

Summary of Proposed Changes to the Zoning Code for Old Agoura

The City is proposing several changes to the existing regulations for Old Agoura. These changes are provided as separate files in a redline format with the text proposed for deletion shown as strike out and proposed new text shown as underlined in the various Code sections. In addition, the proposed Old Agoura Design Guidelines are also provided.

The changes are summarized below:

- 1) Creation of a new Equestrian Overlay District, the purpose of which would be to protect the existing equestrian and rural atmosphere within the Old Agoura area. The district would establish horse keeping standards including a requirement to provide a 1,500 square feet minimum horse keeping area. The EQ Overlay district also defines what constitutes horse keeping facilities. The EQ Overlay would be placed on all OS, RR, RV, RL and RS property in Old Agoura.
- 2) Modifications to the Old Agoura Design Overlay District include adding language regarding the equestrian nature of the area to the "Purpose" section and under "General Design Standards, Commercial/Residential" text has been added requiring all development to be consistent with the Old Agoura Design Guidelines.

A Floor Area Ratio (FAR) Chart¹ and Slope Factor Chart² has been added and will apply to all OS, RR, RV, RL, RS zones in Old Agoura. These will be used to determine the maximum size of structures allowed on each parcel based on lot size and slope. Generally, the larger the lot the greater the allowed FAR. The FAR is reduced further based on percentage of slope. The maximum size house allowed is 8,000 square feet. Modifications to these standards can be approved by the Planning Commission if certain findings regarding consistency with the surrounding neighborhood can be made.

- 3) For the following Zones: OS - Open Space District, RR - Rural Residential, RV -Residential Very Low Density, and RL - Residential Low Density the height and setback requirements for some of the zones have been modified to ensure consistency among the zones. In the OS, RL and RV zoning districts the maximum allowed height of structures has been reduced from 35 feet to 30 feet and for the RL and RV zones the required front yard setback has been increased from 25 feet to 30 feet.

In the RV and RL zones, the maximum building coverage remains the same but all impervious surfaces including driveways and patios will be included when determining building coverage.

- 4) In addition to the proposed Code changes, new Old Agoura Design Guidelines will be adopted.

¹ *To determine the maximum size of all structures allowed on a lot, the following calculation should be performed:*

Step 1 = Determine where the lot falls in the “Lot Size” column

Step 2 = Determine base house size allowed in the corresponding “Maximum Allowed Structure Size” column

Step 3 = Subtract the size of the lot from the base lot size in the “Lot Size” column

Step 4 = Multiple the percentage identified in the “Maximum Allowed Structure Size” column by the base lot size determined in Step 1 and add the resulting number to the base house size determined in Step 2

Example for a 21,780 square foot lot (1/2 acre):

Step 1: Lot Size falls in the 20,001 to 40,000 square foot range

Step 2: Base house size allowed in that range = 4,000 square feet

Step 3: Size of lot subtracted from base lot size = 21,780 sq. ft. (lot size) – 20,001 (base lot size) = 1,779 sq. ft.

Step 4: Percentage allowed over 20,001 is .06 = .06 x 1,779 sq. ft. = 106.74 sq. ft.
4,000 sq. ft. + 107 sq. ft. = 4,107 square feet allowed for structures

² *The Slope Density Chart further reduces the size of structures based on the slope of the parcel. Once the maximum size of all structures has been determined using the FAR Chart, that number is multiplied by the related slope factor and the resulting number represents the maximum square footage allowed for structures.*

Example for 21,780 square foot lot with an average slope of 17%:

4,107 square feet x .98 = 4,025 square feet allowed for structures