



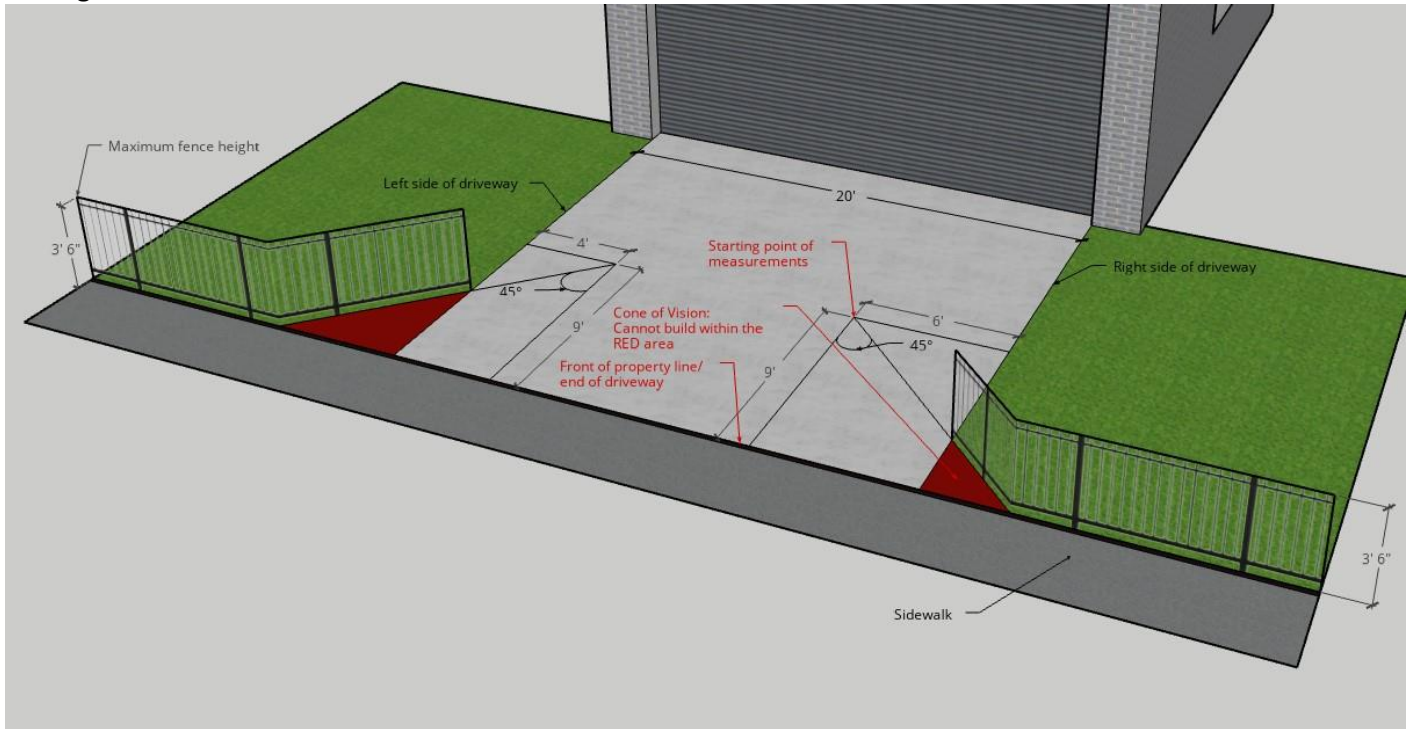
# City of Westlake Village Neighborhood Conditions of Approval

## Lakeshore

Development in Lakeshore 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 1739-(5).

1. Houses may be attached in rows and/or in small, separated groups, with attached or detached garages.
2. The minimum front yard setback is six feet, so long as garages are set back at least 18 feet from the curb face where there is no sidewalk, and 18 feet from the front property line where there is a sidewalk. Garages must be set back at least 12 feet from the front property line on Lots 40 through 65 of Tract 28459 and Lots 83 through 90 of Tract 28244 as identified on the attached map.
3. Ramps, piers, and related facilities are permitted within the rear yard of lots with lake frontage and within open areas fronting the lake.
4. Structures must occupy no more than 50 percent of the net lot area except for common recreational buildings.
5. The minimum allowed lot size is 2,700 square feet, with a minimum average lot size of 3,000 square feet for the neighborhood.
6. The minimum street frontage for each lot is 30 feet, except for flag lots.
7. Every lot must have a minimum two-car garage or carport.
8. Attached dwelling units may have zero side yard setbacks for all structures and equipment, including dwelling units, garages, swimming pools, and walls. A minimum distance of 10 feet must be maintained between dwelling units that are not attached.
9. The rear yard setback may be reduced to zero for all structures and equipment, including dwelling units, garages, swimming pools, and walls, so long as there is a minimum of 30 feet between dwelling units on adjoining lots to the rear.
10. 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



### Reduced Garage Setback Lots

