

Hillside Development Zoning Code Update

The City's updated Zoning Code includes revised standards for new homes, additions to existing homes and other site improvements on hillside lots with an average slope of 15% or greater. The updated standards are intended to provide greater clarity, improve usability and offer residents easier-to-understand guidance while helping preserve the City's natural beauty.

5 Things to Know



Additional guidance provided for when a Hillside Development Permit is required. Verify if a parcel is subject to Hillside Development by using the City's [Geographic Information System Map](#).



There are three levels of review for projects, depending on the size and if it is a one or two-story addition. Retaining walls are also subject to review depending on the height.



New exhibits have been added to help explain standards for excluded lot area, contour grading technique, manufactured slopes, building heights, stepped massing, roof pitch and retaining wall screening.



New standards for when story poles are and are not required.



A Hillside Development Permit will be required for grading of 50 cubic yards or more.

What this means for property owners

The update keeps the core Hillside Development zoning standards in place while adding clearer language, illustrations and additional standards where needed. Residents, property owners and design professionals can use the updated materials to better understand how the Hillside Development rules apply to residential properties.



For more information, visit LCF.ca.gov/ZoningUpdate