



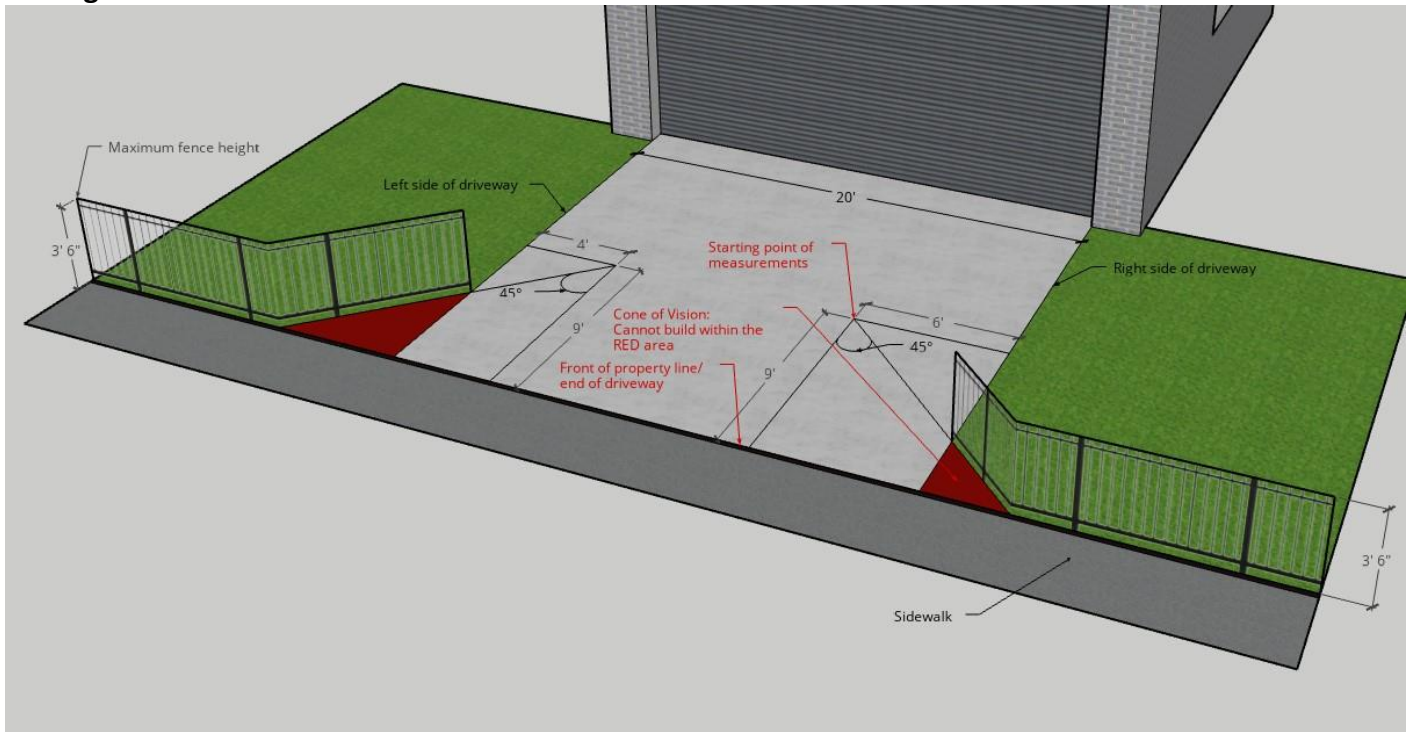
City of Westlake Village Neighborhood Conditions of Approval

First Neighborhood

Development in First Neighborhood must comply with all development and design standards applicable to the R-1 Zone, except as provided in these conditions as approved under County of Los Angeles Zone Exception Case 7940-(5).

1. The side yard setback of one side yard may be reduced to zero so long as there is a minimum of 10 feet (five feet for patio lots as identified on the attached map) between neighboring habitable structures.
2. The rear yard setback may be reduced to zero so long as there is a minimum of 30 feet (15 feet for patio lots as identified on the attached map) between neighboring habitable structures on the abutting lot to the rear.
3. The sill of any window located within five feet of any property line must be at least seven feet above floor level.
4. Garages must maintain minimum setbacks from front property lines based on street access. If the garage door faces the street, the minimum required setback is 18 feet. If the garage door does not face the street, the minimum required setback is eight feet.
5. 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.
6. Walls exceeding 42 inches may be constructed in the front yard if they are set back a minimum of eight feet from the front property line.

45-Degree Cone of Vision



First Neighborhood Patio Lots

