

COUNTY OF ORANGE
“ORANGE IS THE NEW GREEN”
ZONING CODE UPDATE

ARTICLE 2, SUBARTICLE 2 – Base Districts

Third Draft – October 2019

http://www.ocpublicworks.com/ds/planning/projects/all_districts_projects/orange_is_the_new_green



County of Orange – Zoning Code Update (Third Draft)
Proposed Revisions to Article 2, Subarticle 2 – Base District

Comment Number [County xx]	Section Number	Neutral/Decrease/ Increase	Discussion
1	7-9-30	Neutral	New format of existing districts
2	7-9-30.2	Neutral	New format of existing districts
3	Table 7-9-30.2	Neutral	Existing land use regulations
4	Table 7-9-30.2	Increase	Proposed new regulations regarding short-term rentals
5	Table 7-9-30.2	Increase	Proposed new regulations regarding short-term rentals
6	Table 7-9-30.2	Increase	Proposed new regulation regarding separation requirement
7	Table 7-9-30.2	Increase	New regulation regarding farmworker housing
8	Table 7-9-30.2	Increase	New permit requirement for group homes
9	Table 7-9-30.3	Neutral	Existing site development standards
10	Table 7-9-30.3	Decrease	Increase in the amount of grading that triggers the requirement for a Site Development Permit from 5,000 cubic yards to 10,000 cubic yards
11	7-9-30.4	Neutral	Existing supplemental regulations
12	7-9-31	Neutral	New format of existing districts
13	7-9-31.2	Neutral	New format of existing districts
14	Table 7-9-31.2	Neutral	Existing land use regulations

County of Orange – Zoning Code Update (Third Draft)
Proposed Revisions to Article 2, Subarticle 2 – Base District

Comment Number [County xx]	Section Number	Neutral/Decrease/ Increase	Discussion
15	Table 7-9-31.2	Decrease	Planned (unit) Development now applicable to all residential districts
16	Table 7-9-31.2	Increase	Proposed new regulations regarding short-term rentals
17	Table 7-9-31.2	Increase	Proposed new regulations regarding separation requirement
18	Table 7-9-31.2	Increase	New permit requirement for group homes
19	Table 7-9-31.2	Increase	Proposed new regulations regarding short-term rentals
20	Table 7-9-31.2	Increase	New regulation regarding farmworker housing
21	Table 7-9-31.3	Neutral	Existing site development standards
22	Table 7-9-31.3	Increase	Establishes maximum amount of paving in front setback
23	Table 7-9-31.3	Decrease	Increase in the amount of grading that triggers the requirement for a Site Development Permit from 5,000 cubic yards to 10,000 cubic yards
24	Table 7-9-31.3	Increase	New permit requirement regarding a variation to the maximum paving allowed in front setback
25	7-9-31.4	Neutral	Existing supplemental regulations
26	7-9-32	Neutral	New format of existing districts
27	7-9-32.2	Neutral	New format of existing districts

County of Orange – Zoning Code Update (Third Draft)
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Comment Number [County xx]	Section Number	Neutral/Decrease/ Increase	Discussion
28	Table 7-9-32.2	Neutral	Existing land use regulations
29	Table 7-9-32.2	Increase	Proposed new regulations regarding short-term rentals
30	Table 7-9-32.2	Increase	Proposed new regulation regarding separation requirement
31	Table 7-9-32.2	Increase	New permit requirement for group homes
32	Table 7-9-32.2	Increase	Proposed new regulations regarding short-term rentals
33	7-9-32.3	Increase	Proposed new regulations regarding access to units
34	Table 7-9-32.3	Neutral	Existing site development standards
35	7-9-32.4	Neutral	Existing supplemental regulations
36	7-9-33	Neutral	New format of existing districts
37	7-9-33.2	Neutral	New format of existing districts
38	Table 7-9-33.2	Neutral	Existing land use regulations
39	Table 7-9-33.2	Increase	Proposed new regulations regarding short-term rentals
40	Table 7-9-33.2	Increase	Proposed new regulations regarding short-term rentals
41	7-9-33.3	Neutral	New format of existing districts

County of Orange – Zoning Code Update (Third Draft)
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Comment Number [County xx]	Section Number	Neutral/Decrease/ Increase	Discussion
42	Table 7-9-33.3	Neutral	Existing site development standards
43	7-9-33.4	Neutral	Existing supplemental regulations
44	7-9-34	Neutral	New format of existing districts and deletion of the “PA Professional Administrative District”
45	7-9-34.2	Neutral	New format of existing districts
46	Table 7-9-34.2	Neutral	Existing land use regulations
47	7-9-34.3	Neutral	New format of existing districts
48	Table 7-9-34.3	Neutral	Existing site development standards
49	7-9-34.4	Neutral	Existing supplemental regulations
50	7-9-35.2	Neutral	Clarification of existing language
51	7-9-35.3	Neutral	Clarification of existing language
52	7-9-35.5	Neutral	Existing regulations

County of Orange
Zoning Code Update/Article 2, Subarticle 2
Revised and New Permitted Uses

Existing Use Description in Zoning Code	Proposed Revised Use Description
Automobile and truck maintenance, repair, paint shops	Automobile/vehicle service and repair, major
Automotive repair specialty shops	Automobile/vehicle service and repair, minor
Christmas tree sales and Halloween pumpkin sales	Seasonal product and temporary outdoor sales
City and government uses	Government buildings
Commercial outdoor recreation	Commercial entertainment and recreation (outdoor only)
Commercial parking lots	Automobile parking lots and structures
Convalescent home	Convalescent care facility
Day care nurseries	Child care center/early education facility
Detached buildings	Accessory building(s) and structure(s) not usable as a guesthouse or accessory dwelling unit
Family day care home	In-home family child care
Fences and walls	Fences, walls, and hedges
Retail/service businesses	Retail sales and personal services businesses (includes convenience retail)
Second dwelling unit	Accessory dwelling unit
Second residential unit	Accessory dwelling unit
Swimming pools	Swimming pools and spas

County of Orange
Zoning Code Update/Article 2, Subarticle 2
Revised and New Permitted Uses

New Permitted Use in Zoning Code	Proposed Definition
Community garden	An area of land managed and maintained by a public or non-profit organization, or a group of individuals to grow and harvest food crops and/or ornamental crops, such as flowers, for personal or group use, consumption, or donation.
Farmers' Market	A market operated by a local government agency, one (1) or more certified producers, or a nonprofit organization certified by and operating in a location approved by the County Agricultural Commissioner where farmers sell directly to consumers agricultural products or processed products made from agricultural products that the farmers grow themselves ("direct marketing").
Short term rental	A rental of all or any part of a dwelling unit to a person(s) as lodging for a period of less than thirty (30) days.
Sober living home	A type of group home operated as a cooperative living environment providing an alcohol and drug-free home for six (6) persons or less recovering from alcoholism and/or drug abuse. Sober living homes are allowed in residential districts, subject to a group home permit, and are not required to be licensed by the State. Residents may actively participate in recovery programs outside of the home such as detoxification, educational counseling, individual or group counseling sessions, or treatment/recovery planning. A sober living home may provide services to the residents such as dining, housekeeping, security, medical, transportation, and recreation, but shall not dispense medications to the residents.
Wineries	A property where grapes are processed into wine, bottled, and may be sold on-site.

Proposed revisions have been highlighted as follows:

Neutral/No Change in Regulations – Highlighted in gray

Decrease in Regulations – Highlighted in yellow

Increase in Regulations – Highlighted in green

Article 2. – The Comprehensive Zoning Code

Subarticle 2. – Base Districts

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Article 2, Subarticle 2: Base Districts.

Sec. 7-9-30. Definitions (I) - Agriculture and Open Space Districts.

Commented [County1]:
Neutral

Sec. 7-9-30.1. - Purpose and intent.

The purpose of the Agriculture and Open Space Districts is to promote the preservation and protection of resource areas including agricultural lands, cultural-historic resources, significant wildlife habitats, and biotic resources that shape the overall urban form of the County as well as lands that provide outdoor recreation opportunities.

The specific designations and additional purposes of the Agriculture and Open Space Districts are:

- (a) ~~Sec. 7-9-55.1 Purpose and Intent~~ The A1 “General Agricultural” District is established to provide for agriculture, outdoor recreational uses, and those low-intensity uses which have a predominately open space character. It is also intended that this district may be used as an interim zone in those areas which the General Plan may designate for more intensive urban uses in the future.
- (b) ~~Sec. 7-9-57.1 Purpose and Intent~~ The B1 “Buffer” District is established to provide open space areas for the purpose of (1) buffering two (2) areas of use that are incompatible, or (2) preserving an area with unique or sensitive environmental features, or (3) linking other open space areas, or (4) shaping urban form. Normally, such areas would be narrow strips or small plots of land.
- (c) ~~Sec. 7-9-58.1 Purpose and Intent~~ The OS “Open Space” District is established to provide relatively large open space areas for the preservation of natural resources, for the protection of valuable environmental features, for outdoor recreation and education, and for the public health and welfare.
- (d) ~~Sec. 7-9-98.1 Purpose and Intent~~ The R/OSP “Research/Open Space Park” District is established to provide for the creation and maintenance of research and development facilities and related uses where the intent of the design, location and arrangement of uses and structures is to maintain an open space character and prevent potentially significant adverse environmental impacts.

Sec. 7-9-30.2. - Land use regulations.

Commented [County2]:
Neutral

Table 7-9-30.2 and section 7-9-30.4, “Supplemental regulations,” prescribe the land use regulations for Agricultural and Open Space Districts. The regulations for each district are established by letter designations listed below. These designations apply strictly to the permissibility of land uses; applications for buildings or structures may require discretionary review. Principal permitted uses, which do not require a discretionary permit, shall comply with section 7-9-146.10 121.

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-
- (a) “P” designates principal permitted uses. Permitted uses shall comply with section 7-9-~~146.10~~ 121.
 - (b) “SDP” designates uses that are principal permitted uses subject to the approval of a Site Development Permit.
 - (c) “UP” designates uses that are principal permitted uses subject to the approval of a Use Permit.
 - (d) “#” indicates the uses that shall comply with specific limitations listed at the end of the table.
 - (e) “—” designates uses that are not permitted.
 - (f) “NA” designates development standards that are not applicable.

Land use classifications and definitions are located in sections 7-9-134 and 7-9-135. In cases where a specific land use or activity is not defined, the Director shall assign the land use or activity to a classification that is substantially similar in character. Use classifications and sub-classifications not listed in Table 7-9-30.2 or not found to be substantially similar to the uses below shall be prohibited. The table also notes additional use regulations that apply to various uses. Section numbers in the right-hand column refer to other related sections of this Zoning Code.

In the Agriculture and Open Space Districts, the following uses are prohibited:

- (a) Commercial Stockpiling or Processing of Manure.

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TABLE 7-9-30.2: LAND USE REGULATIONS—AGRICULTURE AND OPEN SPACE DISTRICTS					
Please note in the following table, new land uses are <u>underlined</u> and re-named uses are not.					
	<u>A1</u>	<u>B1</u>	<u>OS</u>	<u>R/OSP</u>	<u>Additional Regulations</u>
RESIDENTIAL					
Alcoholism or Drug Abuse Recovery/Treatment Facilities – Large	UP ^{1,3}	-	-	-	7 or more persons served in the facility Per section 7-9-95 and 7-9-134/135
Alcoholism or Drug Abuse Recovery/Treatment Facilities – Small	p ³	-	-	-	No more than 6 persons shall be served in the facility Per section 7-9-95 and 7-9-134/135
Community Care Facilities- Large	UP ¹	-	-	-	No more than 12 persons (maximum) shall be served in the facility Per section 7-9-95 and 7-9-134/135
Community Care Facilities - Small	p	-	-	-	No more than 6 persons shall be served in the facility Per section 7-9-95 and 7-9-134/135
Congregate Living Health Facility – Large	UP ¹	-	-	-	7 to 12 persons may be served in the facility Per section 7-9-95 and 7-9-134/135
Congregate Living Health Facility – Small	p	-	-	-	No more than 6 persons shall be served in the facility Per section 7-9-95 and 7-9-134/135
Farmworker Dwelling Unit	SDP ⁴	-	-	-	Per section 7-9-134/135
Farmworker Housing Complex	SDP ⁴	-	-	-	Per section 7-9-134/135
Group Home - Small	p ⁵	-	-	-	No more than 6 persons shall be served in the facility Per section 7-9-95 and 7-9-134/135
In-home Family Child Care, Large	p	-	-	-	Provides care to no more than 14 children

Commented [County3]:
Neutral

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	<u>A1</u>	<u>B1</u>	<u>OS</u>	<u>R/OSP</u>	<u>Additional Regulations</u>
					<u>Per section 7-9-141.2 95.5</u>
In-home Family Child Care, Small	P	-	-	-	Provides care to no more than 8 children <u>Per section 7-9-141.2 95.5</u>
Short-Term Rentals	<u>See Note 2</u>	-	-	-	<u>Per section 7-9-93</u>
Single-Family Dwelling or Mobilehome	P	-	-	-	One (1) dwelling per building site <u>Per section 7-9-25 135 or section 7-9-149.5 92</u>
Sober Living Home - Small	p ^{3,5}	-	-	-	No more than 6 persons shall be served in the facility (plus one house manager) <u>Per section 7-9-95 and 7-9-134/135</u>
<u>Supportive Housing</u>	<u>P</u>	-	-	-	<u>Per section 7-9-134/135</u>
<u>Transitional Housing</u>	<u>P</u>	-	-	-	<u>Per section 7-9-134/135</u>
COMMERCIAL					
Animal Clinics	SDP	-	-	-	<u>Per section 7-9-146 106</u>
Animal Hospitals (Livestock)	SDP	-	-	-	<u>Per section 7-9-146 106</u>
<u>Automobile Parking Lots and Structures</u> Commercial parking lots	-	SDP	-	-	<u>Per section 7-9-145 70</u>
<u>Commercial Entertainment and Recreation (Outdoor Only)</u> Commercial outdoor recreation	UP	-	UP	-	<u>Per section 7-9-134</u>
Commercial Processing of Agricultural Minerals	UP	-	-	-	<u>Per section 7-9-134/135</u>
Commercial Dairies	UP	-	-	-	<u>Per section 7-9-135</u>
Commercial <u>Equestrian Stables</u>	UP	-	UP	-	<u>Per section 7-9-135</u>
Congregate Living Health Facility – Large	UP ¹	-	-	-	No more than 12 persons shall be served in the facility

Commented [County3]:
Neutral

Commented [County4]:
Increase

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TABLE 7-9-30.2: LAND USE REGULATIONS—AGRICULTURE AND OPEN SPACE DISTRICTS

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	<u>A1</u>	<u>B1</u>	<u>OS</u>	<u>R/OSP</u>	<u>Additional Regulations</u>
					<u>Per section 7-9-95 and 7-9-134/135</u>
Congregate Living Health Facility – Small	P	P	P	P	No more than 6 persons shall be served in the facility <u>Per section 7-9-95 and 7-9-134/135</u>
<u>Farmers' Market</u>	<u>UP</u>	-	<u>UP</u>	-	<u>Per section 7-9-101</u>
Golf courses	<u>UP</u>	SDP	-	-	<u>Per section 7-9-134</u>
Kennels	<u>UP</u>	-	-	-	<u>Per section 7-9-134/135</u>
Mini-Storage Facilities	<u>UP</u>	-	-	-	<u>Per section 7-9-135</u>
Nursery, <u>Plant</u> (Wholesale)	SDP	-	-	-	<u>Per section 7-9-135</u>
Recycling, Transfer, and Material Recovery Facilities	<u>UP</u>	-	<u>UP</u>	-	<u>Per section 7-9-146.12 119</u>
Restaurants	-	-	<u>UP</u> ⁶	-	Full service, limited service, and take-out <u>Per section 7-9-134</u>
Retail Sales	-	-	<u>UP</u> ⁶	-	<u>Per section 7-9-134</u>
<u>Wineries</u>	<u>UP</u>	-	-	-	<u>Per section 7-9-135</u>
INDUSTRIAL					
<u>Research and Development</u>	<u>UP</u>	-	-	<u>UP</u>	Testing facilities and activities <u>Per section 7-9-134</u>
Sanitary Landfill	<u>UP</u>	-	<u>UP</u>	-	<u>Per section 7-9-134/135</u>
Vehicle Storage	<u>UP</u>	-	-	-	Recreational vehicles, campers, trailers, and boats vessels <u>Per section 7-9-134</u>
PUBLIC/SEMI-PUBLIC					
Archeological, paleontological, and historical sites	-	<u>P</u> ⁷	<u>P</u>	-	<u>Per section 7-9-135</u>
Beach Access	-	<u>P</u> ⁷	<u>P</u>	-	

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	<u>A1</u>	<u>B1</u>	<u>OS</u>	<u>R/OSP</u>	<u>Additional Regulations</u>
Cemeteries, Mortuaries, Mausoleums, and Crematories	<u>UP</u>	-	<u>UP</u> (Cemeteries only)	-	<u>Per section 7-9-134</u>
<u>Community Assembly Facilities</u>	<u>UP</u>	-	-	<u>UP</u>	Shall be limited to: churches, temples, and other places of worship <u>Per section 7-9-134/135</u>
<u>Cultural Institutions and Facilities</u>	<u>SDP</u>	-	<u>UP</u>	-	Shall be limited to: public libraries and museums <u>Per section 7-9-134/135</u>
<u>Educational Institutions</u>	<u>UP</u>	-	-	<u>UP</u>	<u>Per section 7-9-134/135</u>
<u>Health Care Facilities</u>	<u>UP</u>	-	-	-	<u>Per section 7-9-96 and 7-9-134.3</u>
<u>Marine Preserves</u>	-	<u>P⁷</u>	<u>P</u>	-	<u>Per section 7-9-135</u>
<u>National Forests</u>	-	-	<u>P</u>	-	Facilities provided may include: rest rooms, information centers, maintenance buildings, ranger stations, and riding and hiking trails
<u>Park and Recreation Facilities (Non-commercial)</u>	<u>P</u>	<u>SDP</u>	<u>P</u>	<u>P</u>	Shall be limited to: active parks, playgrounds, and athletic fields <u>Per section 7-9-134</u>
<u>Passive Parks and Greenbelts</u>	-	<u>P⁷</u>	<u>P</u> (Greenbelts only)	-	Includes wildlife corridors <u>Per section 7-9-134</u>
<u>Riding and Hiking Trails</u>	<u>P</u> (Accessory use only)	<u>P⁷</u>	<u>P</u> (Accessory use only)	<u>P</u>	<u>Per section 7-9-135</u>
<u>Viewpoints</u>	-	<u>P⁷</u>	-	-	<u>Per section 7-9-134</u>
<u>Water recharge, percolation, and watershed areas</u>	-	-	<u>P</u>	-	<u>Per section 7-9-135</u>
<u>Wildlife Preserves and Sanctuaries</u>	-	-	<u>P</u>	-	<u>Per section 7-9-135</u>
TRANSPORTATION, COMMUNICATION, AND UTILITIES					
<u>Airports and Heliports</u>	<u>UP</u>	-	<u>UP⁸</u>	<u>UP⁸</u>	<u>Per section 7-9-134</u>

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TABLE 7-9-30.2: LAND USE REGULATIONS—AGRICULTURE AND OPEN SPACE DISTRICTS

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	<u>A1</u>	<u>B1</u>	<u>OS</u>	<u>R/OSP</u>	<u>Additional Regulations</u>
<u>Antenna and Transmission Towers</u>	UP	-	UP	SDP ⁹ /UP ⁹	Shall be limited to wireless communications facilities Per section 7-9-146.13 109
<u>Utilities, Major</u>	SDP	-	SDP	SDP	Shall be limited to: public/private utility uses, buildings, and structures Per section 7-9-134
<u>Utilities, Minor</u>	SDP	SDP	SDP	SDP	Shall be limited to: overhead or underground utility facilities Per section 7-9-134
AGRICULTURAL AND EXTRACTIVE					
<u>Agriculture</u>	P	SDP	SDP	P	Includes crop cultivation, agricultural processing, and agricultural-support services Per section 7-9-135
<u>Apiaries</u>	SDP	-	SDP	-	Per section 7-9-135
<u>Permanent facilities for sale of agricultural products grown on site</u>	UP	-	-	-	Per section 7-9-134
<u>Grazing</u>	-	-	P	-	Per section 7-9-135
<u>Landfill Gas Recovery Operations</u>	SDP	-	SDP	SDP	Per section 7-9-134
<u>Livestock Feeding Ranches</u>	UP	-	-	-	In compliance with applicable health and safety regulations Per section 7-9-134
<u>Packing Plants for Agricultural Products</u>	UP	-	-	-	Per section 7-9-134
ANY OTHER USE					
<u>All Any other uses shall be prohibited permitted subject to the approval of a unless a Use Permit by the Planning Commission is obtained</u>	UP	UP	UP	UP	Required finding: The proposed use is consistent with the purpose and intent of this district.
TEMPORARY					

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	<u>A1</u>	<u>B1</u>	<u>OS</u>	<u>R/OSP</u>	<u>Additional Regulations</u>
Construction Offices	<u>P</u>	<u>P</u> ⁷	<u>P</u>	<u>P</u>	Per section 7-9- 136 <u>117</u>
Continued use of an existing <u>permitted</u> building during construction of a new building	<u>P</u>	<u>P</u> ⁷	<u>P</u>	<u>P</u>	Per section 7-9- 136 <u>117</u>
Mobile Coaches	<u>-</u>	<u>-</u>	<u>-</u>	<u>P</u>	Per section 7-9- 136 <u>117</u>
Mobilehome residence during construction of a dwelling	<u>P</u>	<u>-</u>	<u>-</u>	<u>-</u>	Per section 7-9- 136 <u>117</u>
Noncommercial coaches	<u>P</u>	<u>-</u>	<u>-</u>	<u>-</u>	Per section 7-9- 136 <u>117</u>
<u>Seasonal Product and Temporary Outdoor Sales</u> <u>Christmas and Halloween</u>	<u>P</u>	<u>-</u>	<u>-</u>	<u>-</u>	Per section 7-9- 136 <u>117</u>
Stand for the Sale of Agricultural Products	<u>P</u>	<u>-</u>	<u>-</u>	<u>-</u>	Per section 7-9- 136 <u>117</u>
ACCESSORY					
Accessory uses and structures are permitted when customarily associated and subordinate to a permitted principal use on the same building site					
Accessory building(s) <u>and structures</u> not usable as a guesthouse or accessory dwelling unit <u>second residential unit</u>	<u>P</u>	<u>-</u>	<u>P</u>	<u>P</u>	Per section 7-9- 137 <u>116</u>
<u>Accessory Dwelling Unit</u> <u>second residential unit</u>	<u>P</u>	<u>-</u>	<u>-</u>	<u>-</u>	Per section 7-9- 146.5(b) <u>90</u>
Administrative Offices and Corporate Headquarters	<u>-</u>	<u>-</u>	<u>-</u>	<u>P</u>	Per section 7-9- <u>134</u>
<u>Automobile Parking Lots and Structures</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>P</u>	Per section 7-9- 145 - <u>70</u>
Cafeterias and Food Services	<u>-</u>	<u>-</u>	<u>-</u>	<u>P</u>	Per section 7-9- <u>134</u>
Caretaker Housing	<u>-</u>	<u>-</u>	<u>-</u>	<u>P</u>	Per section 7-9- <u>134</u>
Conference Centers and Training Centers	<u>-</u>	<u>-</u>	<u>-</u>	<u>P</u>	Per section 7-9- <u>134</u>
<u>Dormitories</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>P</u>	<u>Solely for the housing of visitors</u> Per section 7-9- <u>134</u>

Proposed revisions have been highlighted as follows:

Neutral/No Change in Regulations – Highlighted in gray

Decrease in Regulations – Highlighted in yellow

Increase in Regulations – Highlighted in green

TABLE 7-9-30.2: LAND USE REGULATIONS—AGRICULTURE AND OPEN SPACE DISTRICTS

Please note in the following table, new land uses are underlined and re-named uses are not.

	<u>A1</u>	<u>B1</u>	<u>OS</u>	<u>R/OSP</u>	<u>Additional Regulations</u>
Garages and Carports	P	-	P	-	Sec. 7-9-70.3
Guesthouse	P	-	-	-	Per section 7-9-146.5(a) 91 and 7-9-135
Health Care Facilities	-	-	-	P	Includes hospitals, clinics, skilled nursing, care facilities, etc. Per section 7-9-134
Home Occupations	P	-	-	-	Per section 7-9-146.6 104
Manufacturing, assembly, compounding and storage of items studied or developed as part of the research and testing activities on the premises, including keeping of animals for those activities	-	-	-	P	Per section 7-9-134
Patio Covers	P	-	-	-	
Pets and Animals	P	-	P	-	
Riding and Hiking Trails	P	-	P	-	Per section 7-9-135
Satellite Dish Antenna	P	P	P	P	Per section 7-9-137.3 30-34
Swimming Pools and Spas	P	-	-	-	Per section 7-9-137.116
Accessory uses and structures the Director, EMA , finds consistent with the purpose and intent of this district	P/SDP/UP	P ⁷ /SDP/UP	P/SDP/UP	P/SDP/UP	Director shall have discretion to determine the permit required for the proposed use or structure. Per section 7-9-137.116

Notes:

- Short-term Rentals – Regulatory options in Single Family Residential Districts per section 7-9-93:
 - Option A – Site Development Permit
 - Option B – Use Permit
 - Option C – Ministerial Short-term Rental Permit
 - Option D – Site Development Permit
 - Option E – Prohibited
- OPTION A:
There shall be six hundred fifty (650) feet of separation (as measured from property lines) between any two (2) Alcoholism or Drug Abuse Recovery/Treatment facilities of seven (7) or over that require a UP, or between any two (2) Sober Living Homes, or between any Alcoholism or Drug Abuse Recovery/Treatment facility and Sober Living Home, as defined.

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Proposed revisions have been highlighted as follows:

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Decrease in Regulations – Highlighted in yellow

Increase in Regulations – Highlighted in green

TABLE 7-9-30.2: LAND USE REGULATIONS—AGRICULTURE AND OPEN SPACE DISTRICTS

Please note in the following table, new land uses are underlined and re-named uses are not.

	<u>A1</u>	<u>B1</u>	<u>OS</u>	<u>R/OSP</u>	<u>Additional Regulations</u>
<p>OPTION B: There shall be one thousand (1,000) feet of separation (as measured from property lines) between any two (2) <u>Alcoholism or Drug Abuse Recovery/Treatment facilities of seven (7) or over that require a UP, or between any two (2) Sober Living Homes, or between any Alcoholism or Drug Abuse Recovery/Treatment facility and Sober Living Home, as defined.</u></p> <p>3. Facilities serving seven (7) or more persons shall be subject to the approval of a Use Permit to the Planning Commission.</p> <p>4. <u>Farmworker housing shall be allowed only on sites with an ongoing agricultural use.</u></p> <p>5. <u>Group Homes, including Sober Living Homes, shall obtain a "Group Home Permit."</u></p> <p>6. Restaurant service and retail sales shall be limited to daytime hours and related to serving visitor/tourist needs only.</p> <p>7. Any principal permitted use or structure, which requires a grading permit or building permit, shall also require a Site Development Permit.</p> <p>8. Shall be limited to facilities for the takeoff and landing of helicopters only.</p> <p>9. Site Development Permit for a wireless communications facility unless within one hundred (100) feet of a residential or open space zoning district, as defined by 7-9-146.13, as measured from the parcel line. Use Permit for a wireless communications facility if within one hundred (100) feet of a residential or open space zoning district, as defined by 7-9-146.13, as measured from the parcel line.</p>					

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Sec. 7-9-30.3. - Site Development Standards.

Table 7-9-30.3 and section 7-9-30.4, “Supplemental regulations,” prescribe the site development standards for Agricultural and Open Space Districts. Additional regulations are denoted with section numbers in the right-hand column, which refer to other related sections of this Zoning Code.

TABLE 7-9-30.3: SITE DEVELOPMENT STANDARDS— AGRICULTURAL AND OPEN SPACE DISTRICTS					
Please note in the following table, new development standards are <u>underlined</u> and re-named standards are not.					
<u>Standard</u>	<u>A1</u>	<u>B1</u>	<u>OS</u>	<u>R/OSP</u>	<u>Additional Standards</u>
BUILDING HEIGHT AND SITE REQUIREMENTS					
Minimum Building Site Area	4 acres	No minimum	1 acre	50 acres	Except for section 7-9- 126.1 <u>61.2</u>
Maximum Building Height (ft)	35 (Except for Section 7-9- 126.1 <u>61.2</u>)	18 (Unless otherwise provided for by an approved Use Permit)	18 (Unless otherwise provided for by an approved Use Permit)	35 (Except for Section 7-9- 126.1 <u>61.2</u>)	An accessory structure within required side or rear setback area shall be limited to 12 ft. in height; if within 3 ft. of property line, it shall be limited to 8 ft. in height
Maximum Building Site Coverage (% of site)	NA	NA	10	20	Per section 7-9-135
Minimum Building Site Width (ft)	70	NA	NA	NA	Except for section 7-9- 126.1 <u>61.2</u>
MINIMUM BUILDING SETBACKS (FT)					
Minimum Building Setbacks (ft)	Per Table 7-9- <u>61.9</u> and sections: 7-9- 127 <u>61.8</u> , 7-9- <u>61.9</u> , 7-9- 128 <u>61.10</u> , and, 7-9- 137 <u>116</u>	20 ft. from all property lines	All buildings, structures, and off-street parking shall be set back 50 ft. from public or private street	Front: 150 ft. minimum (accessory building: 25 ft. minimum) Side and rear: 150 ft. minimum when abutting a public ROW,	

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New language is underlined. Deleted language is ~~struck~~.

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Decrease in Regulations – Highlighted in yellow

Increase in Regulations – Highlighted in green

TABLE 7-9-30.3: SITE DEVELOPMENT STANDARDS— AGRICULTURAL AND OPEN SPACE DISTRICTS					
Please note in the following table, new development standards are <u>underlined</u> and re-named standards are not.					
<u>Standard</u>	<u>A1</u>	<u>B1</u>	<u>OS</u>	<u>R/OSP</u>	<u>Additional Standards</u>
				otherwise, 50 ft. minimum	
OTHER					
Elevated Driveway	P	P	P	P	Per section 7-9- 137.8 <u>65</u>
Fences, Walls, and Hedges	P	SDP (Over 3 ½ feet in height)	P	P	Per section 7-9- 137 <u>116</u>
Grading and Excavation Over 5,000 <u>10,000</u> Cubic Yards	SDP	NA	SDP	SDP	Per section 7-9- 139 <u>66</u>
Open Space Requirement (% of site)	NA	NA	NA	50 See Note #1	
Screening	NA	NA	See Note #2	Per Section 7- 9-132.1 <u>71.1</u>	
Swimming Pools and Spas	Swimming pools shall not be constructed within three (3) feet of an ultimate vehicular right- of-way or property line or within those areas described by section 7-9- 137.5 <u>64 (d)</u> and (e) and Figure 7-9-73	NA	NA	NA	Per section 7-9- 137.5 <u>64</u> (d) and (e) and Figure 7- <u>9-73</u>
Additional Site Development Standards	NA	NA	NA	See Note #3	
Notes:					

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**TABLE 7-9-30.3: SITE DEVELOPMENT STANDARDS—
AGRICULTURAL AND OPEN SPACE DISTRICTS**

Please note in the following table, new development standards are underlined
and re-named standards are not.

<u>Standard</u>	<u>A1</u>	<u>B1</u>	<u>OS</u>	<u>R/OSP</u>	<u>Additional Standards</u>
1.	A minimum of fifty (50) percent of each site zoned R/OSP shall consist of indigenous vegetation except for fuel modification areas which may include non-indigenous vegetation.				
2.	Screening: Walls and fences over three and one-half (3½) feet in height shall be installed in accordance with the following limitations unless otherwise provided or by an approved Site Development Permit or Use Permit:				
	a. Non-opaque fences shall be a minimum of twenty (20) feet from the ultimate right-of-way line of any street or highway.				
	b. Masonry or solid wood fences shall be shielded from view from any street or highway by landscaping, berm, or other topographic feature, and they shall be set back a minimum distance of fifty (50) feet from the ultimate right-of-way line of any street or highway.				
3.	Additional site development standards for R/OSP:				
	a. <i>Open space</i> : Whenever this district is established, eighty (80) percent of the area so zoned shall be retained as open space without buildings or structures. The majority of this open space area shall be included in an open space, scenic or other easement, agreement or device to maintain the open space character of the site.				
	b. <i>Architecture</i> : Whenever this district is established, an architectural theme, including a list of exterior building materials and colors, shall be established by the Site Development Permit. All structures, including accessory structures and signs, shall adhere to the established theme and utilize the approved exterior building materials. In cases where contiguous land subject to this district is divided among more than one (1) landowner, then the theme and materials established by the first approved Site Development Permit shall be used in subsequent permits.				
	c. <i>Outdoor uses</i> : Except for agricultural grazing and outdoor recreation, all uses permitted in this district shall be conducted inside an enclosed building except as otherwise specified in the approved permit.				
	d. <i>Loading areas</i> : All loading operations shall be performed on-site and loading areas shall be screened by landscaping or architectural features in such a manner as to screen such areas from view from public street rights-of-way and property boundaries.				
	e. <i>Roof equipment screening</i> : Roof equipment (air conditioner, heating, etc.) shall be screened from view from adjacent public street rights-of-way and property boundaries. Solar collector panels shall be excepted from this requirement.				
	f. <i>Utility placement</i> : On-site utility lines shall be placed underground, unless alternative locations are approved by a Use Permit.				
	g. <i>Environmental control</i> : All uses shall be conducted in such a manner as to preclude the occurrence of any nuisance, hazard, or recognized offensive conditions, including the creation or emission of dust, smoke, noise, fumes, odors, vibration, particulate matter, electrical disturbance, humidity, heat, cold or glare.				
	h. <i>Fencing Within Setback Areas</i> : Fencing shall be of a rustic or rural character and per section 7-9-137.5 64 .				

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Neutral

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Decrease in Regulations – Highlighted in yellow

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Sec. 7-9-30.4. Supplemental Regulations.

- (a) Accessory uses and structures: Per section 7-9-~~137~~ 116.
- (b) Fences, walls, and hedges: Per section 7-9-~~137.5~~ 64.
 - (1) For R/OSP: *Fencing Within Setback Areas*: Fencing shall be of a rustic or rural character and per section 7-9-~~137.5~~ 64.
- (c) Garages and carports: Per section 7-9-~~137.1~~ 70.
- (d) Grading and excavation: Per section 7-9-~~139~~ 66.
- (e) Landscaping and irrigation: Per section 7-9-~~133~~ 68.
- (f) Lighting and illumination: Per section 7-9-67.
- (g) Nonconforming uses and structures: Per section 7-9-~~151~~ 115.
- (h) Off-street parking and loading: Per section 7-9-~~145~~ 70.
 - (1) For R/OSP: *Off-street parking*: Off-street parking shall be provided as required by section 7-9-~~145~~ 70 of the Zoning Code except that medical research uses shall provide one (1) stall per four hundred (400) square feet of gross floor area.
- (i) Pets and animals: Per section 7-9-~~146.3~~ 105.
- (j) Screening and landscaping: Per section 7-9-~~132~~ 71.
 - (1) Landscaping for R/OSP: Per section 7-9-~~132.2~~ 71.2.
 - (2) Screening for R/OSP: Per section 7-9-~~132.1~~ 71.1.
- (k) Signs: Per section 7-9-~~144~~ 114.
 - (1) For B1: No ~~commercial~~ business signs.
- (l) Temporary uses and structures: Per section 7-9-~~136~~ 117.
- (m) Waste management and hazardous materials: Per section 7-9-~~146.4~~ 118.
 - (1) For R/OSP: ~~Trash and Storage Areas~~: In addition, all storage of cartons, refuse and other trash shall be stored within a building or within an area enclosed by a masonry wall not less than six (6) feet in height. If unroofed, no such area shall be within fifty (50) feet of any residential or agricultural zoning district boundary.

Sec. 7-9-31. - Single-Family Residential Districts.

Sec. 7-9-31.1. - Purpose and Intent.

The purpose of the Single-Family Residential districts is to provide for a range of low-density single-family development that is compatible with the natural terrain and conforms to

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the County’s residential growth projections. Housing types range from rural, large-lot estates to medium-density single-family attached and detached residential neighborhoods. These districts also include a variety of neighborhood-serving facilities and services such as schools, childcare facilities, community assembly facilities as well as local and community open space, trails, and parks.

- (a) ~~Sec. 7-9-59.1~~ The AR “Agriculture Residential” District is established to provide for the development and maintenance of medium density single-family residential neighborhoods in conjunction with agricultural and outdoor recreational uses.
- (b) ~~Sec. 7-9-65.1~~ The E1 “Estates” District is established to provide for the development and maintenance of very-low density single-family residential neighborhoods in conjunction with limited agricultural uses. A rural or estate type character with open space and deep setbacks shall predominate. Only those uses are permitted that are complementary to, and can exist in harmony with, this character.
- (c) ~~Sec. 7-9-66.1~~ The RHE “Residential Hillside Estates” District is established to provide for the development and maintenance of low-medium-density single-family residential neighborhoods in hillside areas in such a manner that they may be compatible with areas of steep irregular terrain. Only those uses are permitted which are complementary to and can exist in harmony with such a hillside residential neighborhood.
- (d) ~~Sec. 7-9-67.1~~ The E4 “Small Estates” District is established to provide for the development and maintenance of low-medium-density single-family residential neighborhoods in which open spaces and deep setbacks predominate. Only those uses are permitted that are complementary to and can exist in harmony with such a residential neighborhood.
- (e) ~~Sec. 7-9-68.1~~ The RE “Residential Estates” District is established to provide for the development and maintenance of low-density single-family residential neighborhoods in which large building sites and generous open spaces are featured. Only those uses are permitted that are complementary to and can exist in harmony with such a residential neighborhood.
- (f) ~~Sec. 7-9-74.1~~ The R1 “Single-Family Residence” District is established to provide for the development and maintenance of medium density single-family detached residential neighborhoods. Only those uses are permitted that are complementary to and can exist in harmony with such a residential neighborhood.
- (g) ~~Sec. 7-9-75.1~~ The RS “Residential Single-Family” District is established to provide for the development and maintenance of medium-density single-family

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attached or detached residential neighborhoods in which flexibility of development and optimum utilization of each building site are featured. Only those uses are permitted that are complementary to and can exist in harmony with such a residential neighborhood.

Sec. 7-9-31.2.- Land Use Regulations.

Table 7-9-31.2 and section 7-9-31.4, “Supplemental regulations,” prescribe the land use regulations for Single-Family Residential Districts. The regulations for each district are established by letter designations listed below. These designations apply strictly to the permissibility of land uses; applications for buildings or structures may require discretionary review.

- (a) “P” designates principal permitted uses. Permitted uses, except those in R1, shall comply with section 7-9-146.10 121.
- (b) “SDP” designates uses that are principal permitted uses subject to the approval of a Site Development Permit.
- (c) “UP” designates uses that are principal permitted uses subject to the approval of a Use Permit.
- (d) “#” indicates the use classification shall comply with specific limitations listed at the end of the table.
- (e) “—” designates uses that are not permitted.
- (f) “NA” designates development standards that are not applicable.

Land use classifications and definitions are located in sections 7-9-134 and 7-9-135. In cases where a specific land use or activity is not defined, the Director shall assign the land use or activity to a classification that is substantially similar in character. Use classifications and sub-classifications not listed in the table or not found to be substantially similar to the uses below shall be prohibited. The table also notes additional use regulations that apply to various uses. Section numbers in the right-hand column refer to other related sections of this Zoning Code.

In the Single-Family Residential Districts, the following uses are prohibited:

- (a) Commercial stockpiling or processing of manure.
- (b) Keeping pets or animals for any commercial purpose unless otherwise provided for by an approved Use Permit.
- (c) Storage of vehicles, equipment, or products related to a commercial activity not permitted in this district.

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TABLE 7-9-31.2: LAND USE REGULATIONS—SINGLE-FAMILY RESIDENTIAL DISTRICTS

Please note in the following table, new land uses are underlined and re-named uses are not.

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Neutral

	<u>AR</u>	<u>E1</u>	<u>RHE</u>	<u>E4</u>	<u>RE</u>	<u>R1</u>	<u>RS</u>	<u>Additional Regulations</u>
RESIDENTIAL								
<u>Accessory Dwelling Unit</u> Second residential unit	p	p	p	p	p	p	p	Per section 7-9-146.5(b) <u>90</u>
Alcoholism or Drug Abuse Recovery/Treatment Facilities – Large	UP ^{1,2}	UP ^{1,2}	UP ^{1,2}	UP ^{1,2}	UP ^{1,2}	UP ^{1,2}	UP ^{1,2}	7 or more persons served in the facility Per section 7-9-95 and <u>7-9-134/135</u>
Alcoholism or Drug Abuse Recovery/Treatment Facilities – Small	p ²	p ²	p ²	p ²	p ²	p ²	p ²	No more than 6 persons shall be served in the facility Per section 7-9-95 and <u>7-9-134/135</u>
Community Care Facilities - Large	UP ¹	UP ¹	UP ¹	UP ¹	UP ¹	UP ¹	UP ¹	No more than 12 persons (maximum) shall be served in the facility Per section 7-9-95 and <u>7-9-134/135</u>
Community Care Facilities - Small	p	p	p	p	p	p	p	No more than 6 persons shall be served in the facility Per section 7-9-95 and <u>7-9-134/135</u>
Congregate Living Health Facility – Large	UP ¹	UP ¹	UP ¹	UP ¹	UP ¹	UP ¹	UP ¹	7 to 12 persons (maximum) served in the facility Per section 7-9-95 and <u>7-9-134/135</u>
Congregate Living Health Facility – Small	p	p	p	p	p	p	p	No more than 6 persons shall be served in the facility Per section 7-9-95 and <u>7-9-134/135</u>
Group Home – Small	p ^{2,3}	p ^{2,3}	p ^{2,3}	p ^{2,3}	p ^{2,3}	p ^{2,3}	p ^{2,3}	No more than 6 persons shall be served in the facility

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TABLE 7-9-31.2: LAND USE REGULATIONS—SINGLE-FAMILY RESIDENTIAL DISTRICTS

Please note in the following table, new land uses are underlined and re-named uses are not.

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	<u>AR</u>	<u>E1</u>	<u>RHE</u>	<u>E4</u>	<u>RE</u>	<u>R1</u>	<u>RS</u>	<u>Additional Regulations</u>
								<u>Per section 7-9-95 and 7-9-134/135</u>
In-home Family Child Care, Large	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	Provides care to no more than 14 children <u>Per section 7-9-141-2-95</u>
In-home Family Child Care, Small	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	Provides care to no more than 8 children <u>Per section 7-9-141-2-95</u>
<u>Planned (Unit) Development</u>	<u>UP</u>	<u>UP</u>	<u>UP</u>	<u>UP</u>	<u>UP</u>	<u>UP</u>	<u>UP</u>	<u>Per section 7-9-140-48</u>
<u>Short-Term Rentals</u>	<u>See Note 4</u>	<u>See Note 4</u>	<u>See Note 4</u>	<u>See Note 4</u>	<u>See Note 4</u>	<u>See Note 4</u>	<u>See Note 4</u>	<u>Per section 7-9-93</u>
Single-Family Dwelling or Mobilehome	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	One (1) dwelling per building site <u>Per section 7-9-25-135 or section 7-9-149-5-92</u>
Sober Living Home	<u>P^{2,3}</u>	<u>P^{2,3}</u>	<u>P^{2,3}</u>	<u>P^{2,3}</u>	<u>P^{2,3}</u>	<u>P^{2,3}</u>	<u>P^{2,3}</u>	No more than 6 persons shall be served in the facility <u>Per section 7-9-95 and 7-9-134/135</u>
Supportive Housing	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>Per section 7-9-134/135</u>
Transitional Housing	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>Per section 7-9-134/135</u>
PUBLIC/SEMI-PUBLIC								
Cemeteries, Mortuaries, Mausoleums, and Crematories	<u>UP</u>	<u>I</u>	<u>I</u>	<u>I</u>	<u>I</u>	<u>I</u>	<u>I</u>	<u>Per section 7-9-134</u>
Child Care Center/Early Education Facility	<u>P/UP⁵</u>	<u>P/UP⁵</u>	<u>P/UP⁵</u>	<u>P/UP⁵</u>	<u>P/UP⁵</u>	<u>P/UP⁵</u>	<u>P/UP⁵</u>	<u>Per section 7-9-141-2-95</u>
Community Assembly Facilities	<u>UP</u>	<u>UP</u>	<u>UP</u>	<u>UP</u>	<u>UP</u>	<u>UP</u>	<u>UP</u>	Shall be limited to: churches, temples, and other places of worship <u>Per section 7-9-134/135</u>
Community Garden	<u>SDP</u>	<u>SDP</u>	<u>SDP</u>	<u>SDP</u>	<u>SDP</u>	<u>SDP</u>	<u>SDP</u>	<u>Per section 7-9-100</u>

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TABLE 7-9-31.2: LAND USE REGULATIONS—SINGLE-FAMILY RESIDENTIAL DISTRICTS

Please note in the following table, new land uses are underlined and re-named uses are not.

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	<u>AR</u>	<u>E1</u>	<u>RHE</u>	<u>E4</u>	<u>RE</u>	<u>R1</u>	<u>RS</u>	<u>Additional Regulations</u>
<u>Cultural Institutions and Facilities</u>	SDP	SDP	UP	SDP	SDP	SDP	SDP	Shall be limited to: public libraries and museums. Per section 7-9-134/135
<u>Educational Institutions</u>	UP	UP	UP	UP	UP	UP	UP	Per section 7-9-134/135
<u>Health Care Facilities</u>	UP	UP	UP	UP	UP	UP	UP	Per section 7-9-96 and 7-9-134.3
<u>Park and Recreation Facilities, Active (Non-commercial)</u>	P	P	P	P	P	P	P	Shall be limited to: parks, playgrounds, and athletic fields. Per section 7-9-134
COMMERCIAL								
<u>Animal Clinic</u>	SDP	-	-	-	-	-	-	Per section 7-9-146 <u>106</u>
<u>Animal Hospitals (Livestock)</u>	SDP	-	-	-	-	-	-	Per section 7-9-146 <u>106</u>
<u>Commercial Entertainment and Recreation (Outdoor Only)</u>	UP	UP	UP	UP	UP	-	-	Per section 7-9-134
<u>Farmers' Market</u>	UP	UP	UP	UP	UP	UP	UP	Per section 7-9-101
<u>Kennels</u>	UP	-	-	-	-	-	-	Per section 7-9-134/135
<u>Nursery, Plant (wholesale)</u>	SDP	SDP	-	-	-	-	-	Per section 7-9-135
INDUSTRIAL								
<u>Vehicle Storage</u>	UP	-	-	-	-	-	-	Shall be limited to: recreational vehicles, campers, trailers, and boats <u>vessels</u> . Per section 7-9-134
TRANSPORTATION, COMMUNICATION, AND UTILITIES								
<u>Antenna and Transmission Towers</u>	UP	UP	UP	UP	UP	UP	UP	Shall be limited to: wireless communications facilities Per section 7-9-146-109

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Neutral/No Change in Regulations – Highlighted in gray

Decrease in Regulations – Highlighted in yellow

Increase in Regulations – Highlighted in green

TABLE 7-9-31.2: LAND USE REGULATIONS—SINGLE-FAMILY RESIDENTIAL DISTRICTS

Please note in the following table, new land uses are underlined and re-named uses are not.

Commented [County14]:
Neutral

	<u>AR</u>	<u>E1</u>	<u>RHE</u>	<u>E4</u>	<u>RE</u>	<u>R1</u>	<u>RS</u>	<u>Additional Regulations</u>
<u>Utilities, Major</u>	SDP	SDP	SDP	SDP	SDP	SDP	SDP	Shall be limited to: public/private utility buildings and structures Per section 7-9- 146-10 <u>121</u>
AGRICULTURAL AND EXTRACTIVE								
<u>Agriculture</u>	P	P	-	-	-	-	-	Includes crop cultivation, agricultural processing, and agricultural-support services Per section 7-9-135
<u>Animal Raising</u>	UP	-	-	-	-	-	-	Shall be limited to: commercial raising of farm or ranch type animals except for livestock feeding ranches. Per section 7-9-134
<u>Apiaries</u>	UP	UP	UP	UP	UP	-	-	Per section 7-9-135
<u>Farmworker Dwelling Unit</u>	<u>p⁶</u>	<u>p⁶</u>	-	-	-	-	-	Per section 7-9-134/135
<u>Farmworker Housing Complex</u>	<u>p⁶</u>	<u>p⁶</u>	-	-	-	-	-	Per section 7-9-134/135
<u>Landfill Gas Recovery Operations</u>	SDP	-	-	-	-	-	-	Per section 7-9-134
<u>Permanent facilities for sale of agricultural products grown on-site</u>	UP	-	-	-	-	-	-	Per section 7-9-134
ANY OTHER USE								
All Any other uses shall be prohibited permitted <u>subject to the approval of a</u> unless a Use Permit by the Planning Commission is obtained	UP	UP	UP	UP	UP	UP	UP	Required finding: The <u>proposed use is</u> consistent with the purpose and intent of this district. Per section 7-9-126.1
TEMPORARY								

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TABLE 7-9-31.2: LAND USE REGULATIONS—SINGLE-FAMILY RESIDENTIAL DISTRICTS

Commented [County14]:
Neutral

Please note in the following table, new land uses are underlined and re-named uses are not.

	<u>AR</u>	<u>E1</u>	<u>RHE</u>	<u>E4</u>	<u>RE</u>	<u>R1</u>	<u>RS</u>	<u>Additional Regulations</u>
Continued use of an existing building during construction of a new building	P	P	P	P	P	P	P	Per section 7-9- 136 <u>117</u>
Mobilehome residence during construction of a dwelling	P	P	P	P	P	P	P	Per section 7-9- 136 <u>117</u>
Model homes and real estate offices	P	-	P	P	P	P	P	Per section 7-9- 136 <u>117</u>
Noncommercial Coaches	P	P	-	-	-	-	-	Per section 7-9- 136 <u>117</u>
<u>Seasonal Product and Temporary Outdoor Sales</u> Christmas and Halloween	P	P	P	P	P	P	P	Per section 7-9- 136 <u>117</u>
ACCESSORY								
Accessory uses and structures are permitted when customarily associated and subordinate to a permitted principal use on the same building site								
Accessory building(s) not usable as a guesthouse or <u>accessory dwelling unit</u> Second residential unit	P	P	P	P	P	P	P	Per section 7-9- 137 <u>116</u>
<u>Accessory Dwelling Unit</u> Second residential unit	P	P	P	P	P	P	P	One (1) per building site Per section 7-9- 146.5(b) <u>90</u>
Accessory uses and structures the Director, EMA , finds consistent with the purpose and intent of this district	P	P	P	P	P	P	P	Per section 7-9- 137 <u>116</u>
<u>Garages and Carports</u>	P	P	P	P	P	P	P	
<u>Guesthouse</u>	P	P	P	P	P	P	P	One (1) per building site Per section 7-9- 146.5(a) <u>91</u>
<u>Home Occupations</u>	P	P	P	P	P	P	P	Per section 7-9- 146.6 <u>104</u>

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TABLE 7-9-31.2: LAND USE REGULATIONS—SINGLE-FAMILY RESIDENTIAL DISTRICTS

Please note in the following table, new land uses are underlined and re-named uses are not.

Commented [County14]:
Neutral

	AR	E1	RHE	E4	RE	R1	RS	Additional Regulations
Noncommercial Keeping of Pets and Animals	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	Per section 7-9-146.3 <u>105</u>
Patio Covers	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
Pets and Animals	<u>P</u>	<u>P</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	
Riding and Hiking Trails	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	Per section 7-9-135
Satellite Dish Antenna	<u>P⁷</u>	<u>P⁷</u>	<u>P⁷</u>	<u>P⁷</u>	<u>P⁷</u>	<u>P⁷</u>	<u>P⁷</u>	Per section 7-9-137.3 <u>30-34</u>
Stand for Sale of Agricultural Products	<u>P</u>	<u>P</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	Per section 7-9-136 <u>117</u>
Swimming Pools and <u>Spas</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	Per section 7-9- <u>137.4</u> <u>116</u>

Notes:

- Facilities serving seven (7) or more persons shall be subject to a Use Permit to the Planning Commission.
- OPTION A:

There shall be six hundred fifty (650) feet of separation (as measured from property lines) between any two (2) Alcoholism or Drug Abuse Recovery/Treatment facilities of seven (7) or over that require a UP, or between any two (2) Sober Living Homes, or between any Alcoholism or Drug Abuse Recovery/Treatment facility and Sober Living Home, as defined.

OPTION B:

There shall be one thousand (1,000) feet of separation (as measured from property lines) between any two (2) Alcoholism or Drug Abuse Recovery/Treatment facilities of seven (7) or over that require a UP, or between any two (2) Sober Living Homes, or between any Alcoholism or Drug Abuse Recovery/Treatment facility and Sober Living Home, as defined

- Group Homes, including Sober Living Homes, shall obtain a ministerial "Group Home Permit."

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Increase

- Short-term Rentals – Regulatory options in Single Family Residential Districts per section 7-9-93:

- Option A – Site Development Permit
- Option B – Use Permit
- Option C – Ministerial Short-term Rental Permit
- Option D – Site Development Permit
- Option E – Prohibited

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Increase

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Increase

- Facilities serving more than fourteen (14) persons shall be permitted, subject to approval of a Use Permit by the Planning Commission.

- Farmworker housing shall be allowed only on land with an ongoing agricultural use.

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Increase

- Satellite dish antennas shall be one (1) meter or less in diameter. Exceptions may be permitted subject to the approval of a Site Development Permit.

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Sec. 7-9-31.3. Site Development Standards.

Table 7-9-31.3 and section 7-9-31.4, “Supplemental regulations,” prescribes the site development standards for Single-Family Residential Districts. Additional regulations are denoted with section numbers in the right-hand column, which refer to other related sections of this Zoning Code.

TABLE 7-9-31.3: SITE DEVELOPMENT STANDARDS—SINGLE-FAMILY RESIDENTIAL DISTRICTS

Please note in the following table, new development standards are underlined and re-named standards are not.

Commented [County21]:
Neutral

Standard	AR	E1	RHE	E4	RE	R1	RS	Additional Standards
BUILDING HEIGHT AND SITE REQUIREMENTS								
Maximum Building Height (ft)	35	35	35	35	35	35	35	Per section 7-9- 126.4 <u>61.2</u> Accessory structure within required setback areas shall be limited to 12 ft. in height; if within 3 ft. of the property line, it shall be limited to 8 ft. in height
Maximum Building Site Coverage (% of site)	35	35	35	35	35	NA	35	Per section 7-9-135
Minimum Building Site Area Per Unit (sq ft)	7,200	43,560 (1 acre)	10,000	10,000	20,000	7,200	7,000	Per section 7-9- 126.4 <u>61.2</u>
MINIMUM BUILDING SETBACKS (FT)								
Front Setback From Ultimate Street R/W Line	20	45	10	30	40	20	10	Per section 7-9- 127.4 <u>61.9</u>
Side Setback From Ultimate Street R/W Line	5	20	8	A	A	5	10	Per section 7-9- 127.4 <u>61.9</u>
Rear Setback From Ultimate Street R/W Line	25	50	25	25	25	25	10	Per section 7-9- 127.4 <u>61.9</u>
Side Setback From Property Line Not	5	20	8	A	A	5	C	Per section 7-9- 127.4 <u>61.9</u>

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TABLE 7-9-31.3: SITE DEVELOPMENT STANDARDS—SINGLE-FAMILY RESIDENTIAL DISTRICTS

Please note in the following table, new development standards are underlined and re-named standards are not.

Commented [County21]:
Neutral

Standard	AR	E1	RHE	E4	RE	R1	RS	Additional Standards
Abutting Street Rear								
Rear Setback From Property Line Not Abutting Street	25 or D	50 or D	25 or D	25 or D	25 or D	25 or D	0	Per section 7-9- 127.4 <u>61.9</u>
On Panhandle Building Site from Any Property Line	10	10	10	10	15	10	10	Per section 7-9- 127.4 <u>61.9</u>

MAXIMUM PAVING IN FRONT SETBACK

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Increase

Paving includes but not limited to: concrete, asphalt, brick, and paving stones, etc.	60% ^F	60% ^F	60% ^F	60% ^F	60% ^F	60% ^F	60% ^F	
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OTHER

Elevated Driveway	P	P	P	P	P	P	P	Per section 7-9-137.8
Fences, Walls and Hedges	P	P	P	P	P	P	P	Per section 7-9- 137.5 <u>64</u>
Grading/Excavation Over 5,000 <u>10,000</u> Cubic Yards	SDP	SDP	SDP	SDP	SDP	SDP	SDP	Per section 7-9- 139 <u>66</u>

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Decrease

Swimming Pools and Spas	Swimming pools shall not be constructed within three (3) feet of an ultimate vehicular right-of-way or property line or within those areas described by section 7-9- 137.5 <u>64 (d) and (e) and Figure 7-9-73</u>							Per section 7-9- 137.5 <u>64 (d) and (e) and Figure 7-9-73</u>
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Notes:

R/W: Right-of-Way

- Ten (10) percent of average ultimate net width of building site—Maximum twenty (20) feet.
- Five (5) feet; add one (1) foot for each additional story over two (2).
- Ten (10) feet one (1) side only or ten (10) feet total of two (2) sides combined.
- In computing the depth or a rear setback from any building where such setback opens on alley, private street, public park or public beach, one-half (½) of the width of such alley, street, park or beach may be deemed to be a portion of the rear setback, except that under this provision, no rear setback shall be less than fifteen (15) feet.

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TABLE 7-9-31.3: SITE DEVELOPMENT STANDARDS—SINGLE-FAMILY RESIDENTIAL DISTRICTS

Please note in the following table, new development standards are underlined and re-named standards are not.

Standard	AR	E1	RHE	E4	RE	R1	RS	Additional Standards
E.	If no openings, such as windows, doors and circulation vents, exist on the side of the building facing the property line, this setback may be reduced to fifteen (15) feet.							
F.	Deviation from the maximum shall require approval of a Use Permit to the Zoning Administrator.							

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Neutral

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Sec. 7-9-31.4. - Supplemental regulations.

- (a) Accessory uses and structures: Per section 7-9-~~137~~116.
- (b) Fences, walls, and hedges: Per section 7-9-~~137.5~~ 64.
- (c) Garages and carports: Per section 7-9-~~137.1~~ 70.
- (d) Grading and excavation: Per section 7-9-~~139~~ 66.
- (e) Landscaping and irrigation: Per section 7-9-~~133~~ 68.
- (f) Lighting and illumination: Per section 7-9-67.
- (g) Nonconforming uses and structures: Per section 7-9-~~151~~115.
- (h) Off-street parking and loading: Per section 7-9-~~145~~ 70.
- (i) Pets and animals: Per section 7-9-~~146.3~~ 105.
- (j) Screening and landscaping: Per section 7-9-~~132~~ 71.
- (k) Signs: Per section 7-9-~~144~~ 114.
- (l) Swimming pools and spas: Per section 7-9-~~137.4~~ 73
- (m) Temporary uses and structures: Per section 7-9-~~136~~ 117.
- (n) Waste management and hazardous materials: Per section 7-9-~~146.4~~ 118.

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Neutral

Sec. 7-9-32. - Multifamily Residential Districts.

Sec. 7-9-32.1. - Purpose and intent.

The purpose of the Multifamily Residential districts is to provide for medium- to high-density residential development including large-lot estates to medium-density single-family attached and detached residential neighborhoods. These districts also include a variety of neighborhood-serving facilities and services such as schools, childcare facilities, community assembly facilities as well as local and community open space, trails, and parks.

- (a) ~~Sec. 7-9-76.1~~ The R2D “Two-Family” District is established to provide for the development and maintenance of medium-high-density single-family and

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Neutral

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duplex residential neighborhoods. Only those uses are permitted that are complementary to and can exist in harmony with such a residential neighborhood.

- (b) ~~Sec. 7-9-77.1~~The R2 “Multifamily Dwelling” District is established to provide for the development and maintenance of very-high-density multifamily residential neighborhoods with a low building height and a minimum amount of open space. Those uses are permitted that are complementary to and compatible with such a residential neighborhood.
- (c) ~~Sec. 7-9-78.1~~The R3 “Apartment” District is established to provide for the development and maintenance of very-high-density ~~multi-family~~ multifamily residential neighborhoods with taller buildings and a minimum amount of open space. Only those uses which are compatible with very-high-density residential uses are permitted.
- (d) ~~Sec. 7-9-79.1~~The R4 “Suburban Multifamily” District is established to provide for the development and maintenance of high-density multifamily residential neighborhoods with a moderate amount of open spaces. Only those uses are permitted that are complementary to and are compatible with such a residential neighborhood.

Sec. 7-9-32.2. Land use regulations.

Table 7-9-32.2 and section 7-9-32.4, “Supplemental regulations,” prescribes the land use regulations for Multifamily Residential Districts. The regulations for each district are established by letter designations listed below. These designations apply strictly to the permissibility of land uses; applications for buildings or structures may require discretionary review.

- (a) “P” designates principal permitted uses.
- (b) “SDP” designates uses that are principal permitted uses subject to the approval of a Site Development Permit.
- (c) “UP” designates uses that are principal permitted uses subject to the approval of a Use Permit.
- (d) “#” indicates the use classification shall comply with specific limitations listed at the end of the table.
- (e) “—” designates uses that are not permitted.
- (f) “NA” designates development standards that are not applicable.

Land use classifications and definitions are located in sections 7-9-134 and 7-9-135. In cases where a specific land use or activity is not defined, the Director shall assign the land use or activity to a classification that is substantially similar in character. Use classifications and sub-classifications not listed in the table or not found to be substantially similar to the uses below

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Neutral

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shall be prohibited. The table also notes additional use regulations that apply to various uses. Section numbers in the right-hand column refer to other related sections of this Zoning Code.

In the Multifamily Residential Districts, the following uses are prohibited:

- (a) Apiaries.
- (b) Keeping pets or animals for any commercial purpose unless otherwise provided for by an approved permit.
- (c) The storage of vehicles, equipment, or products related to a commercial activity not permitted in this district.

TABLE 7-9-32.2: LAND USE REGULATIONS—MULTIFAMILY RESIDENTIAL DISTRICTS

Please note in the following table, new land uses are underlined and re-named uses are not.

	<u>R2D</u>	<u>R2</u>	<u>R3</u>	<u>R4</u>	<u>Additional Regulations</u>
RESIDENTIAL					
Alcoholism or Drug Abuse Recovery/Treatment Facilities - Large	UP ^{1,2}	UP ^{1,2}	UP ^{1,2}	UP ^{1,2}	7 or more persons served in the facility <u>Per section 7-9-95 and 7-9-134/135</u>
Alcoholism or Drug Abuse Recovery/Treatment Facilities - Small	p ²	p ²	p ²	p ²	No more than 6 persons shall be served in the facility <u>Per section 7-9-95 and 7-9-134/135</u>
Community Care Facilities - Large	UP ¹	UP ¹	UP ¹	UP ¹	7 to 12 persons (maximum) served in the facility <u>Per section 7-9-95 and 7-9-134/135</u>
Community Care Facilities - Small	p	p	p	p	No more than 6 persons shall be served in the facility <u>Per section 7-9-95 and 7-9-134/135</u>
Congregate Living Health Facility – Large	UP ¹	UP ¹	UP ¹	UP ¹	7 or more persons served in the facility <u>Per section 7-9-95 and 7-9-134/135</u>

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Neutral

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TABLE 7-9-32.2: LAND USE REGULATIONS—MULTIFAMILY RESIDENTIAL DISTRICTS					
Please note in the following table, new land uses are <u>underlined</u> and re-named uses are not.					
	<u>R2D</u>	<u>R2</u>	<u>R3</u>	<u>R4</u>	<u>Additional Regulations</u>
Congregate Living Health Facility – Small	P	P	P	P	No more than 6 persons shall be served in the facility <u>Per section 7-9-95 and 7-9-134/135</u>
Duplex	P	P	P	P	<u>Per section 7-9-135</u>
Fraternity or sorority house	I	I	SDP	I	<u>Per section 7-9-135</u>
Group Home, Large	UP ^{1,2,3}	UP ^{1,2,3}	UP ^{1,2,3}	UP ^{1,2,3}	7 or more persons served in the facility <u>Per section 7-9-95 and 7-9-134/135</u>
Group Home, Small	P ^{2,3}	P ^{2,3}	P ^{2,3}	P ^{2,3}	No more than 6 persons shall be served in the facility <u>Per section 7-9-95 and 7-9-134/135</u>
Health Care Facilities	UP	UP	UP	UP	<u>Per section 7-9-134</u>
In-home Family Child Care, Large	P	P	P	P	Provides care to no more than 14 children <u>Per section 7-9 441.2 95</u>
In-home Family Child Care, Small	P	P	P	P	Provides care to no more than 8 children <u>Per Section 7-9 441.2 95</u>
Mobilehome Developments	I	UP	UP	UP	<u>Per section 7-9-149-92</u>
Multifamily Dwelling	UP ⁴	P/SDP/UP ⁵	P/SDP/UP ⁵	P/SDP/UP ⁵	<u>Per section 7-9-134.2</u>
Planned (Unit) Development	UP	UP	UP	UP	<u>Per section 7-9-140 48</u>
Senior Citizen Housing Development	I	SDP/UP ⁵	SDP/UP ⁵	SDP/UP ⁵	Shall have no less than 35 units <u>Per section 7-9-135</u>

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Neutral

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TABLE 7-9-32.2: LAND USE REGULATIONS—MULTIFAMILY RESIDENTIAL DISTRICTS					
Please note in the following table, new land uses are <u>underlined</u> and re-named uses are not.					
	<u>R2D</u>	<u>R2</u>	<u>R3</u>	<u>R4</u>	<u>Additional Regulations</u>
Senior Living Facilities	UP ¹	UP ¹	UP ¹	UP ¹	Per section 7-9- 142 -98
<u>Short-Term Rentals</u>	See Note 6.	See Note 6.	See Note 6.	See Note 6.	Per section 7-9-93
Single-Family Dwelling or Mobilehome	P	P	P	P	One (1) dwelling per building site Per section 7-9- 25 -135 or section 7-9- 149.5 -92.2
Single-Room Occupancy (SRO)			UP		Per section 7-9- 138 -88
Sober Living Home - Large	UP ^{1,2,3}	UP ^{1,2,3}	UP ^{1,2,3}	UP ^{1,2,3}	7 or more persons served in the facility Per section 7-9-95 and 7-9-134/135
Sober Living Home - Small	P/UP ^{2,3}	P/UP ^{2,3}	P/UP ^{2,3}	P/UP ^{2,3}	No more than 6 persons shall be served in the facility Per section 7-9-95 and 7-9-134/135
Supportive Housing	P	P	P	P	Per section 7-9-134/135
Transitional Housing	P	P	P	P	Per section 7-9-134/135
PUBLIC/SEMI-PUBLIC					
Child Care Center/Early Education Facility	UP ⁷	UP ⁷	UP ⁷	UP ⁷	Per section 7-9- 141.2 -95
<u>Community Assembly Facilities</u>	UP	UP	UP	UP	Shall be limited to: churches, temples, and other places of worship Per section 7-9-134/135
<u>Community Garden</u>	SDP	SDP	SDP	SDP	Per section 7-9-100
<u>Cultural Institutions and Facilities</u>	SDP	SDP	SDP	SDP	Shall be limited to: public libraries and museums Per section 7-9-134/135

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Neutral

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Increase

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Increase in Regulations – Highlighted in green

TABLE 7-9-32.2: LAND USE REGULATIONS—MULTIFAMILY RESIDENTIAL DISTRICTS					
Please note in the following table, new land uses are <u>underlined</u> and re-named uses are not.					
	<u>R2D</u>	<u>R2</u>	<u>R3</u>	<u>R4</u>	<u>Additional Regulations</u>
Educational Institutions	UP	UP	UP	UP	Per section 7-9-134/135
Police and Fire Stations	-	SDP ⁸	SDP ⁸	SDP ⁸	Per section 7-9-134
<u>Park and Recreation Facilities</u> (Non-Commercial)	P	P	P	P	Shall be limited to: Parks, playgrounds, and athletic fields Per section 7-9-134
COMMERCIAL					
Boarding House	-	-	P/SDP ⁸	-	Per section 7-9-135
<u>Farmers' Market</u>	UP	UP	UP	UP	Per section 7-9-101
Hotels	-	-	UP	-	Per section 7-9-134.4
TRANSPORTATION, COMMUNICATION, AND UTILITIES					
<u>Antenna and Transmission Towers</u>	UP	UP	UP	UP	Shall be limited to wireless communications facilities Per section 7-9-446 109
<u>Utilities, Major</u>	SDP	SDP	SDP	SDP	Shall be limited to: public/private utility uses, buildings, and structures Per section 7-9-134
ANY OTHER USE					
All Any other uses shall be prohibited permitted subject to the approval of a unless a Use Permit by the Planning Commission is obtained	UP	UP	UP	UP	Required finding: The proposed use is consistent with the purpose and intent of this district. Per section 7-9-126.1
TEMPORARY					

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County of Orange Draft Update Zoning Code – Third Draft
Article 2, Subarticle 2 – Base Districts
New language is underlined. Deleted language is ~~struck~~.

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TABLE 7-9-32.2: LAND USE REGULATIONS—MULTIFAMILY RESIDENTIAL DISTRICTS					
Please note in the following table, new land uses are <u>underlined</u> and re-named uses are not.					
	<u>R2D</u>	<u>R2</u>	<u>R3</u>	<u>R4</u>	<u>Additional Regulations</u>
Continued use of an existing <u>permitted</u> building during construction of a new building	P	-	-	-	Per section 7-9- 136 <u>117</u>
Mobilehome residence during construction of a dwelling	P	-	-	-	Per section 7-9- 136 <u>117</u>
Model Homes and Real Estate Offices	P	-	-	-	Per section 7-9- 136 <u>117</u>
Seasonal Product and Temporary Outdoor Sales Christmas and Halloween	P	P	P	P	Per section 7-9- 136 <u>117</u>
ACCESSORY					
Accessory uses and structures are permitted when customarily associated and subordinate to a permitted principal use on the same building site					
Accessory uses the Director, EMA , finds consistent with the purpose and intent of this district.	P	P	P	P	Per section 7-9- 137 <u>116</u>
Accessory building(s) not usable as a guesthouse or <u>accessory dwelling unit</u> Second residential unit Detached buildings	-	P	P	P	Per section 7-9- 137 <u>116</u>
Fences, Walls, and Hedges	P	P	P	P	Per section 7-9- 137 <u>116</u>
Garages and carports	P	P	P	P	
Home Occupations	P	P	P	P	Per section 7-9- 146.6 <u>104</u>
Noncommercial keeping of pets and animals	P	P	P	P	Per section 7-9- 146.3 <u>105</u>
Patio covers	P	P	P	P	
Satellite Dish Antenna	P ¹⁰	P ¹⁰	P ¹⁰	P ¹⁰	Per section 7-9- 137.3 <u>30-34</u>
Swimming Pools <u>and Spas</u>	P	P	P	P	Per section 7-9- 137 <u>116</u>

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Neutral

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TABLE 7-9-32.2: LAND USE REGULATIONS—MULTIFAMILY RESIDENTIAL DISTRICTS					
Please note in the following table, new land uses are <u>underlined</u> and re-named uses are not.					
	R2D	R2	R3	R4	Additional Regulations
<p>Notes:</p> <ol style="list-style-type: none"> Facilities serving seven (7) or more persons, and senior living facilities, shall be subject to the approval of a Use Permit to the Planning Commission. <u>OPTION A:</u> There shall be six hundred fifty (650) feet of separation (as measured from property lines) between any two (2) Alcoholism or Drug Abuse Recovery/Treatment facilities of seven (7) or over that require a UP, or between any two (2) Sober Living Homes, or between any Alcoholism or Drug Abuse Recovery/Treatment facility and Sober Living Home, as defined. <u>OPTION B:</u> There shall be one thousand (1,000) feet of separation (as measured from property lines) between any two (2) Alcoholism or Drug Abuse Recovery/Treatment facilities of seven (7) or over that require a UP, or between any two (2) Sober Living Homes, or between any Alcoholism or Drug Abuse Recovery/Treatment facility and Sober Living Home, as defined. <u>Group Homes, including Sober Living Homes, shall obtain a ministerial "Group Home Permit."</u> Multifamily projects of no more than two (2) units as a residential condominium, stock cooperative, and community apartment projects are permitted subject to a Use Permit. Multifamily projects of four (4) or fewer dwelling units are permitted. Multifamily projects of five (5) or more dwelling units are permitted subject to a Site Development Permit. Residential condominium, stock cooperative, and community apartment projects are permitted subject to a Use Permit. <u>Short-term Rentals – Regulatory options in Single Family Residential Districts per section 7-9-93:</u> <ol style="list-style-type: none"> <u>Option A – Site Development Permit</u> <u>Option B – Site Development Permit</u> <u>Option C – Ministerial Short-term Rental Permit</u> <u>Option D – Site Development Permit</u> <u>Option E – Use Permit</u> Facilities serving more than fourteen (14) persons may be permitted, subject to approval of a Use Permit by the Planning Commission. Boarding houses serving six (6) people or fewer are permitted. Boarding houses serving more than six (6) people are permitted subject to a Site Development Permit. Fraternity or sorority houses are subject to a Site Development Permit. Satellite dish antennas shall be one (1) meter or less in diameter. 					

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Sec. 7-9-32.3. - Site Development Standards.

This section, including Table 7-9-32.3, and section 7-9-32.4, "Supplemental regulations," specify the site development standards for Multifamily Residential Districts.

- (a) Access to units.

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Increase in Regulations – Highlighted in green

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- (1) Each residential unit shall have one (1) front door. A front door shall be defined as the primary doorway that visitors and guests are directed to enter the residential unit from a publicly accessible exterior area (e.g. parking lot, sidewalk, driveway, etc.).
 - (2) Doorways providing direct access from a publicly accessible exterior area into a residential unit shall only be allowed in common living areas subject to the following exceptions:
 - i. One (1) doorway into one (1) bedroom for each residential unit.
 - ii. Doorways into a garage.
 - iii. Doorways into areas with no internal access to the residential unit (e.g. storage closets).
 - iv. Doorways required by other local governmental agencies (e.g. Orange County Fire Authority, Orange County Health Care Agency, etc.).
 - (3) If a stairwell is separated by an interior doorway or other partially framed-in opening from other common living areas there shall be no direct exterior access into the stairwell area.
 - (4) A maximum of one (1) kitchen for each residential unit shall be permitted.
 - (5) The floor plan shall not be designed in a way that would allow splitting into two (2) or more separate residential units with simple or minor changes as determined by the Director.
 - (6) Multifamily residential projects with two (2) or more units shall provide a minimum of one hundred fifty (150) square feet of exterior open space per dwelling unit of which a minimum of one hundred (100) square feet shall be private and accessible directly from the residential unit. The balance of open space shall be provided on-site as common open space area.
- (b) In Table 7-9-32.3, additional regulations are denoted with section numbers in the right-hand column, which refer to other related sections of this Zoning Code.

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**TABLE: 7-9-32.3: SITE DEVELOPMENT STANDARDS—
MULTIFAMILY RESIDENTIAL DISTRICTS**

Please note in the following table, new development standards are underlined
and re-named standards are not.

<u>Standard</u>	<u>R2D</u>	<u>R2</u>	<u>R3</u>	<u>R4</u>	<u>Additional Standards</u>
BUILDING HEIGHT AND SITE REQUIREMENTS					
Maximum Building Height (ft)	35	35	65	35	An accessory structure within required setback area shall be limited to 12 ft. in height; if within 3 ft. of the property line, it shall be limited to 8 ft. in height Except for section 7-9- 126.1 <u>61.2</u>
Maximum Building Site Coverage (% of lot)	60	NA	NA	NA	Per section 7-9-135
Minimum Area Per Unit (sq ft)	NA	1,000	1,000	3,000	Except for section 7-9- 126.1 <u>61.2</u>
Minimum Building Site Area (sq ft)	7,200	7,200	7,200	7,200	Except for section 7-9- 126.1 <u>61.2</u>
MINIMUM BUILDING SETBACKS (FT)					
Front Setback From Ultimate Street R/W Line	20	20	20	20	Per section 7-9- 127.1 <u>61.9</u>
Side Setback From Ultimate Street R/W Line	5	5	B	5	Per section 7-9- 127.1 <u>61.9</u>
Rear Setback From Ultimate Street R/W Line	25	25	25	25	Per section 7-9- 127.1 <u>61.9</u>
Side Setback From Property Line Not Abutting Street Rear	5	5	B	5	Per section 7-9- 127.1 <u>61.9</u>

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**TABLE: 7-9-32.3: SITE DEVELOPMENT STANDARDS—
MULTIFAMILY RESIDENTIAL DISTRICTS**

Please note in the following table, new development standards are underlined and re-named standards are not.

Standard	R2D	R2	R3	R4	Additional Standards
Rear Setback From Property Line Not Abutting Street	25 or D	25 or D	25 or D	25 or D	Per section 7-9- 127.1 <u>61.9</u>
On Panhandle Building Site from Any Property Line	10	10	10	10	Per section 7-9- 127.1 <u>61.9</u>
Minimum Distance Between Principal Structures (ft)	NA	10	15	15	Per section 7-9- 127.1 <u>61.9</u>
OTHER					
Elevated Driveway	P	P	P	P	Per section 7-9- 137.8 <u>65</u>
Fences, Walls, and Hedges	P	SDP (Over 3 ½ feet in height)	P	P	Per section 7-9- 137 <u>116</u>
Grading and Excavation Over 5,000 <u>10,000</u> Cubic Yards	SDP	SDP	SDP	SDP	Per section 7-9- 139 <u>66</u>
Swimming Pools and Spas	Swimming pools shall not be constructed within three (3) feet of an ultimate vehicular right-of-way or property line or within those areas described by section 7-9- 137.5 <u>64 (d) and (e)</u> and Figure 7-9-73				Per section 7-9- 137.5 <u>64 (d) and (e)</u>
Notes: R/W: Right-of-Way A. Ten (10) percent of average ultimate net width of building site—Maximum twenty (20) feet. B. Five (5) feet; add one (1) foot for each additional story over two (2). C. Ten (10) feet one (1) side only or ten (10) feet total of two (2) sides combined. D. In computing the depth or a rear setback from any building where such setback opens on alley, private street, public park or public beach, one-half (½) of the width of such alley, street, park or beach may be					

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MULTIFAMILY RESIDENTIAL DISTRICTS**

Please note in the following table, new development standards are underlined
and re-named standards are not.

<u>Standard</u>	<u>R2D</u>	<u>R2</u>	<u>R3</u>	<u>R4</u>	<u>Additional Standards</u>
deemed to be a portion of the rear setback, except that under this provision, no rear setback shall be less than fifteen (15) feet.					
E. If no openings, such as windows, doors and circulation vents, exist on the side of the building facing the property line, this setback may be reduced to fifteen (15) feet.					

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Sec. 7-9-32.4. Supplemental regulations.

- (a) Accessory uses and structures: Per section 7-9-~~137~~ 116.
- (b) Fences, walls, and hedges: Per section 7-9-~~137.5~~ 64.
- (c) Garages and carports: Per section 7-9-~~137.1~~ 70.
- (d) Landscaping and irrigation: Per section 7-9-~~113~~ 68.
- (e) Lighting and illumination: Per section 7-9-67.
- (f) Nonconforming uses and structures: Per section 7-9-~~151~~ 115.
- (g) Off-street parking and loading: Per section 7-9-~~145~~ 70.
- (h) Planned (unit) developments: Per section ~~110~~ 47.
- (i) Screening and landscaping: Per section 7-9-~~132~~ 71.
- (j) Signs: Per section 7-9-~~141~~ 114.
- (k) Swimming pools and spas: Per section 7-9-~~137.4~~ 73
- (l) Temporary uses and structures: Per section 7-9-~~136~~ 17.
- (m) Waste management and hazardous materials: Per section 7-9-~~146.4~~ 118.

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Sec. 7-9-33. Commercial Districts.

Sec. 7-9-33.1. Purpose and Intent.

The purpose of the Commercial Districts is to accommodate a range of retail, office and community uses and services to serve surrounding neighborhoods, the larger community, and the region and are sited at appropriate locations and compatible with surrounding development. Commercial development and other non-residential uses and services shall be

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sited at locations accessible to all transportation modes where a safe means of travel can be provided to users along the right-of-way.

- (a) ~~Sec. 7-9-84.1~~ The C1 “Local Business” District is established to provide for the development and maintenance of medium-intensity commercial uses serving the needs of both the surrounding neighborhood and the local community. All commercial uses and their related products in the C1 districts shall be contained entirely within a completely enclosed structure, except for parking and loading areas, and except for outdoor uses expressly permitted by an approved Site Development Permit or Use Permit.
- (b) ~~Sec. 7-9-85.1~~ The C2 “General Business” District is established to provide for the development and maintenance of high-intensity commercial uses which serve the local community but which may not be compatible with surrounding residential uses or certain commercial uses.
- (c) ~~Sec. 7-9-87.1~~ The CC “Community Commercial” District is established to provide for the development and maintenance of high-intensity commercial uses which serve the local community and regional area and are compatible with surrounding residential uses. All commercial uses and their related products in the CC district shall be contained entirely within a completely enclosed structure, except for parking and loading areas and except for outdoor uses expressly permitted by an approved Site Development Permit or Use Permit.
- (d) ~~Sec. 7-9-88.1~~ The CH “Commercial Highway” District is established to provide for the development and maintenance of medium-intensity commercial uses which serve the needs of the motoring public in the local community and the regional area. It is intended to provide an environment which ~~will~~ shall take advantage of the superior access afforded by freeways and highways without undue detrimental effects on traffic flow or safety.
- (e) ~~Sec. 7-9-89.1~~ The CN “Commercial Neighborhood” District is established to provide for the development and maintenance of low-intensity commercial uses which serve the immediate needs of the surrounding neighborhood. Such uses are to be grouped in small areas of three (3) to eight (8) acres and designed so that adverse impacts on residential properties are minimized. Business hours in the CN District shall be limited to the hours between 6:00 a.m. and 10:30 p.m. unless otherwise provided for by a Use Permit approved by the Zoning Administrator. All commercial uses and their related products in the CN district shall be contained entirely within a completely enclosed structure, except for parking and loading areas and except for outdoor uses expressly permitted by an approved Site Development Permit or Use Permit.

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Sec. 7-9-33.2. - Land Use Regulations.

Table 7-9-33.2 and section 7-9-33.4, “Supplemental regulations,” prescribe the land use regulations for Commercial Districts. The regulations for each district are established by letter designations listed below. These designations apply strictly to the permissibility of land uses; applications for buildings or structures may require discretionary review.

- (a) “P” designates principal permitted uses.
- (b) “SDP” designates uses that are principal permitted uses subject to the approval of a Site Development Permit.
- (c) “UP” designates uses that are principal permitted uses subject to the approval of a Use Permit.
- (d) “#” indicates the use classification shall comply with specific limitations listed at the end of the table.
- (e) “—” designates uses that are not permitted.
- (f) “NA” designates development standards that are not applicable.

Land use classifications and definitions are in sections 7-9-134 and 7-9-135. In cases where a specific land use or activity is not defined, the Director shall assign the land use or activity to a classification that is substantially similar in character. Use classifications and sub-classifications not listed in the table or not found to be substantially similar to the uses below shall be prohibited. The table also notes additional use regulations that apply to various uses. Section numbers in the right-hand column refer to other related sections of this Zoning Code.

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<u>TABLE 7-9-33.2: LAND USE REGULATIONS—COMMERCIAL DISTRICTS</u>						
Please note in the following table, new land uses are <u>underlined</u> , and re-named uses are not.						
	<u>C1</u>	<u>C2</u>	<u>CC</u>	<u>CH</u>	<u>CN</u>	<u>Additional Regulations</u>
RESIDENTIAL						
<u>Short-Term Rentals</u>	<u>See Note 1.</u>	<u>See Note 1.</u>	<u>See Note 1.</u>	<u>See Note 1.</u>	<u>See Note 1.</u>	<u>Applicable if located within a continuing permitted residential use</u> <u>Per section 7-9-93</u>
PUBLIC/SEMI-PUBLIC						

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Article 2, Subarticle 2 – Base Districts
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Please note in the following table, new land uses are <u>underlined</u> , and re-named uses are not.						
	<u>C1</u>	<u>C2</u>	<u>CC</u>	<u>CH</u>	<u>CN</u>	<u>Additional Regulations</u>
Automobile Parking Lots and Structures	SDP	SDP	SDP	SDP	SDP	<u>Per section 7-9-145-70</u>
Child Care Center/Early Education Facility	SDP ²	⋮	SDP ²	⋮	⋮	<u>Per section 7-9-141-2-95</u>
<u>Community Assembly Facilities</u>	SDP	⋮	SDP	⋮	SDP	Shall be limited to: churches, temples, and other places of worship <u>Per section 7-9-134/135</u>
<u>Community Garden</u>	<u>P</u>	<u>SDP</u>	<u>SDP</u>	⋮	<u>SDP</u>	<u>Per section 7-9-100</u>
Convalescent Care Facility	UP	⋮	⋮	⋮	⋮	<u>Per section 7-9-134/135</u>
<u>Cultural Institutions and Facilities</u>	SDP	SDP	SDP	⋮	SDP	Shall be limited to: public libraries and museums <u>Per section 7-9-134/135</u>
Government Buildings Civic and government uses	SDP	SDP	SDP	SDP ³	SDP	<u>Per section 7-9-134</u>
Health Care Facilities	UP	⋮	UP	⋮	⋮	<u>Per section 7-9-134/135</u>
COMMERCIAL						
Administrative and Professional Offices	SDP	SDP	SDP	⋮	SDP	Except as exempted per sec. 7-9-150.10 126.3. Includes business, professional, technology, medical/dental, wholesale business office, and offices with walk-in clientele.
Animal Clinics	SDP	SDP	SDP	SDP	SDP	<u>Per section 7-9-146-1 106</u>
Animal Hospitals (Livestock)	⋮	SDP	⋮	⋮	⋮	<u>Per section 7-9-146-1 106</u>
Automobile Service and Gas Stations	UP	UP	UP	UP	UP	<u>Per section 7-9-114-50</u>

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	<u>C1</u>	<u>C2</u>	<u>CC</u>	<u>CH</u>	<u>CN</u>	Additional Regulations
<u>Automobile/Vehicle Sales and Rentals</u>	<u>SDP</u>	<u>SDP</u>	<u>SDP</u>	<u>SDP</u>	-	Shall be limited to: <u>automobiles/vehicles, trailers, vessels, trucks and motorcycles</u> Per section 7-9-134
Automobile/Vehicle Service and Repair, Major Automobile and truck maintenance, repair, paint shops	-	UP	-	UP	-	Per section 7-9-134.4
Automobile/Vehicle Service and Repair, Minor Automotive repair specialty shops	<u>SDP</u>	<u>SDP</u>	<u>SDP</u>	<u>SDP</u>	-	Per section 7-9-134.4
Automobile/Vehicle Washing and Services	UP	<u>SDP</u>	UP	UP	-	Per section 7-9-134.4
Banks and Financial Institutions	<u>SDP</u>	<u>SDP</u>	<u>SDP</u>	<u>SDP</u>	<u>SDP</u>	Per section 7-9-134.4
<u>Breweries</u>	<u>SDP</u>	<u>SDP</u>	<u>SDP</u>	<u>SDP</u>	-	Per section 7-9-135
Commercial Entertainment and Recreation	<u>SDP</u>	<u>SDP</u>	<u>SDP</u>	<u>SDP</u>	-	Per section 7-9-134
<u>Distilleries</u>	<u>SDP</u>	<u>SDP</u>	<u>SDP</u>	<u>SDP</u>	-	Per section 7-9-135
<u>Farmers' Market</u>	UP	UP	UP	UP	UP	Per section 7-9-101
Fitness Center	<u>SDP</u>	<u>SDP</u>	<u>SDP</u>	<u>SDP</u>	<u>SDP</u>	Per section 7-9-134
<u>Funeral Parlors and Interment Services</u>	UP	UP	UP	-	-	Shall be limited to: <u>mortuaries and crematories</u> Per section 7-9-134
<u>Retail Sales and Personal Services Businesses</u> (Includes convenience retail)	<u>SDP</u>	<u>SDP</u>	<u>SDP</u>	<u>SDP</u>	<u>SDP</u>	Except as exempted per section 7-9- 150.10 <u>126.3</u> Per section 7-9-134

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	<u>C1</u>	<u>C2</u>	<u>CC</u>	<u>CH</u>	<u>CN</u>	<u>Additional Regulations</u>
Retail/service businesses						
Hotels and Motels	SDP	SDP	UP	SDP	-	Per section 7-9-135
Single-Room Occupancy (SRO)	UP	UP	UP	UP	-	Per section 7-9- 138-88
Recycling, Transfer, and Materials Recovery Facility	-	UP	-	UP	-	Per section 7-9- 146-12 <u>119</u>
Restaurants	SDP	SDP	SDP	SDP	SDP	Full service, limited service, <u>drive-thru</u> , and take-out Per section 7-9-134
Wholesale Businesses	-	SDP	SDP (Without warehousing)	-		Per section 7-9-134.5
Wineries	SDP	SDP	SDP	SDP	SDP	Per section 7-9-135
INDUSTRIAL						
Automobile Salvage and Wrecking	-	UP	-	-	-	Per section 7-9- 144-50
<u>Construction and Material Yards</u>	-	UP	-	-	-	Shall be limited to: Storage yards, work, and fabricating areas Per section 7-9-134.5
<u>General Manufacturing</u>	-	UP	-	-	-	Shall be limited to: bottling plants, metal plating, tire retreading, and welding shops Per section 7-9-134
<u>Heavy Vehicle and Large Equipment Sales and Rental</u>	-	-	-	UP	-	Shall be limited to: agricultural, industrial, and construction equipment Per section 7-9-134.5
<u>Limited Industrial</u>	-	UP	-	-	-	Shall be limited to: cleaning, dyeing, and laundry plants

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	<u>C1</u>	<u>C2</u>	<u>CC</u>	<u>CH</u>	<u>CN</u>	Additional Regulations
						<u>Per section 7-9-134.5</u>
Mini-storage Facility	UP	UP	UP	UP	UP	<u>Per section 7-9-135</u>
Vehicle Storage	-	UP	-	UP (Impound and storage)	-	<u>Per section 7-9-134</u>
Warehouse Storage and Distribution	UP	UP	-	-	-	<u>Per section 7-9-134</u>
TRANSPORTATION, COMMUNICATION, AND UTILITIES						
Antenna and Transmission Towers	SDP/ UP ³	SDP/ UP ³	SDP/ UP ³	SDP/ UP ³	SDP/ UP ³	Shall be limited to wireless communications facilities <u>Per section 7-9-446.13 109</u>
Bus/Rail/Taxi Passenger Station	-	-	-	SDP	-	<u>Per section 134.6</u>
Heliports	UP	UP	UP	-	-	<u>Per section 7-9-134</u>
Utilities, Major	SDP	SDP	SDP	SDP	SDP	Shall be limited to: public/private utility uses, buildings, and structures <u>Per section 7-9-134</u>
ACCESSORY						
Accessory uses and structures are permitted when customarily associated and subordinate to a permitted principal use on the same building site						
Accessory uses the Director, EMA , finds consistent with the purpose and intent of this district.	P	P	P	P	P	<u>Per section 7-9-437 116</u>
Accessory building(s) not usable as a guesthouse or accessory dwelling unit Second	P	P	P	P	P	<u>Per section 7-9-437 116</u>

Commented [County38]:
Neutral

Proposed revisions have been highlighted as follows:

Neutral/No Change in Regulations – Highlighted in gray

Decrease in Regulations – Highlighted in yellow

Increase in Regulations – Highlighted in green

TABLE 7-9-33.2: LAND USE REGULATIONS—COMMERCIAL DISTRICTS						
Please note in the following table, new land uses are <u>underlined</u> , and re-named uses are not.						
	<u>C1</u>	<u>C2</u>	<u>CC</u>	<u>CH</u>	<u>CN</u>	<u>Additional Regulations</u>
residential unit Detached buildings						
Satellite Dish Antenna	p ⁴	p ⁴	p ⁴	p ⁴	p ⁴	Per section 7-9- 137.3 <u>30-34</u>
ANY OTHER USE						
All Any other uses shall be prohibited permitted subject to the approval of a unless a Use Permit by the Planning Commission is obtained	UP	UP	UP	UP	UP	Required finding: The <u>proposed use</u> is consistent with the purpose and intent of this district. Per section 7-9- 150 <u>126.1</u>
TEMPORARY						
Commercial coaches	P	P	P	P	P	Per section 7-9- 136.5 <u>117</u>
Seasonal Product and Temporary Outdoor Sales Christmas and Halloween	P	P	P	P	P	Per section 7-9- 136 <u>117</u>
Notes:						
<ol style="list-style-type: none"> Short-term Rentals – Regulatory options in Commercial Districts per section 7-9-93: <ol style="list-style-type: none"> Option A – Site Development Permit Option B – Site Development Permit Option C – Ministerial Short-term Rental Permit Option D – Site Development Permit Option E – Site Development Permit Facilities serving more than fourteen (14) persons may be permitted, subject to approval of a Use Permit by the Planning Commission. Fire and police stations shall be the only government buildings permitted. Wireless communication facilities are permitted subject to a Site Development Permit or Use Permit, depending on their distance from a residential or open space district. See section 7-9-146.13 <u>109</u>. Satellite dish antennas shall be two (2) meters or less in diameter. 						

Commented [County38]:
Neutral

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Increase

County of Orange Draft Update Zoning Code – Third Draft
Article 2, Subarticle 2 – Base Districts
New language is underlined. Deleted language is ~~struck~~.

Proposed revisions have been highlighted as follows:

Neutral/No Change in Regulations – Highlighted in gray

Decrease in Regulations – Highlighted in yellow

Increase in Regulations – Highlighted in green

Sec. 7-9-33.3. Site Development Standards.

Table 7-9-33.3 and section 7-9-33.4, “Supplemental regulations,” prescribe the development standards for Commercial Districts. Additional regulations are denoted with section numbers in the right-hand column, which refer to other related sections of this Code.

Commented [County41]:
Neutral

TABLE 7-9-33.3: SITE DEVELOPMENT STANDARDS—COMMERCIAL DISTRICTS

Please note in the following table, new development standards are underlined, and re-named standards are not.

Commented [County42]:
Neutral

Standard	C1	C2	CC	CH	CN	Additional Standards
BUILDING HEIGHT AND SITE REQUIREMENTS						
Maximum Building Height (ft)	35	35	65	35	35	Accessory structure within required setback area shall be limited to 12 ft. in height; if within 3 ft. of the property line, shall be limited to 8 ft. in height Per section 7-9- 126 61.1.
Maximum Building Site Coverage (% of lot)	NA	NA	NA	NA	35	Per section 7-9- 127.1 61.9
MINIMUM BUILDING SETBACKS (FT)						
Front Setback From Ultimate Street R/W Line	0	0	5	53	20	Per section 7-9- 127.1 61.9
Side Setback From Ultimate Street R/W Line	0	0	5	10	20	Per section 7-9- 127.1 61.9
Rear Setback From Ultimate Street R/W Line	0	0	5	10	20	Per section 7-9- 127.1 61.9
Front Setback From Alley	0	0	5	0	20	Per section 7-9- 127.1 61.9
Side Setback From Alley	0	0	5	0	20	Per section 7-9- 127.1 61.9
Rear Setback From Alley	5	5	5	0	20	Per section 7-9- 127.1 61.9
Side Setback From Property Line Abutting A, R, or E Districts	0	0	20	10	20	Per section 7-9- 127.1 61.9
Rear Setback From Property Line Abutting A, R, or E Districts	10	10	20	10	20	Per section 7-9- 127.1 61.9
Side Setback From Property Line Abutting Districts Other Than A, R, or E Districts	0	0	0	0	0	Per section 7-9- 127.1 61.9

County of Orange Draft Update Zoning Code – Third Draft
Article 2, Subarticle 2 – Base Districts
New language is underlined. Deleted language is ~~struck~~.

Proposed revisions have been highlighted as follows:

Neutral/No Change in Regulations – Highlighted in gray

Decrease in Regulations – Highlighted in yellow

Increase in Regulations – Highlighted in green

TABLE 7-9-33.3: SITE DEVELOPMENT STANDARDS—COMMERCIAL DISTRICTS

Please note in the following table, new development standards are underlined, and re-named standards are not.

Commented [County42]:
Neutral

Standard	C1	C2	CC	CH	CN	Additional Standards
Rear Setback From Property Line Abutting Districts Other Than A, R, or E Districts	10	10	0	0	0	Per section 7-9-127.1 61.9
OTHER						
Elevated Driveway	P	P	P	P	P	Per section 7-9-137.8 65
Fences, Walls, and Hedges	P	P	P	P	P	Per section 7-9-137 116
Swimming Pools and Spas	Swimming pools shall not be constructed within three (3) feet of an ultimate vehicular right-of-way or property line or within those areas described by section 7-9-137.5 64 (d) and (e) and Figure 7-9-73					Per section 7-9-137.5 64 (d) and (e) and Figure 7-9-73
Notes: R/W: Right-of-Way A Districts: Agricultural Districts E Districts: Estates Districts R Districts: Residential Districts						

Sec. 7-9-33.4. Supplemental regulations.

Commented [County43]:
Neutral

(a) Business Hours:

- (1) For CN: Business hours shall be limited to the hours between 6:00 a.m. and 10:00 p.m. unless otherwise provided for by a Use Permit approved by the Zoning Administrator.

(b) Enclosed Uses:

- (1) For CN: All commercial uses and their related products shall be contained entirely within a completely enclosed structure, except for parking and loading areas and except for outdoor uses expressly permitted by an approved Site Development Permit or Use Permit.

(c) Landscape and irrigation: Per section 7-9-~~133~~ 68.

- (2) For CN: Landscaping per section 7-9-~~132.2~~ 71.2.

(d) Lighting and illumination: Per section 7-9-67.

Proposed revisions have been highlighted as follows:

Neutral/No Change in Regulations – Highlighted in gray

Decrease in Regulations – Highlighted in yellow

Increase in Regulations – Highlighted in green

-
- (e) Off-street parking and loading: Per section 7-9-~~145-70~~.
- (1) For CN: All loading operations shall be performed on-site and loading areas shall be screened by a landscape or architectural feature.
- (f) Nonconforming uses and structures: Per section 7-9-~~151-115~~.
- (g) Planned (unit) developments: Per section 7-9-~~110-48~~.
- (h) Screening and landscaping: Per section 7-9-~~132-71~~.
- (i) Signs: Per section 7-9-~~144-114~~.
- (1) For CN: *Wall Signs*. There shall be no more than one (1) such sign per public entrance for each use.
- (2) For CN: *Freestanding signs*. Not more than one (1) freestanding sign shall be permitted on each site.
- (j) Temporary uses and structures: Per Section 7-9-~~136-117~~.
- (k) Vehicular Access Regulations: Street openings in the C1 and C2 Districts shall be a minimum of twenty-two (22) feet apart and twenty-two (22) feet from any existing street openings, measured at the ultimate street right-of-way line; however, every building site shall be permitted to have at least one (1) street opening.
- (l) Waste management and hazardous materials: Per section 7-9-~~146.4-118~~.
- ~~Trash and Storage Area:~~ In addition, all storage of cartons, containers and trash in the C1, C2, CC, CH, and CN Districts shall be enclosed by a wall not less than six (6) feet in height. If unroofed, no such area shall be located within forty (40) feet of any district zoned for residential or agricultural uses.

Sec. 7-9-34. - Employment Districts.

Sec. 7-9-34.1. - Purpose and Intent.

The Employment Districts are areas intended for use by employment generators, which are usually light and service industries or professional-administrative uses that have few nuisance or hazard problems. The uses shall be compatible with one another and with surrounding development. Locations shall be transit accessible and provide opportunities for transportation demand management measures to reduce the potential for congestion and facilitate access to transit. Sites shall be designed to promote safe and comfortable travel by pedestrians, bicyclists, and public transportation riders.

~~Sec. 7-9-90.1 The PA Professional Administrative District is established to provide for the development and maintenance of an optimal environment for moderate intensity professional and administrative office uses and related uses on sites with large landscaped open spaces and~~

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Neutral

Proposed revisions have been highlighted as follows:

Neutral/No Change in Regulations – Highlighted in gray

Decrease in Regulations – Highlighted in yellow

Increase in Regulations – Highlighted in green

~~off-street parking facilities. This district is intended to be located on heavily traveled streets or adjacent to commercial or industrial districts, and may be used to buffer residential areas.~~

- (a) ~~Sec. 7-9-80.1~~ The RP “Residential Professional” District is established to provide for the development and maintenance of moderate density/intensity residential and office uses to produce an integrated mixed-use neighborhood of superior quality. All commercial uses and their related products in the RP district shall be contained entirely within a completely enclosed structure, except for parking and loading areas, and except for outdoor uses expressly permitted by an approved Site Development Permit or Use Permit.
- (b) ~~Sec. 7-9-95.1~~ The M1 “Light Industrial” District is established to provide for the development and maintenance of light industrial uses and industry-supporting activities. Industry-supporting activities are those activities which tend to promote the vitality of light industrial areas by providing a convenient location for services incidental to the conduct of business of the permitted uses, thus internalizing vehicle trips for such services. Industry-supporting activities are typically those which naturally locate in an industrial area because the principal part of their business activity is derived from such areas. It is intended that these regulations promote the effective operation of light industrial uses by site design and by excluding incompatible uses. It is also intended that potentially significant adverse environmental impacts on the surrounding community be prevented. In those areas of the district where a wide mix of older general retail commercial uses have been established, a secondary intent shall be to support appropriate new uses of high quality over simple consistency with these older, established uses.

Sec. 7-9-34.2 - Land Use Regulations.

Table 7-9-34.2 and section 7-9-34.4, “Supplemental regulations,” prescribe the land use regulations for the Employment District. The regulations for the district are established by letter designations listed below. These designations apply strictly to the permissibility of land uses; applications for buildings or structures may require discretionary review.

- (a) “P” designates principal permitted uses.
- (b) “SDP” designates uses that are principal permitted uses subject to the approval of a Site Development Permit.
- (c) “UP” designates uses that are principal permitted uses subject to the approval of a Use Permit.
- (d) “#” indicates the use classification shall comply with specific limitations listed at the end of the table.
- (e) “—” designates uses that are not permitted.

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Neutral

Proposed revisions have been highlighted as follows:

Neutral/No Change in Regulations – Highlighted in gray

Decrease in Regulations – Highlighted in yellow

Increase in Regulations – Highlighted in green

(f) “NA” designates development standards that are not applicable

Land use classifications and definitions are in sections 7-9-134 and 7-9-135. In cases where a specific land use or activity is not defined, the Director shall assign the land use or activity to a classification that is substantially similar in character. Use classifications and sub-classifications not listed in the table or not found to be substantially similar to the uses below shall be prohibited. The table also notes additional use regulations that apply to various uses. Section numbers in the right-hand column refer to other related sections of this Zoning Code.

In the Employment Districts, the following uses are prohibited:

(a) Mining or processing of cement, sand, gravel, clays, and other minerals or earth products.

TABLE 7-9-34.2: LAND USE REGULATIONS—EMPLOYMENT DISTRICTS

Please note in the following table, new land uses are underlined, and re-named uses are not.

Commented [County46]:
Neutral

	<u>RP</u>	<u>PA</u>	<u>M1</u>	<u>Additional Regulations</u>
RESIDENTIAL				
Multifamily Dwelling	<u>UP</u>	-	-	Shall have no more than four (4) dwelling units
Single-Room Occupancy (SRO)	-	<u>UP</u>	-	<u>Per section 7-9-138 88</u>
PUBLIC/SEMI-PUBLIC				
Automobile parking lots and structures	-	<u>SDP</u>	<u>SDP</u>	<u>Per section 7-9-145-70</u>
<u>Community Assembly Facilities</u>	<u>SDP</u>	<u>SDP</u>	-	Shall be limited to: churches, temples, and other places of worship <u>Per section 7-9-134/135</u>
<u>Cultural Institutions and Facilities</u>	<u>SDP</u>	<u>SDP</u>	-	Shall be limited to: public libraries and museums <u>Per section 7-9-134/135</u>
Educational Institutions Serving Adults	<u>UP</u>	<u>SDP</u>	<u>SDP</u> (Vocational schools only)	<u>Per section 7-9-134/135</u>
Government Buildings <u>Civic and government uses</u>	<u>SDP</u>	<u>SDP</u>	<u>SDP²</u>	<u>Per section 7-9-134</u>

Proposed revisions have been highlighted as follows:

Neutral/No Change in Regulations – Highlighted in gray

Decrease in Regulations – Highlighted in yellow

Increase in Regulations – Highlighted in green

TABLE 7-9-34.2: LAND USE REGULATIONS—EMPLOYMENT DISTRICTS				
Please note in the following table, new land uses are <u>underlined</u> , and re-named uses are not.				
	<u>RP</u>	<u>PA</u>	<u>M1</u>	<u>Additional Regulations</u>
Medical Clinic	-	-	SDP	Shall be limited to: emergency health service facilities Per section 7-9-134/135
COMMERCIAL				
Administrative and Professional Offices	SDP	SDP	SDP	Shall be limited to: business, professional, technology, medical/dental, and offices with walk-in clientele. Per section 7-9-134/135
Automobile/Truck Rental Agencies	-	-	SDP	Per section 7-9-134
Automobile/Vehicle Sales and Services	-	-	UP	Per section 7-9-134.4
Automobile/Vehicle Service and Repair, Major	-	-	UP	Per section 7-9-134.4
Automobile/Vehicle Service and Repair, Minor	-	-	UP	Per section 7-9-134.4
Banks and Financial Institutions	-	SDP	SDP	Shall be limited to: credit unions and commercial credit institutions Per section 7-9-134.4
Building and Industrial Materials Storage	-	-	UP	Per section 7-9-134.5
Eating and Drinking Establishments	-	-	SDP	Shall be limited to: Restaurant (Full service), Restaurant (Limited Service and Take-Out/Take Out Only), Bars, and Lounges Per section 7-9-134/135
Fitness Centers	-	-	SDP	Per section 7-9-134
Freight terminals and transfer stations	-	-	UP	Per section 7-9-134
General Personal Services	-	-	SDP	Shall be limited to: barber and beauty shops, florists without arrangement displays, photoengraving, printing and bookbinding

Commented [County46]:
Neutral

Proposed revisions have been highlighted as follows:

Neutral/No Change in Regulations – Highlighted in gray

Decrease in Regulations – Highlighted in yellow

Increase in Regulations – Highlighted in green

TABLE 7-9-34.2: LAND USE REGULATIONS—EMPLOYMENT DISTRICTS				
Please note in the following table, new land uses are <u>underlined</u> , and re-named uses are not.				
	RP	PA	M1	Additional Regulations
				<u>Per section 7-9-134</u>
Hotel and Motels	-	-	UP	<u>Per section 7-9-135</u>
Mail-Order Businesses	-	-	SDP	<u>Per section 7-9-135</u>
Manufacturing and/or Assembly of Component or Finished Products	-	-	SDP	<u>Per section 7-9-134.5</u>
Metal Plating Businesses	-	-	UP	<u>Per section 7-9-135</u>
Other industry-supporting commercial activities the Director finds consistent with the purpose and intent of this district not described in section 7-9-95.2	-	-	UP	
Other types of professional and administrative offices the Director finds consistent with the purpose and intent of this district not described in section 7-9-95.2	-	-	UP	
Recycling businesses for beverage and food containers and paper products	-	-	SDP	<u>Per section 7-9-134.5/135</u>
Recycling, Transfer, and Materials Recovery Facility	-	UP	UP	<u>Per section 7-9-146.12 119</u>
Rental, repair, and storage yards for construction, farming, and industrial vehicles/equipment	-	-	UP	<u>Per section 7-9-134.5</u>
Wholesale Businesses	-	-	SDP	<u>Per section 7-9-134.4</u>
INDUSTRIAL				
Automobile Salvage and Wrecking	-	-	UP	<u>Per section 7-9-134.5</u>

Commented [County46]:
Neutral

Proposed revisions have been highlighted as follows:

Neutral/No Change in Regulations – Highlighted in gray

Decrease in Regulations – Highlighted in yellow

Increase in Regulations – Highlighted in green

TABLE 7-9-34.2: LAND USE REGULATIONS—EMPLOYMENT DISTRICTS				
Please note in the following table, new land uses are <u>underlined</u> , and re-named uses are not.				
	RP	PA	M1	Additional Regulations
<u>Media Production Facility</u>	-	-	SDP	Shall be limited to: motion picture and recording studios; radio or television stations Per section 7-9-134.5
Mini-Storage Facilities or Warehouses	-	-	SDP	Per section 7-9-135
TRANSPORTATION, COMMUNICATION, AND UTILITIES				
<u>Antenna and Transmission Towers</u>	SDP/UP ³	-	SDP/UP ³	Shall be limited to: wireless communications facilities. Per section 7-9- 146-13 -109
Heliports	-	-	UP	Per section 134.6
<u>Utilities, Major</u>	SDP	-	SDP	Shall be limited to: public/private utility buildings and structures Per section 7-9- 146-10 -121
<u>Utilities, Minor</u>	SDP	-	SDP	Shall be limited to: overhead or underground utility facilities Per section 7-9-134
ACCESSORY				
Accessory uses and structures are permitted when customarily associated and subordinate to a permitted principal use on the same building site				
<u>Accessory building(s) and structures not usable as a guesthouse or accessory dwelling unit</u> <u>Detached Buildings</u>	P	P	P	Per section 7-9- 137 -116
Accessory uses the Director, EMA , finds consistent with the purpose and intent of this district.	P	P	P	Per section 7-9- 135 -116
Caretaker Unit	-	-	P	Per section 7-9-134.8
Fences, Walls, and Hedges	P	P	P	Per section 7-9- 137-5 -64

Commented [County46]:
Neutral

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Decrease in Regulations – Highlighted in yellow

Increase in Regulations – Highlighted in green

TABLE 7-9-34.2: LAND USE REGULATIONS—EMPLOYMENT DISTRICTS				
Please note in the following table, new land uses are <u>underlined</u> , and re-named uses are not.				
	<u>RP</u>	<u>PA</u>	<u>M1</u>	<u>Additional Regulations</u>
Satellite Dish Antenna	<u>P⁴</u>	<u>-</u>	<u>P⁴</u>	<u>Per section 7-9-137.3-30-34</u>
ANY OTHER USE				
All Any other uses shall be prohibited permitted subject to the approval of a unless a Use Permit by the Planning Commission is obtained	<u>UP</u>	<u>UP</u>	<u>UP</u>	<u>Required finding: The proposed use is consistent with the purpose and intent of this district.</u> <u>Per section 7-9-126.1</u>
TEMPORARY				
Commercial Coaches	<u>P</u>	<u>P</u>	<u>-</u>	<u>Per section 7-9-127.1-61.9</u>
Construction Offices	<u>P</u>	<u>P</u>	<u>P</u>	<u>Per section 7-9-127.1-61.9</u>
Seasonal Product and Temporary Outdoor Sales Christmas and Halloween	<u>P</u>	<u>P</u>	<u>-</u>	<u>Per section 7-9-127.1-61.9</u>
Notes: 1. Facilities serving more than fourteen (14) persons permitted subject to approval of a Use Permit by the Planning Commission. 2. Fire and police stations shall be the only government buildings permitted. 3. Wireless communication facilities permitted subject to a Site Development Permit or Use Permit, depending on their distance from a residential or open space district. See section 7-9- 146.13 <u>109</u> . 4. Satellite dish antennas shall be two (2) meters or less in diameter.				

Commented [County46]:
Neutral

Proposed revisions have been highlighted as follows:

Neutral/No Change in Regulations – Highlighted in gray

Decrease in Regulations – Highlighted in yellow

Increase in Regulations – Highlighted in green

Sec. 7-9-34.3. - Site Development Standards

Commented [County47]:
Neutral

Table 7-9-34.3 and section 7-9-34.4, “Supplemental regulations,” prescribe the development standards for the Employment District. Additional regulations are denoted with section numbers in the right-hand column, which refer to other related sections of this Zoning Code.

TABLE 7-9-34.3: SITE DEVELOPMENT STANDARDS—EMPLOYMENT DISTRICTS				
Please note in the following table, new development standards are <u>underlined</u> , and re-named standards are not.				
Standard	RP	PA	M1	Additional Standards
BUILDING HEIGHT AND SITE REQUIREMENTS				
Maximum Building Height (ft)	35	35	35	Except for section 7-9- 126.1 <u>61.2</u>
Maximum Building Site Coverage (% of lot)	NA	35	NA	Per section 7-9-135
Minimum Building Site Area (sq ft)	7,200	10,000	10,000	Except for section 7-9- 126.1 <u>61.2</u>
Minimum Building Site Width (ft)	NA	75	NA	Except for section 7-9- 126.1 <u>61.2</u>
Minimum Net Land Area Per Unit (sq ft)	3,000	NA	NA	Except for section 7-9- 126.1 <u>61.2</u>
MINIMUM BUILDING SETBACKS (FT)				
Front Setback From Ultimate Street R/W Line	20	10	20	Per section 7-9- 127.1 <u>61.9</u>
Side Setback From Ultimate Street R/W Line	5	10	20	Per section 7-9- 127.1 <u>61.9</u>
Rear Setback From Ultimate Street R/W Line	25	10	20	Per section 7-9- 127.1 <u>61.9</u>
Front Setback From Alley	20	10	20	Per section 7-9- 127.1 <u>61.9</u>
Side Setback From Alley	5	0	10	Per section 7-9- 127.1 <u>61.9</u>
Rear Setback From Alley	25	10	10	Per section 7-9- 127.1 <u>61.9</u>

Commented [County48]:
Neutral

Proposed revisions have been highlighted as follows:

Neutral/No Change in Regulations – Highlighted in gray

Decrease in Regulations – Highlighted in yellow

Increase in Regulations – Highlighted in green

TABLE 7-9-34.3: SITE DEVELOPMENT STANDARDS—EMPLOYMENT DISTRICTS

Commented [County48]:

Neutral

Please note in the following table, new development standards are underlined, and re-named standards are not.

Standard	RP	PA	M1	Additional Standards
Side Setback From Property Line Abutting A, R, or E Districts	5	10	30 or E	Per section 7-9- 127.1 <u>61.9</u>
Rear Setback From Property Line Abutting A, R, or E Districts	25	10	30 or E	Per section 7-9- 127.1 <u>61.9</u>
Side Setback From Property Line Abutting Districts Other Than A, R, or E Districts	5	10 *	20*	Per section 7-9- 127.1 <u>61.9</u>
Rear Setback From Property Line Abutting Districts Other Than A, R, or E Districts	25	10	10	Per section 7-9- 127.1 <u>61.9</u>
OTHER				
Elevated Driveway	P	P	P	Per section 7-9- 137.8 <u>65</u>
Fences, Walls, and Hedges	P	P	P	Per section 7-9- 137 <u>116</u>
Swimming Pools and Spas	Swimming pools shall not be constructed within three (3) feet of an ultimate vehicular right-of-way or property line or within those areas described by section 7-9- 137.5 <u>64 (d) and (e) and Figure 7-9-73</u>			Per section 7-9- 137.5 <u>64 (d) and (e)</u>

Notes:

R/W: Right-of-Way

A Districts: Agricultural Districts

E Districts: Estates Districts

R Districts: Residential Districts

* Required for one (1) side of building site only.

- Ten (10) percent of average ultimate net width of building site—Maximum twenty (20) feet.
- Five (5) feet; add one (1) foot for each additional story over two (2).
- Ten (10) feet one (1) side only or ten (10) feet total of two (2) sides combined.
- In computing the depth or a rear setback from any building where such setback opens on alley, private street, public park or public beach, one-half (½) of the width of such alley, street, park or beach may be deemed to be a portion of the rear setback, except that under this provision, no rear setback shall be less than fifteen (15) feet.
- If no openings, such as windows, doors and circulation vents, exist on the side of the building facing the property line, this setback may be reduced to fifteen (15) feet.

Proposed revisions have been highlighted as follows:

Neutral/No Change in Regulations – Highlighted in gray

Decrease in Regulations – Highlighted in yellow

Increase in Regulations – Highlighted in green

Sec. 7-9-34.4. - Supplemental regulations.

Commented [County49]:
Neutral

(a) Accessory uses and structures: Per section 7-9-~~137~~ 116.

(b) Landscaping and irrigation: Per section 7-9-~~133~~ 68.

(b) Lighting and illumination: Per section 7-9-67.

(c) Nonconforming uses and structures: Per section 7-9-~~151~~ 115.

(d) Off-street parking and loading: Per section 7-9-~~145~~ 70.

For PA: Parking on the front half of the lot shall have no direct access to the street and shall be roofed unless adequate screening of open parking can be provided by beaming, fencing, or landscaping as shown on an approved site development or Use Permit.

(1) For M1: All loading operations shall be performed on the building site and shall be screened by a landscape or architectural feature in such a manner as not to be visible from a public street or from adjacent residential or agricultural districts.

(e) Screening and landscaping: Per section 7-9-~~132~~ 71.

(f) Signs: Per section 7-9-~~141~~ 114.

(g) Temporary uses and structures: Per Section 7-9-~~136~~ 117.

(h) Trash and Storage Area: All storage of cartons, containers and trash shall be enclosed by a building or by a wall not less than six (6) feet in height. If unroofed, no such area shall be located within forty (40) feet of any district zoned for residential or agricultural use.

(i) Waste management and hazardous materials: Per section 7-9-~~146.4~~ 118.

Sec. 7-9-35. - ~~Sec. 7-9-104.1~~ SG Sand and Gravel Extraction District.

Sec. 7-9-35.1. - ~~Sec. 7-9-104.1~~ Purpose and intent.

Rock, sand, aggregate, gravel, earth, clay and similar materials are valuable natural resources whose recovery in a responsible manner is encouraged. These regulations are intended to provide for surface mining, and quarrying, and processing of these materials in a manner that is both environmentally sensitive and compatible with existing and future land uses. These regulations are also intended to implement the Surface Mining and Reclamation Act (SMARA) and the regulations of the State Mining and Geology Board (California Code of Regulations, Title 14, Division 2, Chapter 8, Subchapter 1, Section 3500 et seq., as may be amended). These regulations, together with the "Sand, Gravel and Mineral Extraction Code of the County of Orange" (Division 10), are intended to ensure that sites are excavated in a safe and reasonable manner with progressive reclamation to a natural appearing or otherwise usable condition compatible with adjacent areas. When a conflict exists between this Code and SMARA, SMARA and the associated State regulations shall be the controlling authority.

Proposed revisions have been highlighted as follows:

Neutral/No Change in Regulations – Highlighted in gray

Decrease in Regulations – Highlighted in yellow

Increase in Regulations – Highlighted in green

~~Sec. 7-9-35.2. - Sec. 7-9-104.7. Miscellaneous provisions Applicability.~~

Commented [County50]:
Neutral

These regulations apply to all existing and future pits or operations that are being used or are proposed to be used for mining, quarrying, or commercial extraction of sand, gravel, rock, aggregate, clay or similar materials within the unincorporated territory of the County of Orange. ~~As to~~ For any site placed in the SG "Sand and Gravel Extraction" District between March 30, 1973, and January 1, 1976, the legal description of the property, the general plan of operation, the ultimate use proposal, and the Rehabilitation Plan and any amendments thereto in effect on January 1, 1976, and the standards formerly set forth in Section 7-9-351.8 of the Codified Ordinances of the County of Orange shall constitute an SG Site Permit for purposes of these regulations. Such permits may be acted upon pursuant to Sections 7-9-150.7 125.9 and 7-9-150.8 125.8 of this Code without effect to the underlying property SG zoning. Pursuant to State Public Resources Code, Section 2714, as may be amended, these regulations shall not apply to the following:

- (a) Excavation operations incidental to the development of property in which a specified quantity of material is to be removed to a predetermined elevation so that, upon completion, the site shall be left suitable for development, and for which a valid grading permit is in force. The predetermined elevation shall be the finished surface shown on the grading plan. However, this exception shall not apply to any such excavation operations which are not completed within one (1) year from the date excavation operations are commenced. There shall be no renewals or extensions of this one (1) year period.
- (b) Commercial batch plants and processing, or storage of sand, gravel, rock, aggregate, clay or similar materials where no extraction or excavation operations are conducted on the site. A grading permit may be required for disposal of waste material, as determined by the Building Official.

~~Sec. 7-9-35.3. - Definitions.~~

Commented [County51]:
Neutral

In addition to section 7-9-21, the following definitions shall apply to the SG District. This section defines terms that have specific application to the SG "Sand and Gravel Extraction" District and shall apply in addition to the definitions in Article 1, Division 10 of Title 7, the Sand, Gravel and Mineral Extraction Code. Definitions of terms that apply in all County zoning districts are in Article 2, Subarticle 7, General Terms, of this Zoning Code.

Extraction Plan: See "Operation Plan."

Operation Plan: A map or set of maps supported by text and map notes which fully illustrate and set forth the mining limits of operation for each extraction area within the project. The plan also depicts all additional permitted uses, the horizontal and vertical limits of grading, cross sections of slopes to be formed or modified, existing vegetation, stockpile areas for storage of overburden, office, weigh station, roads, driveways and parking areas internal to the site.

Proposed revisions have been highlighted as follows:

Neutral/No Change in Regulations – Highlighted in gray

Decrease in Regulations – Highlighted in yellow

Increase in Regulations – Highlighted in green

Reclamation: The combined process of land treatment that minimizes water degradation, air pollution, damage to aquatic or wildlife habitat, flooding, erosion, and other adverse effects from surface mining operations, including adverse surface effects incidental to underground mines, so that mined lands are reclaimed to a usable condition which is readily adaptable for alternate land uses and create no danger to public health or safety. The process may extend to affected lands surrounding mined lands and may require backfilling, grading, resoiling, revegetation, soil compaction, stabilization, or other measures.

Reclamation Plan: A map or set of maps supported by text and map notes which fully illustrate and set forth the logistics (means and project phasing) to restore to a natural appearing or otherwise usable condition the project site in conformance with Sections 2772 and 2773 of SMARA and Section 3500 of the State Mining and Geology Board regulations. In addition, when appropriate the plan shall include a landscaping plan for the revegetation of the site prepared by a licensed landscape architect.

Sand and Gravel Site Permit: A discretionary permit which sets forth the means and order which an area zoned SG "Sand and Gravel Extraction" ~~will~~ shall be surface mined or quarried and restored to a natural or otherwise usable condition following such activities. The permit is supported by a comprehensive set of maps and text delineating all uses permitted on the particular site. The permit also consists of an operation plan, a drainage and erosion control plan, a vehicular access plan and the reclamation plan.

Sec. 7-9-35.4. ~~7-9-104.3~~ Uses permitted subject to an SG Site Permit.

The following uses may be permitted with an SG Site Permit. Land use classifications and definitions are in sections 7-9-134 and 7-9-135. In cases where a specific land use or activity is not defined, the Director shall assign the land use or activity to a classification that is substantially similar in character. Use classifications and sub-classifications not listed below or not found to be substantially similar to the uses below shall be prohibited.

- (a) Surface mining and quarrying of rock, sand, gravel, aggregate, earth, clay and similar materials.
- (b) Storage, stockpiling, distribution and sale of rock, sand, gravel, aggregate, earth, clay and similar materials.
- (c) The installation and operation of plants or apparatus for rock, aggregate, and other salvaged construction materials such as salvaged asphalt, rubber tires (rubberized asphalt), glass (road base) or concrete crushing or cement treatment of base materials, and appurtenant screening, blending, washing, loading, and conveyer facilities.
- (d) Concrete batching plants and mixing plants for either portland cement or asphaltic concrete, and other related products.

Proposed revisions have been highlighted as follows:

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Decrease in Regulations – Highlighted in yellow

Increase in Regulations – Highlighted in green

- (e) The manufacture of concrete and clay products and prestressed structural units in conjunction and concurrent with excavation on the site.
- (f) Sanitary landfilling, including inert materials disposal sites.
- (g) Shops, garages and warehouses for the repair, maintenance and storage of equipment and supplies necessary for the conduct of the uses permitted.
- (h) Offices for the conduct of the uses permitted.
- (i) Not more than two (2) single-family dwelling units for employees engaged in guarding or carrying on the uses permitted.
- (j) Public and private parks and recreation areas and appurtenant buildings and improvements when they are compatible with all other authorized uses on the site and the reclamation of the site.
- (k) Agricultural and other types of open space uses.
- (l) Other uses necessary or incidental to surface mining and quarrying operations on the site, including but not limited to the storage and servicing of mining and constructive equipment used on-site.

Sec. 7-9-35.5. - 7-9-104.5 Site Development Standards.

The establishment, operation, and maintenance of the uses permitted in the SG District by section 7-9-~~104.3~~ 35.4 shall be in compliance with the following standards unless otherwise provided for by an SG Site Permit approved by the Planning Commission.

- (a) *Depth:* ~~In no event shall~~ Excavation in any pit-type of mining operation ~~be permitted in excess~~ shall not exceed one hundred fifty (150) feet in depth as measured from existing grade.
- (b) *Drainage and erosion control:* Surface drainage shall be controlled to prevent the addition of silt or loose material above that naturally occurring in any existing drainage course or encroaching upon adjoining property and improvements. All provisions to control watercourses shall be designed to prevent overflow or diversion of water away from the natural point of discharge.
- (c) *Dust control:* Roads, driveways and parking areas on the site shall be maintained to control dust.
- (d) ~~Off-Street Parking and Loading:~~ Per SG Site Permit.
 - (1) All loading operations shall be performed on the building site and shall be screened by a landscape or architectural feature in such a manner as not to be visible from a public street or from adjacent residential or agricultural districts.

Commented [County52]:
Neutral

Proposed revisions have been highlighted as follows:

Neutral/No Change in Regulations – Highlighted in gray

Decrease in Regulations – Highlighted in yellow

Increase in Regulations – Highlighted in green

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- (h) *Nonconforming Use and Structures*: Per section 7-9-115.
- (i) *Reclamation schedule*: Reclamation of each area shall commence as soon as excavation operations or other SG related operations have been completed within an area, and continue in a diligent manner prior to or concurrently with the extension of excavation operations to a new area.
- (j) *Removal of buildings and equipment*: Buildings and equipment used in surface mining and quarrying operations shall be removed within six months of the termination of surface mining and quarrying operations on the site.
- (k) *Screening and Landscaping*: Extracting and processing operations shall be screened in such a manner that they are not readily visible from any public street. Screening shall be set back at least twenty (20) feet from any intersection of driveways, streets or sidewalks.
- (l) *Setbacks*: Per sections 7-9-127, 7-9-128, and 7-9-137.
- (m) *Signs*: Per section 7-9-144-114.
- (n) *Waste Management and Hazardous Materials*: Per section 7-9-118.

Sec. 7-9-35.6. – ~~Sec. 7-9-104.4.~~ Contents of SG Site Permit applications.

Applications for SG Site Permits shall include all the information required by Section 2772 of the California Public Resources Code (SMARA), including the following:

- (a) *Plan of operations*:
- (1) Recent aerial photograph of the site.
 - (2) Property lines and lease lines, including a legal description of the site.
 - (3) The existing topography of the site and land within five hundred (500) feet of the site and any existing structures, watercourses, levees, drainage facilities, utility easements and facilities, roads and driveways existing within said areas.
 - (4) The location and condition of any abandoned pits and previously mined areas on the site.
 - (5) The area or areas to be excavated and typical cross sections of slopes to be formed or modified.
 - (6) The depth of all proposed excavations.
 - (7) The sequence and approximate time frames within which the areas shown are proposed to be excavated and otherwise used including days and hours of operation.

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Increase in Regulations – Highlighted in green

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- (8) The location of all proposed structures, including processing plants and appurtenant equipment and fences. Where such facilities are proposed to be relocated over the course of the life of the SG Site Permit, their various proposed locations shall be shown.
- (9) Existing vegetation.
- (10) A report of a comprehensive soils engineering and engineering geological investigation prepared by a registered civil engineer and a certified engineering geologist, relative to the setbacks, slopes and excavations proposed.
- (11) Landscaping, if any, proposed to be planted in addition to that indicated on the reclamation plan.
- (12) Details of areas for the storage of overburden and waste material and any proposed berms.
- (13) Roads, driveways and parking areas on the site for all equipment and employees' cars.
- (b) *Drainage and erosion control plan:*
- (1) The location and approximate depth of proposed settling basins, desilting ponds, recycling ponds and other bodies of water. Where such facilities are proposed to be relocated over the course of the life of the SG Site Permit, their various proposed locations shall be shown.
- (2) The existing groundwater level and annual fluctuation of all areas to be excavated where appropriate.
- (3) Methods to be taken for the disposition of drainage and for the control of erosion, erosion cutback and sedimentation.
- (4) If applicable, provisions to be taken for the conservation and protection of groundwater. Approvals obtained or required from the appropriate Regional Water Quality Control Board shall be indicated.
- (c) *Vehicular access plan:* A vehicular access plan describing, in addition to the points of ingress and egress to the site, the streets and highways to be used by vehicles going to and coming from the site, and the type and size and quantity of vehicles anticipated. This plan shall be designed in a manner so as to minimize additional vehicular traffic over local residential streets.
- (d) *Reclamation plan:* A reclamation plan consisting of a map or maps and appurtenant notes which fully illustrate and set forth how and when each portion of the site shall be restored to a natural appearing or otherwise usable condition which is readily adaptable for alternative land uses and creates no

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danger to public health or safety. In addition, the plan shall include a revegetation or landscaping plan. The revegetation or landscaping plan shall take into account the nature of the soil on the site and appropriate plant materials. The reclamation plan ~~must~~ shall conform to SMARA, the Orange County Sand, Gravel, and Mineral Extraction Code, and the regulations of the State Mining and Geology Board, as may be amended, (California Code of Regulations, Chapter 8, Title 14, Section 3500 et seq.)

- (e) Other exhibits and plans as may be required in compliance with current provisions of SMARA.

Sec. 7-9-35.7 - ~~7-9-104.6~~ - Approval of SG Site Permit applications.

- (a) SG Site Permits shall be processed for approval in the same manner as area plans per section 7-9-~~150~~ 125.
- (b) Reclamation plans and any amendments thereto shall be transmitted to the State Department of Conservation for review and comment forty-five (45) days prior to any approval action by the County.
- (c) The Director may approve operations which deviate from an SG Site Permit for a period of up to one hundred twenty (120) days, provided that changed circumstances necessitate such a deviation and that the public health, safety, or welfare are not endangered by such a deviation. If the Director approves the temporary deviation, then the Director shall notify the Planning Commission who may then revoke or modify the approval. There may not be an extension beyond the initial 120-day period of the deviation.

Sec. 7-9-35.8 - ~~7-9-104.8~~ - Reclamation of mined areas required.

- (a) Where an SG Site Permit has been issued or a reclamation plan has been approved, persons owning the land which is the subject of the SG Site Permit or reclamation plan shall undertake or cause to be undertaken, in a timely manner, the reclamation of any area used for surface mining and quarrying operations in accordance with said SG Site Permit or reclamation plan.
- (b) The failure to undertake or cause to be undertaken reclamation work required by subsection (a) in a timely manner shall be, and the same is hereby declared to be, unlawful and a public nuisance endangering the health, safety, and general welfare of the public and a detriment to the surrounding community. There shall be a hearing held by the Board of Supervisors on due notice to the owner and operator to determine the fact of noncompliance with subsection (a) and the extent of the public nuisance.
- (c) In addition to any other remedy provided by law for the abatement, removal and enjoinder of such public nuisance, the Board of Supervisors, after notice and hearing as per subsection (b), may cause the necessary remedial and reclamation work to be

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done, and the cost thereof shall be assessed against the owners of the property. The notice shall be in writing and mailed to all persons whose names appear on the latest equalized assessment roll as owners of the real property at the addresses shown on said assessment roll, or as otherwise known by the Board of Supervisors to be the owners or operators of the property involved. The Director shall also cause at least one (1) copy of such notice to be posted in a conspicuous place on the premises. No assessment shall be held invalid for failure to post or to mail or correctly address any notice if this section has been substantially complied with.

- (d) The Board of Supervisors shall at the hearing make findings which specify the unlawful condition and the corrective work required to be done, and if said corrective work is not commenced thirty (30) days after receipt of such order and diligently prosecuted to completion, the County of Orange may cause such work to be done; in which case, the cost and expense of such work, including the incidental expenses incurred by the County, shall be assessed against the owners of the property and become a lien upon such property.
- (e) If upon the expiration of the thirty-day period provided for in this section the work has not been done or commenced, and is not being prosecuted with diligence, the County shall proceed to do such work or cause such work to be done. Upon completion of such work, the Director shall file a written report with the Board of Supervisors setting forth the fact that the work has been completed and the cost to be assessed. The Board of Supervisors shall thereupon fix a time and place for hearing protests against the assessment of the cost of such work. The Clerk of the Board of Supervisors, directed by the Board, shall thereafter give notice in writing to the owners and operators of the property of the hour and place that the Board shall pass upon said report and shall hear protests against said assessments. Such notice shall also set forth the amount of the proposed assessment. Upon the date and hour set for the hearing of protests, the Board shall hear and consider the report from the Director and all protests, if there be any, and then proceed to confirm, modify or reject the assessments.
- (f) A list of assessments as finally confirmed by the Board shall be sent to the Tax Collector for collection. If any assessment is not paid within ten (10) days after its confirmation by the Board, the Clerk of the Board of Supervisors shall cause to be filed in the office of the County Recorder of the County of Orange a notice of lien.
- (g) From and after the date of the recordation of such notice of lien, the amount of the unpaid assessment shall be a lien on the property against which the assessment is made, and such assessment shall bear interest at the rate of six (6) percent per annum until paid in full. Such lien shall continue until the amount of the assessment and all interest thereon shall have been paid. The lien shall be subordinate to tax liens and all fixed special assessment liens previously imposed upon the same property but shall have priority over all contractual liens which may thereafter be created against the

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property. From and after the date of recordation of such notice of lien, all persons shall be deemed to have notice of the content thereof.

Sec. 7-9-36 **Definitions (O) 7-9-104.9** **Reserved.**

Sec. 7-9-37 **Definitions (P) 7-9-104.10** **Reserved.**

Sec. 7-9-38 **Definitions (Q) 7-9-104.11** **Reserved.**

Sec. 7-9-39 **Definitions (R) 7-9-104.12** **Reserved.**

~~Sec. 7-9-104.13. through 7-9-104.19. Reserved.~~

~~Sec. 7-9-105. through 7-9-105.7. Reserved.~~

~~Sec. 7-9-106. through 7-9-108. Reserved.~~

~~Sec. 7-9-109. through 7-9-109.6. Reserved.~~

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~~Sec. 7-9-55. – A1 "General Agricultural" District regulations.~~

~~All references to this section shall include sections 7-9-55.1 through 7-9-55.8.~~

~~Sec. 7-9-55.1. – Purpose and intent.~~

~~The A1 District is established to provide for agriculture, outdoor recreational uses, and those low intensity uses which have a predominately open space character. It is also intended that this district may be used as an interim zone in those areas which the General Plan may designate for more intensive urban uses in the future.~~

~~Sec. 7-9-55.2 Principal uses permitted.~~

~~The following principal uses complying with section 7-9-146.10 are permitted:~~

- ~~(a) — Agriculture.~~
- ~~(b) — Parks, playgrounds, and athletic fields (non-commercial).~~
- ~~(c) — Single family dwelling or mobilehome per section 7-9-149.5 (one (1) per building site).~~

~~Sec. 7-9-55.3. – Principal uses permitted subject to a site development permit~~

~~The following principal uses are permitted subject to the approval of a site development permit per section 7-9-150:~~

- ~~(a) — Animal hospitals and clinics per section 7-9-146.1.~~
- ~~(b) — Apiaries.~~
- ~~(c) — Communication transmitting, reception or relay facilities.~~
- ~~(d) — Employee quarters related to agricultural uses.~~
- ~~(e) — Grading and excavation over five thousand (5,000) cubic yards per section 7-9-139.~~
- ~~(f) — Landfill gas recovery operations.~~
- ~~(g) — Libraries and museums.~~
- ~~(h) — Public/private utility buildings and structures.~~
- ~~(i) — Wholesale nurseries.~~

~~Sec. 7-9-55.4. – Principal uses permitted subject to a use permit~~

- ~~(a) — The following principal uses are permitted subject to the approval of a use permit by the Zoning Administrator per section 7-9-150.~~
 - ~~(1) — Airports and heliports.~~
 - ~~(2) — Cemeteries, mortuaries, mausoleums and crematories.~~

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Increase in Regulations – Highlighted in green

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- ~~(3) — Churches, temples and other places of worship.~~
 - ~~(4) — Commercial dairies.~~
 - ~~(5) — Commercial outdoor recreation.~~
 - ~~(6) — Commercial processing of agricultural minerals.~~
 - ~~(7) — Commercial stables.~~
 - ~~(8) — Country clubs, golf courses, riding clubs, swimming clubs, tennis clubs and yacht clubs.~~
 - ~~(9) — Educational institutions.~~
 - ~~(10) — Kennels.~~
 - ~~(11) — Livestock feeding ranches in compliance with applicable health and safety regulations.~~
 - ~~(12) — Mini-storage facilities.~~
 - ~~(13) — Packing plants for agricultural products.~~
 - ~~(14) — Permanent facilities for sale of agricultural products grown on the site.~~
 - ~~(15) — Research and development testing facilities and activities.~~
 - ~~(16) — Sanitary land fills.~~
 - ~~(17) — Storage of recreation vehicles, campers, trailers and boats.~~
 - ~~(18) — Recycling and transfer/materials recovery facilities per section 7-9-146.12.~~
 - ~~(b) — Any other use is permitted which the Planning Commission finds consistent with the purpose and intent of this district per section 7-9-150.~~

~~Sec. 7-9-55.5. — Temporary uses permitted~~

~~Certain temporary uses, permitted per section 7-9-136, include the following:~~

- ~~(a) — Noncommercial coaches.~~
- ~~(b) — Mobilehome residence during construction of a dwelling.~~
- ~~(c) — Continued use of an existing building during construction of a new building.~~
- ~~(d) — Christmas tree sales.~~
- ~~(e) — Halloween pumpkin sales.~~

~~Sec. 7-9-55.6. — Accessory uses permitted~~

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The following accessory uses, and structures are permitted when customarily associated with and subordinate to a permitted principal use on the same building site:

(a) ~~Uses per section 7-9-137 which include:~~

- ~~(1) Accessory building(s) not usable as a guesthouse or second residential unit.~~
- ~~(2) Garages and carports.~~
- ~~(3) Fences and Walls.~~
- ~~(4) Patio covers.~~
- ~~(5) Swimming pools.~~
- ~~(b) Signs per section 7-9-144 except that, unless provided for by a site development permit, only one (1) business sign per business is allowed for each frontage, unlighted or unilluminated, and not exceeding thirty two (32) square feet in area.~~
- ~~(c) Guesthouse or second residential unit (one (1) per building site) permitted per section 7-9-146.5.~~
- ~~(d) Pets and animals per section 7-9-146.3.~~
- ~~(e) Home occupations per section 7-9-146.6.~~
- ~~(f) Riding and hiking trails.~~
- ~~(g) Stands for the sale of agricultural products per sections 7-9-136.8, 7-9-136.10, 7-9-136.12.~~
- ~~(h) Accessory uses and structures which the Director, EMA, finds consistent with the purpose and intent of this district.~~

~~Sec. 7-9-55.7. Prohibited uses~~

~~Notwithstanding sections 7-9-55.2 through 7-9-55.6, the following uses are specifically prohibited:~~

- ~~(a) Commercial stockpiling or processing of manure.~~
- ~~(b) Uses not permitted by sections 7-9-55.2 through 7-9-55.6.~~

~~Sec. 7-9-57. B1 "Buffer" District regulations.~~

~~All references to this section shall include sections 7-9-57.1 through 7-9-57.7~~

~~Sec. 7-9-57.1 – Purpose and Intent~~

~~The B1 District is established to provide open space areas for the purpose of (1) buffering two (2) areas of use that are incompatible, or (2) preserving an area with unique or sensitive~~

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environmental features, or (3) linking other open space areas, or (4) shaping urban form. Normally, such areas would be narrow strips or small plots of land.

Sec. 7-9-57.2. Principal uses permitted

The following principal uses complying with section 7-9-146.10 are permitted:

- (a) — Archeological, paleontological, and historical sites.
- (b) — Beach access.
- (c) — Marine preserves.
- (d) — Passive parks and greenbelts.
- (e) — Riding and hiking trails.
- (f) — Viewpoints.
- (g) — Wildlife corridors.

Sec. 7-9-57.3. Principal uses permitted subject to a site development permit

The following principal uses are permitted subject to the approval of a site development permit per section 7-9-150.

- (a) — Active parks, playgrounds, athletic fields, and golf courses.
- (b) — Agriculture.
- (c) — Commercial parking lots per section 7-9-145.
- (d) — Overhead or underground utility facilities.
- (e) — Walls or opaque fences over three and one-half (3½) feet in height.
- (f) — Any use or structure per section 7-9-57.2 which requires a grading permit or building permit.

Sec. 7-9-57.4. Principal uses permitted subject to a use permit

Any use which the Planning Commission finds consistent with the purpose and intent of this district.

Sec. 7-9-57.5. Accessory uses permitted

Accessory uses and structures which are customarily associated with and subordinate to a permitted principal use on the same building site and which are consistent with the purpose and intent of this district are permitted.

Sec. 7-9-57.6. Prohibited uses

Notwithstanding sections 7-9-57.2 through 7-9-57.5, the following uses are specifically prohibited:

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Increase in Regulations – Highlighted in green

(a) ~~—— Retail sales.~~

(b) ~~—— Business signs.~~

(c) ~~—— Uses not permitted by sections 7-9-57.2 through 7-9-57.5.~~

Sec. 7-9-58. ~~OS "Open Space" District regulations.~~

All references to this section shall include sections 7-9-58.1 through 7-9-58.7.

Sec. 7-9-58.1. ~~Purpose and intent.~~

The OS District is established to provide relatively large open space areas for the preservation of natural resources, for the protection of valuable environmental features, for outdoor recreation and education, and for the public health and welfare.

Sec. 7-9-58.2. ~~Principal uses permitted~~

The following principal uses complying with section 7-9-146.10 are permitted:

(a) ~~—— Archaeological, paleontological and historical site or districts.~~

(b) ~~—— Beach access.~~

(c) ~~—— Grazing.~~

(d) ~~—— Greenbelts.~~

(e) ~~—— Marine preserves.~~

(f) ~~—— National forests.~~

(g) ~~—— Parks, playgrounds, and outdoor recreation facilities (non-commercial).~~

(h) ~~—— Water recharge, percolation, and watershed areas.~~

(i) ~~—— Wildlife preserves and sanctuaries.~~

Sec. 7-9-58.3. ~~Principal uses permitted subject to a site development permit~~

The following principal uses are permitted subject to the approval of a site development permit per section 7-9-150:

(a) ~~—— Agriculture.~~

(b) ~~—— Apiaries.~~

(c) ~~—— Communication transmitting, reception or relay facilities.~~

(d) ~~—— Grading and excavation over five thousand (5,000) cubic yards per section 7-9-139.~~

(e) ~~—— Landfill gas recovery operations.~~

(f) ~~—— Public/private utility buildings and structures.~~

Proposed revisions have been highlighted as follows:

Neutral/No Change in Regulations – Highlighted in gray

Decrease in Regulations – Highlighted in yellow

Increase in Regulations – Highlighted in green

~~Sec. 7-9-58.4. Principal uses permitted subject to a use permit~~

- ~~(a) The following principal uses are permitted subject to the approval of a use permit by the Zoning Administrator per section 7-9-150.~~
- ~~(2) Cemeteries.~~
- ~~(3) Commercial parking lots per section 7-9-145.~~
- ~~(4) Commercial stables.~~
- ~~(5) Country clubs, golf courses, riding clubs, swimming clubs, tennis clubs and yacht clubs.~~
- ~~(6) Helistops.~~
- ~~(7) Libraries and museums.~~
- ~~(8) Restaurant serving daytime visitors/tourists only.~~
- ~~(9) Retail sales service daytime visitors/tourists only.~~
- ~~(10) Sanitary land fills.~~
- ~~(11) Recycling and transfer materials recovery facilities per section 7-9-146.12.~~
- ~~(b) Any other use is permitted which the Planning Commission finds consistent with the purpose and intent of this district per section 7-9-150.~~

~~Sec. 7-9-58.5. Accessory uses permitted~~

~~The following accessory uses, and structures are permitted, when customarily associated with and subordinate to a permitted principal use on the same building site:~~

- ~~(a) Uses per section 7-9-137 which include:~~
 - ~~(1) Detached buildings.~~
 - ~~(2) Garages and carports.~~
 - ~~(3) Fences and walls.~~
- ~~(b) Signs per section 7-9-144, except no business signs.~~
- ~~(c) Pets and animals per section 7-9-146.3.~~
- ~~(d) Rest rooms.~~
- ~~(e) Information centers.~~
- ~~(f) Maintenance buildings.~~
- ~~(g) Ranger stations.~~
- ~~(h) Riding and hiking trails.~~

Proposed revisions have been highlighted as follows:

Neutral/No Change in Regulations – Highlighted in gray

Decrease in Regulations – Highlighted in yellow

Increase in Regulations – Highlighted in green

-
- (i) ~~Accessory uses and structures which the Director, EMA, finds to be consistent with the purpose and intent of this district.~~

~~Sec. 7-9-58.6. Prohibited uses~~

~~Notwithstanding sections 7-9-58.2 through 7-9-58.5, the following uses are specifically prohibited:~~

- (a) ~~Commercial stockpiling or processing of manure.~~
- (b) ~~Livestock feeding ranches.~~
- (c) ~~Retail sales not directly related to visitor/tourist serving needs.~~
- (d) ~~Uses not permitted by sections 7-9-58.2 through 7-9-58.5.~~

~~Sec. 7-9-98.2. Principal uses permitted.~~

~~The following principal uses complying with section 7-9-146.10 are permitted:~~

- (a) ~~Agriculture.~~
- (b) ~~Parks, playgrounds, and athletic fields (non-commercial).~~
- (c) ~~Riding and hiking trails.~~

~~Sec. 7-9-98.3. Principal uses permitted subject to a site development permit.~~

~~The following principal uses are permitted subject to the approval of a site development permit per section 7-9-150:~~

- (a) ~~Wireless communications facilities (unless within one hundred (100) feet of a residential or open space zoning district, as defined by 7-9-146.13, as measured from the parcel line).~~
- (b) ~~Grading and excavation over five thousand (5,000) cubic yards per section 7-9-139.~~
- (c) ~~Landfill gas recovery operations per section 7-9-146.8.~~
- (d) ~~Public/private utility structures and uses.~~

~~Sec. 7-9-98.4. Principal uses permitted subject to a use permit.~~

~~(a) The following principal uses are permitted subject to the approval of a use permit by the Zoning Administrator per section 7-9-150:~~

- (1) ~~Churches, temples, and other places of worship.~~
- (2) ~~Educational institutions.~~
- (3) ~~Heliports.~~
- (4) ~~Research, development, and testing laboratories and facilities.~~

Proposed revisions have been highlighted as follows:

Neutral/No Change in Regulations – Highlighted in gray

Decrease in Regulations – Highlighted in yellow

Increase in Regulations – Highlighted in green

~~(5) — Wireless communications facilities (if within one hundred (100) feet of a residential or open space zoning district, as defined by 7-9-146.13, as measured from the parcel line).~~

~~(b) — Any other use is permitted which the Planning Commission finds consistent with the purpose and intent of this district per section 7-9-150.~~

~~Sec. 7-9-98.5. — Temporary uses permitted.~~

~~Certain temporary uses, permitted per section 7-9-136, include the following:~~

~~(a) — Construction offices.~~

~~(b) — Mobile coaches.~~

~~Sec. 7-9-98.6. — Accessory uses permitted.~~

~~The following accessory uses, and structures are permitted when customarily associated with and subordinate to a permitted principal use on the same building site:~~

~~(a) — Uses per section 7-9-137 which include:~~

~~(1) — Detached buildings.~~

~~(2) — Fences/walls.~~

~~(b) — Signs per section 7-9-144 except no business signs. Additionally, the following signs are permitted in conformance with an approved site development permit:~~

~~One (1) monument/ground sign for each street frontage. The maximum height of the sign shall not exceed four (4) feet above finished grade. The maximum area of the sign shall not exceed one hundred (100) square feet.~~

~~(c) — Manufacturing, assembly, compounding and storage of items studied or developed as part of the research and testing activities on the premises, including the keeping of animals for those activities.~~

~~(d) — Administrative offices, and corporate headquarters.~~

~~(e) — Cafeterias and food services.~~

~~(f) — Automobile parking lots and parking structures per section 7-9-145.~~

~~(g) — Conference centers and training centers.~~

~~(h) — Dormitories solely for the housing of visitors.~~

~~(i) — Caretaker housing.~~

~~(j) — Health care facilities.~~

~~(k) — Accessory uses and structures which the Director, EMA finds to be consistent with the purpose and intent of this district.~~

Proposed revisions have been highlighted as follows:

Neutral/No Change in Regulations – Highlighted in gray

Decrease in Regulations – Highlighted in yellow

Increase in Regulations – Highlighted in green

~~Sec. 7-9-98.7. Prohibited uses.~~

~~Uses not permitted by sections 7-9-98.2 through 7-9-98.6 are specifically prohibited.~~

~~Sec. 7-9-55.8. Site development standards~~

- ~~(a) Building Site Area: Four (4) acres minimum except per section 7-9-126.1.~~
- ~~(b) Building Site Width: Seventy (70) feet minimum except per section 7-9-126.1.~~
- ~~(c) Building Height: Thirty-five (35) feet maximum except per section 7-9-126.1.~~
- ~~(d) Building Setbacks. Per sections 7-9-127, 7-9-128 and 7-9-137.~~
- ~~(e) Off Street Parking: Per section 7-9-145.~~
- ~~(f) Lights: All lights shall be designed and located so that direct light rays shall be confined to the premises.~~
- ~~(g) [Waste Management:] Compliance with section 7-9-146.4, "Waste management and hazardous materials disclosure."~~

~~Sec. 7-9-57.7. Site development standards~~

- ~~(a) Building Site Area: No minimum except per section 7-9-126.1.~~
- ~~(b) Building Height: Eighteen (18) feet maximum unless otherwise provided for by an approved use permit.~~
- ~~(c) Building Setbacks: Twenty (20) feet minimum from all property lines.~~
- ~~(d) Off Street Parking: Per section 7-9-145.~~
- ~~(e) Signs: [Repealed.]~~

~~Sec. 7-9-58.7. Site development standards~~

- ~~(a) Building Site Area: One (1) acre minimum except per section 7-9-126.1.~~
- ~~(b) Building Height: Eighteen (18) feet maximum except as otherwise provided for by an approved use permit.~~
- ~~(c) Building Site Coverage: Ten (10) percent maximum.~~
- ~~(d) Setbacks: All buildings, structures, and off-street parking facilities shall be set back a minimum of fifty (50) feet from any public or private street.~~
- ~~(e) Off Street Parking: Per section 7-9-145.~~
- ~~(f) Screening: Walls and fences over three and one-half (3½) feet in height shall be installed in accordance with the following limitations unless otherwise provided or by an approved site development permit or use permit:~~

Proposed revisions have been highlighted as follows:

Neutral/No Change in Regulations – Highlighted in gray

Decrease in Regulations – Highlighted in yellow

Increase in Regulations – Highlighted in green

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- (1) — ~~Non-opaque fences shall be a minimum of twenty (20) feet from the ultimate right-of-way line of any street or highway.~~
 - (2) — ~~Masonry or solid wood fences shall be shielded from view from any street or highway by landscaping, berm, or other topographic feature, and they shall be set back a minimum distance of fifty (50) feet from the ultimate right-of-way line of any street or highway.~~
 - (g) — ~~Lights: All lights shall be designed and located so that direct light rays shall be confined to the premises.~~
 - (h) — ~~[Waste Management:] Compliance with section 7-9-146.4, "Waste management and hazardous materials."~~

~~Sec. 7-9-98.8. Site development standards.~~

- (a) — ~~*Building Site Area:* Fifty (50) acres minimum except per section 7-9-126.1.~~
- (b) — ~~*Building Site Coverage:* Twenty (20) percent maximum.~~
- (c) — ~~*Building Setbacks:*~~
 - (1) — ~~*Front:* One hundred fifty (150) feet minimum (accessory building: 25 feet minimum).~~
 - (2) — ~~*Side and rear:* One hundred fifty (150) feet minimum when abutting a public right-of-way; otherwise, fifty (50) feet minimum.~~
- (d) — ~~*Building Height:* Thirty five (35) feet maximum except per section 7-9-126.1.~~
- (e) — ~~*Open Space Requirement:* A minimum of fifty (50) percent of each site shall consist of indigenous vegetation except for fuel modification areas which may include non-indigenous vegetation.~~
- (f) — ~~*Off Street Parking:* Off street parking shall be provided as required by section 7-9-145 of the Zoning Code except that medical research uses shall provide one (1) stall per four hundred (400) square feet of gross floor area.~~
- (g) — ~~*Open Space:* Whenever this district is established, eighty (80) percent of the area so zoned shall be retained as open space without buildings or structures. The majority of this open space area shall be included in an open space, scenic or other easement, agreement or device to maintain the open space character of the site.~~
- (h) — ~~*Architecture:* Whenever this district is established, an architectural theme, including a list of exterior building materials and colors, shall be established by the site development permit. All structures, including accessory structures and signs, shall adhere to the established theme and utilize the approved exterior building materials. In cases where contiguous land subject to this district is divided among more than one (1) landowner, then the theme and materials established by the first approved site development permit shall be used in subsequent permits.~~

Proposed revisions have been highlighted as follows:

Neutral/No Change in Regulations – Highlighted in gray

Decrease in Regulations – Highlighted in yellow

Increase in Regulations – Highlighted in green

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- (i) — ~~Landscaping:~~ Per section 7-9-132.2.
 - (j) — ~~Outdoor Uses:~~ Except for agricultural grazing and outdoor recreation, all uses permitted in this district shall be conducted inside an enclosed building except as otherwise specified in the approved permit.
 - (k) — ~~Loading Areas:~~ All loading operations shall be performed on-site and loading areas shall be screened by landscaping or architectural features in such a manner as to screen such areas from view from public street rights-of-way and property boundaries.
 - (l) — ~~Roof Equipment Screening:~~ Roof equipment (air conditioner, heating, etc.) shall be screened from view from adjacent public street rights-of-way and property boundaries. Solar collector panels shall be excepted from this requirement.
 - (m) — ~~Trash and Storage Areas:~~ All storage of cartons, refuse and other trash shall be stored within a building or within an area enclosed by a masonry wall not less than six (6) feet in height. If unroofed, no such area shall be within fifty (50) feet of any residential or agricultural zoning district boundary.
 - (n) — ~~Utility Placement:~~ On-site utility lines shall be placed underground, unless alternative locations are approved by a use permit.
 - (o) — ~~Environmental Control:~~ All uses shall be conducted in such a manner as to preclude the occurrence of any nuisance, hazard, or recognized offensive conditions, including the creation or emission of dust, smoke, noise, fumes, odors, vibration, particulate matter, electrical disturbance, humidity, heat, cold or glare.
 - (p) — ~~Fencing Within Setback Areas:~~ Fencing shall be of a rustic or rural character and per section 7-9-137.5.
 - (q) — ~~Screening:~~ Per section 7-9-132.1.
 - (r) — ~~Lights:~~ All lights shall be designed and located so that direct light rays shall be confined to the premises.
 - (s) — ~~[Waste:]~~ Compliance with section 7-9-146.4, waste management and hazardous materials.

~~Secs. 7-9-99 – 7-9-102. Reserved.~~

~~Sec. 7-9-59. AR "Agricultural Residential" District regulations.~~

~~All references to this section shall include sections 7-9-59.1 through 7-9-59.8.~~

~~Sec. 7-9-59.1. Purpose and intent.~~

~~—The AR District is established to provide for the development and maintenance of medium density single family residential neighborhoods in conjunction with agricultural and outdoor recreational uses.~~

Proposed revisions have been highlighted as follows:

Neutral/No Change in Regulations – Highlighted in gray

Decrease in Regulations – Highlighted in yellow

Increase in Regulations – Highlighted in green

~~Sec. 7-9-59.2. Principal uses permitted~~

~~The following principal uses complying with section 7-9-146.10 are permitted:~~

- ~~(a) Agriculture.~~
- ~~(b) Parks, playgrounds, and athletic fields (non-commercial).~~
- ~~(c) Single family detached dwelling or mobile home per section 7-9-149.5 (one (1) per building site).~~

~~Sec. 7-9-59.3. Principal uses permitted subject to a site development permit~~

~~The following principal uses are permitted subject to the approval of a site development permit per section 7-9-150:~~

- ~~(a) Animal hospitals and clinics per section 7-9-146.1.~~
- ~~(b) Communication transmitting, reception or relay facilities.~~
- ~~(c) Grading and excavation over five thousand (5,000) cubic yards per section 7-9-139.~~
- ~~(d) Landfill gas recovery operations.~~
- ~~(e) Public libraries and museums.~~
- ~~(f) Public/private utility buildings and structures.~~
- ~~(g) Wholesale nurseries.~~

~~Sec. 7-9-59.4. Principal uses permitted subject to a use permit~~

- ~~(a) The following principal uses are permitted subject to the approval of a use permit by the Zoning Administrator per section 7-9-150:~~
 - ~~(1) Apiaries.~~
 - ~~(2) Cemeteries and mausoleums.~~
 - ~~(3) Churches, temples, and other places of worship.~~
 - ~~(4) Commercial raising of farm or ranch type animals except for livestock feeding ranches.~~
 - ~~(5) Commercial stables.~~
 - ~~(6) County clubs, golf courses, riding clubs, swimming clubs, tennis clubs and yacht clubs.~~
 - ~~(7) Educational institutions.~~
 - ~~(8) Kennels.~~

Proposed revisions have been highlighted as follows:

Neutral/No Change in Regulations – Highlighted in gray

Decrease in Regulations – Highlighted in yellow

Increase in Regulations – Highlighted in green

(9) — ~~Permanent facilities for sale of agricultural products grown on the site.~~

(10) — ~~Storage of recreational vehicles, campers, trailers, and boats.~~

(b) — ~~Any other use is permitted which the Planning Commission finds consistent with the purpose and intent of this district per section 7-9-150.~~

~~Sec. 7-9-59.5. Temporary uses permitted~~

~~Certain temporary uses, permitted per section 7-9-136, include the following:~~

(a) — ~~Noncommercial coaches.~~

(b) — ~~Mobilehome residence during construction of a dwelling.~~

(c) — ~~Christmas tree sales.~~

(d) — ~~Halloween pumpkin sales.~~

(e) — ~~Model homes and real estate offices.~~

(f) — ~~Continued use of an existing building during construction of a new building.~~

~~Sec. 7-9-59.6. Accessory uses permitted~~

~~The following accessory uses and structures are permitted when customarily associated with and subordinate to a permitted principal use on the same building site:~~

(a) — ~~Uses per section 7-9-137 which include:~~

(1) — ~~Accessory building(s) not usable as a guesthouse or second residential unit.~~

(2) — ~~Fences and walls.~~

(3) — ~~Garages and carports.~~

(4) — ~~Patio covers.~~

(5) — ~~Swimming pools.~~

(b) — ~~Signs per section 7-9-144 except no business signs.~~

(c) — ~~Pets and animals per section 7-9-146.3.~~

(d) — ~~Home occupations per section 7-9-146.6.~~

(e) — ~~Riding and hiking trails.~~

(f) — ~~Sale of agricultural products per sections 7-9-136.8, 7-9-136.10, and 7-9-136.12.~~

(g) — ~~Accessory uses and structures which the Director, EMA, finds to be consistent with the purpose and intent of this district.~~

~~Sec. 7-9-59.7. Prohibited uses~~

Proposed revisions have been highlighted as follows:

Neutral/No Change in Regulations – Highlighted in gray

Decrease in Regulations – Highlighted in yellow

Increase in Regulations – Highlighted in green

Notwithstanding sections ~~7-9-59.2 through 7-9-59.6~~, the following uses are specifically prohibited:

- (a) ~~Commercial stockpiling or processing of manure.~~
- (b) ~~Livestock feeding ranches.~~
- (c) ~~Uses not permitted by sections 7-9-59.2 through 7-9-59.6.~~

Sec. ~~7-9-65.~~ E1 "Estates" District regulations.

All references to this section shall include sections ~~7-9-65.1 through 7-9-65.8.~~

Sec. ~~7-9-65.1.~~ Purpose and intent.

The E1 District is established to provide for the development and maintenance of very-low density single-family residential neighborhoods in conjunction with limited agricultural uses. A rural or estate type character with open space and deep setbacks shall predominate. Only those uses are permitted that are complementary to, and can exist in harmony with, this character.

Sec. ~~7-9-65.2.~~ Principal uses permitted

The following principal uses complying with section ~~7-9-146.10~~ are permitted:

- (a) ~~Agriculture.~~
- (b) ~~Parks, playgrounds, and athletic fields (non-commercial).~~
- (c) ~~Single-family dwelling or mobilehome per section 7-9-149.5 (one (1) per building site).~~

Sec. ~~7-9-65.3.~~ Principal uses permitted subject to a site development permit

The following principal uses are permitted subject to the approval of a site development permit per section ~~7-9-150:~~

- (a) ~~Communication transmitting, reception or relay facilities.~~
- (b) ~~Grading and excavation over five thousand (5,000) cubic yards per section 7-9-139.~~
- (c) ~~Libraries and museums.~~
- (d) ~~Public/private utility buildings and structures.~~
- (e) ~~Wholesale nurseries.~~

Sec. ~~7-9-65.4.~~ Principal uses permitted subject to a use permit

- (a) ~~The following principal uses are permitted subject to the approval of a use permit by the Zoning Administrator per section 7-9-150:~~

Proposed revisions have been highlighted as follows:

Neutral/No Change in Regulations – Highlighted in gray

Decrease in Regulations – Highlighted in yellow

Increase in Regulations – Highlighted in green

-
- (1) — ~~Apiaries.~~
 - (2) — ~~Churches, temples, and other places of worship.~~
 - (3) — ~~Country clubs, golf courses, riding clubs, swimming clubs, tennis clubs and yacht clubs.~~
 - (4) — ~~Educational institutions.~~
 - (b) — ~~Any other use is permitted which the Planning Commission finds consistent with the purpose and intent of this district per section 7-9-150.~~

~~Sec. 7-9-65.5. Temporary uses permitted~~

~~Certain temporary uses, permitted per section 7-9-136, include the following:~~

- (a) — ~~Noncommercial coaches.~~
- (b) — ~~Mobilehome residence during construction of a dwelling.~~
- (c) — ~~Christmas tree sales.~~
- (d) — ~~Halloween pumpkin sales.~~
- (e) — ~~Continued use of an existing building during construction of a new building.~~

~~Sec. 7-9-65.6. Accessory uses permitted~~

~~The following accessory uses, and structures are permitted when customarily associated with and subordinate to a permitted principal use on the same building site:~~

- (a) — ~~Uses per section 7-9-137 which include:~~
 - (1) — ~~Accessory building(s) not usable as a guesthouse or second residential unit.~~
 - (2) — ~~Fences and walls.~~
 - (3) — ~~Garages and carports.~~
 - (4) — ~~Patio covers.~~
 - (5) — ~~Swimming pools.~~
- (b) — ~~Signs per section 7-9-144 except no business signs.~~
- (c) — ~~Guesthouse or second residential unit (one (1) per building site) permitted per section 7-9-146.5.~~
- (d) — ~~Pets and animals per section 7-9-146.3.~~
- (e) — ~~Home occupations per section 7-9-146.6.~~
- (f) — ~~Riding and hiking trails.~~

Proposed revisions have been highlighted as follows:

Neutral/No Change in Regulations – Highlighted in gray

Decrease in Regulations – Highlighted in yellow

Increase in Regulations – Highlighted in green

(g) ~~—— Sale of agricultural products per sections 7-9-136.8, 7-9-136.10, and 7-9-136.12.~~

(h) ~~—— Accessory uses and structures which the Director, EMA, finds consistent with the purpose and intent of this district.~~

Sec. 7-9-65.7. ~~Prohibited uses~~

~~Notwithstanding sections 7-9-65.2 through 7-9-65.6 the following uses are specifically prohibited:~~

(a) ~~—— Retail nurseries.~~

(b) ~~—— The storage of vehicles, equipment, or products related to a commercial activity not permitted in this district.~~

(c) ~~—— Uses not permitted by sections 7-9-65.2 through 7-9-65.6.~~

Sec. 7-9-66. ~~RHE "Residential Hillside Estates" District regulations.~~

~~All references to this section shall include sections 7-9-66.1 through 7-9-66.8.~~

Sec. 7-9-66.1. ~~Purpose and intent.~~

~~The RHE District is established to provide for the development and maintenance of low-medium-density single-family residential neighborhoods in hillside areas in such a manner that they may be compatible with areas of steep irregular terrain. Only those uses are permitted which are complementary to and can exist in harmony with such a hillside residential neighborhood.~~

Sec. 7-9-66.2. ~~Principal uses permitted~~

~~The following principal uses complying with section 7-9-146.10 are permitted.~~

(a) ~~—— Parks, playgrounds, and athletic fields (non-commercial).~~

(b) ~~—— Single-family dwelling or mobile home per section 7-9-149.5 (one (1) per building site).~~

Sec. 7-9-66.3. ~~Principal uses permitted subject to a site development permit~~

~~The following principal uses are permitted subject to the approval of a site development permit per section 7-9-150:~~

(a) ~~—— Communication transmitting, reception or relay facilities.~~

(b) ~~—— Grading and excavation over five thousand (5,000) cubic yards per section 7-9-139.~~

(c) ~~—— Public libraries and museums.~~

(d) ~~—— Public/private utility buildings and structures.~~

Sec. 7-9-66.4. ~~Principal uses permitted subject to a use permit~~

Proposed revisions have been highlighted as follows:

Neutral/No Change in Regulations – Highlighted in gray

Decrease in Regulations – Highlighted in yellow

Increase in Regulations – Highlighted in green

(a) — The following principal uses are permitted subject to the approval of a use permit by the Zoning Administrator per section 7-9-150:

- (1) — Apiaries.
- (2) — Churches, temples, and other places of worship.
- (3) — Country clubs, golf courses, riding clubs, swimming clubs, and tennis clubs.
- (4) — Educational institutions.
- (b) — Any other use is permitted which the Planning Commission finds consistent with the purpose and intent of this district per section 7-9-150.

Sec. 7-9-66.5. — Temporary uses permitted

Certain temporary uses, permitted per section 7-9-136, include the following:

- (a) — Model homes and real estate offices.
- (b) — Mobilehome residence during construction of a dwelling.
- (c) — Continued use of an existing building during construction of a new building.
- (d) — Christmas tree sales.
- (e) — Halloween pumpkin sales.

Sec. 7-9-66.6. — Accessory uses permitted

The following accessory uses, and structures are permitted when customarily associated with and subordinate to a permitted principal use on the same building site:

- (a) — Uses per section 7-9-137 which include:
 - (1) — Accessory building(s) not usable as a guesthouse or second residential unit.
 - (2) — Fences and walls.
 - (3) — Garages and carports.
 - (4) — Patio covers.
 - (5) — Swimming pools.
- (b) — Signs per section 7-9-144 except no business signs.
- (c) — Guesthouse or second residential unit (one (1) per building site) permitted per section 7-9-146.5.
- (d) — Noncommercial keeping of pets and animals per section 7-9-146.3.

Proposed revisions have been highlighted as follows:

Neutral/No Change in Regulations – Highlighted in gray

Decrease in Regulations – Highlighted in yellow

Increase in Regulations – Highlighted in green

(e) — ~~Home occupations per section 7-9-146.6.~~

(f) — ~~Riding and hiking trails.~~

(g) — ~~Accessory uses and structures which the Director, EMA, finds consistent with the purpose and intent of this district.~~

Sec. 7-9-66.7. — ~~Prohibited uses~~

~~Notwithstanding sections 7-9-66.2 through 7-9-66.6, the following uses are specifically prohibited:~~

(a) — ~~Keeping pets or animals for any commercial purpose unless otherwise provided for by an approved use permit.~~

(b) — ~~The storage of vehicles, equipment, or products related to a commercial activity not permitted in this district.~~

(c) — ~~Uses not permitted by sections 7-9-66.2 through 7-9-66.6.~~

Sec. 7-9-67. — ~~E4 "Small Estates" District regulations.~~

~~All references to this section shall include sections 7-9-67.1 through 7-9-67.8.~~

Sec. 7-9-67.1. — ~~Purposes and intent.~~

~~The E4 District is established to provide for the development and maintenance of low-medium density single family residential neighborhoods in which open spaces and deep setbacks predominate. Only those uses are permitted that are complementary to and can exist in harmony with such a residential neighborhood.~~

Sec. 7-9-67.2. — ~~Principal uses permitted~~

~~The following principal uses complying with section 7-9-146.10 are permitted:~~

(a) — ~~Parks, playgrounds, and athletic fields (non-commercial).~~

(b) — ~~Single family dwelling or mobilehome per section 7-9-149.5 (one (1) per building site).~~

Sec. 7-9-67.3. — ~~Principal uses permitted subject to a site development permit~~

~~The following principal uses are permitted subject to the approval of a site development permit per section 7-9-150:~~

(a) — ~~Communication transmitting, reception, or relay facilities.~~

(b) — ~~Grading and excavation over five thousand (5,000) cubic yards per section 7-9-139.~~

(c) — ~~Public libraries and museums.~~

(d) — ~~Public/private utility buildings and structures.~~

Proposed revisions have been highlighted as follows:

Neutral/No Change in Regulations – Highlighted in gray

Decrease in Regulations – Highlighted in yellow

Increase in Regulations – Highlighted in green

Sec. 7-9-67.4. ~~Principal uses permitted subject to a use permit~~

(a) ~~— The following principal uses are permitted subject to the approval of a use permit by the Zoning Administrator per section 7-9-150:~~

- (1) ~~— Apiaries.~~
- (2) ~~— Churches, temples, and other places of worship.~~
- (3) ~~— Country clubs, golf courses, riding clubs, swimming clubs, and tennis clubs.~~
- (4) ~~— Educational institutions.~~
- (b) ~~— Any other use is permitted which the Planning Commission finds consistent with the purpose and intent of this district per section 7-9-150.~~

Sec. 7-9-67.5. ~~Temporary uses permitted~~

~~Certain temporary uses, permitted per section 7-9-136, include the following:~~

- (a) ~~— Model homes and real estate offices.~~
- (b) ~~— Mobilehome residence during construction of a dwelling.~~
- (c) ~~— Continued use of an existing building during construction of a new building.~~
- (d) ~~— Christmas tree sales.~~
- (e) ~~— Halloween pumpkin sales.~~

Sec. 7-9-67.6. ~~Accessory uses permitted~~

~~The following accessory uses, and structures are permitted when customarily associated with and subordinate to a permitted principal use on the same building site:~~

- (a) ~~— Uses per section 7-9-137 which include:~~
 - (1) ~~— Accessory building(s) not usable as a guesthouse or second residential unit.~~
 - (2) ~~— Fences and walls.~~
 - (3) ~~— Garages and carports.~~
 - (4) ~~— Patio covers.~~
 - (5) ~~— Swimming pools.~~
- (b) ~~— Signs per second 7-9-144 except no business signs.~~
- (c) ~~— Guesthouse or second residential unit (one (1) per building site) permitted per section 7-9-146.5.~~

Proposed revisions have been highlighted as follows:

Neutral/No Change in Regulations – Highlighted in gray

Decrease in Regulations – Highlighted in yellow

Increase in Regulations – Highlighted in green

(d) — ~~Noncommercial keeping of pets and animals per section 7-9-146.3.~~

(e) — ~~Home occupations per section 7-9-146.6.~~

(f) — ~~Riding and hiking trails.~~

(g) — ~~Accessory uses and structures which the Director, EMA, finds consistent with the purpose and intent of this district.~~

~~Sec. 7-9-67.7. Prohibited uses~~

~~Notwithstanding sections 7-9-67.2 through 7-9-67.6, the following uses are specifically prohibited:~~

(a) — ~~Keeping pets or animals for any commercial purpose unless otherwise provided for by an approved use permit.~~

(b) — ~~The storage of vehicles, equipment, or products related to a commercial activity not permitted in this district.~~

(c) — ~~Uses not permitted by sections 7-9-67.2 through 7-9-67.6.~~

~~Sec. 7-9-68. RE "Residential Estates" District regulations.~~

~~All references to this section shall include sections 7-9-68.1 through 7-9-68.8~~

~~Sec. 7-9-68.1 Intent and Purpose~~

~~The RE District is established to provide for the development and maintenance of low-density single family residential neighborhoods in which large building sites and generous open spaces are featured. Only those uses are permitted that are complementary to and can exist in harmony with such a residential neighborhood.~~

~~Sec. 7-9-68.2. Principal uses permitted~~

~~The following principal uses complying with section 7-9-146.10 are permitted.~~

(a) — ~~Parks, playgrounds, and athletic fields (non-commercial).~~

(b) — ~~Single family dwelling or mobile home per section 7-9-149.5 (one (1) per building site).~~

~~Sec. 7-9-68.3. Principal uses permitted subject to a site development permit~~

~~The following uses are permitted subject to the approval of a site development permit per section 7-9-150:~~

(a) — ~~Communication transmitting, reception or relay facilities.~~

(b) — ~~Grading and excavation over five thousand (5,000) cubic yards per section 7-9-139.~~

Proposed revisions have been highlighted as follows:

Neutral/No Change in Regulations – Highlighted in gray

Decrease in Regulations – Highlighted in yellow

Increase in Regulations – Highlighted in green

(c) ~~Libraries and museums.~~

(d) ~~Public/private utility buildings and structures.~~

~~7-9-68.4. Principal uses permitted subject to a use permit~~

(a) ~~The following principal uses are permitted subject to the approval of a use permit by the Zoning Administrator per section 7-9-150:~~

(1) ~~Apiaries.~~

(2) ~~Churches, temples, and other places of worship.~~

(3) ~~Country clubs, golf courses, riding clubs, swimming clubs, tennis clubs and yacht clubs.~~

(4) ~~Educational institutions.~~

(b) ~~Any other use is permitted which the Planning Commission finds consistent with the purpose and intent of this district per section 7-9-150.~~

~~Sec. 7-9-68.5. Temporary uses permitted~~

~~Certain temporary uses, permitted per section 7-9-136, include the following:~~

(a) ~~Model homes and real estate offices.~~

(b) ~~Mobilehome residence during construction of a dwelling.~~

(c) ~~Continued use of an existing building during construction of a new building.~~

(d) ~~Christmas tree sales.~~

(e) ~~Halloween pumpkin sales.~~

~~Sec. 7-9-68.6. Accessory uses permitted~~

~~The following accessory uses, and structures are permitted when customarily associated with and subordinate to a permitted principal use on the same building site:~~

(a) ~~Uses per section 7-9-137 which include:~~

(1) ~~Accessory building(s) not usable as a guesthouse or second residential unit.~~

(2) ~~Fences and walls.~~

(3) ~~Garages and carports.~~

(4) ~~Patio covers.~~

(5) ~~Swimming pools.~~

(b) ~~Signs per section 7-9-144 except no business signs.~~

Proposed revisions have been highlighted as follows:

Neutral/No Change in Regulations – Highlighted in gray

Decrease in Regulations – Highlighted in yellow

Increase in Regulations – Highlighted in green

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- (c) ~~Guesthouse or second residential unit (one (1) per building site) permitted per section 7-9-146.5.~~
 - (d) ~~Noncommercial keeping of pets and animals per section 7-9-146.3.~~
 - (e) ~~Home occupations per section 7-9-146.6.~~
 - (f) ~~Riding and hiking trails.~~
 - (g) ~~Accessory uses and structures which the Director, EMA, finds consistent with the purpose and intent of this district.~~

Sec. 7-9-68.7. ~~Prohibited uses~~

Notwithstanding sections 7-9-68.2 through 7-9-68.6, the following uses are specifically prohibited:

- (a) ~~Keeping pets or animals for any commercial purpose unless otherwise provided for by an approved use permit.~~
- (b) ~~The storage of vehicles, equipment, or products related to a commercial activity not permitted in this district.~~
- (c) ~~Uses not permitted by sections 7-9-68.2 through 7-9-68.6.~~

Sec. 7-9-74. ~~R1 "Single-Family Residence" District regulations.~~

All references to this section shall include sections 7-9-74.1 through 7-9-74.8.

Sec. 7-9-74.1. ~~Purpose and intent.~~

~~The R1 District is established to provide for the development and maintenance of medium density single family detached residential neighborhoods. Only those uses are permitted that are complementary to and can exist in harmony with such a residential neighborhood.~~

Sec. 7-9-74.2. ~~Principal uses permitted~~

~~The following principal uses are permitted:~~

- (a) ~~Parks, playgrounds, and athletic fields (non-commercial).~~
- (b) ~~Single family detached dwelling or mobilehome per section 7-9-149.5 (one (1) per building site).~~

Sec. 7-9-74.3. ~~Principal uses permitted subject to a site development permit~~

~~The following principal uses are permitted subject to the approval of a site development permit per section 7-9-150:~~

- (a) ~~Communication transmitting, reception, or relay facilities.~~

Proposed revisions have been highlighted as follows:

Neutral/No Change in Regulations – Highlighted in gray

Decrease in Regulations – Highlighted in yellow

Increase in Regulations – Highlighted in green

(b) — ~~Public libraries and museums.~~

(c) — ~~Public/private utility buildings and structures.~~

~~Sec. 7-9-74.4. Principal uses permitted subject to a use permit~~

(a) — ~~The following principal uses are permitted subject to the approval of a use permit by the Zoning Administrator per section 7-9-150:~~

(1) — ~~Churches, temples, and other places of worship.~~

(2) — ~~Educational institutions.~~

(b) — ~~Any other use is permitted which the Planning Commission finds consistent with the purpose and intent of this district per section 7-9-150.~~

~~Sec. 7-9-74.5. Temporary uses permitted~~

~~Certain temporary uses, permitted per section 7-9-136, include the following:~~

(a) — ~~Christmas tree sales.~~

(b) — ~~Continued use of an existing building during construction of a new building.~~

(c) — ~~Halloween pumpkin sales.~~

(d) — ~~Mobilehome residence during construction of a dwelling.~~

(e) — ~~Model homes and real estate offices.~~

~~Sec. 7-9-74.6. Accessory uses permitted~~

~~The following accessory uses, and structures are permitted when customarily associated with and subordinate to a permitted principal use on the same building site:~~

(a) — ~~Uses per section 7-9-137 which include:~~

(1) — ~~Garages and carports.~~

(2) — ~~Fences and walls.~~

(3) — ~~Patio covers.~~

(4) — ~~Swimming pools.~~

(b) — ~~Signs per section 7-9-144 except no business signs.~~

(c) — ~~Noncommercial keeping of pets and animals per section 7-9-146.3.~~

(d) — ~~Home occupations per section 7-9-146.6.~~

(e) — ~~Riding and hiking trails.~~

(f) — ~~Accessory uses and structures which the Director, EMA, finds consistent with the purpose and intent of this district.~~

Proposed revisions have been highlighted as follows:

Neutral/No Change in Regulations – Highlighted in gray

Decrease in Regulations – Highlighted in yellow

Increase in Regulations – Highlighted in green

~~Sec. 7-9-74.7. Prohibited uses~~

~~Notwithstanding sections 7-9-74.2 through 7-9-74.6, the following uses are specifically prohibited:~~

- ~~(a) Apiaries.~~
- ~~(b) Keeping pets or animals for any commercial purpose unless otherwise provided for by an approved use permit.~~
- ~~(c) The storage of vehicles, equipment, or products related to a commercial activity not permitted in this district.~~
- ~~(d) Uses not permitted by sections 7-9-74.2 through 7-9-74.6.~~

~~Sec. 7-9-75. RS "Residential, Single-Family" District regulations.~~

~~All references to this section shall include sections 7-9-75.1 through 7-9-75.8.~~

~~Sec. 7-9-75.1. Purpose and intent.~~

~~The RS District is established to provide for the development and maintenance of medium-density single-family attached or detached residential neighborhoods in which flexibility of development and optimum utilization of each building site are featured. Only those uses are permitted that are complementary to and can exist in harmony with such a residential neighborhood.~~

~~Sec. 7-9-75.2. Principal uses permitted~~

~~The following principal uses are permitted.~~

- ~~(a) Parks, playgrounds, and athletic fields (non-commercial).~~
- ~~(b) Single-family dwelling or mobilehome per section 7-9-149.5 (one (1) per building site).~~

~~Sec. 7-9-75.3. Principal uses permitted subject to a site development permit~~

~~The following principal uses are permitted subject to the approval of a site development permit per section 7-9-150:~~

- ~~(a) Communication transmitting, reception, or relay facilities.~~
- ~~(b) Public libraries and museums.~~
- ~~(c) Public/private utility buildings and structures.~~

~~Sec. 7-9-75.4. Principal uses permitted subject to a use permit~~

- ~~(a) The following principal uses are permitted subject to the approval of a use permit by the Zoning Administrator per section 7-9-150:~~

Proposed revisions have been highlighted as follows:

Neutral/No Change in Regulations – Highlighted in gray

Decrease in Regulations – Highlighted in yellow

Increase in Regulations – Highlighted in green

(1) — Churches, temples, and other places of worship.

(2) — Educational institutions.

(b) — Any other use is permitted which the Planning Commission finds consistent with the purpose and intent of this district per section 7-9-150.

Sec. 7-9-75.5. — Temporary uses permitted

Certain temporary uses, permitted per section 7-9-136, include the following:

(a) — Model homes and real estate offices.

(b) — Mobilehome residence during construction of a dwelling.

(c) — Continued use of an existing building during construction of a new building.

(d) — Christmas tree sales.

(e) — Halloween pumpkin sales.

Sec. 7-9-75.6. — Accessory uses permitted

The following accessory uses, and structures are permitted when customarily associated with and subordinate to a permitted principal use on the same building site:

(a) — Use per section 7-9-137 which include:

(12) Fences and walls.

(13) Garages and carports.

(14) Patio covers.

(15) Swimming pools.

(b) — Signs per section 7-9-144 except no business signs.

(c) — Noncommercial keeping of pets and animals per section 7-9-146.3.

(d) — Home occupations per section 7-9-146.6.

(e) — Riding and hiking trails.

(f) — Accessory uses and structures which the Director, EMA, finds consistent with purpose and intent of this district.

Sec. 7-9-75.7. — Prohibited uses

Notwithstanding sections 7-9-75.2 through 7-9-75.6, the following uses are specifically prohibited:

(a) — Apiaries.

Proposed revisions have been highlighted as follows:

Neutral/No Change in Regulations – Highlighted in gray

Decrease in Regulations – Highlighted in yellow

Increase in Regulations – Highlighted in green

~~(b) — Keeping pets or animals for any commercial purpose unless otherwise provided for by an approved use permit.~~

~~(c) — The storage of vehicles, equipment, or products related to a commercial activity not permitted in this district.~~

~~(d) — Uses not permitted by sections 7-9-75.2 through 7-9-75.6.~~

~~Sec. 7-9-59.8. — Site development standards~~

~~(a) — Building Site Area: Seventy-two hundred (7,200) square feet minimum except per section 7-9-126.1.~~

~~(b) — Building Height: Thirty-five (35) feet maximum except per section 7-9-126.1.~~

~~(c) — Building Setbacks: Per sections 7-9-127, 7-9-128, and 7-9-137.~~

~~(d) — Building Site Coverage: Thirty-five (35) percent maximum.~~

~~(e) — Off-Street Parking: Per section 7-9-145.~~

~~(f) — Lights: All lights shall be designed and located so that direct light rays shall be confined to the premises.~~

~~(g) — [Waste Management:] Compliance with section 7-9-146.4, "Waste management and hazardous materials disclosure."~~

~~Sec. 7-9-65.8. — Site development standards~~

~~(a) — Building Site Area: One (1) acre minimum except per section 7-9-126.1.~~

~~(b) — Building Height: Thirty-five (35) feet maximum except per section 7-9-126.1.~~

~~(c) — Building Site Coverage: Thirty-five (35) percent maximum.~~

~~(d) — Building Setbacks: Per sections 7-9-127, 7-9-128 and 7-9-137.~~

~~(e) — Off-Street Parking: Per section 7-9-145.~~

~~(f) — Lights: All lights shall be designed and located so that direct light rays shall be confined to the premises.~~

~~Sec. 7-9-66.8. — Site development standards~~

~~(a) — Building Site Area: Ten thousand (10,000) square feet minimum except per section 7-9-126.1.~~

~~(b) — Building Height: Thirty-five (35) feet maximum except per section 7-9-126.1.~~

~~(c) — Building Setbacks: Per sections 7-9-127, 7-9-128, and 7-9-137.~~

~~(d) — Off-Street Parking: Per section 7-9-145.~~

~~(e) — Building Site Coverage: Thirty-five (35) percent maximum.~~

Proposed revisions have been highlighted as follows:

Neutral/No Change in Regulations – Highlighted in gray

Decrease in Regulations – Highlighted in yellow

Increase in Regulations – Highlighted in green

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- (f) ~~Light~~s: All ~~lights~~ shall be designed and located so that direct light rays shall be confined to the premises.

~~Sec. 7-9-67.8. Site development standards~~

- (a) ~~Building Site Area: Ten thousand (10,000) square feet minimum except per section 7-9-126.1.~~
- (b) ~~Building Height: Thirty-five (35) feet maximum except per section 7-9-126.1.~~
- (c) ~~Building Site Coverage: Thirty-five (35) percent maximum.~~
- (d) ~~Building Setbacks: Per sections 7-9-127, 7-9-128, and 7-9-137.~~
- (e) ~~Off Street Parking: Per section 7-9-145.~~
- (f) ~~Light~~s: All ~~lights~~ shall be designed and located so that direct light rays shall be confined to the premises.

~~Sec. 7-9-68.8. Site development standards~~

- (a) ~~Building Site Area: Twenty thousand (20,000) square feet minimum except per section 7-9-126.1.~~
- (b) ~~Building Height: Thirty-five (35) feet maximum except per section 7-9-126.1.~~
- (c) ~~Building Site Coverage: Thirty-five (35) percent maximum.~~
- (d) ~~Building Setbacks: Per sections 7-9-127, 7-9-128, and 7-9-137.~~
- (e) ~~Off Street Parking: Per section 7-9-145.~~
- (f) ~~Light~~s: All ~~lights~~ shall be designed and located so that direct light rays shall be confined to the premises.

~~Sec. 7-9-74.8. Site development standards~~

- (a) ~~Building Site Area: Seventy two hundred (7,200) square feet minimum except per section 7-9-126.1.~~
- (b) ~~Building Height: Thirty-five (35) feet maximum except per section 7-9-126.1.~~
- (c) ~~Building Setbacks: Per sections 7-9-127, 7-9-128, and 7-9-137.~~
- (d) ~~Off street Parking: Per section 7-9-145.~~
- (e) ~~Light~~s: All ~~lights~~ shall be designed and located so that direct light rays shall be confined to the premises.

~~Sec. 7-9-75.8. Site development standards~~

- (a) ~~Building Site Area: Seven thousand (7,000) square feet minimum except per section 7-9-126.1.~~

Proposed revisions have been highlighted as follows:

Neutral/No Change in Regulations – Highlighted in gray

Decrease in Regulations – Highlighted in yellow

Increase in Regulations – Highlighted in green

(b) — Building Height: Thirty-five (35) feet maximum except per section 7-9-126.1.

(c) — Building Site Coverage: Thirty-five (35) percent maximum.

(d) — Building Setbacks: Per sections 7-9-127, 7-9-128, and 7-9-137.

(e) — Off-Street Parking: Per section 7-9-145.

(f) — Lights: All lights shall be designed and located so that direct light rays shall be confined to the premises.

Sec. 7-9-76. R2D "Two-Family Residence" District regulations.

All references to this section shall include sections 7-9-76.1 through 7-9-76.8.

Sec. 7-9-76.1. Purpose and intent.

The R2D District is established to provide for the development and maintenance of medium-high-density single-family and duplex residential neighborhoods. Only those uses are permitted that are complementary to and can exist in harmony with such a residential neighborhood.

Sec. 7-9-76.2. Principal uses permitted

Any of the following principal uses are permitted:

(a) — Duplexes (one (1) per building site).

(b) — Parks, playgrounds and athletic fields (non-commercial).

(c) — Single-family dwellings or mobilehomes per section 7-9-149.5.

Sec. 7-9-76.3. Principal uses permitted subject to a site development permit

The following principal uses are permitted subject to the approval of a permit per section 7-9-150:

(a) — Communication transmitting, reception, or relay facilities.

(b) — Public libraries and museums.

(c) — Public/private utility buildings and structures.

Sec. 7-9-76.4. Principal uses permitted subject to a use permit

(a) — The following principal uses are permitted subject to the approval of a use permit by the Zoning Administrator per section 7-9-150:

(1) — Churches, temples, and other places of worship.

(2) — Educational institutions.

Proposed revisions have been highlighted as follows:

Neutral/No Change in Regulations – Highlighted in gray

Decrease in Regulations – Highlighted in yellow

Increase in Regulations – Highlighted in green

(3) — ~~Residential condominium, stock cooperative, and community apartment projects per section 7-9-147 (two (2) units maximum).~~

(b) — ~~Any other use is permitted which the Planning Commission finds consistent with the purpose and intent of this district per section 7-9-150.~~

Sec. 7-9-76.5. Temporary uses permitted

Certain temporary uses, permitted per section 7-9-136, include the following:

(a) — ~~Model homes and real estate offices.~~

(b) — ~~Mobilehome residence during construction of a dwelling.~~

(c) — ~~Christmas tree sales.~~

(d) — ~~Halloween pumpkin sales.~~

(e) — ~~Continued use of an existing building during construction of a new building.~~

Sec. 7-9-76.6. Accessory uses permitted

The following accessory uses, and structures are permitted when customarily associated with and subordinate to a permitted principal use on the same building site:

(a) — ~~Uses per section 7-9-137 which include:~~

(1) — ~~Fences and walls.~~

(2) — ~~Garages and carports.~~

(3) — ~~Patio covers.~~

(4) — ~~Swimming pools.~~

(b) — ~~Signs per section 7-9-144 except no business signs.~~

(c) — ~~Noncommercial keeping of pets and animals per section 7-9-146.3.~~

(d) — ~~Home occupations per section 7-9-146.6.~~

(e) — ~~Accessory uses and structures which the Director, EMA, finds consistent with the purpose and intent of this district.~~

Sec. 7-9-76.7. Prohibited uses

Notwithstanding sections 7-9-76.2 through 7-9-76.6, the following uses are specifically prohibited:

(a) — ~~Apiaries.~~

(b) — ~~Keeping pets or animals for any commercial purpose unless otherwise provided for by an approved use permit.~~

Proposed revisions have been highlighted as follows:

Neutral/No Change in Regulations – Highlighted in gray

Decrease in Regulations – Highlighted in yellow

Increase in Regulations – Highlighted in green

(c) — ~~The storage of vehicles, equipment, or products related to a commercial activity not permitted in this district.~~

(d) — ~~Uses not permitted by sections 7-9-76.2 through 7-9-76.6.~~

~~Sec. 7-9-77. R2 "Multifamily Dwellings" District regulations.~~

~~All references to this section shall include sections 7-9-77.1 through 7-9-77.8.~~

~~Sec. 7-9-77.1. Purpose and intent.~~

~~The R2 District is established to provide for the development and maintenance of very-high density multifamily residential neighborhoods with a low building height and a minimum amount of open space. Those uses are permitted that are complementary to and compatible with such a residential neighborhood.~~

~~Sec. 7-9-77.2. Principal uses permitted~~

~~The following principal uses are permitted.~~

(a) — ~~Multifamily projects of four (4) or less dwelling units.~~

(b) — ~~Parks, playgrounds, and athletic fields (non-commercial).~~

(c) — ~~Single-family dwellings and mobilehomes per section 7-9-149.~~

~~Sec. 7-9-77.3. Principal uses subject to a site development permit~~

~~The following principal uses are permitted subject to the approval of a site development per section 7-9-150:~~

(a) — ~~Communication transmitting, reception, or relay facilities.~~

(b) — ~~Fire and police stations.~~

(c) — ~~Libraries and museums.~~

(d) — ~~Multifamily projects of five (5) or more dwelling units (except condominium, stock cooperative, and community apartment projects) per section 7-9-146.7.~~

(e) — ~~Public/private utility buildings and structures.~~

~~Sec. 7-9-77.4. Principal uses permitted subject to a use permit~~

(a) — ~~The following principal uses are permitted subject to the approval of a use permit by the Zoning Administrator per section 7-9-150:~~

(1) ~~Churches, temples, and other places of worship.~~

(2) ~~Educational institutions.~~

(3) ~~Mobilehome developments per section 7-9-149.~~

Proposed revisions have been highlighted as follows:

Neutral/No Change in Regulations – Highlighted in gray

Decrease in Regulations – Highlighted in yellow

Increase in Regulations – Highlighted in green

(4) ~~Residential condominium, stock cooperative, and community apartment projects per section 7-9-146.7.~~

(5) ~~Wireless Communication facilities.~~

~~(b) — The following principal uses are permitted subject to the approval of a use permit by the Planning Commission per section 7-9-150.~~

~~(1) — Residential planned (unit) developments per site development standards of section 7-9-110.~~

~~(2) — Any other use which the Planning Commission finds consistent with the purpose and intent of this district.~~

~~Sec. 7-9-77.5. — Temporary uses permitted~~

~~Certain temporary uses, permitted per section 7-9-136, include the following:~~

~~(a) — Christmas tree sales.~~

~~(b) — Halloween pumpkin sales.~~

~~Sec. 7-9-77.6. — Accessory uses permitted~~

~~The following accessory uses, and structures are permitted when customarily associated with and subordinate to a permitted principal use on the same building site:~~

~~(a) — Uses per section 7-9-137 which include:~~

~~(1) — Detached buildings.~~

~~(2) — Fences and walls.~~

~~(3) — Garages and carports.~~

~~(4) — Patio covers.~~

~~(5) — Swimming pools.~~

~~(b) — Signs per section 7-9-144 except no business signs.~~

~~(c) — Noncommercial keeping of pets and animals per section 7-9-146.3.~~

~~(d) — Home occupations per section 7-9-146.6.~~

~~(e) — Accessory uses and structures which the Director, EMA, finds consistent with the purpose and intent of this district.~~

~~Sec. 7-9-77.7. — Prohibited uses~~

~~Notwithstanding sections 7-9-77.2 through 7-9-77.6, the following uses are specifically prohibited:~~

~~(a) — Keeping pets or animals for any commercial purpose.~~

Proposed revisions have been highlighted as follows:

Neutral/No Change in Regulations – Highlighted in gray

Decrease in Regulations – Highlighted in yellow

Increase in Regulations – Highlighted in green

(b) — The storage of vehicles, equipment, or products related to a commercial activity not permitted in this district.

(c) — Uses not permitted by sections 7-9-77.2 through 7-9-77.6.

Sec. 7-9-78. — R3 "Apartment" District regulations.

All references to this section shall include sections 7-9-78.1 through 7-9-78.8.

Sec. 7-9-78.1. — Purpose and intent.

— See The R3 District is established to provide for the development and maintenance of very high density multi-family residential neighborhoods with taller buildings and a minimum amount of open space. Only those uses which are compatible with very high density residential uses are permitted.

Sec. 7-9-78.2. — Principal uses permitted

The following principal uses are permitted:

- (a) — Boarding houses serving six (6) or fewer persons.
- (b) — Multifamily projects of four (4) or less dwelling units.
- (c) — Parks, playgrounds, and athletic fields (non-commercial).
- (d) — Single-family dwellings and mobilehomes per section 7-9-149.

Sec. 7-9-78.3. — Principal uses permitted subject to a site development permit

The following principal uses are permitted subject to the approval of a site development permit per section 7-9-150:

- (a) — Boarding and rooming houses serving more than six (6) persons.
- (b) — Communication transmitting, reception, or relay facilities.
- (c) — Fire and police stations.
- (d) — Fraternity or sorority houses.
- (e) — Libraries and museums.
- (f) — Multifamily projects of five (5) or more dwelling units (except condominium, stock cooperative, and community apartment projects) per section 7-9-146.7.
- (g) — Public/private utility buildings and structures.

Sec. 7-9-78.4. — Principal uses permitted subject to a use permit

- (a) — The following principal uses are permitted subject to the approval of a use permit by the Zoning Administrator per section 7-9-150:
 - (1) — Churches, temples, and other places of worship.

Proposed revisions have been highlighted as follows:

Neutral/No Change in Regulations – Highlighted in gray

Decrease in Regulations – Highlighted in yellow

Increase in Regulations – Highlighted in green

-
- (2) — ~~Educational institutions.~~
 - (3) — ~~Hotels~~
 - (4) — ~~Mobilehome developments per section 7-9-149.~~
 - (5) — ~~Residential condominium, stock cooperative, and community apartment projects per section 7-9-146.7.~~
 - (b) — ~~The following principal uses are permitted subject to the approval of a use permit by the Planning Commission per section 7-9-150.~~
 - (1) — ~~Residential planned (unit) developments per site development standards of section 7-9-110.~~
 - (2) — ~~Any other use which the Planning Commission finds consistent with the purpose and intent of this district.~~

Sec. 7-9-78.5. — Temporary uses permitted

Certain temporary uses, permitted per section 7-9-136, include the following:

- (a) — ~~Christmas tree sales.~~
- (b) — ~~Halloween pumpkin sales.~~

Sec. 7-9-78.6. — Accessory uses permitted

The following accessory uses, and structures are permitted when customarily associated with and subordinate to a permitted principal use on the same building site:

- (a) — ~~Uses per section 7-9-137 which include:~~
 - (1) — ~~Detached buildings.~~
 - (2) — ~~Fences and walls.~~
 - (3) — ~~Garages and carports.~~
 - (4) — ~~Patio covers.~~
 - (5) — ~~Swimming pools.~~
- (b) — ~~Signs per section 7-9-144 except no business signs.~~
- (c) — ~~Noncommercial keeping of pets and animals per section 7-9-146.3.~~
- (d) — ~~Home occupations per section 7-9-146.6.~~
- (e) — ~~Accessory uses and structures which the Director, EMA, finds consistent with the purpose and intent of this district.~~

Sec. 7-9-78.7. — Prohibited uses

Proposed revisions have been highlighted as follows:

Neutral/No Change in Regulations – Highlighted in gray

Decrease in Regulations – Highlighted in yellow

Increase in Regulations – Highlighted in green

Notwithstanding sections ~~7-9-78.2 through 7-9-78.6~~, the following uses are specifically prohibited:

- (a) ~~Keeping pets or animals for any commercial purpose.~~
- (b) ~~The storage of vehicles, equipment, or products related to a commercial activity not permitted in this district.~~
- (c) ~~Uses not permitted by sections 7-9-78.2 through 7-9-78.6.~~

~~Sec. 7-9-79. – R4 "Suburban Multifamily Residential" District regulations.~~

~~All references to this section shall include sections 7-9-79.1 through 7-9-79.8.~~

~~Sec. 7-9-79.1. – Purpose and intent.~~

~~—The R4 District is established to provide for the development and maintenance of high-density multi-family residential neighborhoods with a moderate amount of open spaces. Only those uses are permitted that are complementary to and are compatible with such a residential neighborhood.~~

~~Sec. 7-9-79.2. – Principal uses permitted~~

~~The following principal uses are permitted:~~

- (a) ~~Multifamily projects of four (4) or less dwelling units.~~
- (b) ~~Parks, playgrounds, and athletic fields (non-commercial).~~
- (c) ~~Single-family dwellings or mobilehomes per section 7-9-149.~~

~~Sec. 7-9-79.3. – Principal uses permitted subject to a site development permit~~

~~The following principal uses are permitted subject to the approval of a site development permit per section 7-9-150:~~

- (a) ~~Communication transmitting, reception, or relay facilities.~~
- (b) ~~Fire and police stations.~~
- (c) ~~Libraries and museums.~~
- (d) ~~Multifamily projects of five (5) or more dwelling units (except condominium, stock cooperative, and community apartment projects) per section 7-9-146.7.~~
- (e) ~~Public/private utility buildings and structures.~~

~~Sec. 7-9-79.4. – Principal uses permitted subject to a use permit~~

- (a) ~~The following principal uses are permitted subject to the approval of a use permit by the Zoning Administrator per section 7-9-150:~~
 - (1) ~~Churches, temples, and other places of worship.~~

Proposed revisions have been highlighted as follows:

Neutral/No Change in Regulations – Highlighted in gray

Decrease in Regulations – Highlighted in yellow

Increase in Regulations – Highlighted in green

(2) — Educational institutions.

(3) — Mobilehome developments per section 7-9-149.

(4) — Residential condominium, stock cooperative, and community apartment projects per section 7-9-146.7.

(b) — The following principal uses are permitted subject to the approval of a use permit by the Planning Commission per section 7-9-150.

(1) — Residential planned (unit) developments per site development standards of section 7-9-110.

(2) — Any other use which the Planning Commission finds consistent with the purpose and intent of this district.

Sec. 7-9-79.5. — Temporary uses permitted

Certain temporary uses, permitted per section 7-9-136, include the following:

(a) — Christmas tree sales.

(b) — Halloween pumpkin sales.

Sec. 7-9-79.6. — Accessory uses permitted

The following accessory uses, and structures are permitted when customarily associated with and subordinate to a permitted principal use on the same building site:

(a) — Uses per section 7-9-137 which include:

(1) — Detached buildings.

(2) — Fences and walls.

(3) — Garages and carports.

(4) — Patio covers.

(5) — Swimming pools.

(b) — Signs per section 7-9-144 except no business signs.

(c) — Noncommercial keeping of pets and animals per section 7-9-146.3.

(d) — Home occupations, per section 7-9-146.6.

(e) — Accessory uses and structures which the Director, EMA, finds consistent with the purpose and intent of this district.

Sec. 7-9-79.7. — Prohibited uses

Notwithstanding sections 7-9-79.2 through 7-9-79.6, the following uses are specifically prohibited:

Proposed revisions have been highlighted as follows:

Neutral/No Change in Regulations – Highlighted in gray

Decrease in Regulations – Highlighted in yellow

Increase in Regulations – Highlighted in green

-
- (a) — ~~Keeping pets or animals for any commercial purpose.~~
 - (b) — ~~The storage of vehicles, equipment, or products related to a commercial activity not permitted in this district.~~
 - (c) — ~~Uses not permitted by sections 7-9-79.2 through 7-9-79.6.~~

~~Sec. 7-9-76.8. — Site development standards~~

- (a) — ~~Building Site Area: Seventy two hundred (7,200) square feet minimum except per section 7-9-126.1.~~
- (b) — ~~Building Height: Thirty five (35) feet maximum except per section 7-9-126.1.~~
- (c) — ~~Building Site Coverage: Sixty (60) percent maximum.~~
- (d) — ~~Building Setbacks: Per sections 7-9-127, 7-9-128, and 7-9-137.~~
- (e) — ~~Off Street Parking: Per section 7-9-145.~~
- (f) — ~~Lights: All lights shall be designed and located so that direct light rays shall be confined to the premises.~~

~~Sec. 7-9-77.8. — R2 "Multifamily Dwellings" — Site development standards~~

- (a) — ~~Building site area. Seven thousand two hundred (7,200) square feet minimum except per section 7-9-126.1.~~
- (b) — ~~Building height. Thirty five (35) feet maximum except per section 7-9-126.1.~~
- (c) — ~~Area per unit. One thousand (1,000) square feet minimum net land area per dwelling unit except per section 7-9-126.1.~~
- (d) — ~~Distance between principal structures. Ten (10) feet minimum.~~
- (e) — ~~Building setbacks. Per sections 7-9-127, 7-9-128, and 7-9-137.~~
- (f) — ~~Off-street parking. Per section 7-9-145.~~
- (g) — ~~Lights. All lights shall be designed and located so that direct light rays shall be confined to the premises.~~

~~7-9-78.8. — R3 "Apartment" — Site development standards~~

- (a) — ~~Building site area. Seven thousand two hundred (7,200) square feet minimum except per section 7-9-126.1.~~
- (b) — ~~Building height. Sixty five (65) feet maximum except per section 7-9-126.1.~~
- (c) — ~~Area per unit. One thousand (1,000) square feet minimum net land area per dwelling unit unless otherwise provided for by an approved use permit.~~
- (d) — ~~Distance between principal structures. Fifteen (15) feet minimum.~~

Proposed revisions have been highlighted as follows:

Neutral/No Change in Regulations – Highlighted in gray

Decrease in Regulations – Highlighted in yellow

Increase in Regulations – Highlighted in green

(e) ~~Building setbacks. Per sections 7-9-127, 7-9-128, and 7-9-137.~~

(f) ~~Off-street parking. Per section 7-9-145.~~

(g) ~~Lights. All lights shall be designed and located so that direct light rays shall be confined to the premises.~~

Sec. 7-9-79.8. ~~R4 "Suburban Multifamily Residential" Site development standards~~

(a) ~~Building site area. Seven thousand two hundred (7,200) square feet minimum except per section 7-9-126.1.~~

(b) ~~Building height. Thirty five (35) feet maximum except per section 7-9-126.1.~~

(c) ~~Area per unit. Three thousand (3,000) square feet minimum net land area per dwelling unit except per section 7-9-126.1.~~

(d) ~~Distance between principal structures. Fifteen (15) feet minimum.~~

(e) ~~Building setbacks. Per sections 7-9-127, 7-9-128, and 7-9-137.~~

(f) ~~Off-street parking. Per section 7-9-145.~~

(g) ~~Lights. All lights shall be designed and located so that direct light rays shall be confined to the premises.~~

Sec. 7-9-80.2 Principal Uses Permitted

~~The following principal uses are permitted:~~

(a) ~~Parks, playgrounds, and athletic fields (non-commercial).~~

(b) ~~Single family dwelling or mobilehome per section 7-9-149.5 (one (1) per building site).~~

Sec. 7-9-80.3 Principal Uses Permitted Subject To A Site Development Permit

~~The following principal uses are permitted subject to the approval of a site development permit per section 7-9-150:~~

(a) ~~Churches, temples, and other places of worship.~~

(b) ~~Civic and government uses.~~

(c) ~~Libraries and museums.~~

(d) ~~Professional and administrative offices.~~

(e) ~~Public/private utility buildings and structures.~~

Sec. 7-9-80.4 Principal Uses Permitted Subject To A Use Permit

~~The following principal uses are permitted subject to the approval of a use permit by the Zoning Administrator per section 7-9-150:~~

Proposed revisions have been highlighted as follows:

Neutral/No Change in Regulations – Highlighted in gray

Decrease in Regulations – Highlighted in yellow

Increase in Regulations – Highlighted in green

-
- (a) — Educational institutions.
 - (b) — Multifamily projects of four (4) or less dwelling units.
 - (c) — Wireless communications facilities.
 - (d) — Any other use is permitted which the Planning Commission finds consistent with the purpose and intent of this district per section 7-9-150.

Sec. 7-9-80.5 Temporary Uses Permitted

Certain temporary uses, permitted per section 7-9-136, include the following:

- (a) — Christmas tree sales.
- (b) — Halloween pumpkin sales.
- (c) — Commercial coaches.

Sec. 7-9-80.6 Accessory Uses Permitted

The following accessory uses, and structures are permitted when customarily associated with and subordinate to a permitted principal use on the same building site:

- (a) — Uses per section 7-9-137 which include:
 - (1) — Garages and carports.
 - (2) — Fences and walls.
 - (3) — Patio covers.
 - (4) — Swimming pools.
- (a) — Signs per section 7-9-144 except no business signs, roof signs, or projecting signs.
- (b) — Noncommercial keeping of pets and animals per section 7-9-146.3.
- (c) — Home occupations per section 7-9-146.6.
- (d) — Accessory uses and structures which the Director, EMA, finds consistent with the purpose and intent of this district.

Sec. 7-9-80.7 Prohibited Uses

Notwithstanding sections 7-9-80.2 through 7-9-80.6, the following uses are specifically prohibited:

- (a) — Keeping pets or animals for any commercial purpose.
- (b) — Uses not permitted by sections 7-9-80.2 through 7-9-80.6.

Sec. 7-9-84.2 Principal Uses Permitted Subject To A Site Development Permit

Proposed revisions have been highlighted as follows:

Neutral/No Change in Regulations – Highlighted in gray

Decrease in Regulations – Highlighted in yellow

Increase in Regulations – Highlighted in green

The following principal uses shall be permitted subject to the approval of a site development permit per section 7-9-150:

- (a) ~~Administrative/professional offices (except as exempted per section 7-9-150.10).~~
- (b) ~~Animal clinics per section 7-9-146.1.~~
- (c) ~~Automobile parking lots and structures per section 7-9-145.~~
- (d) ~~Automobile repair specialty shops.~~
- (e) ~~Churches, temples, and other places of worship.~~
- (f) ~~Civic and government uses.~~
- (g) ~~Commercial recreation.~~
- (h) ~~Wireless communications facilities (unless within one hundred (100) feet of a residential or open space zoning district, as defined by 7-9-146.13, as measured from the parcel line).~~
- (i) ~~Financial institutions.~~
- (j) ~~Hotels and motels.~~
- (k) ~~Libraries and museums.~~
- (l) ~~Public/private utility buildings and structures.~~
- (m) ~~Restaurants.~~
- (n) ~~Retail/service businesses (except as exempted per section 7-9-150.10).~~
- (o) ~~Wholesale business offices with samples on the premises but not to include warehousing.~~

Sec. 7-9-84.3 Principal Uses Permitted Subject To A Use Permit

- (a) The following principal uses are permitted subject to the approval of a use permit by the Zoning Administrator per section 7-9-150:
 - (1) ~~Automobile service stations per the standards in section 7-9-114.~~
 - (2) ~~Helistops.~~
 - (3) ~~Hospitals.~~
 - (4) ~~Mini-storage facilities.~~
 - (5) ~~Mortuaries and crematories.~~
 - (6) ~~Outdoor advertising signs per section 7-9-144.~~

Proposed revisions have been highlighted as follows:

Neutral/No Change in Regulations – Highlighted in gray

Decrease in Regulations – Highlighted in yellow

Increase in Regulations – Highlighted in green

(7) ~~Vehicle washing facilities.~~

(8) ~~Warehouses.~~

(9) ~~Wireless communications facilities (if within one hundred (100) feet of a residential or open space zoning district, as defined by 7-9-146.13, as measured from the parcel line).~~

(b) ~~Any other use is permitted which the Planning Commission finds consistent with the purpose and intent of this district per section 7-9-150.~~

Sec. 7-9-84.4 Temporary Uses Permitted

Certain temporary uses, permitted per section 7-9-136, include the following:

(a) ~~Commercial coaches.~~

(b) ~~Christmas tree sales.~~

(c) ~~Halloween pumpkin sales.~~

Sec. 7-9-84.5 Accessory Uses Permitted

The following accessory uses and structures are permitted when customarily associated with and subordinate to a permitted principal use on the same building site:

(a) ~~Uses per section 7-9-137 which include:~~

(1) ~~Detached buildings.~~

(2) ~~Fences and walls.~~

(b) ~~Signs per section 7-9-144.~~

(c) ~~Accessory uses and structures which the Director, EMA, finds to be consistent with the purpose and intent of this district.~~

Sec. 7-9-84.6. ~~Prohibited uses.~~

Notwithstanding sections 7-9-84.2 through 7-9-84.5, the following uses are specifically prohibited:

(a) ~~Automobile wrecking, junk and salvage yards.~~

(b) ~~Bottling plants.~~

(c) ~~Contractors' storage and equipment yards, work and fabricating areas.~~

(d) ~~Rental and sales agencies for agricultural, industrial and construction equipment.~~

(e) ~~Vehicle engine/transmission rebuilding, tire retreading, body repair and paint shops.~~

Proposed revisions have been highlighted as follows:

Neutral/No Change in Regulations – Highlighted in gray

Decrease in Regulations – Highlighted in yellow

Increase in Regulations – Highlighted in green

(f) ~~Welding shops and metal plating.~~

(g) ~~Uses not permitted by sections 7-9-84.2 through 7-9-84.5. 9-84.6 Prohibited Uses~~

Sec. 7-9-85.2. ~~Principal uses permitted subject to a site development permit.~~

The following principal uses shall be permitted subject to the approval of a site development permit per section 7-9-150:

(a) ~~Administrative/professional offices (except as exempted per sec. 7-9-150.10).~~

(b) ~~Animal clinics and hospitals per section 7-9-146.1.~~

(c) ~~Automobile parking lots and structures per section 7-9-145.~~

(d) ~~Automobile repair specialty shops.~~

(e) ~~Civic and government uses.~~

(f) ~~Commercial recreation.~~

(g) ~~Wireless communications facilities (unless within one hundred (100) feet of a residential or open space zoning district, as defined by 7-9-146.13, as measured from the parcel line).~~

(h) ~~Financial institutions.~~

(i) ~~Hotels and motels.~~

(j) ~~Libraries and museums.~~

(k) ~~Public/private utility buildings and structures.~~

(l) ~~Restaurants.~~

(m) ~~Retail/service businesses (except as exempted per section 7-9-150.10).~~

(n) ~~Vehicle washing facilities.~~

(o) ~~Wholesale businesses.~~

Sec. 7-9-85.3. ~~Principal uses permitted subject to a use permit.~~

(a) ~~The following principal uses are permitted subject to the approval of a use permit by the Zoning Administrator per section 7-9-150:~~

(1) ~~Automobile and truck maintenance and repair.~~

(2) ~~Automobile and truck paint shops.~~

(3) ~~Automobile service stations per the standards in section 7-9-114.~~

(4) ~~Automobile wrecking and salvage yards.~~

Proposed revisions have been highlighted as follows:

Neutral/No Change in Regulations – Highlighted in gray

Decrease in Regulations – Highlighted in yellow

Increase in Regulations – Highlighted in green

-
- (5) — Bottling plants.
 - (6) — Cleaning, dyeing and laundry plants.
 - (7) — Contractors' storage yards, work and fabricating areas.
 - (8) — Helistops.
 - (9) — Metal plating.
 - (10) — Mini-storage facilities.
 - (11) — Mortuaries and crematories.
 - (12) — Outdoor advertising signs per section 7-9-144.
 - (13) — Storage of automobiles, trucks, trailers, boats, motorcycles and other types of vehicles and equipment.
 - (14) — Tire retreading.
 - (15) — Warehouses.
 - (16) — Welding shops.
 - (17) — Recycling and transfer/materials recovery facilities per section 7-9-146.12.
 - (18) — Wireless communications facilities (if within one hundred (100) feet of a residential or open space zoning district, as defined by 7-9-146.13, as measured from the parcel line).
 - (b) — Any other use is permitted which the Planning Commission finds consistent with the purpose and intent of this district per section 7-9-150.

~~Sec. 7-9-85.4. Temporary uses permitted.~~

~~Certain temporary uses, permitted per section 7-9-136, include the following:~~

- ~~(a) — Commercial coaches.~~
- ~~(b) — Christmas tree sales.~~
- ~~(c) — Halloween pumpkin sales.~~

~~Sec. 7-9-85.5. Accessory uses permitted.~~

~~The following accessory uses and structures are permitted when customarily associated with and subordinate to a permitted principal use on the same building site:~~

- ~~(a) — Uses per section 7-9-137 which include:~~
 - ~~(1) — Detached buildings.~~

Proposed revisions have been highlighted as follows:

Neutral/No Change in Regulations – Highlighted in gray

Decrease in Regulations – Highlighted in yellow

Increase in Regulations – Highlighted in green

(2) — Fences and walls.

(b) — Signs per section 7-9-144.

(c) — Accessory uses and structures which the Director, EMA, finds to be consistent with the purpose and intent of this district.

Sec. 7-9-85.6. Prohibited uses.

Uses not permitted by sections 7-9-85.2 through 7-9-85.5 are specifically prohibited.

7-9-87.2 Principal Uses Permitted Subject To A Site Development Permit

The following principal uses shall be permitted subject to the approval of a site development permit per section 7-9-150:

(a) — Administrative/professional offices (except as exempted per sec. 7-9-150.10).

(b) — Animal clinics per section 7-9-146.1.

(c) — Automobile parking lots and structures per section 7-9-145.

(d) — Automobile repair specialty shops.

(e) — Churches, temples, and other places of worship.

(f) — Civic and government uses.

(g) — Commercial recreation.

(h) — Wireless communications facilities (unless within one hundred (100) feet of a residential or open space zoning district, as defined by 7-9-146.13, as measured from the parcel line).

(i) — Financial institutions.

(j) — Libraries and museums.

(k) — Public/private utility buildings and structures.

(l) — Restaurants.

(m) — Retail/service businesses (except as exempted per section 7-9-150.10).

(n) — Wholesale businesses without warehousing.

Sec. 7-9-87.3. Principal uses permitted subject to a use permit.

(a) — The following principal uses are permitted subject to the approval of a use permit by the Zoning Administrator per section 7-9-150:

(1) — Automobile service stations per the standards in section 7-9-114.

(2) — Helistops.

Proposed revisions have been highlighted as follows:

Neutral/No Change in Regulations – Highlighted in gray

Decrease in Regulations – Highlighted in yellow

Increase in Regulations – Highlighted in green

(3) — Hospitals.

(4) — Hotels and motels.

(5) — Mini-storage facilities.

(6) — Mortuaries and crematories.

(7) — Outdoor advertising signs per section 7-9-144.

(8) — Vehicle washing facilities.

(9) — Wireless communications facilities (if within one hundred (100) feet of a residential or open space zoning district, as defined by 7-9-146.13, as measured from the parcel line).

(b) — Any other use is permitted which the Planning Commission finds consistent with the purpose and intent of this district per section 7-9-150.

~~Sec. 7-9-87.4. Temporary uses permitted.~~

Certain temporary uses, permitted per section 7-9-136, include the following:

(a) — Commercial coaches.

(b) — Christmas tree sales facility.

(c) — Halloween pumpkin sales.

~~Sec. 7-9-87.5. Accessory uses permitted.~~

The following accessory uses and structures are permitted when customarily associated with and subordinate to a permitted principal use on the same building site:

(a) — Uses per section 7-9-137 which include:

(1) — Detached buildings.

(2) — Fences and walls.

(b) — Signs per section 7-9-144.

(c) — Accessory uses and structures which the Director, EMA, finds to be consistent with the purpose and intent of this district.

~~Sec. 7-9-87.6. Prohibited uses.~~

Notwithstanding sections 7-9-87.2 through 7-9-87.5, the following uses are specifically prohibited:

(a) — Automobile wrecking, junk and salvage yards.

(b) — Bottling plants.

Proposed revisions have been highlighted as follows:

Neutral/No Change in Regulations – Highlighted in gray

Decrease in Regulations – Highlighted in yellow

Increase in Regulations – Highlighted in green

-
- (c) — ~~Cleaning, dyeing and laundry plants.~~
 - (d) — ~~Contractors' storage and equipment yards, work and fabricating areas.~~
 - (e) — ~~Rental and sales agencies for agricultural, industrial and construction equipment.~~
 - (f) — ~~Vehicle engine/transmission rebuilding, tire retreading, body repair and paint shops.~~
 - (g) — ~~Welding shops and metal plating.~~
 - (h) — ~~Uses not permitted by sections 7-9-87.2 through 7-9-87.5~~

Sec. 7-9-88.2. ~~Principal uses permitted subject to a site development permit.~~

The following principal uses shall be permitted subject to the approval of a site development permit per section 7-9-150:

- (a) — ~~Animal clinics per section 7-9-146.1.~~
- (b) — ~~Automobile parking lots and structures per section 7-9-145.~~
- (c) — ~~Automobile repair specialty shops.~~
- (d) — ~~Bus, railroad and taxi stations.~~
- (e) — ~~Commercial recreation.~~
- (f) — ~~Wireless communications facilities (unless within one hundred (100) feet of a residential or open space zoning district, as defined by 7-9-146.13, as measured from the parcel line).~~
- (g) — ~~Financial institutions.~~
- (h) — ~~Hotels and motels.~~
- (i) — ~~Police and fire stations.~~
- (j) — ~~Public/private utility buildings and structures.~~
- (k) — ~~Restaurants.~~
- (l) — ~~Retail/service businesses (except as exempted per section 7-9-150.10).~~

Sec. 7-9-88.3. ~~Principal uses permitted subject to a use permit.~~

- (a) — The following principal uses are permitted subject to the approval of a use permit by the Zoning Administrator per section 7-9-150:
 - (1) — ~~Automobile and truck maintenance and repair.~~
 - (2) — ~~Automobile service stations per the Standards in section 7-9-114.~~

Proposed revisions have been highlighted as follows:

Neutral/No Change in Regulations – Highlighted in gray

Decrease in Regulations – Highlighted in yellow

Increase in Regulations – Highlighted in green

-
- (3) — Impound and auto storage yards.
 - (4) — Mini storage facilities.
 - (5) — Outdoor advertising signs per section 7-9-144.
 - (6) — Rental and sales agencies for agricultural, industrial and construction equipment.
 - (7) — Vehicle washing facilities.
 - (8) — Recycling and transfer/materials recovery facilities per section 7-9-146.12.
 - (9) — Wireless communications facilities (if within one hundred (100) feet of a residential or open space zoning district, as defined by 7-9-146.13, as measured from the parcel line).
 - (b) — Any other use is permitted which the Planning Commission finds consistent with the purpose and intent of this district per section 7-9-150.

~~Sec. 7-9-88.4. Temporary uses permitted.~~

~~Certain temporary uses, permitted per section 7-9-136, include the following:~~

- ~~(a) — Commercial coaches.~~
- ~~(b) — Christmas tree sales.~~
- ~~(c) — Halloween pumpkin sales.~~

~~Sec. 7-9-88.5. Accessory uses permitted.~~

~~The following accessory uses and structures are permitted when customarily associated with and subordinate to a permitted principal use on the same building site:~~

- ~~(a) — Uses per section 7-9-137 which include:
 - ~~(1) — Detached buildings.~~
 - ~~(2) — Fences and walls.~~~~
- ~~(b) — Signs per section 7-9-144.~~
- ~~(c) — Accessory uses and structures which the Director, EMA, finds to be consistent with the purpose and intent of this district.~~

~~Sec. 7-9-88.6. Prohibited uses.~~

~~Uses not permitted by sections 7-9-88.2 through 7-9-88.5 are specifically prohibited.~~

~~Sec. 7-9-89.2. Principal uses permitted subject to a site development permit.~~

Proposed revisions have been highlighted as follows:

Neutral/No Change in Regulations – Highlighted in gray

Decrease in Regulations – Highlighted in yellow

Increase in Regulations – Highlighted in green

The following principal uses shall be permitted subject to the approval of a site development permit per section 7-9-150:

- (a) ~~Administrative/professional offices (except as exempted per sec. 7-9-150.10).~~
- (b) ~~Animal clinics per section 7-9-146.1.~~
- (c) ~~Civic and government uses.~~
- (d) ~~Churches, temples, and other places of worship.~~
- (e) ~~Wireless communications facilities (unless within one hundred (100) feet of a residential or open space zoning district, as defined by 7-9-146.13, as measured from the parcel line).~~
- (f) ~~Financial institutions.~~
- (g) ~~Libraries and museums.~~
- (h) ~~Public/private utility buildings and structures.~~
- (i) ~~Restaurants.~~
- (j) ~~Retail/service businesses (except as exempted per section 7-9-150.10).~~

~~Sec. 7-9-89.3. Principal uses permit subject to a use permit.~~

- (a) ~~The following principal uses are permitted subject to the approval of a use permit by the Zoning Administrator per section 7-9-150:~~
 - (1) ~~Automobile service stations per the standards in section 7-9-114.2~~
 - (2) ~~Mini-storage facilities.~~
 - (3) ~~Wireless communications facilities (if with within one hundred (100) feet of a residential or open space zoning district, as defined by 7-9-146.13, as measured from the parcel line).~~
- (b) ~~Any other use is permitted which the Planning Commission finds consistent with the purpose and intent of this district per section 7-9-150.~~

~~Sec. 7-9-89.4. Temporary use permitted.~~

~~Certain temporary uses, permitted per section 7-9-136, include the following:~~

- (a) ~~Commercial coaches.~~
- (b) ~~Christmas tree sales.~~
- (c) ~~Halloween pumpkin sales.~~

~~Sec. 7-9-89.5. Accessory uses permitted.~~

Proposed revisions have been highlighted as follows:

Neutral/No Change in Regulations – Highlighted in gray

Decrease in Regulations – Highlighted in yellow

Increase in Regulations – Highlighted in green

~~The following accessory uses and structures are permitted when customarily associated with and subordinate to a permitted principal use on the same building site:~~

- ~~(a) — Uses per section 7-9-137 which include:
 - ~~(1) — Detached buildings.~~
 - ~~(2) — Fences and walls.~~~~
- ~~(b) — Signs per section 7-9-144, except no business signs, roof signs, or projecting signs.
 - ~~(1) — *Wall signs.* There shall be no more than one (1) such sign per public entrance for each use.~~
 - ~~(2) — *Freestanding signs.* Not more than one (1) freestanding sign shall be permitted on each site.~~~~
- ~~(c) — Accessory uses and structures which the Director, EMA, finds to be consistent with the purpose and intent of this district.~~

~~Sec. 7-9-89.6. Prohibited uses.~~

~~Notwithstanding sections 7-9-89.2 through 7-9-89.5, the following uses are specifically prohibited:~~

- ~~(a) — Automobile wrecking, junk and salvage yards.~~
- ~~(b) — Bottling plants.~~
- ~~(c) — Cleaning, dyeing and laundry plants.~~
- ~~(d) — Commercial recreation.~~
- ~~(e) — Contractors storage and equipment yards, work and fabricating areas.~~
- ~~(f) — Hotels and motels.~~
- ~~(g) — Rental and sales agencies for agricultural, industrial, and construction equipment.~~
- ~~(h) — Rental and sales agencies for automobiles, trailers, boats and trucks.~~
- ~~(i) — Residential uses.~~
- ~~(j) — Vehicle engine/transmission rebuilding, tire retreading, body repair and paint shops.~~
- ~~(k) — Vehicle washing facilities.~~
- ~~(l) — Welding shops and metal plating.~~
- ~~(m) — Wholesale businesses.~~

Proposed revisions have been highlighted as follows:

Neutral/No Change in Regulations – Highlighted in gray

Decrease in Regulations – Highlighted in yellow

Increase in Regulations – Highlighted in green

~~(n) — Uses not permitted by sections 7-9-89.2 through 7-9-89.5.~~

~~Sec. 7-9-90.2 Principal uses permitted subject to a site development permit.~~

~~The following principal uses are permitted subject to the approval of a site development permit per section 7-9-150:~~

- ~~(a) — Automobile parking lots per section 7-9-145.~~
- ~~(b) — Churches, temples, and other places of worship.~~
- ~~(c) — Civic and government uses.~~
- ~~(d) — Communication transmitting, reception, or relay facilities.~~
- ~~(e) — Educational institutions serving adults.~~
- ~~(f) — Financial institutions.~~
- ~~(g) — Libraries and museums.~~
- ~~(h) — Administrative/professional offices (except as exempted per section 7-9-150.10).~~
- ~~(i) — Public/private utility buildings and structures.~~

~~Sec. 7-9-90.3 Principal uses permitted subject to a use permit~~

~~The following principal uses are permitted subject to the approval of a use permit by the Planning Commission per section 7-9-150:~~

- ~~(a) Wireless communications facilities (if within one hundred (100) feet of a residential or open space zoning district, as defined by 7-9-146.13, as measured from the parcel line).~~
- ~~(b) Any use which the Planning Commission finds consistent with the purpose and intent of this district.~~

~~Sec. 7-9-90.4 Temporary uses permitted~~

~~Certain temporary uses, permitted per section 7-9-136, include the following:~~

- ~~(j) Commercial coaches.~~
- ~~(k) Christmas tree sales~~
- ~~(l) Halloween pumpkin sales.~~

~~Sec. 7-9-90.5 Accessory uses permitted~~

~~The following accessory uses and structures are permitted when customarily associated with and subordinate to a permitted principal use on the same building site:~~

- ~~(a) — Uses per section 7-9-137 which include:~~

Proposed revisions have been highlighted as follows:

Neutral/No Change in Regulations – Highlighted in gray

Decrease in Regulations – Highlighted in yellow

Increase in Regulations – Highlighted in green

(1) ~~Detached buildings.~~

(2) ~~Fences and walls.~~

(b) ~~Signs per section 7-9-144 except no business signs, roof signs, or projecting signs.~~

(c) ~~Accessory uses and structures which the Director, EMA, finds to be consistent with the purpose and intent of this district.~~

Sec. 7-9-90.6. Prohibited uses

Notwithstanding sections 7-9-90.2 through 7-9-90.5, the following uses are specifically prohibited:

(a) ~~Uses not permitted by sections 7-9-90.2 through 7-9-90.5.~~

Sec. 7-9-95.2. Principal uses permitted subject to a site development permit

The following principal uses are permitted, subject to the approval of a site development permit per section 7-9-150:

(a) ~~Assembly of component or finished products.~~

(b) ~~Automobile parking lots and structures per section 7-9-145.~~

(c) ~~Communication transmitting, reception, or relay facilities.~~

(d) ~~Mail-order businesses.~~

(e) ~~Manufacturing of component or finished products.~~

(f) ~~Mini storage facilities or warehouses.~~

(g) ~~Motion picture and recording studios; radio or television stations.~~

(h) ~~Police and fire stations.~~

(i) ~~Recycling businesses for beverage and food containers and paper products.~~

(j) ~~Utility facilities.~~

(k) ~~Wholesale businesses.~~

(l) ~~Industry-supporting commercial activities:~~

(1) ~~Administrative, professional and business offices (defined as labor/business associations, commercial insurance, loan brokerage, commodity brokers and dealers, security services, accountants, planning, engineering and design firms, attorneys, and related uses).~~

(2) ~~Advertising and publishing businesses.~~

(3) ~~Answering (and communication) services.~~

Proposed revisions have been highlighted as follows:

Neutral/No Change in Regulations – Highlighted in gray

Decrease in Regulations – Highlighted in yellow

Increase in Regulations – Highlighted in green

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- (4) — Automobile and truck rental agencies.
 - (5) — Barber and beauty shops.
 - (6) — Blueprinting, reproduction and copying services, and photo supplies.
 - (7) — Cocktail lounges and bars.
 - (8) — Credit unions (and commercial credit institutions).
 - (9) — Delicatessen (specialty food product) sales and catering.
 - (10) — Dispensing pharmacy.
 - (11) — Emergency health service facilities.
 - (12) — Employment search, placement, and temporary help agencies.
 - (13) — Engineering and stationery supplies.
 - (14) — Florists without arrangement displays.
 - (15) — Health and athletic clubs.
 - (16) — Janitorial businesses.
 - (17) — Landscaping businesses.
 - (18) — Messenger, mail and delivery service.
 - (19) — Office furniture, equipment, and supplies (including computer equipment, office furnishing, installation, and interior decoration).
 - (20) — Photoengraving, printing and bookbinding.
 - (21) — Restaurants.
 - (22) — Travel agencies.
 - (23) — Vocational schools.

Sec. 7-9-95.3. Principal uses permitted subject to a use permit

(a) — The following principal uses are permitted subject to the approval of a use permit by the Zoning Administrator per section 7-9-150:

- (1) — Automobile service stations per the standards in section 7-9-114.
- (2) — Automobile wrecking and salvage yards.
- (3) — Building and industrial materials storage.
- (4) — Freight terminals and transfer station.
- (5) — Heliports.

Proposed revisions have been highlighted as follows:

Neutral/No Change in Regulations – Highlighted in gray

Decrease in Regulations – Highlighted in yellow

Increase in Regulations – Highlighted in green

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- (6) — ~~Hotels and motels.~~
 - (7) — ~~Metal plating businesses.~~
 - (8) — ~~Other industry supporting commercial activities not described in section 7-9-95.2.~~
 - (9) — ~~Other types of professional and administrative offices not described in section 7-9-95.2.~~
 - (10) — ~~Outdoor advertising signs per section 7-9-144.~~
 - (11) — ~~Rental, repair, and storage yards for construction, farming, and industrial vehicles/equipment.~~
 - (12) — ~~Research, testing and development laboratories.~~
 - (13) — ~~Quarters for employee temporary use.~~
 - (14) — ~~Tire retreading.~~
 - (15) — ~~Vehicle engine/transmission rebuilding, fender and body repair, and paint shops.~~
 - (16) — ~~Recycling and transfer/materials recovery facilities per section 7-9-146.12.~~
 - (b) — ~~Any other use is permitted which the Planning Commission finds consistent with the purpose and intent of this district per section 7-9-150.~~

~~Sec. 7-9-95.4. Temporary uses permitted~~

~~Certain temporary uses, permitted per section 7-9-136, include but are not limited to the following:~~

- ~~(a) — Construction offices.~~
- ~~(b) — Mobile coaches.~~

~~Sec. 7-9-95.5. Accessory uses permitted~~

~~The following accessory uses and structures are permitted when customarily associated with and subordinate to a permitted principal use on the same building site:~~

- ~~(a) — Uses per section 7-9-137:~~
 - ~~(1) — Detached buildings.~~
 - ~~(2) — Fences and walls.~~
- ~~(b) — Signs per section 7-9-144.~~
- ~~(c) — On-site caretaker's quarters.~~

Proposed revisions have been highlighted as follows:

Neutral/No Change in Regulations – Highlighted in gray

Decrease in Regulations – Highlighted in yellow

Increase in Regulations – Highlighted in green

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- (d) ~~Other accessory uses and structures which the Director, EMA, finds to be consistent with the purpose and intent of this district.~~

Sec. 7-9-95.6. Prohibited uses

Notwithstanding sections 7-9-95.2 through 7-9-95.5, the following uses are specifically prohibited:

- (a) ~~Mining or processing of cement, sand, gravel, clays and other minerals or earth products.~~
- (b) ~~Uses not permitted by sections 7-9-95.2 through 7-9-95.5.~~

Sec. 7-9-90.7. Site development standards

- (a) ~~Building Site Area: Ten thousand (10,000) square feet minimum except per section 7-9-126.1.~~
- (b) ~~Building Site Width: Seventy five (75) feet minimum except per section 7-9-126.1.~~
- (c) ~~Building Height: Thirty five (35) feet maximum unless otherwise provided for by an approved use permit.~~
- (d) ~~Building Site Coverage: Thirty five (35) percent maximum.~~
- (e) ~~Building Setbacks: Per sections 7-9-127, 7-9-128, and 7-9-137.~~
- (f) ~~Off Street Parking:~~
- (1) ~~Parking shall be provided as required by section 7-9-145.~~
- (2) ~~Parking on the front half of the lot shall have no direct access to the street and shall be roofed unless adequate screening of open parking can be provided by berming, fencing, or landscaping as shown on an approved site plan or use permit.~~
- (g) ~~Lighting: All lighting shall be designed and located so as to confine direct rays to the premises.~~
- (h) ~~Trash and Storage Area: All storage of cartons, containers and trash shall be enclosed by a building or by a wall not less than six (6) feet in height. If unroofed, no such area shall be located within forty (40) feet of any district zoned for residential or agricultural use.~~
- (i) ~~Enclosed Uses: All commercial and office uses and their related products shall be contained entirely within a completely enclosed structure except for parking and loading areas and except for outdoor uses expressly permitted by an approved site development permit or use permit.~~

Proposed revisions have been highlighted as follows:

Neutral/No Change in Regulations – Highlighted in gray

Decrease in Regulations – Highlighted in yellow

Increase in Regulations – Highlighted in green

(j) — Screening: Per section 7-9-132.1.

(k) — Landscaping: Per section 7-9-132.2.

Sec. 7-9-95.7. Site development standards

- (a) — Building Site Area: Ten thousand (10,000) square feet minimum except per section 7-9-126.1.
- (b) — Building Height: Thirty five (35) feet maximum except per section 7-9-126.1.
- (c) — Building Setbacks: Per sections 7-9-127, 7-9-128 and 7-9-137.
- (d) — Off Street Parking: Per section 7-9-145.
- (e) — Loading: All loading operations shall be performed on the building site and shall be screened by a landscape or architectural feature in such a manner as not to be visible from a public street or from adjacent residential or agricultural districts.
- (f) — Trash and Storage Areas: All storage of cartons, containers and trash shall be enclosed by a building or by a wall not less than six (6) feet in height. If unroofed, no such area shall be located within forty (40) feet of any district zoned for residential or agricultural use.
- (g) — Roof Appurtenances: All roof structures, such as air conditioning units, or ventilation devices, shall be screened from view.
- (h) — Screening: Per section 7-9-132.1.
- (i) — Landscaping: Per section 7-9-132.2.
- (j) — Vibration: No machine, process or operation shall produce a vibration discernible without instruments at or beyond a property line of the building site upon which the source is located.
- (k) — Lights: All lights shall be designed and located so that direct light rays shall be confined to the premises.
- (l) — Waste Management and Hazardous Materials: Compliance with section 7-9-146.4 required.