



Zoning Clearance Process and Requirements

A ZONING CLEARANCE IS REQUIRED FOR SMALL PROJECTS AND CHANGE OF OCCUPANCY. PROJECTS ARE REVIEWED AT STAFF LEVEL, AT THE DISCRETION OF THE DIRECTOR OF COMMUNITY DEVELOPMENT.

Zoning Clearance Required

- Residential additions up to 400 square feet, less than 20% of existing square footage (except in -CH & -OT overlay zones)
- Trellis, Patio Cover
- Fireplace, Fire Pit
- Pool, Spa, Fountain
- BBQ, Pizza Oven
- Walls more than 42" in height
- Decks more than 18" in height
- Retaining Walls more than 36" in height
- Accessory Dwelling Unit – see Section 17.12.170 of the Calabasas Municipal Code
- Outdoor kitchen
- New or relocated mechanical equipment; replacement mechanical equipment not otherwise exempt by this handout
- Emergency Standby Generators as allowed by AB 2421.
- Chimney, Bay Windows, Eaves
- Change of Occupancy, New Tenant
- Solar Panels > 10 KW
- Interior conversion of square footage: livable or garage.
- Any other project as required by the Calabasas Municipal Code, as determined by the Planning Department

Zoning Clearance Process

1. Submit a **General Land Use & Development Application** with plans and fee. Obtain property owner signature.
2. Fee: \$194.67
3. Planning staff will review the plans and work with the applicant to achieve an approvable project. The applicant may need to revise the project in order to meet all Calabasas Municipal Code requirements. A site visit may be required.
4. Once the project is approved by Planning, the applicant may submit a building application to the Building and Safety Department for review.

Projects that do not require Planning Review:

- Wood, vinyl, and wrought iron fences 6 feet or less in height (RS zone only), not in the front yard
- Painting – Residential
- Shed < 120 s.f. – check setbacks
- Block or garden wall less than 42" in height
- Retaining wall less than 36" in height
- Replacement mechanical equipment where the new system/components are like-for-like and involve: 1) replacement of previously permitted equipment, 2) new/replacement equipment that does not increase the size of the unit(s) more than 10% in height, and 3) where related existing screening will remain as-is or be enhanced as part of the project.

Development Regulations for the RS Zone – Partial list only

	FRONT	SIDE/STREET SIDE	REAR	Section
	SETBACK TO PROPERTY LINE			
Primary Structure	20'	10'/15'	20'	17.13.020
Fireplace, pizza oven, BBQ, fountains LESS THAN 6' in height	3'	3'	3'	17.12.165
Fireplace, pizza oven, BBQ, fountains GREATER THAN 6' in height	10'	7.5'	10'	17.12.165
Pool/Spa	5'	5'	5'	17.12.165
Pool/Spa Equipment	3'	3'	3'	17.12.165
Detached workshop, studio, pool house, garage	20'	10'/15'	20'	17.12.165
Chimney, Bay Windows	17.5'	7.5'/12.5'	17.5'	17.20.180
Cornice/Eave/Overhang	17.5'	7.5'/12.5'	17.5'	17.20.180
Decks more than 18" in height (FF 5' max height)	14'	5'	10'	17.20.180
Porch	14'	7'	14'	17.20.180
Stairway	14'	7'	14'	17.20.180
Unenclosed Patio Cover/Trellis	14' to post 11.5' to edge of roof	7.5' to post 5' to edge of roof	12.5' to post 10' to edge of roof	17.20.180

Site Coverage — 17.13.020

Lots less than 14,520 square feet	50% Maximum
Lots 14,520 square feet or more	35% Maximum or 7,260 square feet, whichever is greater

Pervious Surface — 17.26.040

Lots less than 14,520 square feet	50% Minimum
Lots 14,520 square feet or more	65% Minimum

Height of Fences, Walls and Hedges — 17.20.100

At front PL	42"	3.5'
2' back from front PL	48"	4.0'
4' back from front PL	54"	4.5'
6' back from front PL	60"	5.0'
8' back from front PL	66"	5.5'
10 back from front PL	72"	6.0'

Retaining Walls — 17.20.100

Maximum Height	6' Maximum
Outward facing	4' Maximum – See 17.20.100 Horizontal distance of 4' for tiered retaining walls.

Please note: This information is provided as a **partial list** of requirements for typical projects. Please consult planning staff and Title 17—Land use and Development of the Calabasas Municipal Code with any other questions regarding your project.

Planning Counter Hours: Monday-Thursday 7:30 AM to 1:00 PM

www.cityofcalabasas.com/departments/planning-division.html