



City of  
**SANTA CLARITA**

# OLD TOWN NEWHALL SPECIFIC PLAN



ADOPTED: DECEMBER 2005  
UPDATED: MAY 2022





# ACKNOWLEDGMENTS

*The following acknowledgments are for the work associated with the update to the Old Town Newhall Specific Plan adopted in 2022. All photographs are provided by the City of Santa Clarita unless otherwise noted.*

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An aerial photograph of a town, likely Newhall, California, showing residential buildings, streets, and a large open area. A large teal banner is overlaid on the top half of the image, containing the chapter title. Below the banner, a list of six sub-sections is displayed, each on a white rectangular background.

# CHAPTER 1: INTRODUCTION

1.1. History and Context

1.2. Overview of Existing Conditions

1.3. Relationship to the General Plan

1.4. Public Participation and Plan Preparation

1.5. Design Principles

1.6. Elements of the Plan

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# 1.1 HISTORY AND CONTEXT

Newhall is a community rich in history. Evolving from a Native American trading center to an important destination in the quest for gold and then oil, it soon became a railroad flag stop of general stores, saloons, and churches. As the film industry grew, Newhall became the home of early western silent screen movies. These strong roots are still very important to the residents of Newhall.

Newhall was also the residence of silent film star Williams S. Hart, whose 300-acre ranch, now a County park and museum, is visited annually by thousands. The passion for history, love of the old film stars such as William S. Hart, the Oak of the Golden Dream (Jose Francisco de Garcia Lopez reached down after a nap and found gold), the distinction of Vasquez Canyon Rocks and the Saint Francis Dam failure that marked the second largest disaster in California’s history, help to identify the essence of Newhall.

Newhall was the earliest permanent settlement in the Santa Clarita Valley, established in 1876 in conjunction with the construction of the Southern Pacific Railroad. This area was a western town founded on oil, mining, and railroad workers. The community was a stop on



*Historic Photo of Newhall Depot*

the historic Butterfield-Overland Stage route through what is now the Newhall Pass. Newhall is also the site of the original ridge route, portions of which remain north of the City in the community of Castaic.

## 1.1.A. REGULATORY CONTEXT

The Old Town Newhall Specific Plan (OTNSP) was originally adopted in December 2005. At that time, it was referred to as the Downtown Newhall Specific Plan until the name change in 2014. Since its adoption, the OTNSP has successfully shaped the growth of Old Town Newhall in a manner consistent with the community’s original vision. In most respects, the original OTNSP performed as, and often better, than expected. The City periodically updates the Unified Development Code (UDC) and other planning documents to reflect recent legislation, current planning trends, newly-identified planning issues, and to clarify code language in an effort to keep the development code relevant, fresh, and easy to understand. The OTNSP has been amended seven times with the last revision in 2020.

In 2022, the City of Santa Clarita, via this document, updated the OTNSP using State Bill (SB) 2 grant funds. Cognizant of the original OTNSP’s success, the City wished to maintain the planning framework of the 2005 OTNSP and its



*Historic Photo of Newhall Garage*





*Newhall Crossings*

subsequent amendments, while revising specific regulations and adding new ones to reflect the economic and regulatory realities of 2022. The objectives underlying the update process included:

- Make the OTNSP more user-friendly for community members, property owners, developers, and staff.
- Emphasize and facilitate Old Town Newhall's emergence as Santa Clarita's Arts & Entertainment District.
- Streamline and eliminate unnecessary barriers to developments that are consistent with the community's vision.
- Simplify and provide clarity to guidelines for architectural styles.
- Simplify guidance for housing developments and facilitate production of a broad variety of housing types.

Additionally, the City sought broad public input during the update process to validate and update the original vision of the community. This updated OTNSP reflects the community's vision and revises its regulatory framework to reflect an updated context.

### **1.1.B. ESTABLISHMENT OF THE OTNSP AREA**

Old Town Newhall is located within the 71-square mile area of the City of Santa Clarita in north Los Angeles County, as illustrated in Figure 1-1. The City was incorporated in 1987 and comprised of four individual communities previously under the jurisdiction of Los Angeles County. The City is within three miles of various regional destinations and transportation corridors, such as the I-5 and SR-14 freeways. Direct regional access to Old Town Newhall is provided by Newhall Avenue, Lyons Avenue, and the Metrolink's Antelope Valley commuter rail line with a direct link to Downtown Los Angeles.



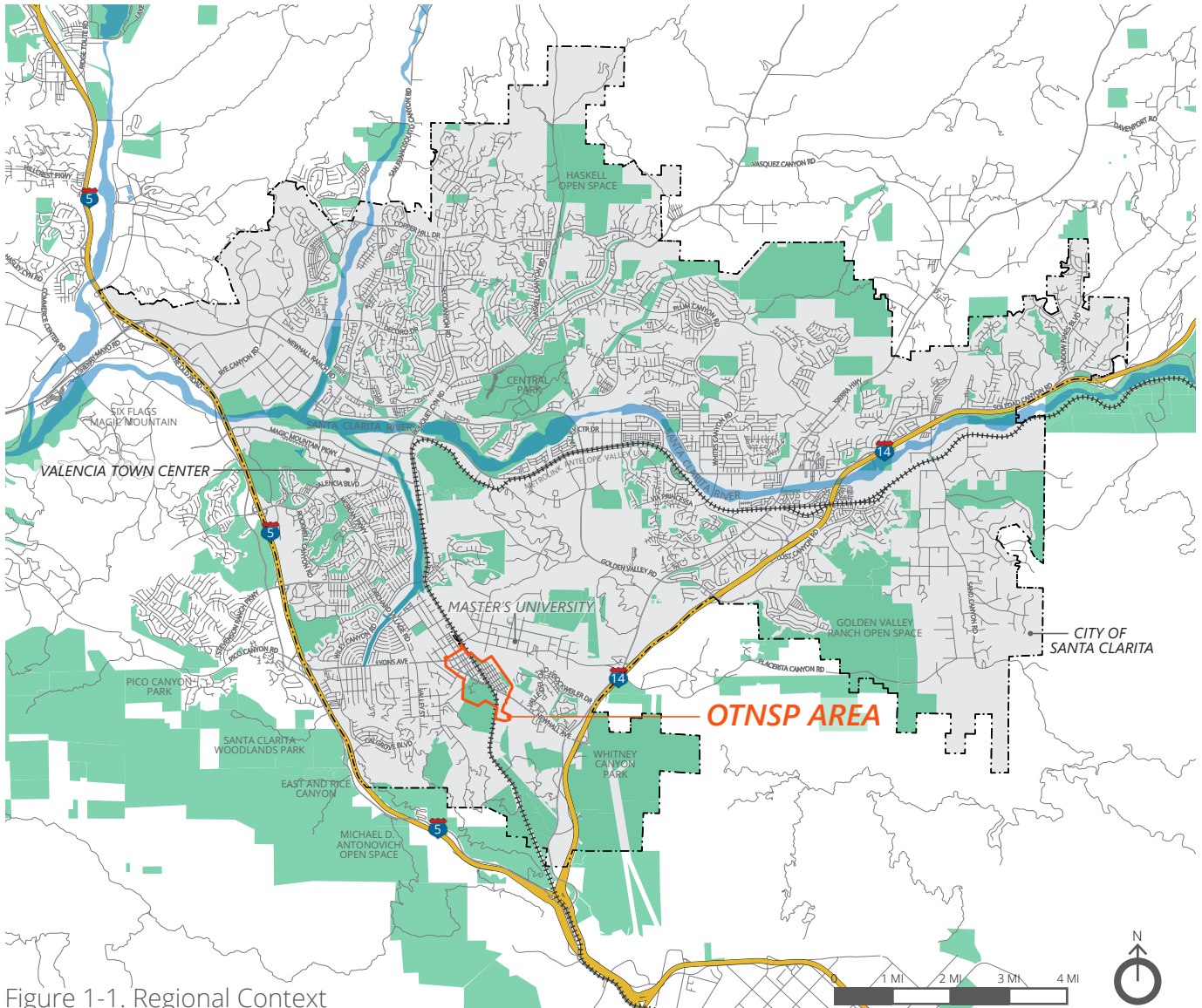


Figure 1-1. Regional Context

Old Town Newhall is approximately three miles from Valencia Town Center, a pedestrian-oriented regional mall, and approximately five miles from Six Flags Magic Mountain. Old Town Newhall is also within one mile of The Masters' University and historic William S. Hart Park (Hart Park). Newhall was originally platted in 1889 into approximately 50 blocks with much of that pattern still intact.

Old Town Newhall, referred to as the OTNSP area, consists of approximately 271 acres and is generally bounded by 14th Street to the north,

Newhall Avenue to the west, Hart Park to the southwest, Creekview Park to the east, and Pine Street to the south. It is served by three commercial arterial corridors (Lyons Avenue, Railroad Avenue, and Newhall Avenue) and is generally comprised of two halves bisected by the Metrolink commuter rail line, as illustrated in Figure 1-2:

The western half consists of:

- The 22-block Arts & Entertainment District (also referred to as Downtown

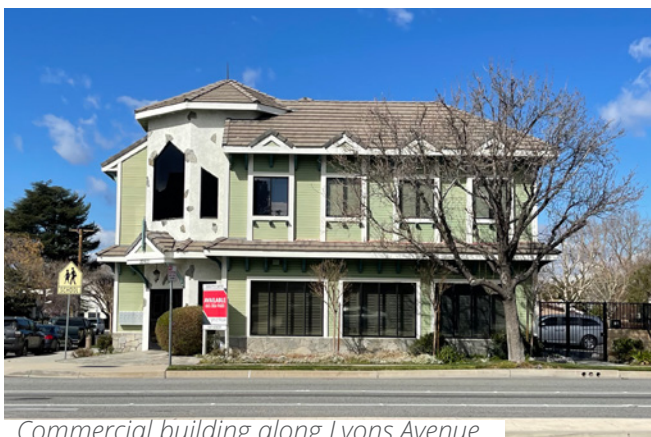
Newhall), which was the original urban core of Newhall;

- A portion of Hart Park;
- A cluster of industrial uses south of Newhall Avenue along Pine Street; and
- A cluster of commercial uses north along Railroad Avenue.

The eastern half is generally known as East Newhall and consists of:

- A roughly 17-block neighborhood of single- and multi-family housing;
- A cluster of commercial uses south along Newhall Avenue; and
- Creekview Park.

The OTNSP area consists of residential, commercial, office, and civic uses. An illustrative diagram of a conceptual buildout (i.e. a possible future pattern of development) is located in Chapter 2.1. A conceptual buildout of the OTNSP area plans for a total of 1,402 dwellings and a total of approximately 1.254 million square feet of commercial space.



Commercial building along Lyons Avenue

### 1.1.C. CIRCULATION NETWORK

Old Town Newhall is accessed and defined by three commercial arterial corridors: a) Railroad Avenue (north of Lyons), b) Lyons Avenue and, c) Newhall Avenue (south of 3rd St). Within the Arts & Entertainment District is a traditional street grid of interconnected blocks.

### 1.1.D. OPEN SPACE NETWORK

Old Town Newhall is bounded by the 265-acre Hart Park on the west and Newhall Creek on the east. The adjacency of these natural features provides Old Town Newhall an unexpected variety of experiences and amenities to supplement its uniquely compact and walkable character. Additionally, Veterans Historical Plaza, located within Old Town Newhall, offers a quiet and intimate space for relaxation and contemplation. Each of these features is described in detail in Chapter 2.

### 1.1.E. STREETSCAPES

There is a rich variety of thoroughfare types and corresponding streetscapes, ranging from the active, vibrant, and pedestrian-oriented streetscape along Main Street to the lush turf parkways and mature canopy trees of flanking streets, such as Walnut Street.



Streetscape along Main Street



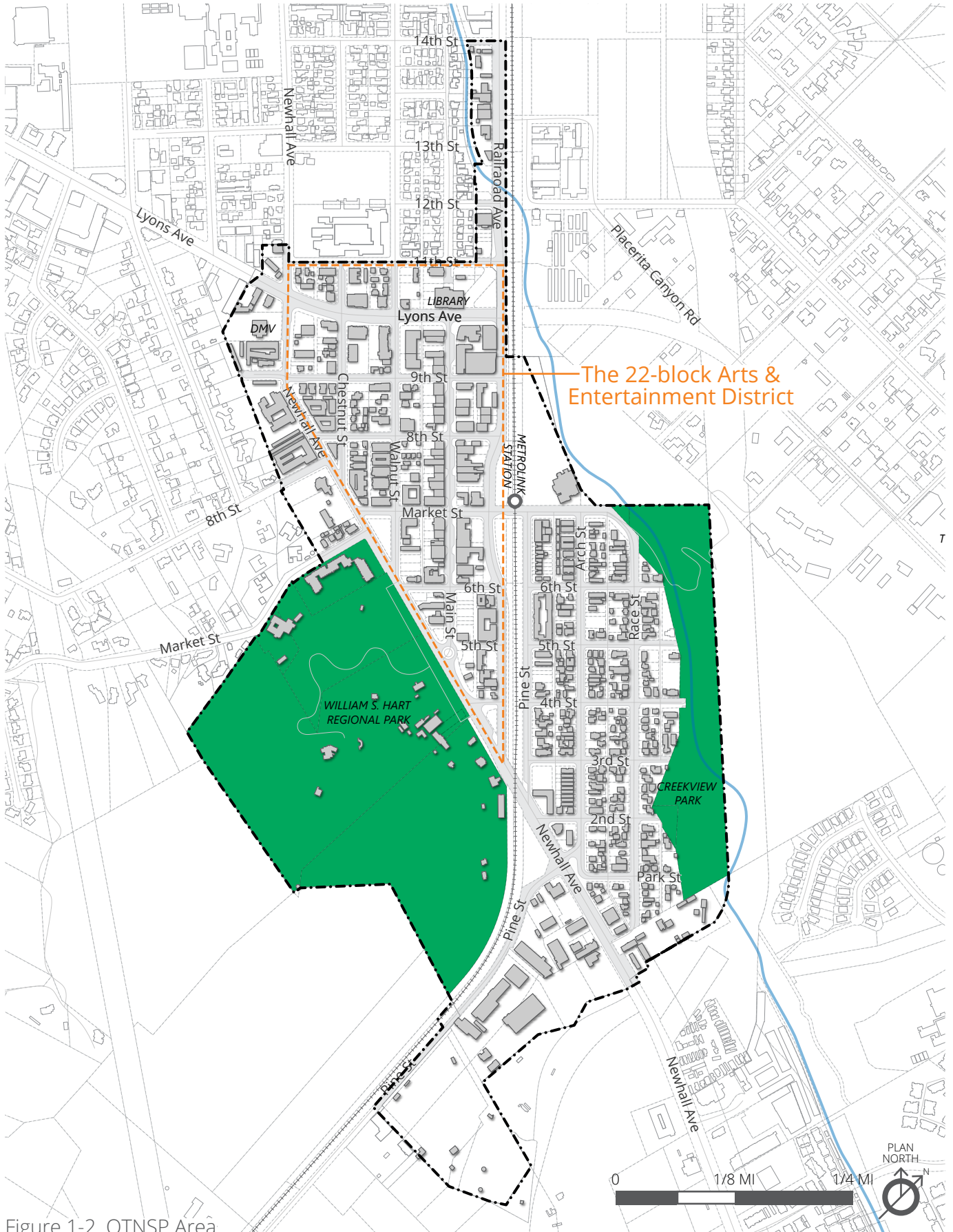


Figure 1-2. OTNSP Area





Retail along Main Street



Dining along Main Street

### 1.1.F. BUILDINGS

Old Town Newhall's building stock was historically characterized by 1-3 story buildings with most being in the 2-story range. Today, buildings are now envisioned to be up to five stories. There are several historic buildings that should be preserved and adaptively re-used over time; these buildings are listed in Section 2.4.

Many residents were first attracted to Old Town Newhall because of its rural environment and open space. Early rural/ranch style homes built on large lots, located south of Lyons Avenue, reflect the community's sporadic and intermittent growth. The architecture of Old Town Newhall homes reflects a diversity of architectural styles. The newer homes on smaller lots are designed in popular design styles from the 1950s to present.

Much of the early commercial development in Old Town Newhall occupies single-story older buildings and serves neighborhoods along Newhall Avenue and Main Street. Commercial development along Lyons Avenue, with some exceptions, follows the commercial styles of the 1960s, 1970s, and 1980s and includes numerous small and mid-sized wood and stucco strip centers. With the adoption of OTNSP in 2005, the City established architectural styles and

guidelines that are consistent with the City's goals for building form, character, and context within Old Town Newhall. These architectural styles include: Main Street Commercial, Mediterranean, Monterey, Western Victorian, and Craftsman. In 2013, the Lyons Corridor Plan was adopted to guide development on Lyons Avenue with the intent to revitalize the area.

Commercial land uses are concentrated mainly within the Arts & Entertainment District, primarily along Main Street. Old Town Newhall is comprised of higher density residential blocks, with a mix of both single-family and multiple-family residential uses. The area south of Lyons Avenue is characterized by lower density residential uses. Large stands of oak trees are scattered throughout the community. Prior to the completion of the interstate system, San Fernando Road (now Railroad Avenue, Main Street, and Newhall Avenue) was a principal link between the San Joaquin Valley and the Los Angeles Basin. The roadway remains a vital arterial within the City.

# 1.2 OVERVIEW OF EXISTING ECONOMIC CONDITIONS

## 1.2.A. OVERVIEW

The original OTNSP was prepared in 2005, prior to the Great Recession and the COVID-19 pandemic. An economic analysis was conducted to assess the current market/economic parameters and retail potential within the OTNSP area. Old Town Newhall has been evaluated in three market areas: **Primary** (a walkable half-mile radius from the corner of Railroad Avenue and Market Street), **Secondary** (two-mile radius from the corner of Railroad Avenue and Market Street), and **Tertiary** (15-mile radius from Railroad Avenue and Market Street). Within the Primary Market area, there are approximately 3,400 people. This population is younger with a median age of 29.2 and a median household income of \$49,300 (2021 estimate). There is a large income discrepancy between households in the Primary market when compared to the rest of the City. As such, this differential has increased the perception of the low-income nature of the immediate market area. However, Old Town Newhall still benefits from high income earners within the Secondary Market area. In fact, the Secondary Market area includes over 38,500 City residents or about 18% of the City's total population. The households in the Secondary Market have a median household income of approximately \$96,000 (2021 estimate), which is significantly higher than the Los Angeles County median household income.

## 1.2.B. RETAIL SALES

As part of this update, an economic analysis was conducted specifically for the Arts & Entertainment District of Old Town Newhall. The Arts & Entertainment District (also referred to as Downtown Newhall and is illustrated in

Figure 1-2 as a smaller geographic area within greater Old Town Newhall), is home to 98 active retail businesses that generated \$23.7 million in taxable sales in calendar year 2019. In general, there is unmet retail (inclusive of both commercial retail and food and beverage) market demand that is leaking out of the Arts & Entertainment District as consumers who live both within the Primary and Secondary Markets need to travel outside of Old Town Newhall to have their retail needs met. The Arts & Entertainment District has the potential to capture approximately \$40 million in potential spending. This gap of approximately \$16.3 million would support an additional 36,000 square feet of high-quality retail space (assuming industry standard sales of \$450 per square foot) in the Arts & Entertainment District if such opportunities were present and available to local consumers.

To position the Arts & Entertainment District for success, new retail development should be oriented towards a "Main Street" or lifestyle-related retail offerings and be sized appropriately to match current and future demand. New retail demand will be created by capturing a higher percentage of sales from the Secondary Market area, potential new housing units and employment growth throughout greater Old Town Newhall. Future retail should support the attractiveness of the area, by promoting retail uses that encourage pedestrian oriented activities as well as retail uses that enhance the sense of place and unique characteristics of Old Town Newhall.

To this point, the Arts & Entertainment District has an underrepresentation of food and beverage (e.g., restaurants) businesses





Storefronts along Main Street

compared to other walkable downtowns. Attracting locally owned, small-scale, ethnic and/or quick-service restaurants, would add to the overall vibrancy of the Arts & Entertainment District. Needham Ranch and other local employment generating developments, for example, could provide significant additional market support for such uses in the Arts & Entertainment District and should be considered strategically in the long-term planning of the area.

### 1.2.C. HOUSING

As with all of Southern California, Old Town Newhall is experiencing heavy demand for residential space. This is evidenced by the recent delivery of new projects in the City and Main Street (Newhall Crossings) and the current low vacancy rates for multi-family for-rent properties in the City. For-sale residential values (both detached single-family housing and multi-family condominiums) have risen dramatically in recent years. In December of 2020, the typical value of single-family homes in Newhall's 91321

ZIP Code was \$667,100. In comparison, the typical condominium value was \$369,200. From December 2020 to August 2021, the estimated value for single-family and condominium homes in the area have increased by 15.5% and 11.9%, respectively.

## 1.3 RELATIONSHIP TO THE GENERAL PLAN

This Specific Plan directly responds to and implements a variety of significant policies of the Santa Clarita General Plan adopted in 2011. The General Plan's Land Use Element introduces the unifying planning framework of a "Valley of Villages", of which Old Town Newhall is an integral component (pages L-8 – L10). In its discussion of Old Town Newhall, the Land Use Element notes that the area's planning objectives include "attracting private investment combined with public funds to create a mixed-use, transit-oriented, pedestrian-friendly, live-work-play environment that will provide dining, entertainment, retail, commercial, and housing choices to both residents and visitors." This





*Newhall Crossings*

center is distinct from the rest in both its age and manner of development. Special standards and revitalization efforts for this area may be appropriate to preserve and enhance the "old town" atmosphere, foster a pedestrian orientation with quality shopping opportunities and to capitalize on the tourist and recreational opportunities of William S. Hart Park. It further identifies a set of planning principles to maintain the unique urban characteristics of the area:

- Make great public places;
- Make great streets (both commercial and residential);
- Live above stores;
- Live near transit;
- Build a variety of buildings;
- Create a variety of housing choices;

- Provide for the right mix of retail;
- Provide the right amount of parking, in the right locations.

Although the OTNSP will implement many goals and policies throughout the General Plan, the following discussion highlights some key links between the OTNSP and General Plan.

The OTNSP and its anticipated development will effectively implement Land Use Element goals and policies, including:

- **LU 1.1.5** (increase infill development)
- **LU 1.2.1** (implement Downtown Newhall Specific Plan)
- **LU 1.2.13** (utilize Specific Plans to plan for vibrant, pedestrian-oriented communities)
- **LU 2.1.2** (land use mix to encourage healthy, walkable communities)

- **LU 2.3.1 – 2.3.6** (increase mixed-use developments)
- **LU 3.1.1 – 3.1.7** (diversity of housing types)
- **LU 3.2.1** (walkable neighborhoods)
- **LU 4.3.1** (promote redevelopment in Old Town Newhall)
- **LU 5.2.4** (encourage transit-oriented development)
- **LU 6.4.1** (maintain historic buildings in Newhall)
- **LU 6.5.1** (classic and timeless architectural styles)

### 1.3.A. RELATIONSHIP TO CITY DESIGN GUIDELINES AND BEAUTIFICATION MASTER PLAN

Beyond the General Plan, these two documents apply to the OTNSP area. To the extent that the OTNSP does not propose to change direction or requirements from these two documents, the existing provisions still apply. However, with the adoption of this OTNSP, where different, provisions of this Plan supersede those of the Community Character & Design Guidelines and Beautification Master Plan.



*Outreach for the 2005 OTNSP*

## 1.4 PUBLIC PARTICIPATION AND PLAN PREPARATION

The recommendations of this OTNSP have been shaped by a generation of community input, provided at two distinct periods over a 15-year interval. Section 1.4.B summarizes community input received during the preparation of the original OTNSP in 2004-2005. Section 1.4.C summarizes the input received during the OTNSP Update process in 2022. This most recent outreach validated and reinforced the aspirations and ideas first heard in 2005.

### 1.4.A. PREVIOUS PLANS AND DOCUMENTS

Prior to the preparation of this OTNSP, the City of Santa Clarita adopted the Downtown Newhall Improvement Program also known as the ‘Freedman Plan’ (1996). This plan promoted many of the same principles that form this OTNSP but was focused more on public and streetscape types of projects and did not substantially address private property. Subsequent to the Freedman Plan, the City adopted the Newhall Special Standards District Design Guidelines. This document provided guidance to private property owners about using the features identified in the Freedman Plan. Both documents helped inform the recommendations of this OTNSP.



*Outreach for the 2005 OTNSP*



### 1.4.B. COMMUNITY INPUT: 2004-2005

The preparation of the original OTNSP, adopted in 2005, involved extensive public engagement, field surveys, stakeholder interviews, and design charrettes. Input received and lesson learnt from these activities shaped the broad framework of the 2005 OTNSP's policy framework.

The project team made field trips to Monrovia, La Verne, Claremont, and South Pasadena to observe and document best practices at these notable "Main Street" and downtown locations. They are of a similar scale and intensity as Old Town Newhall.

Stakeholder meetings with Old Town Newhall property owners, merchants, residents and other interested parties were hosted by the City to convey information and learn from the experiences of Newhall stakeholders. In addition, two joint Study Sessions of the Santa Clarita City Council and Planning Commission were held to provide updates and receive input and guidance from Councilmembers and Commissioners.

Finally, two public design charrettes were hosted to interactively engage interested parties. Each charrette was held over three days and the project team directly engaged stakeholders to develop and review ideas. The charrette process

was designed to be interactive and saw design concepts developed in real-time in response to issues and needs posed by participants. At the end of each 10-hour day, the project team summarized the day's decisions and progress for the community's review and comment. Through this visual and interactive process, it was hoped that participants remained aware of the direction and intent of the evolving Plan.

Charrette 1 (September 13-15, 2004) focused on verifying base information and conditions on subjects ranging from economics, transit, circulation, parking, building form, historic and cultural resources, infrastructure, landscape, and prior efforts at revitalizing Old Town Newhall. The products of this charrette were a vision, a Catalytic Project map, a Traffic and Circulation plan, and a Plan-wide strategy for the open space, landscape and streetscape components of Old Town Newhall.

Charrette 2 (October 26-28, 2004) focused on further developing the four primary components described above, specifically the street and parking network needed to support the envisioned Old Town, the conceptual streetscape plan for Main Street, and finalization of the list of Catalytic Projects.



*Outreach for the 2005 OTNSP*



*Outreach for the 2005 OTNSP*



Outreach for the 2022 OTNSP

### 1.4.C. COMMUNITY INPUT: 2021

The update of the OTNSP in 2022 is intended to build upon the 2005 OTNSP and its subsequent amendments. The two workshops and online survey were conducted to form the basis for outreach and engagement. These provided stakeholders the opportunity to build upon the vision and success of the OTNSP while sharing their preferences, priorities, and ideas for what should take place in the future. The first workshop grounded participants in the OTNSP area, starting with information at the Old Town Newhall Farmers Market coupled with a walking tour and survey of the area. The ideas from the initial walking tour and workshop laid the foundation for the concepts and questions presented during the second workshop.

The second workshop was designed as an outdoor exhibition, with concepts, ideas, and questions related to goals forming the update to the OTNSP. These concepts were built on the input received in the first workshop and survey and further explored ideas from the previous plan while introducing new ideas that could be incorporated in the update. Input and ideas from participants in the second workshop will help guide the OTNSP as it relates to Arts & Entertainment, street activations, development



Outreach for the 2022 OTNSP

processes, linkages to the Metrolink station, and housing opportunities. As a result, the second workshop produced a further understanding of community priorities when refining the vision for Old Town Newhall.

#### 1) WORKSHOP #1 – JUNE 2021

The first public event of the update to the OTNSP was structured as a walking tour of Old Town Newhall. Community members and stakeholders were able to experience first-hand the physical environment of Old Town Newhall through a family-friendly walkabout. Attendees joining on the walking tour were provided with a map guide directing them along the route. Approximately 95 participants engaged during the Farmers Market event and tour and 29 surveys were completed.

#### MAJOR THEMES

- BIKE FACILITIES AND INFRASTRUCTURE**  
 Participants noted interest in biking to Old Town Newhall. Comments included a need to improve bike infrastructure availability through Old Town Newhall. Bike lanes were also highlighted as a potential improvement to increase bike access as well as safety.
- STREET ENVIRONMENT AND BUILT FORM**  
 Participants noted that their walking



experience was pleasant. Others highlighted their positive experiences while walking in Old Town Newhall, specifically the character and enjoyable aspects of Old Town Newhall. Comments varied but primarily focused on improving the experience of walking and using Old Town Newhall for entertainment, outdoor dining, and vibrant sidewalks that feel safe for community members. An interest in mixed-use development was also expressed by most community members, including interest in developing more housing near Old Town Newhall.

- **PRESERVATION**

Participants highlighted the need to preserve many of the historic buildings and businesses in Old Town Newhall. In addition, there was a special interest in keeping businesses local and the need to focus on entertainment businesses. In addition, there was a special interest in keeping unique, locally-owned businesses, discouraging national chains, and the need to focus on entertainment businesses. Other comments highlighted the importance of the library as well as the theater.

- **ATTRACTIONS AND COMMUNITY EVENTS**

Participants expressed an interest in community events that would encourage walking and biking. Some also suggested more attractions such as coffee shops, restaurants, and murals, or other artwork. Participants highlighted their interest in maintaining outdoor entertainment opportunities, including outdoor dining. Many participants noted an interest in closing Main Street to vehicular traffic on specific days to improve pedestrian access to Old Town Newhall, as done for the City's SENSES events.

## 2) WORKSHOP #2 – OCTOBER 2021

Approximately 200 participants engaged during the Farmers Market open house/workshop and provided feedback on draft concepts exhibited during the half-day event.

### MAJOR THEMES

- **GOAL: PROMOTE THE ARTS & ENTERTAINMENT DISTRICT**

One of the goals of the OTNSP is to promote Old Town Newhall as an Arts & Entertainment District. Questions were asked related to art installations, pedestrian-only events, live entertainment, and outdoor dining.



Outreach for the 2022 OTNSP



Outreach for the 2022 OTNSP





- **GOAL: IMPROVE CONNECTIONS TO METROLINK**

For the goal of improving connection to Metrolink, questions were asked related to new uses and developments along Railroad Avenue and ways of improving the walkability and accessibility to/from the Metrolink Station. Participants had an overwhelmingly positive response to improved connections.

- **GOAL: PROVIDE NEW PARKING STRATEGIES**

One of the goals of the OTNSP is to provide new parking strategies to simplify development standards and facilitate the use of new and/or innovative solutions. While participants indicated a mixed response for automated parking, participants had a significantly positive response to flexibility with parking.

- **GOAL: BOOK END THE SOUTH END OF MAIN STREET**

Participants were asked to indicate preference for what uses should be at the south end of Main Street, in addition to parking. Participants showed a strong preference for plazas, entertainment, and retail & restaurants. Participants did not identify office space as preferred use.

## 1.5 OTNSP DESIGN PRINCIPLES

The OTNSP was originally adopted in December 2005 and subsequently amended seven times. Over the past 15 years, the OTNSP has succeeded in revitalizing Old Town Newhall. It has encouraged new development, facilitated the construction of the Old Town Newhall Library, and transformed a state highway into the City's Arts & Entertainment District, a vibrant and walkable destination for locals and visitors alike.

Continuing to build on this success and recognizing the accomplishments of the past 15 years, this update to the OTNSP fine tunes recommendations and aims to maintain its relevance for the next 15 to 20 years.

While this updated OTNSP's design principles remain largely consistent with the original, the revised description below makes notable adjustments. It introduces the principle of establishing Main Street as the City's Arts & Entertainment District. This is a reflection of the organic clustering of arts and entertainment uses over the last 15 years, reinforced by the most recent community input and at the direction of the City Council. The OTNSP is guided by the following design principles:



Outreach for the 2022 OTNSP



Outreach for the 2022 OTNSP





*Streetscape along Main Street*



*Farmers Market at the Old Town Newhall Library*

### **1.5.A. ESTABLISH THE ARTS & ENTERTAINMENT DISTRICT**

Main Street in Old Town Newhall has emerged as a major hub of Arts & Entertainment venues. A growing number of theaters and performance halls (new and historic) have established a critical mass that draws visitors from across the Valley.

### **1.5.B. MAKE GREAT PUBLIC PLACES**

Well-designed and well-used places are memorable and the means by which we remember our experiences. They enhance community identity and foster civic pride. Old Town Newhall – with its rich mix of history, unique built form, and compact street network, has the right mix of ingredients for a network of special places.

### **1.5.C. MAKE GREAT STREETS**

Streets are the theatre of public life. They serve as the arena for a community's social, recreational, artistic, and commercial activities. Great streets allow great architecture and great places. They also welcome users of all modes, ages, and abilities. Vibrant, active, comfortable, and safe streets are the ingredients to great places and communities.

### **1.5.D. LIVE ABOVE STORES**

A downtown is a place defined by the same

general qualities as a neighborhood, with one major exception: commercial activities predominate instead of residential. Yet, the quality and amount of housing in a downtown determine its character. Perhaps the most typical dwelling type in a downtown is the loft or house over retail. Providing additional housing options in the Arts & Entertainment District would create “eyes on the street” to provide an additional sense of security and investment along Main Street and generate more regular customers for local restaurants and businesses.

### **1.5.E. LIVE NEAR TRANSIT**

Further enhancing such living in Old Town Newhall is the presence of the Jan Heidt Metrolink Station. The opportunity to live near transit complements the attributes that already make Old Town Newhall a desirable place to live: walkable streets, easily-accessible amenities and retail services, local Arts & Entertainment, restaurants, and an enduring sense of history that pervades the neighborhood.

### **1.5.F. CREATE A VARIETY OF HOUSING CHOICES**

As a downtown matures, and its livability and economic value increases, a more diverse set of housing choices, attract an increasingly varied resident population. It is not unusual to

encounter lofts, live/work buildings, courtyard housing, row housing, even duplexes, triplexes and quadplexes in nearly completely developed downtowns.

### 1.5.G. GET THE RETAIL RIGHT

The retail industry is in a state of flux. Online commerce has dramatically altered shopping patterns and, consequently, the viability of traditional retail. The COVID-19 pandemic – that arose during the preparation of this update to the OTNSP– further changed how people shop at physical locations. Retail is in a state of flux and land use policies should remain flexible to brick-and-mortar retail to naturally evolve. Current market trends indicate that there is a need and demand for specialty retail and entertainment-related uses and events.

### 1.5.H. GET THE PARKING RIGHT

The typical suburban, sequential pattern of "shop and park" requires a parking space to be dedicated for each visit to a shop, office, or civic institution. For three tasks that require driving amongst them, three parking spaces are required. By contrast, the compactness and mixed-use nature and walkability of a downtown lend themselves to parking just once, and completing multiple daily tasks on foot. The

transformation of drivers into walkers is the immediate generator of pedestrian life: crowds of people that animate public life in the streets and generate the patrons of street friendly retail businesses. It is this "scene" created by pedestrians in appropriate numbers that provides the energy and attraction to sustain a thriving Main Street environment.

## 1.6 ELEMENTS OF THE PLAN

Significant progress has been made to revitalize Old Town Newhall. This has been possible in large part due to the guidance provided by the original 2005 OTNSP and its subsequent amendments. Several of its recommendations have been successfully implemented and transformed Old Town Newhall into the Arts & Entertainment District of the City. The mechanism for its continued success is the pursuit of a set of clear physical and policy initiatives. These set the tone for Old Town Newhall's future in a manner that compels activity from the widest variety of perspectives and interests. The physical and policy strategies that comprise the recommendations in this plan are described in detail in Chapters 2 and 3 and are summarized below.



Metrolink Station



Newhall Crossings and Parking Garage





*Retail and Outdoor Dining along Main Street*

### 1.6.A. PHYSICAL INITIATIVES

Catalytic projects, like a mixed-use anchor development with public parking on southern end of Main Street, improved connections to transit, and additional housing, will build on the successful completion of previously completed catalytic projects to attract additional investments and projects to ‘fill in between’ over the long-term. See Chapters 2 and 3 for more information.

### 1.6.B. POLICY INITIATIVES

Equally important are administrative and policy efforts that are necessary for short- and long-term revitalization success. The 2005 OTNSP proposed an extensive set of land use policies and development standards that utilized a Form-Based Development Code. This update to the OTNSP simplifies and streamlines the code to clarify its intentions and guidance for all users – City staff, property owners, developers,

and members of the public. In addition, the Plan makes recommendations to enhance Old Town Newhall as an Arts & Entertainment District by facilitating supporting uses and activities, such as the expansion of outdoor dining. See Chapters 2, 3, and 4 for more information.







# CHAPTER 2: FORM AND CHARACTER

2.1. The Plan for Old Town Newhall

2.2. Catalytic Projects

2.3. Completed Catalysts from the 2005 OTNSP

2.4. Historic Preservation

2.5. Landscape and the Public Realm

2.6. Transportation

**ADOPTED:** DECEMBER 2005  
**UPDATED:** MAY 2022

## 2.1 THE PLAN FOR OLD TOWN NEWHALL

Chapter 2 of the OTNSP describes conceptual patterns of future development and improvements in Old Town Newhall. Implementing these concepts incrementally over a long period of time will change many of the specific details of the plan, but its fundamental character, qualities and intentions will remain intact. The development standards and code underlying this plan are presented in Chapter 4.

The OTNSP area consists of a total of approximately 50 blocks of residential, commercial, office, and civic uses. It is comprised of two neighborhoods flanking the Metrolink commuter rail line – on the east, the residential neighborhood of East Newhall, and on the west, the 20-block Arts & Entertainment District – as well as a transitioning industrial district on the south. Upon buildout, the OTNSP contemplates up to 1,092 new dwellings for a total of 1,402, and up to 1.017 million square feet of new commercial space for a total of approximately 1.254 million square feet. Some of these developments have already been constructed and some will occur in the form of new construction or as adaptive reuses of existing buildings.



Main Street



Main Street

The conceptual build-out of the OTNSP area is illustrated in Figure 2-1 and reflects the following elements of a traditional neighborhood:

- A ten-minute walk from center to edge;
- An interconnected network of multi-modal streets;
- A vibrant set of public spaces, including streets that range from lively streetscapes to passages;
- A mix of residential, retail, and office uses;
- A set of civic and community facilities that enable the public life of all people living there;
- Immediate pedestrian access to nature;
- Places for recreational activity in plazas and pocket parks;
- Housing types for people of a variety of incomes and ages;
- A landscape in character with the climate and culture of Newhall.





Figure 2-1. Potential Build-Out of the OTNSP Area





*Newhall Crossings (under construction)*

## 2.2 CATALYTIC PROJECTS

Public input received over two workshops in Summer and Fall 2021 identified catalytic projects of community-wide significance to build upon the success and projects previously implemented via the 2005 OTNSP. To implement the goals of the OTNSP, a combination of public and private investments must be made to provide the economic basis for these projects to be successfully realized. Each catalytic project is described in below and illustrated in Figure 2-1.

### 1 MIXED-USE ANCHOR ON SOUTHERN END OF MAIN STREET

To complement the vibrancy and activity recently developed at the north end of Main Street, develop a new mixed-use destination potentially at the vacant parking lot between 6th and 5th Streets, at the southern end of Main Street. This destination could provide a mix of complementary new uses - ranging from housing, retail, office, or institutional uses, as well as additional public parking.

### 2 PARK-ONCE STRUCTURE ON SOUTHERN END OF MAIN STREET.

Originally envisioned as a 400-parking space Park-Once structure, this second parking

structure would book-end the City's Old Town Newhall Parking Structure at the northern end of Main Street at Newhall Crossings and provide convenient access to destinations on the southern end of the Arts & Entertainment District, proximate to the Hart Park gateway.

#### • MUSEUM

Develop a museum in Old Town Newhall (at a yet to be determined location). This component of civic infrastructure would be regional in scope. A museum will serve to broaden the appeal of Old Town Newhall among the greater community of Santa Clarita. Possible types include a Children's or Science-oriented Museum.

#### • THE MERCADO

Develop a public market ("mercado") and associated plaza in Old Town Newhall (at a yet to be determined location) to introduce a unique commercial activity in the Arts & Entertainment District along with a civic gathering place. A mercado will appeal to the community at large in that no such feature exists elsewhere in the City, by offering a collection of numerous merchants offering products, such as fresh produce and specialty items ranging from food and produce to clothing and cafes. A mercado combined with a flexible public plaza provides a special place and



*Housing along Walnut Street*





*Vacant Lot adjacent to the Lexen Hotel at Main and 6th Streets*

amenity for Old Town Newhall for residents and visitors alike.

Until a permanent location is established, the weekly Old Town Newhall Farmers Market, located at the Old Town Newhall Library parking lot, has emerged as a successful indication of the interest and popularity of this public market concept.

### **3** INFILL HOUSING

Develop new infill housing within the two existing residential neighborhoods of Old Town Newhall – East Newhall and in the west within the Arts & Entertainment District. New infill housing will range from single-family detached houses to duplexes, triplexes, quadplexes, live/work, rowhouses, and stacked dwellings in appropriate pedestrian- and street-friendly patterns and densities over time. This is to occur in a manner that respects each neighborhood's role and scale in Old Town Newhall.

### **4** TRANSIT-ORIENTED HOUSING

In East Newhall adjacent to the Jan Heidt Metrolink Station at Market and Pine Streets, develop transit-oriented housing in proximity to Main Street and the Arts & Entertainment District. While light-rail transit stations are proven more successful at attracting housing developments, the OTNSP provides the mechanism for such housing to occur – if market feasible – adjacent to the commuter rail station.

### **5** CREATIVE INDUSTRY / BUSINESS DISTRICT

Identify the industrial tracts of land east of Pine Street and south of the railroad tracks for new creative industries and businesses. This area lies within the City's Jobs Creation Overlay Zone (JCOZ) and is intended to be consistent with its goal of attracting and promoting the creation of high-quality jobs in targeted industries, such as aerospace, biomedical, entertainment, technology, and art. New developments in the creative industry can be integrated with existing light-industry uses and can occur through the





Main Street

adaptive-use of existing industrial buildings. Existing buildings in this area can meet the demand of creative industries that seek large-scale, industrial, live-work spaces that can serve flexibly as workshops, exhibition space, or as a residence.

## 6 CORRIDORS

Improve each of the three corridors that provide Old Town Newhall with community-wide access to the west, north, and south. Railroad Avenue (from Lyons Avenue to the north OTNSP boundary), Newhall Avenue (from 3rd Street to the south OTNSP boundary), and Lyons Avenue (from the west OTNSP boundary to Railroad Avenue) are each characterized by heavy vehicular traffic and a lack of street definition. New developments along the corridors will focus on improvements to the public realm, specifically to streetscapes, building frontages, and access.

## 2.3 COMPLETED CATALYSTS FROM THE 2005 OTNSP

To set in context the breadth of implementation already achieved by the 2005 OTNSP, below is a listing of built projects that have already transformed Old Town Newhall. These projects are also illustrated on Figure 2-1.

### 7 MAIN STREET (FORMERLY SAN FERNANDO ROAD)

A fundamental strategy in revitalizing Old Town Newhall was the transformation of San Fernando Road, a truck route and six-lane arterial, into a walkable, pedestrian-first Main Street. From Pine Street to Lyons Avenue, this segment of San Fernando Road was terminated at Lyons Avenue (providing a site for the new Old Town Newhall Library) and changed from a 'pass-through' traffic thoroughfare to a pedestrian-first destination. Regional traffic is now distributed to the flanking streets: Newhall and Railroad Avenues.

Traffic-calming and streetscape improvements reestablished Old Town Newhall as a walkable street and catalyzed its revitalization.

The result is a five-block Main Street that today serves as the recognizable Arts & Entertainment District of the City. This is where traffic is most calm in Old Town Newhall to fully balance the needs of pedestrians with those of cars, and to enable pedestrian-oriented shops, restaurants, services, theaters, and entertainment venues. Parking is addressed through diagonal on-street parking with additional parking for the district in a strategically located Old Town Newhall Parking Structure built on the corner of Railroad Avenue and 9th Street.

#### **8** OLD TOWN NEWHALL LIBRARY

One of the most impactful improvements that has occurred as a consequence of the 2005 OTNSP has been the development of Old Town Newhall Library. Located axially and visually prominent at the northern terminus of Main Street, it occupies a place of prominence and has emerged as an iconic image of the Old Town Newhall's revitalization with its 55-foot tall building and 67-foot tower visible from the entirety of Main Street's five blocks. As the site of a weekly farmers market, it draws visitors from beyond Newhall and has elevated the



*Old Town Newhall Library*

community's identity and visibility. The Library is approximately 30,000 square feet and has a 106-space parking court. The Library opened to the public in 2012.

#### **9** OLD TOWN NEWHALL PARKING STRUCTURE ON NORTHERN END OF MAIN STREET

The 'Park-Once' strategy to address parking needs is critical to transforming Old Town Newhall into a viable place and long-term commercial success. The City's Old Town Newhall Parking Structure (one of two planned parking structures/garages from the 2005 OTNSP) provides 372 parking spaces and was built by the City in 2018 adjacent to the Newhall Crossings redevelopment project. The 55-foot tall parking structure is lined with retail and residential uses along its street edges to 'screen' it from public view while providing developable area and maintaining the pedestrian-oriented streetscape. In addition, the rooftop includes an assembly area for a potential event space. The parking structure provides convenience and access to visitors, while essentially freeing up large amounts of land that would otherwise be required of new developments to provide on-site parking. Such land can be dedicated to the development of new retail, office, and housing projects to further activate Old Town Newhall.



*Old Town Newhall Library (under construction)*



## 10 MAIN STREET ARTS AND ENTERTAINMENT

Newhall Crossings is a mixed-use redevelopment project that was built in 2020. It includes retail and residential and is neighboring the Laemmle Newhall Theatre. It has become a notable anchor on the northern end of Main Street and enlivens street activity. It provides approximately 20,000 square feet of ground-floor commercial space and 47 upper-level apartment units for rent. The presence of Laemmle Newhall, with its seven theaters, provides a notable pairing with food and beverage establishments and allows the Arts & Entertainment District to offer “dinner and a movie” experiences. Laemmle Newhall opened in 2021. In addition, Main Street is home of the Walk of Western Stars. Similar in style to the Hollywood Walk of Fame, the Walk of Western Stars honors actors, directors, and film professionals for their contributions to Western heritage in America. The series of stars is located on the sidewalk along both sides of Main Street.

## 11 WILLIAM S. HART PARK GATEWAY AND CONNECTIONS

William S. Hart, also known as "Two Gun Bill," was the first cowboy movie star during the silent film era. He made almost 70 silent movies from 1914 to 1925, and donated his sprawling 265-acre ranch for the public to enjoy. Hart Park was created in 1946 when Mr. Hart donated the land to the County of Los Angeles to use as a museum and park. Hart Park is the former ranch of Mr. Hart and was previously named "Horseshoe Ranch". This facility, immediately adjacent to Old Town Newhall, contains 265 acres of which 160 are deeded to the County as 'wilderness'. The Park consists of the wilderness acreage, a picnic and camping area with an equestrian trail, a barnyard animal area including a 20-acre bison preserve, a 1910 ranch house, a collection of 19th century buildings known as Heritage Junction and, Mr. Hart's personal residence "La Loma de Los Vientos" (The Hill of The Winds) with spectacular views of the area.

Laemmle Theatre at Newhall Crossings





*Historic Photo of the American Theater Company*

The 2005 OTNSP recommendations to improve connections resulted in the construction of a roundabout at the intersection of Newhall Avenue and Main Street. This serves as southern gateway to Old Town Newhall while also improving access via new crosswalks across Newhall Avenue.

**12 RAILROAD AVENUE**

To enable a pedestrian-oriented Main Street, Railroad Avenue was extended to the segment of San Fernando Road from Lyons Avenue to Magic Mountain Parkway. It serves as the principal downtown by-pass street for commuter traffic and has the same name both into and through Old Town Newhall.

**13 NEWHALL AVENUE**

To further promote Old Town Newhall's identity, the segment of San Fernando Road between 3rd Street and State Route 14 was renamed Newhall Avenue. This announces Newhall's presence to travelers on South Route 14 and is consistent with the City's 2001 Beautification Master Plan.

• **PRIVATE INVESTMENTS**

In addition to the significant public investments from the City, the Old Town Newhall revitalization must have investment from the private sector, from businesses, property owners and



*Historic Photo of Sheriff Substation No.6*

developers. Since the OTNSP was adopted, and especially in the last few years, we are seeing more and more of this. Newhall Crossings, the first ground-up mixed-use development to be constructed on Main Street, in accordance with the OTNSP, is just one of many. Other new privately-funded developments that contribute to the vibrancy of the Arts & Entertainment District include the Laemmle Theatre, Reyes Winery, The Old Town Junction, Hart & Main, and Lexen Hotel.

## 2.4 HISTORIC PRESERVATION

This section provides an understanding of Old Town Newhall's historic context along with a set of initiatives to allow for the sensitive and meaningful adaptive reuse of its historic resources, as illustrated in Figure 2-2.

**1 AMERICAN THEATER COMPANY**

Silver screen star and Newhall icon William S. Hart built this theater at the corner of Spruce and Eleventh Streets in 1940, six years before his death. The structure was used as a theater through the 1960s and still stands as the home of American Legion Post 507.

**2 TOM MIX COTTAGES**

This small building was built by Halsey W. Russell in 1919. In 1922, the six other cottages were added, forming a motor court catering to drivers





Figure 2-2. Historic Structures

on the old Ridge Route. These structures were also used by motion picture people as housing during the filming of stories in this area near "Mixville." Tom Mix used one as a dressing room on several occasions.

**3 SHERIFF SUBSTATION NO.6**

Sheriff's deputies replaced the old constabulary (and jail) in 1926, building Substation No.6 and staffing it with 8 men commanded by Captain Jeb Stewart. This was the second jail in what is now known as Santa Clarita. The Newhall Signal took over the building in 1968, using it as a "back shop" until they moved in 1986.

**4 DENTIST'S OFFICE**

This small and relatively modest building is one of the few structures in Old Town Newhall to warrant preservation for architectural merit. A dentist's office for more than 40 years, this brick structure includes a variety of well-executed architectural details, such as vintage metal windows, pipe columns, and simple eaves.

**5 OLD JAIL**

Plans for the first Newhall jail were laid in 1888. Architectural plans, drawn by Hudson & Munsell of Los Angeles, called for the construction of a concrete building with a 1/4-inch thick steel door covering. Construction was completed by



Old Jail





Masonic Lodge/Courthouse



Canyon Theatre Guild

May, 1906, when the windows were covered with heavy screens and the interior walls were whitewashed. Records from the Newhall Sheriff's Station (Substation No. 6) indicate that the jail housed an estimated 250 prisoners between January and October of 1939, after which time the jail was no longer used, and the cells which had been added onto the Sheriff's substation in 1928 were used instead. The jailhouse and lot were sold sometime after 1939 and were used for various commercial purposes in the decades that followed.

### 6 MASONIC LODGE/COURTHOUSE

The Newhall Masonic Building Company, Ltd., was incorporated in 1931 and completed this two-story County project in 1932. The Courthouse occupied the ground floor, and the Masonic Lodge the second story. Lumber from the older Mayhue building was later used, including the floor of the Hap-A-Lan dance hall. The Court moved to Valencia in 1968 and the courtroom became offices.

### 7 CANYON THEATRE GUILD

The Canyon Theatre Guild has been serving the citizens of Santa Clarita Valley with quality live theater for over 50 years. In 1999, the City

provided grant funds to the Canyon Theatre Guild to assist in their move to Old Town Newhall. The Canyon Theatre Guild building on Main Street opened to the public in 2000. As the premier live theatre company in the Santa Clarita Valley, this building - in addition to the Repertory East Playhouse - is the core of the Arts & Entertainment District.

### 8 NEWHALL ICE COMPANY

Fred Lamkin came to Newhall in 1917, opening a garage fronting the former San Fernando Road. This structure was built in 1922 by Mr. Lamkin as a warehouse and storage yard. Shortly after construction, the warehouse was converted into an icehouse, which is still in operation.

## 2.5 LANDSCAPE AND THE PUBLIC REALM

Old Town Newhall exists at the edge of urbanization. Unlike the more infilled portions of Los Angeles County, Old Town Newhall is set within a bounty of habitat-rich natural and man-made features, including rivers, creeks, open spaces, parks, and trails. Most prominently, the hillsides surrounding Old Town Newhall are covered in native species, such as Chaparral, California Sagebrush, and Southern Oak trees, and can be seen from multiple vantage points,

contributing to the iconic rural western character that is characteristic of Old Town Newhall's identity.

This section describes the various components of Old Town Newhall's landscape and provides an overview of its character and design intent, in addition to a list of recommended improvements. Improvements to the landscape within Old Town Newhall should follow the policies, standards, and guidelines provided in related planning documents, including:

- Santa Clarita Beautification Master Plan
- Santa Clarita Parks, Recreation, and Open Space Master Plan
- Santa Clarita Non-Motorized Transportation Plan

### 2.5.A. CONNECTIONS TO OPEN SPACE/ NATURAL AREAS AND PARKS

The City's multi-use (pedestrian, bicyclist, and equestrian) corridor system provides access to various rivers, creeks, open spaces, parks, and trails. These connections are essential to the continued success of Old Town Newhall's rural Western charm. New connections, whether by foot, bike, or vista, should continue to promote accessibility between Old Town Newhall and



*Walk of Western Stars along Main Street*



*The ARTree Community Arts Center Mural*

adjacent natural amenities. For guidance on proposed connections, such as bikeways and pedestrian trails, refer to Section 2.6.

### 2.5.B. STORMWATER MANAGEMENT

Old Town Newhall is located within the Santa Clara River watershed, and is adjacent to the junction of Newhall Creek, Placerita Creek, and the South Fork of the Santa Clara River. The South Fork of the Santa Clara continues north along Railroad Avenue for a short distance before it joins the main channel of the Santa Clara River. Along its banks, native habitats support a rich variety of flora and fauna. Currently, all stormwater run-off from Old Town Newhall's impervious surfaces, such as sidewalks, roads, and parking lots is directed to storm drains into the surrounding creeks and downstream into the Santa Clara River. As a result, management of stormwater run-off into existing creeks is an important environmental issue.

Stormwater management in Old Town Newhall will be regulated by the City of Santa Clarita's Low Impact Development (LID) Standards (UDC 17.95).

### 2.5.C. MAIN STREET

Main Street is at the center of Old Town Newhall and has a unique and easily identifiable sense

of place that derives its identity from its past. To reflect this identity, the character of the public realm (inclusive of the sidewalk, paving, street furniture, landscaping, signage, and art) along Main Street, will follow three basic tenets:

### 1) CELEBRATE THE PAST

The various architectural elements that comprise Main Street's historic character were established in different time periods, including downtown buildings that date from Newhall's founding in the 1870s, Heritage Park with its mix of 19th century buildings, the influence of Hollywood Westerns evident in William S. Hart's home "La Loma de los Vientos" of the 1920s and a restored Melody Ranch, and the Walk of Western Stars that was initiated in the 1960s. To celebrate this rich history, the design of the public realm (inclusive of sidewalk paving, street furniture, landscaping, signage, and art) should continue to complement Main Street's established rural Western theme and the architectural styles of adjacent buildings.

### 2) INCORPORATE LOCAL NATURE

Old Town Newhall's proximity and relationship to nearby canyons, creeks, and rivers is complementary to Main Street's rural Western theme. Landscaping in the public realm should



*Mural along Main Street*



*Mural along Main Street*

follow a "Riverwash" or "Arroyo" theme with a focus on the use of local materials, such as Vasquez Canyon stone, and native landscaping. For guidance on street trees, see Section 2.5.D.

### 3) PROMOTE LOCAL ARTS AND ENTERTAINMENT

As the center of the Arts & Entertainment District, Main Street should be host to the works of local artists and entertainment venues from which residents and tourists alike can experience and enjoy. Opportunities to incorporate local arts and entertainment into the public realm include:

- Signage and wayfinding, e.g., signs, kiosks, light pole banners, etc.
- Sculptures and murals
- Temporary/permanent art installations
- Building facades
- Street furniture, e.g., lighting, seating, waste receptacles, etc.
- The use of public spaces such as the street, sidewalks, plazas, etc. for events/gatherings





Main Street Streetscape



Main Street Streetscape

### 2.5.D. DESIGNATED STREET TREES

This section provides guidance to the selection and planting of street trees that complement the character of Old Town Newhall. Trees should be coordinated with the City Urban Forestry Division and Landscape Maintenance District (LMD). In general, street trees should adhere to the following:

- Existing healthy street trees should be preserved, even if a different tree is noted in this section.
- Where space is available, tree wells should be at least 4' x 6'.
- Where space is not available, permeable paving or tree grates should be utilized.
- Automatic irrigation should be provided.
- Where right-of-way easements are too narrow, consider easements in front yard setbacks.
- Street trees should be a minimum of 30 feet apart along the street frontages.
- Street tree species in commercial areas shall be selected so that tree canopies do not significantly diminish line of site to business frontages and signage.

The designation of street trees for Old Town Newhall is organized by area in Table 2-1.

## 2.6 TRANSPORTATION

This section describes the major transportation elements that provide accessibility throughout Old Town Newhall, provides guidance on their design, and outlines a list of recommended improvements.

### 2.6.A. STREET NETWORK

Today, Old Town Newhall stands as a vibrant, walkable destination in large part due to the street improvements made as a result of the 2005 OTNSP. Arguably the most significant improvement was the transformation of San Fernando Road from a truck route and six-lane arterial into a walkable, pedestrian-first Main Street. The principles that guided this transformation are what continue to guide Old Town Newhall's success, which hinge on the notion that streets should be "pedestrian-first" and provide a safe, comfortable, and attractive environment for pedestrians (and cyclists) just as much for automobiles.

Old Town Newhall is characterized by short, compact blocks that are made walkable by the diversion of pass-through traffic along three major arterials: Lyons Avenue, Newhall Avenue,

LEGEND:

(D) DESIGNATED TREE

(E) EXISTING TREE

	ARTS & ENTERTAINMENT DISTRICT										CORRIDORS			EAST NEWHALL										
	Market St.	Main St.	Spruce St.	Walnut St.	Chestnut St.	12th St.	11th St.	9th St.	8th St.	6th St.	5th St.	Newhall Ave.	Railroad Ave.	Lyons Ave.	Race St.	Arch St.	Pine St.	6th St.	5th St.	4th St.	3rd St.	2nd St.	Park St.	
African Fern Pine ( <i>Afrocarpus falcatus</i> )	D			D																				
<b>African Sumac</b> ( <i>Rhus iancea</i> )													E											
<b>American Elm</b> ( <i>Ulmus americana</i> )				E	E	E								E					E	E	E	E		
<b>Arizona Ash</b> ( <i>Fraxinus velutina</i> )	E	E		E								E												
<b>Ash</b> ( <i>Fraxinus sp.</i> )			E	E		E																		
<b>Atlas Cedar</b> ( <i>Cedrus atlantica</i> )																								
<b>Australian Willow</b> ( <i>Geijera parviflora</i> )												E												
<b>Black Locust</b> ( <i>Robinia pseudoacacia</i> )										E	E				E	E		E	E	E	E	E	E	E
<b>California Sycamore</b> ( <i>Platanus racemosa</i> )			E																					
<b>Chinese Flame</b> ( <i>Koelreuteria bipinnata</i> )		E			E		D/E	D																
<b>Chinese Fringe Tree</b> ('Fruitless' <i>Chionanthus retusus</i> )												D	D											
<b>Chinese Pistache</b> ( <i>Pistacia chinensis</i> )				D	D									E										
<b>Crape Myrtles</b> ( <i>Lagerstroemia indica</i> )				D/E			E					D/E	D			E								
<b>Desert Willow</b> ( <i>Chilopsis linearis</i> )		D										D												
Eastern Redbud (E																								
<b>Eucalyptus species</b> ( <i>Eucalyptus sp.</i> )			E																					
<b>Eastern Redbud</b> ( <i>Cercis canadensis</i> )		D																						
<b>Evergreen Pear</b> ( <i>Pyrus kawakamii</i> )		E					E																	
<b>Goldenrain Tree</b> ( <i>Koelreuteria paniculata</i> )	D												E											
<b>Japanese Black Pine</b> ( <i>Pinus thunbergii</i> )													E											
<b>Japanese Tree Lilac</b> ( <i>Syringia reticulata</i> )		D																						
<b>Locust species</b> ( <i>Robinia sp.</i> )				E																				
<b>London Plane</b> ( <i>Platanus x acerifolia</i> )			D		E	E	E	E							E	E								
<b>Magnolia species</b> ( <i>Magnolia sp.</i> )		D		E	D							D	D											
<b>Modesto Ash</b> ( <i>Fraxinus velutina</i> 'Modesto')													E											
<b>Monterey Pine</b> ( <i>Pinus radiata</i> )																						E	E	
<b>Ornamental Pear</b> ( <i>Pyrus calleryana</i> )		E	E								E	E	E					E						
<b>Queen Palms</b> ( <i>Syagrus romanzoffianum</i> )													E											
<b>Raphiolepis</b> ( <i>Raphiolepis indica</i> 'Magnificent')	D											D												
<b>Salt Cedar</b> ( <i>Tamarix chinensis</i> )														E										
<b>Siberian Elm</b> ( <i>Ulmus pumila</i> )				E	E		E	E							E				E	E				
<b>Silver Dollar Gum</b> ( <i>Eucalyptus polyanthemos</i> )																E								
<b>Western Cottonwood</b> ( <i>Populus fremontii</i> )														E										
<b>White Birch</b> ( <i>Betula pendula</i> )								E																

Table 2-1. Designated Street Trees

and Railroad Avenue. As a result, elsewhere in Old Town Newhall, streets are either secondary or minor in nature, narrower in width, and calmer in vehicular traffic with a focus on pedestrian-oriented uses and activities instead.

Any future street improvement should consider the following principles that continue to be characteristic of Old Town Newhall's success:

- *Hierarchy* – Streets should vary in type, width, and character, each calibrated to the Building Types and uses each is meant to serve.
- *Lean* – Streets should be “lean,” or designed to the minimum width necessary for the adequate function and character of each corridor.
- *Interconnected* – Streets should provide for a variety of alternative paths of movement.

## 1) PROPOSED STREET IMPROVEMENTS

The following outlines proposed improvements to the existing street network for the OTNSP area, as illustrated in Figure 2-3.

### **A** MARKET STREET STREETScape IMPROVEMENTS

From Main Street to the Metrolink Station along Market Street, this project will include new curb extensions, paving materials, pedestrian-scale light fixtures, street furniture and new trees. Pedestrian-safety improvements at the intersection of Market Street and Railroad Avenue will improve walkability and accessibility to and from the Metrolink Station. In addition, parcels along the route should be encouraged to redevelop and provide

new transit commuter-related amenities. Because this street is physically at the center of Main Street and activity and so forth, special attention should be given to relocating overhead utilities below ground.

### **B** NEWHALL AVENUE (RAILROAD AVENUE TO RACE STREET)

A minimum 5 feet width sidewalk, buffered from traffic by a landscape strip planted with shade trees, will replace the existing patchwork of discontinuous sidewalks and narrow sidewalks immediately adjacent to the curb. To improve safety, the existing two-way left-turn lane will be replaced by a raised median planted with mature trees, with left-turn pockets at intersections. On-street bicycle lanes will be added. South of the railroad tracks, the roadway is planned to be widened to six lanes: these improvements will require an ultimate right-of-way width of 114 feet, rather than current 100 feet.

### **C** BIKE PATH ALONG RAILROAD TRACKS

A paved bicycle and pedestrian path (minimum 8 feet wide) will be added on the east side of the railroad right-of-way (switching to the west side of the tracks north of 13th Street). This path will link Newhall to the City's existing trail network. This "rail-trail" will require the relocation of the existing fence, to ensure that the trail is separated from the tracks by an effective barrier. This project is also proposed as part of the 2020 Non-Motorized Transportation Plan.

### **D** CREEKSIDE BIKE/PEDESTRIAN PATH

A paved bicycle and pedestrian path will follow Newhall Creek, providing a quiet



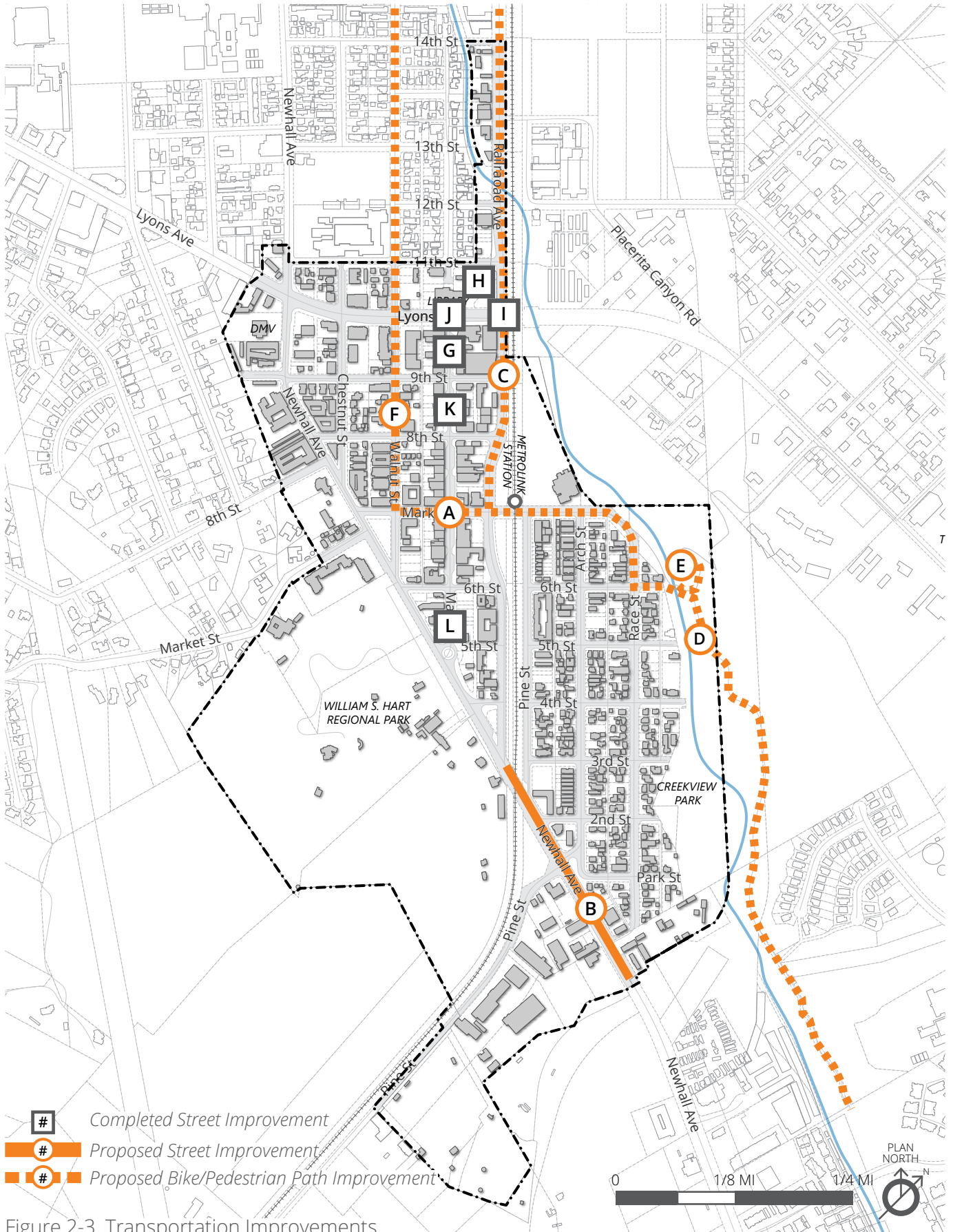


Figure 2-3. Transportation Improvements

route which connects the East Newhall neighborhood to Creekside Park, the train station and the City's wider trails system.

**E** **BRIDGE ACROSS CREEK FOR EQUESTRIAN/ PEDESTRIAN TRAIL**

A new bridge over Newhall Creek will provide an all-weather connection for the existing equestrian and pedestrian trail from the Master's University to Market Street, providing students with easy access to Old Town Newhall.

**F** **BICYCLE BOULEVARD ON WALNUT STREET**

A bicycle boulevard along Walnut Street with a signalized crossing at Lyons Avenue will continue south to Market Street where it will turn east until the Metrolink station. This project is also proposed as part of the 2020 Non-Motorized Transportation Plan.

**2) COMPLETED STREET IMPROVEMENTS**

The following outlines the recommendations from the 2005 OTNSP that have already been implemented.

**G** **RECONFIGURE NORTH END OF SAN FERNANDO ROAD (MAIN STREET)**

The north ends of San Fernando Road (now Main Street) and Railroad Avenue as

well as the east end of Lyons at Railroad have been reconfigured.

**H** **REALIGN SAN FERNANDO ROAD (MAIN STREET) DIAGONAL**

Removed diagonal portion of San Fernando Road to create a sizable block of developable land. Doing so, terminated the vista down San Fernando Road (now Main Street) and slowed traffic through the heart of downtown, transforming a highway into Main Street.

**I** **RECONFIGURE LYONS AVENUE/ RAILROAD AVENUE INTERSECTION**

To replace the traffic capacity previously provided by the diagonal portion of San Fernando Road (now Main Street), this intersection was widened with additional turn lanes and to expedite the traffic from San Fernando Road to Railroad Avenue.

**J** **RECONFIGURE LYONS AVENUE/ SAN FERNANDO ROAD INTERSECTION**

This intersection was reconfigured as a typical "T" intersection

**K** **SAN FERNANDO ROAD STREETScape IMPROVEMENTS**

San Fernando Road (now Main Street) was



Roundabout at Main Street and Newhall Avenue



Roundabout at Main Street and Newhall Avenue





Parking Garage at Newhall Crossings

reconfigured with diagonal parking on both sides; curb extensions at all corners to reduce pedestrian crossing distances; new paving materials, pedestrian-scale light fixtures, street furniture and mid-block crosswalks in the two central blocks. A four-way stop replaced the traffic signal at the intersection of San Fernando Road (Main Street) and Market Street.

**L RECONFIGURE SAN FERNANDO ROAD/ NEWHALL AVENUE INTERSECTION**

This intersection was reconfigured with a roundabout to ease the flow of traffic from San Fernando Road (Main Street) to Newhall Avenue and provide crosswalks to access Hart Park. This improvement has established a southern gateway into Old Town Newhall.

**2.6.B. PARKING**

Fundamental to the success of Old Town Newhall is the creation of a Park-Once district which

reduces traffic (the number of single automobile trips) and the land required for parking. A Park-Once district is advantageous for three reasons:

- **PARK-ONCE**  
Those arriving by car follow a Park-Once pattern, generating just two vehicle movements, parking just once, and completing multiple daily tasks on foot.
- **SHARED PARKING AMONG USES WITH DIFFERING PEAK TIMES**  
Spaces can be efficiently shared between uses (such as residential, office, restaurant, retail, and entertainment uses) with differing peak hours, peak days, and peak seasons of parking demand.
- **SHARED PARKING TO SPREAD PEAK LOADS**  
Parking supply can be sized to meet average parking loads across shared buildings, instead of worst-case scenario parking loads needed for singular buildings.





*On-Street Parking along Main Street at Newhall Crossings*

To implement a successful Park-Once district in Old Town Newhall, the following is proposed:

- **ASSESS AND PROVIDE NEW PARKING STRATEGIES**

Periodically evaluating the parking conditions in the OTNSP area is important to assess the current needs and create solutions. For example, the 2015 Old Town Newhall Parking Study was updated to reflect today's conditions. Furthermore, the recent public outreach revealed that customers had a significantly positive response to adding flexibility with parking strategies, such as automated parking, valet parking, and alternatives to loading and delivery zones.

- **PUT CUSTOMERS FIRST**

Always available, convenient, on-street or lower level customer parking is of primary importance for ground level retail to

succeed. Short-term parking spaces create rapid turnover and gives the motorist a reason to stop on a whim, adding to the retailers' profits. Use enforcement and education to make sure that the best and most convenient parking spaces are set aside for customers.

- **EXPAND THE PARKING IN-LIEU FEE PROGRAM**

Allow more businesses to partake in the Program to reduce the individual burden they would otherwise be required to bear for providing on-site parking and maximize commercial space within the Arts & Entertainment District. An additional Park-Once structure (described below) will provide the rationale for the Program's expansion but is not a prerequisite.

- **BUILD PUBLIC PARKING GARAGES**

While costly, public parking structures is necessary to meet demand once all of the

quicker, lower-cost measures have been exhausted. It was originally envisioned in the 2005 OTNSP as two Park-Once structures providing a total of 800 parking spaces. To date, one of two recommended parking structures has been built by the City and has met parking needs to a large degree. The Old Town Newhall Parking Structure at the northern end of Main Street at Lyons Avenue was constructed adjacent to the Newhall Crossings mixed-use development in 2019. This structure provides 372 spaces shared between residential, theater, and public uses. An additional structure is still recommended for the southern end of Main Street.

For reference, existing parking conditions for the supply of on-and off-street parking in the Arts & Entertainment District are summarized in Table 2-2 below.

### 2.6.C. TRANSIT

Old Town Newhall is served by both commuter rail (Metrolink), commuter bus, and local bus service. Future street improvements should be implemented to facilitate the safe and convenient use of transit and accessibility to stations and paths of travel by people of all modes, ages, and abilities. Examples include:

- Enhancements to pedestrian facilities, such as sidewalks, curb extensions, curb ramps, crosswalks, signs, signals, lighting, and bus shelters.
- Improvements to the streetscape, including trees and landscaping.
- Extension to routes of travel, including bikeways and pedestrian pathways.

Table 2-2. Existing Parking Supply in the Arts & Entertainment District

LOCATION	EXISTING	PROPOSED	TOTAL
<b>ON-STREET PARKING</b>			
Main Street	80	0	80
Railroad Avenue	164	0	164
Other Streets	27	0	27
<b>TOTAL ON-STREET PARKING</b>	<b>271</b>	<b>0</b>	<b>271</b>
<b>OFF-STREET PARKING</b>			
East Side of Main Street	363		363
West Side of Main Street	360		360
Park-Once Garages	372	400 <sup>1</sup>	772
<b>TOTAL OFF-STREET PARKING</b>	<b>1,095</b>	<b>400</b>	<b>1,495</b>
<b>TOTAL ON- AND OFF-STREET PARKING</b>	<b>1,366</b>	<b>400</b>	<b>1,766</b>

**Footnotes:**

• <sup>1</sup> Approximate assumption for new parking as part of the proposed mixed-use development at the vacant lot on the northern end of Main Street at 6th Street.







# CHAPTER 3: IMPLEMENTATION

3.1. Introduction

3.2. Plan-Wide Policies

3.3. Implementation Strategy

**ADOPTED:** DECEMBER 2005  
**UPDATED:** MAY 2022



## 3.1 INTRODUCTION

This Chapter outlines the implementation actions, inclusive of capital projects, needed to realize the vision of the OTNSP. It acknowledges the successful implementation of critical projects listed in the 2005 OTNSP and identifies subsequent updates and notes those that remain to be implemented. These projects range from street improvements to new private development. Refer to **Appendix A** for an overview of changes from the original Implementation Chapter from the 2005 OTNSP.

### 3.1.A. ECONOMIC ASSUMPTIONS FROM 2005

When updating the economic assumption of an area, it is important to reflect on the past. The following is a summary of the economic assumptions from 2005:

The costs for land used in the OTNSP were based on an examination of transactions in the Arts

& Entertainment District in 2005, which show commercial land selling for approximately \$35 per square-foot, and residential and multi-family residential land selling for approximately \$18 per square-foot. These values expectedly increased over time. The point of this analysis was to present a gross estimate of total capital costs required to implement OTNSP development elements.

In 2005, it was assumed that with a net new tax increment of \$10.8 million, the Redevelopment Agency would retain approximately \$1 million per year in net new property assessed valuation receipts. If the City were able to contribute its portion of net new tax increment that is generated by these new projects, that would add an additional \$1 million per year. This net new increment would yield approximately \$1.08 million in total annual receipts that would be able to support public improvements within Old Town Newhall. Depending on market factors

*Old Town Newhall Library under construction*







*Newhall Crossings under construction*

ranging from interest rates to credit rating, this amount may be able to support between \$8.7 to \$10.8 million in public capital improvements in the OTNSP area. There was a strategy to potentially redirect growth in tax increment from areas beyond the OTNSP area towards making improvements in Old Town Newhall. The strategy included having the Redevelopment Agency reevaluating the redevelopment financing plan for each individual project, as well as the overall concept and strategy described in the OTNSP.

Beyond the Redevelopment Agency, one strategy was to have the City pledge a portion of its 8% General Fund Portion of new tax increment within the OTNSP area. In addition, there was a concept to apply different techniques such as establishing a business improvement (B.I.D.) or transportation improvement (T.I.D.) districts to fund streetscape maintenance. Lastly, in order to implement the civic initiatives, the City and its

partners would need to reach out to foundations, non-profits, and community development corporations for fundraising, philanthropy, and non-profit development.

### **3.1.B. UPDATED ECONOMIC ASSUMPTIONS**

A critical component of the 2005 OTNSP was an implementation strategy based on tax increment financing available through redevelopment agencies. However, the State of California did away with redevelopment funds and agencies in 2011 and it is no longer available as a municipal implementation tool. The burden of remaining infrastructure improvements now falls on a combination of private, public, and grant-funded mechanisms.

Given that the 2005 OTNSP was based on a financing strategy that no longer exists and on economic assumptions that no longer reflect current market conditions, the successful



implementation of the projects listed in this Chapter will require additional and more detailed financial analysis undertaken on a project-by-project basis. Furthermore, adjustments to this strategy are inevitable and subject to the needs and priorities of the community over time. To this end, this Chapter should be reevaluated periodically.

## 3.2 PLAN-WIDE POLICIES

### 3.2.A. DEVELOPMENT CODE

The OTNSP is implemented by a streamlined development code that takes the design specificity of a “Form-Based Development Code” and combines it with the familiarity of traditional zoning code, accessible to laypersons and audiences outside the realm of architecture and design. Form-based codes intentionally produce a particular physical environment for each of the ‘places’ in the plan. The four types of zoning designations reflect a clear distinction between

each of the anticipated environments and their constituent physical ingredients.

### 3.2.B. PRESERVATION

The benefits of preserving Old Town Newhall’s historic and cultural resources are fiscally immeasurable. However, the intangible benefits of such an effort will positively affect perception about Old Town Newhall by instructing the community and others that this is a place which is building upon its heritage. The Santa Clarita Valley Historical Society is very active and should continue its vigilant efforts toward preservation and stewardship of important cultural resources. The OTNSP’s goals, policies, standards, and guidelines provide the necessary support with which to carry out responsible and effective preservation and adaptive reuse of cultural resources. This is further supported by the information and conclusions contained in the Historic Resources survey conducted in 2004/2005.

*Roundabout at 5th Street and Main Street*





### 3.2.C. AFFORDABLE HOUSING

Care must be taken to assess the impact of new housing development in the OTNSP area. City policies, State mandates, and housing incentives aim to ensure the development of the necessary low- and moderate-income dwellings. To address this component of the OTNSP, the implementation section of this chapter will be consistent with State and citywide housing policies to produce affordable housing, including a range of opportunities for all income levels, incentives, and requirements to preserve and increase the affordable rental stock. The development of new housing (market rate or low/moderate) on a site previously occupied by housing may result in the displacement of low/moderate income residents. If displacement occurs, relocation assistance must be provided in the manner required by federal law, outlined in the Uniform Relocation Act.

### 3.2.D. CIRCULATION, TRANSPORTATION, AND PARKING

It is important to understand that automobiles have a role that must be balanced with the role of people in and through Old Town Newhall for long-term success. While the OTNSP appropriately provides for the automobile's access, storage, and circulation, it does so while maintaining a desirable environment for people. This is addressed in this chapter by providing the projects aimed at producing the desired environment, reducing parking-demand, managing parking, and providing for adequate circulation and access. The proposed projects are prioritized so that the City can implement them over time according to the availability of funding and the needs at the particular time.

## 3.3 IMPLEMENTATION STRATEGY

This section describes the individual projects identified in the 2005 OTNSP intended to revitalize Old Town Newhall. It differentiates between projects that have already been successfully implemented and those that remain to be implemented.



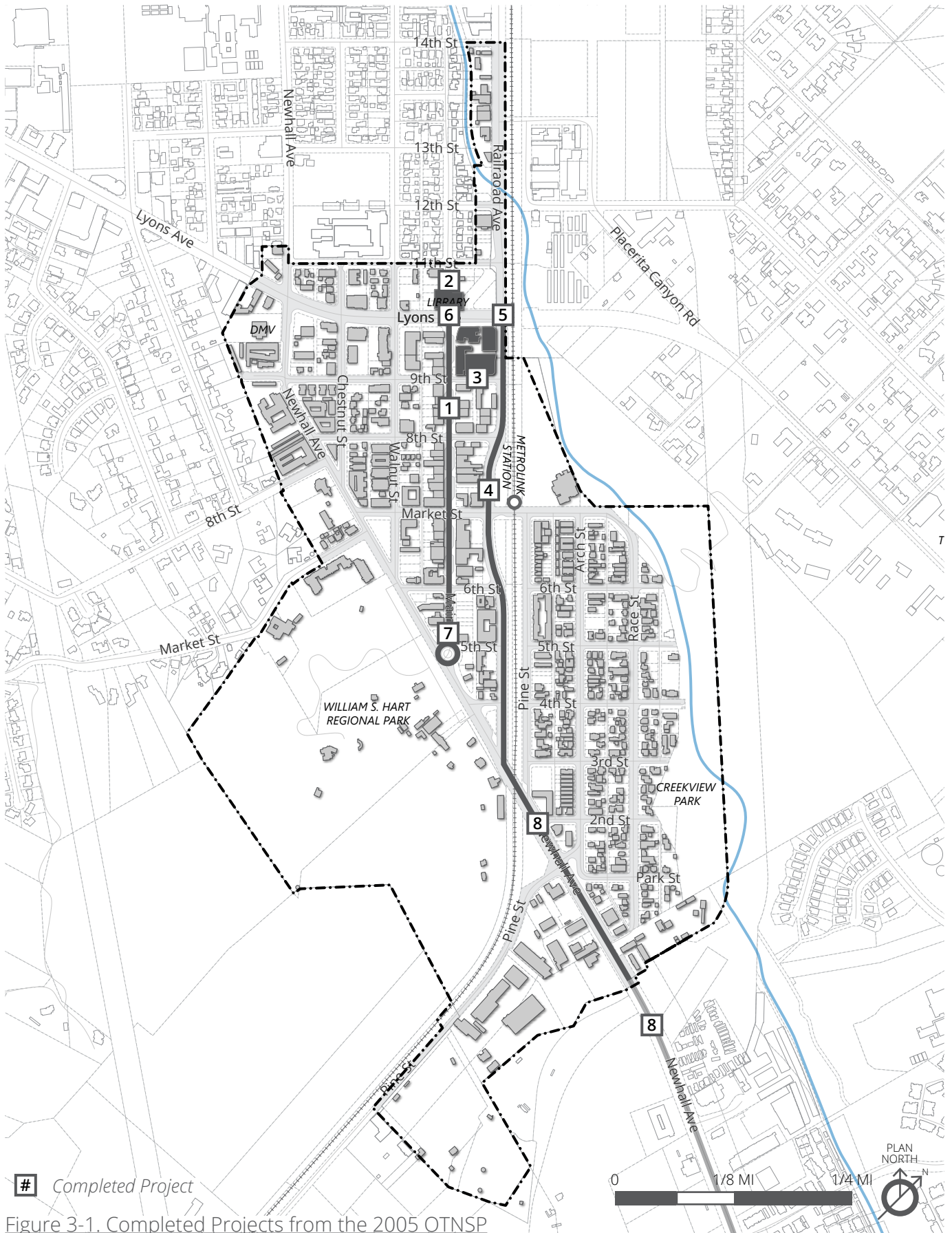


### 3.3.A. COMPLETED PROJECTS FROM THE 2005 OTNSP

Table 3-1 and Figure 3-1 identify projects from the 2005 OTNSP that have been implemented to date.

#	PROJECT	DESCRIPTION
1	Reconfiguration of Main Street (formerly San Fernando Road)	Completed in 2009, the reconfiguration of San Fernando Road, between Lyons Avenue and 5th Street, into Main Street was a critical recommendation of the 2005 OTNSP. It converted four lanes into two lanes with angled parking on both sides, and installed curb extensions at all corners, as well as new paving, pedestrian-scale light fixtures, street furniture, street trees, and mid-block crosswalks between 8th and 6th Streets. It also replaced the traffic signal at the intersection of Main Street and Market Street with a four-way stop.
2	Old Town Newhall Library (and removal of the diagonal segment of San Fernando Road)	Also completed in 2012, the Old Town Newhall Library was built at the northern terminus of the reconfigured Main Street. The construction of the library was made possible by the removal of the former diagonal segment of San Fernando Road that occupied the area where the library sits now. As a result, a sizable amount of land became available for redevelopment and allowed Main Street to terminate at Lyons Avenue. The view at this northern terminus has now become Old Town Newhall's postcard image while allowing the library to serve as the community amenity.
3	Newhall Crossings and Old Town Newhall Parking Structure	Newhall Crossings, located at the Lyons Avenue and Main Street, was the result of a key early implementation action. Although ultimately developed on a parcel different than what was originally identified in the 2005 OTNSP, it fulfilled the Plan's expectation to provide new residential, retail, and the Old Town Newhall Parking Structure (a Park-Once garage) at the northern end of Main Street.
4	Restriping of Railroad Avenue	Railroad Avenue was restriped between Newhall Avenue and Lyons Avenue to provide capacity for a four-lane roadway. A center median has been accommodated where possible. The planting of a tree-lined center median, in addition to the expansion of the sidewalk width on the western side, have yet to be implemented.
5	Reconfiguration of Lyons Avenue / Railroad Avenue Intersection	The Lyons Avenue and Railroad Avenue intersection was reconfigured to remove the former diagonal portion of San Fernando Road. The intersection was widened to provide additional turn lanes.
6	Reconfiguration of Lyons Avenue / Main Street Intersection	Main Street was terminated at Lyons Avenue and the intersection was reconfigured into a typical "T" intersection.
7	Reconfiguration of Main Street / Newhall Avenue Intersection	The Main Street and Newhall Avenue intersection was reconfigured into a roundabout. The improvement now serves as gateway into Old Town Newhall with improved pedestrian linkages to Hart Park.
8	Newhall Avenue Streetscape	From Railroad Avenue to Race Street (and further beyond the OTNSP boundary), Newhall Avenue was improved with landscaped center medians, left-turn pockets, and restriping.

Table 3-1. Completed Projects from the 2005 OTNSP



# Completed Project

Figure 3-1. Completed Projects from the 2005 OTNSP



### 3.3.B. FUTURE PRIORITY PROJECTS

Table 3-2 and Figure 3-2 list projects that were identified in the 2005 OTNSP but have yet to be implemented. These projects remain critical to the ongoing revitalization of Old Town Newhall.

#	PROJECT	DESCRIPTION
①	Park-Once Garage and Mixed-Use Development at the southern end of Main Street	To complement the vibrancy and activity recently developed at the north end of Main Street, develop a new destination potentially at the vacant parking lot between 6th and 5th Streets. This could provide many exciting new uses, ranging from housing, retail, office, or institutional uses. In addition, it should provide a second park-once garage and expand the public parking supply of Old Town Newhall.
②	Market Street Streetscape Improvements	From Race Street to Newhall Avenue, improve Market Street's streetscape with new curb extensions, paving, pedestrian-scale light fixtures, street furniture, and street trees to unify the route from the Santa Clarita Community Center in East Newhall to the Veterans Historic Plaza on the west. In addition, make improvements to the Market Street and Railroad Avenue intersection to improve walkability and accessibility to/from the Metrolink Station and Main Street, such as curb extensions to shorten crossing distances; new signs, signals, and pavement markings to improve visibility; and landscaping, etc.
③	Newhall Avenue Streetscape Improvements	Between Railroad Avenue and Race Street, replace the existing patchwork of discontinuous and narrow sidewalks along Newhall Avenue with a minimum 5 feet width sidewalk buffered from traffic by a landscape strip planted with shade trees.
④	Bike Path along Railroad Tracks	Between Pine Street and 13th Street, install a paved bicycle and pedestrian path (minimum 8 feet wide) to the east side of the railroad right-of-way (switching to the west side of the tracks north of 13th Street). This path will link Newhall to the City's existing trail network. This "rail-trail" will require the relocation of the existing fence, to ensure that the trail is separated from the tracks by an effective barrier. This project is also proposed as part of the 2020 Non-Motorized Transportation Plan.
⑤	Creekside Bike and Pedestrian Path	Install a paved bicycle and pedestrian path along Newhall Creek, connecting the East Newhall neighborhood to Creekside Park, the Metrolink station and the City's wider trails system. This project is also proposed as part of the 2020 Non-Motorized Transportation Plan.
⑥	Bridge across Creek for Equestrian/ Pedestrian Trail	Install a bridge over Newhall Creek to provide an all-weather connection for the existing equestrian and pedestrian trail from The Masters' University to Market Street.
⑦	Bicycle Boulevard along Walnut Street	Install a bicycle boulevard along Walnut Street with a signalized crossing at Lyons Avenue. The route will start at Yvette Lane in the north and continue southward along Walnut Street to Market Street where it will turn east towards the Metrolink Station. Improvements include wayfinding signs, pavement markings (such as sharrows and bike boxes), and other traffic calming strategies. This project is also proposed as part of the 2020 Non-Motorized Transportation Plan.

Table 3-2. Future Priority Projects

*Table continued on the following page*

#	PROJECT	DESCRIPTION
8	Expansion of Parking In-Lieu Program	Currently, the Parking In-Lieu Fee Program allows businesses along Main Street to pay a fee instead of providing required parking on-site. Expand the Program to properties with frontage along Walnut Street, adjacent to Main Street, in Old Town Newhall to allow additional businesses to reduce their on-site parking burdens and contribute to the development for future off-site parking facilities. See Figure 3-3.

Main Street looking south





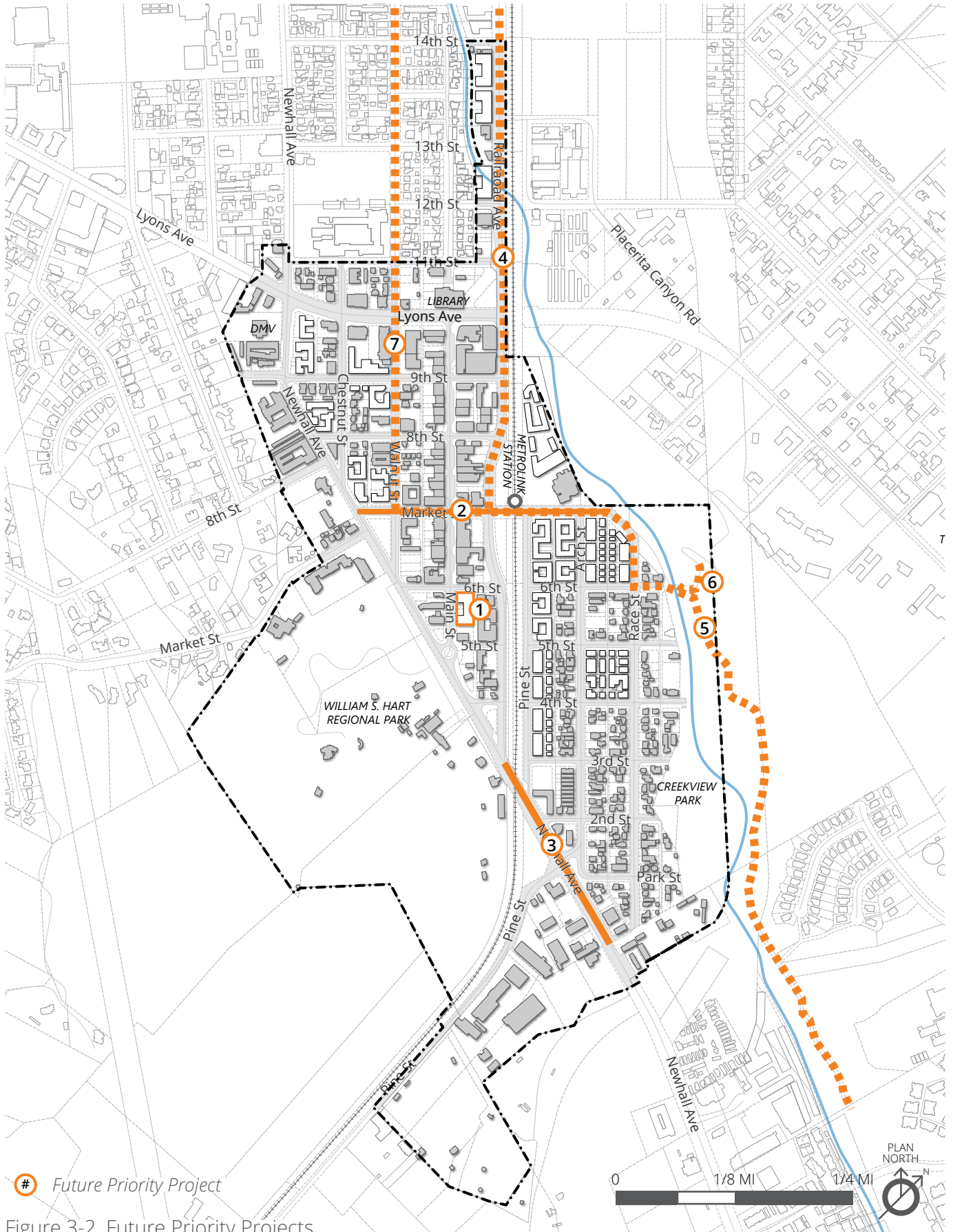


Figure 3-2. Future Priority Projects

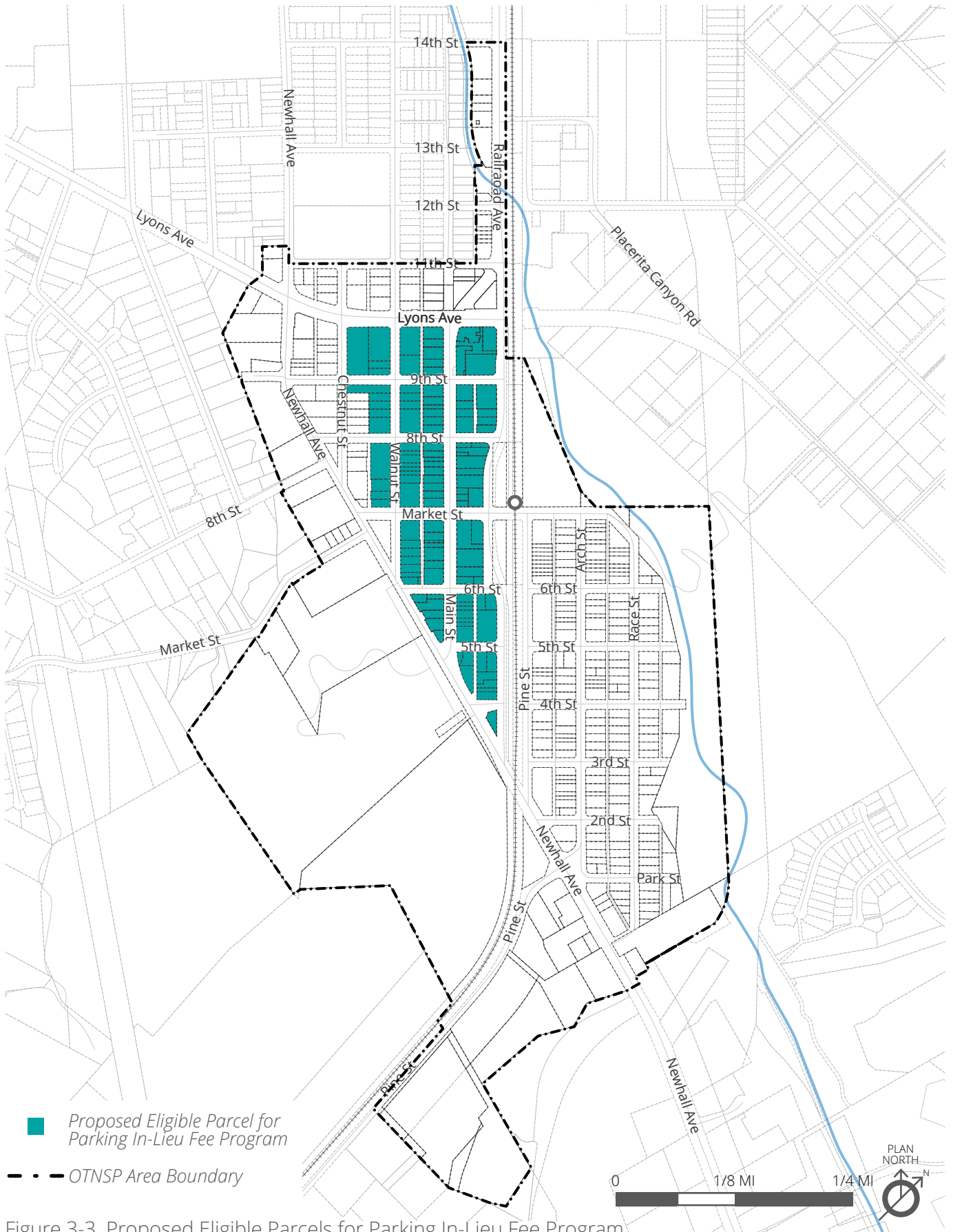


Figure 3-3. Proposed Eligible Parcels for Parking In-Lieu Fee Program







# CHAPTER 4: THE CODE

- 4.1. Applicability of the Code
- 4.2. Zones, Land Uses, and Development Standards
- 4.3. Building Type Standards and Architectural Style Guidelines
- 4.4. Other Design and Development Standards
- 4.5. Sign Regulations
- 4.6. Outdoor Display Regulations
- 4.7. Outdoor Dining Standards and Guidelines
- 4.8. Findings
- 4.9. Reserved
- 4.10. Glossary/Definitions

**ADOPTED:** DECEMBER 2005  
**UPDATED:** MAY 2022



# 4.1 APPLICABILITY OF THE OLD TOWN NEWHALL CODE

## 4.1.01. PURPOSE

This Chapter of the Old Town Newhall Specific Plan (OTNSP) provides detailed regulations for development and land uses within the OTNSP area and describes how these regulations will be used as part of the City of Santa Clarita’s project review process. This Old Town Newhall Code (Code) is intended to provide for the continuing evolution of Old Town Newhall into a place where:

- A mixture of land uses including shops, workplaces, residences, and civic buildings are within walking distance of one another;
- Streets are attractive to pedestrians and also accommodate the needs of cyclists and automobiles; and
- New and remodeled buildings work together to define the pedestrian-oriented space of the public streets within Old Town Newhall, and that are harmonious with each other and the desired character of Old Town Newhall as described in this plan.

## 4.1.02. APPLICABILITY

Proposed development, new construction, remodels, conversions, subdivisions, and new uses within the OTNSP area shall comply with all applicable requirements of this Code, as follows:

### A. ZONES, LAND USES, AND DEVELOPMENT STANDARDS

Section 4.2 sets forth the Zones and land uses applicable to parcels in the OTNSP area and provides standards that regulate the features of development that affect the public realm, such

as building and parking footprint and building profile and type, which vary according to the Zone and land use applicable to each parcel. Proposed development and land uses shall comply with all applicable standards in Section 4.2, subject to the type of City approval required by Section 4.2.02 (Allowed Land Uses and Permit Requirements).

### B. BUILDING TYPE STANDARDS AND ARCHITECTURAL STYLE GUIDELINES

Section 4.3 sets forth the Building Types and Architectural Styles allowed within the OTNSP area, and provides standards and guidelines for each type to ensure that proposed development is consistent with the City’s goals for building form and character within Old Town Newhall.

### C. OTHER DESIGN AND DEVELOPMENT STANDARDS

Section 4.4 provides additional standards for parking, landscape, fences, walls, and screening for new development.

### D. SIGN STANDARDS

Section 4.5 regulates the placement, type, size, and number of signs allowed within Old Town Newhall and establishes proper sign maintenance.

### E. OUTDOOR DINING STANDARDS AND GUIDELINES

Section 4.7 provides standards and guidelines for outdoor dining within the public right-of-way in Old Town Newhall.

### F. RELATIONSHIP TO UNIFIED DEVELOPMENT CODE

This Code is intended to supplement, and in some cases replace, the requirements of the City’s Unified Development Code (UDC), Titles 16 and 17 of the Santa Clarita Municipal

Code. The provisions of this Code supersede regulations in the UDC on the same topic (e.g., the requirements for numbers of parking spaces in Section 4.2 supersede the parking space requirements of the UDC), but otherwise applicable requirements of the UDC that are not covered by this Code apply to development within the OTNSP area. While this Code supersedes certain sections of the UDC, where not expressly superseded, the reviewing provision of other sections of the UDC remain in effect, including but not limited to those sections pertaining to Variances, Adjustments, Conditional Use Permits, Minor Use Permits, Home Occupation Permits, etc. If a conflict occurs between a requirement of this Code and the UDC, the provisions of this Old Town Newhall Code shall control.

## **G. EFFECT ON EXISTING DEVELOPMENT AND LAND USES**

Development and land uses that were lawfully established, and exist within Old Town Newhall as of the effective date of this specific plan are affected by this Code as follows:

1. Existing development and land uses that comply with all applicable requirements of this Code shall continue to operate, and may be altered or replaced, only in compliance with this Code.
2. Development or a land use that does not comply with the requirements of this Code may continue to operate and may be sold or otherwise transferred in compliance with the City's regulations for nonconformities in UDC 17.05, with the exception that all legal, non-conforming uses shall expire if the use is discontinued for more than 60 days. An example of

this circumstance would be a lawfully established existing land use that is not allowed by this Code in the applicable Zone, or an existing building that does not comply with the setback requirements or height limits of this Code.

### **4.1.03. ADMINISTRATION**

The standards and other requirements of this Code shall be administered and enforced by the City of Santa Clarita Community Development Department, Planning Commission, and City Council in the same manner as the provisions of the UDC.

### **4.1.04. NATIVE AMERICAN TRIBAL CONSULTATION**

In accordance with Assembly Bill (AB) 52:

1. The City of Santa Clarita will notify the Fernandño Tataviam Band of Mission Indians of all OTNSP projects that involve soil disturbances, as complete applications for such projects are received.
2. All activities/projects requiring an Initial Study performed under the OTNSP shall file a Consultation Application if requested in writing by the Fernandño Tataviam Band of Mission Indians.



# 4.2 ZONES, LAND USES, AND DEVELOPMENT STANDARDS

## 4.2.01. ZONES

The following Zones are established by the OTNSP and are applied to parcels within the OTNSP area as shown in the Zoning Map in Figure 4.2-1.

- Neighborhood Zone (N)
- Corridor Zone (COR)
- Arts & Entertainment Zone (AE)
- Creative/Business Zone (CB)
- Open Space Zone (OS)

### A. NEIGHBORHOOD (N)

The N Zone is applied to areas appropriate for a mixture of residential and low-intensity non-residential land uses, with Building Types limited to those that are compatible with the form of houses, or that provide opportunities for higher residential density near the Metrolink Station and areas adjacent to the Arts & Entertainment Zone. This Zone generally surrounds the Arts & Entertainment Zone. Limited commercial uses are permitted; however, non-residential uses should be located in areas where businesses already exist and should be discouraged in areas that are primarily or exclusively residential.

The N zone was formerly named Urban General 1 (UG-1) and Urban General (UG-2) and was consolidated and renamed in 2022.

### B. CORRIDOR (COR)

The COR Zone is applied to portions of the Newhall, Railroad, and Lyons Avenue corridors within the OTNSP area appropriate for development types tolerant of the vehicular activity typical of arterial streets. The Building

Types allowed in the COR Zone accommodate a mixture of land uses, including some housing. Streetscapes in the COR Zone are of urban character and are landscaped both to enhance the pedestrian experience given the vehicular activity on these streets, and to contribute to providing a gateway experience into Old Town Newhall.

### C. ARTS & ENTERTAINMENT (AE)

The AE Zone is applied to the central portions of Old Town Newhall generally aligned with Main Street. This Zone is appropriate for a range of land uses that promote Old Town Newhall's evolution into the City's Arts & Entertainment District. Additional height is permitted by right in instances where a full block is being developed. Ground floor uses accommodate art galleries, theaters, performance venues, specialty retail and restaurants, and upper floors accommodate offices or residential units. Arts and entertainment uses, as such are specifically encouraged. Auto-oriented uses are not appropriate in this Zone. Street frontages throughout this Zone are pedestrian-oriented. Off-street parking is provided in public facilities (structures or surface lots) or located away from street frontages behind buildings at the rear of parcels, or located on side streets with appropriate landscaping and screening from the street. Streetscapes are of urban character and landscaped to enhance the pedestrian experience.

The AE Zone was formerly named Urban Center (UC) and renamed in 2022.

### D. CREATIVE/BUSINESS (CB)

The CB Zone is applied to parcels along Pine Street, south of Newhall Avenue, that offer

significant potential for a mixture of creative businesses and business incubation, in addition to current light industry. This Zone benefits from Newhall Avenue access and its adjacency to the future industrial area to the east. Allowable Building Types emphasize office and/or workshop buildings, which may be served by enclosed yards for outdoor activity. Streetscapes are of urban character, landscaped primarily to soften the appearance of industrial structures, activities, and traffic. The entire CB Zone is located within the Jobs Creation Overlay Zone (JCOZ). Projects that qualify for the JCOZ shall comply with UDC 17.038.015.

The CB Zone was formerly named Creative District (CD) and renamed in 2022.

## E. OPEN SPACE (OS)

The OS Zone is applied to land designated as open space - principally to William S. Hart Park, Veteran's Historic Memorial Plaza, and Creekview Park adjacent to Newhall Creek - and is subject to Open Space regulations of the UDC.

### 4.2.02. ALLOWED LAND USES AND PERMIT REQUIREMENTS

#### A. ALLOWED LAND USES

A parcel and building within the OTNSP area shall only be occupied by the land uses allowed by Table 4.2-1 within the Zone applicable to the parcel by the Zoning Map. Additional regulations per the UDC are noted in both Table 4.2-1 and Section 4.10 (Glossary/Definitions).

1. **Multiple uses.** Any one or more land uses identified by Table 4.2-1 as being allowable within a specific Zone may be established on any parcel within that Zone, subject to the planning permit requirement listed in the table,

and in compliance with all applicable requirements of this Code.

2. **Use not listed.** A land use that is not listed in Table 4.2-1 is not allowed within the OTNSP area, except as otherwise provided in following subsection A.3. A land use that is listed in the table, but not within a particular Zone, is not allowed within that Zone.
3. **Similar and compatible use may be allowed.** The Director of Community Development may determine that a proposed use not listed in Table 4.2-1 is allowable through the process described in UDC 17.04 (Interpretations). Residential uses and associated Building Types that are not allowed in a particular Zone but are allowed on differently-Zoned parcels immediately adjacent (such as across an alley or street), and that are deemed compatible by the Director of Community Development, may be allowed subject to the issuance of a Minor Use Permit.
4. **Temporary uses.** Temporary uses are allowed within the OTNSP area in compliance with the Temporary Use Permit requirements in UDC 17.23.200 (Temporary Use Permit) and UDC 17.67.

#### B. PERMIT REQUIREMENTS

Table 4.2-1 provides for land uses that are:

1. Permitted subject to compliance with all applicable provisions of this Code and in compliance with UDC 17.23 where an Administrative Permit, Architectural Design Review Permit, or Development Review Permit, may be required. These are shown as "P" uses in the table;



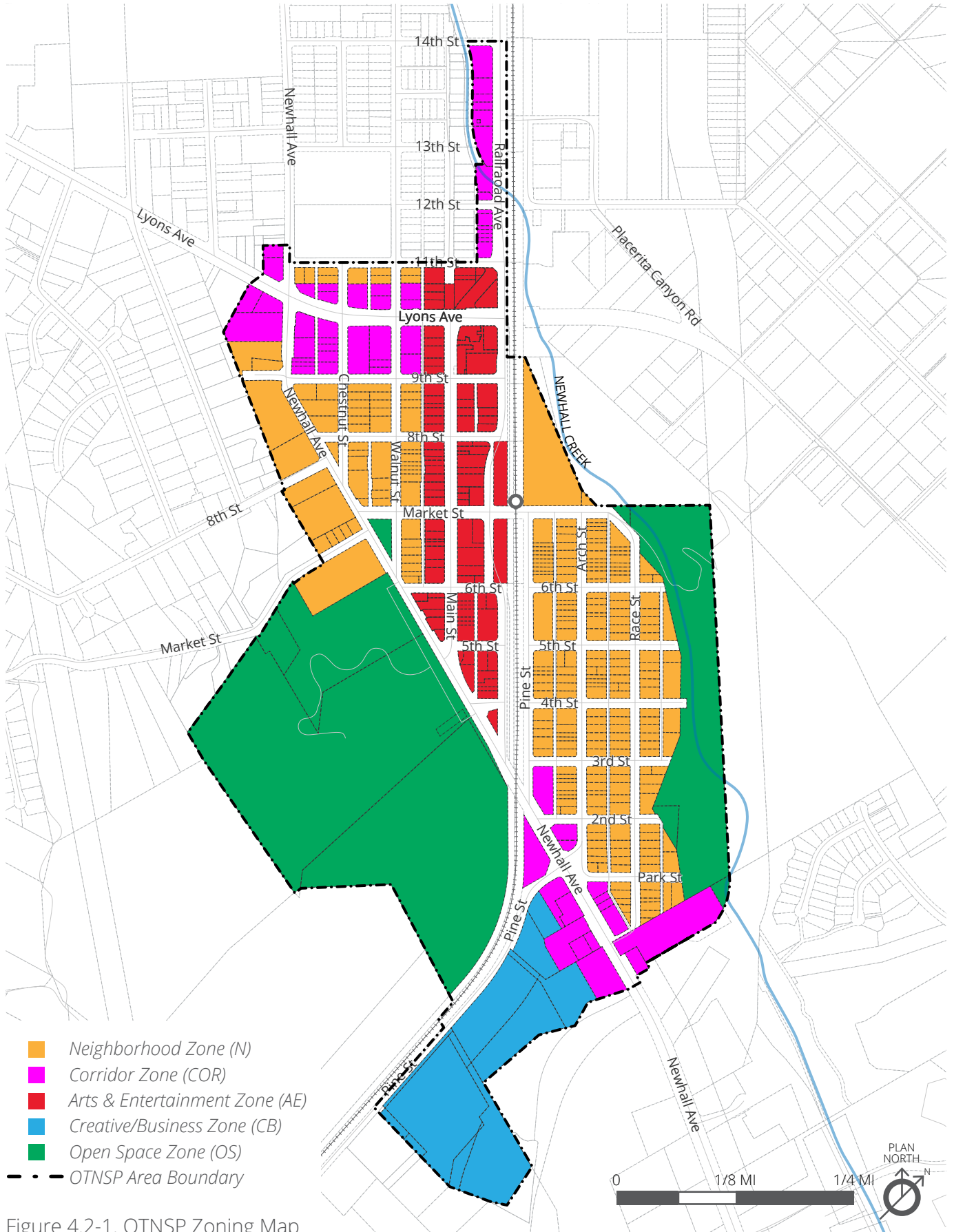


Figure 4.2-1. OTNSP Zoning Map

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

### **C. ADDITIONAL STANDARDS FOR SPECIFIC LAND USES**

Where applicable, the last column in Table 4.2-1 (“Additional Regulations”) references a section of this Code or the UDC with additional provisions applicable to the land use. A definition of each land use is listed in Section 4.10 (Glossary/Definitions) and in the applicable section of the UDC as noted below:

- UDC 17.42 (Residential Use Types);
- UDC 17.43 (Commercial Use Types);
- UDC 17.44 (Industrial Use Types);
- UDC 17.45 (Public and Semi-Public Use Types);
- UDC 17.46 (Agricultural Use Types);
- UDC 17.47 (Temporary Use Types);
- UDC 17.48 (Accessory Structures and Uses Use Types); and

- UDC 17.49 (Development Activities/Miscellaneous Use Types).

### **D. ALLOWED LAND USES AND PERMIT REQUIREMENTS BY ZONE**

The land uses listed in Table 4.2-1 are regulated per Zone within the OTNSP area. They are organized by land use category as noted below:

1. Residential Uses
2. Restaurants/Food Uses
3. Retail Uses
4. Entertainment Uses
5. Services: Business, Financial, Professional
6. Services: General
7. Services: Medical
8. Education and Public Assembly Uses
9. Vehicle Sales and Services
10. Industry, Manufacturing and Processing, Wholesaling Uses
11. Recreation Uses
12. Agricultural Uses
13. Animal Uses
14. Other Uses/Temporary Uses
15. Public and Semi-Public Uses
16. Wireless Facilities



Table 4.2-1. Allowed Land Uses and Permit Requirements by Zone

**1. RESIDENTIAL USES**

#	LAND USE TYPE	ZONES				ADDITIONAL REGULATIONS
		N	AE	COR	CB	
1	Accessory Dwelling Unit (ADU)	P	P	P	X	UDC 17.57.040.L, UDC 17.42.010
2	Dwelling, Multi-Family Duplex, Triplex, Quadplex	P	X	X	X	OTNSP 4.3.01
3	Dwelling, Multi-Family Rowhouse	P	X	X	X	OTNSP 4.3.01
4	Dwelling, Multi-Family Stacked Dwellings	MUP	p <sup>2</sup>	p <sup>2</sup>	X	OTNSP 4.3.01, UDC 17.57.030
5	Dwelling, Single-Family	AP	X	X	CUP	OTNSP 4.3.01
6	Family Day Care Home	P	X	X	X	UDC 17.42.010
7	Home-Based Cottage Food Operation	AP	AP	AP	AP	UDC 17.66.025
8	Home Occupation Business	P	P	P	P	UDC 17.65
9	Live/Work Unit (also, Joint Living and Working Quarters)	MUP	P	P	P	OTNSP 4.3.01, UDC 17.66.080
10	Mobile Home Park	CUP	X	X	X	
11	Residential Accessory Use or Structure (e.g., caretaker residence, garage, shed, etc.)	P	MUP	p <sup>1</sup>	p <sup>1</sup>	UDC 17.42.010.2, UDC 17.57.040
12	Residential Service/Care Home	P	X	X	X	
13	Rooming House	P	X	X	X	UDC 17.42.010
14	Supportive Housing/Transitional Housing	P	CUP	CUP	CUP	UDC 17.42.010.16, UDC 17.42.010.17

**2. RESTAURANTS/FOOD USES**

#	LAND USE TYPE	ZONES				ADDITIONAL REGULATIONS
		N	AE	COR	CB	
1	Accessory Beer and Wine Sales (on-site consumption)	AP	AP	AP	AP	
2	Bakery	p <sup>3</sup>	P	P	P	
3	Banquet Facility	X	MUP	P	P	
4	Bar	X	CUP	CUP	CUP	UDC 17.66.020
5	Catering Establishment	X	X	P	P	
6	Coffee Shop/Diner	p <sup>3</sup>	P	P	P	
7	Delicatessen	X	P	P	P	
8	Outdoor Food Court/Market	X	P	P	P	
9	Outdoor Dining (in public right-of-way)	X	P	P	P	OTNSP 4.7
10	Restaurants, Limited or Full Service	CUP <sup>3</sup>	P	P	P	
11	Restaurants with Accessory Alcohol Sales	AP <sup>3</sup>	AP	AP	AP	

Table continued on the following page

## 2. RESTAURANTS/FOOD USES (CONTINUED)

#	LAND USE TYPE	ZONES				ADDITIONAL REGULATIONS
		N	AE	COR	CB	
12	Restaurants with Drive-Through	X	X	X	X	
13	Restaurants, Take Out/Delivery	X	P	P	P	
14	Wine Tasting Rooms, Wine Bars, Beer Gardens, or Micro Breweries	X	AP	AP	AP	UDC 17.66.020

## 3. RETAIL USES

#	LAND USE TYPE	ZONES				ADDITIONAL REGULATIONS
		N	AE	COR	CB	
1	Antique, Collectible, or Vintage Clothing Store	X	P	P	X	
2	Apparel Boutiques	X	P	P	X	
3	Art Gallery	X	P	P	X	
4	Art Supply Stores	X	P	P	X	
5	Arts & Entertainment-Oriented Retail	p <sup>3</sup>	P	P	X	
6	Artisan Goods, Furniture, and Specialty Stores	X	P	P	X	
7	Bicycle Shops	X	P	P	X	
8	Book Stores/Reading Rooms	X	P	P	X	
9	Building and Landscape Materials Sales	X	X	CUP	MUP	
10	Carpet and Flooring Stores	X	X	P	P	
11	Discount Stores	X	X	P	CUP	
12	Flower Shop/Florist	X	P	P	P	
13	Furniture, Appliance, and Equipment Store	X	X	P	CUP	
14	Garden Supply Store	X	X	P	X	
15	Gun Stores	X	X	X	CUP	
16	Hard Liquor Sales (Accessory Retail Use)	X	CUP	CUP	CUP	UDC 17.66.020
17	Hobby Stores/Game Stores	X	P	P	X	
18	Jewelry Stores	X	P	P	X	
19	Liquor Store	X	X	CUP	CUP	UDC 17.66.020
20	Marijuana/Cannabis Sales	X	X	X	X	
21	Mercado	X	MUP	CUP	X	
22	Music/Musical Instrument Stores	X	P	P	P	
23	Neighborhood Market/Convenience Store	X	P	P	X	
24	Newsstand	X	P	P	X	
25	On-site production of items sold	X	P	P	P	
26	Outdoor Display and Sales	X	P	MUP	MUP	OTNSP 4.6
27	Pawn Shops	X	X	CUP	X	

Table continued on the following page

### 3. RETAIL USES (CONTINUED)

#	LAND USE TYPE	ZONES				ADDITIONAL REGULATIONS
		N	AE	COR	CB	
28	Pharmacies/Drugstores	X	X	P	P	
29	Retail Sales, General	X	X	P	P	
30	Retail Services	X	X	X	P	
31	Secondhand Stores	X	MUP	MUP	X	
32	Specialty Food Stores	X	P	P	X	
33	Specialty Retail Stores	p <sup>3</sup>	P	P	X	
34	Stationary Stores	X	P	P	X	
35	Stores with Floor Area up to 6,000 square feet	X	P	P	P	
36	Stores with Floor Area between 6,000 and 20,000 square feet	X	MUP	P	P	
37	Stores with Floor Area 20,000 square feet or greater	X	X	MUP	MUP	
38	Swap Meets/Flea Markets	X	X	X	X	
39	Thrift Stores	X	CUP	CUP	X	
40	Tobacco Paraphernalia Stores	X	CUP	CUP	CUP	UDC 17.11.020
41	Tourist/Visitor-Oriented Retail	X	P	P	X	
42	Toy Stores	X	P	P	X	
43	Vendors, Long Term	X	MUP	MUP	MUP	

### 4. ENTERTAINMENT USES

#	LAND USE TYPE	ZONES				ADDITIONAL REGULATIONS
		N	AE	COR	CB	
1	Adult Business	X	X	X	P	UDC 17.61
2	Gambling Uses	X	X	X	X	
3	Hookah Bar/Cigar Club	X	CUP	CUP	X	
4	Live Entertainment	CUP <sup>3</sup>	MUP	MUP	MUP	
5	Live Entertainment, Accessory Background Music	p <sup>3</sup>	P	P	P	
6	Nightclub	X	CUP	CUP	CUP	
7	Theater, Cinema or Performing Arts	CUP <sup>3</sup>	P	P	P	

### 5. SERVICES: BUSINESS, FINANCIAL, PROFESSIONAL

#	LAND USE TYPE	ZONES				ADDITIONAL REGULATIONS
		N	AE	COR	CB	
1	ATM	X	P	P	P	
2	Banks/Credit Unions	X	P	P	P	

Table continued on the following page



### 5. SERVICES: BUSINESS, FINANCIAL, PROFESSIONAL (CONTINUED)

#	LAND USE TYPE	ZONES				ADDITIONAL REGULATIONS
		N	AE	COR	CB	
3	Business Support Services	X	P <sup>1</sup>	P	P	
4	Check Cashing/Currency Transfer Services	X	X	P	X	
5	Financial Services	X	P <sup>1</sup>	P	P	
6	Professional Offices	P <sup>3</sup>	P <sup>1</sup>	P	P	

### 6. SERVICES: GENERAL

#	LAND USE TYPE	ZONES				ADDITIONAL REGULATIONS
		N	AE	COR	CB	
1	Call Centers	X	X	CUP	CUP	
2	Child Day Care: Large or Small Family Day Care Home	P	X	X	X	UDC 17.42.010
3	Day Care Center: Child or Adult	MUP	X	MUP	MUP	
4	Drive-Through Service	X	X	X	X	
5	Equipment Rental (indoor only)	X	X	P	P	
6	Lodging: Bed & Breakfast Inn (B&B)	P	X	P	X	
7	Lodging: Hotel or Motel	X	P	P	CUP	
8	Maintenance Service: Client Site Services	X	X	X	P	
9	Mortuary, Funeral Home	X	X	P	P	
10	Personal Services	MUP <sup>3</sup>	P <sup>2</sup>	P	X	
11	Personal Services, Restricted	X	X	MUP	CUP	
12	Tattoo Parlors/Body Piercing Services	X	CUP	CUP	X	

### 7. SERVICES: MEDICAL

#	LAND USE TYPE	ZONES				ADDITIONAL REGULATIONS
		N	AE	COR	CB	
1	Counseling/Lifestyle Management	P <sup>3</sup>	P <sup>1</sup>	P	P	
2	Hospital Services	X	X	X	CUP	
3	Medical Marijuana Dispensary	X	X	X	X	
4	Medical Services: Clinic, Urgent Care	X	X	P	P	
5	Medical Services: Doctor Office	P <sup>3</sup>	P <sup>1</sup>	P	P	
6	Medical Services: Extended Care	MUP	X	X	CUP	
7	Rehabilitation Facility	X	X	X	CUP	

## 8. EDUCATION AND PUBLIC ASSEMBLY USES

#	LAND USE TYPE	ZONES				ADDITIONAL REGULATIONS
		N	AE	COR	CB	
1	Community Assembly	CUP	MUP	MUP	MUP	
2	Instructional School: Art, Dance, Martial Arts, Music, Tutoring, etc.	CUP <sup>3</sup>	MUP	MUP	MUP	
3	Library, Museum	P <sup>3</sup>	P	P	P	
4	School, Public or Private	CUP	CUP	CUP	CUP	

## 9. VEHICLE SALES AND SERVICES

#	LAND USE TYPE	ZONES				ADDITIONAL REGULATIONS
		N	AE	COR	CB	
1	Auto Supply and Accessory Store	X	X	X	MUP	
2	Carwash: Accessory Automated	X	X	CUP	X	
3	Motorcycle Sales and Services	X	X	X	MUP	
4	Fuel Sales (Expansion of Existing Uses Only)	X	X	CUP	X	
5	Vehicles Sales and Services, Prohibited	X	X	X	X	
6	Vehicle Storage (Indoor)	X	X	X	MUP	

## 10. INDUSTRY, MANUFACTURING AND PROCESSING, WHOLESALING USES

#	LAND USE TYPE	ZONES				ADDITIONAL REGULATIONS
		N	AE	COR	CB	
1	Artisan/Craft Product Manufacturing	X	X	P	P	
2	Assembly	X	X	X	P	
3	Auction Facilities	X	X	X	CUP	
4	Bottling Plants	X	X	X	P	
5	Cleaning and Dying Plants	X	X	X	P	
6	Distribution	X	X	X	P	
7	Distribution Showroom	X	X	X	P	
8	Food Processing	X	X	X	P	
9	Furniture Upholstering	X	X	X	P	
10	Furniture and Fixtures Manufacturing, Cabinet shop	X	X	X	P	
11	Laboratories	X	X	X	P	
12	Manufacturing/Processing, Heavy	X	X	X	X	
13	Manufacturing/Processing, Light	X	X	X	P	
14	Media Production: Office or Storefront Type	MUP <sup>3</sup>	P <sup>1</sup>	P	P	
15	Media Production: Soundstage Type	X	X	X	P	
16	Moving & Storage Facilities	X	X	X	CUP	UDC 17.66.110

Table continued on the following page

### 10. INDUSTRY, MANUFACTURING AND PROCESSING, WHOLESALING USES (CONTINUED)

#	LAND USE TYPE	ZONES				ADDITIONAL REGULATIONS
		N	AE	COR	CB	
17	Printing and Publishing	X	X	P	P	
18	Recycling: Vending Machines as an Accessory Use	X	X	P	P	4.10
19	Recycling: Collection of Trucks and/or Bins as an Accessory Use	X	X	MUP	MUP	
20	Research and Development	X	P <sup>1</sup>	P	P	
21	Warehousing	X	X	X	P	

### 11. RECREATION USES

#	LAND USE TYPE	ZONES				ADDITIONAL REGULATIONS
		N	AE	COR	CB	
1	Children’s Indoor Play Facility	X	X	MUP	MUP	
2	Commercial Recreation Facility, Indoor	CUP <sup>3</sup>	MUP	P	P	
3	Commercial Recreation, Restricted	X	X	X	CUP	
4	Gambling Uses	X	X	X	X	
5	Health/Fitness Club	CUP <sup>3</sup>	MUP	MUP	MUP	
6	Outdoor Sports and Recreation	X	X	X	CUP	
7	Recreation Facilities, Commercial	X	X	X	CUP	
8	Recreation Facilities, Residential	P	P	P	P	

### 12. AGRICULTURAL USES

#	LAND USE TYPE	ZONES				ADDITIONAL REGULATIONS
		N	AE	COR	CB	
1	Horticulture: For Commercial Sale	X	X	MUP	MUP	
2	Horticulture: Residential Use Only	P	P	P	P	
3	Horticulture: Within Public Utility Easements	P	X	P	P	
4	Farmer’s Market	TUP	TUP	TUP	TUP	
5	Plant Nursery	X	X	MUP	P	

### 13. ANIMAL USES

#	LAND USE TYPE	ZONES				ADDITIONAL REGULATIONS
		N	AE	COR	CB	
1	Animal Keeping: Small Animals	P	P	P	P	UDC 17.62.030
2	Animal Keeping: For Educational Purposes (Large or Small Animals)	MUP	X	X	X	
3	Animal Day Care	X	X	MUP	MUP	

Table continued on the following page



### 13. ANIMAL USES (CONTINUED)

#	LAND USE TYPE	ZONES				ADDITIONAL REGULATIONS
		N	AE	COR	CB	
4	Animal Uses, Prohibited	X	X	X	X	
5	Animal Uses, Restricted	X	X	X	CUP	
6	Feed and Tack Stores	X	X	CUP	CUP	
7	Grooming and Pet Stores	X	X	P	MUP	
8	Kennels	X	X	MUP	MUP	
9	Riding Trails	P	P	P	P	
10	Veterinary Clinic	X	X	P	P	
11	Veterinary Hospital	X	X	MUP	MUP	

### 14. OTHER USES/TEMPORARY USES

#	LAND USE TYPE	ZONES				ADDITIONAL REGULATIONS
		N	AE	COR	CB	
1	Accessory Use	P	P	P	P	
2	Accessory Outdoor Storage for a Permitted Non-Residential Use	MUP	MUP	MUP	MUP	
3	Building Height in Excess of 35'	CUP	CUP <sup>4</sup>	CUP <sup>4</sup>	CUP <sup>4</sup>	
4	Carports as Required Parking for Multifamily or Nonresidential Uses	P	MUP	MUP	MUP	
5	Carports as an Accessory Use to Required Parking for Single-Family Uses	AP	AP	AP	AP	
6	Carports for Residential or Nonresidential Uses with Solar Panels	AP	AP	AP	AP	
7	Drive-through Service	X	X	X	X	
8	Holiday Sales	TUP	TUP	TUP	TUP	UDC 17.67
9	Incidental Services for Employees	P	P	P	P	
10	Off-Site Parking/Shared Parking	MUP	P	MUP	MUP	
11	Parking, Valet	X	AP	AP	AP	
12	Parking, Automated	X	P <sup>5</sup>	P <sup>5</sup>	P <sup>5</sup>	
13	Small Wind Energy Systems	P	P	P	P	UDC 17.66.120
14	Temporary Real Estate Offices	TUP	TUP	TUP	TUP	UDC 17.67
15	Temporary Residence, Less Than 12 Months	TUP	TUP	TUP	TUP	UDC 17.67
16	Temporary Residence, 12 Months or More	MUP	MUP	MUP	MUP	UDC 17.67
17	Temporary Uses	TUP	TUP	TUP	TUP	UDC 17.67

### 15. PUBLIC AND SEMI-PUBLIC USES

#	LAND USE TYPE	ZONES				ADDITIONAL REGULATIONS
		N	AE	COR	CB	
1	Ambulance or Paramedic Dispatch	X	X	MUP	MUP	
2	Corporation Yards	X	X	CUP	MUP	
3	Flood Control Facilities	P	P	P	P	
4	Helipad	CUP	X	CUP	CUP	
5	Park and Ride Lots	CUP	CUP	CUP	CUP	
6	Parking Facility: Public or Commercial	MUP	P	P	P	UDC 17.51.060
7	Parks, Public and Private	CUP	CUP	CUP	CUP	
8	Preservation of Historical Landmarks	P	P	P	P	
9	Public Services, General	MUP	P	P	P	
10	Transit Station or Terminal	CUP	CUP	CUP	CUP	
11	Utility Substations	CUP	CUP	CUP	CUP	

### 16. WIRELESS FACILITIES

#	LAND USE TYPE	ZONES				ADDITIONAL REGULATIONS
		N	AE	COR	CB	
1	Wireless Communications Facility, Less than 35 feet high	CUP	MUP	MUP	MUP	UDC 17.69
2	Wireless Communications Facility, 35 feet in height or more	CUP	CUP	CUP	CUP	UDC 17.69
3	Wireless Communications Facility, Flush-mounted	CUP	MUP	MUP	MUP	UDC 17.69
4	Wireless Communications Facility, Co-located, non-substantial change not in the public right-of-way	P	P	P	P	UDC 17.69.030.F
5	Wireless Communications Facility, Co-located, substantial change, originally approved as an MUP, not in the public right-of-way	MUP	MUP	MUP	MUP	UDC 17.69.030.F
6	Wireless Communications Facility, Co-located, substantial change, originally approved as CUP, not in the public right-of-way, less than 50% cumulative expansion	MUP	MUP	MUP	MUP	UDC 17.69.030.F
7	Wireless Communications Facility, Co-located, substantial change, originally approved as CUP, not in the public right-of-way, 50% cumulative expansion or more	CUP	CUP	CUP	CUP	UDC 17.69.030.F
8	Wireless Communications Facility, in the public right-of-way, new or modification to existing wireless communications facility between 0' and 250' from any residential use or zone	X	X	X	X	

Table continued on the following page

#	LAND USE TYPE	ZONES				ADDITIONAL REGULATIONS
		N	AE	COR	CB	
9	Wireless Communications Facility, in the public right-of-way, new or modification to existing wireless communications facility greater than 250' from any residential use or zone	AP	AP	AP	AP	

**Footnotes:**

<sup>1</sup>Except where permitted otherwise through the issuance of a Minor Use Permit, this use is allowed only on an upper floor or behind the primary ground floor use.

<sup>2</sup>Allowed only as part of a vertical mixed-use project, with upper floor residential in a Commercial Building Type.

<sup>3</sup>Use allowed only on streets that have existing businesses or that are adjacent to the COR and/or AE Zones. This provision is intended to provide flexibility for parcels adjacent to other commercial uses and is not intended to introduce commercial activities into neighborhoods that are primarily residential.

<sup>4</sup>A CUP is not required in certain instances where an entire block is under development. See the descriptions for the COR, AE, and CB zones for more information.

<sup>5</sup>Automated Parking located below ground may be permitted by right. Automated Parking located above ground requires the approval of an Architectural Design Review Permit.

**4.2.03. DEVELOPMENT STANDARDS BY ZONE**

The following development standards apply to the Zones within the OTNSP area.



# A. NEIGHBORHOOD (N)

# Table 4.2-2. N Zone Standards

## 1. OVERVIEW

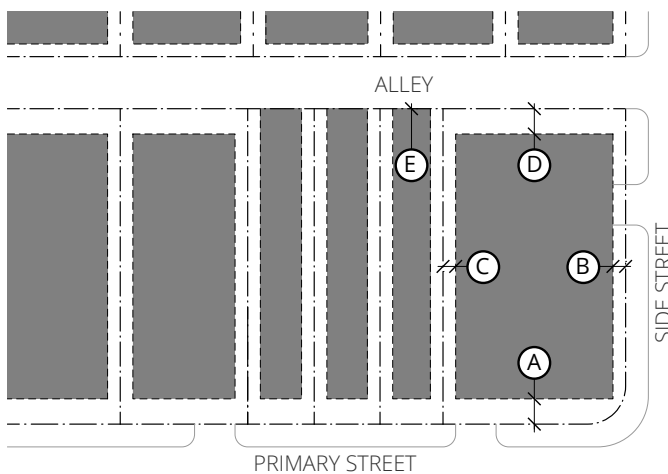
The N Zone is applied to areas appropriate for a mixture of residential and low-intensity non-residential land uses, with Building Types that are compatible with the form of houses, or that provide opportunities for higher residential density near the Metrolink Station and Arts & Entertainment Zone. Limited commercial uses are permitted; however, non-residential uses should be located in areas where businesses already exist and should be discouraged in areas that are primarily or exclusively residential.

## 2. ALLOWED BUILDING TYPES

- House
- Duplex, Triplex, Quadplex
- Rowhouse
- Stacked Dwellings
- Live/Work

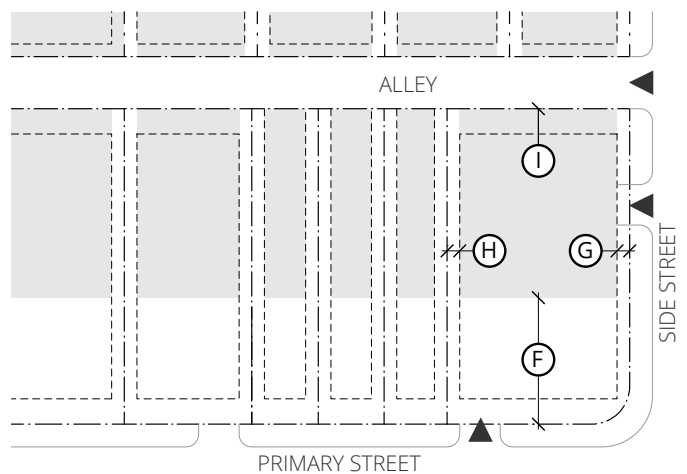
Other types of housing allowed per Section 4.2.02.A3

## 3. BUILDING STANDARDS



- ROW / Parcel Boundaries
- - - Building Setback
- Max. Building Footprint

## 4. PARKING STANDARDS



- ROW / Parcel Boundaries
- - - Building Setback
- Max. Parking Footprint
- ▲ Vehicular Access

### 3A. BUILDING FOOTPRINT SETBACKS

- (A) **Front:** 10' minimum
- (B) **Side Street:** 5' minimum
- (C) **Side Yard:** 5' minimum
- (D) **Rear:** 5' minimum
- (E) **Rear along alley or creek:** 0', subject to alley dedication.

### 3B. BUILDING HEIGHT

- **Maximum:** 3 stories, not to exceed 35'
- **Rooftop elements:** Additional height for unique design aspects may be approved via CUP.
- **If full block redevelopment:** Not applicable
- **Height exceedance allowed:** Yes, via CUP

### 3C. ENCROACHMENTS

- As allowed by UDC.

### 4A. PARKING FOOTPRINT SETBACKS

- (F) **Front\*:** 50' minimum
  - (G) **Side Street:** 5' minimum
  - (H) **Side Yard:** 5' minimum
  - (I) **Rear:** Not required
- \* Garage parking is permitted immediately behind a residence, when accessed from alley or side street, regardless of the front setback. A garage may be attached or unattached.

### 4B. PARKING ACCESS

- Vehicular access is permitted from any street or alley.
- Parking areas / garages should be located at the rear of parcel, be screened from public view, and be located behind the primary unit where possible.

### 4C. PARKING REQUIREMENT

- Refer to Section 4.3 Building Types for parking requirements.
- Parking Incentive may be applied.
- Parking In-Lieu Fee Program may be applied for non-residential spaces for some qualifying properties. See UDC 17.51.010.G.

## B. CORRIDOR (COR)

Table 4.2-3. COR Zone Standards

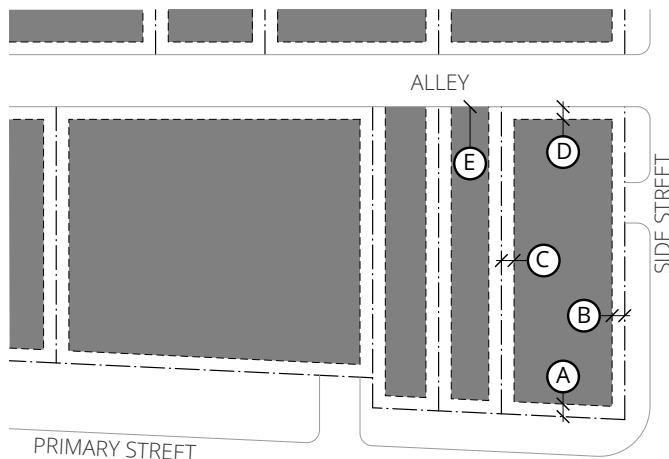
### 1. OVERVIEW

The COR Zone is applied to portions of the Newhall, Railroad, and Lyons Avenue corridors appropriate for development types tolerant of the vehicular activity typical of arterial streets. The Building Types allowed in the COR Zone accommodate a mix of land uses, inclusive of some housing. Streetscapes in the COR Zone are of urban character and are landscaped to enhance the pedestrian experience given the vehicular activity on these streets, and to provide a gateway experience into Old Town Newhall.

### 2. ALLOWED BUILDING TYPES

- Stacked Dwellings
  - Live/Work
  - Commercial Building
  - Flex Building
- Other types of housing allowed per Section 4.2.02.A3

### 3. BUILDING STANDARDS



- ROW / Parcel Boundaries
- - - Building Setback
- Max. Building Footprint

#### 3A. BUILDING FOOTPRINT SETBACKS

- (A) **Front:** 5' minimum
- (B) **Side Street:** 5' minimum
- (C) **Side Yard:** 5' minimum
- (D) **Rear:** 10' minimum
- (E) **Rear along alley or creek:** 0', subject to alley dedication.

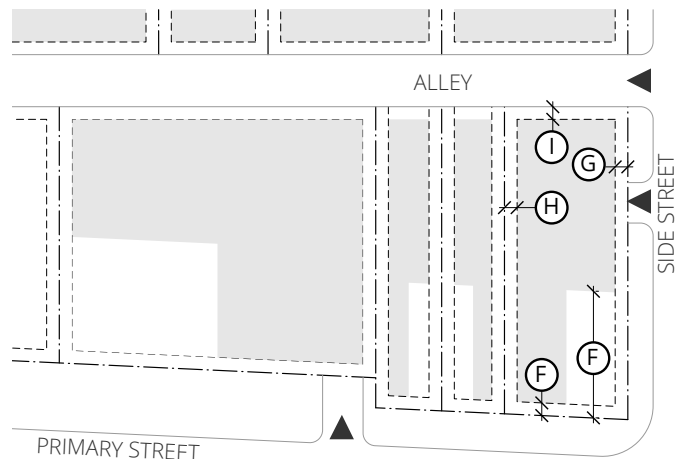
#### 3B. BUILDING HEIGHT

- **Maximum:** 3 stories, not to exceed 35'
- **Rooftop elements:** Additional height of 12' allowed.
- **If full block redevelopment:** Not applicable
- **Height exceedance allowed?:** Yes, via CUP

#### 3C. ENCROACHMENTS

- As allowed by UDC.

### 4. PARKING STANDARDS



- ROW / Parcel Boundaries
- - - Building Setback
- Max. Parking Footprint
- ▲ Vehicular Access

#### 4A. PARKING FOOTPRINT SETBACKS

- (F) **Front\*:** 5' minimum for 50% of lot frontage; 50' minimum for 50% of lot frontage
  - (G) **Side Street\*:** 5' minimum
  - (H) **Side Yard\*:** 5' minimum
  - (I) **Rear\*:** 5' minimum
- \*Subterranean parking structures may extend to the property line along all sides subject to the issuance of an Adjustment.*

#### 4B. PARKING ACCESS

- Vehicular access permitted from any street or alley.

#### 4C. PARKING REQUIREMENT

- Refer to Section 4.3 Building Types for parking requirements.
- Parking Incentive may be applied.
- Parking In-Lieu Fee Program may be applied for non-residential spaces for some qualifying properties. See UDC 17.51.010.G.

## C. ARTS & ENTERTAINMENT (AE)

## Table 4.2-4. AE Zone Standards

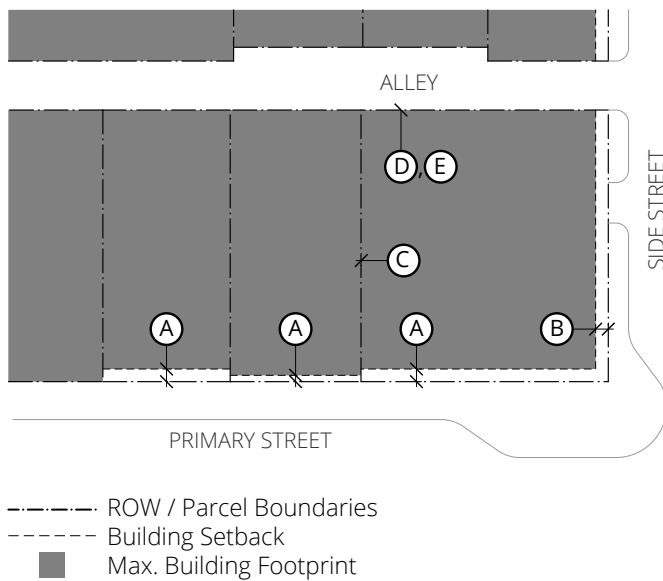
### 1. OVERVIEW

The AE Zone is applied to the central portions of Old Town Newhall generally aligned with Main Street. This Zone is appropriate for a range of land uses related to Arts & Entertainment. Ground floor uses accommodate art galleries, theaters, performance venues, specialty retail and restaurants, and upper floors accommodate offices or housing. Street frontages are pedestrian-oriented. Off-street parking is provided in public facilities or located behind buildings at the rear of parcels, or located on side streets with appropriate screening from the street. Additional building height is permitted in instances where a full block is being developed.

### 2. ALLOWED BUILDING TYPES

- Stacked Dwellings
  - Live/Work
  - Commercial Building
  - Flex Building
- Other types of housing allowed per Section 4.2.02.A3

### 3. BUILDING STANDARDS



#### 3A. BUILDING FOOTPRINT SETBACKS

- (A) **Front:** 0' minimum to 5' maximum; variations in setback encouraged.
- (B) **Side Street:** 0' minimum to 5' maximum; variations in setback encouraged.
- (C) **Side Yard:** Not required
- (D) **Rear:** Not required
- (E) **Rear along alley or creek:** 0', subject to alley dedication.

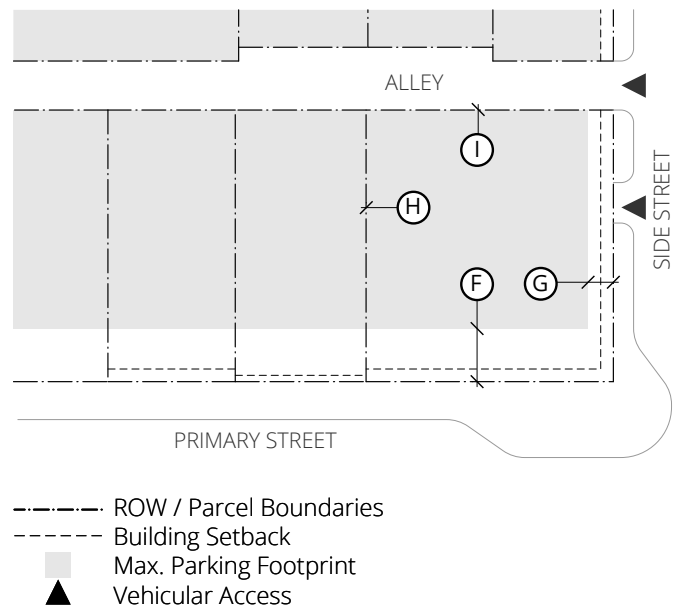
#### 3B. BUILDING HEIGHT

- **Maximum height:** 3 stories, not to exceed 35'
- **Rooftop elements:** Additional height of 12' allowed
- **If full block redevelopment:** Not to exceed 55', not inclusive of architectural features
- **Height exceedance allowed?:** Yes, via CUP

#### 3C. ENCROACHMENTS

- As allowed by the UDC; awnings, gallery frontages, balconies, bay windows, signs, outdoor dining allowed by approval of the Director of Community Development.

### 4. PARKING STANDARDS



#### 4A. PARKING FOOTPRINT SETBACKS

- (F) **Front\*:** 20% lot depth
  - (G) **Side Street\*:** 10' minimum
  - (H) **Side Yard\*:** Not required
  - (I) **Rear\*:** Not required
- \* Public parking facilities (surface lots, structures, etc.) may be located at the property line. Subterranean parking structures may extend to the property line along all sides subject to the issuance of an Adjustment.

#### 4B. PARKING ACCESS

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

#### 4C. PARKING REQUIREMENT

- Refer to Section 4.3 Building Types for parking requirements. Non-residential/commercial shall be calculated at 1:350. Parking Incentive may be applied.
- Parking In-Lieu Fee Program may be applied for non-residential spaces. See UDC 17.51.010.G.



## D. CREATIVE/BUSINESS (CB)

## Table 4.2-5. CB Zone Standards

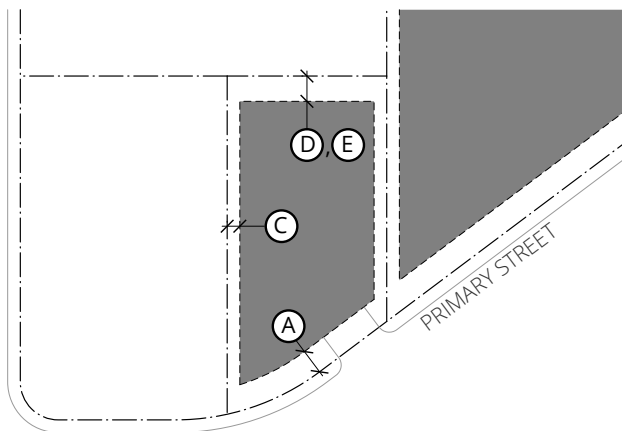
### 1. OVERVIEW

The CB Zone is applied to parcels along Pine Street, south of Newhall Avenue, that offer significant potential for a mixture of creative businesses and business incubation, in addition to current light industry. Streetscapes are landscaped primarily to soften the appearance of industrial structures, activities, and traffic. The entire CB Zone is located within the Jobs Creation Overlay Zone (JCOZ) (UDC 17.38.015).

### 2. ALLOWED BUILDING TYPES

No required Building Types due to the unique disposition and application of this Zone.

### 3. BUILDING STANDARDS



- ROW / Parcel Boundaries
- - - Building Setback
- Max. Building Footprint

#### 3A. BUILDING FOOTPRINT SETBACKS

- (A) **Front:** 10' minimum
- (B) **Side Street:** 10' minimum
- (C) **Side Yard:** 5' minimum
- (D) **Rear:** 10' minimum
- (E) **Rear along alley or creek:** 0', subject to alley dedication.

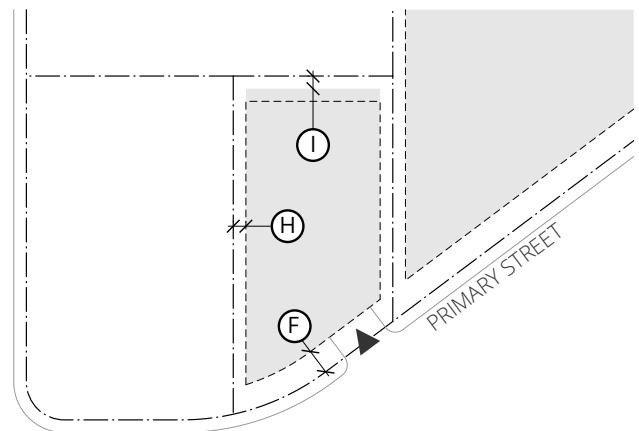
#### 3B. BUILDING HEIGHT

- **Maximum height:** 35'
- **Rooftop elements:** Additional height of 12' allowed.
- **If full block redevelopment:** Not to exceed 55', not inclusive of rooftop elements
- **Height exceedance allowed?:** Yes, via CUP
- **Qualifying JCOZ projects:** See UDC 17.38.015

#### 3C. ENCROACHMENTS

- As allowed by the UDC.

### 4. PARKING STANDARDS



- ROW / Parcel Boundaries
- - - Building Setback
- Max. Parking Footprint
- ▲ Vehicular Access

#### 4A. PARKING FOOTPRINT SETBACKS

- (F) **Front\*:** 10' minimum
  - (G) **Side Street\*:** 10' minimum
  - (H) **Side Yard\*:** 5' minimum
  - (I) **Rear\*:** 5' minimum
- \*Subterranean parking structures may extend to the property line along all sides subject to the issuance of an Adjustment.*

#### 4B. PARKING ACCESS

- Subject to the approval of the Director of Community Development.

#### 4C. PARKING REQUIREMENT

- Refer to Section 4.3 Building Types for parking requirements.
- Parking Incentive may be applied.
- For qualifying JCOZ projects, see UDC 17.038.015.

# 4.3 BUILDING TYPE STANDARDS AND ARCHITECTURAL STYLE GUIDELINES

## 4.3.01. BUILDING TYPES

### A. OVERVIEW

#### 1. PURPOSE

This Section identifies the Building Types allowed in the OTNSP area and provides design standards for each type to ensure that proposed development is consistent with the City’s goals for building form and character.

#### 2. APPLICABILITY

Each proposed building shall be designed in compliance with the standards of this Section for the applicable Building Type. Each proposed structure shall be designed as one of the types allowed by Table 4.3-1 for the Zone applicable to the site.

### B. STANDARDS BY BUILDING TYPE

The following development standards apply to the Building Types allowed per Zone within the OTNSP area.

Table 4.3-1. Building Types Allowed by Zone

#	BUILDING TYPE	ZONE			
		N	AE	COR	CB
1	House	Y	X	X	Y <sup>1</sup>
2	Duplex, Triplex, Quadplex	Y	X	X	X
3	Rowhouse	Y	X	X	X
4	Stacked Dwellings	Y <sup>3</sup>	Y <sup>2</sup>	Y <sup>2</sup>	X
5	Live/Work	Y	Y	Y	Y
6	Commercial Building	X	Y	Y	Y
7	Flex Building	X	Y	Y	Y

Legend:

- Y = Building Type allowed
- X = Building Type NOT allowed

**Footnotes:**

<sup>1</sup>Single-Family Dwellings require a Conditional Use Permit.

<sup>2</sup>Allowed only as part of a vertical mixed-use project, with upper floor residential in a Commercial Building.

<sup>3</sup>Stacked dwellings require a Minor Use Permit in the Neighborhood Zone.

## 1. HOUSE

Table 4.3-2. House Type Standards

### A. OVERVIEW

A detached structure typically occupied by one primary residence with private open space on a single lot. For standards related to Accessory Dwelling Units (ADU), refer to UDC 17.57.040.

### B. LOT

- **Lot Width:** 50' minimum

### C. BUILDING HEIGHT AND MASSING

#### C1. BUILDING HEIGHT

- 1- to 2-story volumes per height limits of the applicable Zone per Section 4.2.

#### C2. BUILDING MASSING

- Attic space may be occupied and not counted as a story when applying the height limits of the applicable Zone.

### D. PEDESTRIAN ACCESS

- **Main entrance:** Accessed directly from and facing the primary street.

### E. VEHICULAR ACCESS AND PARKING

- Access via primary street or alley (if present).
- When alley is not present, parking and services shall be accessed by a driveway of 10 feet maximum width.
- For corner lots without access to an alley, vehicular access from side street by a driveway of 16 feet maximum width.
- **Parking Requirements:**
  - **Residential:** 2 enclosed spaces per unit (plus ½ space guest parking per unit for multifamily developments).

### F. OPEN SPACE

#### F1. COMMON OPEN SPACE

- Not applicable

#### F2. PRIVATE RESIDENTIAL OPEN-SPACE

- **Side yard:** Not required
- **Rear yard:** 15% of lot area
- **Front yard:** Defined by setback per applicable Zone.

#### F3. SHARED RESIDENTIAL AMENITIES

- Not applicable





## 2. DUPLEX, TRIPLEX, QUADPLEX

## Table 4.3-3. Duplex, Triplex, Quadplex Type Standards

### A. OVERVIEW

Duplexes, triplexes, and quadplexes are multiple-dwelling structures that appear as large houses that are appropriately scaled in relation to adjacent residential buildings. Dwellings can be organized side-by-side or stacked, and accommodate 2, 3, or 4 residential units respectively. For standards related to Accessory Dwelling Units (ADU), refer to UDC 17.57.040.

### B. LOT

- **Lot Width:** 50' minimum

### C. BUILDING HEIGHT AND MASSING

#### C1. BUILDING HEIGHT

- 2-story volumes per height limits of the applicable Zone per Section 4.2.

#### C2. BUILDING MASSING

- Structures shall be massed as large houses, composed principally of 2-story volumes, each designed to a house-like scale.
- Structures on corner lots shall have frontages that face and address each street.
- Attic space may be occupied and not counted as a story when applying the height limits of the applicable Zone.

### D. PEDESTRIAN ACCESS

- **Main entrance for all units:** Accessed directly from and facing the primary street. For corner lots, entrances from both frontages are encouraged.
- **Upper-level units:** Accessed by enclosed or open stairs accessible from street or shared central space, e.g., courtyard, lobby, etc.

### E. VEHICULAR ACCESS AND PARKING

- Access via primary street or alley (if present).
- When alley is not present, parking and services shall be accessed by a driveway of 10 feet maximum width.
- For corner lots without access to an alley, vehicular access from side street by a driveway of 16 feet maximum width.
- Tandem parking may be permitted subject to the issuance of an MUP.
- **Parking Requirements:**
  - **Residential:** 2 covered spaces per unit (plus ½ space guest parking per unit for multifamily developments).



### F. OPEN SPACE

#### F1. COMMON OPEN SPACE

- Not required

#### F2. PRIVATE RESIDENTIAL OPEN-SPACE

- **Ground floor unit:** Private yard of at least 150 square feet per unit.
- **Upper floor units:** Balconies subject to approval of Director of Community Development.
- **Front yard:** Defined by setback per applicable Zone.

#### F3. SHARED RESIDENTIAL AMENITIES

- Not required

### 3. ROWHOUSE

### Table 4.3-4. Rowhouse Type Standards

#### A. OVERVIEW

An attached structure occupied by multiple dwelling units, each occupied by one primary residence, arrayed side-by-side, or a group of detached structures with minimal separations between structures. Each unit has private open space. Parking may be accommodated at the ground level within each unit/structure (also known as “tuck-under parking”) or can be located a separate structure. This type is also synonymous with “Townhouse.”

#### B. LOT

- **Lot Width:** 25' minimum

#### C. BUILDING HEIGHT AND MASSING

##### C1. BUILDING HEIGHT

- 2- to 3-story volumes per height limits of the applicable Zone per Section 4.2.

##### C2. BUILDING MASSING

- Structures on corner lots shall have frontages that face and address each street.
- In a 3-story configuration, a 2-story unit may be stacked over a single-story ground floor unit or “flat.” The flat shall be accessed by its own front door, and the upper-story unit shall be accessed by a separate front door and stair.

#### D. PEDESTRIAN ACCESS

- **Main entrance for all units:** Accessed directly from and facing the primary street.

#### E. VEHICULAR ACCESS AND PARKING

- Garages and services shall be accessed from an alley. This Building Type is not allowed on a lot without an alley.
- Tandem parking may be permitted subject to the issuance of an MUP.
- **Parking Requirements:**
  - **Residential:** 2 covered spaces per unit (plus ½ space guest parking per unit for multifamily developments).



#### F. OPEN SPACE

##### F1. COMMON OPEN SPACE

- Not required

##### F2. PRIVATE RESIDENTIAL OPEN-SPACE

- **Front yard:** Defined by setback per applicable Zone.
- **Side yard:** Not applicable.
- **Rear yard:** 15% of each unit's lot area.
- **Upper floor units:** Balconies subject to approval of Director of Community Development.

##### F3. SHARED RESIDENTIAL AMENITIES

- Not required

## 4. STACKED DWELLINGS

Table 4.3-5. Stacked Dwellings Type Standards

### A. OVERVIEW

A vertically-stacked structure of single-floor dwelling units of similar configuration, typically with one shared public entry, e.g., lobby. Stacked dwellings may contain structured parking, either as a podium or multiple-level subterranean structure, or as an above-grade structure that is screened behind active uses. A stacked dwellings structure may accommodate housing either on the ground and/or on upper floors, depending on the Zone. In the AE Zone, housing should be located above commercial uses. In the N Zone, housing could be located on both the ground and upper floors, subject to the issuance of an MUP. In the N Zone, Live/Work units and limited non-residential uses may also be located on the ground level, subject to the issuance of an MUP.

### B. LOT

- **Lot Width:** 125' minimum

### C. BUILDING HEIGHT AND MASSING

#### C1. BUILDING HEIGHT

- Per Zone requirements in Section 4.2.

#### C2. BUILDING MASSING

- **First floor:** Footprint per Section 4.2
- **Second floor:** Up to 85% of first-floor footprint; 100% via CUP
- **Third floor:** Up to 75% of first-floor footprint; 100% via CUP
- **Additional floors:** Up to 75% of first-floor footprint; 80% via CUP

The total square-footage should not exceed 200% of the structure's first-floor footprint, unless allowed via a CUP.

### D. PEDESTRIAN ACCESS

- **Main entrance:** Accessed directly from and facing the primary street. For corner lots, entrances from both frontages are encouraged.
- **Ground floor units:** Accessed directly from and facing a street.
- **Upper floor units:** Accessed via elevator or corridor.

### E. VEHICULAR ACCESS AND PARKING

- Where an alley is present, parking may be accessed through the alley.
- For corner lots without access to an alley, parking is accessed from the side street through the building.
- Where an alley is not present, parking is accessed from the street through the building.
- Required parking can be accommodated in a subterranean structure, above-grade parking structure, covered surface lot, or a combination.
- Tandem parking may be permitted subject to the issuance of an MUP.



### E. VEHICULAR ACCESS AND PARKING (CONTINUED)

- **Parking Requirements:**
  - **Residential:** 2 covered spaces per unit (plus ½ space guest parking per unit for multifamily developments).
  - **Non-Residential:** 1 space for first 1,500 square feet of new development. See UDC for parking requirements in excess of 1,500 square feet of new development. Parking shall be calculated for the entire property.

### F. OPEN SPACE

#### F1. COMMON OPEN SPACE

- Each stacked dwelling building shall have at least one common courtyard, forecourt, paseo, patio, roof-top garden, or some other form of open space at ground, podium, or upper levels.

#### F2. PRIVATE RESIDENTIAL OPEN-SPACE

Each residential unit shall have a private balcony, yard, or other private space, per the following:

- **Studio:** 50 square feet
- **One-bedroom:** 75 square feet
- **Two- or more bedrooms:** 100 square feet

#### F3. SHARED RESIDENTIAL AMENITIES

Each stacked dwelling building shall have shared recreational facility areas and other shared amenities (e.g., park, children's play area, fitness facility, swimming pool, patio, etc.) per each residential unit per the following:

- **Studio:** 100 square feet
- **One-bedroom:** 150 square feet
- **Two- or more bedrooms:** 200 square feet



## 5. LIVE/WORK

Table 4.3-6. Live/Work Type Standards

### A. OVERVIEW

An attached structure consisting of multiple live/work units arrayed side-by-side. One live/work unit consists of one dwelling unit above and/or behind flexible ground floor space that can be used for commercial uses, such as office, retail, or other type of workspace, as allowed by the zone. Each unit has private open space.

### B. LOT

- **Lot Width:** 25' minimum

### C. BUILDING HEIGHT AND MASSING

#### C1. BUILDING HEIGHT

- 2- to 3-story volumes per height limits of the applicable Zone per Section 4.2.

#### C2. BUILDING MASSING

- Structures on corner lots shall have frontages that face and address each street.
- Refer to UDC 17.66.080 (Joint Living and Working Quarters).

### D. PEDESTRIAN ACCESS

- **Main entrance for flexible ground-floor space:** Accessed directly from and facing the primary street.
- **Entrance for living space:** Accessed through flexible ground-floor space when living space is located behind or above the flexible space. When living space is located above, the upper dwelling unit may be accessed by a separate entrance or stair.

### E. VEHICULAR ACCESS AND PARKING

- Garages and services shall be accessed from an alley. This Building Type is not allowed on a lot without an alley.
- Required parking shall be in a garage, which may be attached to or detached from the dwelling.
- Tandem parking may be permitted subject to the issuance of an MUP.
- **Parking Requirements:**
  - **Live/Work:** 2 spaces (1 of which shall be enclosed) per unit (plus required non-residential parking).
  - **Non-Residential:** 1 space for first 1,500 square feet of new development. See UDC for parking requirements in excess of 1,500 square feet of new development. Parking shall be calculated for the entire property.



### F. OPEN SPACE

#### F1. COMMON OPEN SPACE

- Not required

#### F2. PRIVATE RESIDENTIAL OPEN-SPACE

- **Front yard:** Defined by setback per applicable Zone.
- **Side yard:** Not applicable.
- **Rear yard:** 15% of each unit's lot area.
- **Upper floor units:** Balconies subject to approval of Director of Community Development.

#### F3. SHARED RESIDENTIAL AMENITIES

- Not required

## 6. COMMERCIAL BUILDING

## Table 4.3-7. Commercial Building Type Standards

### A. OVERVIEW

A structure designed for occupancy by commercial uses on either the ground floor or upper floors. Residential uses may also occupy the upper floors. Along Main Street in the AE Zone, only retail, restaurant, entertainment, arts, and/or similar uses allowed by Section 4.2 are permitted at the ground level fronting the street subject to the Director of Community Development. Office, service, residential, and other similar uses shall be located either on upper floors or at the ground level behind the primary use. Ground level office and service uses are permitted in the COR Zone.

### B. LOT

- **Lot Width:** 25' minimum

### C. BUILDING HEIGHT AND MASSING

#### C1. BUILDING HEIGHT

- 1- to 2-story volumes per height limits of the applicable Zone per Section 4.2.

#### C2. BUILDING MASSING

- **First floor:** Footprint per Section 4.2
- **Second floor:** Up to 85% of first-floor footprint; 100% via CUP.

The total square-footage should not exceed 200% of the structure's first-floor footprint, unless allowed via a CUP. An MUP can allow up to 300% of the first-floor footprint. Modifications in excess of 300% of the first-floor footprint may be allowed subject to the issuance of a CUP.

### D. PEDESTRIAN ACCESS

- **Main entrance for all commercial units:** Accessed directly from and facing the primary street. For corner lots, entrances from both frontages are encouraged.
- **Main entrance for upper-level residential units:** Accessed through lobby directly from and facing a street.

### E. VEHICULAR ACCESS AND PARKING

- Access via primary street or alley (if present).
- For corner lots without access to an alley, parking is accessed from the side street through the building.
- Tandem parking may be permitted subject to the issuance of an MUP.
- **Parking Requirements:**
  - **Residential:** 2 covered spaces per unit (plus ½ space guest parking per unit for multifamily developments).
  - **Non-Residential:** 1 space for first 1,500 square feet of new development. See UDC for parking requirements
  - in excess of 1,500 square feet of new development. In the AE zone, non-residential/commercial shall be
  - calculated at 1:350. Parking shall be calculated for the entire property.



### F. OPEN SPACE

#### F1. COMMON OPEN SPACE

- Each commercial building shall have at least one common courtyard, forecourt, paseo, patio, roof-top garden, or some other form of open space at ground, podium, or upper levels.

#### F2. PRIVATE RESIDENTIAL OPEN-SPACE

For commercial buildings with housing, each residential unit shall have a private balcony, yard, or other private space, per the following:

- **Studio:** 50 square feet
- **One-bedroom:** 75 square feet
- **Two- or more bedrooms:** 100 square feet

#### F3. SHARED RESIDENTIAL AMENITIES

For commercial buildings with housing, shall have shared recreational facility areas and other shared amenities (e.g., park, children's play area, fitness facility, swimming pool, patio, etc.) per each residential unit per the following:

- **Studio:** 100 square feet
- **One-bedroom:** 150 square feet
- **Two- or more bedrooms:** 200 square feet

## 7. FLEX BUILDING

## Table 4.3-8. Flex Building Type Standards

### A. OVERVIEW

A detached or attached structure (either new or adaptively reused) intended for artisanal industrial activity and sale of products made on-site. Residential use is limited to no more than one dwelling unit for the business owner/operator or an on-site caretaker. The residential unit has private open space. This Building Type provides an interior that is open-plan and supportive of a wide variety of fabrication and assembly activities, and often includes a mezzanine for supporting office area.

### B. LOT

- **Lot Width:** 25' minimum

### C. BUILDING HEIGHT AND MASSING

#### C1. BUILDING HEIGHT

- 1-story volume per height limits of the applicable Zone per Section 4.2.

#### C2. BUILDING MASSING

- Designed as large, single-volume space which may contain a mezzanine space.

### D. PEDESTRIAN ACCESS

- **Main entrance for flexible ground-floor space:** Accessed from any street or yard.
- **Entrance for living space:** Accessed through flexible ground-floor space when living space is located behind or above the flexible space. When living space is located above, the upper dwelling unit may be accessed by a separate entrance or stair.

### E. VEHICULAR ACCESS AND PARKING

- Access via primary street or alley (if present).
- **Parking Requirements:**
  - **Residential:** 2 covered spaces per unit (plus ½ space guest parking per unit for multifamily developments)..
  - **Non-Residential:** 1 space for first 1,500 square feet of new development. See UDC for parking requirements in excess of 1,500 square feet of new development. In the AE zone, non-residential/commercial shall be calculated at 1:350. Parking shall be calculated for the entire property.



### F. OPEN SPACE

#### F1. COMMON OPEN SPACE

- Not required

#### F2. PRIVATE RESIDENTIAL OPEN-SPACE

- Minimum 50 square feet at ground or upper level.

#### F3. SHARED RESIDENTIAL AMENITIES

- Not required



## 4.3.02. ARCHITECTURAL STYLE GUIDELINES

### A. INTENT

This Section provides a set of guidelines for selected architectural styles that provide the City and project applicants a basis for proposing and reviewing development proposals for new construction, such as buildings or accessory structures (including containers), conversions (including adaptive reuse), remodels, and new uses. These guidelines are not intended as a style manual; instead, they describe typical characteristics of selected architectural styles appropriate for Old Town Newhall, and are meant to assist designers and property owners in their effort to create contemporary designs that are based in historic architectural context for Old Town Newhall. Each style is described in this Section by identifying its primary defining characteristic and is supported by representative imagery. It is expected that the City will use these guidelines as part of a formal design review process assisted by a consulting architect who is versed in these matters.

### B. APPLICABILITY

These styles are applicable to any Zone and any Building Type set forth in this Code. Applicants proposing new construction or new uses are encouraged to review the Building Types and Architectural Styles and apply for an Architectural Design Review for façade improvements.

### C. GUIDELINES BY ARCHITECTURAL STYLE

The following guidelines apply to the five Architectural Styles listed below and are allowed throughout the OTNSP area.

1. Craftsman
2. Main Street Commercial
3. Mediterranean
4. Monterey
5. Western Victorian

## CHAPTER 4: THE CODE



Example of Craftsman



Example of Main Street Commercial



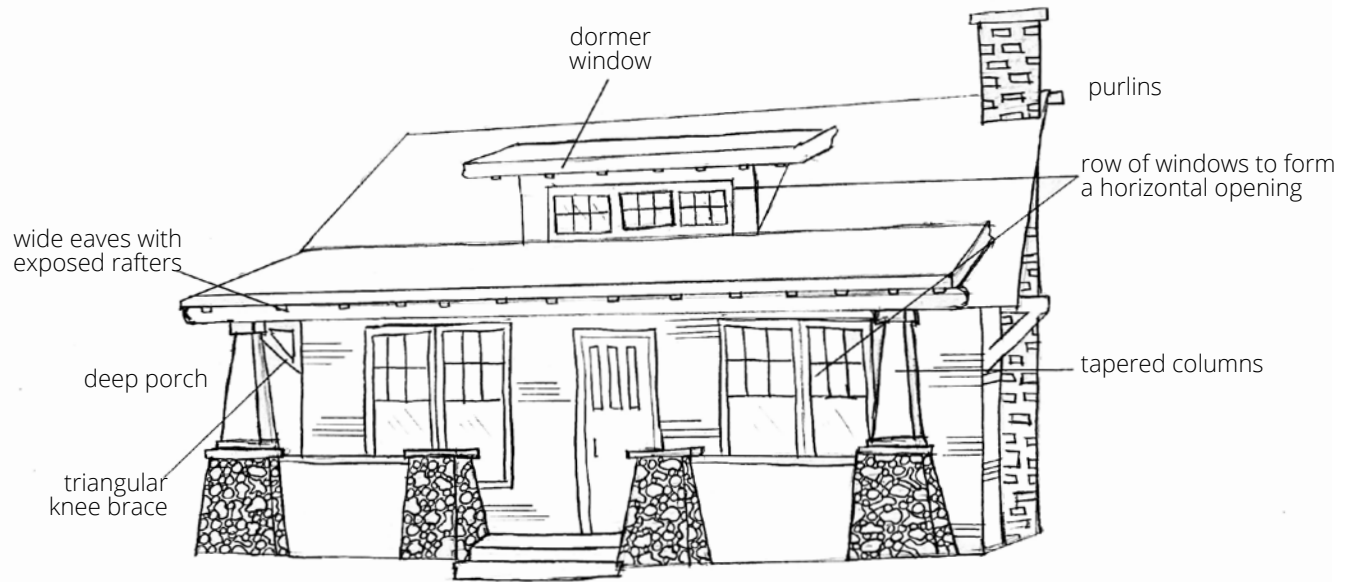
Example of Mediterranean



Example of Monterey



Example of Western Victorian



### A. STYLE DESCRIPTION

Craftsman buildings are typically rectangular “boxes” surrounded by various attached elements. Their primary elevations are horizontally-oriented with an overhanging roof, wide eaves, and exposed rafter tails. Materials are natural, mostly wood and stone, especially along the ground floor. Fenestration includes vertically oriented window openings, rows of windows to form a horizontal opening, and equally divided window lights or divided lights above single lights. Ornament and features include chimneys; trellises; tapered or battered, square columns; wood braces and rafter tails; and deep porches. **Contemporary designs that are based on this historic architectural precedent should follow the guidelines below:**

### B. SETBACK

- Setback from street

### C. MASSING

- Rectangular boxes or L-shaped
- Gable roof, hipped roof, or clipped gable
- Wide roof overhang
- Historically one to two stories

### D. PRIMARY ELEVATION OR FACADE

- Broad, overhanging eaves with exposed structural members such as rafter tails, knee braces, and king posts
- Concrete, stone, or brick base
- Ground floor porches or verandas

### E. FENESTRATION

- Vertically-oriented windows with wood sash and divided lights arranged in groups
- Casement windows situated in groups
- Tri-partite windows with large center picture window flanked by narrow divided light casement windows.

### F. MATERIALS

- Extensive use of natural materials for columns, chimneys, retaining walls, and landscape features
- Wood, stone, and stucco building materials. Typically, no more than two exterior building materials.
  - Cladding: shingled exteriors, occasionally clapboard or stucco
  - Ground floor may be stucco
  - Upper floors clad in wood or shingle siding
- If stone, sizes graduated with largest at bottom and smallest at the top

### G. ORNAMENT AND FEATURES

- Porches
- Chimneys
- Trellises
- Tapered, square columns (sometimes called battered piers)
- Decorative wood brackets and bargeboards along roofline
- Deep porches
- Attic vents
- Dormer windows
- If Japanese-influenced, then may have multi-gabled roofs or gables that peak at the apex and flare at the ends



A. STYLE DESCRIPTION

Main Street Commercial buildings are either one- or multi-story decorated masonry “boxes.” Their primary elevations typically have a tripartite arrangement with a base/ground floor, body/upper floor(s), and top/substantial cornice. The bases are emphasized with different materials and taller in height. The substantial cornice articulates the roofline. Fenestration includes large windows and transoms on the ground floor and grouped upper floor windows. Ornament includes awnings, canopies, and second-floor balconies. **Contemporary designs that are based on this historic architectural precedent should follow the guidelines below:**

B. SETBACK

- No setback

C. MASSING

- Square or rectangular boxes
- Flat roof with parapet
- Various heights

D. PRIMARY ELEVATION OR FACADE

- Tripartite arrangement of primary elevation or façade (base-shaft-capital)
- Emphasized building entrance
- Optional different materials for ground and upper floor(s)
- Decorative elements setback within the wall
- Substantial cornice

E. FENESTRATION

- Large ground floor storefront or picture windows and doors with transoms
- Grouped upper floor windows (not picture windows, but smaller windows in pairs or groups of three)
- Ground floor and upper floor fenestration follow same pattern of vertical bays
- Upper floor windows double-hung and vertically oriented

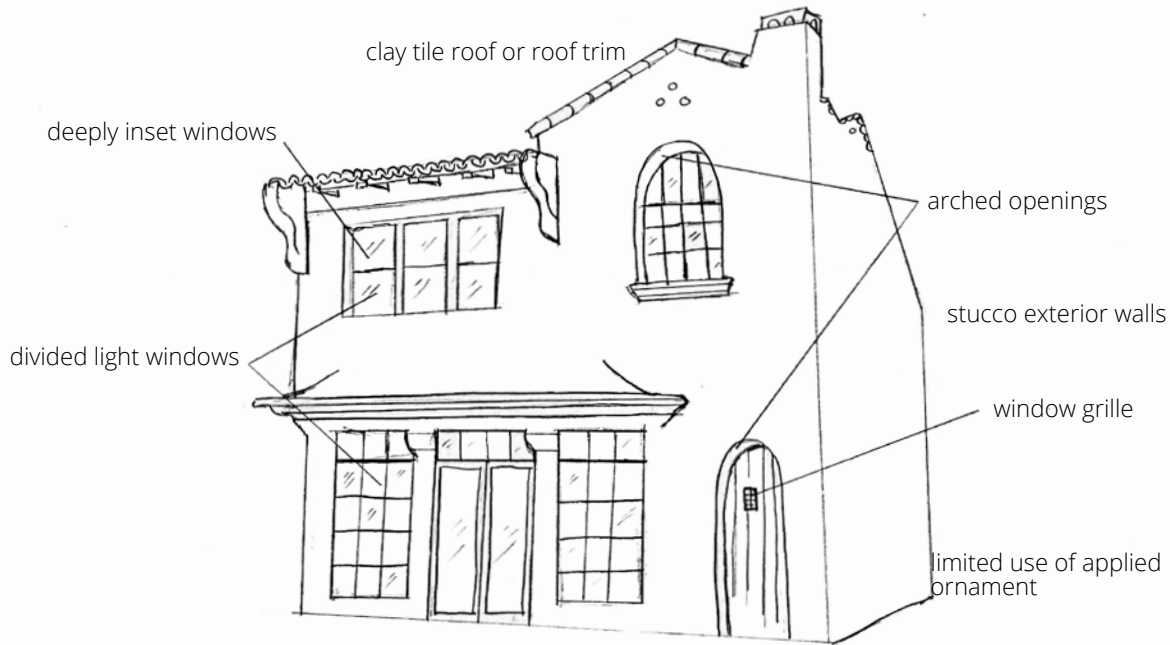
F. MATERIALS

- Brick or masonry veneer on primary elevation, plain or highly decorative
- Stone or cast concrete used for decorative moldings, cornices, or applied ornament
- Brick, stone, concrete, or metal cornice

G. ORNAMENT AND FEATURES

- Awnings
- Canopies
- Second floor balconies (metal rail)
- Decorative moldings
- Cornices
- Use of tile, wood, and/or cast iron





**A. STYLE DESCRIPTION**

Mediterranean buildings can be a variety of heights with a simple massing that emphasizes horizontality. The exterior walls are often a single plane of stucco. Roofs are typically hipped with clay tile roofs or roof trim. Fenestration includes either symmetrical or asymmetrical divided lights. Ornament includes balconies, stairs, chimneys, window shutters, terraces, and arched openings. **Contemporary designs that are based on this historic architectural precedent should follow the guidelines below:**

**B. SETBACK**

- Small setback or flush with sidewalk

**C. MASSING**

- Relatively formal composition, approaching symmetry in parts or in whole
- Low-pitched clay tile roof typically hipped
- Towers used as vertical accents
- Articulated building corners

**D. PRIMARY ELEVATION OR FACADE**

- Emphasis on horizontal
- Painted band or an applied band of stone or cast concrete at base
- Elements setback within wall
- Expressed as single plane

**E. FENESTRATION**

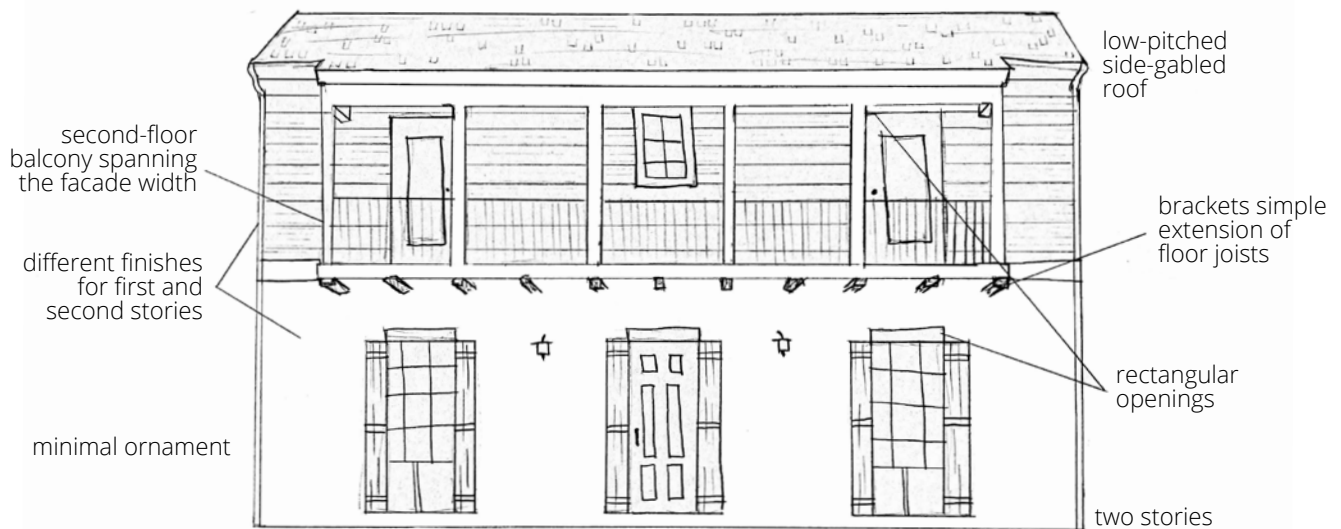
- Arched openings, individually serving doors and windows or arranged in arcades
- Arched openings for windows and doors, sometimes arrange in an arcade
- Arched focal windows
- Deeply inset windows
- Large, fixed windows and smaller groups windows, often with divided lights (symmetrical or asymmetrical)

**F. MATERIALS**

- Stucco or plastered exterior walls
- Clay tile roof or roof trim
- Applied ornament of stone or cast concrete

**G. ORNAMENT AND FEATURES**

- Clay tile roof or roof trim
- Covered porches and or/balconies
- Grilles, or rejas, of cast iron or wood over windows and other wall openings
- Polychromatic tile on stair risers or framing fenestration
- Arched openings



#### A. STYLE DESCRIPTION

Monterey-style buildings are two stories in height with rectangular massing and a second-floor balcony or gallery spanning the width of the façade that emphasizes horizontality. The first and second stories have different finishes on their exterior walls, usually a contrasting pairing of stucco or brick on the first-floor with wood clapboard or board-and-batten on the second. Roofs are typically side-gabled with the plane extending over the balcony along the second-floor exterior. Fenestration along the first-floor varies. Paired casement doors or double-hung wood sash windows provide access along the second-floor balcony. Openings are generally rectangular, not arched. Ornament is minimal with simple wood rails and posts along the balconies. Brackets supporting the balcony may be carved wood or simple extensions of the floor joists. **Contemporary designs that are based on this historic architectural precedent should follow the guidelines below:**

#### B. SETBACK

- Setback varies, can be flush with the sidewalk or set back on a broad landscaped area

#### C. MASSING

- Two stories
- Relatively formal composition, often a single rectangular mass or paired rectangular gabled-front-and-wing form
- Low-pitched side-gabled or hipped roof, either wood-shingled or tiled, extending over an attached, protruding second-story balcony

#### D. PRIMARY ELEVATION OR FACADE

- Broad, dominant second-story balcony or gallery usually cantilevered and covered by the principal roof
- Emphasis on horizontal

#### E. FENESTRATION

- Primary elevation features full-length windows or casement doors (sometimes called French doors) opening onto second-floor balcony
- On the ground floor, large windows, often double-hung, extending to ground level

#### E. FENESTRATION (CONTINUED)

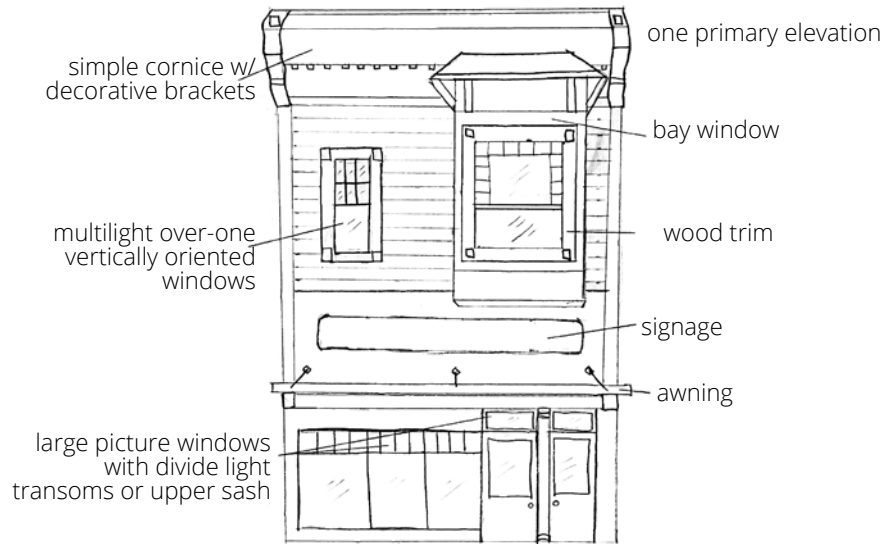
- Symmetrical or asymmetrical arrangement
- Windows and doors are recessed in the wall and framed with wood trim.
- Windows are double-hung, multi-light, and vertical in orientation.

#### F. MATERIALS

- Cladding: stucco, brick or wood, or vertical board-and-batten
- First and second stories of different materials
- Clay tile roof or wood shingle roof
- Posts and rails on the balcony may be wood or decorative iron

#### G. ORNAMENT AND FEATURES

- Dominant feature is a broad second-story balcony,
- Primary entrance may be framed by decorative wood surround
- Balcony may be supported by decorative carved wood or plaster brackets or joists
- Balcony railing typically single-square wood pickets evenly spaced or decorative iron
- First and second stories of different materials



**A. STYLE DESCRIPTION**

Western Victorian styles are often characterized as vertically oriented and by an extravagant use of complex shapes, strongly asymmetrical facades, and combinations of decorative, textural, and colorful details. The modern Western Victorian interpretations are oriented toward the street and most design features are found only on the street-facing elevations. The building can be single or multiple stories. Roofs are steeply pitched and varied. For commercial buildings, the roof might be sloped with a high parapet, but distinguished by a cornice. Exterior materials can be wood, stone, or brick. Door and window openings are elaborately framed and narrow. Fenestration may be varied and include large picture windows with divided light transoms. Stained glass is common. Wood ornamentation is typical in wood and may include spindle work on porches and balconies. Other features include awnings, bay windows, detailed window moldings, cornices, and spindle work corner braces. **Contemporary designs that are based on this historic architectural precedent should follow the guidelines below:**

**B. SETBACK**

- No setback

**C. MASSING**

- Vertical orientation
- The building can be single or multiple stories
- Sloped or flat roof hidden by parapet

**D. PRIMARY ELEVATION OR FACADE**

- Single plane
- Concentration of ornament and features
- Primarily horizontal siding or vertical board and batten

**E. FENESTRATION**

- Door and window openings are elaborately framed and narrow
- Fenestration may be varied and include large picture windows with divided light transoms
- Stained glass is common
- Vertically oriented windows with multilight top sash over single bottom sash
- Upper floor windows smaller than ground floor
- Projecting bay windows

**F. MATERIALS**

- Wood cladding
- Brick or stone bulkhead
- Shingle roof (if visible)
- Decorative exterior materials can be wood, stone, or metal

**G. ORNAMENT AND FEATURES**

- Exuberant combinations of decorative, textural, and colorful wood details
- Porches
- Awnings
- Projecting bay windows
- Columns and pilasters emphasizing verticality
- Window and door moldings
- Cornices with dentil details
- Spindle work corner braces and rails
- Metal elements may include finials or cresting along the roofline



## 4.4 OTHER DESIGN AND DEVELOPMENT STANDARDS

### 4.4.01. PARKING

#### A. NUMBER OF SPACES REQUIRED

Off-street parking spaces shall be provided for each land use as required by Section 4.2 for the applicable Zone. Properties within Old Town Newhall's Parking In-Lieu Fee Program boundary can opt into the program to reduce on-site parking requirements. Refer to UDC 17.51.010(G).

#### B. PARKING DESIGN

Parking facilities, including internal and external access, and individual spaces shall be designed in compliance with the standards in UDC 17.51.060 (Parking Standards). Parking facilities visible from a street shall be landscaped as provided in Section 4.4.02 (Landscape).

#### C. LOADING AREAS

Loading areas shall be in compliance with the standards in UDC 17.51.060.L. This requirement may be waived subject to an Administrative Permit for properties adjacent to an alley or a Minor Use Permit for properties without an alley, within the OTNSP area. The property owner shall provide justification as to why a loading area is not necessary for the use/operation on-site, to the satisfaction of the Director of Community Development.

### 4.4.02. LANDSCAPE

#### A. STREET TREES

Proposed developments shall include a Landscape Plan Review and include street trees as referenced in Chapter 2.5.D.

#### B. PARKING FACILITY LANDSCAPING

Surface parking areas shall be planted with shade trees at a minimum ratio of one tree

for every four spaces in an orchard planting arrangement, in compliance with the City's Design Standards. In the limited circumstances where this Code allows parking areas adjacent to a street or sidewalk, the parking area shall be screened with landscaping, and/or a decorative wall between 36 and 48 inches in height, as approved by the City, and in compliance with the City's Community Character and Design Guidelines.

#### C. GENERAL

All landscape shall fully comply with the requirements of AB 1881 regarding the installation of low water usage landscape.

### 4.4.03. FENCES, WALLS, AND SCREENINGS

#### A. APPLICABILITY

The requirements of this section apply to all fences and walls unless otherwise stated.

##### 1. Fences or wall in flood hazard area.

A fence or wall in an area subject to flooding identified on a Federal Flood Insurance Rate Map (FIRM) on file with the City shall require a building permit and shall comply with all requirements of the City Engineer in addition to the requirements of this Section.

- ##### 2. Exemptions.
- These regulations do not apply to fences or walls required by regulations of a State or Federal agency, or by the City for reasons of public safety.

#### B. HEIGHT LIMITS

Each fence, wall, and hedge shall comply with the height limits shown in Table 4.4-1.

Table 4.4-1. Maximum Height of Fences and Walls

LOCATION OF FENCE OR WALL	MAXIMUM HEIGHT
Within front or street side setback	42 in.
Within interior side or rear setback	6 ft. <sup>1</sup>
Within a Zone where no setback is required (located 20 ft. or more to the rear of a front or street side property line)	6 ft. <sup>1</sup>
Within a Zone where no setback is required (located within 20 ft. of a front or street side property line)	42 in. for solid wall or fencing; 6 ft. for open fencing
At intersection of alley, street, or driveway	42 in.
Outside of a required setback	8 ft.

**Footnotes:**

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

**C. SPECIFIC FENCE AND WALL REQUIREMENTS**

Fences and walls are required as follows, in addition to any other City requirement, or California Building Standards Code requirements:

- 1. Fencing between different land uses.** Fencing between different land uses shall be provided in compliance with Section 4.4.03E. (Screening).
- 2. Outdoor equipment, storage, and work areas.** Nonresidential outdoor uses and equipment adjacent to a residential use shall be fenced and/or screened in compliance with Subsection E. (Screening).
- 3. Retaining walls.** Any embankment to be retained that is over 48 inches in height shall be benched so that no individual retaining wall exceeds a height of 36 inches, and each bench is a minimum width of 36 inches.
- 4. Temporary fencing.** Temporary fencing may be necessary to protect

archaeological or historic resources, trees, or other similar sensitive features during site preparation and construction. This fencing shall be approved by the Director of Community Development.

**D. PROHIBITED MATERIALS**

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

**E. SCREENING**

The following standards apply for the screening and separation of adjoining residential and nonresidential land uses, equipment and outdoor storage areas, as well as surface parking areas.

- 1. Screening between non-residential and residential.** Non-residential development abutting a site developed exclusively as a

residential use shall provide screening at the parcel boundary as follows:

- a. The screen shall consist of plant materials and a solid, decorative wall of masonry or similar durable material, six feet in height. Up to eight feet may be allowed in compliance with Section 4.4.03B (Height Limits). Openings or pedestrian connections may be required at the discretion of the City.
- b. The decorative wall shall be architecturally treated on both sides, subject to the approval of the City.

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

- a. Roof or ground mounted mechanical equipment shall be screened from public view from adjoining public streets and rights-of-way and adjoining properties with residential development. This equipment includes air conditioning, heating, ventilation ducts, and exhaust vents, loading docks, refuse storage areas, and utility services, electrical transformers, gas meters, etc.
- b. The colors, materials, and architectural style of screening shall be architecturally compatible with other on-site development.
- c. All single-family dwellings shall be designed with storage space

provided for three, 90-gallon trash bins, not visible from the street during non-collection days as required by the Environmental Services Division.

- d. Trash enclosures shall be built to accommodate a sufficient number of three-yard bins. The number of bins shall be determined by the City at the time that a development application is submitted for review. Trash enclosures shall be consistent with the surrounding architecture and shall be constructed with a solid roof, and provide convenient pedestrian and collection-vehicle access.



# 4.5 SIGN REGULATIONS

## 4.5.01. PURPOSE

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

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

## 4.5.02. APPLICABILITY

### A. SIGNS REGULATED

These sign regulations apply to all signs in all Zones established by Section 4.2, except that directional/instructional signs and real estate signs shall instead comply with the requirements of UDC 17.51.080 (Sign Regulations Private Property).

### B. APPLICABILITY TO SIGN CONTENT

The provisions of this Section do not regulate the message content of a sign (sign copy), regardless

of whether the message content is commercial or noncommercial.

## C. SIGN PERMIT REQUIREMENTS

Sign installation within the areas subject to this Code shall require sign permit approval in compliance with UDC 17.51.080 (Sign Regulations Private Property).

## D. SIGN VARIANCES AND HISTORIC SIGN DESIGNATION.

See UDC 17.24.110 (Administrative Sign Variance and Historic Sign Designation).

1. **Definitions.** Definitions of the specialized terms and phrases used in this Section are listed in UDC 17.51.080 (Sign Regulations Private Property).

## 4.5.03. RESERVED

## 4.5.04. GENERAL REQUIREMENTS FOR ALL SIGNS

### A. SIGN AREA AND HEIGHT MEASUREMENT

The measurement of sign area and height to determine compliance with the maximum sign area requirements and height limits of this Section shall comply with UDC 17.51.080 (Sign Regulations Private Property).

### B. SIGN LOCATION REQUIREMENTS

Each sign shall be located in compliance with the following requirements, and all other applicable provisions of this Section.

1. **On-premise signs required.** Each sign shall be located on the same site as the subject of the sign, except as otherwise allowed by this Section.
2. **Setback requirements.** Each sign shall comply with the setback requirements of

the applicable zoning district, except for an approved projecting sign, and except for an approved freestanding sign, which shall be set back a minimum of 10 feet from the front and side street property lines.

- 3. Placement on a building.** No sign shall be placed so as to interfere with the operation of a door or window. Signs should not be located so that they cover prominent architectural features of the building.
- 4. Signs within a public right-of-way.** No sign shall be allowed in the public right-of-way except for the following:
  - a. A projecting or A-frame sign in compliance with Section 4.5.05 (Signs Standards by Zone);
  - b. Public signs erected by or on behalf of a governmental agency to convey public information, identify public property, post legal notices, or direct or regulate pedestrian or vehicular traffic;
  - c. Bus stop signs installed by a public transit company;
  - d. Informational signs of a public utility regarding its lines, pipes, poles, or other facilities; or
  - e. Emergency warning signs erected by a governmental agency, a public utility company, or a contractor doing authorized within the public right-of-way.

All signs within the public right-of-way that are

intended to regulate, warn, or guide traffic, shall comply with the Manual on Uniform Traffic Control Devices.

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

### C. SIGN DESIGN

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

- 1. Color.** Colors on signs and structural members should be harmonious with one another and relate to the dominant colors of the buildings on the site. Contrasting colors may be utilized if the overall effect of the sign is still compatible with building colors.
- 2. Design and construction.**
  - a. Except for banners, flags, temporary signs, and temporary window signs conforming with the requirements of this Section, each sign shall be constructed of permanent materials and shall be permanently attached to the ground, a building, or another structure by direct attachment to a rigid wall, frame, or structure.
  - b. Each permanent sign shall be designed by a professional (e.g., architect, building designer, landscape architect, interior designer, or others whose principal

business is the design, manufacture, or sale of signs), or who are capable of producing professional results.

- c. Each permanent sign shall be constructed by persons whose principal business is building construction or a related trade including sign manufacturing and installation, or others capable of producing professional results. The intent is to ensure public safety, achieve signs of careful construction, neat and readable copy, and durability, to reduce maintenance costs and prevent dilapidation.

### 3. Materials and structure.

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

- e. The use of individual letters incorporated into the building design is encouraged, rather than a sign with background and framing other than the structure wall.

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

**5. Copy design guidelines.** The City does not regulate the message content (copy) of signs; however, the following are principles of copy design and layout that can enhance the readability and attractiveness of signs. Copy design and layout consistent with these principles is encouraged, but not required.

- a. Sign copy should relate only to the name and/or nature of the business or commercial center.
- b. Permanent signs that advertise continuous sales, special prices, or include phone numbers, websites, etc., should be avoided.
- c. Information should be conveyed briefly or by logo, symbol, or other graphic manner. The intent should be to increase the readability of the sign and thereby enhance the identity of the business.
- d. The area of letters or symbols should not exceed 40 percent of the background area in commercial



districts or 60 percent in residential districts.

- e. Freestanding signs should contain the street address of the parcel or the range of addresses for a multi-tenant center.

**6. Sign lighting.** Sign lighting shall be designed to minimize light and glare on surrounding rights-of-way and properties.

- a. External light sources shall be directed and shielded so that they do not produce glare off the site, or illuminate any object other than the sign.
- b. Sign lighting shall not blink, flash, flutter, or change light intensity, brightness, or color.
- c. Colored lights shall not be used at a location or in a manner so as to be confused or construed as traffic control devices.
- d. Neither the direct nor reflected light from primary light sources shall create hazards for pedestrians or operators of motor vehicles.
- e. For energy conservation, light sources shall be hard-wired fluorescent or compact fluorescent lamps, or other lighting technology that is of equal or greater energy efficiency. Incandescent lamps are prohibited unless approved in writing by the Director of Community Development.

## **D. SIGN MAINTENANCE**

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

### **4.5.05. SIGN STANDARDS BY ZONE**

Each sign shall comply with the regulations provided by this section and Table 4.5-1. An approved Sign Review (Enhanced Signage) or a Master Sign Program (Sign Program) may allow for additional signage opportunities that substantially conform to the spirit of Old Town Newhall sign standards. Refer to UDC 17.23.190 (Sign Review). All sign programs shall conform to the spirit and context of the OTNSP and shall be consistent with the adopted architectural styles and guidelines.

Table 4.5-1. Sign Standards by Zone

SIGN TYPE	SIZE ALLOWANCE	NUMBER, LOCATION, AND MATERIALS	ZONES			
			N	AE	COR	CB
A-Frame	<ul style="list-style-type: none"> <li>Height: Max. 36 inches.</li> <li>Area: Max. 7 square feet.</li> </ul>	<ul style="list-style-type: none"> <li>Location: Placement shall be free and clear of all pedestrian paths of travel.</li> <li>Permitted during regular business hours subject to the approval an OTNSP sign application.</li> <li>Materials: Plastic signs are not allowed. Signs should be constructed primarily of wood, metal, or other non-plastic material and should be artistic in nature. Creative sign design is encouraged.</li> </ul>	X	p <sup>1</sup>	p <sup>1</sup>	Subject to UDC 17.51.080.
Awning	<ul style="list-style-type: none"> <li>Signage height max. 66% of valance height.</li> <li>Valance height max. 18 inches.</li> <li>Area: Max. 50% of the area of the valance front.</li> </ul>	<ul style="list-style-type: none"> <li>Number: 1 sign max. per each separate awning valance.</li> <li>Location: Shall be entirely on awning valance.</li> </ul>	X	P	P	
Freestanding	<ul style="list-style-type: none"> <li>Height: Max. 48 inches.</li> <li>Area: Max. 12 square feet each.</li> </ul>	<ul style="list-style-type: none"> <li>Number: 1 per entrance or street frontage.</li> </ul>	p <sup>2</sup>	X	X	
Marquee	<ul style="list-style-type: none"> <li>Subject to Sign Review.</li> </ul>	<ul style="list-style-type: none"> <li>Number: 1 sign max.</li> <li>Location: Allowed only in the entrance of a theater or playhouse.</li> </ul>	X	p <sup>3</sup>	p <sup>3</sup>	
Menus	<ul style="list-style-type: none"> <li>Area: Max. 3.5 square feet.</li> </ul>	<ul style="list-style-type: none"> <li>Location: Only allowed at restaurants, near the main entrance.</li> </ul>	X	P	P	
Menu Boards (A-frame style)	<ul style="list-style-type: none"> <li>Area: Max. 9 square feet.</li> </ul>	<ul style="list-style-type: none"> <li>Only displayed during regular business hours.</li> <li>Location: Shall be placed on private property.</li> <li>Location: For outdoor dining on ROW, subject to an Outdoor Dining application, Section 4.7.</li> <li>Materials: Plastic signs are not allowed. Signs should be constructed primarily of wood, metal, or other non-plastic material and should be artistic in nature. Creative sign design is encouraged.</li> </ul>	X	p <sup>1</sup>	p <sup>1</sup>	
Monument	<ul style="list-style-type: none"> <li>Height: Max. 60 inches including base structure.</li> <li>Area: Max. 36 square feet.</li> </ul>	<ul style="list-style-type: none"> <li>Parcels within the AE zone that front Railroad Avenue with more than 100 feet of continuous street frontage; subject a Sign Review Permit.</li> <li>Allowed only on a site within the COR zone with more than 100 feet of continuous street frontage.</li> </ul>	X	p <sup>3</sup>	P	
Murals		Subject to Section 4.5.08				
Now Playing, Movie/Theater Preview	<ul style="list-style-type: none"> <li>Subject to Sign Review.</li> </ul>	<ul style="list-style-type: none"> <li>Subject to Sign Review.</li> </ul>	X	p <sup>3</sup>	p <sup>3</sup>	

Table continued on the following page

SIGN TYPE	SIZE ALLOWANCE	NUMBER, LOCATION, AND MATERIALS	ZONES			
			N	AE	COR	CB
Plaque/ Placard, Historic	<ul style="list-style-type: none"> <li>Subject to Director approval.</li> </ul>	<ul style="list-style-type: none"> <li>Allowed for sites or buildings with a historic designation.</li> </ul>	P	P	P	Subject to UDC 17.51.080.
Projecting or Suspended (Blade Signs)	<ul style="list-style-type: none"> <li>Height: Max. 16 inches.</li> <li>Area: Max. 6 square feet.</li> <li>No dimension greater than 36 inches.</li> </ul>	<ul style="list-style-type: none"> <li>Location: Bottom of sign shall be no closer than 8 feet above sidewalk surface below.</li> <li>Materials: Sign shall be redwood sandblasted, hand carved, or architecturally designed equivalent.</li> </ul>	X	P	P	
Wall (AE and COR only)	<ul style="list-style-type: none"> <li>Area: 1 square-foot per linear-foot of primary business frontage.</li> <li>Individual letters height max. 36 inches.</li> <li>Any sign over 36 inches in height shall be subject to a Sign Review.</li> <li>Side street or rear entrance wall sign max. is 50% of the allowable primary sign area.</li> </ul>	<ul style="list-style-type: none"> <li>Location(s): <ul style="list-style-type: none"> <li>Mounting 2 feet below parapet or eave.</li> <li>For a single-story building: mount sign above 1st floor windows.</li> <li>For a multi-story building: mount sign in between windows.</li> </ul> </li> <li>Number: 1 sign allowed per business frontage with pedestrian entrance.</li> <li>Materials: Wall signs painted directly on a building or wall, mimicking historic old town signage or that are part of an architectural theme may be permitted subject to the issuance of a Sign Review permit for Enhanced Signage.</li> </ul>	X	P	P	
Wall (N zone only)	<ul style="list-style-type: none"> <li>Area: Max. 12 square feet each</li> </ul>	<ul style="list-style-type: none"> <li>Number: 1 per entrance or street frontage.</li> <li>Location: Placement below edge of roof.</li> </ul>	p <sup>2</sup>	X	X	
Window (permanent)	<ul style="list-style-type: none"> <li>Area: Max. 25% of total window area.</li> </ul>	<ul style="list-style-type: none"> <li>Location: Within window area.</li> <li>Materials: Window signage shall be limited to decals, illuminated signs, painted signs, or other similar signage approved by the Director of Community Development.</li> <li>Entertainment uses are exempt from these window sign provisions for events associated with their use.</li> </ul>	X	P	P	
Window (temporary)	<ul style="list-style-type: none"> <li>Area: Max. 25% of total window area.</li> <li>Within window area</li> </ul>	<ul style="list-style-type: none"> <li>Allowed for display a max. of 15 days at one time, up to two times in a 12-month period.</li> <li>One additional special event/holiday shall be permitted for up to 45 days in any 12-month period.</li> </ul>	X	P	P	

**Footnotes:**

<sup>1</sup> Old Town Newhall sign application is required.

<sup>2</sup> Permitted for multi-family and non-residential uses in the N Zone, but prohibited for single-family, duplex/triplex/quadplex uses in the N Zone.

<sup>3</sup> Sign Review required.



#### 4.5.06. NONCONFORMING SIGNS

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

##### A. GENERAL REQUIREMENTS

A nonconforming sign shall not be:

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

##### B. MAINTENANCE AND CHANGES

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

#### 4.5.07. PROHIBITED SIGNS

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

- A. Abandoned signs;
- B. Animated and moving signs, including electronic message display signs, and variable intensity, blinking, or flashing signs, or signs that emit a varying intensity of light or color, except time and temperature displays (which are not considered signs), and barber poles;
- C. Exposed cabinet/raceways behind channel letters;
- D. Internally illuminated cabinet (can) signs;
- E. Off-site signs (e.g., billboards, and signs mounted on vehicles);
- F. Obscene signs;
- G. Pole signs and other freestanding signs over six feet in height;
- H. Roof signs;
- I. Because of the City's compelling interest in ensuring traffic safety, signs that simulate in color, size, or design, any traffic control sign or signal, or that make use of words, symbols, or characters in a manner that interferes with, misleads, or confuses pedestrian or vehicular traffic;
- J. A sign in the form or shape of a directional arrow, or otherwise displaying a directional arrow, except as approved by the City, or as required for safety and convenience and for control of vehicular and pedestrian traffic within the premises of the subject use;
- K. A sign attached to or suspended from a boat, vehicle, or other movable object that is parked within a public right-of-way,

or located on private property so that it is visible from a public right-of-way; except a sign painted directly upon, magnetically affixed to, or permanently affixed to the body or other integral part of a vehicle;

- L. A sign burned, cut, or otherwise marked on or affixed to a rock, tree, or other natural feature;
- M. A sign placed within a public right-of-way, except as provided by Section 4.5.050 (Signs Standards by Zone);
- N. A sign painted directly on property line walls, garden walls, or a building unless otherwise stated in Table 4.5-1;
- O. Temporary and portable signs, including the following;
  - 1. A-frames (unless otherwise stated in Table 4.5-1) and other portable sidewalk signs;
  - 2. Balloons and other inflatable devices;
  - 3. Flags, except official national, state, or local government, institutional or corporate flags, properly displayed; and
  - 4. Pennants and streamers, except in conjunction with a athletic event, carnival, circus, or fair.

#### **4.5.08. MURALS/WALLPAPERING OR COVERING OF BUILDINGS**

- A. Exterior building walls shall not be covered with paper, murals, or other similar material without the approval of a TUP.

- B. Murals shall be artistic in nature and not commercial, shall not bear phone numbers, website addresses, or other information that may constitute advertising or a commercial sign. Should a mural be deemed commercial in nature, the provisions of Section 4.5 (Sign Regulations) of this Code shall apply.
- C. Murals and building coverings are subject to conditions of approval to ensure that a mural or building covering is safe, structurally sound, will be maintained during the life of the artwork, and that the building will be returned to its original condition when the artwork is removed.

## **4.6 OUTDOOR DISPLAY STANDARDS**

Outdoor display of merchandise, whether on private property or in the public right-of-way, shall be subject to the approval of the following development standards:

- 1. A retail business must be located in the Arts & Entertainment or Corridor Zones.
- 2. The display must be free and clear of all pedestrian paths of travel.
- 3. All displays must consist of decorative furniture, tables, or other display approved by the Director of Community Development.
- 4. Merchandise is limited to one (1) display per business during regular business hours.
- 5. Additional hours of display may be used while Main Street is closed to vehicles in preparation of, and during, special events.

6. The business must have approval of an Outdoor Display Permit on file with the City of Santa Clarita.
7. Any outdoor display outside of an Outdoor Display Permit shall be considered a violation of this Code.

## 4.7 OUTDOOR DINING STANDARDS AND GUIDELINES

### 4.7.01. PURPOSE

The purpose is to promote safe and attractive use of the public areas in Old Town Newhall. This section assists property owners and tenants in the Arts & Entertainment District in establishing outdoor dining areas in the public ROW that will help create a dynamic and lively atmosphere of the commercial core of Old Town Newhall.

### 4.7.02. CONTEXT

This section implements policies from the OTNSP which encourage pedestrian-oriented shops, restaurants and services located on Main Street, Lyons Avenue, and Railroad Avenue. To promote the Arts & Entertainment District as the recognizable focus of Old Town Newhall, portions of the public ROW are available for lease or license for the purposes of creating or extending outdoor dining areas. These standards apply to the design and construction of dining areas and enclosures that will extend into leased areas of the public ROW.

### 4.7.03. ELIGIBLE PROPERTIES

With the approval of the Director of Community Development, properties within the areas identified in Figure 4.7-1 (Eligible Parcels for Outdoor Dining in the Public Right-Of-Way), may be allowed to encroach into the public ROW for outdoor dining. While the primary focus of

outdoor/sidewalk dining in the public right-of-way is centered on Main Street, Lyons Avenue, and Railroad Avenue, there may be other instances that occur in the COR or CB zones where similar sidewalk dining activities may be warranted. In these cases, outdoor dining in the public ROW may be approved subject to the issuance of an Administrative Permit and provided that the proposal meets the requirements set forth in this section.

### 4.7.04. APPLICATION PROCESS

The application process and submittal requirements to establish an outdoor dining area within the ROW in the Eligible Outdoor Dining Areas Map are outlined in the OTNSP Outdoor Dining Application.

### 4.7.05. OTHER REGULATIONS

Businesses and property owners are required to obtain approvals, licenses, and permits for a new or expanded business from the Community Development Department, Public Works Department, Landscape Maintenance District (LMD), Fire Department, Alcoholic Beverage Control (ABC), and any other regulatory agencies.

### 4.7.06. STANDARDS AND GUIDELINES

The City's interest in reviewing applications for outdoor dining relates to the safety and well-being of the public and the promotion of the Arts & Entertainment District as a vital and attractive pedestrian district. The City's goal is to maintain the highest standards of accessibility and safety while achieving an attractive and functional design. In general, allowed encroachments should complement public use and improvements. In no case shall encroachments be permitted which serve to exclude the public from any public sidewalk or street. The City may



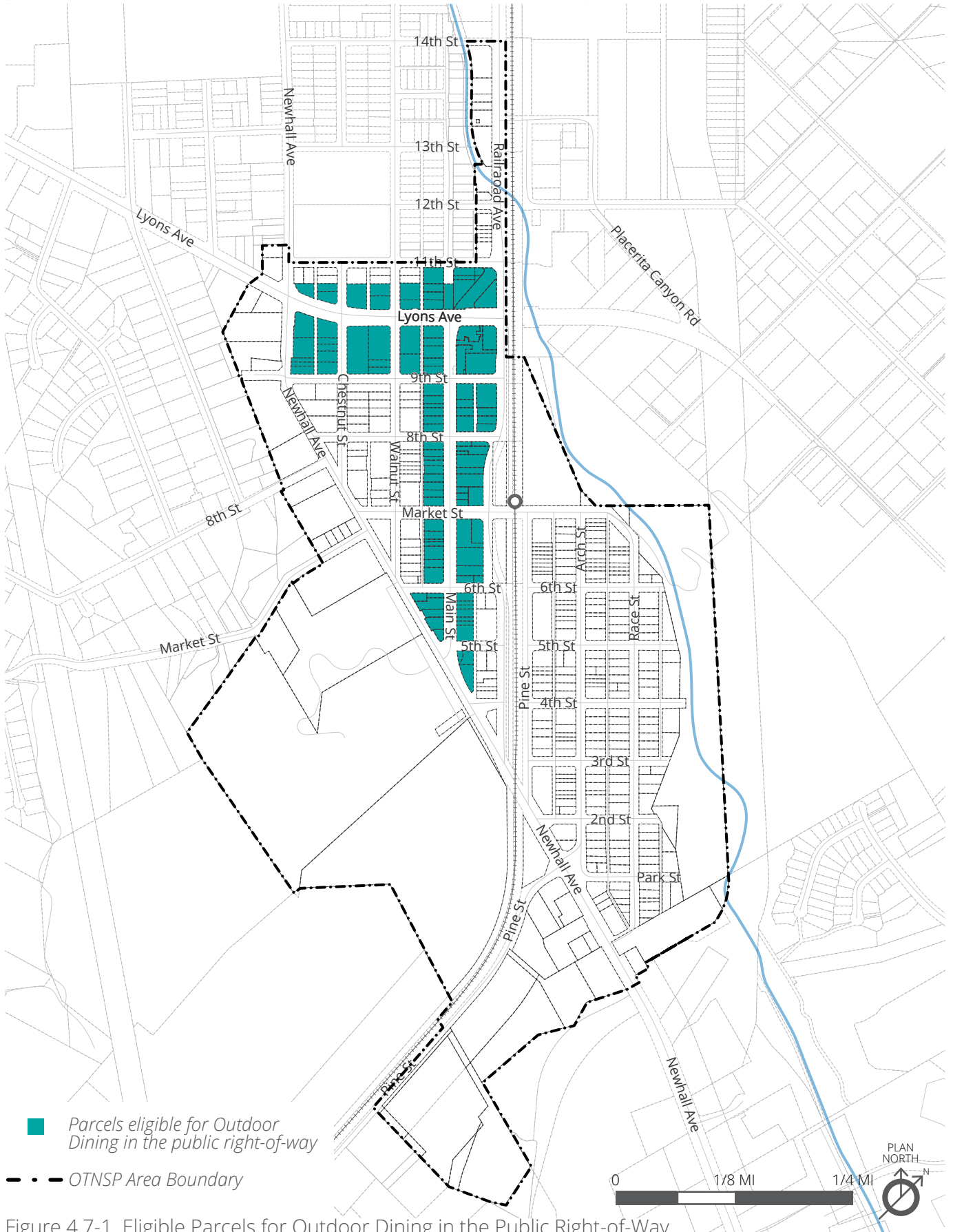


Figure 4.7-1. Eligible Parcels for Outdoor Dining in the Public Right-of-Way

deny any application for outdoor dining in the public ROW that it determines does not comply with these standards and guidelines or any other standard or regulation set forth by the City.

### A. LOCATION AND DIMENSIONS

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

1. Encroachments for furniture, landscaping, and other outdoor dining elements shall

be contained in the outdoor dining area and conform to the following setbacks, per Figure 4.7-2:

- (A) 5 feet minimum width unobstructed pedestrian path of travel;
- (B) 5 feet minimum setback from trees and landscaping;
- (C) 4 feet minimum setback from driveways;
- (D) 8 feet minimum setback from pedestrian ramps at corners;
- (E) 2 feet minimum setback from any legally required building entrance or exit.

2. Above grade planters or pots used as part of the dining enclosure shall be a minimum height of 2 feet.
3. Pots and plant materials shall not exceed a maximum height of 4 feet.

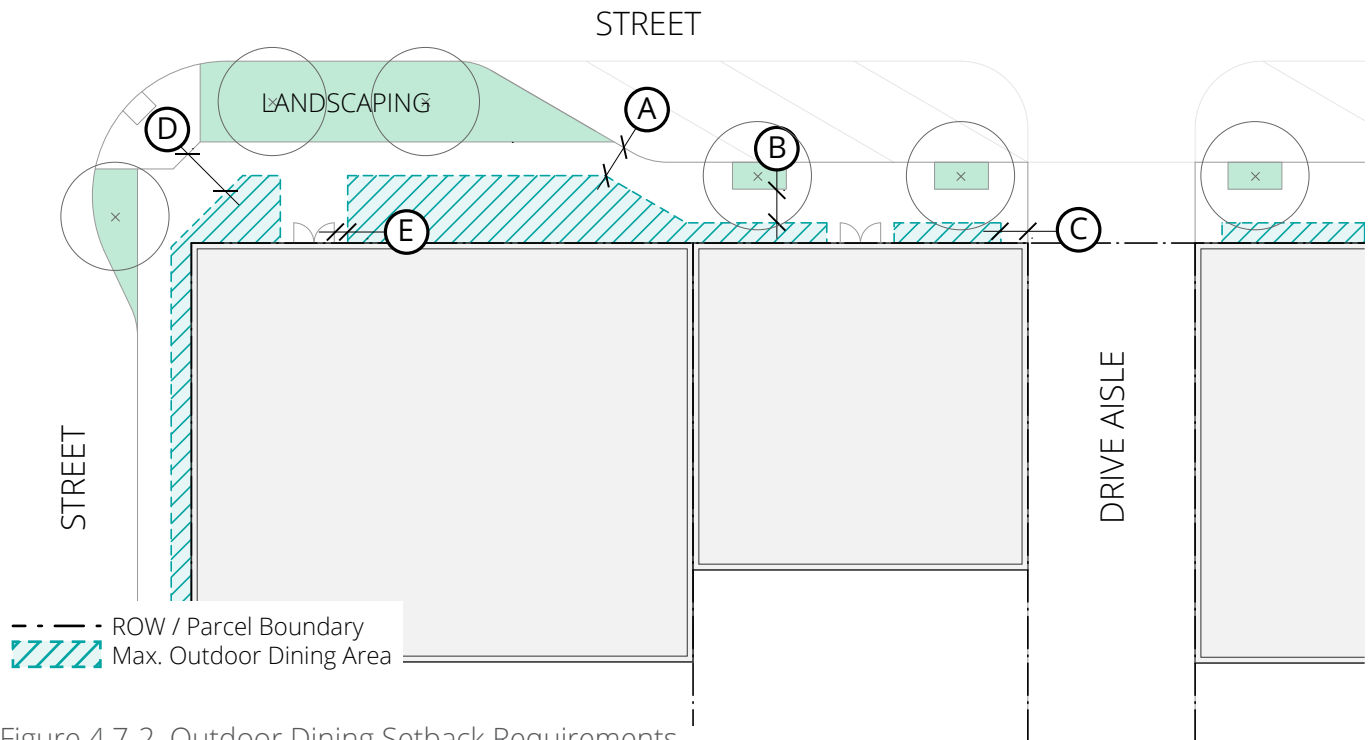


Figure 4.7-2. Outdoor Dining Setback Requirements

4. Encroachments shall not block safe access to businesses, parking spaces, bike stalls, or other spaces required by local, state or federal building or safety codes.
5. Chairs and tables shall not extend into the required accessible walkway at any time. Chairs must be at a scale appropriate to the size of the table or space available for seating.
6. Tables and chairs shall not be affixed to the sidewalk or any portion of the public ROW.
7. Heating devices shall be reviewed by the City of Santa Clarita for safety and aesthetics and may require separate building permit review.
8. The Community Development Department may require an Architectural Design Review to review any items placed in the public ROW that are not clearly consistent with these standards and guidelines.

## **B. MAINTENANCE AND OPERATIONAL STANDARDS**

1. Maintenance of sidewalk encroachments shall be the sole responsibility of the permit holder.
2. Any item permitted to be placed in the public ROW shall be maintained in a safe manner so as not to obstruct pedestrian access to public sidewalks, access ramps or doorways. Movable items, like chairs, shall be positioned to prevent obstruction of access routes at all times. The permitted item shall be, if moved by patrons, relocated to the appropriate location at all times.

3. All materials shall be well maintained without stains, rust, tears, or discoloration. Materials that show signs of significant wear/age shall be replaced.
4. Umbrellas shall be constructed of durable fade resistant materials.

## **C. COLORS AND MATERIALS**

The types of materials placed on City sidewalks shall portray a well-maintained and aesthetically appealing streetscape. The variety of uses that exist in Old Town Newhall require cohesiveness in the allowable materials, colors and variation of items permitted in the public realm.

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



## D. UMBRELLAS

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



## E. BARRIERS

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





## F. PLANTERS AND LANDSCAPING

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



## G. MENU BOARDS

1. Menu boards shall be limited to one per eligible business.
2. Menu boards shall be limited to a maximum size of 9 square feet and shall conform to the standards in Section 4.5.
3. Menu boards shall not be affixed to or cause damage to the existing sidewalk or any other portion of the right-of-way.



## H. LIGHTING

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



## I. SIGNAGE

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

## J. OTHER TYPES OF ENCROACHMENTS

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

## K. INDEMNIFICATION AND INSURANCE

Issuance of an outdoor dining permit shall be contingent upon the applicant enacting an Outdoor Dining License Agreement with the City of Santa Clarita. The applicant shall also provide current Certificate of Liability Insurance for the duration of the outdoor dining permit and license agreement. Annual minimum coverage limits shall be established by the City at the time of application. The applicant shall provide updated insurance documents 30 days prior to expiration.





## 4.8 FINDINGS

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

1. OTNSP-1: That the proposed use or project is consistent with the Old Town Newhall Specific Plan; and
2. OTNSP-2: That the proposed use or project meets the development requirements for the Zone within which it is located including parking, architecture, and ground-floor uses.

## 4.9 RESERVED

# 4.10 GLOSSARY / DEFINITIONS

## 4.10.01. PURPOSE

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

## 4.10.02. DEFINITIONS OF TERMS AND PHRASES

### A. LAND USE TYPE CLASSIFICATIONS

The land use types listed in Table 4.2-1 shall be defined as provided in UDC 17.42 (Residential Use Types), Section 17.43 (Commercial Use Types), 17.44 (Industrial Use Types), 17.45 (Public and Semi-Public Use Types), 17.46 (Agricultural Use Types), 17.47 (Temporary Use Types), 17.48 (Accessory Use Types), and 17.49 (Development Activities/Miscellaneous Use Types), except for use types that are defined in Subsection B.

### B. TERMS AND PHRASES

As used in this Code, each of the following terms and phrases shall have the meaning ascribed to them in this Section, unless the context in which they are used clearly requires otherwise:

**Accessory Beer and Wine Sales (on-site consumption):** includes accessory beer and wine sales in conjunction with a permitted use. Typical uses may include art galleries or classes, craft businesses, or other activities where beer and wine may be available on-site as an accessory

use, but not a bar or other establishment where alcohol is the primary use. All approvals shall be subject to other applicable regulations, such as those from the California Department of Alcohol Beverage Control.

**Accessory Dwelling Unit:** An attached or a detached residential dwelling unit that provides complete independent living facilities for one (1) or more persons and is located on a lot with a proposed or existing primary residence. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family or multifamily dwelling is or will be situated. Refer to UDC 17.42.010.

**Accessory Outdoor Storage for a Permitted Non-Residential Use:** limited only to accessory outdoor storage for permitted or conditionally permitted uses. All storage shall be screened from public view. This category specifically excludes those uses listed in UDC 17.44.010.13 (Outdoor Storage). Storage buildings shall be stylized and finished with wood, stucco, tile, or other durable materials that are consistent with the primary structure. Metal storage containers are not permitted unless they are refurbished and articulated to match the architecture of the primary structure.

**Accessory Structure:** Such buildings and structures, including freestanding shade awnings, sheds, pergolas, garages and other attached, semi-attached and outbuildings, shall be consistent and compatible with the primary dwelling unit in terms of architecture, finish materials, and color. The roof slope of new accessory structures should be consistent with the primary structure. Accessory structures with roof pitches of less than two to twelve (2:12)

may be approved through the issuance of an Administrative Permit. See UDC 17.48.010 and UDC 17.57.040.

**Accessory Use:** a use that is incidental, related, appropriate, and clearly subordinate to the main use of the lot or building. Refer to UDC 17.48.010.

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

**Alcohol Beverage Sales:** alcohol sales is specifically governed by UDC 17.66.020 (Alcohol Sales).

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

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

**Animal Day Care:** includes uses listed in UDC 17.43.010.3.d.

**Animal Keeping:** For Educational Purposes (Large or Small): includes uses listed in UDC 17.46.010.5. Uses in this category shall also be subject to the provisions for animal keeping listed in UDC 17.62.020 (Keeping of Large Animals) and UDC 17.62.030 (Keeping of Small Animals).

**Animal Keeping, Small Animals:** includes uses listed in UDC 17.46.010.4. The keeping of small animals such as sheep, goats, dogs, rabbits, birds and similar animals is permitted as set forth in UDC 17.62.030.

**Animal Uses, Prohibited:** includes uses listed in UDC 17.43.010.3.b (Animal Menagerie), 17.45.010.14 (Zoos), 17.46.010.4.a (Beehives), 17.46.010.4.b (Dairies), 17.46.010.4.c (Feedlot, Livestock), 17.46.010.4.d (Hog Ranch), 17.43.010.e (Large Animals), 17.43.010.3.f (Riding Academies), 17.43.010.3.h (Stables, Commercial), 17.46.010.4.g (Wild, Exotic, or Educational Purposes), and 17.46.010.7 (Wildlife Preserves and Sanctuaries).

**Animal Uses, Restricted:** includes uses listed in UDC 17.43.010.3.a (Animal Crematory), and 17.43.010.3.c (Animal Shelter). These uses require a Conditional Use Permit and are only allowed in the Creative/Business zone.

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

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

**Apparel Boutiques:** establishments primarily engaged in the sale of clothing, shoes and accessories. Apparel Boutiques may include



vintage clothing or higher-end retail sales of reconditioned items but specifically exclude those uses listed under Secondhand Stores or Thrift Stores.

**Art Gallery:** includes establishments where art is displayed, typically for purchase. Art Galleries may include accessory services such as framing, small gatherings, receptions, and possibly classes. Instructional uses, if any, shall be subject to the appropriate entitlement permit.

**Art Supply Store:** typically includes businesses that sell art supplies. Such firms may include other services such as framing and may include certain instructional uses. Instructional uses, if any, shall be subject to the appropriate entitlement permit.

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

**Artisan Goods, Furniture, and Specialty**

**Stores:** pertains to uses where artisans sell their creations and products. These uses differ from Artisan/Craft Product Manufacturing in that the primary focus is retail and selling, not manufacturing, although limited assembly and reconditioning may be permitted.

**Arts & Entertainment-Oriented Retail:** includes those retail and service establishments that provide goods and services in support the Newhall Arts & Entertainment District. Such uses may include escape rooms, businesses engaged

in group art, crafts, and other businesses that provide unique or specialized services, goods, or experiences. The Director of Community Development shall determine if this category applies to a proposed retail or service use.

**Assembly:** involves the assembling of smaller components into larger products. This category applies to various light-industrial, non-noxious and non-impactful uses typically associated with business park activities. Permitted assembly uses shall not create odors, noise, undue traffic impacts, or other nuisances that could impact surrounding properties. See UDC 17.44.010.1.

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

**Auction Facilities:** includes uses listed in UDC 17.43.010.4.a and 17.43.010.4.b.

**Automobile/Light Truck Sales and Services:** includes all uses listed in UDC 17.43.010.27.a,

except for Subsection 2 (Commercial Storage), Subsection 3 (Fuel Sales), and Subsection 6 (Wash).

**Auto Supply and Accessory Store:** includes auto parts, auto supplies, and accessories. May include body accessories, audio sales, alarm sales, etc. Installation of items sold is permitted provided all activities occur indoors and any vehicles awaiting service are parked behind the retail use, screened from public view.

**Bakery:** includes business where cakes, pastries, cookies, breads, or other baked goods are created and sold. Such businesses may also sell other food items and/or operate with traits and properties of a restaurant or similar food uses. Typical uses include bagel shops, donut shops, cake bakeries, cookie stores, cupcake stores, etc.

**Banks/Credit Unions:** includes financial institutions including: banks, credit unions, savings and loans, and similar firms. This classification specifically excludes Check Cashing/Currency Transfer Services.

**Banquet Facility:** includes uses listed in UDC 17.43.010.9.a.

**Bar:** includes establishments used primarily for the sale or dispensing of alcoholic beverages for on-site consumption that are not part of a restaurant. See UDC 17.43.010.9.b.

**Bicycle Path (also Class I bicycle facility or shared-use path):** A bikeway that provides a completely separated and off-street right-of-way designated for the exclusive use of bicycles and pedestrians with crossflows by motorists minimized.

**Bicycle Lane (also Class II bicycle facility):** A bikeway that provides a restricted right-of-way designated for the exclusive in-street use of bicycles with through travel by motor vehicles or pedestrians prohibited, but crossflows may be allowed.

**Bicycle Route (also Class III bicycle facility):** A bikeway that designates shared travel of bicycles and motor vehicles denoted by signs or pavement markings, such as shared-lane markings (or “sharrows”).

**Bicycle Shop:** includes establishments primarily engaged in the sale of bicycles and accessories. This category also includes shops that sell electric bicycles and may be considered for stores that sell other personal mobility devices, motorized or non-motorized, that do not fit the technical definition of bicycles.

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

**Boat/Camper/RV Sales and Services:** includes all uses listed in UDC 17.43.010.27.b, except Subsection 1 (Commercial Storage).

**Book Stores/Reading Rooms:** consists of establishments that primarily sell books, magazines, and printed materials. Such uses may include space for customers to lounge while reading, and may provide accessory services such as food or meeting space for discussion groups. This use category specifically excludes Adult Businesses as defined in UDC 17.11.020.

**Bottling Plants:** includes those uses listed in UDC 17.44.010.2.

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

**Building Height:** the vertical dimension from the finish grade or lowest point of the building, structure or wall exposed above the ground surface, whichever is lower, to the highest point of the roof, parapet wall or uppermost part. Vents or utility service structures shall not be included in the measurement of vertical dimensions.

**Building Height in Excess of 35':** applies to projects that exceed the 35' threshold. This provision does not apply to full block development, projects developed under the Mixed-Use Ordinance, or other development standards that allow for increased height in a particular zone.

**Building and Landscape Material Sales:** includes those activities listed in UDC 17.43.010.21.a (Building Materials Stores).

**Building Type:** a structure defined by the combination of configuration, placement and function. The types used in this Specific Plan (see Section 4.3) are listed below:

**House:** a structure typically occupied by one primary residence on a single lot.

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

**Rowhouse:** an attached structure occupied by multiple dwelling units, each occupied by one primary residence, arrayed side-by-

side, or a group of detached structures with minimal separations between structures.

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

**Stacked Dwellings:** a vertically-stacked structure of single-floor residences of similar configuration.

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

**Flex Building:** a detached or attached structure (either new or adaptively reused) intended for artisanal industrial activity and sale of products made on-site.

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

**Call Centers:** includes uses listed in UDC 17.43.010.18.a.

**Caretaker Residence:** includes permanent or temporary housing that is secondary or



accessory to the primary nonresidential use on the same property. Caretaker’s housing shall be used exclusively for occupancy by a caretaker for security or monitoring of the primary use. Caretaker residences shall comply with the parking standards for single-family residential uses. See UDC 17.42.010.

**Carpet and Flooring Stores:** includes businesses that specialize in carpet, tile, linoleum, wood, or other flooring materials.

**Carports:** includes uses listed in UDC 17.48.010.3. Carports are not typically permitted in OTNSP zones due to form-based code and design requirements. In instances where carports may be considered on residential or commercial properties, they shall be located at the rear of the property, out of public view, screened to the greatest extent possible. Carports with solar panels are permitted in all zones subject to an Administrative Permit but may not be used for required parking for single-family residences.

**Carwash, Accessory Automated:** involves an accessory, automated carwash in conjunction with a Fuel Sales use. No attendants are permitted, and all aspects of the washing process shall be automated. Self-service vacuuming and drying may be allowed, provided stalls for such purposes are screened from public view.

**Carwash, Manual/Self Service:** includes a facility with washing bays where customers wash, dry, vacuum, and/or detail their vehicles. Manual/Self-Service carwash uses are prohibited in all OTNSP zones.

**Carwash, Full Service:** includes uses listed

in UDC 17.43.010.27.a.6.b. These uses are prohibited in all OTNSP zones.

**Catering Establishment:** includes uses and activities listed in UDC 17.43.010.9.c (Catering Establishments). Accessory uses directly related to a catering service business such as the parking of vehicles associated with the business may be allowed subject to compliance with relevant development standards listed in the OTNSP or UDC. This category does not preclude a legally permitted restaurant from providing catering service as an accessory use.

**Check Cashing/Currency Transfer Services:** includes businesses that primarily deal in cashing, currency transfer, or money lending (“payday loan”) services. These uses differ from Banks/Credit Unions or Financial Services in that they are typically not affiliated with federally insured financial institutions or brokerage/trading firms and are located in store front retail spaces. Uses in this category are only permitted in the COR zone.

**Child Day Care, Large or Small Family Day Care Home:** includes uses listed in UDC 17.42.010.5.a-b. A “Family Day Care” home may have up to six (6) non-related adults or up to fourteen (14) children. For the purposes of this code, the terms “Residential Service/Care Home” and “Child Day Care: Large or Small Family Day Care Home” are synonymous.

**Children’s Indoor Play Facility:** includes those uses listed in UDC 17.43.010.19.e(8) where the primary business model is based on children using a facility for parties, play time, or recreation, for a fee. This category does not include ancillary or accessory play areas associated with a primary

use such as a restaurant or office.

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

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

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

**Cleaning and Dying Plants:** includes those uses listed in UDC 17.44.010.3.

**Coffee Shop/Diner:** a business that specializes in breakfast and lunch, sometimes dinner, typically having a combination of counter, booth, and table seating. Coffee Shops and Diners may be open 24 hours in some instances and often differ from other full and limited service restaurants by being more casual and familiar. This category may also include coffee houses or bakeries that provide seating.

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

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

**Community Assembly:** includes the activities

typically performed by, or at, institutions listed and defined in UDC 17.45.010.1.a-c. Such uses may include, but are not limited to, churches, temples, synagogues, other places of worship, public or private nonprofit clubs, lodges, fraternal organizations, meeting halls, and community centers.

**Community Care Facility:** includes those uses as defined in UDC 17.42.010.2. See also "Medical Services: Extended Care."

**Corporation Yards:** includes uses listed in UDC 17.45.010.9.b.

**Counseling/Lifestyle Management:** generally refers to counseling uses, including small groups, where patrons receive counseling and advice for such things as weight management, support, lifestyle coaching, nutrition, etc. Uses associated with this category resemble office-type activities rather than medical office uses. This category does not include instructional uses such as instructional schools, physical fitness coaching, tutoring, etc.

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

**Day Care Center, Child or Adult:** includes those uses and activities listed in UDC 17.43.010.8 (Day Care Centers).

**Delicatessen:** a food establishment, with or without seating, that sells meats, salads, cheeses, breads, and prepared dishes, hot or cold, for on- or off-site consumption. Delicatessens ("delis") often specialize in sandwiches but may also sell specialized food products and even non-food merchandise. This classification does not pertain

to butcher shops, which is a business that deals primarily in dressing and cutting meats, using a carcass or large pieces of meat to create small cuts, ground mixtures, or other products and are prohibited.

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

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

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

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

**Discount Store:** includes those uses listed in UDC 17.43.010.21.d.

**Distribution:** includes those uses listed in UDC 17.44.010.5.

**Distribution Showroom:** includes those uses listed in UDC 17.44.010.6.

**Downtown Newhall Specific Plan (DNSP):** the former name of the Old Town Newhall Specific Plan. Any references to the Downtown Newhall

Specific Plan should be interpreted as referring to the Old Town Newhall Specific Plan. The original DNSP was adopted in December 2005.

**Drive-Through Service:** includes any business or activity with a drive-up window where customers order and are served without leaving their vehicles. Drive-through service is typically associated with fast-food restaurants, pharmacies, food stores, convenience stores, and bank ATMs. While existing, active, legally permitted drive-through lanes may remain within the Old Town Newhall Specific Plan area, new drive-through lanes shall not be permitted.

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

**Dwelling, Multi-Family:** see the descriptions of building types in Section 4.3. (Building Type Standards and Architectural Style Guidelines).

**Dwelling, Multi-Family Duplex, Triplex, Quadplex:** see the descriptions of building types in Section 4.3. (Building Type Standards and Architectural Style Guidelines).

**Dwelling, Multi-Family Rowhouse:** see the descriptions of building types in Section 4.3. (Building Type Standards and Architectural Style Guidelines).

**Dwelling, Multi-Family Stacked Dwellings:** see the descriptions of building types in Section 4.3. (Building Type Standards and Architectural Style Guidelines).

**Dwelling, Single-Family:** see the descriptions of building types in Section 4.3. (Building Type



Standards and Architectural Style Guidelines).

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

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

**Equipment Rental (Indoor Only):** includes establishments and uses that are involved primarily in the rental of equipment and goods. Such uses generally include party rentals but may also include similar uses that involve renting of goods from an indoor space (typically an office or showroom). Any outdoor storage shall be subject to the permitting and development standards listed in this Code (see Table 4.2-1). This use classification expressly prohibits activities listed in UDC 17.43.010.21.f (Equipment Rental Yards).

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

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

**Farmer’s Market:** includes uses listed in UDC 17.46.010.2.a and 17.46.010.2.b.

**Financial Services:** includes investment services, financial advisors, and other related professional services typically engaged in investment advice and wealth management. Such uses are generally located in office buildings. Financial

Services uses are permitted by right in the Arts & Entertainment zone if located on the second-floor or situated behind the primary first-floor use. A Minor Use Permit shall be required for office spaces directly fronting Main Street. This category does not include Check Cashing/ Currency Transfer Services.

**Flood Control Facilities:** includes uses listed in UDC 17.45.010.9.c.

**Flower Shop/Florist:** includes businesses typically engaged in the arrangement of flowers and plants. Typical uses include onsite retail sales of flowers and house plants, delivery, and may include limited instruction. Instructional uses, if any, shall be subject to the appropriate entitlement permit.

**Food Processing:** includes those uses listed in UDC 17.44.010.7.

**Fraternity House:** includes buildings containing sleeping rooms, bathrooms, common rooms and a central kitchen and dining room maintained exclusively for fraternity/sorority members and their guests or visitors and affiliated with an institution of higher learning. Parking shall be calculated .75 spaces per bed. This category includes all uses and standards associated with uses listed in UDC 17.42.010.5 (Fraternity and Sorority Houses).

**Fuel Sales (Expansion of Existing Uses Only):** includes uses listed in UDC 17.43.010.27.a.3. Additional development standards are found in UDC 17.63.030 (Fuel Sales). A Fuel Sales use is only allowed on corner parcels in the Corridor zone. This category is intended to accommodate existing businesses and is not intended to permit

additional fuel sales uses. Any buildings or canopies shall comply with OTNSP architectural standards and all ancillary equipment shall be screened from public view. This use specifically excludes electric vehicle charging stations which are permitted by right in all OTNSP zones.

***Furniture, Appliance, and Equipment Store:***

includes stores with showrooms or other public shopping areas larger than 1,500 square feet that sell household appliances, furniture, and other large, common, home goods. This use category specifically excludes shops that sell craft furniture, artisan goods, specialized equipment, or items that support arts and entertainment uses.

***Furniture and Fixtures Manufacturing, Cabinet Shop:***

includes workshops and industrial-type tenant spaces and buildings that are involved primarily in the manufacturing of furniture, fixtures, and other activities that fall under the “light manufacturing” category listed in Table 4.2-1 of this Code and/or UDC 17.44.010.11.a (Manufacturing, Light).

***Furniture Upholstering:*** includes those uses listed in UDC 17.44.010.8.

***Gambling Uses:*** includes uses listed in UDC 17.43.010.11.

***Garden Supply Store:*** includes general retail uses that deal primarily in garden supplies. This use differs from a Plant Nursery or other uses in that the primary focus of the business centers on the retail sales of garden supplies themselves (tools, accessories, outdoor furnishings, specialty horticulture interests, etc.) and not on the sale of live plants. Live plants may be available for

purchase as an accessory use to the primary business. This use excludes hydroponics and similar uses that are included in Retail Sales, General.

***Grooming and Pet Stores:*** includes uses listed in UDC 17.43.010.3.e.

***Gun Store:*** includes uses listed in UDC 17.43.010.21.k (Gun Stores). Such uses also include establishments that sell ammunition. This use category includes both onsite and Internet/mail order sales (if applicable).

***Hard Liquor Sales (Accessory Retail Use):***

allows for the accessory sale of hard liquor and spirits in conjunction with another permitted or conditionally permitted use. In the Arts & Entertainment zone, hard liquor and spirits shall typically be limited to 10% of an establishment’s shelf space. Additional shelf space, alternative display options, or other proposals may be allowed subject to the issuance of a Conditional Use Permit.

***Health/Fitness Club:*** includes uses listed in UDC 17.43.010.19.e.3.

***Heavy Equipment Sales and Services:*** includes all uses listed in UDC 17.43.010.27.c. These uses are not permitted in any OTNSP zone.

***Helipad:*** includes uses listed in UDC 17.45.010.2.

***Hobby Stores/Game Stores:*** includes retail establishments that focus on a particular hobby, pastime, or games. Typical uses include stores centered on scrapbooking, puzzles, or board games. These uses may overlap with stores in the Specialty Retail Stores category.

**Holiday Sales:** includes uses listed in UDC 17.47.010.3.

**Home-Based Cottage Food Operation:** includes uses listed in UDC 17.42.010.6. Cottage food uses are subject to the standards listed in UDC 17.66.020 (Cottage Food Operations).

**Home Occupation Business:** defined in UDC 17.42.010.7. These uses include businesses which are incidental and accessory to a residential use and do not include the storage of materials of any kind or product manufacturing of any kind. See UDC 17.65.

**Hookah Bar/Cigar Club:** includes those uses listed in UDC 17.43.010.12. For the purposes of this Code, lounges that are focused on electronic cigarettes or other means of vapor-inhalation shall be considered as part of the Hookah Bar/Cigar Club classification.

**Horticulture: For Commercial Sale:** includes all uses listed in UDC 17.46.010.1.b. Nothing in this category prevents a restaurant or food use in a commercial zone from growing herbs, vegetables, or fruit for onsite consumption as part of regular food service operations. The intent of this definition is to regulate commercial agriculture and horticulture uses, not to prevent incidental and specialty horticulture activities associated with a particular restaurant or business.

**Horticulture: Residential Use Only:** includes all uses listed in UDC 17.46.010.1.a.

**Horticulture: Within Public Utility Easements:** includes all uses listed in UDC 17.46.010.1.c.

**Hospital Services:** includes those uses listed in

UDC 17.45.010.4 (Hospital Services).

**Health/Fitness Facility:** includes health clubs, fitness clubs, gyms, and other establishments where patrons share common exercise areas, group workout classes, team sports or drills in an organized environment. See UDC 17.43.010.19.e.3. This use classification does not include businesses that primarily focus on personal, one-on-one, training and conditioning where a trainer works with patrons in an individual manner or in a small setting with five or fewer patrons/customers on the premises at any one time (see "Personal Services").

**Incidental Services for Employees:** includes uses listed in UDC 17.48.010.4. Typical uses include services offered to employees on a site occupied by a permitted or conditionally permitted use such as day care, recreational facilities, showers, and locker rooms.

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

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

**Instructional School:** Art, Dance, Martial Arts, Music, Tutoring, etc.: includes, but is not limited to, those vocational, instructional, or other specialized schools, studios, or establishments



listed in UDC 17.43.010.24.a and b. Instruction in art, dance, martial arts, music, and similar disciplines that includes no more than five patrons in the building at any one time during the instruction period, qualifies as one-on-one instruction and is considered a “Personal Services” use as listed in Table 4.2-1.

**Jewelry Stores:** refers to establishments that sell jewelry, adornments, and other fashion accessories. Such stores may include repair services. This category may also overlap other specialty retail stores such as watch shops.

**Kennels:** includes uses listed in UDC 17.43.010.3.f.

**Laboratories:** includes chemical, dental, electrical, optical, mechanical, and medical laboratories and includes facilities that provide research and investigation of the natural, physical, or social sciences, which may include engineering and product development (see UDC 17.44.010.9). Laboratory uses are best suited for the Creative/Business.

**Large Truck Sales and Services:** includes uses listed in UDC 17.43.010.27.e. These uses are prohibited in any OTNSP zone.

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

**Liquor Store:** a retail store that primarily sells wine, beer, and/or spirits, that may specialize in one or more of the above, and may also sell convenience merchandise including food products. See UDC 17.43.010.21.l (Liquor Stores). For the purposes of the Old Town Newhall Specific Plan, a retail establishment

qualifies as a Liquor Store if more than 10% of its retail shelf space is devoted to hard liquor or spirits sales.

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

**Live Entertainment, Accessory Background**

**Music:** this category includes no more than two musicians, providing background music as an accessory use for restaurants or other uses. This category differs from Live Entertainment in that musicians perform in the background, such as a non-singing acoustical guitarist or pianist/ keyboard player who performs at a restaurant. Music is typically quiet and provided for the enjoyment of dining patrons. This category does not apply to musicians or entertainers who are top-billed or featured by the venue such as bands, disc jockeys, karaoke hosts, etc.

**Live/Work:** see “Building Type.”

**Lodging:** Bed & Breakfast Inn (B&B): includes uses listed in UDC 17.43.010.13.a.

**Lodging:** Hotel or Motel: includes uses listed in Sections 17.43.010.13.b-c of the UDC.

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

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

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

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

**Manufacturing/Processing, Heavy:** includes facilities engaged in the mechanical or chemical transformation of raw materials or substances into new products or product components and may include the assembly of the new products. For the purposes of this Code, Heavy Manufacturing consists of those uses listed in UDC 17.44.010.11.b (Manufacturing, Heavy).

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

**Marijuana/Cannabis Sales:** includes cooperatives, businesses, vending machines, mobile delivery services, or any other establishment that distributes, sells, exchanges, processes, delivers, gives away, or cultivates marijuana. See UDC 17.11.020 (Definitions), 17.43.010.7 (Commercial Cannabis Facilities) and 17.51.005 (Cannabis Standards).

**Marquee Sign:** means any sign affixed to the perimeter or border of a permanently roofed structure constructed as part of a building and protruding over public or private sidewalks or rights-of-way. These signs are to identify movie or live performances/theaters and shall be considered wall signs for the purpose of regulation.

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

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

**Medical Marijuana Dispensary:** includes those uses and activities listed in UDC 17.43.010.15 (Medical Marijuana Dispensary).

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

- Medical offices with five or more licensed practitioners and/or medical specialties
- Out-patient care facilities
- Urgent care facilities
- Other allied health services

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

**Medical Services: Doctor Office:** a facility other than a hospital where medical, dental, mental health, surgical, and/or other personal health care services are provided on an outpatient basis, and that accommodates no more than four licensed primary practitioners (for example, chiropractors, medical doctors, psychiatrists, etc., other than nursing staff) within an individual office suite. A Medical Services, Doctor Office use is permitted in the Arts & Entertainment Zone only on an upper floor or behind the primary ground floor use.

A facility with five or more licensed practitioners is instead classified under “Medical Services: Clinic, Urgent Care.” Counseling services by

other than medical doctors or psychiatrists are included under “Professional Offices” and/or “Counseling/Lifestyle Management” uses.

**Medical Services, Extended Care:** Residential facilities providing nursing and health-related care as a primary use with in-patient beds. Examples of these uses include: board and care homes, convalescent centers, extended care facilities, and skilled nursing facilities. Uses and activities typically include those listed in UDC 17.42.010.3 (Community Care Facility) and 17.42.010.12 (Residential Health Care Facility). Long-term, small-scale, residentially-oriented personal care facilities that do not emphasize medical treatment are included under “Residential Service/Care Home.” This classification specifically excludes those uses listed in UDC 17.45.010.4 (Hospital Services) and 17.45.010.10 (Rehabilitation Facility).

**Mercado:** refers to a central, permanent, market place, typically enclosed, that serves as a community focal point and hub. Booths, carts, or stalls are rented by individual retailers, food uses, or service providers. Mercado uses may include occasional live entertainment or periodic accessory community assembly uses (outdoor movies, concerts, festivals, etc.).

**Mobile Home Park:** includes uses listed in UDC 17.42.010.11.

**Motorcycle Sales and Services:** includes all uses listed in UDC 17.43.010.27.d (Motorcycles Sales and Services).

**Moving and Storage Facilities:** includes those uses listed in UDC 17.43.010.25 (Storage, Self) and 17.44.010.12 (Moving and Storage Facilities).



Self-storage facilities shall be designed in accordance with UDC 17.66.110 (Self Storage Facilities).

**Mortuary, Funeral Home:** includes facilities primarily engaged in the short-term storage, embalming, and/or commemoration of human remains as listed in UDC 17.43.010.10 (Funeral Homes). A crematory that is directly associated with a mortuary or funeral home can be allowed subject to the issuance of a Conditional Use Permit. Crematories are defined in UDC 17.44.010.4 (Crematory).

**Murals:** see Section 4.5 (Sign Regulations). Murals are not governed by this Code in terms of artistic style or content; however, a Temporary Use Permit is required with conditions of approval to ensure that a mural or building covering is safe, structurally sound, will be maintained during the life of the artwork, and that the building will be returned to its original condition when the artwork is removed.

**Music/Musical Instrument Stores:** includes stores that specialize in sheet music, instruments, etc. Such uses may include accessory instructional uses subject to the appropriate entitlement permit.

**Neighborhood Market/Convenience Store:** a neighborhood -serving retail store of 3,500 square feet or less in gross floor area, which carries a range of merchandise oriented to daily convenience shopping needs. May include alcoholic beverage sales only where Section 4.2.02 (Allowed Land Uses, Permit Requirements) allows alcoholic beverage sales as part of a general retail use. Neighborhood Markets and Convenience Stores are also subject to

the provisions and definitions listed in UDC 17.43.010.21.h.2 (Convenience Store).

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

**Newsstand:** includes businesses primarily involved in the sales of newspapers, magazines, paperback books, and other reading materials or products targeted to commuters or local customers. Newsstands may include accessory uses such as food and beverage sales and may include customer seating.

**Night Club:** includes those uses listed in 17.43.010.16 of the UDC. Nightclubs differ from bars in that their primary purpose is providing patrons an environment to gather, socialize, converse, dine, dance, etc. Daily entertainment, music, and dancing typify nightclub uses whereas traditional bars are more specifically focused on alcohol sales (weekend or occasional dancing and entertainment does not mean a bar is a nightclub).

**Now Playing Movie/Theater Preview sign:** decorative, framed, wall sign areas that promote or advertise theater performances or movies that are “featured” or “coming soon.” Displays may include a calendar of upcoming/seasonal shows or performances or movie posters. May be permitted to display multiple signs on a wall. This is separate from a marquee sign. Subject to a Sign Review and approval of the Director of Community Development.

**Off-Site Parking/Shared Parking:** see UDC 17.51.060.N (Modification of Off-Street Parking

Requirements), or as determined by the Director of Community Development.

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

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

**OTNSP:** Old Town Newhall Specific Plan. It is synonymous with the Code. It was formerly known as the Downtown Newhall Specific Plan, DNSP, or ONSP.

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

**Outdoor Display and Sales:** any display of merchandise, products, or information that is located outside of any building or business. Such displays should be located on private property and are subject to an Outdoor Display Permit in accordance with Section 4.2.02 (Allowed Land Uses and Permit Requirements). Typically, outdoor displays would be limited in scope, one table or display rack per business, and limited to only those items for sale on the premises. This category is not intended for large scale, outdoor display or storage for large items such

as spas, sporting goods, office equipment, etc. The Outdoor Display and Sales category is not intended to provide a means of advertising for services offered; the focus of this category is merchandise for sale.

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

**Outdoor Food Court/Market:** refers to a permanent food court or market place that is enclosed and/or open-air. Booths, carts, or stalls are rented by individual restaurant owners or other food-related businesses that engage in the preparation and retail sale of food and/or beverages for immediate or semi-immediate consumption either on- or off-site. This use features a communal indoor or outdoor dining area that is shared between all of the businesses. Live entertainment may be allowed with a separate permit.

**Outdoor Sports and Recreation:** includes, but is not limited to, those uses listed in UDC 17.43.010.19.g. This category also includes uses listed in UDC 17.43.010.19.f (Outdoor Entertainment), pertaining to amphitheatres and other large outdoor gathering venues. Nothing in this category is intended to prohibit regular or periodic outdoor gatherings, festivals, events, etc.

**Park and Ride Lots:** includes uses listed in UDC 17.45.010.f.

**“Park-Once” (Shared Parking Policy):** an accounting for parking spaces that are available to more than one function. The requirement is

based on a range of parking-demand found in mature, mixed-use centers (1.4 to 2.5 spaces per 1000 square feet of non-residential floor area). The shared parking ratio varies according to multiple functions in close proximity unlikely to require the spaces at the same time.

**Parks, Public and Private:** includes uses listed in UDC 17.45.010.6.

**Parking, Automated:** Automated or Mechanical Parking Systems are structures where cars are stacked vertically to limit space. The designs of these systems assist vehicles from the entrance to its parking space without the driver present. Automated Parking located below ground may be permitted by right. Automated Parking located above ground requires the approval of an Architectural Design Review Permit.

**Parking Facility:** Public or Commercial: includes typical surface parking lots or structures that are publicly or privately owned. The facility/lot may be used for public parking or may be restricted to private, commercial, or business use. Uses also include those listed in UDC 17.45.010.7. This category, along with a Minor Use Permit for Off-Site Parking/Shared Parking, allows for flexibility in those instances when a parking lot may be located across an alley or adjacent to the parcel the parking lot/facility is intended to serve. This category potentially allows for land adjacent to commercially-zoned property to be used for parking, even if the adjacent parcel is in a different zone. Where not explicitly mentioned in this Code, parking facilities/lots are subject to landscape and development requirements as listed in UDC 17.51.030 (Landscaping and Irrigation Standards) and 17.51.060 (Parking Standards).

**Parking Incentive:** is the calculation of parking for new non-residential/commercial development. The calculation is as follows:

In the N, COR, and CB zones, one parking space is required for the first 1,500 square feet of non-residential/commercial development. Beyond the first 1,500 square feet, parking for new non-residential/commercial space shall be calculated at pursuant to UDC requirements.

In the AE zone, one parking space is required for the first 1,500 square feet of non-residential/commercial development. Beyond the first 1,500 square feet, parking for new non-residential/commercial space shall be calculated at 1:350 (one space for each 350 square feet of new development).

The Parking Incentive may be applied in a manner that is most advantageous to a property or business. The Parking Incentive is separate from the Parking In Lieu Fee Program, as described in UDC 17.51.010.G.

**Parking, Valet:** refers to an accessory service for commercial uses, typically during busy periods, where customers drop off or pick up their cars at the business entrance, but where the cars are parked off-site. Valet parking may be used in conjunction with a Minor Use Permit where Off-Site/Shared Parking is used. Stacked/tandem parking is permitted with valet service. Valet parking may utilize City public parking structures, but may not block or reserve parking spaces.

**Pawnshops:** includes uses listed in UDC 17.43.010.21.n.

**Pedestrian First:** the practice of addressing the needs of people, once out of their automobiles,



through a series of interdependent urban design and streetscape principles (e.g., wide sidewalks, street trees and shade, on-street parking, outdoor dining, inviting storefronts, the feeling of being in an ‘outdoor room’, short crosswalk distances, interconnected and short blocks).

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

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

- Barber and beauty shops
- Clothing rental
- Health and fitness personal training (no more than five (5) patrons per session)
- Home electronics and small appliance repair
- Instructional training/tutoring (no more than five (5) patrons per session)
- Locksmiths
- Massage (licensed, therapeutic, non-sexual)
- Shoe repair shops
- Tailors

These uses may also include accessory retail sales of products related to the services provided. Businesses that involve more than five

(5) total patrons per session for health/fitness or personal training, instruction, or tutoring, are not considered personal services uses. These activities are classified as “Studio: Art, Dance, Martial Arts, Music, etc.,” and are subject to a Minor Use Permit or Conditional Use Permit, depending on the zone. A Minor Use Permit is not required in the Arts & Entertainment zone if the Personal Services use does not front Main Street at street level.

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

- Fortune tellers
- Laundromats (self-service laundries)
- Palm and card readers
- Psychics
- Spas and hot tubs for hourly rental
- Tanning salons

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

***Plant Nursery:*** includes establishments primarily engaged in the growing of plants, flowers, and/or trees, either outside or within enclosed structures, for sale (See UDC 17.43.010.21.m). A retail plant nursery sells plants and products directly to the public (including contractors) whereas a wholesale nursery sells exclusively

to contractors or establishments which sell directly to the public. A retail nursery would be appropriate on a major arterial corridor while a wholesale nursery would be better suited for areas in the Creative/Business. Plant nurseries are different from “Garden Supply Stores” which are defined in UDC 17.43.010.21.j. A Garden Supply Store is considered to be general retail and is permitted by right in the Corridor zone.

**Pharmacies/Drugstores:** includes retail establishments that dispense medications and whose primary business model is focused on selling medical products, first aid products, and other goods typically associated medical treatment or symptom management.

**Preservation of Historical Landmarks:** includes uses listed in UDC 17.45.010.9.e.

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

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

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

**Professional Offices:** includes uses listed in UDC 17.43.010.18. This category specifically excludes Call Centers as defined in UDC 17.43.010.18.a.

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

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

**Recreation Facilities, Commercial:** includes those uses listed in UDC 17.43.010.19.h (Recreation Facilities) that are normally associated with a country club. Typical uses include country clubs, racquet clubs, swim clubs, and may include other accessory uses such as restaurants, banquet facilities, meeting space, or retail sales. This category is intended to pertain to large scale, outdoor recreational facilities that are not appropriate for a pedestrian-oriented environment. This category is not intended to prevent a small-scale, accessory use to an otherwise permitted or conditionally permitted use in the OTNSP area, such as a single tennis court, pool, putting green, bocce ball court, etc.

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

- Bowling alleys
- Coin-operated amusement arcades
- Dance halls, clubs and ballrooms
- Electronic game arcades (video games, pinball, etc.)

- Ice skating and roller skating
- Pool and billiard rooms as primary uses

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

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

**Recreation, Restricted (Commercial):** includes, but is not limited to, establishments listed in UDC 17.43.010.19.b (Amusement Parks), 17.43.010.19c (Convention Centers), and 17.43.010.19.e.7 (Sports Arenas).

**Recreation Facilities, Residential:** includes those uses listed in UDC 17.43.010.19.g (Residential Recreation Facilities) that are normally associated with a private residential community or property/homeowners' association. This use is only permitted in conjunction with an allowed residential use in the underlying zone.

**Recycling: Vending Machines as an Accessory Use:** includes uses listed in UDC 17.44.010.14.a. Recycling vending machines are only allowed in conjunction with a permitted business, typically a grocery store or food store, and shall be screened from public view.

**Recycling: Collection of Trucks and/or Bins as an Accessory Use:** includes uses listed in UDC 17.44.010.14.b. These uses are only allowed in conjunction with a permitted business and shall be screened from public view.

**Rehabilitation Facility:** includes rehabilitation activities listed in UDC 17.45.010.10 (Rehabilitation Facilities).

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

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

**Residential Health Care Facility:** includes those uses listed in UDC 17.42.010 (Residential Health Care Facility). See also "Medical Services, Extended Care."

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

**Restaurants, Limited or Full Service:** includes establishments primarily engaged in the preparation and retail sale of food



and/or beverages for immediate or semi-immediate consumption either on- or off-site, but shall not include a drive-thru. See UDC 17.43.010.d.3 (Restaurants, Limited Service) and 17.43.010.9.d.4 (Restaurants, Full Service).

**Restaurants, Take Out/Delivery:** includes uses listed in UDC 17.43.010.9.d.5 (Restaurants, Take Out/Delivery).

**Restaurants with Accessory Alcohol Sales:** full or limited service restaurants, bakeries, coffee houses, coffee shops, delicatessens, or other food service establishments may serve alcohol as an accessory use to regular menu service and business hours, subject to the issuance of an Administrative Permit. This category only pertains to food service uses. Alcohol sales shall be in accordance with UDC 17.66.020.

**Restaurants with Drive-Through:** typically includes fast food restaurants, coffee houses, or other food uses that provide a drive-through lane and window so patrons can be served without leaving their vehicles. Drive-through lanes are prohibited in all OTNSP zones.

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

**Retail Sales, General:** includes general retails sales and services typically found in commercial zones. Retail Sales, General uses are appropriate for the Corridor zone; these uses are not permitted on Main Street where only specific retail uses and Arts & Entertainment Related/Supporting Retail uses are permitted. Retail Sales, General includes, but is not limited to, stores dealing primarily in appliances, auto

parts and auto accessories, camera stores, department stores, dry cleaning (pick up and drop off only), dry goods, electronics, fabric, hardware, hydroponics, luggage and leather goods, orthopedic supplies, photocopying and mail services, pool supplies, plumbing supplies, small wares, variety stores, video rental, etc. Being general in nature, this category will include more than the limited retail uses listed above. In some circumstances, items that are considered general retail may be appropriately categorized as a specialized retail use if a business specializes in that good or service more so than a typical retail outlet.

**Retail Services:** includes uses listed in UDC 17.43.010.22 and 17.43.010.22.a.

**Riding Trails:** includes uses listed in UDC 17.46.010.6.

**Rooming House:** a dwelling unit (other than a hotel or motel) where three (3) or more rooms are rented individually or separately to tenants under separate rental agreements where tenants do not share common financial responsibility for use of the dwelling unit as a whole. See UDC 17.42.010.13 (Rooming House).

**ROW:** the public Right-Of-Way or "right-of-way."

**School, Public or Private:** includes public and private elementary, middle, junior high, and high schools, along with colleges and universities. See UDC 17.45.010. This classification does not include specialized or instructional schools as defined elsewhere in the Old Town Newhall Specific Plan or UDC 17.43.010.24 (Schools, Specialized).

**Second Hand Stores:** includes those uses listed

in UDC 17.43.010.21.o (Second Hand Stores).

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

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

**Small Wind Energy Systems:** includes uses listed in UDC 17.45.010.12. Specific development standards can be found in UDC 17.66.120 (Small Wind Energy Systems).

**Sorority House:** see "House."

**Specialty Food Store:** a food store that specializes in certain food items, cooking styles, or gourmet products.

**Specialty Retail Store:** typically a smaller store or retail space (less than 2,500 square feet) that focuses on a particular product or family of products. Specialty Retail Stores differ from general retail establishments in that products are typically more expensive and of higher quality. Specialty retailers are generally experts in their field, are knowledgeable of their products, and provide premium service to their customers and clients. Examples may include camera stores or high-end novelty hardware stores.

**Specific Plan Area:** includes the land that is encompassed by the Zoning Map in Section 4.2 (Zones, Land Uses, and Development Standards).

**Stationary Store:** typically associated with greeting cards, specialty papers, gifts, and personalized office supplies. Such stores may offer accessory uses such as mail services, photocopying services, passport photos, etc.

**Stores with Floor Area up to 6,000 square feet:** refers to general or specialty retail uses that are typically found in traditional downtown/old town environments, where smaller, family-owned shops and restaurants are common. This category pertains to an individual tenant space only and not a general building.

**Stores with Floor Area between 6,000 and 20,000 square feet:** refers to general or specialty retail uses that are typically found in more urbanized downtown districts or commercial corridors. These uses are permitted by right in the COR and CB zone, but require a Minor Use Permit in the AE zone due to their potential impacts on parking, circulation, and architecture. This category pertains to an individual tenant space only and not a general building.

**Stores with Floor Area 20,000 square feet or greater:** refers to general or specialty retail uses that have 20,000 or more square feet. Such uses are typically found in large commercial areas or major boulevards and are characterized by large parking lots and "big box" retail centers. These uses are prohibited in the N and AE zones, but are permitted in the COR zone and the CB zone subject to the issuance of a Minor Use Permit. This category pertains to an individual tenant space only and not a general building.

**Story:** a habitable level within a building of no more than 14 feet in height from finished floor to finished ceiling. Attics and raised basements

are not considered a story for the purposes of determining building height.

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

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

**Supportive Commercial Uses Serving the Local Area:** includes uses listed in UDC 17.42.010.15.

**Swap Meets and Flea Markets:** includes uses listed in UDC 17.43.010.21.p. This category does not include periodic festivals or street fairs that may include retail booths as part of the festivities, nor does the category include Mercado uses.

**Tandem Parking:** tandem parking is permitted for certain uses either permitted by right or

subject to the issuance of an Administrative Permit or a Minor Use Permit, depending on the underlying zone and building type. Tandem spaces shall measure 12' x 40' and do not need to directly access a residential unit. Smaller tandem spaces may be approved through the Adjustment process.

**Tattoo Parlors/Body Piercing Services:** includes uses listed in UDC 17.43.010.26. Uses in this category do not pertain to medical procedures (reconstructive or restorative treatments) or incidental ear piercing that may occur in salons, jewelry stores, etc.

**Temporary Real Estate Offices:** includes uses listed in UDC 17.47.010.2. Provisions of UDC 17.67 (Temporary Uses) shall also apply.

**Temporary Residence:** includes uses listed in UDC 17.47.010.1.a (Short Term) and 17.47.010.1.b (Long Term). Provisions of UDC 17.67 (Temporary Uses) shall also apply.

**Temporary Uses:** includes uses listed in UDC 17.47.010.4, subject to the provisions of UDC 17.67 (Temporary Uses).

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

**Theater, Cinema, or Performing Arts:** includes uses listed in UDC 17.43.010.19.d, pertaining to live theaters, movie theaters, and other entertainment or performing arts activities.

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



**Thrift Stores:** includes uses listed in UDC 17.43.010.21.q.

Tobacco Paraphernalia Stores: includes all uses listed in UDC 17.43.010.21.r. For the purposes of the OTNSP, electronic cigarettes (e-cigarettes) and supplies used for vapor inhalation shall be considered the same as cigarettes, cigars, lighters, etc.

**Tourist/Visitor-Oriented Retail:** includes those retail (and possibly service) establishments that provide goods and services primarily to patrons who are tourists or visitors. Uses in this category support the Newhall Arts & Entertainment District. The Director of Community Development shall determine if this category applies to a proposed retail use.

**Toy Stores:** includes establishments that deal in a wide variety of toys. Toy stores are similar to Hobby Stores/Game Stores, but differ by providing more and varied products.

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

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

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

**Transitional Housing:** includes those uses listed in UDC 17.42.010.17.

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

**UDC:** Unified Development Code.

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

**Utility Substations:** includes uses listed in UDC 17.45.010.9.h. Utility substations and associated infrastructure shall be completely screened from public view. Screening techniques may include walls that mimic nearby buildings or dense landscaping.

**Vehicle Rental:** includes all uses listed in UDC 17.43.010.27.a.5.a and b, 17.43.010.27.b.3,

17.43.010.27.c.3, and 17.43.010.27.e.5. Vehicle Rental uses are prohibited in any OTNSP zone.

**Vehicle Sales and Services, Prohibited:** Except where expressly permitted or conditionally permitted by the OTNSP, vehicle sales and services uses listed in UDC 17.43.010.27, are prohibited in any OTNSP zone.

**Vehicle Storage (Indoor):** includes all uses listed in UDC 17.43.010.27.a.2, and 17.43.010.27.b.1. Large vehicles or truck storage as listed in UDC 17.43.010.27.e.2, and commercial storage of Heavy Equipment as listed in UDC 17.43.010.27.c.1, is prohibited in any OTNSP zone. All storage contemplated under this category must be indoors. Typical uses include small-scale storage of car collections, high value automobiles, or specialty storage services that provide a higher level of security than might otherwise be found in a traditional outdoor storage lot.

**Vendors, Long Term:** this category does not include Swap Meet, Flea Market, or Mercado uses. Long term vendors may also include food trucks and other similar uses.

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

**Veterinary Clinic:** includes uses listed in UDC 17.43.010.3.i.

**Veterinary Hospital:** includes uses listed in UDC 17.43.010.3.j.

**Warehousing:** includes uses listed in UDC 17.44.010.17.

**Wine Tasting Rooms, Wine Bars, Beer Gardens, or Micro Breweries:** includes specialty wine and beer establishments typically associated with urban environments and arts and entertainment districts. These uses are often associated with craft breweries or specific vintners, and differ from a traditional bar in that they may brew or create product on-site, conduct classes, and cater to diners or groups of patrons in a manner more associated with a typical restaurant. Live entertainment, demonstrations, and instruction are encouraged, subject to the appropriate entitlement. This category includes uses listed in UDC 17.43.010.9.e.

**Wireless Communication Facilities:** includes uses listed in UDC 17.45.010.13 (Wireless Communications Facilities). These uses include facilities that are less than 35' in height, over 35' in height, flush-mounted, and/or co-located. Co-located wireless facilities shall be subject to the appropriate permit as listed in Table 4.2-1, and shall likewise comply with UDC 17.69.030.F.

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

**Zoo:** includes uses listed in UDC 17.45.010.14.







*City of*  
**SANTA CLARITA**