Chapter 5

DEVELOPMENT STANDARDS

501 Residential Development Standards

I. PURPOSE AND APPLICABILITY

A. Purpose - The residential development standards are established to accommodate residential development including single family and multi-family dwelling units at a maximum density of:

- RL Low Density Residential: 4.5 D. U./Gross Acre
- RML Medium-Low Density Residential: 7.0 D.U./Gross Acre
- RM Medium Density Residential: 15.0 D. U./Gross Acre
- RH High Density Residential: 24.0 D. U./Gross Acre

B. Applicability - This Section applies to all residential Planning Areas and the residential portion of the Mixed Use Planning Area, according to the following density standards:

<table>
<thead>
<tr>
<th>Planning Area</th>
<th>Density Standards</th>
</tr>
</thead>
<tbody>
<tr>
<td>RL Low Density Residential:</td>
<td>12, 13, 14, 17, 19, 21, 24</td>
</tr>
<tr>
<td>RML Medium-Low Density Residential:</td>
<td>11A, 16, 18</td>
</tr>
<tr>
<td>RM Medium Density Residential:</td>
<td>1(Res.), 10A, 11B, 20, 22</td>
</tr>
<tr>
<td>RH High Density Residential:</td>
<td>10B</td>
</tr>
</tbody>
</table>

C. Standards and Uses Not Listed - A proposed standard or use that is not expressly addressed in this Specific Plan is subject to the general zoning code. If it is not expressly addressed in the general zoning code, section 17.04.040 governs.

D. Design Guidelines - All development under this Section is also subject to the Design Guidelines set forth in Chapter 3.
E. **Site Plan Permits** - All new development under this Section is subject to a Site Plan Permit in accordance with Chapter 6.

II. **PRINCIPAL USES PERMITTED**

A. **RL: Low Density**
   1. Conventional subdivisions, including single-family detached dwellings.
   2. Private parks and open space.
   3. Small family day-care homes.

B. **RML: Medium-Low and RM: Medium Density**
   1. Conventional subdivisions, including single-family detached dwellings.
   2. Planned Unit Developments (PUD’s), including apartments, condominiums, zero lot line homes, patio homes, and townhouses.
   3. Private parks and open space.
   4. Small family day-care homes.

C. **RH: High Density Residential**
   1. Planned Unit Developments (PUD’s), including apartments, condominiums, zero lot line homes, patio homes, and townhouses.
   2. Private parks and open space.
   3. Small family day-care homes.
III. CONDITIONAL USES PERMITTED

The following uses shall be allowed, subject to City approval of a Conditional Use Permit or Minor Conditional Use Permit in accordance with the Zoning Ordinance:

A. Churches, temples, and other places of worship.

B. Child day-care centers.

C. Congregate care facilities.

D. Large family day-care homes.

E. Model home complexes and temporary real estate sales offices in accordance with the Zoning Ordinance.

F. Senior housing projects.

IV. ACCESSORY USES AND STRUCTURES PERMITTED

A. Pools, fences, walls, patios, patio covers, garages, carports, tool and garden sheds, gazebos, and barbecues in accordance with the Zoning Ordinance.

B. Guesthouses in the RL Low Density Residential areas only.

C. Home occupations in accordance with the Zoning Ordinance.

D. Satellite dish antennas in accordance with the Zoning Ordinance. Roof-mounted dish antennas are prohibited.

E. Other accessory uses and structures determined by the City Planner to be normally incidental to a permitted principal or conditional use.

V. TEMPORARY USES AND STRUCTURES PERMITTED

Construction activities, including offices and materials and equipment storage.
VI. GENERAL DEVELOPMENT STANDARDS

A. Minimum Building Setback from Scenic Highway ROW - 30 ft for buildings up to 20 ft in ht, 50 feet for buildings 20 ft or over; however in all cases 50 ft average per each scenic highway frontage. (Scenic highways include Avenida Pico, Avenida La Pata, and Avenida Vista Hermosa).

B. Fences, Walls, and Hedges - Pursuant to the Zoning Ordinance, fences, walls, and hedges serving the same purpose as a fence shall be no greater than 6 feet in height within required side and rear setback areas and 3.5 feet in height within required front setback areas and exterior side setback areas abutting a street. Walls adjacent to scenic highways shall conform to Section 304 II, D. Where swimming pools are located, fences must comply with the City's safety standards for swimming pool fences.

C. Signs - Residential signs shall be permitted in accordance with the Sign Ordinance.

D. Recreational Vehicle Storage - The parking or storage of boats, trailers, recreational vehicles, or similar vehicles shall conform to the Zoning Ordinance. Further, such parked or stored vehicles shall be screened so as not to be visible from any scenic highway.

E. Swimming Pools and Spas - Swimming pools, spas, and similar facilities shall be regulated by the Zoning Ordinance.

F. Porches, Decks, and Stairways - Porches, decks, stairways, and similar structures shall be regulated by the Zoning Ordinance.

G. Administrative Adjustments to Standards - In order to foster design creativity and innovation, the Planning Division may grant administrative adjustments to the standards in this Paragraph F in accordance with the Zoning Ordinance if it determines that all of the requirements of the Administrative Adjustments Section of the Zoning Ordinance have been satisfied.

H. Minimum Private Street and Driveway Widths:

- Driveways providing access to 4 or fewer units: 12 feet
- Driveways providing access to more than 4 units: 16 feet
- Streets with parking on one side only: 28 feet
- Streets with parking on both sides: 36 feet

NOTE: All private streets and driveways must meet Orange County Fire Authority standards for fire protection access.
VII. DEVELOPMENT STANDARDS FOR TYPE OF DEVELOPMENT

### Table 5-1

#### CONVENTIONAL SUBDIVISIONS

<table>
<thead>
<tr>
<th>STANDARD</th>
<th>RL</th>
<th>RML and RM</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maximum Dwelling Units Per Lot</td>
<td>1 principal residence plus 1 guesthouse</td>
<td>1 principal residence</td>
</tr>
<tr>
<td>Maximum Height</td>
<td>35 feet, not to exceed 2 stories</td>
<td>35 feet, not to exceed 2 stories</td>
</tr>
<tr>
<td>Maximum Site Coverage (solid roofs)*</td>
<td>60%</td>
<td>60%</td>
</tr>
<tr>
<td>Minimum Lot Area</td>
<td>5,000 square feet</td>
<td>4,000 square feet</td>
</tr>
<tr>
<td>Minimum Lot Width</td>
<td>45 feet</td>
<td>40 feet</td>
</tr>
<tr>
<td>Minimum Front Setback From Public Street:</td>
<td>20 feet</td>
<td>20 feet</td>
</tr>
<tr>
<td>Minimum Front Setback From Private Street</td>
<td>less than 5 feet or greater than 18 feet**</td>
<td>less than 5 feet or greater than 18 feet**</td>
</tr>
<tr>
<td>Minimum Side Setback From Interior Property Line</td>
<td>5 feet</td>
<td>5 feet</td>
</tr>
<tr>
<td>Minimum Side Setback From Exterior Property Line</td>
<td>10 feet</td>
<td>10 feet</td>
</tr>
<tr>
<td>Minimum Rear Setback</td>
<td>5 feet</td>
<td>5 feet</td>
</tr>
<tr>
<td>Parking Requirements</td>
<td>A minimum of 2 parking spaces per dwelling shall be provided in a garage and shall be kept accessible and usable at all times. Where adequate on-street parking is not available, a minimum of .2 uncovered guest spaces per unit shall be provided (rounded to the nearest higher whole number).</td>
<td>A minimum of 2 parking spaces per dwelling shall be provided in a garage and shall be kept accessible and usable at all times. Where adequate on-street parking is not available, a minimum of .2 uncovered guest spaces per unit shall be provided (rounded to the nearest higher whole number).</td>
</tr>
</tbody>
</table>

* Site coverage includes any lot area covered by a solid roof (thus, for example, patio covers with spaces between roof slats shall be exempt from this lot coverage limitation).

**Where garages are less than five feet from the private street, automatic garage door openers are required. Where garages are 18 to less than 20 feet from a private street, sectional roll-up garage doors are required.
The purpose of the planned unit development (PUD) standards contained in this Table 5-2 is to provide flexible regulations in order to foster innovation, variety, amenities, in the design of livable neighborhoods. The overall intent is to provide for increases in project quality over conventional projects, rather than for increases in unit yields or substandard development.

<table>
<thead>
<tr>
<th></th>
<th>RML</th>
<th>RM and RH</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Maximum Dwelling Units Per Lot</strong></td>
<td>No Maximum, provided the density standard is not exceeded</td>
<td>No Maximum, provided the density standard is not exceeded</td>
</tr>
<tr>
<td><strong>Minimum PUD Site Area</strong></td>
<td>5 acres</td>
<td>5 acres</td>
</tr>
<tr>
<td><strong>Minimum Useable Private or Common Open Space Area Required Per Unit</strong></td>
<td>500 square feet</td>
<td>RM: 400 square feet</td>
</tr>
<tr>
<td></td>
<td></td>
<td>RH: 300 square feet</td>
</tr>
<tr>
<td><strong>Minimum Lot Area</strong></td>
<td>none</td>
<td>none</td>
</tr>
<tr>
<td><strong>Minimum Lot Width</strong></td>
<td>none</td>
<td>none</td>
</tr>
<tr>
<td><strong>Minimum Setback From Arterial Highway</strong></td>
<td>30 feet</td>
<td>30 feet</td>
</tr>
<tr>
<td><strong>Minimum Setback From Public Street</strong></td>
<td>20 feet</td>
<td>20 feet</td>
</tr>
<tr>
<td><strong>Minimum Setback From Private Street</strong></td>
<td>5 feet</td>
<td>5 feet</td>
</tr>
<tr>
<td><strong>Minimum Setback From Another Building</strong></td>
<td>10 feet</td>
<td>10 feet</td>
</tr>
<tr>
<td><strong>Maximum Height</strong></td>
<td>35 feet, not to exceed 2 stories</td>
<td>35 feet, not to exceed 3 stories</td>
</tr>
<tr>
<td><strong>Parking Requirements</strong></td>
<td>A minimum of 2 parking spaces per dwelling shall be provided in a garage and shall be kept accessible and usable at all times. Where adequate on-street parking is not available, a minimum of .2 uncovered guest spaces per unit shall be provided (rounded to the nearest higher whole number).</td>
<td>A minimum of 1 covered and 1 uncovered parking space per dwelling shall be provided and shall be kept accessible and usable at all times. Where adequate on-street parking is not available, a minimum of .2 uncovered guest spaces per unit shall be provided (rounded to the nearest higher whole number).</td>
</tr>
</tbody>
</table>

Note: Parking space dimensions shall be in accordance with the Zoning Ordinance (See Appendix B for the appropriate Zoning Ordinance Section).
502 Neighborhood Commercial Standards

I. PURPOSE AND APPLICABILITY

A. Purpose - The neighborhood commercial standards are established to accommodate retail and service uses to serve primarily the residents of nearby neighborhoods.

B. Applicability - This Section applies to Planning Area 25.

C. Standards and Uses Not Listed - A proposed standard or use that is not expressly addressed in this Specific Plan is subject to the general zoning code. If it is not expressly addressed in the general zoning code, section 17.04.040 governs.

E. Design Guidelines - All development under this Section is also subject to the Design Guidelines set forth in Chapter 3.

F. Site Plan Permits - All projects regulated by this Section shall be subject to a Site Plan Permit in accordance with Chapter 6.

G. Architectural Permits - All projects regulated by this Section shall be subject to a Site Plan Permit in accordance with Chapter 6.

II. PRINCIPAL USES PERMITTED

All uses permitted by the Zoning Ordinance in the NC2 zone shall be permitted.

III. CONDITIONAL USES PERMITTED

All uses conditionally permitted by the Zoning Ordinance in the NC2 zone shall be permitted subject to a Conditional Use Permit or a Minor Conditional Use Permit, as determined by the Zoning Ordinance.

IV. ACCESSORY USES AND STRUCTURES PERMITTED

Other accessory uses and structures determined by the City to be normally incidental to a permitted principal or conditional use.
V. TEMPORARY USES AND STRUCTURES PERMITTED

A. Construction activities, including necessary construction offices and materials and equipment storage.

B. Outdoor sales or promotional events such as parking lot sales or the sale of Christmas trees or other seasonal items in accordance with the Zoning Ordinance.

VI. DEVELOPMENT STANDARDS

A. Minimum Lot or Building Site Area and Width - None, except that the minimum project area for Site Plan Review shall be 2 acres.

B. Maximum Floor Area Ratio - The maximum Floor Area Ratio (FAR) shall be 0.35.

C. Maximum Height - 35 feet, not to exceed 2 stories.

D. Minimum Building Setback from Scenic Highway ROW - 30 feet for buildings up to 20 feet in height and 50 feet for buildings 20 ft or over. The average setback along a Scenic Highway shall be a minimum of 50 feet per each scenic highway frontage (Scenic highways include Avenida Pico, Avenida La Pata, and Avenida Vista Hermosa.)

E. Other Setbacks - As approved by the City in conjunction with Site Plan Review.

F. Landscaping - Landscaped buffers shall be provided at the project perimeter and shall be the following minimum widths: (1) At least 20 feet average width along each Scenic Highway frontage with 15 feet minimum at any point; (2) At least 6 feet average width along each interior property line. The total amount of landscaped area shall be at least 15% of the site. No parking shall be allowed within the required landscaped areas.

G. Signs - Signs shall be permitted in accordance with the City Sign Ordinance.

H. Parking - The dimensions and design of the parking area, as well as the number of parking spaces required shall as determined by the Zoning Ordinance for the use established.
503 Mixed Use Standards

I. PURPOSE AND APPLICABILITY

A. Purpose - The mixed use standards are established to accommodate a mix of residential, retail, office, and service uses.

B. Applicability - This Section applies to Planning Area 1.

C. Standards and Uses Not Listed - A proposed standard or use that is not expressly addressed in this Specific Plan is subject to the general zoning code. If it is not expressly addressed in the general zoning code, section 17.04.040 governs.

D. Concept Plan Required - Prior to approval of any Site Plan or Tentative Map in Planning Area 1, a Concept Plan shall be approved by the City Council. The Concept Plan shall allow for 78.1 acres of development area, with the remainder allocated to landscaped and/or natural open space (including manufactured slopes) and streets. The development area shall be at least 30 percent and not more than 80 percent commercial area and may include a residential area with up to 286 dwelling units at a maximum density of 15 dwelling units per net acre. The Concept Plan may be submitted as one document or as a set of development plans and tentative maps provided such plans and maps encompass the entirety of Planning Area 1.

E. Design Guidelines - All development under this Section is also subject to the Design Guidelines set forth in Chapter 3.

F. Site Plan Permits - All projects regulated by this Section shall be subject to a Site Plan Permit in accordance with Chapter 6.

II. USES PERMITTED AND DEVELOPMENT STANDARDS

Medium density residential and commercial development are allowed within the 78.1 acre “development area” as follows:

A. For areas established by the Concept Plan as residential, the RM Medium Density Residential Standards in Section 501 above shall apply.

B. For areas established by the Concept Plan as commercial, the uses and conditional uses permitted in the Zoning Ordinance for the CC1 Zone shall apply and the Section 502 Neighborhood Commercial Standards in this Specific Plan shall apply. Drive-thru uses, health and fitness clubs, movie
theaters, nurseries, and parking lots shall not require a Conditional Use Permit.

C. If a Concept Plan is approved for residential units above commercial development in accordance with the General Plan, the Section 502 Neighborhood Commercial Standards shall apply, except that residential uses may be permitted, the Floor Area Ratio (FAR) may be increased to 1.0 and there may be 4 stories permitted, not to exceed 35 feet in height.

III. CONVERSION OF “UPPER” COMMERCIAL TO RESIDENTIAL USE

The area between the retail commercial center and the 162-lot single family residential development in Planning Area 1 is designated by this Specific Plan as “residential, maximum 15 units per net acre”. It has been determined, however, that the change in designation of this property from a “community commercial” to a residential land use eliminates future sales tax revenues the City will receive from the development of the project. As a result, the change in land use from “community commercial” to “residential, maximum 15 units per net acre” shall only become effective upon the City’s receipt of an in-lieu payment of $550,000 and the City’s inspection and acceptance of the foundation for the WalMart commercial building evidencing progress towards completion and occupancy of the building by WalMart. Only land uses which are consistent with the “community commercial” land use designation shall be permitted until the effective date of the change to “residential, maximum 15 units per net acre”. No development shall occur on the property unless and until site and development plans are approved by the City.

IV. LOCATION OF SUPERMARKET WITHIN COMMERCIAL CENTER

In order to avoid dilution of the community and subregional-serving character of the western portion of the commercial site in Planning Area 1, supermarket uses are prohibited from locating to the west of the northeasterly entry into the site off of Avenida Pico (Entry “C”).
504 Industrial Development Standards

III. PURPOSE AND APPLICABILITY

A. **Purpose** - The industrial development standards are established to accommodate the development of a high quality business and industrial park, with areas devoted to supporting retail businesses to serve the needs of businesses and employees of the area. Business and Industrial park uses shall be regulated and conditioned so that the environmental impacts on air quality, storm water runoff, ambient noise level, etc. are mitigated to a level consistent with the goals and policies of the San Clemente General Plan.

B. **Applicability** - This Section applies to all I2 Light Industrial and I3 Heavy Industrial Planning Areas as follows:

<table>
<thead>
<tr>
<th>PLANNING AREA</th>
<th>BC Business Commercial:</th>
<th>3A, 8A, 27</th>
</tr>
</thead>
<tbody>
<tr>
<td>BP Business Park:</td>
<td>2, 3B, 4, 5, 6, 8B, 26</td>
<td></td>
</tr>
<tr>
<td>IP Industrial Park:</td>
<td>7, 3C</td>
<td></td>
</tr>
</tbody>
</table>

C. **Standards and Uses Not Listed** - A proposed standard or use that is not expressly addressed in this Specific Plan is subject to the general zoning code. If it is not expressly addressed in the general zoning code, section 17.04.040 governs.

D. **Design Guidelines** - All development under this Section is also subject to the Design Guidelines set forth in Chapter 3.

E. **Site Plan Review** - All development under this Section is subject to a Site Plan Permit in accordance with Chapter 6.

F. **Architectural Permits** - All projects regulated by this Section shall be subject to a Site Plan Permit in accordance with Chapter 6.
II. PERMITTED USES IN INDUSTRIAL ZONES

The uses listed in the following table are permitted subject to a Site Plan Permit only, if designated by a “P”. If designated by a “C”, the use is conditionally permitted, subject to the approval of a Conditional Use Permit or a Minor Conditional Use Permit as determined by the Zoning Ordinance. If neither a “P” or a “C” appears, the use is prohibited, unless the Planning Commission makes a determination that the use is similar to a permitted or conditionally permitted use and will be consistent with the purpose of this Section 504.

<table>
<thead>
<tr>
<th>Use</th>
<th>Business Commercial</th>
<th>Business Park</th>
<th>Industrial Park</th>
</tr>
</thead>
<tbody>
<tr>
<td>Adult Oriented Businesses</td>
<td>C</td>
<td></td>
<td>C</td>
</tr>
<tr>
<td>Alcohol Sales</td>
<td>C</td>
<td>C</td>
<td></td>
</tr>
<tr>
<td>Automotive Services</td>
<td>C (P.A. 4 only)</td>
<td>C</td>
<td></td>
</tr>
<tr>
<td>Banks and Financial Offices</td>
<td>P</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Child Day-Care Center</td>
<td>C</td>
<td>C</td>
<td></td>
</tr>
<tr>
<td>Civic Uses</td>
<td>P</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Commercial Recreation</td>
<td>C</td>
<td>C</td>
<td>C</td>
</tr>
<tr>
<td>Construction/Maintenance</td>
<td>P</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Membership Organizations</td>
<td>C</td>
<td>C</td>
<td></td>
</tr>
<tr>
<td>Heavy Industrial</td>
<td>C</td>
<td></td>
<td></td>
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<tr>
<td>Heavy Truck Repair</td>
<td>C</td>
<td></td>
<td></td>
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<tr>
<td>Kennel</td>
<td>C (P.A. 4 only)</td>
<td>C</td>
<td></td>
</tr>
<tr>
<td>Laboratory, dry</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Laboratory, wet</td>
<td>C</td>
<td>C</td>
<td>C</td>
</tr>
<tr>
<td>Light Manufacturing</td>
<td>P</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Medical and Veterinary Clinics</td>
<td>P</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Mini- or Private-Storage Offices</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Open Space/Parks</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Public Utilities</td>
<td>C</td>
<td>C</td>
<td>C</td>
</tr>
<tr>
<td>Religious Uses</td>
<td>C</td>
<td>C</td>
<td></td>
</tr>
<tr>
<td>Restaurants</td>
<td>P</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Schools</td>
<td>C</td>
<td>C</td>
<td></td>
</tr>
<tr>
<td>Recreational Vehicle Storage</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Research and Development</td>
<td>P</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Retail Sales of Business Commercial Products</td>
<td>P</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Service Uses, such as Barbers, Tailors, Dry Cleaners, Sandwich Shops, Bakeries, Printing, Repairs</td>
<td>P</td>
<td>Not to exceed 20% of the site</td>
<td>P</td>
</tr>
<tr>
<td>Transportation Services</td>
<td>C</td>
<td>C</td>
<td>C</td>
</tr>
<tr>
<td>Warehousing/Wholesaling</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
</tbody>
</table>
III. ACCESSORY USES AND STRUCTURES PERMITTED

Accessory uses are allowed incidental to and for the exclusive operation of a permitted use, serving the owners and/or employees of the permitted use. Such accessory uses include cafeterias, conference rooms, day care, and training rooms.

IV. TEMPORARY USES AND STRUCTURES PERMITTED

Construction activities, including offices and materials and equipment storage.

V. GENERAL DEVELOPMENT STANDARDS

A. Minimum Building Setback from Scenic Highway ROW - 30 feet for buildings up to 20 feet in height, 50 feet for buildings 20 feet or over in height; however in all cases 50 feet average per each scenic highway frontage (Scenic highways include Avenida Pico, and Avenida La Pata).

B. Fences, Walls, and Hedges - Pursuant to the Zoning Ordinance, fences, walls, and hedges serving the same purpose as a fence shall be no greater than 6 feet in height within required side and rear setback areas and 3.5 feet in height within required front setback areas and exterior side setback areas abutting a street. Walls adjacent to scenic highways shall conform to Section 304 II, D.

C. Signs - Signs shall be permitted in accordance with the Sign Ordinance.

D. Administrative Adjustments to Standards - In order to foster design creativity and innovation, the Planning Division may grant administrative adjustments to the standards in this Paragraph F in accordance with the Zoning Ordinance if it determines that all of the requirements of the Administrative Adjustments Section of the Zoning Ordinance have been satisfied.

E. Enclosure and Screening - All uses, except for outdoor eating areas which are approved in accordance with the Zoning Ordinance, parks, and open space, shall be conducted entirely within an enclosed building or within an area enclosed on all sides by a solid wall or fence not less than six feet in height. If a use is to be conducted outdoors with an approved Site Plan, it shall comply with the requirements of the National Pollutant Discharge Elimination System (NPDES) and screened with landscaping in addition to walls and/or fences. Refer to Chapter 3 - Design Guidelines for acceptable wall and fence materials.

F. Refuse Collection Areas - All refuse collection areas shall be visually screened from streets and adjacent properties by an opaque structure, shall not be permitted between the street and the front building line, and shall comply with Orange County Fire Authority Standards.
### VI. Specific Development Standards

<table>
<thead>
<tr>
<th>Development Standard</th>
<th>Business Commercial or Business Park</th>
<th>Industrial Park</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum Lot Size</td>
<td>10,000 square feet</td>
<td>10,000 square feet.</td>
</tr>
<tr>
<td>Minimum Street Frontage</td>
<td>60 feet</td>
<td>40 feet</td>
</tr>
<tr>
<td>Maximum Height</td>
<td>35 feet, not to exceed 3 stories for office buildings, or 2 stories for other uses</td>
<td>35 feet, not to exceed 2 stories</td>
</tr>
<tr>
<td>Maximum Floor Area Ratio</td>
<td>.5</td>
<td>.75</td>
</tr>
<tr>
<td>Minimum Front Setback and Landscaped Buffer</td>
<td>20 feet</td>
<td>25 feet</td>
</tr>
<tr>
<td>Minimum Side Setback From Public Street</td>
<td>10 feet</td>
<td>10 feet</td>
</tr>
<tr>
<td>Minimum Side Setback From Private Street</td>
<td>5 feet</td>
<td>5 feet</td>
</tr>
<tr>
<td>Minimum Rear Setback From Public Street</td>
<td>15 feet</td>
<td>15 feet</td>
</tr>
<tr>
<td>Minimum Rear Setback From Private Street</td>
<td>10 feet</td>
<td>10 feet</td>
</tr>
<tr>
<td>Minimum Parking Standards and Requirements</td>
<td>All parking standards and requirements shall be in accordance with Zoning Ordinance</td>
<td>All parking standards and requirements shall be in accordance with Zoning Ordinance</td>
</tr>
<tr>
<td>Surface Runoff Requirements</td>
<td>For uses with the potential to discharge pollutants into the storm drains, Section 404, II. shall apply</td>
<td>For uses with the potential to discharge pollutants into the storm drains, Section 404, II. shall apply</td>
</tr>
<tr>
<td>Minimum Landscape Requirements</td>
<td>15 % of site area, with a minimum 10 foot wide landscaped area adjacent to Ave. Pico or Ave. La Pata. The Front Setback area shall be landscaped. Additional landscaping may be required by Site Plan Review</td>
<td>5 % of site area, with a minimum 10 foot wide landscaped area adjacent to Ave. La Pata. The Front Setback area shall be landscaped. Additional landscaping may be required by Site Plan Review</td>
</tr>
</tbody>
</table>
505 Public Use Standards

I. PURPOSE AND APPLICABILITY

A. Purpose - The purpose of this Section is to provide for public schools, parks, and other public facilities, and to promote public recreation opportunities.

B. Applicability - This Section applies to Planning areas 9, 23A, and 23B.

C. Standards Not Listed - Whenever a standard or regulation is not set forth in this Specific Plan, the Zoning Ordinance shall regulate. An index of Zoning Ordinance sections is listed in the Appendix B of this Specific Plan.

D. Land Uses Not Listed - In cases where it is not clear whether a proposed land use is permitted under this Section, the Planning Commission shall determine if the use is consistent with the Purpose set forth above and is either permitted as a principal, conditional, accessory, or temporary use, or is not permitted.

E. Site Plan Review - All projects regulated by this Section shall be subject to Site Plan Review in accordance with Section 601.

F. Design Guidelines - All development under this Section, other than public schools exempted by state law, is also subject to Design Guidelines set forth in Chapter.

II. PRINCIPAL USES PERMITTED

A. Civic Uses.

B. Public Elementary School.

C. Public Parks and Recreation Facilities.

D. Public Utilities.
III. ACCESSORY USES AND STRUCTURES PERMITTED

A. Bikeways and Pedestrian Ways.

B. Structures incidental and accessory to permitted uses.

C. Other uses accessory and incidental to a permitted use, such as the sale of food and beverages.

IV. TEMPORARY USES AND STRUCTURES PERMITTED

A. Construction activities, including necessary construction offices and materials and equipment storage.

B. Outdoor festivals and similar events within public parks if approved by the City.

V. DEVELOPMENT STANDARDS

All structures and/or parking areas shall be set back a minimum of 30 feet from any street. All other development standards shall be determined through review of a Site Plan Permit and shall conform to Section 304 II. - Scenic Highways.
506 Private Open Space Standards

I. PURPOSE AND APPLICABILITY

A. **Purpose** - The purpose of this Section is to provide for the preservation of open space which provides significant biological resources and visual resources, with limited recreation uses.

B. **Applicability** - This Section applies to all areas designated Private Open Space or Golf Course Open Space on Figure 2-1.

C. **Standards Not Listed** - Whenever a standard or regulation is not set forth in this Specific Plan, the Zoning Ordinance shall regulate. An index of Zoning Ordinance sections is listed in the Appendix B of this Specific Plan.

D. **Land Uses Not Listed** - In cases where it is not clear whether a proposed land use is permitted under this Section, the Planning Commission shall determine if the use is consistent with the Purpose set forth above and is either permitted as a principal, conditional, accessory, or temporary use, or is not permitted.

E. **Site Plan Review** - All projects regulated by this Section shall be subject to Site Plan Review in accordance with Section 601.

II. PRINCIPAL USES PERMITTED

A. Open Space.

B. Public Recreation Trails and Utilities.

C. Recreation Facilities (limited to the existing golf club and tennis club).

III. ACCESSORY USES AND STRUCTURES PERMITTED

A. Structures incidental and accessory to permitted uses.

B. Other uses accessory and incidental to a permitted use, such as the sale of food and beverages.
IV. DEVELOPMENT STANDARDS

All structures and/or parking areas shall be set back a minimum of 30 feet from any street. All other development standards shall be determined through review of a Site Plan Permit and shall conform to Section 304 II. Scenic Highways.
507 Institutional Standards

I. PURPOSE AND APPLICABILITY

A. **Purpose** - The Institutional standards are established to accommodate community facility uses.

B. **Applicability** - This Section applies to Planning Area 15.

C. **Standards Not Listed** - Whenever a standard or regulation is not set forth in this Specific Plan, the Zoning Ordinance shall regulate. An index of Zoning Ordinance sections is listed in the Appendix B of this Specific Plan.

D. **Land Uses Not Listed** - In cases where it is not clear whether a proposed land use is permitted under this Section, the Planning Commission shall determine if the use is consistent with the Purpose set forth above and is either permitted as a principal, conditional, accessory, or temporary use, or is not permitted.

E. **Design Guidelines** - All development under this Section is also subject to the Design Guidelines set forth in Chapter 3.

F. **Site Plan Permits** - All projects regulated by this Section shall be subject to a Site Plan Permit in accordance with Chapter 6.

G. **Architectural Permits** - All projects regulated by this Section shall be subject to a Site Plan Permit in accordance with Chapter 6.

II. PRINCIPAL USES PERMITTED

A. Civic Uses.

B. Membership Organizations.

C. Public Safety Uses.

D. Public or Private Parks and Community Facilities.

E. Religious Uses.
III. CONDITIONAL USES PERMITTED

A. Cultural Uses.
B. Public Utility Uses.
C. Recreational Land Uses.
D. Schools and Day Care Facilities.

IV. ACCESSORY USES AND STRUCTURES PERMITTED

Other accessory uses and structures determined by the City to be normally incidental to a permitted principal or conditional use.

V. TEMPORARY USES AND STRUCTURES PERMITTED

A. Construction activities, including necessary construction offices and materials and equipment storage.
B. Outdoor sales or promotional events such as parking lot sales or the sale of Christmas trees or other seasonal items in accordance with the Zoning Ordinance.

VI. DEVELOPMENT STANDARDS

A. Minimum Lot or Building Site Area and Width - None, except that the minimum project area for Site Plan Review shall be 2 acres.
B. Maximum Height - 35 feet, not to exceed 2 stories.
C. Setbacks - As approved by the City in conjunction with Site Plan Review.
D. Landscaping - Landscaped buffers shall be provided at the project perimeter and shall be at least 6 feet average width. The total amount of landscaped area shall be at least 15% of the site. No parking shall be allowed within the required landscaped areas.
E. Signs - Signs shall be permitted in accordance with the City Sign Ordinance.
F. Parking - The dimensions and design of the parking area, as well as the number of parking spaces required shall as determined by the Zoning Ordinance for the use established.