goods
- musical instruments (small), parts and accessories (large instruments are included under “Furniture, Furnishings, and Appliance Store”)
- orthopedic supplies
- photocopying and printing (small scale, retail and community-serving business types)
- small wares
- specialty shops
- sporting goods and equipment
- stationery
- toys and games
- variety stores
- videos, DVDs, records, CDs, including rental stores

Does not include adult businesses, antique, vintage clothing, or collectible stores, furniture and appliance stores, or second hand stores, which are separately defined.

**Home Occupation:** defined in Section 17.42.010.7 of the Unified Development Code (UDC). These uses include businesses which are incidental and accessory to a residential use and do not include the storage of materials of any kind or product manufacturing of any kind. Home Occupation uses also include Home-Based Cottage Food Operations as defined in Section 17.42.010.6 of the UDC. See also UDC Section 17.66.025 and UDC Chapter 17.65.

**Hookah Bar/Cigar Club:** includes those uses listed in Section 17.43.010.11 of the Unified Development Code. For the purposes of this Old Town Code, lounges that are focused on electronic cigarettes or other means of vapor-inhalation shall be considered as part of the Hookah Bar/Cigar Club classification.

**Hospital Services:** includes those uses listed in UDC Section 17.45.010.4 (Hospital Services). This category also includes rehabilitation activities listed in UDC Section 17.45.010.10 (Rehabilitation Facilities).

**Health/Fitness Facility:** includes health clubs, fitness clubs, gyms, and other establishments where patrons share common exercise areas, group workout classes, team sports or drills in an organized environment. See Unified Development Code Section 17.43.010.18.e.3. This use classification does not include businesses that primarily focus on personal, one-on-one, training and conditioning where a trainer works with patrons in an individual manner or in a small setting with five or fewer patrons/customers on the premises at any one time (see “Personal Services”).

**Infill Development:** a site seamlessly developed within an existing urban fabric, balancing, completing and/or repairing the surrounding areas.

**Inside Turning Radius:** the curved edge of a thoroughfare at an intersection, measured at the inside edge of vehicular tracking. The smaller the turning radius, the smaller the pedestrian crossing distance and the more slowly the vehicle is forced to make the turn. Control of the curb radius is an important variable in the fostering of a pedestrian-friendly environment.

**Laboratory: Medical, Analytical:** includes chemical, dental, electrical, optical, mechanical, and medical laboratories and includes facilities that provide research and investigation of the natural, physical, or social sciences, which may include



## CHAPTER 4 : THE CODE

engineering and product development (see Section 17.44.010.9 of the Unified Development Code). Laboratory uses are best suited for the Corridor and Creative District zones. Should a laboratory use be proposed for Main Street in the Urban Center zone, it shall be located on an upper floor of a building or behind a primary use at street level unless otherwise allowed through the issuance of a Minor Use Permit.

**Layer:** a range of depth of a lot within which certain elements are permitted.

**Library, Museum:** includes museums and libraries, whether public or private. See Sections 17.45.010.5 and 17.45.010.8 of the Unified Development Code.

**Liner:** a building that conceals a larger building, such as a public garage, that is designed for occupancy by retail, service, and/or office uses on the ground floor, with upper floors also configured for those uses or for residences. See Section 4.3.010.N and also the definitions above under “Building Type.”

**Live-Work:** a dwelling unit that contains, to a varying but limited extent, a commercial component. A Live-Work Unit is a fee-simple unit on a lot with the commercial component limited to the ground level. See Section 4.3.010.K, and also the definitions above under “Building Type.”

**Liquor Store:** a retail store that primarily sells wine, beer, and/or spirits, that may specialize in one or more of the above, and may also sell convenience merchandise including food products. See Unified Development Code Sections 17.43.010.20.1 (Liquor Stores).

**Live Entertainment:** includes any live show, performance, singing, dancing, or artistic interpretation provided for the amusement of one (1) or more persons but does not alter the nature and function of the primary use.

**Lodging: Bed & Breakfast Inn (B&B):** includes uses listed in Section 17.43.010.12.a of the Unified Development Code.

**Lodging: Hotel or Motel:** includes uses and parking requirements listed in Sections 17.43.010.12.b-c of the Unified Development Code.

**Loggia:** an arcaded or roofed gallery built into or projecting from the side of a building, especially one overlooking an open court or courtyard.

**Lot:** a separately platted subdivision of land held privately, usually intended for the purposes of building.

**Lot Line:** the boundary that legally and geometrically demarcates a lot. Such lines appear graphically on a tract map or development permit site plan.

**Lot Width:** the length of the principal frontage line.

**Maintenance Service: Client Site Services:** includes businesses that maintain buildings and properties for others, including “handyman” or general cleaning types of activities. Such uses typically contain a central office for business purposes, a standard parking lot for customers, and a screened parking area for employees and service vehicles. This use differs from a “Construction Contractor/Contractor Storage Yard” in that a Maintenance Service use is focused primarily on property maintenance and minor building repairs, not major construction, thereby eliminating the need for large equipment and materials storage. Vehicles are typically limited to vans and pick-up trucks. Materials storage would typically be housed inside an industrial space (high-bay, warehouse, etc.). Any outdoor storage is subject to the development requirements of this Old Town Code.

**Manufacturing/Processing, Heavy:** includes facilities engaged in the mechanical or chemical transformation of raw materials or substances into new products or product components and may include the assembly of the new products. For the

purposes of this Code, Heavy Manufacturing consists of those uses listed in Section 17.44.010.11.b (Manufacturing, Heavy) in the Unified Development Code and also in UDC Section 17.44.010.b-e (Recycling).

**Manufacturing/Processing, Light:** includes facilities engaged in the mechanical or chemical transformation of raw materials or substances into new products or product components and may include the assembly of the new products. For the purposes of this Old Town Code, Light Manufacturing consists of those uses listed in Section 17.44.010.11.a (Manufacturing, Light), 17.44.010.1 (Assembly), and 17.44.010.7 (Food Processing), in the Unified Development Code.

**Media Production: Office or Storefront Type:** includes uses listed in Section 17.44.010.15 (Studios, Recording) that pertain to movie, music, radio, and television production. Uses envisioned under “Office or Storefront” type of media production include non-soundstage and studio/film rental business use types that would typically be found in office and commercial buildings and not on a back lot or in industrial soundstages. On Main Street, unless otherwise allowed through the issuance of a Minor Use Permit, this type of use shall not be located on the ground floor of a building unless located behind a primary use that is permitted at the front of the building.

**Media Production: Soundstage Type:** includes uses listed in Section 17.44.010.15 (Studios, Recording) that pertain to movie, music, radio, and television production. This classification includes all uses listed and envisioned under “Media Production—Office or Storefront Type.”

**Medical Marijuana Dispensary:** includes those uses and activities listed in Section 17.43.010.14 (Medical Marijuana Dispensary) of the Unified Development Code.

**Medical Services: Clinic, Urgent Care:** a facility other than a hospital where medical, mental health, surgical and other personal health services are provided on an outpatient basis. Examples of these uses include:

- medical offices with five or more licensed practitioners and/or medical specialties
- out-patient care facilities
- urgent care facilities
- other allied health services

These facilities may also include incidental medical laboratories. Counseling services by other than medical doctors or psychiatrists are included under “Offices: Professional and Administrative.”

**Medical Services: Doctor Office:** a facility other than a hospital where medical, dental, mental health, surgical, and/or other personal health care services are provided on an outpatient basis, and that accommodates no more than four licensed primary practitioners (for example, chiropractors, medical doctors, psychiatrists, etc., other than nursing staff) within an individual office suite. A facility with five or more licensed practitioners is instead classified under “Medical Services: Clinic, Urgent Care.” Counseling services by other than medical doctors or psychiatrists are included under “Offices: Professional and Administrative.”

**Medical Services: Extended Care:** Residential facilities providing nursing and health-related care as a primary use with in-patient beds. Examples of these uses include: board and care homes, convalescent centers, extended care facilities, and skilled nursing facilities. Uses and activities typically include those listed in Unified Development Code Sections 17.42.010.2 (Community Care Facility) and 17.42.010.11 (Residential Health Care Facility). Long-term personal care facilities that do not emphasize medical treatment are included under “Residential Service/Care Home.” This classification specifically excludes those uses listed in UDC Sections 17.45.010.4 (Hospital Services) and 17.45.010.10 (Rehabilitation Facility).

**Meeting Hall:** a building accommodating at least one room with an area equivalent to a minimum of 10 square feet per projected dwelling unit within the pedestrian shed in which the meeting hall is located.

**Motorcycle Sales and Services:** includes all uses listed in UDC Section 17.43.010.26.d (Motorcycles Sales and Services). Such uses are prohibited in all zones within the Old Town Newhall Specific Plan area.

## CHAPTER 4 : THE CODE

**Moving and Storage:** includes those uses listed in UDC Sections 17.43.010.24 (Storage, Self) and 17.44.010.12 (Moving and Storage Facilities). Self-storage facilities shall be in designed in accordance with UDC Section 17.66.110 (Self Storage Facilities).

**Mortuary, Funeral Home:** includes facilities primarily engaged in the short-term storage, embalming, and/or commemoration of human remains as listed in Section 17.43.010.9 (Funeral Homes) of the Unified Development Code (UDC). A crematory that is directly associated with a mortuary or funeral home can be allowed subject to the issuance of a Conditional Use Permit. Crematories are defined in Section 17.44.010.4 (Crematory) of the UDC.

**Murals:** see ONSP Section 4.6 (Murals/Wallpapering or Covering of Buildings). Murals are not governed by this Downtown Code in terms of artistic style or content; however, a Temporary Use Permit is required with conditions of approval to ensure that a mural or building covering is safe, structurally sound, will be maintained during the life of the artwork, and that the building will be returned to its original condition when the artwork is removed.

**Neighborhood Market/Convenience Store:** a neighborhood--serving retail store of 3,500 square feet or less in gross floor area, which carries a range of merchandise oriented to daily convenience shopping needs. May include alcoholic beverage sales only where Section 4.2.020 (Allowed Land Uses, Permit Requirements) allows alcoholic beverage sales as part of a general retail use. Neighborhood Markets and Convenience Stores are also subject to the provisions and definitions listed in Section 17.43.010.20.h.2 (Convenience Store) of the Unified Development Code.

**Net Developable Area:** the area defined by blocks which is not to remain for public uses such as plazas, greens, squares, thoroughfares or streetscapes.

**Night Club:** includes those uses listed in Section 17.43.010.15 of the Unified Development Code. Night Club uses are grouped with Bar and Tavern uses in Table 4-1.

**Office: Business, Service:** establishments that provide direct services to consumers. Examples of these uses include employment agencies, insurance agent offices, real estate offices, travel agencies, utility company offices, elected official satellite offices, etc. This use does not include "Bank, Financial Services," establishments which are separately defined.

**Office: Processing:** office-type facilities characterized by high employee densities, and occupied by businesses engaged in information processing; and other computer-dependent and/or telecommunications-based activities. Examples of these uses include:

- airline, lodging chain, and rental car company reservation centers
- computer software and hardware design and development
- consumer credit reporting
- data processing services
- health management organization (HMO) offices where no medical services are provided
- insurance claim processing
- mail order and electronic commerce transaction processing
- telecommunications facility design and management
- telemarketing

**Office: Professional and Administrative:** office-type facilities occupied by businesses that provide professional services, or are engaged in the production of intellectual property. Examples of these uses include:

- accounting, auditing and bookkeeping services
- advertising agencies
- attorneys
- business associations, chambers of commerce

commercial art and design services  
construction contractors (office facilities only)  
counseling services  
court reporting services  
detective agencies and similar services  
design services including architecture, engineering, landscape architecture, urban planning  
educational, scientific and research organizations  
literary and talent agencies  
management and public relations services  
media postproduction services  
news services  
photographers and photography studios  
political campaign headquarters  
psychologists  
secretarial, stenographic, word processing, and temporary clerical employee services  
writers and artists offices

**Old Town Development Code:** refers to, and is synonymous with, the Old Town Newhall Specific Plan, which was formerly known as the Downtown Newhall Specific Plan.

**On-site Production of Items Sold:** these uses refer to arts, crafts, and other products that maybe manufactured, created, made, and then sold on site.

**ONSP:** Old Town Newhall Specific Plan.

**Open Space Types:** the various types of open space ranging from the regionally-oriented to those types oriented at the level of the block. The following types are listed as they appear in this code:

**Nature:** an interacting process, responsive to laws constituting a value system, offering intrinsic opportunities and limitations to human uses.

**Creek:** a collective drainage that serves as an interim, open storm water conductor to a larger drainage such as a river or lake. Creeks are stabilized by indigenous, riparian trees, shrubs and ground covers at its edges.

**Plaza:** an open space that is available for civic purposes and commercial activities. A plaza is spatially defined by building frontages and normally has a floor of pavement. Plazas should be located at the intersection of important streets and they frequently enfront civic buildings. Size is flexible depending on block size and location but seldom exceeds two acres.

**Green:** an open space available for informal active and passive recreation. A green may be spatially defined by ground plane landscape and informal trees rather than buildings. Minimum size of a green may be 1/2 acre and a maximum size of 10-15 acres. A green is the least formal of urban open spaces

**Square:** an open space available for unstructured recreation and civic purposes. A square is spatially defined by building frontages and its landscape shall consist of pathways, lawns and trees. Squares have a wider array of passive and recreational opportunities than greens.

**Tot Lot:** an open space designed and equipped specifically for the recreation of children. A tot lot may be fenced and may include an open shelter. Tot lots should be interspersed within residential areas and may be placed within a block.

**Operating between 11:00 p.m. and 7:00 a.m.:** specifically refers to those general retail businesses whose operations occur overnight and that may have adverse impacts on the surrounding community due to noise, traffic, light, etc.

## CHAPTER 4 : THE CODE

**Outbuilding:** an ancillary building (e.g., garage, storage area, crafts space, etc.), usually located toward the rear of the same lot as the principal building. It is sometimes connected to the principal building and sometimes occurs as a separate building. Outbuildings are also known as “Accessory Structures” and may contain “Accessory Uses” in comparison to the primary building and use on the lot.

**Outdoor Display and Sales:** any display of merchandise, products, or information that is located outside of any building or business. Such displays are subject to an Outdoor Display Permit in accordance with Section 4.2.060.E of this code.

**Outdoor Dining (in public right-of-way):** any dining, table service, or other food service uses that occur in the public right-of-way in front of or adjacent to a business. This use classification does not refer to outdoor dining areas that are located on private property.

**Outdoor Storage:** see “Storage: Commercial Outdoor” and also “Accessory Outdoor Storage for a Permitted Non-Residential Use.”

**“Park-Once” (Shared Parking Policy):** an accounting for parking spaces that are available to more than one function. The requirement is based on a range of parking-demand found in mature, mixed-use centers (1.4 to 2.5 spaces per 1000 square feet of non-residential floor area). The shared parking ratio varies according to multiple functions in close proximity unlikely to require the spaces at the same time.

**Parking Facility: Public or Commercial:** includes typical surface parking lots or structures that are publically or privately owned. Where not explicitly mentioned in this Old Town Code, parking facilities are subject to landscape and development requirements as listed in Unified Development Code Chapters 17.51.030 (Landscaping and Irrigation Standards) and 17.51.060 (Parking Standards).

**Pedestrian First:** the practice of addressing the needs of people, once out of their automobiles, through a series of interdependent urban design and streetscape principles (e.g., wide sidewalks, street trees and shade, on-street parking, outdoor dining, inviting storefronts, the feeling of being in an ‘outdoor room’, short crosswalk distances, interconnected and short blocks).

**Pedestrian Shed:** the distance-used to determine the size of a neighborhood. A pedestrian shed is typically no more than a quarter-mile (approximately 1,400’) and represents the distance that can be traversed at an easy walking pace between an edge of a neighborhood and the neighborhood’s center.

**Personal Services:** establishments providing non-medical services to individuals as a primary use. Examples of these uses include:

- barber and beauty shops
- clothing rental
- dry cleaning pick-up stores with limited equipment
- health and fitness personal training (no more than five (5) patrons per session)
- home electronics and small appliance repair
- instructional training/tutoring (no more than five (5) patrons per session)
- locksmiths
- massage (licensed, therapeutic, non-sexual)
- pet grooming with no boarding
- shoe repair shops
- tailors
- tanning salons

These uses may also include accessory retail sales of products related to the services provided. Businesses that involve more than five (5) total patrons per session for health/fitness or personal training, instruction, or tutoring, are not considered personal services uses. These activities are classified as “Studio: Art, Dance, Martial Arts, Music, etc.,” and are subject to a Minor Use Permit or Conditional Use Permit, depending on the zone.

**Personal Services, Restricted:** personal services that may tend to have a blighting and/or deteriorating effect upon surrounding areas and which may need to be dispersed to minimize their adverse impacts. Examples of these uses include, but are not limited to:

- check cashing stores or services
- farmers’ market (permanent)
- fortune tellers
- gun store (requires a CUP in any commercial zone—see UDC Section 17.43.010.k)
- laundromats (self-service laundries)
- cash, currency, and money transfer stores and services
- palm and card readers
- pawnshops
- psychics
- Recycling Vending Machines as an Accessory Use (UDC Section 17.44.010.a)
- spas and hot tubs for hourly rental
- tobacco paraphernalia store (requires a Conditional Use Permit in any commercial zone)
- tattoo and body piercing services

In certain instances a restricted personal services use may be offered as an accessory use to a primary business that is permitted by right, such as a grocery store or bank that also provides cash transfer services. In these cases, the restricted use is clearly a minor, lesser activity to the primary business. In such cases, the accessory use may be allowed as part of an overall menu of financial or retail services offered; however, no signage shall be approved for the restricted use nor shall the restricted use be formally or legally acknowledged by the City unless the appropriate entitlement permit for the restricted use is obtained by the applicant.

**Planter:** the layer of the streetscape which accommodates street trees. Planters may be continuous or individual according to the thoroughfare and location within the neighborhood.

**Plant Nursery:** includes establishments primarily engaged in the growing of plants, flowers, and/or trees, either outside or within enclosed structures, for sale (See Section 17.43.010.20.m of the Unified Development Code). A retail plant nursery sells plants and products directly to the public (including contractors) whereas a wholesale nursery sells exclusively to contractors or establishments which sell directly to the public. A retail nursery would be appropriate on a major arterial corridor while a wholesale nursery would be better suited for areas in the Creative District. Plant nurseries are different from “Garden Supply Stores” which are defined in Section 17.43.010.j of the Unified Development Code. A Garden Supply Store is considered to be general retail and is permitted by right in the Urban Center or Corridor zones.

**Porch:** an open air room appended to the mass of a building with floor and roof, but no walls on at least two sides. For the purposes of this Plan, a porch shall measure at least 6 feet in depth from the inside of the post(s)/column(s) to the adjoining wall, at least 12' wide, and at least 10 feet from the porch floor to the ceiling of the porch.

**Principal Building:** the main building on a lot, always located toward the frontage.

**Principal Frontage:** the frontage of a parcel which is used to identify the parcel for street address purposes.

**Printing and Publishing:** involves large, off-set printing presses, binderies, warehousing, and other uses associated with large-scale printing, publishing, assembly, and distribution of printed books, catalogues, newspapers, magazines, etc. This use type does not include smaller-scale photocopying, desk-top publishing, and printing activities related to “Business Support Services” as listed in Section 17.43.010.6 of the Unified Development Code.

## CHAPTER 4 : THE CODE

**Private Frontage:** the privately held layer between the frontage line and the principal building facade. The structures and landscaping within are held to specific standards. The variables of Private Frontage are the depth of the setback and the combination of architectural elements such as fences, stoops, porches and galleries. These elements influenced social behavior in the public realm. The Frontage layer may overlap the public streetscape in the case of awnings, galleries and arcades.

**Public Frontage:** the area between the frontage line and the curb of the vehicular lanes, and the type and dimension of curbs, walks, planters, street trees and streetlights.

**Public Services, General:** refers to government offices, services, facilities, and/or other uses and buildings that provide necessary services to members of the public including those uses listed in Section 17.45.010.8 (Public Services, General) of the Unified Development Code.

**Recess Line:** a horizontal line, the full width of a facade, above which the facade sets back a minimum distance from the facade below.

**Regulating Plan:** includes the zoning map and permitted use charts of this Old Town Code as set forth in ONSP Chapter 4.

**Research and Development:** typically includes office and laboratory activities in an enclosed building or screened outdoor area. Uses permitted under this classification are those that would not impact surrounding properties due to noise, vibration, light, etc.

**Residential:** premises available for long-term dwelling.

**Residential Accessory Use or Structure:** a residential use or structure that is subordinate to the primary residential use on a property. Such uses include Carriage Houses, Second Units, or Guest Houses. Depending on the situation, a residential accessory use may be located in an attached apartment or in a detached accessory structure.

**Residential Health Care Facility:** includes those uses listed in Unified Development Code Section 17.42.010 (Residential Health Care Facility). See also “Medical Services: Extended Care.”

**Residential Service/Care Home:** includes private single family homes for up to six (6) non-family residents. Such care homes provide non-medical care and services, supervision, assistance in sustaining daily activities. This classification specifically includes those uses found in Sections 17.42.010.4 (Family Day Care Homes) and 17.42.010 (Residential Service/Care Home) in the Unified Development Code. For the purposes of this code, the terms “Residential Service/Care Home” and “Child Day Care: Large or Small Family Day Care Home” are synonymous.

**Retail:** premises available for the sale of merchandise not including other uses identified in this code.

**Restaurant:** includes establishments primarily engaged in the preparation and retail sale of food and/or beverages for immediate or semi-immediate consumption either on- or off-site, but shall not include a drive-thru.

**Retail Frontage Line:** frontage line designating the requirement for a shopfront, making the ground level available for retail use. This applies to the UC Zone only.

**Rooming House:** see “Boarding House.”

**ROW:** Right-Of-Way or “right-of-way”

**School, Public or Private:** includes public and private elementary, middle, junior high, and high schools, along with colleges and universities. See Section 17.45.010 of the Unified Development Code (UDC). This classification does not include



specialized or instructional schools as defined elsewhere in the Old Town Newhall Specific Plan or Section 17.43.010.23 (Schools, Specialized) of the UDC.

**Second Hand Stores:** includes those uses listed in Unified Development Code Sections 17.43.010.20.m (Pawn Shops), 17.43.010.o (Second Hand Stores), and 17.43.010.q (Thrift Stores). See “Used Merchandise.”

**Second Unit:** see definition for “Carriage House/Second Unit” above under “Building Type.”

**Setback:** the area of a lot measured from a lot line to a building facade or elevation that must be maintained clear of permanent structures excepting galleries, fences, garden walls, arcades, porches, stoops, balconies, bay windows, terraces and decks (that align with the first floor level) which are permitted to encroach into the setback.

**Shopfront:** see “Frontage Type.”

**Sidewalk:** the paved layer of the public frontage dedicated exclusively to pedestrian activity.

**Slow Flow:** a thoroughfare, of moderate capacity (shorter in length than a free flow street) which does not have striped, dedicated lanes of travel but has enough width for cars to pass each other comfortably but at a slow speed.

**Sorority House:** see “Boarding House.”

**Specific Plan Area:** includes the land that is encompassed by the Regulating Plan and shown in the zoning map in ONSP Section 4.2.010 (Regulating Plan and Zones).

**Stoop:** see “Frontage Type.”

**Storage: Commercial Outdoor:** includes all uses listed in UDC Section 17.44.01.13 (Outdoor Storage). This use definition does not include those activities listed in UDC Section 17.44.010.15 (Studios, Recording) and specifically excludes uses in UDC Section 14.44.010.15.e (Studio/Film Rental Business) which are included under the "Media Production: Sound Stage Type" as listed in ONSP Table 4-1.

**Story:** a habitable level within a building of no more than 14 feet in height from finished floor to finished ceiling. Attics and raised basements are not considered a story for the purposes of determining building height.

**Streetscape:** the urban element that provides the major part of the public realm as well as paved lanes for vehicles. A streetscape is endowed with two attributes: capacity and context. Capacity is the number of vehicles that can move safely through a segment within a given time period. It is physically manifested by the number of lanes and their width, and by the curb radius. Context is physically manifested by the appropriate frontage types as determined by the neighborhood zone in which it is located and in the corresponding portion of the public realm plan.

**Streetwall:** an opaque, freestanding wall built along the frontage line, or coplanar with the facade, often for the purpose of masking a parking lot from the adjacent thoroughfare. Streetwalls shall be between 3.5 and 8 feet in height, and constructed of a material matching the adjacent building facade. The wall may be replaced by a hedge, subject to City approval. Streetwalls may have openings no larger than necessary to allow automobile and pedestrian access.

**Studio: Art, Dance, Martial Arts, Music, Tutoring, etc.:** includes, but is not limited to, those vocational, instructional, or other specialized schools, studios, or establishments listed in UDC Sections 17.43.010.23.a and b. Instruction in art, dance, martial arts, music, and similar disciplines that includes no more than five patrons in the building at any one time during the instruction period, qualifies as one-on-one instruction and is considered a “Personal Services” use as listed in Table 4-1.

**Supportive Housing:** includes those uses listed in Unified Development Code Section 17.42.010.16.



## CHAPTER 4 : THE CODE

**Tavern:** see “Bar.” Refer also to Section 17.43.010.8.b of the Unified Development Code. Tavern, Bar, and Night Club uses are grouped together in Table 4-1.

**Terrace:** a level, paved area accessible directly from a building as its extension. A terrace is typically private and is most common as a rear yard in single-family development.

**Theater, Cinema, or Performing Arts:** includes uses listed in UDC Section 17.43.010.18.d, pertaining to live theatres, movie theaters, and other entertainment or performing arts activities.

**Thoroughfare:** a vehicular way incorporating moving lanes and parking lanes (except alleys/lanes which have no parking lanes) within a right-of-way.

**Thoroughfare Types:** the three principal movement-types of thoroughfares that comprise an interconnected, varied and hierarchical network:

**Free Flow:** a thoroughfare which has dedicated striped lanes of travel and tends to be a more highly traveled thoroughfare. Typical speeds are up to 55 miles per hour (MPH).

**Slow Flow:** a thoroughfare, of moderate capacity (shorter in length than a free flow street) which does not have striped, dedicated (not striped) lanes of travel but has enough width for cars to pass each other comfortably but at a slow speed. Typical speeds are up to 20 MPH.

**Yield Flow:** a thoroughfare of low capacity, shortest in length, and of a type where a single travel lane is shared by cars in both directions. Typical speeds are up to 15 MPH.

**Tobacco Paraphernalia Store:** includes all uses listed in UDC Section 17.43.010.r.

**Traffic Calming:** a set of techniques which serves to reduce the speed of traffic. Such strategies include lane-narrowing, on-street parking, chicanes, yield points, sidewalk bulge-outs, speed bumps, surface variations, mid-block deflections, and visual clues. Traffic calming is a retrofit technique unnecessary when thoroughfares are correctly designed for the appropriate speed at initial construction.

**Transect:** a system of classification deploying the conceptual range of ‘rural-to-urban’ to arrange in useful order, the typical context groupings of natural and urban areas.

**Transit-Oriented Development:** refers to development adjacent to a bus or train station that includes a mix of uses. Transit-Oriented Development (TOD) focuses on pedestrian-scaled streets and buildings, with the goal of creating a livable, walkable, community.

**Transit Station or Terminal:** includes a designated transit station where buses, trains, vans, shuttles, or other on-demand or scheduled service vehicles pick-up or drop-off passengers. Typical uses include Metrolink stations, long distance bus terminals (similar to the Van Nuys Fly Away facility in the City of Los Angeles), or an intercity bus station. Transit stations or terminals differ from a regular service stop by providing additional passenger and operator amenities such as a lounge, restrooms, food services, parking, etc.

**Transition Line:** a horizontal line, the full width of a facade expressed by a material change or by a continuous horizontal articulation such as a cornice or a balcony.

**Transitional Housing:** includes those uses listed in Unified Development Code Section 17.42.010.17.

**Type:** a form determined by function and confirmed by culture. A “type” is physically defined by its function, its disposition on the lot and its configuration, including frontage and height.

**UDC:** Unified Development Code.

**Use Standards:** the term “use standards” is synonymous with the City of Santa Clarita Unified Development Code. The term may also refer to standards and regulations contained in the Old Town Newhall Specific Plan, the Community Character and Design Guidelines, and other applicable policies, regulations, and/or development standards.

**Used Merchandise:** includes those uses listed in UDC Sections 17.43.010.20.m (Pawn Shops), 17.43.010.o (Second Hand Stores), and 17.43.010.q (Thrift Stores). This classification is intended to apply to those businesses that primarily sell used or second-hand merchandise at a discount. This use classification does not include “Antique, Collectible, or Vintage Clothing Stores” or other businesses that sell primarily new merchandise but that may have an inventory of used items for sale. Such uses may include boutique clothing, consignment, or collectible stores, or a sporting goods store that sells new products along with used equipment. See also “Second Hand Stores.” Any business that primarily sells used merchandise shall require a Minor Use Permit in the COR or CD zones, and shall require a conditional use permit in the UC zone.

**Vernacular:** the common language of a region, particularly in terms of architectural context. Through time and use, the vernacular has intrinsically resolved the architectural response to climate, construction technique, and to some extent, social mores.

**Veterinary Services:** includes all Animal Sales and Services activities listed in UDC Sections 17.43.010.3.d (Day Care), 17.43.010.3.e (Grooming and Pet Stores), 17.43.010.3.i (Veterinary Clinic), and 17.43.010.3.j (Veterinary Hospital). In addition to these uses that are permitted by right, uses listed in UDC Sections 17.43.010.3.c (Animal Shelter) and 17.43.010.3.f (Kennels) may be approved subject to the issuance of a Minor Use Permit. Such activities are envisioned as accessory uses associated with a pet store, grooming store, veterinary clinic, or veterinary hospital in the Corridor zone. A kennel or animal shelter may be a primary use in the Creative District zone.

**Wireless Telecommunication Facilities:** includes uses listed in Unified Development Code Section 17.45.010.13 (Wireless Communications Facilities). This uses include facilities that are less than 35’ in height, over 35’ in height, flush-mounted, and/or co-located.

**Yard:** a private area that adjoins or surrounds a building, its landscape subject to the landscape requirements.

**Yield Flow:** a thoroughfare of low capacity, shortest in length, and of a type where a single travel lane is shared by cars in both directions.

**Zaguan:** a paseo, court, or exterior hallway that passes through a building, connecting the street or alley to an interior courtyard. Areas above zaguanes are typically enclosed and part of the inhabitable space of an upper story, although exterior porches or covered balconies are sometimes used.