

RURAL CLAREMONT ARCHITECTURAL AND LANDSCAPE STANDARDS



APPROVED BY CITY COUNCIL ON SEPTEMBER 8, 1987 RESOLUTION NO. 87-192
AMENDED MARCH 8, 1988, RESOLUTION NO. 88-126
AMENDED MARCH 26, 1991, RESOLUTION NO. 91-117

ERRATA

- The Land Use and Development Code (LUDC), as referenced in the Rural Claremont Architectural and Landscape Standards (RCALS), was recodified May 8, 2008 as Titles 16, 17, and 18 of the Claremont Municipal Code (Ordinance #2008-05). LUDC Chapters and sections referred to in the RCALS have been replaced as follows:

Old LUDC

Section 123
Section 124
Section 150-C.7a
Chapter 6 Part 1
Section 613
Section 614

New Municipal Code Section

Section 16.007.030
Section 16.007.040
Section 16.133.030.C
Chapter 16.300
Section 16.300.030
Section 16.300.040

- On November 10, 2009, the City Council approved by minute action the use of pervious concrete for all dirt trails.
- Page 18, No. 7: Omit reference to Exhibit D. Replace with reference to Exhibit E.

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NOTE: The photos in this manual have been used to illustrate only the subject(s) discussed in the captions.



100 INTRODUCTION

In 1976, the rural area in the Northeast quadrant of the City generally north of Miramar Avenue, south of Padua Hills, east of Bonnie Brae and west of San Antonio Wash, was annexed to the City. The residents of the area supported the annexation because of a concern that being in the County would lead to typical small lot tract development, and because the City Council agreed to a zoning designation of Residential Agricultural (RA 1 acre) with appropriate provisions in the Land Use and Development Code (hereinafter LUDC) which were to encourage preserving the rural character of the area. As development occurred, the City found that these provisions were not adequately protecting the rural character of the area. In May, 1987, the City Council redesignated this area as Rural Residential (RR) and adopted new development regulations which require all new developments to comply with the Rural Claremont Architectural and Landscape Standards.

110 INTENT

The rural area has been one of the many features that make Claremont a desirable place to live. This area's character was once depicted by the presence of such features as groves, barns, sheds, rock piles and rock walls, reservoirs and pump houses. The residential architectural style in this area was depicted by simple and rustic designs. These

used such natural elements as fieldstone, brick, and wood.

New development in the rural district consists of large residences built out to the setbacks with high expanses of lawns. The effects upon adjacent properties and the neighborhood as a whole of building height, bulk, and floor area, have not been considered by most designers. The site designs often lack attention to solar orientation and the views from the site and adjacent properties. It is important to the City that these factors are addressed by future development.

Development in the rural area has also come at the expense of the open rural character this area once had. The City wishes to retain a "sense of place" by preserving some of the rural and agricultural features of the area and by requiring developments to reflect individuality of design while being visually integrated with the environment in which they are placed. Architectural designs should not overwhelm the site, but rather should be in proportion to the site. Additionally, structures and property improvements should consider the following: orientation and siting for mountain views from the site and adjacent properties, solar orientation, minimal paving and outdoor lighting, and a landscape design that blends with the natural environment. The standards of this document are designed to implement the intent of this document and the LUDC.



120 PROCEDURE

All Development applications shall be submitted prior to plan check to the Director of Community Development (hereinafter, "Director"). The applications will be reviewed for compliance with the zoning and development standards of the LUDC and the Rural Claremont Architectural and Landscape Standards. The Director shall refer plans for single-story structures over 18 feet, second dwelling units, and Residential Unit Development's (hereinafter RUD) as specified in the LUDC to the Architectural Commission for approval at its next available meeting. The Director shall review all other applications, except for landscape plans of landscape easements adjacent to Padua and Mills Avenues, and Mt. Baldy Road and the public right-of-way. The Director of Community Services shall review all landscape easements adjacent to Padua and Mills Avenues, and Mt. Baldy Road to ensure compliance with these standards. The Director shall inform the Architectural Commission and all property owners within 300 ft. of the subject property of the nature of the proposed project and its location. Plans will be available for public review at the Department of Community Development. Upon completing the review, the Director shall notify the applicant, Architectural Commission, and the noticed property owners of staff's decision. The applicant shall receive a letter of approval, conditions of approval, or a letter of denial stating the basis for the denial.

Approved materials shall not be substituted without the approval of the approving body. The Community Services Department shall inspect the installation of all plant materials in the public right-of-way. The Director shall inspect the installation of the landscaping in the front and side yard areas adjacent to the street.

130 APPEALS

The applicant or any other interested person may appeal any decision of the Director, on forms provided by the Director, together with an appeal fee established by Resolution of the City Council. The appeal shall be filed within ten (10) calendar days of the decision of the Director. The appeal period shall commence on the first day after the action of the Director. The applicant shall submit such additional plans as required in Section 613 of the LUDC.

The appellant shall set forth the reasons for the appeal and the rationale, based on these standards, for a different decision. The Architectural Commission shall, at its next regular meeting, conduct a hearing on the matter. Notice of such hearing shall be mailed to all property owners within 300 feet of the subject property at least ten (10) days prior to the hearing. The Architectural Commission shall determine the matter using the criteria of these standards and the LUDC (Chapter 6, Part 1).

140 PROCEDURE FOR SUBMITTAL OF ARCHITECTURAL AND LANDSCAPE PLANS

Prior to proceeding with design work, it is recommended that the applicant meet with staff to discuss the site and completed Rural Claremont Site Analysis. The site analysis addresses the key concerns the City has about site and architectural design.

When an applicant submits an application and plans for staff review, three (3) copies of the following plans are required, except as noted:

1. One (1) radius map (scale 1" = 100') showing each lot or portion thereof within a radius of 300 feet of the external boundaries of the subject property;
2. Two (2) lists of names and addresses of property owners (and residents when a different mailing address is indicated) within 300 feet of the external boundaries of the subject property as shown on the latest Equalized County Assessor's Roll;
3. One (1) preliminary title report prepared within the past six (6) months;
4. One (1) completed Rural Claremont Site Analysis;
5. One (1) vicinity map (scale, at least, 1" = 20') showing structures on adjacent properties and the structures proposed on-site;
6. Site plan (scale, at least, 1" = 20'), showing dimensions and orientation of the parcel, locations and proposed use of buildings, location of driveways, walkways, landscaped areas, fences or walls, outdoor lighting, and other structures or site features. The site plan shall include a tabulation of: site area, gross building areas per floor, required setbacks, site coverage by structures, parking required and provided;
7. Preliminary grading plan (scale, at least, 1" = 20'), which shows orientation of the parcel, existing contours and elevations of all structures, walls, walkways, steps, curbs, driveways and parking lots. Also identify and show the location of all existing plant materials over four (4) inches in diameter measured 12 inches above the existing grade level. Contours shall be at one (1) foot intervals;
8. Floor plan showing general room layout, entrances and windows;
9. Elevations (to scale), showing building height, architectural forms and detailing, type of exterior materials, and general color scheme;
10. Detailed drawings of the windows, doors, railings, vents, and exterior veneers showing type, materials, and colors;
11. Detailed exterior lighting plan showing the following: location, wattage, and detailed drawings that show the style, size, and height above grade level of each fixture;
12. One (1) colors and materials board consisting of samples of roofing materials, exterior colors and materials for all structures, fences, walls, and light fixtures; and
13. Landscape and irrigation plans (scale, at least, 1" = 20') of the front and side yard areas adjacent to the street which show the following:
 - a) Landscape plans – the type, size, and location of all trees, shrubs, ground covers, and lawn areas. Also indicate the type, size, and location of all existing plant materials over four (4) inches in diameter,

measured 12 inches above grade level; and

- b) Irrigation plans – the type, size, and location of all irrigation equipment.

Landscape and irrigation plans may be submitted for review after the issuance of a building permit for a structure, but such plans shall be approved within 120 days of issuance of a certificate of occupancy. Landscaping shall be installed within 180 days of issuance of certificate of occupancy.

If an applicant requests to go before the Architectural Commission to appeal staff's recommendation or to ask for approval for an increase in height, the procedure stated in Section 613 of the Land Use and Development Code shall apply.

150 ARCHITECTURAL STANDARDS

A. ARCHITECTURAL STYLE

The appearance of structures in the rural area should reflect individuality of design and should take into consideration the following:

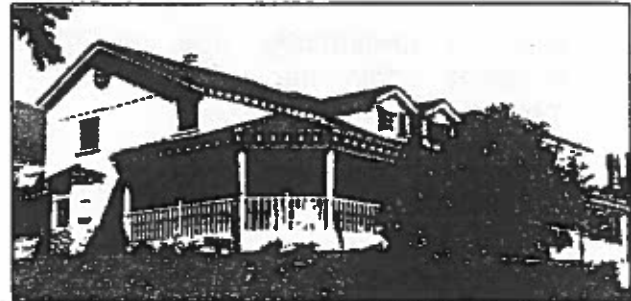
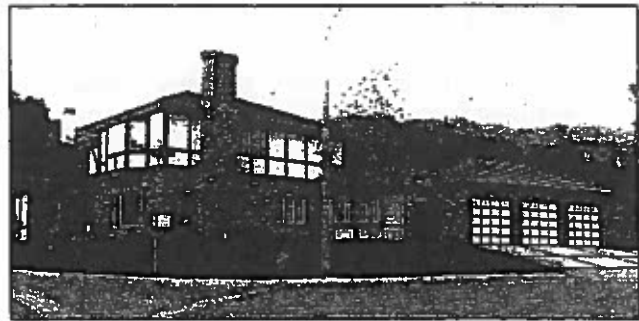
- The size of the structure in proportion to the lot's area and configuration;
- The amount of usable outdoor living area;
- The design of the roof in proportion to the façade;
- The privacy of adjoining properties;
- Views, especially of the mountains from the site and adjacent dwellings;
- Respect for architectural style of adjoining properties and the natural and historic qualities of the neighborhood; and
- Integration of the structure with the natural topography of the site.

The following architectural standards will help to retain the rural quality of northeast Claremont, and will help ensure that new development is well designed with the rural area's environment in mind.

1. Facades

a) Architectural details and materials used on the front of the building should be extended to a portion of all sides of the building, including the rear. Treatment to the front façade only is not acceptable.

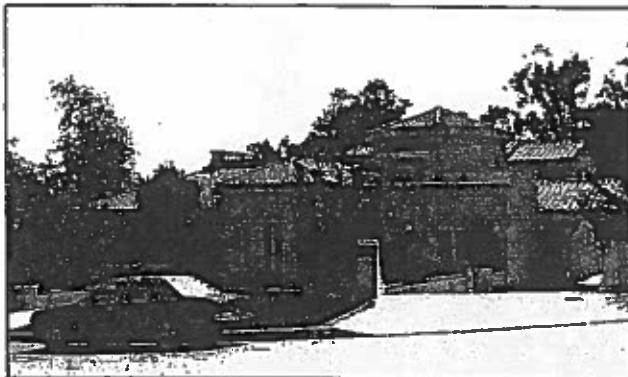
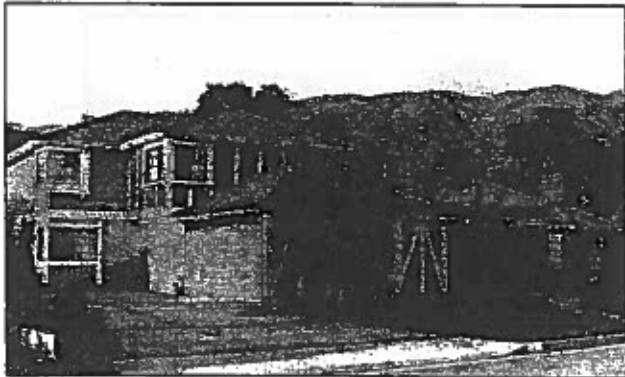
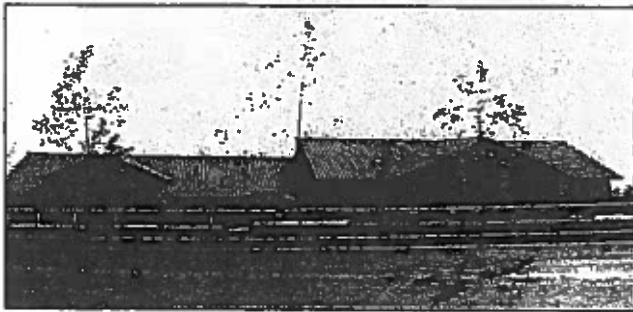
b) The use of tack-on elements such as artificial dormers is discouraged.



A variety of architectural styles that have incorporated details and materials of the front façade, on the sides, and rear.



Inappropriate. The artificial dormers on the garage have no function.



A varied roofline can be achieved in most architectural styles.

2. Alterations and Accessory Structures

- a) Accessory structures and alterations to existing structures shall maintain the same architectural style as the primary structure.
- b) The same materials, colors, textures, and decorative elements used on the existing structure or principal structure generally should be used on all additions and accessory structures.
- c) Roofs of additions and accessory structures shall relate to the principal or existing structure's roof style and pitch.

3. Roof

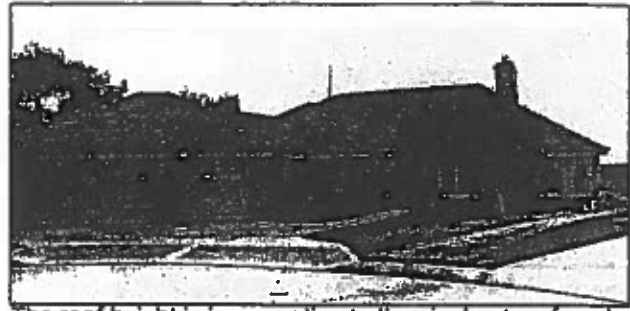
The shape and pitch of a roof is one of the primary architectural features of a house. Different roof pitches can give the appearance of an English Tudor or a Victorian design. The shape and size of the roof can give a one story residence the appearance of a two (2) story dwelling unit, and it can also restrict mountain views and make the dwelling oversized for the lot.

- a) When the architectural style of a structure permits, the roofline shall be varied, not one continuous line.
- b) The pitch and scale of the roof shall be in proportion to the size of the structure and the size and configuration of the lot.
- c) Roof-mounted equipment is not acceptable, except as required by the LUDC.

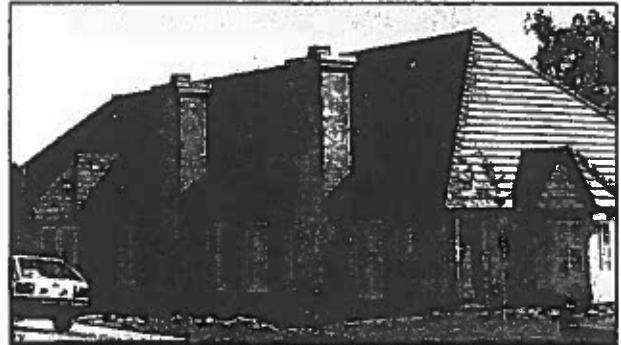
4. Height

LUDC Section 124 states that the maximum height of a main building (as measured to the midpoint) shall be 25 feet. However, one (1) story structures that exceed a height of eighteen (18) feet shall be subject to review by the Architectural Commission. In reviewing such structures, the Architectural Commission shall consider the standards in Section 614 together with the following criteria:

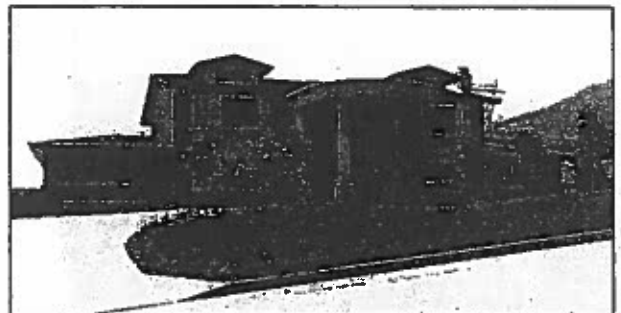
- a) The proposed structure shall be in proportion to the size and the configuration of the lot on which it is placed.
- b) The height of the structure shall be in proportion to the size of the façade.
- c) The height of the structure and its placement on the lot should not substantially encroach into the privacy and the mountain views of adjacent properties.



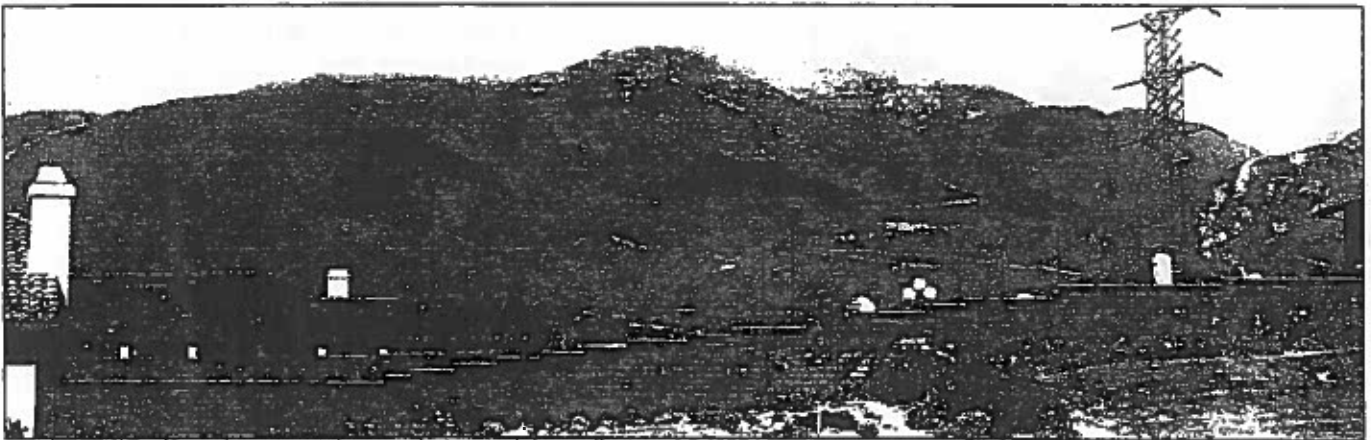
The roof height is in proportion to the single-story façade.



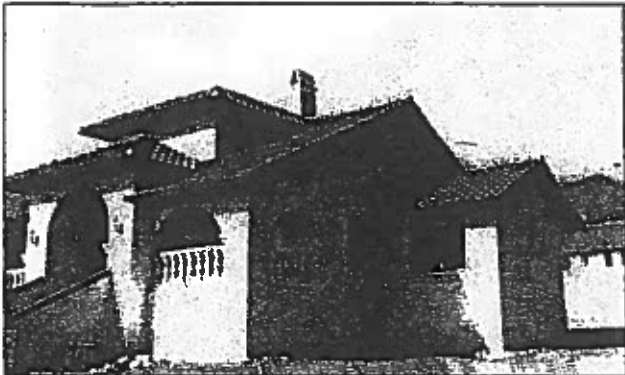
Inappropriate. The roofline is not varied, and the roof mass is out of proportion to the single-story façade.



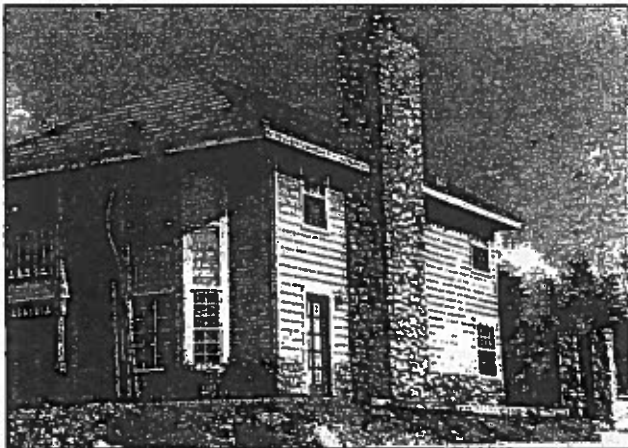
Inappropriate. The portico is out of proportion to the façade.



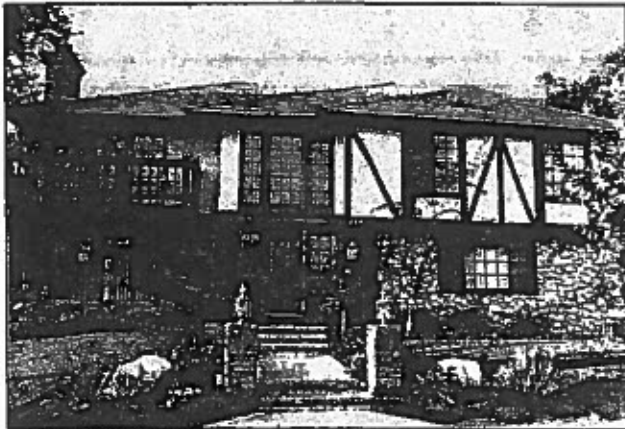
Mountain views have not been obstructed by adjacent structures.



White as the predominant color and the lack of rock and brick are consistent with the architectural style of this structure.



Muted gray tones and the use of river rock are appropriate for this structure's design.



Rock, wood, and brick have been incorporated into these buildings.

5. Color

Color is an important element in establishing the character of a structure's design. The predominant color of the dwelling unit and accessory structures shall be muted tones that are found in the natural environment. White should not be used as the predominant color of a structure except when it is in keeping with the architectural style of the structure.

6. Materials

Many of the older houses in rural Claremont are made of river rock and other elements, such as wood and brick. The City would like to preserve and encourage the use of these materials.

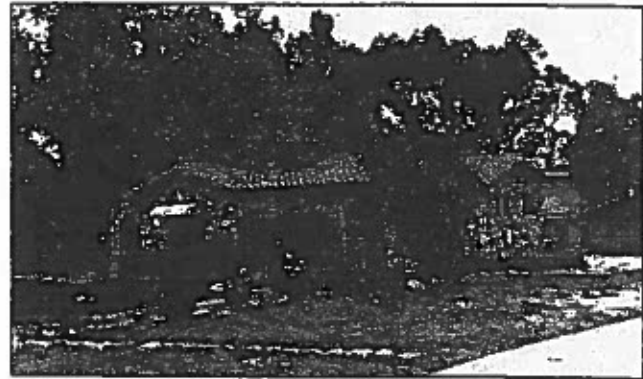
- a) All building exteriors shall include materials such as rock, wood, tile, or brick into their design, except when this would be inconsistent with the dwelling's architectural style. Imitation materials are discouraged.
- b) Windows shall not have bare, untreated aluminum frames.
- c) Roof materials shall be of a type and quality consistent with the architectural design of the structure.



B. PRESERVATION

Many of the qualities that have distinguished this area as being rural are disappearing because of new development. The Local Historic Register has noted many significant historical structures such as fieldstone residences and pump houses. Structures that are listed on the Local Register should be preserved (Exhibit A). The preservation of other features such as rock wall sand rock piles (such as adjacent to Padua Avenue), is also encouraged and may be required to be preserved when their retention would not preclude development.

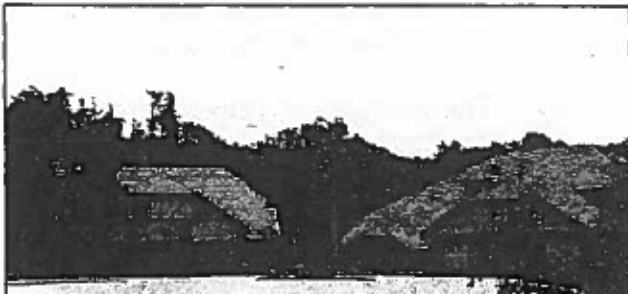
The groves in the rural area provide a living reminder of the area's heritage (Exhibit B). The retention of groves may be required in the common open space areas(s) of an RUD (Exhibit C). The establishment of groves may be required when they have died during the application or development process. An automatic irrigation and frost protection system shall be provided for the grove.



Historic structures, groves and rock features add to the character of the rural area.



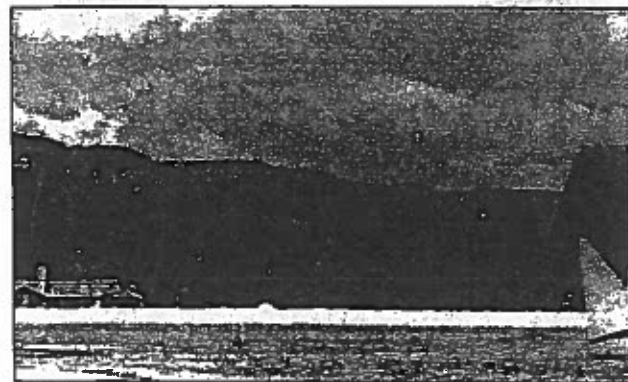
Inappropriate. The lot is overbuilt and the garage dominates the front façade.



Inappropriate. The lots are developed setback to setback.



Consideration has been given to siting for solar equipment, large setbacks, and the location and design of the garage.



The mountain view has been retained.

C. SITE DESIGN

The site design of a residence can impact the livability of the residence as well as the entire neighborhood. For instance, the poor placement of a house can reduce energy conservation, obstruct the mountain views from adjoining properties, or encroach into the privacy of adjoining neighbors with balconies placed on the second story of the structure. The placement of walls and fences can cause them to be seen either as harsh barriers or simply physical separations between properties. The following standards address these issues.

1. Site Layout

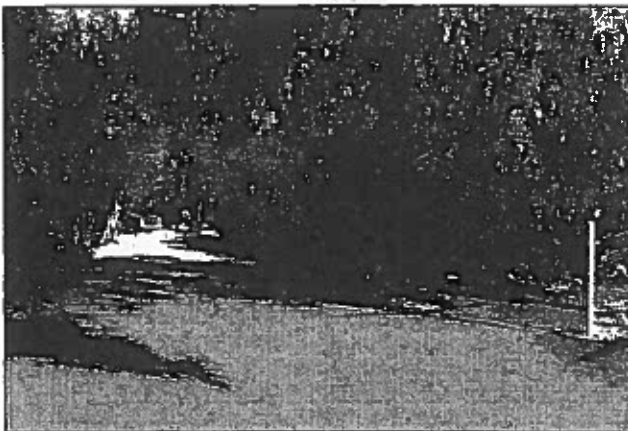
- a) The design of structures shall give consideration to the lot's size and configuration so as to avoid the appearance of overbuilding (setback to setback) and crowding.
- b) Structures shall be sited and designed to maintain privacy between adjacent properties.
 - 1) On the sides of the dwelling, windows should not be located directly opposite the windows of an adjacent residence.
 - 2) Balconies should not be located in a side yard opposite windows or balconies of an adjacent residence.
- c) Structures should not substantially encroach into the mountain views of other dwellings or public rights-of-way.
- d) A minimum of 400 square feet per bedroom of usable outdoor living area (with a maximum slope of five (5) percent and a minimum dimension of 15 feet) shall be provided for each

residence. Such area shall be open to the sky and shall not be paved. It shall be landscaped with living plant materials.

- e) Dwellings should be placed on the site in such a manner as to provide a southern exposure for solar equipment.
- f) The garage should not dominate the front façade, and garage doors should not face the street.

2. Driveways and On-Street Parking

- a) Narrow driveways are encouraged.
- b) Circular driveways are allowed on properties with a minimum building setback of 40 feet (or 30 feet in the case of Blaisdell Ranch). Circular driveways shall:
 - 1) Have a maximum of two (2) driveway openings meeting the rural standard of a 12 foot maximum width at the property line.
 - 2) Have a maximum width of 18 feet.
 - 3) Be designed to provide a landscape buffer area between the driveway and



A narrow driveway.



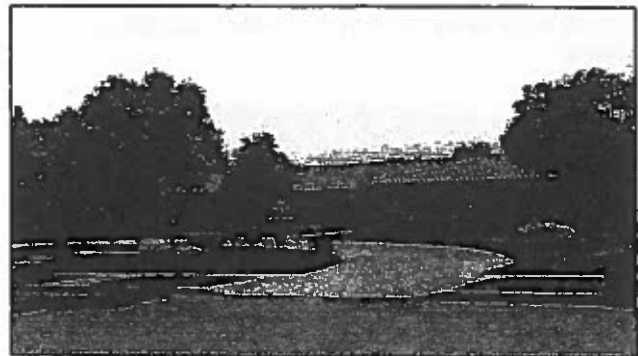
The garage does not dominate the façade.

street and between the driveway and the house.

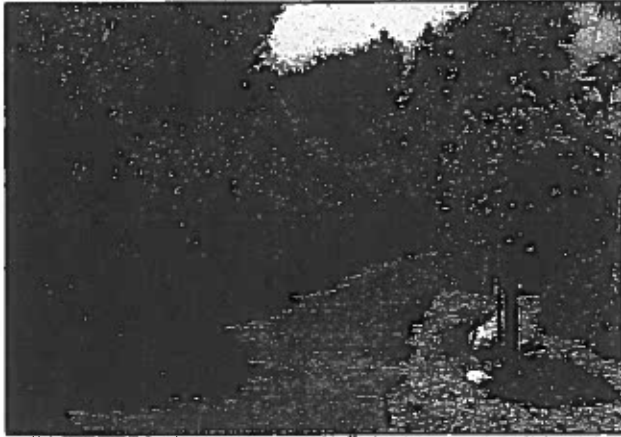
- c) Use of materials for part or all of the driveway which are water permeable is encouraged.
- d) The location of driveways and on-street parking shall be indicated on tentative maps.



A narrow driveway lined with a rock wall.



Inappropriate. A circular driveway is not appropriate unless on-street parking is not available.



A living fence along a property line.



A visually interesting wall that incorporates materials from the façade.



A brick and wrought iron wall with landscape screening.

3. Walls and Fences

New development in the rural area has often included high, monotonous walls and fences. This has created a harsh, visible separation between properties rather than the condition in the older rural areas, where the separation of houses was created through the use of dense landscaping rather than solid materials.

- a) Living fences (hedges) along property lines are encouraged.
- b) River rock walls and fences along Mills and Padua Avenues and Mt. Baldy Road have provided a unifying design element for the streetscape. Walls and fences along these streets shall incorporate river rock into their design.
- c) Walls and fences shall integrate materials and colors used in the structure's façade.
- d) The exterior side of a concrete precision block wall shall be covered with stucco or other materials used in the structures facades when it is visible from a street or common open area.
- e) Chain link fences should be screened by landscaping.
- f) Solid stark walls and fences visible from the public streets shall include landscaping such as trees, tall growing shrubs, or vines. The use of landscaping will decrease the harshness of the wall, as well as cut down on glare.
- g) Walls and fences visible from the public right-of-way shall be designed to incorporate visual interest.
- h) In RUDs, subject to Architectural Commission

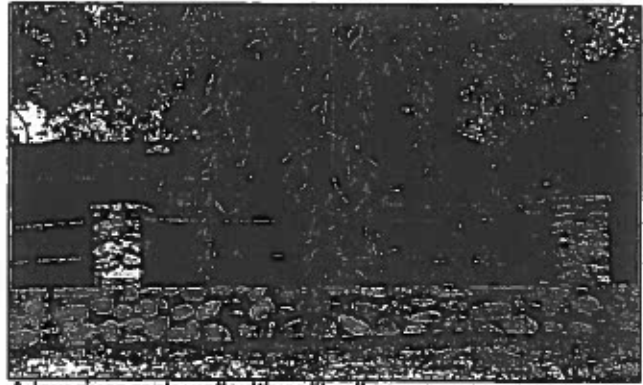
approval, split rail fences, low rock walls, or similar rural design elements shall be placed along the property lines adjacent to a street. This will add visual unity and enhance the rural feeling of the neighborhood.

4. Grading

- a) The site plan shall retain the natural contours and the existing drainage pattern to the greatest extent possible, thereby minimizing grading. The site shall be graded so as not to impose any adverse drainage impacts on adjoining properties, nor adverse visual impacts on the neighborhoods.
- b) A building's foundation shall conform to the natural grade of the site. Building pads of one (1) foot of vertical height or less may be used for slab foundations. Cuts may be allowed so long as the surrounding natural grade is retained. Additional grading may be allowed, when necessary to facilitate the existing cross lot drainage pattern.

5. Equipment

Satellite dishes, air conditions, and pool equipment shall be allowed only in the rear and interior side yards when screened from view of the adjoining properties and the public right-of-way. The potential noise impact on adjacent properties should be taken into consideration when siting this equipment.



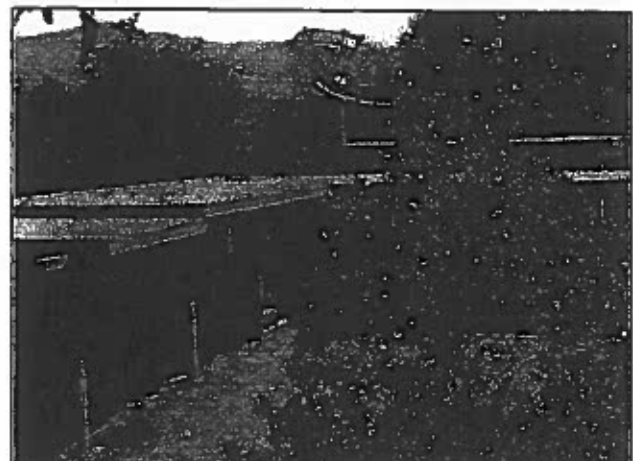
A low river rock wall with split rails.



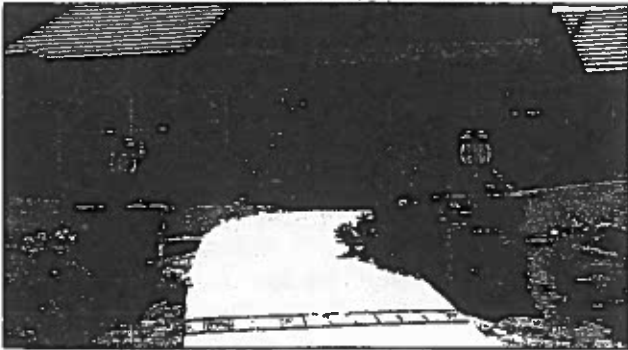
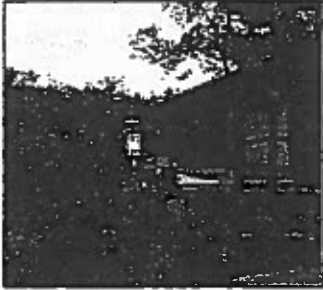
The structure's foundation conforms to the natural grade.



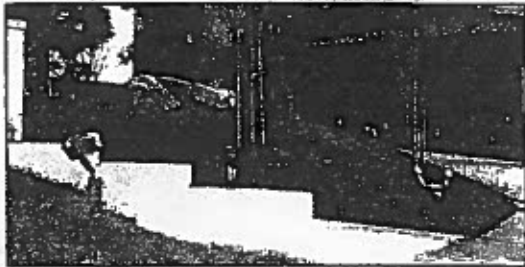
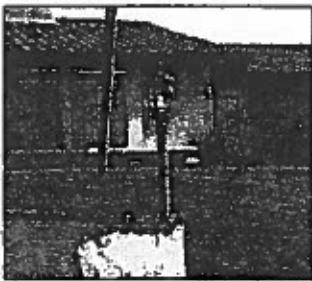
Inappropriate. Excessive grading.



Inappropriate. Roof mounted equipment is not visually attractive.



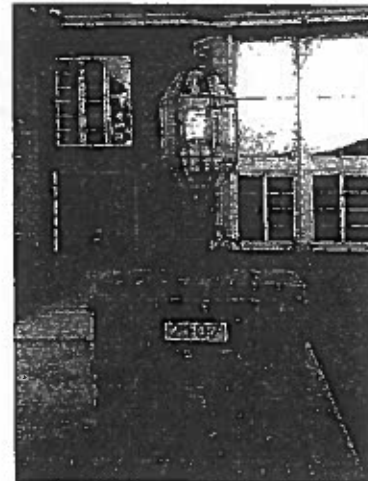
Function oriented lighting that is visually compatible with the residence.



Inappropriate. These lighting fixtures do not perform a function.

6. Lighting

- a) Outdoor lighting shall be function oriented. Function oriented lighting is the least obtrusive amount and kind of lighting needed to perform an activity comfortably. It does not include decorative lighting that is for the sole purpose of illuminating landscaping and structures. However, there is no restriction on decorative lighting in a rear or side yard area when such lighting source is not visible from the view of other properties or the street. In addition, seasonal decorative lighting may be displayed once for up to 30 days within any 12 month period.
- b) Exterior lights shall be located and shielded so as not to impact the adjacent property owners in terms of glare and privacy.
- c) Lighting fixtures shall be compatible with the appearance of the residence.
- d) In the RR Districts, the CC&Rs of an RUD shall address the maximum number of exterior lights, the wattage, the type, and the placement of all exterior lighting fixtures.



Inappropriate. Unshielded lighting adversely impacts adjoining properties.

7. Sports Court

In addition to the standards found in Section 123 of the LUDC, a sports court shall conform with the following criteria:

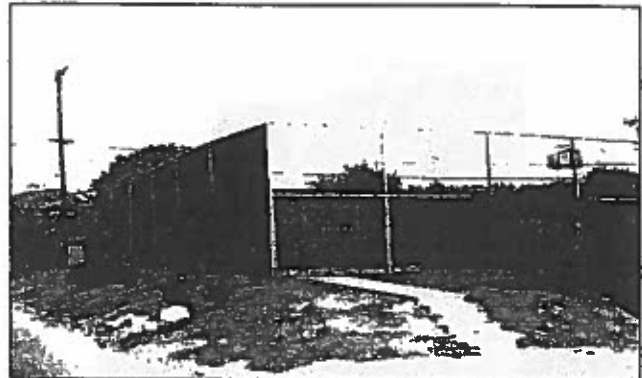
a) General

- 1) Sports court lighting fixtures shall be of a scale compatible with residential outdoor lighting.
- 2) Sports court lighting shall be designed in a manner to prevent an overspill of light and glare onto adjacent properties.
- 3) Required landscaping around a sports court shall achieve its screening effect within three (3) years after planting. Specimen plants may be required to satisfy this criteria. The landscaped area adjacent to a sports court shall have enough depth to provide complete screening of the court from the street or an adjacent property.
- 4) A sports court shall not be constructed in any City easement. A sports court with fencing or lights shall be located a minimum of ten (10) feet from any landscape, equestrian, or pedestrian easement on the same lot.

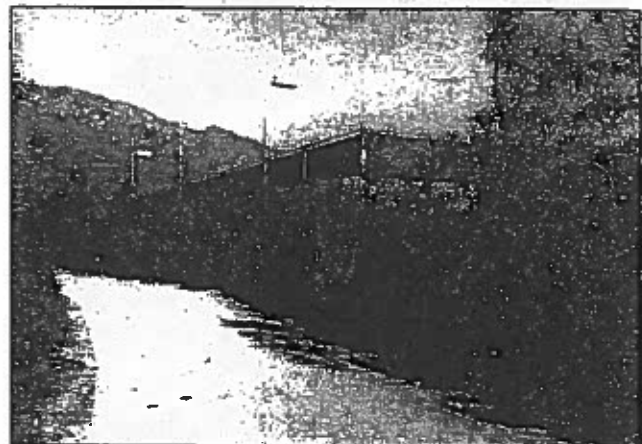
b) On-Grade Courts with a Conditional Use Permit

On-grade sports courts with a conditional use permit shall comply with the standards in Section 150-C.7a, and the following criteria:

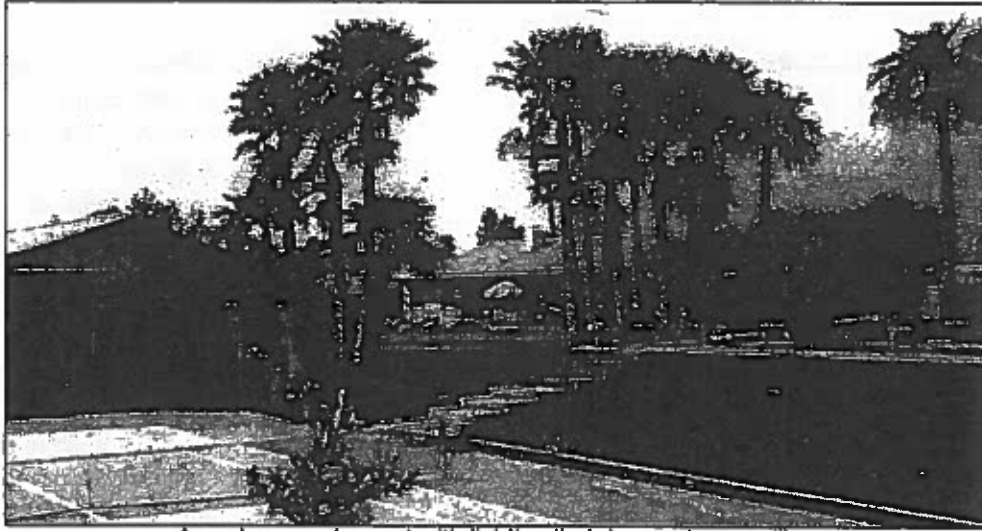
- 1) An on-grade sports court shall be installed a minimum of 35 feet from the rear and side property lines.
- 2) An on-grade sports court on a lot adjacent to Mills and Padua Avenues and Mt. Baldy Road shall be set back 45 feet from the property line adjacent to those streets.



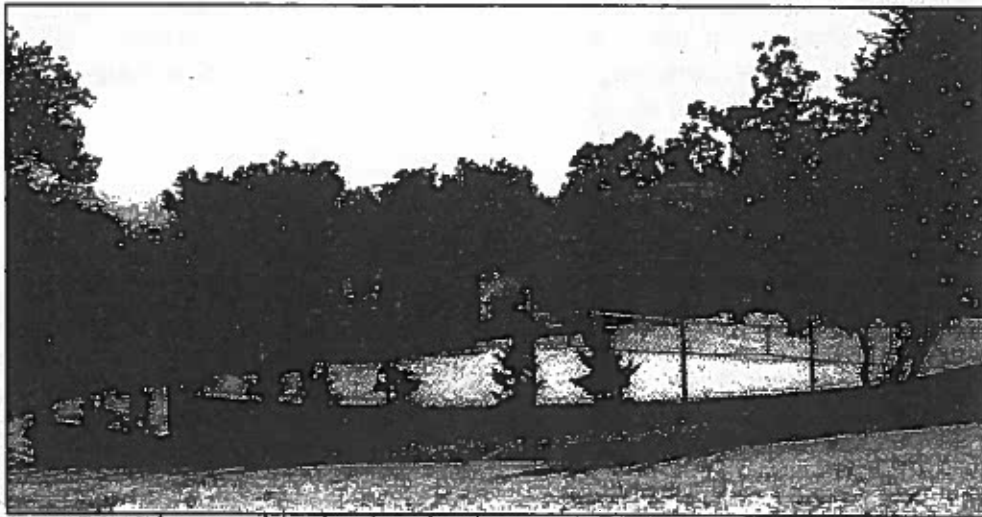
Inappropriate. An on-grade sports court without screening.



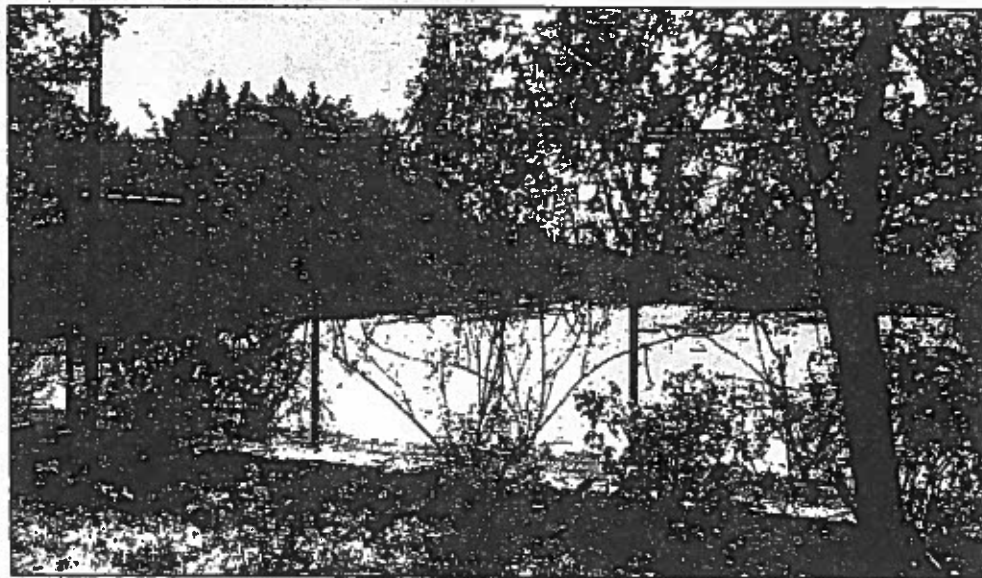
Inappropriate. An on-grade sports court with an overspill of lighting and glare.



A sunken sports court with lighting that does not overspill.



Inappropriate. Landscaping does not screen the sports court.



An on-grade sports court where the landscaping has achieved a screening effect.

160 LANDSCAPE STANDARDS

The City has become conscious of the loss of the rural quality in many of the developing neighborhoods in terms of the lack of native and drought resistant landscaping. Many of the newer developments are utilizing landscaping that is designed to enhance and formalize the architectural style of a house. The following section deals with maintaining a portion of the rural character of this area by encouraging the use of native and drought resistant landscaping in an informal landscape design.

A. PUBLIC STREETSCAPE

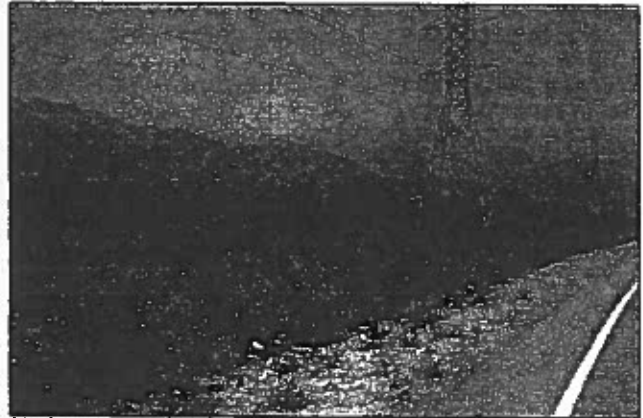
1. All new developments adjacent to Mills and Padua Avenues and Mt. Baldy Road shall include a landscaped area along the periphery. This area shall be a minimum of 25 feet wide and landscaped. Landscaping along the periphery shall be designed with the pedestrian in mind. These rights-of-way and landscape areas shall be developed as if they were linear parks to be used actively for bike riding, jogging, walking, and horseback riding. The public right-of-way and any landscape easement or common open area fronting on one of these streets shall be landscaped as follows:



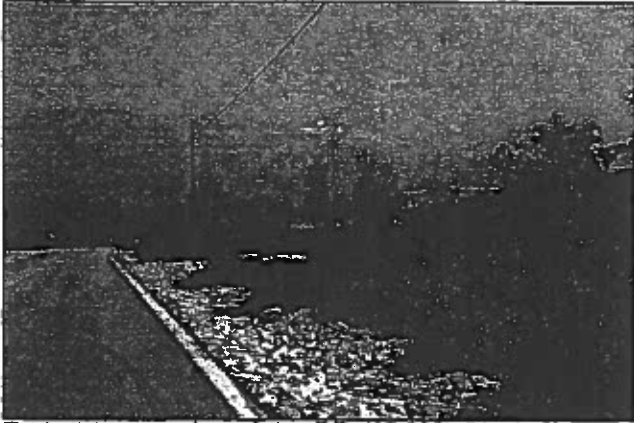
Typical landscaping of the RR (35,000) District right-of-way and landscape easement.

a) RR (1 ac) District:

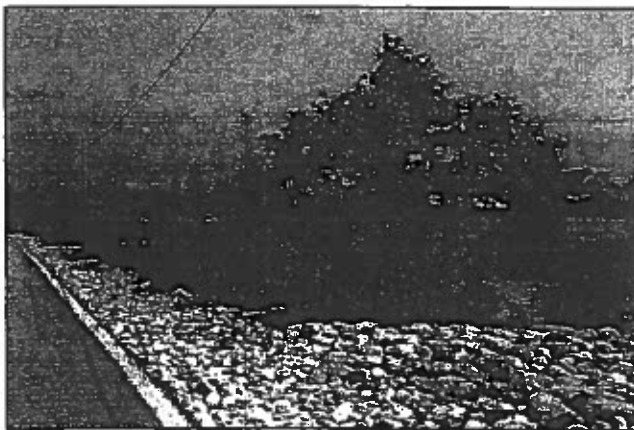
- 1) Whenever possible, native landscaping shall be undisturbed except for the addition of designated street trees or when such landscaping would constitute a fire hazard.
- 2) When grading or other work requires replanting, such planting should reflect a planting pattern of native vegetation and shall be landscaped with plants selected from Section 1 of the Plant Materials for Rural Claremont List (Exhibit D) and the designated street trees.



Native vegetation in the RR (1 Acre) District.



Typical landscaping of the RR (35,000) District right-of-way and landscape easement.



Street trees planted in clusters. A variety of trees have been added to supplement the required street trees.

- 3) Additional trees may be required to supplement the required street trees. The Director of Community Services shall approve the number, location, and types of trees to be planted in the right-of-way and in those landscape easements adjacent to Mills and Padua Avenues and Mt. Baldy Road.
 - b) RR (35,000) District: Plants selected from Sections 1 and 2 of the Plant Materials for Rural Claremont list (Exhibit D) shall be used. Said plant materials shall be installed in an informal manner. Additional trees may be required to supplement the required street trees. The Director of Community Services shall approve the number, location, and types of trees to be planted in the right-of-way and in those easements adjacent to Mills and Padua Avenues.
2. The parkways of interior streets should be landscaped with plants selected from the required Section of the Plant Materials for Rural Claremont list (Exhibit D) and the designated street tree(s). The landscaping shall be in an informal design pattern. Plant material shall be selected to discourage parking in the landscaped portion of the parkway.
3. Street trees shall be planted in clusters rather than with uniform spacing. The siting and genus selection of street trees shall be given consideration to the maintenance of mountain views from the adjoining properties and the tree growth pattern. The siting of the street trees shall be subject to the approval of the Director of Community Services.

4. If a proposed plant material for the public right-of-way or a landscape easement is not listed, it shall be subject to the approval of the Director of Community Services. Streets without a designated street tree shall have one approved by the Community Services Commission.
5. An automatic irrigation system appropriate to the landscaping shall be required.
6. Street lighting shall be used for traffic safety purposes, such as illuminating intersections and stop signs, and not to illuminate an entire area. Street lighting shall be placed at all intersections and shall comply with the standards of the Engineering Division's Standard Construction Detail 1045.
7. A trail system has been established which extends throughout the rural area and links with trails outside of the rural area. This trail system is illustrated on Exhibit "D." All new development which occurs along the trail system route shall include the development of these trails. The trail's design shall conform with the City's rural street section design detail.

B. PRIVATE

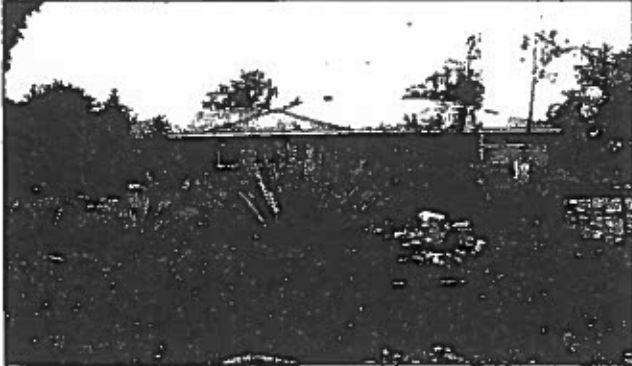
The landscaping that is currently being installed in the rural area typically includes spacious green lawns. Low growing, high maintenance lawns are not characteristic of what is considered rural, nor are they consistent with the City's goal of having new development compliment the existing environment of the rural area. Therefore, the use of drought tolerant trees, shrubs and groundcover rather than low growing high maintenance grass lawns is recommended in the front and side yards adjacent to a street.



Typical street lighting used to illuminate intersections and stop signs only.



Existing trail system along Padua and Mills Avenues.



An informal planting of drought tolerant trees, shrubs, and low ground cover.



During construction, protection measures are necessary to preserve existing trees and shrubs

1. Common open areas and front and side yards adjacent to the street shall be adequately landscaped with living plant materials considering the type, nature, size and location of the plant materials.
2. Plants selected from Sections 1 and 2 of the plant Materials for Rural Claremont list (Exhibit D) are encouraged. Limited use of river rock is permitted as a ground cover.
3. An informal planting plan is encouraged.
4. Large expanses of low growing grass in the front and side yards adjacent to a street is discouraged.
5. All front and side yards adjacent to a street shall be landscaped and irrigated as per the approved plan within 180 days after a Certificate of Occupancy is issued.
6. Plant materials shall be selected and located to enhance energy conservation.
7. Landscaped areas within the front and side yards adjacent to the street should contain large plant materials in order to produce a mature effect. An automatic irrigation system appropriate to the landscaping shall be required.
8. Irrigation systems shall be functionally designed to maximize water conservation. Drip irrigation or other water saving systems are encouraged for all trees and shrubs.
9. The preservation of existing trees and shrubs that have trunks or branches four (4) inches in diameter (12 inches above grade level) is encouraged.

EXHIBIT A

Historical Structures in the RR Districts

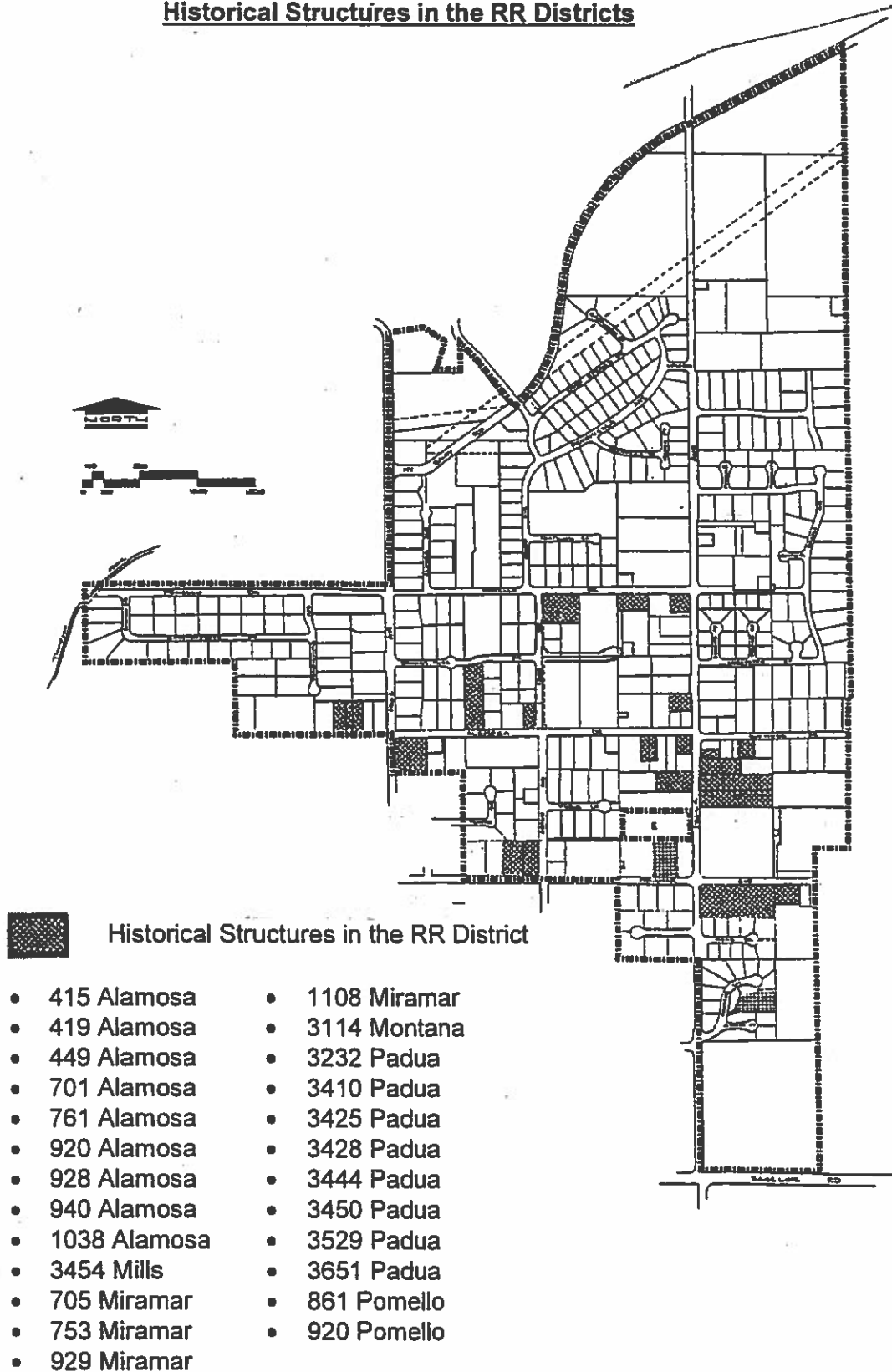


EXHIBIT B

Existing Groves in the Rural Area

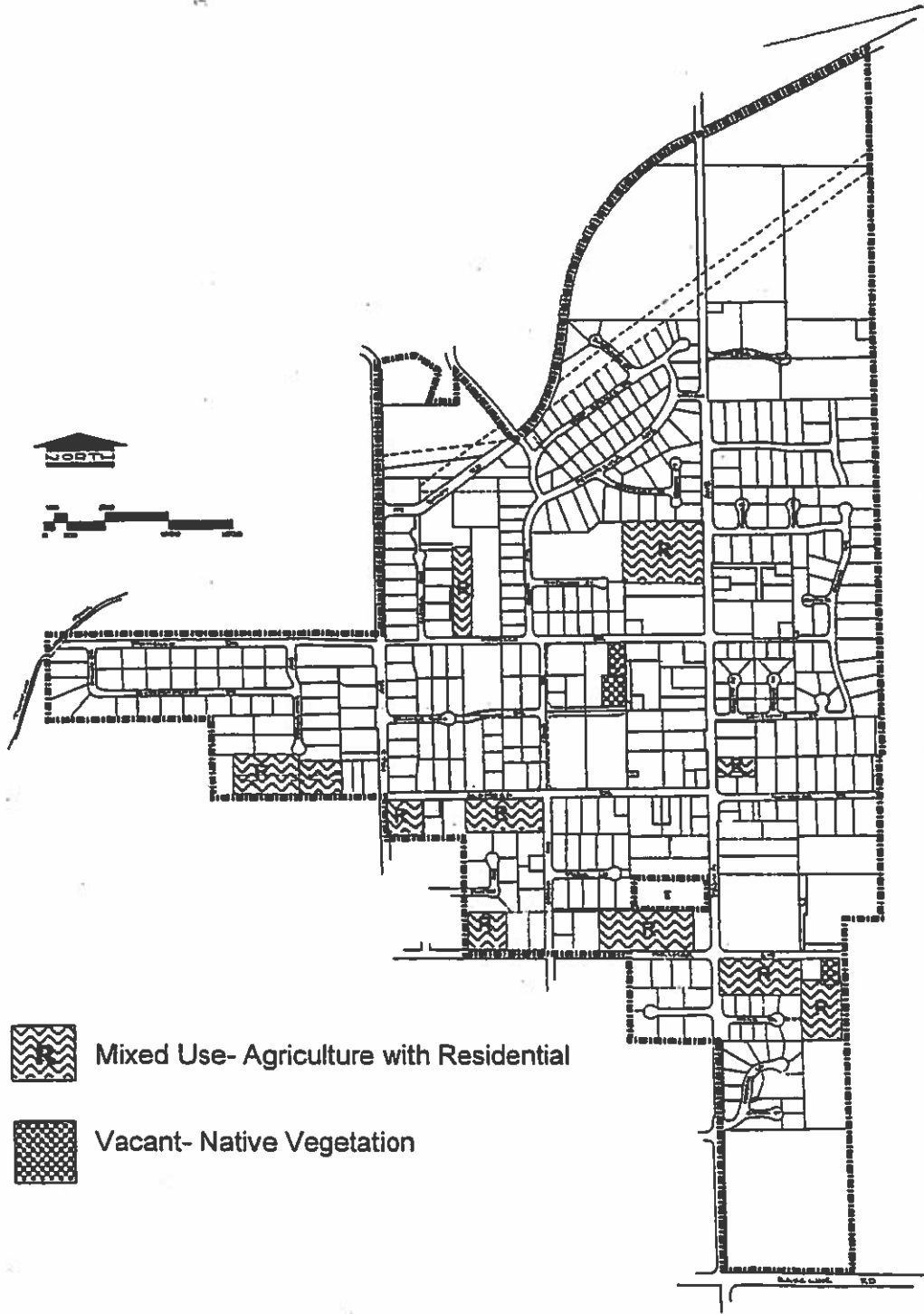
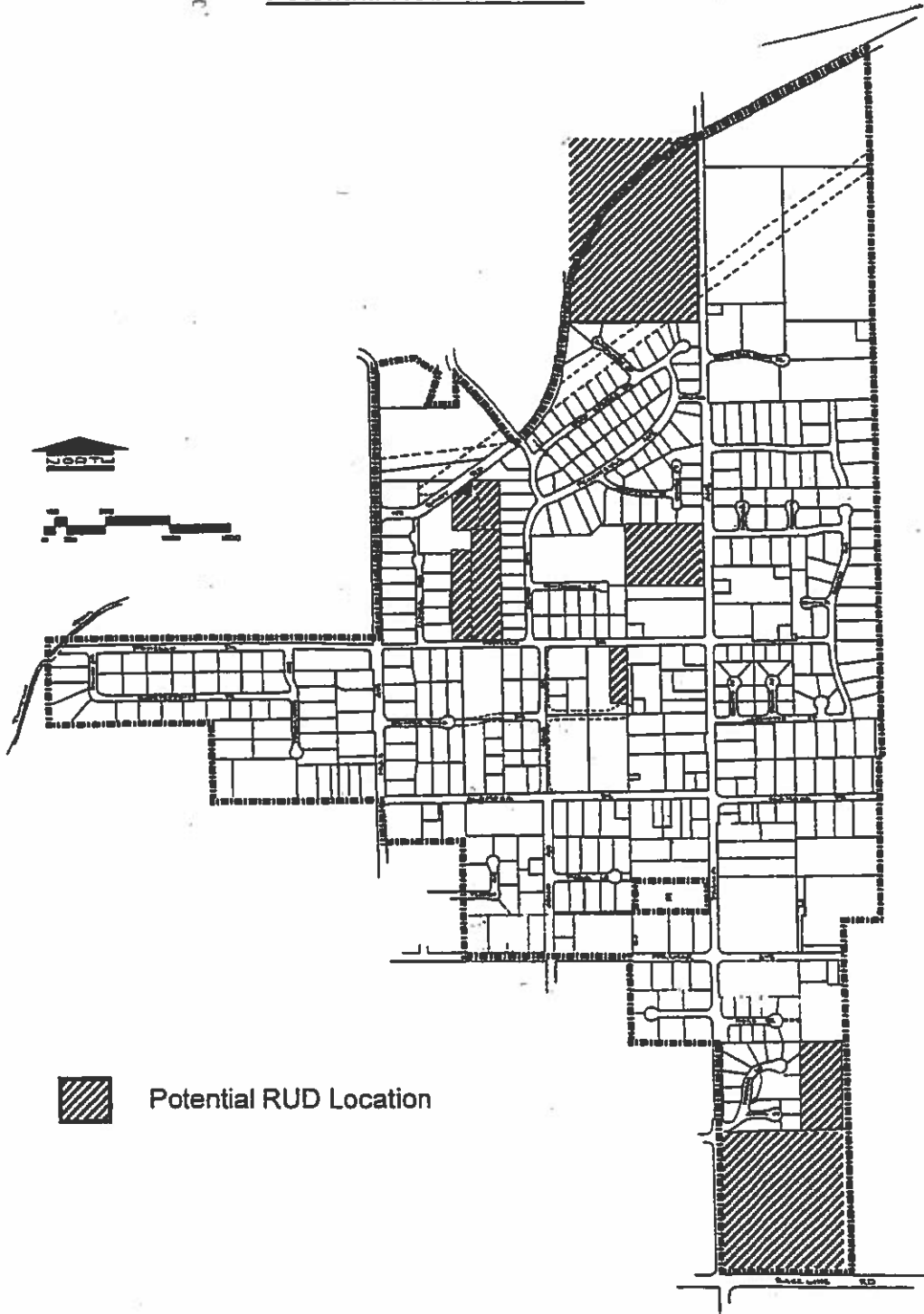


EXHIBIT C

Potential RUD Locations



Section One (continued)

Romneya coulteri - Matilija Poppy
Salvia mellifera - Black Sage
Salvia apiana - White Sage
Yucca whipplei - Our Lord's Candle

Notes: Availability may be a problem. Consult vendors during planning stage. Recommend sparse planting of Sumac - explodes in fire conditions.

Section Two

Public streetscape adjacent to Mills and Padua Avenues, Mt. Baldy Road, interior streets, and landscape easements adjacent to streets in the RR(35,000) District. In addition to Section One list, the following plant materials are appropriate.

Trees:

Tree selections shall be consistent with the street tree designations of the Community Services Department. If no street trees are designated, a request for approval of the designation of street trees may need to be made to the Community Services Commission.

Shrubs:

Alyogyne huegelii - Blue Hibiscus
Arbutus unedo - Strawberry Tree
Calycanthus occidentalis - Spice Bush
Chamaelucium uncinatum - Geraldton Waxflower
Cistus - Rockrose
Convolvulus cneorum - Bush Morning Glory
Cotinus coggygria - Smoke Tree
Cotoneaster - species
Echium fastuosum - Pride of Madeira
Grevillea - shrub varieties
Helianthemum nummularium - Sunrose
Mahonia - Golden Abundance

Groundcovers:

Achillea - species
Atriplex semibaccata - Australian Saltbush
Centaurea cineraria - Dusty Miller
Hypericum calycinum - Creeping St. Johnswort

EXHIBIT D

PLANT MATERIAL FOR RURAL CLAREMONT

Section One

Public streetscape adjacent to Padua Avenue, Mt. Baldy Road, interior streets, and landscape easements adjacent to streets in the RR(1 acre) District.

Trees:

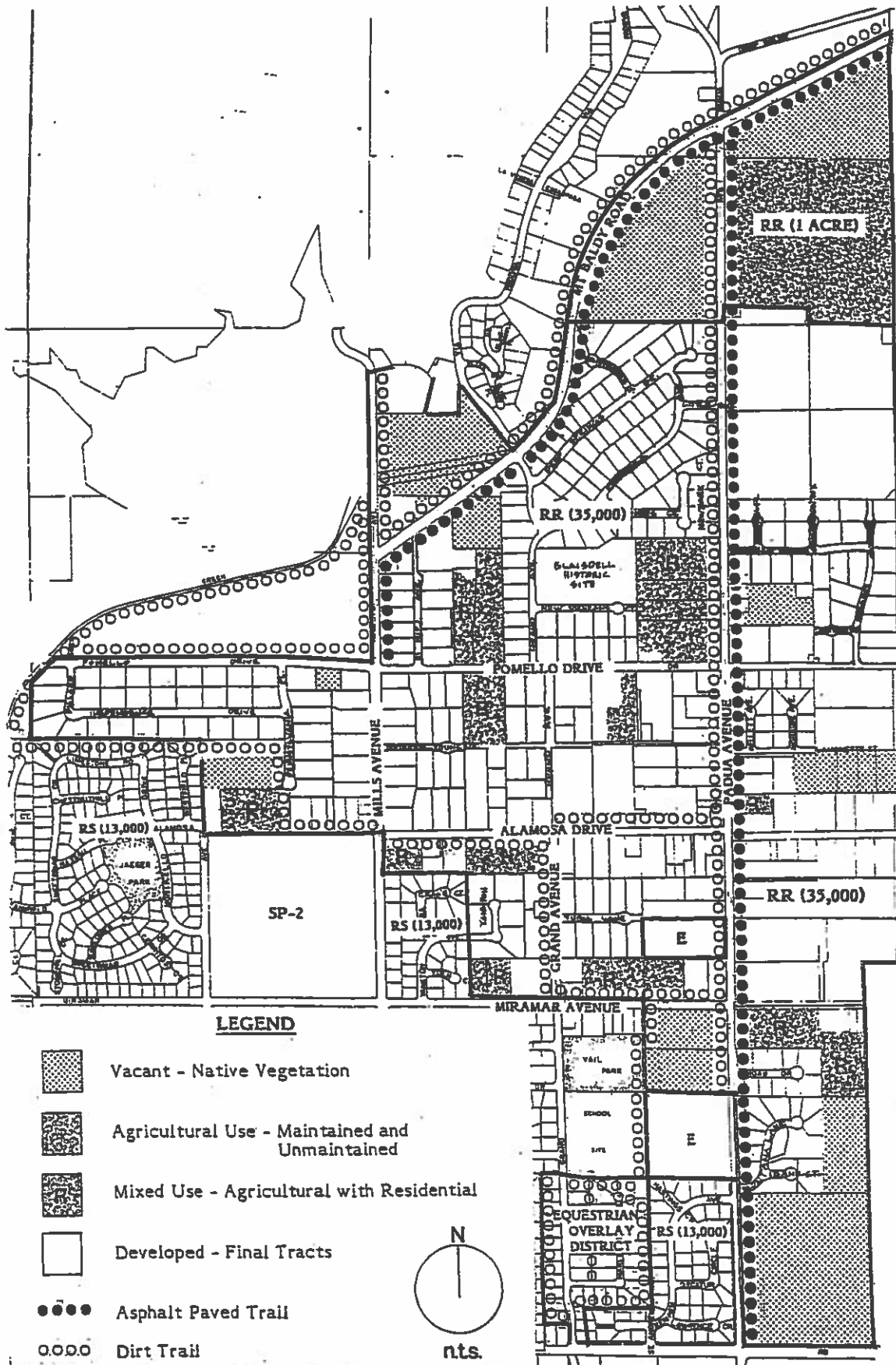
Tree selections shall be consistent with the street tree designations of the Community Services Department. If no street trees are designated, a request for approval of the designation of street trees may need to be made to the Community Services Commission.

Shrubs:







Adenostoma fasciculatum - Chamise, Greasewood
Aesculus californica - California Buckeye
Arbutus menziesii - Madrone
Arctostaphylos - Manzanita
Artemisia californica - California Sagebrush ✓
Ceanothus - Wild Lilac
Cercocarpus betuloides - Mountain Mahogany
Comarostaphylis diversifolia - Summer Holly
Dendromecon rigida - Bush Poppy
Encelia californica - California Encelia
Eriogonum fasciculatum - California Buckwheat
Eriophyllum confertiflorum - Golden Yarrow ✓
Fremontodendron californicum - Common Flannel Bush
Garrya elliptica - Coast Silktassel
Heteromeles arbutifolia - Toyon
Horkelia cuneata - Sawtooth Goldenbrush
Lavatera assurgentiflora - California Tree Mallow
Lupinus - Lupine
Malosma laurina - Laurel Sumac
Mimulus - Monkey Flower
Penstemon - Species
Prunus caroliniana - Carolina Laurel Cherry
Prunus lyonii - Catalina Cherry
Rhamnus californica - Coffeeberry
Rhus integrifolia - Lemonade Berry
Rhus laurina - Laurel Sumac
Rhus ovata - Sugar Bush
Ribes - Currant, Gooseberry

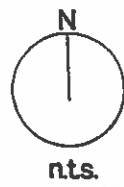
EXHIBIT E

PROPOSED RURAL AREA TRAIL SYSTEM



LEGEND

-  Vacant - Native Vegetation
-  Agricultural Use - Maintained and Unmaintained
-  Mixed Use - Agricultural with Residential
-  Developed - Final Tracts
-  Asphalt Paved Trail
-  Dirt Trail





DESIGN REVIEW APPLICATION
 CITY OF CLAREMONT
 DEPARTMENT OF COMMUNITY DEVELOPMENT
 207 HARVARD AVENUE, P.O. BOX 880
 CLAREMONT, CA 91711-0880
 909-399-5470

TYPE OF APPLICATION

- Staff Review
- Landscape
- Other _____

ARCHITECTURAL

- Preliminary Review
- Review For Approval

SIGN REVIEW

- Wall Mounted (non-illuminated)
- Wall Mounted (illuminated)
- Freestanding (non-illuminated)
- Freestanding (illuminated)
- Sign Program
- Sign Program Amendment
- Pedestrian and Other

APPLICANT INFORMATION

Name of Applicant(s): _____
 Address: _____
 Phone Number: _____
 Owner(s) of Record: _____ Phone Number: _____
 Address of Owner: _____

PROPERTY INFORMATION

Location of Property: _____
 Assessor Parcel Number(s): _____
 Existing Land Use Designation for each Parcel: _____
 Purpose of Request: _____

CERTIFICATION STATEMENT

I/we certify that I/we are presently the legal owner(s) of the above described property(ies). Further, I/we acknowledge the filing of this application and certify that all the above information is true and accurate and that I/we have familiarized myself/ourselves with the relevant provisions of Title 16 of the Claremont Municipal Code. (Note: A person acting as agent of the owner of record must attach a notarized letter of authorization from the legal owner.)

 Signature _____ Date

 Signature _____ Date

Subscribed and sworn to me this _____ day of _____, 20____

 Signature of City Clerk or Notary Public (seal)

File Number:	Fixed Fee:	Hourly Deposit:
Date:	Received By:	CEQA: ___ Exempt ___ Initial Study

ATTACHMENT 2

RURAL CLAREMONT

SITE ANALYSIS

This site analysis process is designed to assist the architect in meeting the intent of the Rural Claremont Architectural and Landscape Standards. An analysis is required as a part of an application for development in the Rural Residential (RR) District. The site analysis allows the designer to become familiar with both the on- and off-site constraints and advantages, and allows staff and the Architectural Commission to evaluate the proposal's impacts on adjoining properties.

Illustrate the following information on the site analysis:

1. Topographic Survey (1" = 20'):
 - a. North;
 - b. Prevailing wind direction;
 - c. Property lines and existing structures on and off-site in a radius of 150 feet;
 - d. Existing contours of the site and a 50-foot radius around the subject property at one (1) foot intervals; and
 - e. Cross lot drainage flow lines.

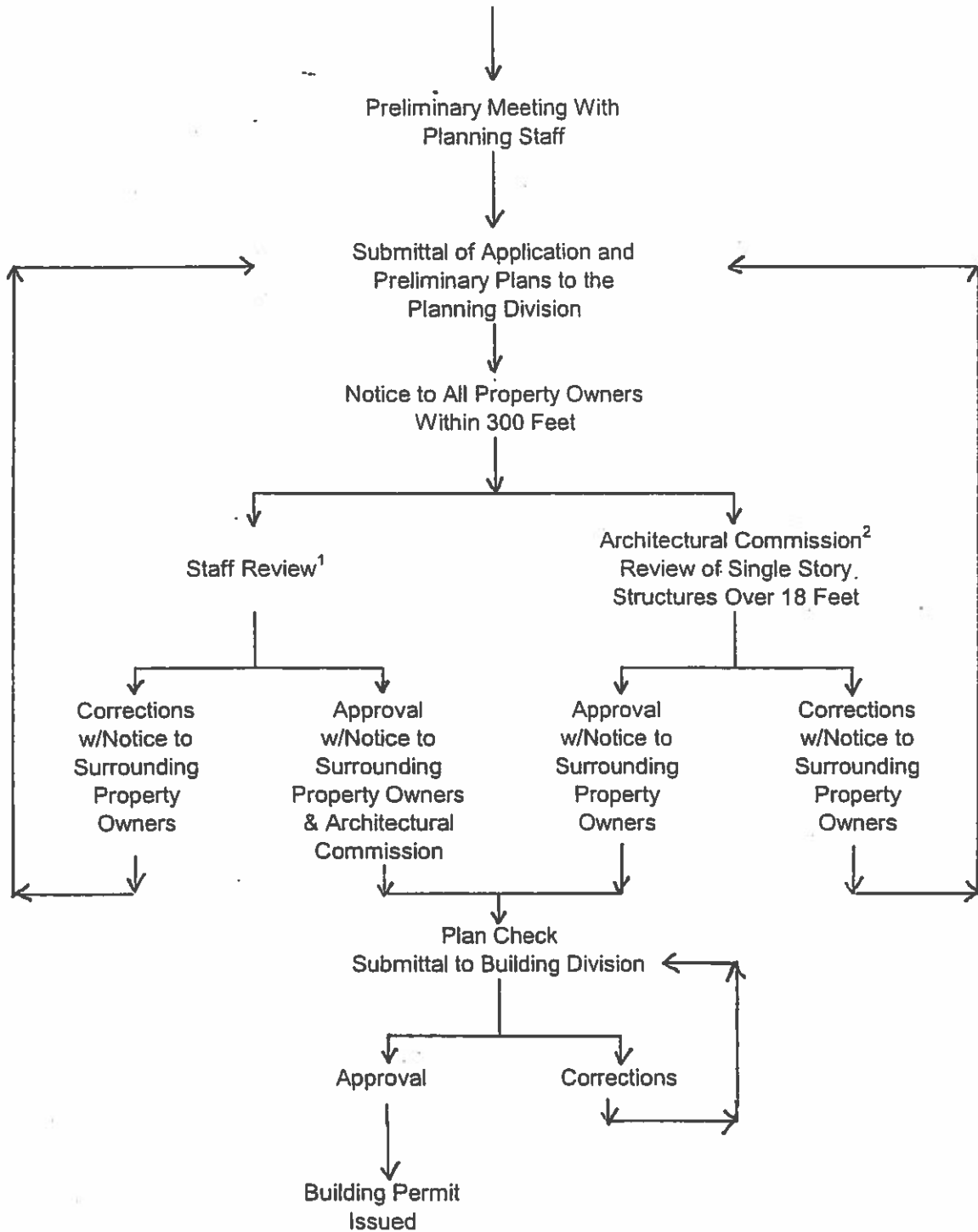
2. On-site considerations:
 - a. Potential building locations given: site advantages, constraints, set backs, and potential points of ingress and egress;
 - b. All plant materials with trunk diameter of 4" or more;
 - c. Note which shrubs and trees should be retained if possible;
 - d. Special features such as rock walls, rock piles, or other features, and note structures that are on local historic register.

3. Off-site considerations:
 - a. Views: note best views, poor views (for nuisances, such as overhead high tension lines, indicate bearing and distances);
 - b. Views from adjoining properties that could be adversely affected;
 - c. Indicate availability of on-street parking; and
 - d. Structures on local historic register.

4. Photographs:

Provide photographs from on-site showing mountain views and all on-site and off-site structures adjacent to the property. On the site analysis, indicate where the photographs were taken, and number the location and the photograph(s) respectively.

RR DISTRICT PERMIT PROCESS
FOR FOUR OR FEWER SINGLE-FAMILY HOMES



NOTES

1. Decisions of staff are appealable to the Architectural Commission.
2. Decisions of the Architectural Commission are appealable to the City Council.

16.133.030 OUTDOOR RECREATION AND ATHLETIC COURTS

A. Permitted Recreation and Athletic Courts

In residential districts, the following outdoor recreation and athletic courts are permitted:

1. Any recreation or athletic court, without lighting, less than 500 square feet, with fencing or other enclosures no more than six feet in height, provided such court is not in required front or street side setbacks. Such a court may be located within interior side and rear setbacks if not sunk below the existing grade level.
2. Any recreation or athletic court, without lighting, more than 500 square feet, with fencing or other enclosures no more than six feet in height from grade level, provided such court is not in required front or street side setbacks and is no closer than ten feet to interior rear or side property lines. Courts may be sunk below the existing grade to meet these requirements.

B. Recreation and Athletic Courts Requiring Special Use and Development Permits

In residential districts, outdoor recreation or athletic courts with lights are permitted only with a special use and development permit, pursuant to Chapter 16.306, and subject to the lighting development standards below.

C. Recreation and Athletic Courts Requiring Conditional Use Permits

In residential districts the following outdoor recreation and athletic courts are permitted only with a conditional use permit pursuant to Chapter 16.303:

1. Courts with lights more than 14 feet above grade level.
2. Courts with fencing more than six feet above grade level.
 - a. All fencing above the six feet in height shall be constructed of wire mesh, or similar material, capable of admitting at least 90 percent of light as measured on a reputable light meter.
 - b. In the RR Districts, all courts with fencing more than six feet in height shall not be located closer than 35 feet from rear or side property lines; however, any recreation or athletic court located on a lot adjacent to Mills or Padua Avenues shall not be located closer than 45 feet to the property lines adjacent to these streets.

D. Development Standards for Recreation and Athletic Courts

The following development standards shall apply to all outdoor recreation and athletic courts in residential districts:

1. No recreation or athletic courts are permitted in any front or street side setback, or in any City easement.
2. No recreation or athletic courts greater than 500 square feet are permitted within ten feet of any interior rear or side property line, or landscape, equestrian, or pedestrian easement.
3. All fencing shall be no more than six feet above grade level, and no more than 10 feet above court level, except if approved with a conditional use permit.
4. All recreation court fences made of metal shall be a dark matte color.

5. Landscaping is required for all recreation and athletic courts greater than 500 square feet, to screen any fencing, equipment or athletic apparatus from adjacent properties and all rights-of-way. Such landscaping shall achieve its screening effect within three years after planting. Landscaping plans for the area between the sports court and adjacent properties shall be submitted to the Director of Community Development for review and approval prior to the issuance of a building permit.
 6. Any recreation court or athletic court with an impervious surface of greater than 500 square feet requires a French drain or similar percolation system to be constructed in conjunction with such court in order to provide for on-site drainage of run-off into the aquifer. The plan for this system shall be submitted before the issuance of a building permit. Said system shall be maintained so as to be functional.
 7. All lighting, if permitted with a special use and development permit or a conditional use permit, shall comply with the following restrictions:
 - a. All lighting shall comply with the environmental protective standards for outdoor lighting in Chapter 16.154.
 - b. No more than six light fixtures and six supporting poles are permitted.
 - c. Lighting and light fixtures shall not be more than 14 feet above grade level, and no more than 18 feet above the court level for sunken courts, except if otherwise permitted through a conditional use permit.
 - d. Light fixtures and supporting poles shall be coated with a dark, low reflective material.
 - e. The power rating of the lamp shall not exceed 1,000 watts per light fixture.
 - f. No court lighting shall be operated before 7:00 a.m. or after 10:00 p.m. Such lighting shall be installed with either a timing device to turn off the court lights at one-hour intervals, or a motion sensor.
 - g. All court lighting is subject to review for a 30-day period after installation by the Director of Community Development to determine compliance with the above and Section 16.154.030.
- E. Replacement Lighting and Fencing for Existing Recreation Courts

For recreation and athletic courts constructed in residential districts prior to January 9, 1992 any existing fencing or lighting which was erected in compliance with all applicable ordinances and codes, but which does not conform to the provisions of this chapter, may be maintained, repaired and may be replaced subject to approval of the replacement materials and design by the Director, provided the height of any replacement fencing does not exceed ten feet in height and does not exceed the height of the previous fencing, and the lighting is no more than 14 feet above grade level, no more than 18 feet above the court level for sunken courts, and does not exceed the height of the previous lighting. A conditional use permit shall be required for replacement of fencing and lighting, which exceeds the above heights. (08-05)

Cross Section of Typical Sports Courts (over 500 Sq. Ft. in Area)

Exhibit 1 -- Staff Review

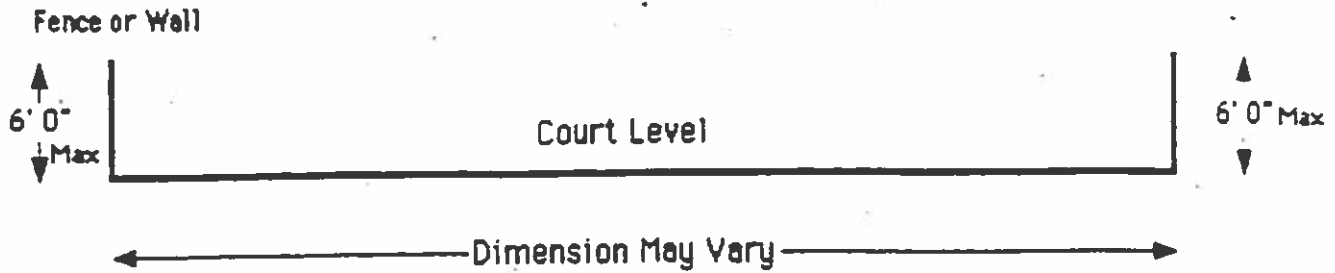


Exhibit 2 -- Special Use and Development Permit

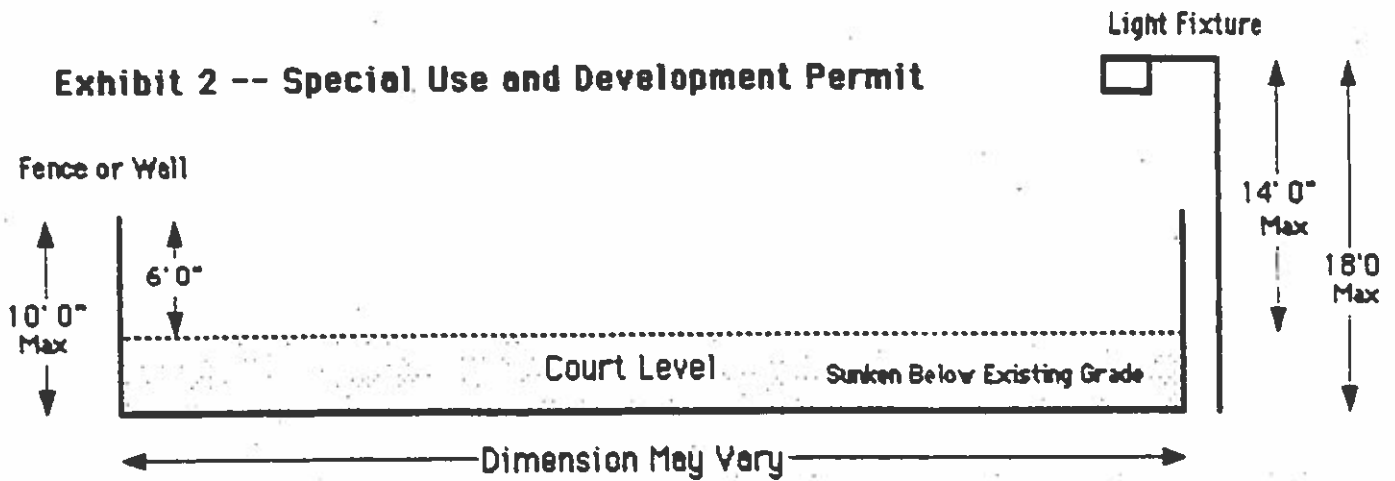
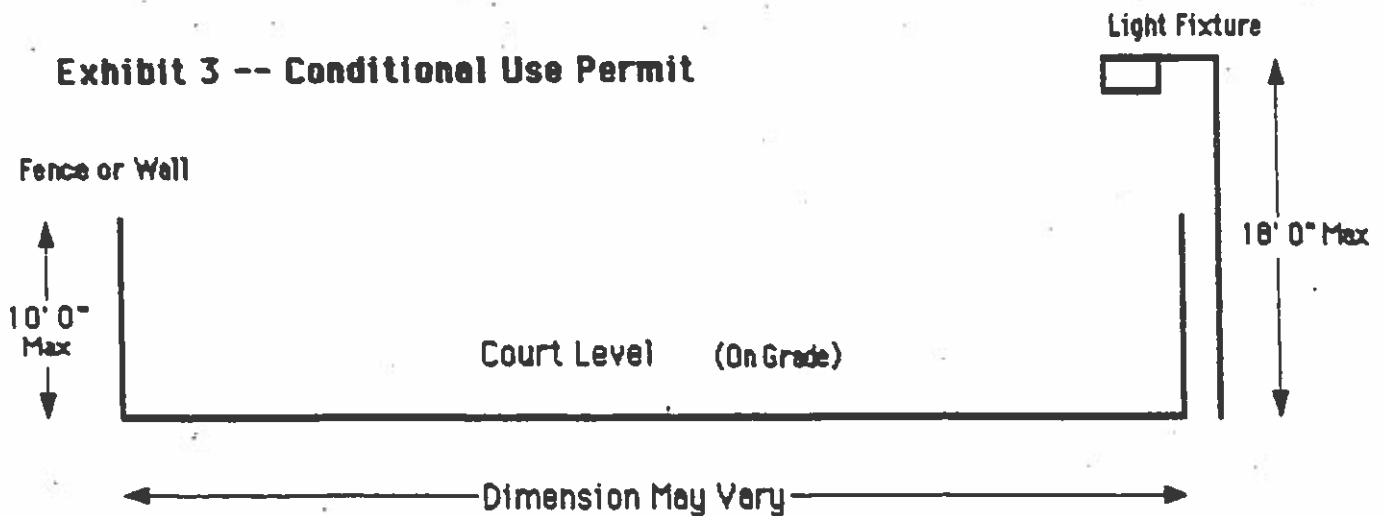
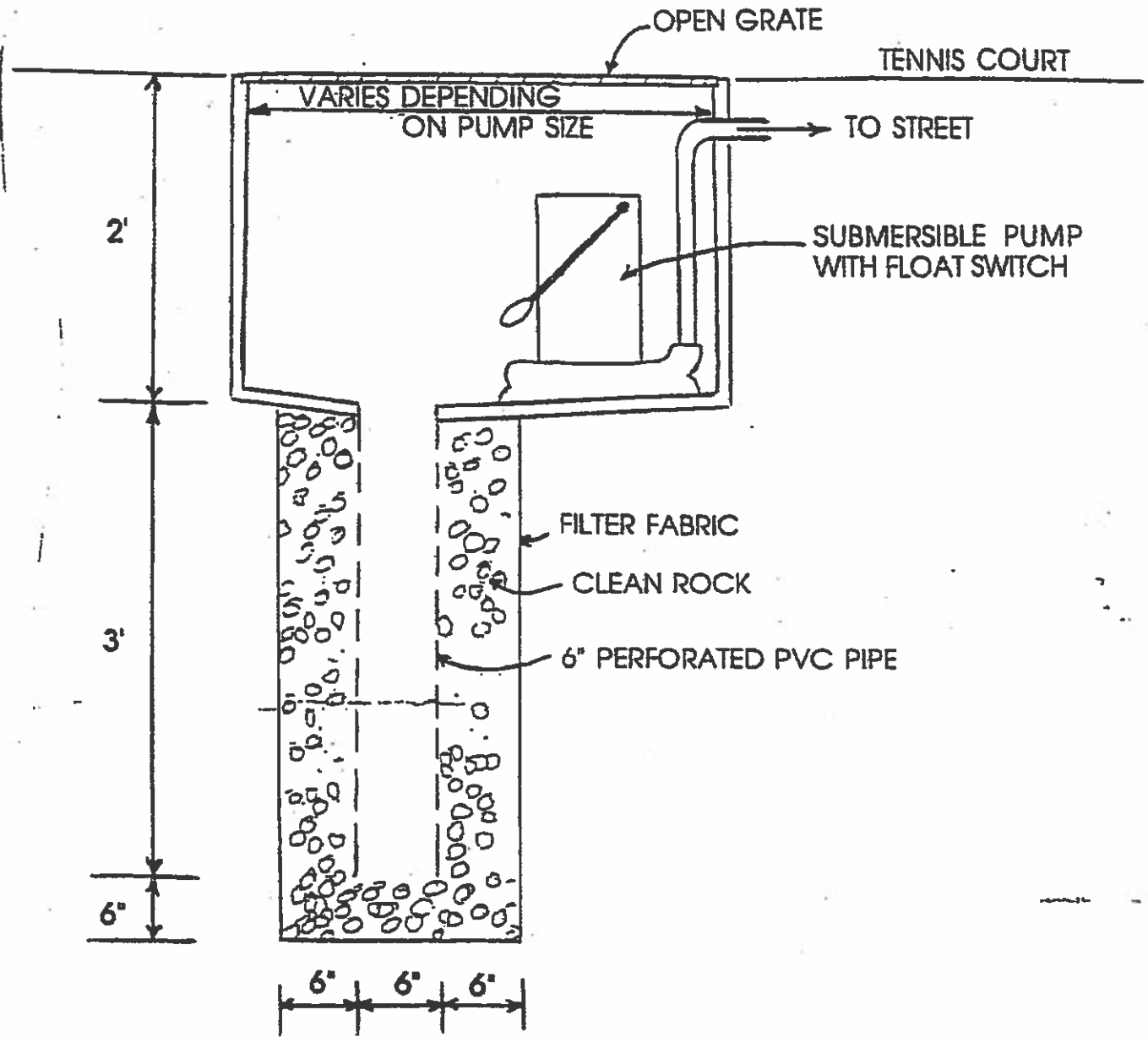


Exhibit 3 -- Conditional Use Permit





SCALE 1"=1'

DRAWN BY ALH	CHECKED BY SKJ	DATE 2-7-91	CITY OF CLAREMONT
APPROVED BY CITY ENGINEER <i>Mark A. Christoffel</i>		DATE 2-14-91	
R.C.E. NO. 40599	EXP. DATE 3-31-91		1060
			FRENCH DRAIN

Chapter 16.007

RR RURAL RESIDENTIAL DISTRICTS

Sections:

- 16.007.000 Intent
- 16.007.010 Uses and Developments Permitted
- 16.007.020 Special Uses and Developments
- 16.007.030 Conditional Uses
- 16.007.040 Standards for Residential Development
- 16.007.050 Architectural and Landscape Standards
- 16.007.060 Environmental Protective Standards
- 16.007.070 Non-Conformities

16.007.000 INTENT

The RR Rural Residential Districts are intended to provide for single-family homes and agricultural uses with a density of one dwelling unit per one gross acre in the RR (35,000) District and one dwelling unit per 1.25 gross acre in the RR (1 acre) District to promote variety in the rural zone, as well as to provide for a range of lot sizes based on location, density, and topographical considerations consistent with the General Plan. Other uses which are associated and compatible with residential uses and the rural character of the area are also allowed. The calculation of gross lot area shall include the area of the property plus one-half of the area of any portion of a street abutting the property.

All new development must be in harmony with the rural character of this area. The area's rural character is depicted by the presence of agricultural features such as citrus groves, barns, rock walls, pump houses built of rock, and other characteristics such as mountain vistas, minimal outdoor artificial lighting, narrow streets accompanied by equestrian, pedestrian, and bike trails, and native landscaping. The lack of such urban features as curb and gutters, streetlights, and sidewalks also contribute greatly to the rural character of this area. In addition to the above attributes, this area is identified by the General Plan as a significant aquifer recharge area which should be maintained.

No building, structure, or land shall be used, and no building or structure shall be erected or altered in the RR Districts except in accordance with the provisions of this chapter. (08-05)

16.007.010 USES AND DEVELOPMENTS PERMITTED

Only the following uses and developments shall be permitted as a matter of right in the RR districts:

- A. One single-family dwelling unit per lot for occupancy by no more than one family.
- B. Accessory buildings and structures, including fences and recreation courts, and accessory uses located on the same lot as a single-family dwelling unit subject to the development standards and requirements of this chapter and Chapters 16.130 through 16.151. Specific size, height, and placement standards for accessory structures in the RR Rural Residential Districts are set forth below in Section 16.007.040.H of this chapter. General standards for accessory structures are set forth in Chapters 16.130 and 16.133.

The floor area of all accessory buildings shall be included in the calculation of lot coverage, which shall not exceed 20 percent.

- C. Tree farms and growing of citrus trees, crops, and fruit, provided no retail sales occur at the site.
- D. The renting of no more than one sleeping room per dwelling unit for occupancy by no more than two persons. Meals may be provided in connection with such renting, or the dwelling's kitchen facilities may be shared with tenants.
 - 1. Rental Rooms

Rental rooms shall not contain kitchens. Rental rooms shall not be rented for periods of less than 30 days.
 - 2. Rental Permit

Prior to the renting of any room in the Rural Residential District, a rental permit shall be obtained from the Department of Community Development. A permit shall be issued by the Department of Community Development only after the Director of Community Development has determined that the following criteria are satisfied:

 - a. The proposed room rental meets all building and health requirements.
 - b. There is sufficient parking.
 - c. The proposed rental will not result in an adverse impact on the single-family character of the neighborhood. The number of such rentals in the neighborhood shall be a factor in determining adverse impact.

The fee for this permit shall be determined by resolution of the City Council. The permit shall be valid for a period of three years, provided the permit may be revoked if the Director of Community Development determines that the above criteria are no longer satisfied.
- E. Home occupations, subject to approval pursuant to Chapter 16.327.
- F. The keeping of animals as pets (not for commercial purposes), subject to Title 6 of the Claremont Municipal Code.
- G. The raising of livestock and large animals including horses, as accessory uses for hobby, 4H, educational, or other similar projects are permitted subject to review by staff for conformance with requirements of Title 6 of the Claremont Municipal Code.
- H. Parks.
- I. Accessory second units subject to approval of an accessory second permit pursuant to Chapter 16.333, Accessory Second Units. (08-05)

16.007.020 SPECIAL USES AND DEVELOPMENTS

The following uses and developments are permitted in the RR Districts subject to the issuance of a special use and development permit pursuant to Chapter 16.306:

- A. The retail sale of fruit, trees, and crops grown as an accessory use on the premises of a single-family dwelling.
- B. Other uses and developments listed in Chapter 16.306, as permitted subject to issuance of a special use and development permit if not contrary to the intent of this chapter. (08-05)

16.007.030 CONDITIONAL USES

The following uses and developments are permitted in the RR Districts subject to the issuance of a conditional use permit pursuant to Chapter 16.303.

- A. The keeping of more than four large animals on a lot for non-commercial purposes subject to Title 6 of the Claremont Municipal Code.
- B. Wholesale plant nurseries, and similar uses that the Planning Commission finds are appropriate and compatible with the intent of this chapter.
- C. Equestrian riding, training, or boarding facilities.
- D. Kennels.
- E. Other uses listed in Chapter 16.303, as permitted in RR Districts or district subject to the issuance of a conditional use permit if not contrary to the intent of this chapter. (14-04; 08-05)

16.007.040 STANDARDS FOR RESIDENTIAL DEVELOPMENT

The following property development standards shall apply to all land and structures in the RR Districts. For exceptions to and explanatory descriptions of these standards, and for standards for accessory structures, fences, recreation courts, signs, parking, off-site improvements and dedication requirements, visual screening, solar energy systems, community art, and undergrounding utilities, see Chapters 16.130 through 16.151 and Chapters 16.200 through 16.209 for applicable development impact fee requirements.

Blaisdell Ranch (TM 34477) and any other Residential Unit Development (RUD) shall comply with the lot size, lot width and depth, setbacks, and perimeter fencing and planting plan requirements of its general development plan. In cases not addressed in a general development plan, the provisions of this chapter shall apply.

A. Minimum Lot Area and Dimensions

- 1. RR (35,000)
 - a. Minimum Lot Area – 35,000 sq. ft.
 - b. Minimum Lot Width – 130 ft.
 - c. Minimum Lot Depth – 150 ft.
- 2. RR (1 acre)
 - a. Minimum Lot Area – 1 acre
 - b. Minimum Lot Width – 150 ft.
 - c. Minimum Lot Depth – 200 ft.

B. Minimum Front Setbacks

- 1. Forty (40) feet for structures or portions of structures which do not exceed a height of 12 feet, or an overall height of 16 feet as measured to the highest portion of a roof having a minimum pitch of 2.5:12.
- 2. Sixty (60) feet for all other structures or portions or portions thereof that exceed the height limitations set forth in subsection 1 above.

C. Minimum Rear Setback

1. RR (35,000) – 20 feet.
2. RR (1 acre) – 25 feet.

For properties with a rear yard adjacent to Mills and Padua Avenues and Mt. Baldy Road, an additional ten-foot rear setback is required for structures other than a fence or wall. A fence shall be required to be set back 25 feet from a rear property line adjacent to Mills and Padua Avenues and Mt. Baldy Road. For other properties, fences and walls not exceeding six (6) feet in height are allowed on the rear property line adjacent to a street.

D. Minimum Side Setback

1. RR (35,000) – The total of both side yards shall equal 30 percent of the lot width, with not less than 15 feet for an interior side yard and not less than 25 feet for a street side yard.
2. RR (1 acre) – The total of both side yards shall equal 50 feet, with not less than 20 feet on one side yard and not less than 25 feet for a street side yard.

For properties with a side yard adjacent to Mills and Padua Avenues and Mt. Baldy Road, an additional ten-foot street side setback is required for structures other than a fence or wall. A fence or wall shall be required to be set back 25 feet from a side property line adjacent to Mills and Padua Avenues and Mt. Baldy Road. For other properties, fences and walls not exceeding six (6) feet in height are allowed behind the first 20 feet of the required side yard setback adjacent to a street.

E. Maximum Lot Coverage – 20%

Calculation shall include all areas of the lot covered by any buildings including carports, covered patios, and covered decks, and balconies and decks more than three feet above grade. Lot coverage shall not include uncovered outdoor recreation courts and equipment, uncovered patios, walkways and driveways, pools, uncovered decks no more than three feet above grade, and uncovered patios and balconies no more than three feet above grade.

F. Maximum Floor Area of Main Residential Structure

The maximum floor area of the main residential structure shall not exceed a maximum of 2,000 square feet plus 15 percent of the square footage of the net lot area, or 9,750 square feet, whichever is less.

For purposes of this section, the calculation of floor area shall include the floor areas of all floors of the main residential structure including the area of an upper level not separated from a lower level by a floor/ceiling assembly including the upper and lower areas of any stairwell, floor areas of attached garages, carports, covered patios, and any open inner courtyard/patio area that is bounded on more than 80 percent of its perimeter by exterior walls of the main residential structure. Floor area calculation shall not include the floor area of detached accessory structures, except as noted below, uncovered patios, decks or balconies, basements where the finished floor level directly above is less than six feet above grade at any point, or uncovered courtyard area that is not bounded on more than 80 percent of its perimeter by exterior walls of the main residential structure.

When any accessory building is located less than six feet from a main residential building, the floor area of such accessory building shall be included in the floor area calculation of the main residential building. The accessory building shall still be subject to all accessory building standards.

All existing structures that exceed the above maximum and which were constructed pursuant to the ordinances and regulations in effect at the time of their construction shall be considered conforming buildings and not subject to the provisions of Chapter 16.400.

G. Maximum Floor Area of Second Story of Main Residential Structure

The total floor area of a second story of the main residential structure shall not exceed 40 percent of the maximum permitted floor area of the main residential structure.

H. Maximum Height and Stories of Main Residential Structure

A main residential structure shall have a height of no more than 25 feet and be no more than two stories. For measurement of height and exceptions to height limits, see Chapter 16.130.

I. Size, Height and Location Standards for Accessory Buildings and Structures

1. Maximum Floor Area

The floor area of an accessory building shall not exceed 700 square feet, or 40 percent of the first floor area of the main residential structure on the lot, whichever is greater.

2. Maximum Height

a. An accessory building shall not exceed one story or 15 feet in height except with a special use and development permit granted pursuant to Chapter 16.303. With a special use and development permit, an accessory structure that does not exceed 18 feet in height may be permitted.

b. Athletic and children's play equipment shall not exceed 13 feet in height, except with a special use and development permit granted pursuant to Chapter 16.303. With a special use and development permit, athletic and children's play equipment that does not exceed 15 feet in height may be permitted.

For measurement of height and exceptions to height limit, see Chapter 16.130.

3. Location Requirements

a. All accessory structures and buildings shall be located such that they are substantially obstructed from street visibility and will not impinge on the privacy of adjacent properties.

b. No accessory structure or building shall be located within required setbacks except as otherwise permitted in Chapter 16.130.

J. Minimum Number of Covered Parking Spaces – 2 spaces

Required spaces shall be covered and in a garage or carport. For design standards of parking spaces, see Chapter 16.136.

K. Lighting Standards

All exterior lighting shall conform to the outdoor lighting and glare standards set forth in the Rural Claremont Architectural and Landscape Standards and in Chapter 16.154 of this title. In addition to those standards, the following standards shall apply. In case of conflict, the provisions of this chapter shall take precedence.

1. All exterior light fixtures over 60 watts shall be designed, constructed, mounted, and maintained so that the direct rays of the light(s) are directed downward into the interior of the lot.
2. All outdoor lighting fixtures shall be incandescent or fluorescent lighting fixtures.
3. No outdoor lighting shall be permitted where the light source or fixture is greater than 14 feet above grade level, except that when a lighting fixture is used to illuminate a second-story outside stairway, entry way, or a balcony, the fixture shall not be higher than eight (8) feet above the floor of the second story.

L. Fencing Requirements

All fencing shall comply with the development standards of Chapter 16.133. Metal fences shall be a dark matte color.

M. Residential Driveways

Driveways shall comply with the development standards of Chapter 16.136.

N. Trail Dedication

Dedication for trails may be required by the Planning Commission when the Commission determines that the trails are necessary for implementing the circulation policies of the General Plan. (09-11; 08-05)

16.007.050 ARCHITECTURAL AND LANDSCAPE STANDARDS

Development regulated in this chapter shall comply with the Rural Claremont Architectural and Landscaped Standards. The intent of the standards is to ensure that development will be in harmony with the rural character of the area. Development means all new buildings, structures, and landscaping proposed by a developer or property owner of record. All development proposals shall be reviewed and approved by the Director of Community Development or his/her designee for conformance to the Rural Claremont Architectural and Landscape Standards prior to the developer and/or property owner of record securing permits and commencing work. The decision of the Director may be appealed to the Architectural Commission. (08-05)

16.007.060 ENVIRONMENTAL PROTECTIVE STANDARDS

The environmental protective standards of Chapter 16.154 shall apply in the RR Districts with the following exceptions:

- A. All farm machinery and vehicles used in the production of crops and fruit raised within the district are permitted as a matter of right. The machines and vehicles need not be screened.
- B. Any building materials or equipment stored on any lot shall be screened from public view; said materials are not permitted in the street side setback area or in the front setback area. (08-05)

16.007.070 NONCONFORMITIES

Those lots, uses, and structures that were legal at the time of their creation, initiation or construction, but which become nonconforming as described in Chapter 16.400 shall be governed by the provisions of that chapter, subject to the following modifications:

- A. Legal nonconforming, single-family residences and accessory structures which are damaged or destroyed may be reconstructed even if the cost of restoration exceeds 50 percent of the replacement cost of the structure, provided reconstruction commences within one year from the date when the damage occurred. The Director of Community Development may grant an extension for good cause when the applicant presents proof of a hardship not of his or her own making.
- B. Legal nonconforming, single-family residences may be expanded, provided all new construction complies with the development standards of this chapter. No portion of the existing structure shall be required to be brought into compliance with the development standards of this chapter.
- C. All nonconforming lighting shall be brought into compliance with this chapter by January 1, 1988. (08-05)

