

Santa Clarita Municipal Code

Title 17 ZONING

Chapter 17.16 SPECIAL ZONES AND STANDARDS

17.16.080 Placerita Canyon Special Standards District.

- A. Purpose. The purpose of the special standards district is to maintain, preserve and enhance the rural and equestrian character of Placerita Canyon.
- B. Property Development Standards. The following requirements shall apply in all zones in the area identified as Placerita Canyon on the official zoning map and as described in subsection (E) of this section:
1. Animals which are kept or maintained as pets shall be permitted to continue when in accordance with the following:
 - a. Two (2) horses or other similar animals which, in the opinion of the Director, are neither obnoxious nor detrimental to the public welfare may be kept on a lot or parcel of land which has a minimum area of five thousand (5,000) square feet, but less than fifteen thousand (15,000) square feet.
 - b. The requirements of Sections 17.17.010, 17.17.020 and 17.17.030 of this code with respect to animal keeping are met, with the exception of the minimum lot area above.
 2. Any new development shall adhere to the following standards or provide the following amenities:
 - a. Trails.
 - (1) Riding and hiking trails shall be provided as depicted on the latest Placerita Canyon Backbone Trails exhibit on file with Parks, Recreation and Community Services to the satisfaction of the Director of Parks, Recreation and Community Services;
 - (2) Trails shall be fenced to the satisfaction of the Director of Parks, Recreation and Community Services, with fences of a rustic wood appearance;
 - (3) Trail access shall be provided at all river crossings;
 - (4) There shall be no obstructions including, but not limited to, landscaping, trash receptacles, or other similar structures within a designated trail;
 - (5) Fencing shall not be permitted to cross riverbeds in such a manner as to deny trail access;
 - (6) Private access routes to the Backbone Trails are encouraged to be incorporated into new subdivisions to the satisfaction of the Director of Parks, Recreation and Community Services and the concurrence of the property owner;
 - b. A property maintenance or homeowner maintenance association may be established to maintain the private access route, private roads and drives and other specific project amenities; and

- c. Street lights, in accordance with City standards, shall be installed only at road-to-road intersections; and
- d. River bottoms and sides shall not be improved with concrete. Fencing shall not be permitted to cross riverbeds in such a manner as to deny trail access; and
- e. Bridges shall be located to those required for public safety and shall be designed to accommodate equestrian access; and
- f. All new residential projects of greater than four (4) dwelling units and all new commercial, industrial and institutional projects (including expansion thereof) shall connect to public sewer systems. Utilities shall be undergrounded to the nearest off-site connection; and
- g. Existing and future drainage shall be accommodated to provide adequate carrying capacity and erosion protection.

3. Residential Zones.

a. Residential Areas.

- (1) Street paving, curbs, gutters and sidewalks shall not be required of new development. Minimum City standards for all-weather access shall be provided. An engineering analysis shall be required to determine how all-weather access will be provided for emergency vehicles. Surface material may consist of graded dirt, gravel, or asphaltic concrete to achieve the required standards.
- (2) On-street parking shall not be permitted in a designated trail.
- (3) Street trees shall not be required.
- (4) Fences. Non-view-obscuring fences, not to exceed five (5) feet in height, shall be permitted to be located within the twenty (20) foot front yard setback. Where a non-view-obscuring fence is constructed within the twenty (20) foot front yard setback, and is five (5) feet in height, the applicant shall be required to landscape the frontage of their property along the property line that abuts the adjacent right-of-way. Block walls that are higher than three (3) feet six (6) inches shall not be permitted to be located within the twenty (20) foot front yard setback.

- b. Melody Ranch. (Applicable only to the area bounded by Oak Orchard Road on the north, Oak Creek Avenue on the east, Placerita Creek on the south, and to a line approximately nine hundred ninety (990) feet from and parallel to Oak Creek Avenue on the west.) Melody Ranch is a permitted use in the RL zone, subject to the following: the primary land use shall include full service motion picture and television studios including facilities for production of feature films, television series, commercials, telethons, videos and all related facilities and audience participation. Incidental community activities and social events are permitted. Related office space and limited commercial retail sales, incidental to the primary use shall be permitted.

D. Commercial/Industrial Zones. (sic)

1. Landscaping Requirements.

- a. Adequate buffering between residential and nonresidential areas shall be provided, in accordance with the provisions of this code;
 - b. Street trees shall be required;
 - c. Landscaped berms or other landscape treatment shall be used to screen the view of parking areas from the street; and
 - d. Landscape plans shall incorporate twenty-four (24) inch box trees.
2. Lot Orientation. Properties fronting on Lyons Avenue shall be oriented with their primary access on Lyons Avenue. Site orientation shall discourage use of Placerita Canyon Road as a primary access.
- E. Description of District Boundaries. Beginning at a point in the boundary of Tract No. 1078, recorded in Book 18, Page 169, of Maps, said point being the northwest corner of said Tract No. 1078; thence northeasterly, and easterly along the northwesterly, and northerly boundary of Tract No. 1078 to a point in the northerly boundary of Tract No. 1079, recorded in Book 18, Page 155, of Maps; thence easterly along the northerly boundary of said Tract No. 1079 to a point, said point being the northeasterly corner of said Tract No. 1079; thence northerly along the northerly prolongation of the easterly boundary of said Tract No. 1079 to a point in the northerly right-of-way boundary of the Los Angeles aqueduct; thence southeasterly and southerly along the northerly, and easterly boundary of said right-of-way to a point in the northerly boundary of Tract No. 10699, recorded in Book 165, Pages 36-37 of Maps; thence easterly along the northerly boundary of said Tract No. 10699 and, thence continuing along the easterly prolongation of the northerly boundary of said Tract No. 10699 to a point in the westerly right-of-way boundary of Sierra Highway; thence southwesterly along the said westerly right-of-way to the intersection of a line parallel with and 215 feet northerly measured at right angles from the southwesterly boundary of Tract No. 1274 recorded in Book 18 Pages 110-111 of Maps; thence northwesterly along said parallel line to a point in southerly boundary of said Tract No. 1274; thence northwesterly and westerly, along the southerly boundary of said Tract No. 1274 to a point, said point being the northeast corner of the parcel of land as described in Document No. 5906 recorded December 10, 1964, as shown on Record of Survey 95-78 thence southwesterly, westerly, and northwesterly along the southeasterly, southerly, and southwesterly boundary of said Record of Survey, to a point, said point being the westerly corner of said Record of Survey, thence southwesterly along the southeasterly boundary of Lot 194 of said Tract No. 1078 to the southwest corner of said tract; thence northwesterly along the southwesterly boundary of said tract to the point of beginning.

Except: that portion that lies within the boundaries of Tract No. 44452 recorded in Book 1137 Pages 59-68, Tract No. 34143 recorded in Book 969 Pages 7-14, and Tract No. 34144 recorded in Book 969 Pages 15-20, all of Maps. (Ord. 99-15, 12/14/99; Ord. 01-5, 2/27/01; Ord. 05-19 § 2, 12/13/05)