



# City of Westlake Village Neighborhood Conditions of Approval

## Southshore and Westlake Island

Development in Southshore and Westlake Island must comply with all development and design standards applicable to the RPD Zone, except as provided in these conditions as approved under County of Los Angeles Special Permit Case SP 1726-(5).

1. The maximum allowed wall height is 10 feet, except within the front yard setback.
2. The minimum front yard setback is eight feet. The minimum setback for garages that face the street is 20 feet.
3. The minimum side yard setback is zero except that all structures must be located at least ten feet away from the main dwelling unit on the adjoining lot.
4. The minimum rear yard setback is zero except that all structures must be located at least 30 feet away from the main dwelling unit on the rear adjoining lot.
5. Structures must not occupy more than 50 percent of the net lot area.
6. Every lot must have a minimum of one two-car garage or carport.
7. The minimum lot size is 4,500 square feet.
8. The minimum lot width is 45 feet.
9. Walls and structures must not obstruct the view of a 45-degree cone placed nine feet inward from the front property line, four feet inward from the left side of the driveway, and six feet inward from right side of the driveway as shown in the attached diagram.

# 45-Degree Cone of Vision

