

ORDINANCE NO. 4312

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HUNTINGTON BEACH
AMENDING CHAPTER 230 SITE STANDARDS OF THE HUNTINGTON BEACH ZONING
CODE AND SUBDIVISION ORDINANCE
(ZONING TEXT AMENDMENT NO. 23-002)

WHEREAS, pursuant to the California State Planning and Zoning Law, the Huntington Beach Planning Commission and Huntington Beach City Council have held separate, duly noticed public hearings to consider Zoning Text Amendment No. 23-002, which amends Chapter 230 of the Huntington Beach Zoning and Subdivision Ordinance

After due consideration of the findings and recommendations of the Planning Commission and all other evidence presented, the City Council finds that the aforesaid amendment is proper and consistent with the General Plan;

NOW, THEREFORE, the City Council of the City of Huntington Beach does hereby ordain as follows:

SECTION 1. That Chapter 230.08 of the Huntington Beach Zoning Code is hereby amended to read as follows:

230.08 Accessory Structures

For purposes of applying these provisions, accessory structures are inclusive of minor accessory structures, except where separate provisions are provided in this section.

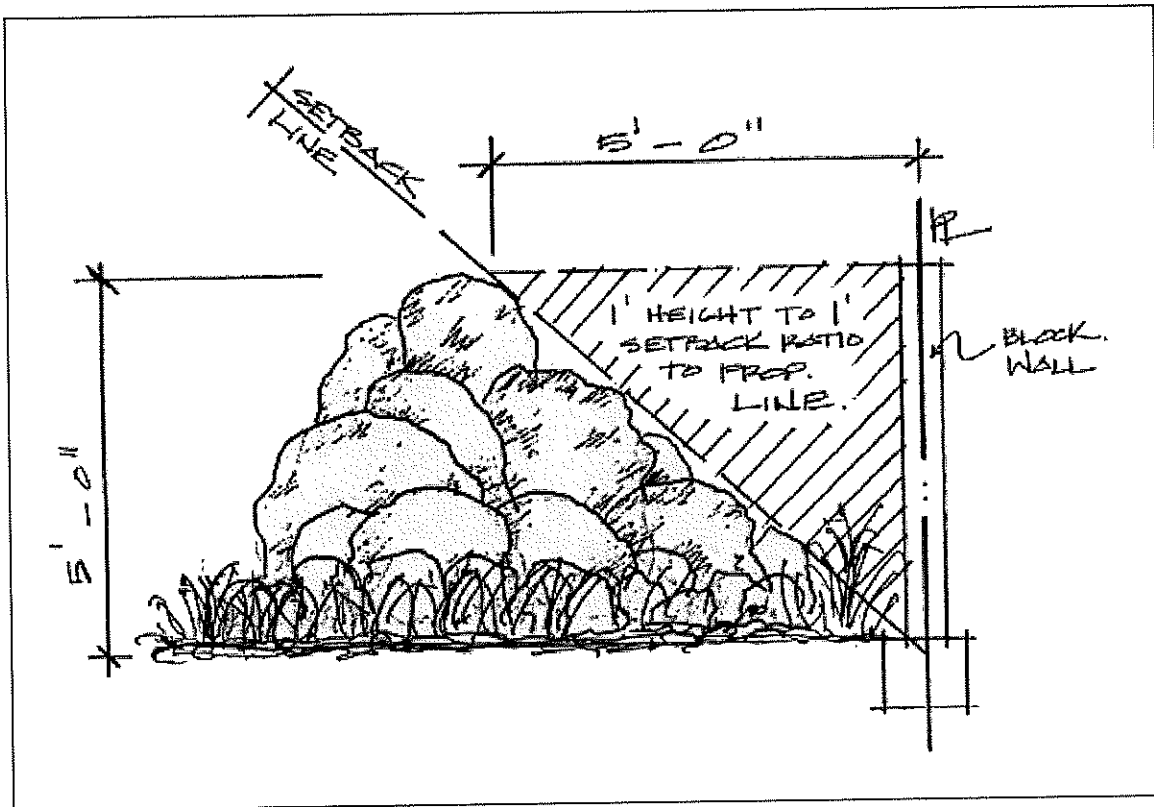
A. **Timing.** Accessory structures shall not be established or constructed prior to the start of construction of a principal structure on a site, except that construction trailers may be placed on a site at the time site clearance and grading begins and may remain on the site only for the duration of construction.

B. **Location.** Except as provided in this section, accessory structures shall not occupy a required front, side or street side yard or court. An accessory structure shall be set back five feet from the rear property line except no setback is required for accessory structures, excluding garages and carports, which abut an alley.

Minor accessory structures may be located within the front yard setback provided they do not exceed 42 inches in height. Minor accessory structures may be located in required side and rear yard setbacks provided:

1. The structure is located in the rear two-thirds of the lot;
2. A minimum five-foot clearance is maintained between said structure and the dwelling if it is located in a required side yard;

3. Minor accessory structures over eight-foot high shall be screened by a two-foot high lattice fence/wall extension above the six-foot high fence/wall to protect views from an adjacent property. The screening shall be provided by the property owner installing the minor accessory structure; and
4. Rock formations shall be set back one foot from the side and/or rear property lines for each foot of rock formation height, maximum five-foot setback required.



- C. **Maximum Height.** Fifteen feet, except a detached garage for a single-family or multi-family dwelling may exceed the maximum height when it is designed to be architecturally compatible with the main dwelling and does not include habitable floor area.
- D. **Maximum Size in RL District.** In an RL District, the total gross floor area of accessory structures, including garages, more than four feet in height that are not attached to a dwelling shall not exceed 600 square feet or 10% of lot area, whichever is more.
- E. **Patio Covers.** A patio cover open on at least two sides and complying with all other provisions of this subsection may be attached to a principal structure or detached provided a five-foot clearance from the post/wall to side and rear property lines is maintained. A patio cover must comply with the minimum front yard setback.
- F. **Decks.** A deck 30 inches or less in height may be located in a required yard.

G. **Separation.** The distance between buildings on the same lot shall not be less than 10 feet. The minimum separation between a detached solid patio cover post/wall and a building on the same lot is six feet. The minimum separation between a detached open lattice/trellis patio cover on a permanent foundation and building may be less than six feet. The minimum separation from eave to eave shall be one foot subject to building code requirements.

SECTION 2. That Chapter 230.12 of the Huntington Beach Zoning Code is hereby amended to read as follows:

230.12 Home Occupation in R Districts

A. **Permit Required.** A home occupation in an R district shall require a business license. If the home occupation involves instruction and/or service, e.g., music lessons, beauty shop, swimming lessons or other similar uses as determined by the Director, then an administrative permit is required subject to Neighborhood Notification in compliance with Chapter 241. The Director shall approve the permit upon determining that the proposed home occupation complies with the requirements of this section.

B. **Contents of Application.** An application for a home occupation permit shall contain:

1. The name, street address, and telephone number of the applicant;
2. A complete description of the proposed home occupation, including number and occupation of persons employed or persons retained as independent contractors, amount of floor space occupied, provisions for storage of materials, and number and type of vehicles used.
3. For home occupations involving instruction and/or service, Neighborhood Notification shall be required in compliance with Chapter 241.

C. **Required Conditions.** Home occupations shall comply with the following conditions:

1. A home occupation shall be conducted entirely within one room in a dwelling, with the exception of swimming lessons. No outdoor storage shall be permitted. Garages shall not be used in connection with such business except to park business vehicles.
2. No one other than a resident of the dwelling shall be employed on-site or report to work at the site in the conduct of a home occupation. This prohibition also applies to independent contractors.
3. There shall be no display of merchandise, projects, operations, signs or name plates of any kind visible from outside the dwelling. The appearance of the dwelling shall not be altered, nor shall the business be conducted in a manner to indicate that the dwelling or its premises is used for a nonresidential purpose, whether by colors, materials, construction, lighting, windows, signs, sounds or any other means whatsoever.

4. A home occupation shall not increase pedestrian or vehicle traffic in the neighborhood.
5. No commercial vehicle or equipment used in conjunction with the home occupation shall be parked overnight on an adjacent street or in any yard visible from the street.
6. No motor vehicle repair for commercial purposes shall be permitted.
7. A home occupation shall not include an office or salesroom open to visitors, and there shall be no advertising of the address of the home occupation.
8. Where a home occupation involves swimming instruction in an outdoor swimming pool, each swimming class shall be limited to four students, and no more than two vehicles shall be used to transport students to such classes.
9. Any authorized City employee may inspect the premises of a home occupation upon 48 hours notice to ascertain compliance with these conditions and any requirements of this Code. The permit for a home occupation that is not operated in compliance with these provisions, and/or all conditions of an administrative permit, shall be revoked by the Director after 30 days written notice unless the home occupation is altered to comply.
10. No renting out the premises for commercial purposes, e.g. parties, commercial filming activities, or other similar activities shall be permitted.

SECTION 3. That Chapter 230.68 of the Huntington Beach Zoning Code is hereby amended to read as follows:

230.68 Building Projections Into Yards

Projections into required yards shall be permitted as follows:

Allowable Projections in Feet^a

	Front Yard	Side Yard	Street Side Yard	Rear Yard
Fireplace or chimney	2.5	2.5 ^b	2.5	2.5
Cornice, eaves and ornamental features	3	2.5 ^b	3	3
Mechanical equipment	2	2 ^b	2 ^b	2
Uncovered porches, terraces, platforms, subterranean garages, decks, and patios not more than 3 feet in height serving only the first floor	6	3	4	5
Stairs, canopies, awnings and uncovered porches more than 3 feet in height	4	2 ^b	4	4 ^b
Bay windows	2.5	2.5 ^b	2.5	2.5
Balconies	3	2 ^b	3	3

Notes:

- ^a No individual projection shall exceed 1/3 of the building length, and the total of all projections shall not exceed 2/3 of the building length on which they are located. Eaves are not subject to these limitations.
- ^b A 30-inch clearance from the property line shall be maintained.

SECTION 4. That Chapter 230.88 of the Huntington Beach Zoning Code is hereby amended to read as follows:

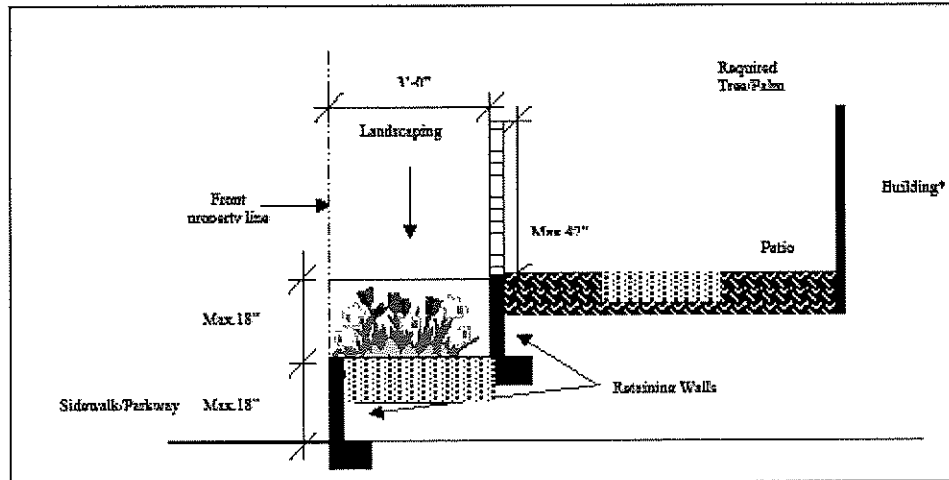
230.88 Fencing and Yards

No portion of a required yard area provided for a structure on a lot shall be considered as part of the yard area for any other structure on the same or an adjacent lot. In all districts, minimum setback lines shall be measured from the ultimate right-of-way line. Diagrams A, B, C and D are hereby adopted to illustrate the provisions of this chapter. Where any discrepancy occurs between the diagrams and the printed text, the text shall prevail. Yards and fencing shall comply with the following criteria in all districts or as specified.

A. Permitted Fences and Walls.

1. Fences or walls a maximum of 42 inches in height may be located in any portion of a lot. Fences or walls exceeding 42 inches in height may not be located in the required front yard, except as permitted elsewhere in this section.
2. Fences or walls a maximum of eight feet in height may be located in required side and rear yards, except as excluded in this section. Fences or walls exceeding eight feet in height may be located in conformance with the yard requirements applicable to the main structure except as provided for herein or in the regulations of the district in which they are located. Fences or walls exceeding six feet in height or extensions to existing walls shall require submittal of engineering calculations to the Building and Safety Division.
 - a. Fences and walls located adjacent to arterials along the rear and/or street side yard property lines, and behind the front setback, may be constructed to a maximum total height of eight feet including retaining wall with the following:
 - i. The proposed building materials and design shall be in conformance with the Urban Design Guidelines.
 - ii. The property owner shall be responsible for the care and maintenance of landscape area(s) and wall(s) and required landscape area(s).
 - iii. Approval from Public Works Department.

- b. Exception. A maximum two-foot lattice extension (wood or plastic) that is substantially (minimum 50%) open may be added to the top of the six foot high wall or fence on the interior property line without building permits.
3. Fences or walls in the rear yard setback area of a through lot shall not exceed 42 inches in height. This subsection shall not apply to lots abutting arterial highways.
4. Retaining walls shall comply with the following:
 - a. Where a retaining wall is located on the property line separating lots or parcels and protects a cut below the natural grade, such retaining wall may be topped by a fence, wall or hedge of the same height that would otherwise be permitted at the location if no retaining wall existed.
 - b. Where a retaining wall is on the property line of a rear yard abutting an arterial or exterior side yard and contains a fill of two feet or less or protects a cut below the existing grade, such retaining wall may be topped with a six-foot decorative masonry wall. The maximum height of the wall, including retaining wall, shall not exceed eight feet.
 - c. Where a retaining wall is on the property line of a rear yard abutting a local street, the maximum retaining wall height shall be 24 inches as measured from the adjacent curb and may be topped with a maximum 18-inch decorative wall or fence for a total height of 42 inches.
 - d.
 - i. The maximum height of a retaining wall on the front property line shall be 36 inches as measured from the top of the highest adjacent curb. Subject to the Director's approval, a maximum 42-inch high wall or fence may be erected above the retaining wall with a minimum three-foot setback from the front property line.
 - ii. In the RMH-A subdistrict, the maximum height of a retaining wall on the front property line shall be 18 inches as measured from the top of the highest adjacent curb. Subject to the Director's approval, a second retaining wall up to 18 inches in height may be erected above the 18-inch high retaining wall with a minimum three-foot front setback. A wall or fence up to 42 inches in height may be erected on top of the retaining wall with the minimum three-foot front setback (see exhibit below).



e. Retaining wall and fence combinations over eight feet in height shall be constructed with a variation in design or materials to show the distinction. Retaining wall and fence combinations over six feet in height shall be designed without decorative block or cap block, except if equal in strength to the main portion of the fence.

f. Retaining wall and fence combinations over eight feet in height shall be constructed with a variation in design or materials to show the distinction. Retaining wall and fence combinations over six feet in height shall be designed without decorative block or cap block, except if equal in strength to the main portion of the fence.

5. The height of any fence, wall or hedge located in the front yard setback shall be measured from top of the highest adjacent curb. All other fence heights shall be measured from existing grade.

6. In the industrial districts, nine-foot-high fences may be permitted in the side and rear setbacks up to the front building line.

7. Deviations from the maximum height requirements for walls as prescribed by this section may be permitted subject to an approval of Conditional Use Permit by the Zoning Administrator.

8. Within the coastal zone, no gate, fence or wall shall be permitted that restricts or obstructs public access to the shore.

B. Required Walls.

1. When office, commercial or industrial uses abut property zoned or used for residential, a minimum six-foot-high solid six-inch concrete block or masonry wall shall be required. If a wall meeting these standards already exists on the abutting residential property, protection

from vehicle damage shall be provided. The maximum fence height shall be eight feet at the common property line.

2. Industrial screening walls abutting arterial highways shall be architecturally compatible with surrounding properties, constructed of a minimum six-inch-wide decorative masonry block, and designed with landscape pockets at 35-foot intervals along the street side sufficient in size to accommodate at least one 15-gallon tree.

C. Visibility.

1. On reverse corner lots and corner lots abutting an alley, no fence, wall or hedge greater than 42 inches in height may be located within the triangular area formed by measuring 10 feet from the intersection of the rear and street side property lines (see Diagram C).

2. On corner lots, no fence, wall, landscaping, berming, sign, or other visual obstruction between 42 inches and seven feet in height as measured from the adjacent curb elevation may be located within the triangular area formed by measuring 25 feet from the intersection of the front and street side property lines or their prolongation. Trees trimmed free of branches and foliage so as to maintain visual clearance below seven feet shall be permitted (see Diagram A).

3. Visibility of a driveway crossing a street or alley property line or of intersecting driveways shall not be blocked between a height of 42 inches and seven feet within a triangular area formed by measuring 10 feet from intersecting driveways or street/alley and driveway except in situations where the garage is constructed with less than a 10-foot setback from the alley right-of-way. In those situations the measurement of the visibility triangle shall start at each corner or side of the garage door, measured perpendicular to the rear property line, then measured 10 feet away from the edge of the garage door and parallel to the rear property line (typically the alley right-of-way). The maximum height of any structures or landscaping within this triangular zone shall be 42 inches high (see Diagram D).

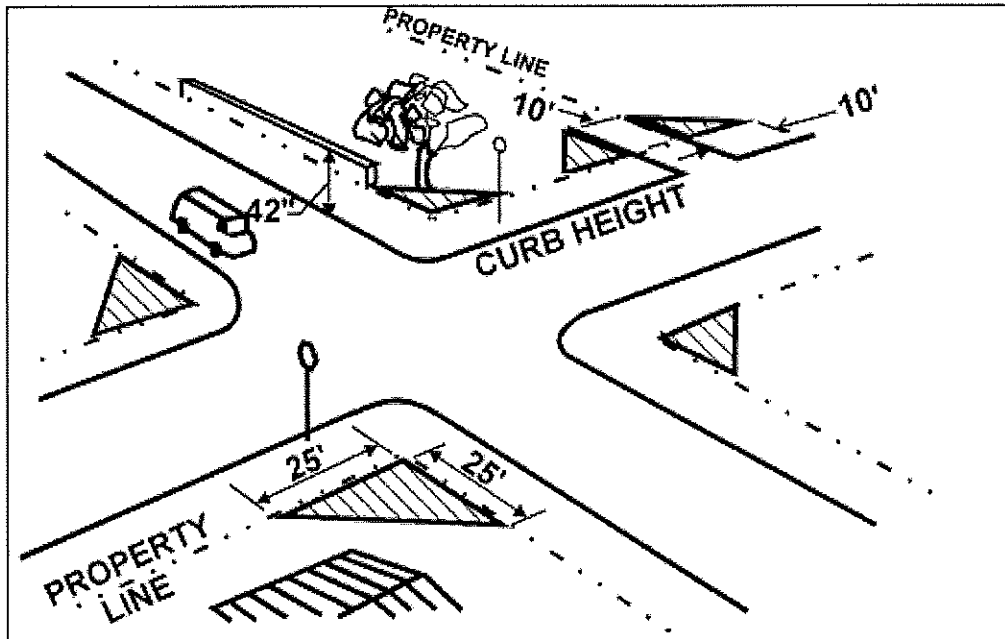
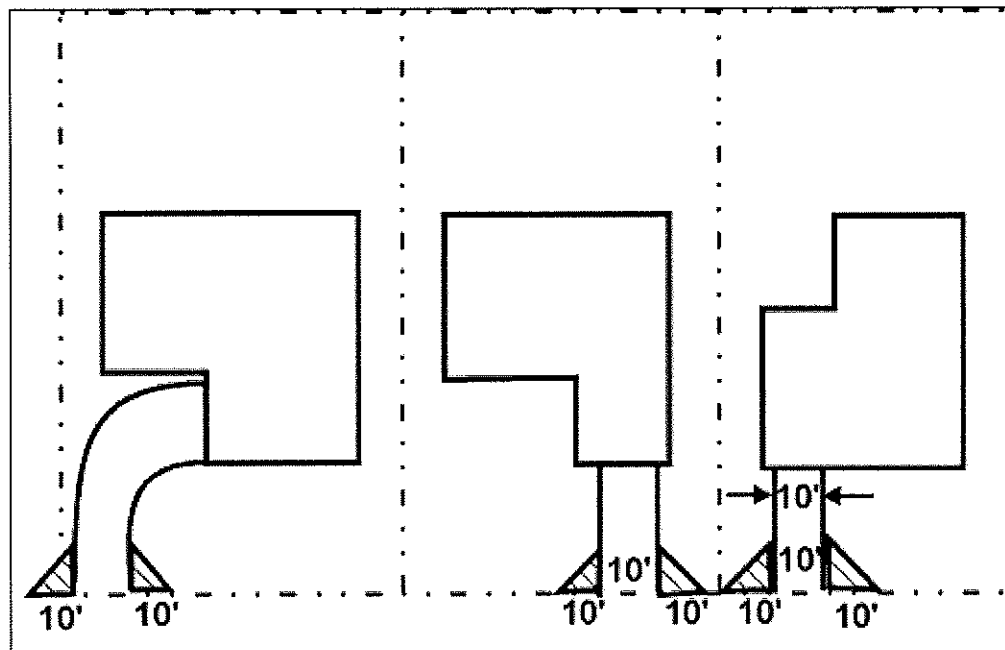


Diagram A



Street/Alley

Diagram B

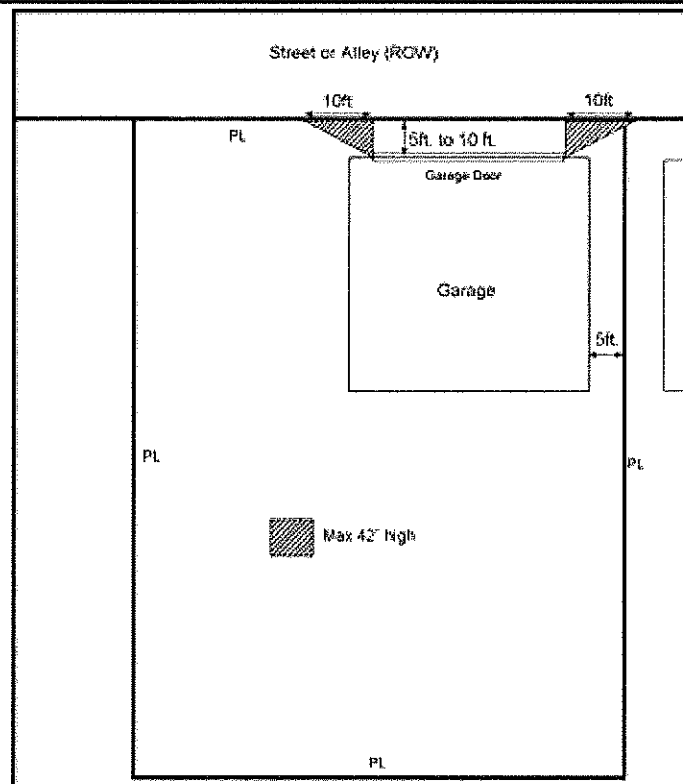
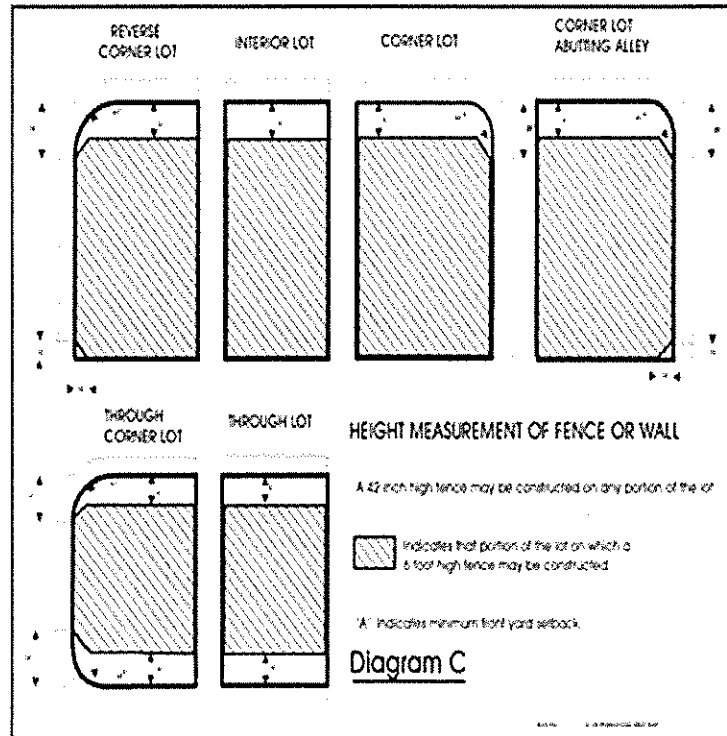


Diagram D

SECTION 5. This ordinance shall become effective immediately 30 days after its adoption.

PASSED AND ADOPTED by the City Council of the City of Huntington Beach at a regular meeting thereof held on the ____ day of _____, 2024.

Mayor

ATTEST:

APPROVED AS TO FORM:

City Clerk



City Attorney

CCY

REVIEWED AND APPROVED:

INITIATED AND APPROVED:

City Manager



Director of Community Development

LEGISLATIVE DRAFT
HBZC CHAPTER 230

Chapter 230

230.08 Accessory Structures

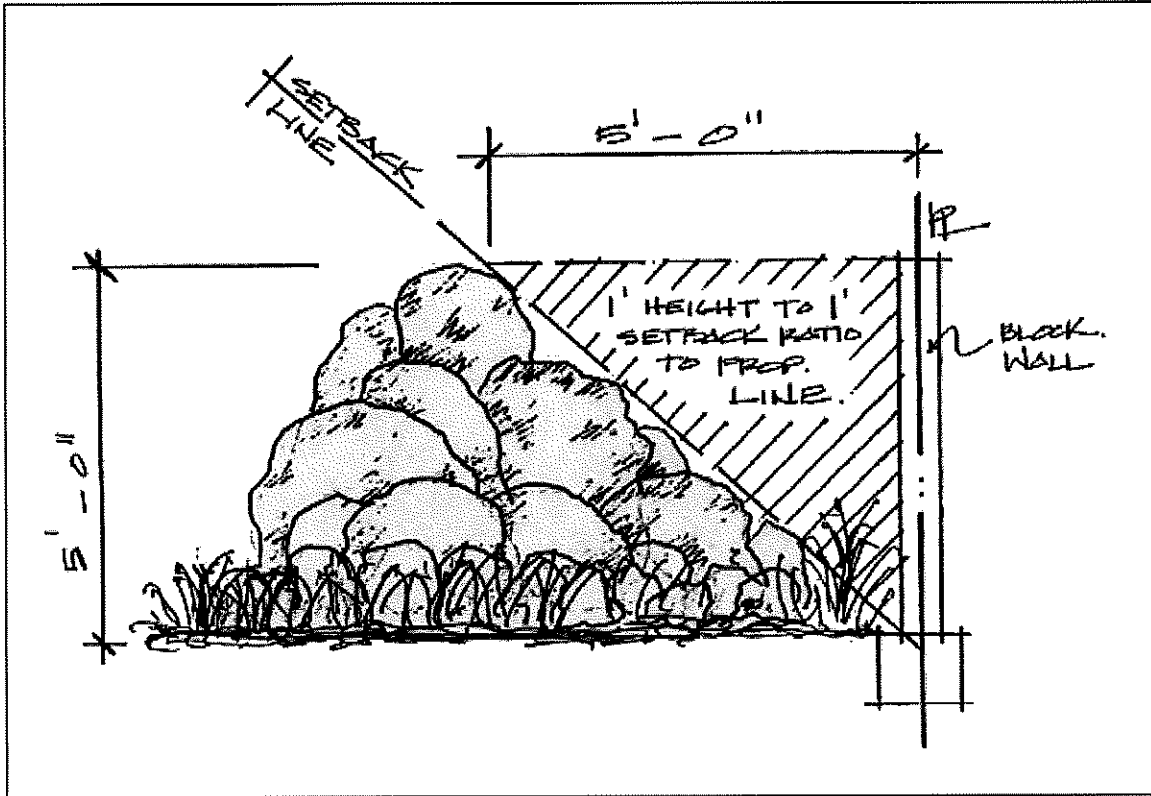
For purposes of applying these provisions, accessory structures are inclusive of minor accessory structures, except where separate provisions are provided in this section.

A. **Timing.** Accessory structures shall not be established or constructed prior to the start of construction of a principal structure on a site, except that construction trailers may be placed on a site at the time site clearance and grading begins and may remain on the site only for the duration of construction.

B. **Location.** Except as provided in this section, accessory structures shall not occupy a required front, side or street side yard or court. An accessory structure shall be set back five feet from the rear property line except no setback is required for accessory structures, excluding garages and carports, which abut an alley.

Minor accessory structures may be located within the front yard setback provided they do not exceed 42 inches in height. Minor accessory structures may be located in required side and rear yard setbacks provided:

1. The structure is located in the rear two-thirds of the lot;
2. A minimum five-foot clearance is maintained between said structure and the dwelling if it is located in a required side yard;
3. Minor accessory structures over eight-foot high shall be screened by a two-foot high lattice fence/wall extension above the six-foot high fence/wall to protect views from an adjacent property. The screening shall be provided by the property owner installing the minor accessory structure; and
4. Rock formations shall be set back one foot from the side and/or rear property lines for each foot of rock formation height, maximum five-foot setback required.



C. **Maximum Height.** Fifteen feet, except a detached garage for a single-family or multi-family dwelling may exceed the maximum height when it is designed to be architecturally compatible with the main dwelling and does not include habitable floor area.

D. **Maximum Size in RL District.** In an RL District, the total gross floor area of accessory structures, including garages, more than four feet in height that are not attached to a dwelling shall not exceed 600 square feet or 10% of lot area, whichever is more.

E. **Patio Covers.** A patio cover open on at least two sides and complying with all other provisions of this subsection may be attached to a principal structure or detached provided a five-foot clearance for the post/wall to all side and rear property lines is maintained. A patio cover must comply with the minimum front yard setback.

F. **Decks.** A deck 30 inches or less in height may be located in a required yard.

G. **Separation.** The distance between buildings on the same lot shall not be less than 10 feet. The minimum separation between a detached solid patio cover post/wall and a building on the same lot is six feet. The minimum separation between a detached open lattice/trellis patio cover on a permanent foundation and a building may be less than six feet. The minimum separation from eave to eave shall be one foot subject to building code requirements.

230.12 Home Occupation in R Districts

A. **Permit Required.** A home occupation in an R district shall require a business license ~~home occupation permit, obtained by filing a completed application form with the Director.~~ If the home occupation involves instruction and/or service, e.g., music lessons, beauty shop, swimming lessons or other similar uses as determined by the Director., then an administrative permit is required subject to Neighborhood Notification in compliance with Chapter 241. The Director shall approve the permit upon determining that the proposed home occupation complies with the requirements of this section.

B. **Contents of Application.** An application for a home occupation permit shall contain:

1. The name, street address, and telephone number of the applicant;
2. A complete description of the proposed home occupation, including number and occupation of persons employed or persons retained as independent contractors, amount of floor space occupied, provisions for storage of materials, and number and type of vehicles used.
3. For home occupations involving instruction and/or service, Neighborhood Notification shall be required in compliance with Chapter 241.

C. **Required Conditions.** Home occupations shall comply with the following conditions:

1. A home occupation shall be conducted entirely within one room in a dwelling, with the exception of swimming lessons. No outdoor storage shall be permitted. Garages shall not be used in connection with such business except to park business vehicles.
2. No one other than a resident of the dwelling shall be employed on-site or report to work at the site in the conduct of a home occupation. This prohibition also applies to independent contractors.
3. There shall be no display of merchandise, projects, operations, signs or name plates of any kind visible from outside the dwelling. The appearance of the dwelling shall not be altered, nor shall the business be conducted in a manner to indicate that the dwelling or its premises is used for a nonresidential purpose, whether by colors, materials, construction, lighting, windows, signs, sounds or any other means whatsoever.
4. A home occupation shall not increase pedestrian or vehicle traffic in the neighborhood.
5. No commercial vehicle or equipment used in conjunction with the home occupation shall be parked overnight on an adjacent street or in any yard visible from the street.
6. No motor vehicle repair for commercial purposes shall be permitted.

7. A home occupation shall not include an office or salesroom open to visitors, and there shall be no advertising of the address of the home occupation.

8. Where a home occupation involves swimming instruction in an outdoor swimming pool, each swimming class shall be limited to four students, and no more than two vehicles shall be used to transport students to such classes.

9. Any authorized City employee may inspect the premises of a home occupation upon 48 hours notice to ascertain compliance with these conditions and any requirements of this Code. The permit for a home occupation that is not operated in compliance with these provisions, and/or all conditions of an administrative permit, shall be revoked by the Director after 30 days written notice unless the home occupation is altered to comply.

10. No renting out of the premises for commercial purposes, e.g. parties, commercial filming activities, or other similar activities shall be permitted.

230.68 Building Projections Into Yards and Courts

Projections into required yards ~~and courts~~ shall be permitted as follows:

Allowable Projections in Feet^a

	Front Yard	Side Yard	Street Side Yard	Rear Yard
Fireplace or chimney	2.5	2.5 ^b	2.5	2.5
Cornice, eaves and ornamental features	3	2.5 ^b	3	3
Mechanical equipment	2	2 ^b	2 ^b	2
Uncovered porches, terraces, platforms, subterranean garages, decks, and patios not more than 3 feet in height serving only the first floor	6	3	4	5
Stairs, canopies, awnings and uncovered porches more than 3 feet in height	4	2 ^b	4	4 ^b
Bay windows	2.5	2.5 ^b	2.5	2.5
Balconies	3	2 ^b	3	3
Covered patios	0	0	5 ^e	5

Notes:

^a No individual projection shall exceed 1/3 of the building length, and the total of all projections shall not exceed 2/3 of the building length on which they are located. Eaves are not subject to these limitations.

^b A 30-inch clearance from the property line shall be maintained.

^e ~~No projection shall extend more than 1/2 the width of the street side yard.~~

230.88 Fencing and Yards

No portion of a required yard area provided for a structure on a lot shall be considered as part of the yard area for any other structure on the same or an adjacent lot. In all districts, minimum setback lines shall be measured from the ultimate right-of-way line. Diagrams A, B, C and D are hereby adopted to illustrate the provisions of this chapter. Where any discrepancy occurs between the diagrams and the printed text, the text shall prevail. Yards and fencing shall comply with the following criteria in all districts or as specified.

A. Permitted Fences and Walls.

1. Fences or walls a maximum of 42 inches in height may be located in any portion of a lot, ~~except screen walls on lots in the RMH-A subdistrict shall be set back a minimum of three feet from the front property line.~~ Fences or walls exceeding 42 inches in height may not be located in the required front yard, except as permitted elsewhere in this section.
2. Fences or walls a maximum of ~~six~~ eight feet in height may be located in required side and rear yards, except as excluded in this section. Fences or walls exceeding ~~six~~ eight feet in height may be located in conformance with the yard requirements applicable to the main structure except as provided for herein or in the regulations of the district in which they are located. Fences or walls exceeding six feet in height or extensions to existing walls shall require submittal of engineering calculations to the Building and Safety Divisions.
 - a. Fences and walls located adjacent to arterials along the rear and/or street side yard property lines, and behind the front setback, may be constructed to a maximum total height of eight feet including retaining wall with the following:
 - i. The proposed building materials and design shall be in conformance with the Urban Design Guidelines.
 - ii. ~~Extensions to existing wall(s) shall require submittal of engineering calculations to the Building and Safety Department.~~
 - iii. ~~ii.~~ The property owner shall be responsible for the care and maintenance of landscape area(s) and wall(s) and required landscape area(s).
 - iv. ~~iii.~~ Approval from Public Works Department.
 - b. Exception. A maximum two-foot lattice extension (wood or plastic) that is substantially (minimum 50%) open may be added to the top of the six foot high wall or fence on the interior property line without building permits ~~so long as notification to the adjacent property owners is provided.~~
3. Fences or walls in the rear yard setback area of a through lot shall not exceed 42 inches in height. This subsection shall not apply to lots abutting arterial highways.

4. ~~In the RL District, garden or wing walls or fences equal in height to the first floor double plate, but not exceeding nine feet, which are perpendicular to and entirely within a side yard may be constructed to the interior side property line and to within five feet of the exterior side property line provided they are equipped with a three foot gate or accessway.~~

5. ~~When residential property abuts open or public land or property zoned or used for office, commercial, or industrial purposes, an eight foot high solid masonry or block wall may be constructed on the common side or rear property line.~~

6. ~~Only at the time of initial construction of the dwellings and in order to allow variations in the street scene in R districts, fences or walls exceeding 42 inches in height may be permitted at a reduced front setback of six feet subject to plan review approval by the Director in conformance with the following criteria:~~

a. ~~The reduced setback shall be only permitted for five or more contiguous lots under the same ownership.~~

b. ~~Such walls shall not encroach into the visibility triangular area formed by measuring seven and one-half feet along the driveway and 10 feet along the front property line at their point of intersection.~~

c. ~~Such walls shall conform to all other applicable provisions of this section.~~

7. 4. Retaining walls shall comply with the following:

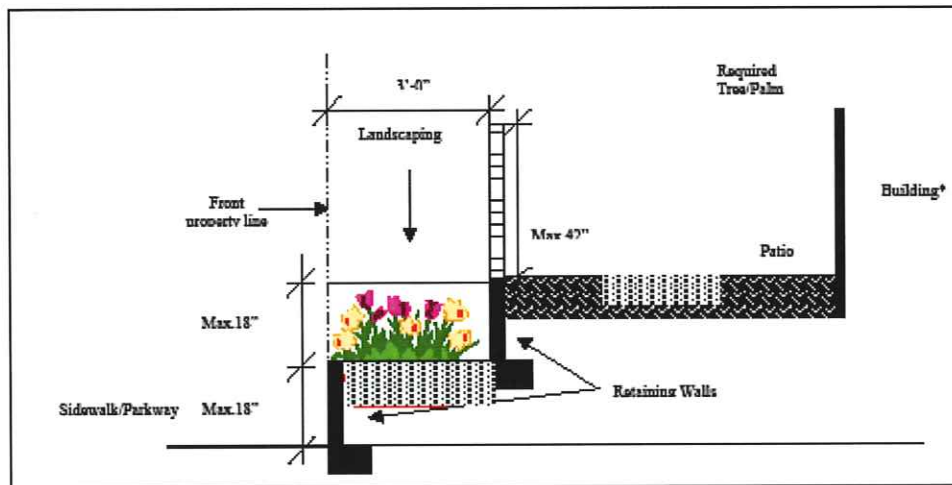
a. Where a retaining wall is located on the property line separating lots or parcels and protects a cut below the natural grade, such retaining wall may be topped by a fence, wall or hedge of the same height that would otherwise be permitted at the location if no retaining wall existed.

b. Where a retaining wall is on the property line of a rear yard abutting an arterial or exterior side yard and contains a fill of two feet or less or protects a cut below the existing grade, such retaining wall may be topped with a six-foot decorative masonry wall. The maximum height of the wall, including retaining wall, shall not exceed eight feet.

c. Where a retaining wall is on the property line of a rear yard abutting a local street, the maximum retaining wall height shall be 24 inches as measured from the adjacent curb and may be topped with a maximum 18-inch decorative wall or fence for a total height of 42 inches.

d. i. The maximum height of a retaining wall on the front property line shall be 36 inches as measured from the top of the highest adjacent curb. Subject to the Director's approval, a maximum 42-inch high wall or fence may be erected above the retaining wall with a minimum three-foot setback from the front property line.

ii. In the RMH-A subdistrict, the maximum height of a retaining wall on the front property line shall be 18 inches as measured from the top of the highest adjacent curb. Subject to the Director's approval, a second retaining wall up to 18 inches in height may be erected above the 18-inch high retaining wall with a minimum three-foot front setback. A wall or fence up to 42 inches in height may be erected on top of the retaining wall with the minimum three-foot front setback (see exhibit below).



* See maximum building height in Chapter 210.

e. All retaining walls abutting a street shall be waterproofed to the satisfaction of the Director.

f. Retaining wall and fence combinations over eight feet in height shall be constructed with a variation in design or materials to show the distinction. Retaining wall and fence combinations over six feet in height shall be designed without decorative block or cap block, except if equal in strength to the main portion of the fence.

8. 5. The height of any fence, wall or hedge located in the front yard setback shall be measured from top of the highest adjacent curb. All other fence heights shall be measured from existing grade.

9. ~~Any fence or wall located on the front property line shall be approved by the Department of Public Works.~~

10. 6. In the industrial districts, nine-foot-high fences may be permitted in the side and rear setbacks up to the front building line subject to plan review approval by the Director.

11. 7. Deviations from the maximum height requirements for walls as prescribed by this section may be permitted subject to an approval of Conditional Use Permit by the Zoning Administrator.

12. 8. Within the coastal zone, no gate, fence or wall shall be permitted that restricts or obstructs public access to the shore.

B. Required Walls.

1. When office, commercial or industrial uses abut property zoned or used for residential, a minimum six-foot-high solid six-inch concrete block or masonry wall shall be required. If a wall meeting these standards already exists on the abutting residential property, protection from vehicle damage shall be provided ~~by a method approved by the Director~~. The maximum fence height shall be eight feet at the common property line, ~~subject to the same design standards and setback requirements as specified for six-foot high fences.~~

2. Industrial screening walls abutting arterial highways shall be architecturally compatible with surrounding properties, constructed of a minimum six-inch-wide decorative masonry block, and designed with landscape pockets at 35-foot intervals along the street side sufficient in size to accommodate at least one 15-gallon tree. ~~Approval by the Director shall be required prior to construction of such walls.~~

C. Visibility.

1. On reverse corner lots and corner lots abutting an alley, no fence, wall or hedge greater than 42 inches in height may be located within the triangular area formed by measuring 10 feet from the intersection of the rear and street side property lines (see Diagram C).

2. On corner lots, no fence, wall, landscaping, berming, sign, or other visual obstruction between 42 inches and seven feet in height as measured from the adjacent curb elevation may be located within the triangular area formed by measuring 25 feet from the intersection of the front and street side property lines or their prolongation. Trees trimmed free of branches and foliage so as to maintain visual clearance below seven feet shall be permitted (see Diagram A).

3. Visibility of a driveway crossing a street or alley property line or of intersecting driveways shall not be blocked between a height of 42 inches and seven feet within a triangular area formed by measuring 10 feet from intersecting driveways or street/alley and driveway except in situations where the garage is constructed with less than a 10-foot setback from the alley right-of-way. In those situations the measurement of the visibility triangle shall start at each corner or side of the garage door, measured perpendicular to the rear property line, then measured 10 feet away from the edge of the garage door and parallel to the rear property line (typically the alley right-of-way). The maximum height of any structures or landscaping within this triangular zone shall be 42 inches high (see Diagram D).

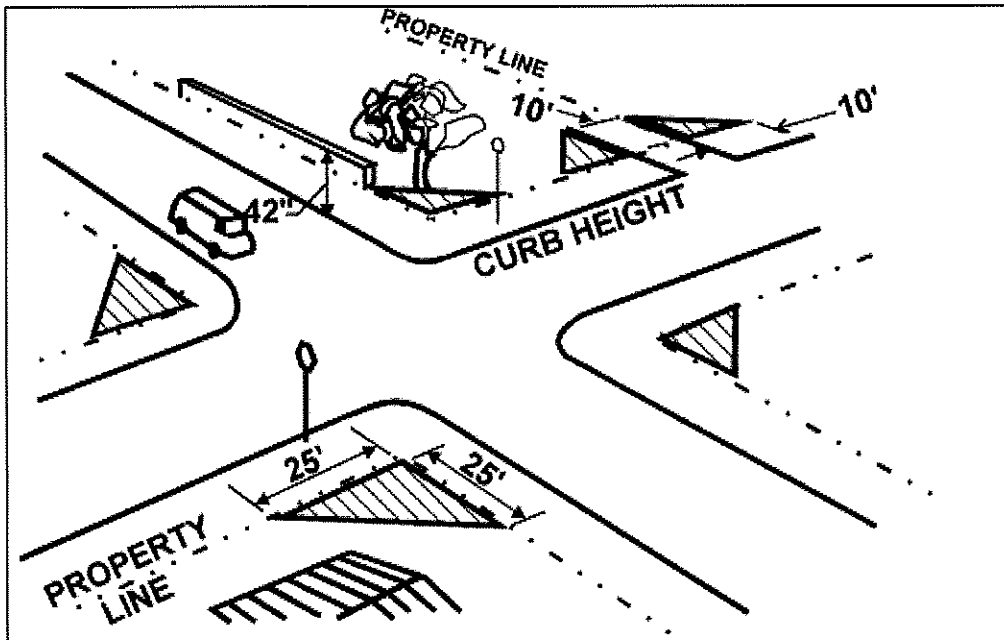


Diagram A

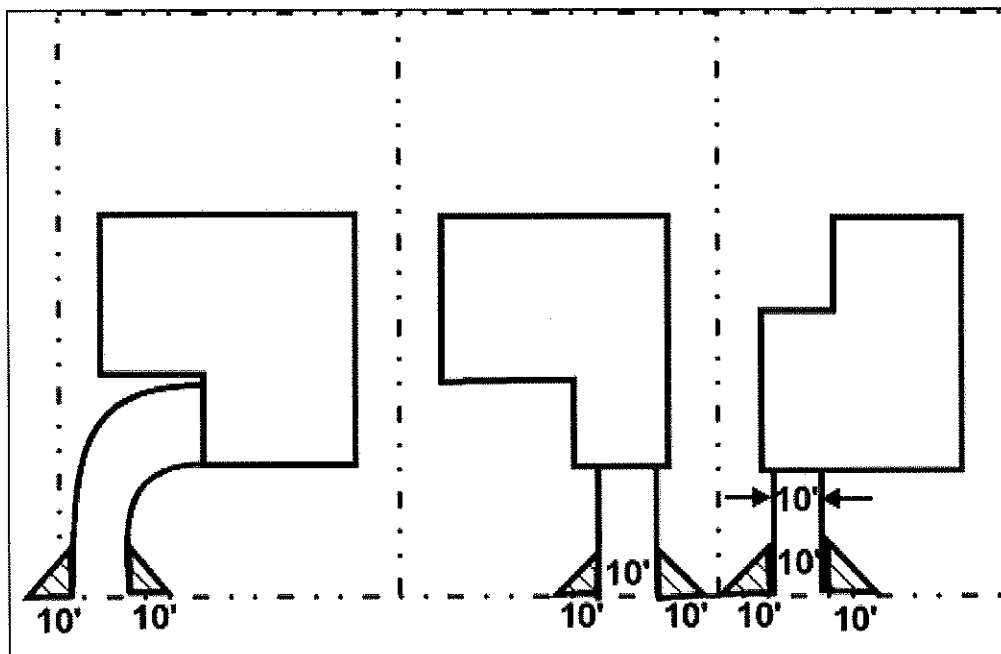
**Street/Alley**

Diagram B

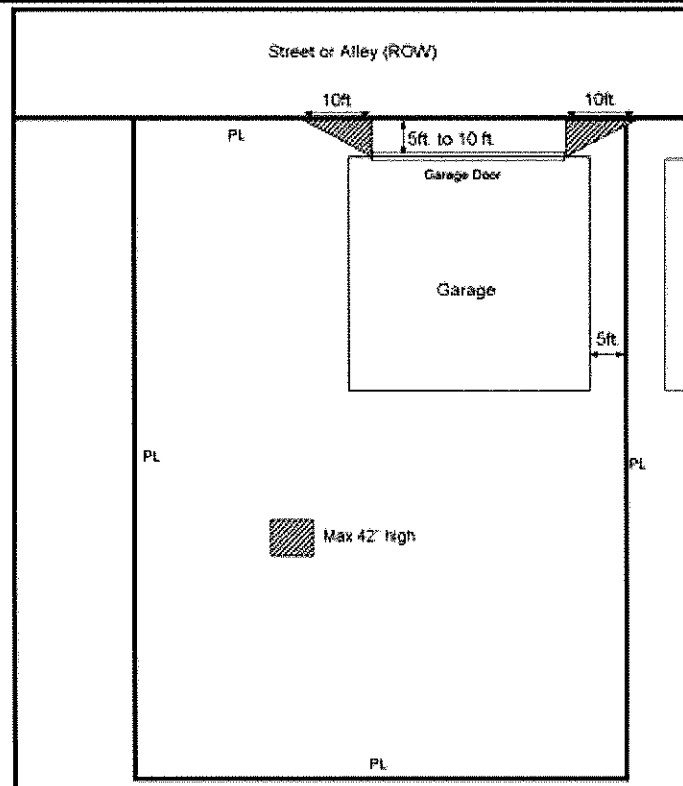
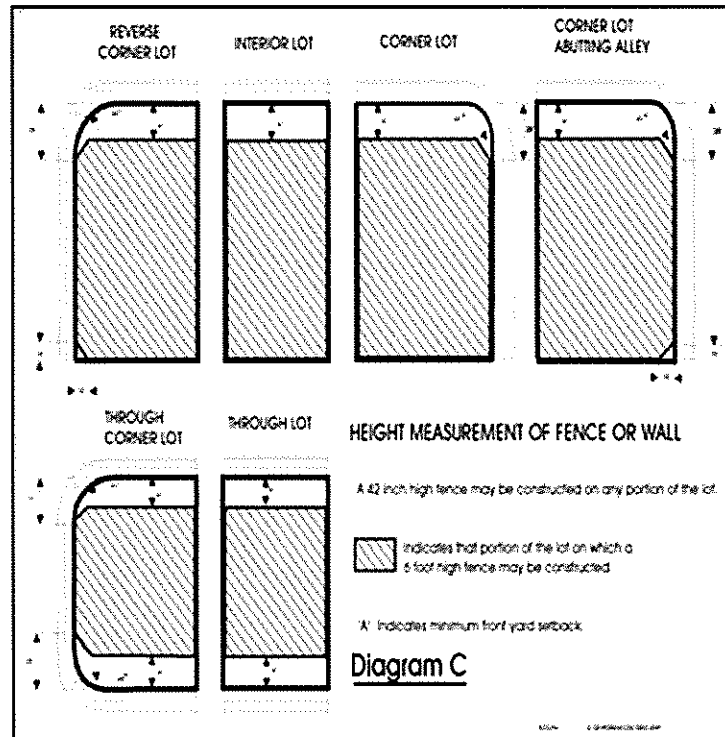


Diagram D