



ARTICLE IX DIVISION AND USE OF LAND

PART 5 RESIDENTIAL ZONES

9256. PURPOSE.

To establish construction and operation standards and regulations for tennis and paddle tennis courts constructed in any residential zone which are accessory to the primary residential use of the subject lots. Such standards and regulations may include but are not limited to: hours of use, type and intensity of lighting, and the height and type of windscreens. Such standards and regulations shall be such as to reasonably restrict and minimize any detrimental effect of the location and design and use of such courts on the occupants of adjoining properties and the neighborhood.

9256.1. DEFINITIONS.

For purposes of this Division, a “tennis court” is hereby defined as a game court with an acceptable hard surface typically divided by a low net. A “paddle tennis court” is defined as a tennis court but approximately one-half the standard size of a tennis court. The use of the term “tennis court” in this Division shall include “paddle tennis court” unless otherwise indicated in the context of its use. The term “tennis court” shall include fences and overhead lighting fixtures accessory to the same.

9256.2. TENNIS COURT PERMIT REQUIRED.

No person or persons shall construct, erect or maintain a tennis court in a residential zone without filing for and receiving a tennis court permit from the Building Division. No tennis court permit shall be issued for a tennis court in a residential zone unless its use is accessory to primary residential use of a residentially-zoned lot and is to be located on said lot and conform to the requirements of this Division.

9256.3. CONSTRUCTION AND OPERATION STANDARDS.

Tennis courts, including slabs, fences and light standards which are accessory to the primary residential use on the same lot in any residential zone, shall comply with all of the following subsections:

9256.3.1. SETBACK FROM PROPERTY LINES FOR R-M, R-0, AND R-1 ZONES.

In the R-M, R-0 and R-1 zones:

- A. Tennis courts, including slabs, fences, and light standards accessory thereto, shall be subject to the same side and front yards required for a one-story main building in the zone in which they are located.
- B. Courts, including slabs, fences, and light standards accessory thereto, shall be located not less than five feet (5') from the rear lot line.

9256.3.2. SETBACK FROM PROPERTY LINES FOR R-2 AND R-3 ZONES.

In the R-2 and R-3 zones, tennis courts, including slabs and fences, shall be subject to the same front, side, and rear yards required for a two-story building in the zone in which they are located.



9256.3.3. GRADE.

The grade for a tennis court proposed on sloping terrain shall be established at the surface level of the court at the lowest elevation of the natural terrain.

9256.3.4. FENCING.

- A. Height. The height of any fence enclosing the tennis court shall not exceed twelve feet (12') above the finished surface of the tennis court and all portions of such fence which exceed six feet (6') above the finished surface of the court shall be open, mesh, chain link-type fencing.
- B. Windscreens. Windscreens of plastic, canvas or similar material may be attached to the fence enclosing a tennis court provided such windscreens do not extend to a height greater than six feet (6') above the finished surface of the court. However, where the entire tennis court is located twenty-five feet (25') or more from all property lines, the windscreens may extend to the height of the court fence.

9256.3.5. LIGHTING.

- A. Height. Light standards shall not exceed twenty feet (20') in height, measured from the finished surface of the tennis court.
- B. Type. Lamps shall be metal halide type of not more than one thousand (1,000) watts each. Lamps shall be horizontally mounted, rectilinear-type, sharp cutoff fixtures.
- C. Number. Tennis courts shall be lighted by a maximum of eight (8) lamps. Paddle tennis courts shall be lighted by a maximum of four (4) lamps.
- D. Hours of illumination. No person or persons shall turn on, leave on, or allow to be left on or turned on, tennis court lights between 11 p.m. Sunday through Thursday and 6 a.m. of the following day, and between 12 midnight Friday and Saturday and 6 a.m. of the following day.
- E. Intensity level. It shall be unlawful for any person to install, use or maintain any light facilities within the City of Arcadia which create an intensity of light greater than one (1) footcandle above the ambient on a residential lot within the City, other than the lot on which the light source is located. All permitted lighting shall be so arranged as to be directed onto the property from which the light originates and not to directly reflect upon any other residentially zoned lot.
- F. Agreement required. Each property owner and contractor installing light fixtures, shall execute an agreement available at the Planning Department, agreeing that the tennis court lights shall be installed and shielded so that the light source shall not be visible beyond the property line and that the light intensity shall not exceed one (1) footcandle above ambient at the property line, and that if it does, the tennis court permit issued pursuant to this Division may be revoked by the Planning Department in addition to other remedies available pursuant to law.

9256.3.6. LANDSCAPE PLAN.

A landscape plan shall be submitted and approved by the Planning Department for the areas between the tennis court and adjacent properties.

9256.3.7. SOLID WALL.

A six foot (6') high solid masonry wall shall be installed on the property lines between the tennis court and adjacent properties. In the R-M, R-0 and R-1 zones, where the entire side of a tennis court is a minimum



distance of twenty-five feet (25') from a property line, a six foot (6') high solid masonry wall shall not be required along said property line.

9256.3.8. COMMERCIAL USE PROHIBITED.

A residential accessory tennis court shall be used only by the occupants of the main residential dwelling on the same lot. This shall not be construed to prohibit the use of the court by invited guests. However, no tennis court shall be rented nor used as a private club, nor for commercial tennis instruction of players other than occupants of main residential dwelling on the same lot, nor used in any way for purely commercial purposes.

9256.3.9. MULTIPLE-FAMILY ZONE OPEN SPACE.

No more than thirty percent (30%) of the requirement for open space shall be devoted to tennis court development.

(Division 6, Sections 9256 through 9256.3.9, added by Ord. 1734 adopted 11-17-81.)