

**THE RANCH PLAN
PLANNED COMMUNITY
PROGRAM TEXT**

*As Adopted by Ordinance 04-014
on November 8, 2004 by the
Orange County Board of Supervisors*

**The Ranch Plan Planned Community Statistical Table
and Development Map**

*As Amended by Resolution 06-05,
Orange County Planning Commission
Dated July 26, 2006*

THE RANCH PLAN PLANNED COMMUNITY PROGRAM TEXT

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SECTION I. GENERAL PROVISIONS & CONDITIONS OF APPROVAL

A. INTRODUCTION

On November 8, 2004, the Orange County Board of Supervisors adopted the Ranch Plan Planned Community (the "Ranch Plan PC") per Ordinance No. 04-014 (See Exhibit 1). In adopting the Ranch Plan PC, the Board of Supervisors established a blueprint for the long-term conservation, management and development of the approximately 22,815 acres of land comprising the Ranch Plan PC Area.

The Ranch Plan PC Area is a physically diverse area with a wide-range of landforms and environmental features. Furthermore, the Ranch Plan PC Area is a culturally and historically unique area, with a heritage and family tradition that span nearly 120 years. The Ranch Plan PC was designed to preserve this diversity and uniqueness, while simultaneously acknowledging the need for appropriate development to accommodate projected increases in population, housing and employment growth in southern Orange County. Accordingly, the purpose of the Ranch Plan PC is three-fold: (i) to preserve the distinct character and heritage of the Ranch Plan PC Area, (ii) to provide for the preservation and management of open space within the Ranch Plan PC Area, and (iii) to assist the County of Orange, the surrounding communities, and existing landowners to achieve a high quality and well-designed balance of land uses within the Ranch Plan PC Area.

In furtherance of these purposes, the Ranch Plan PC provides the zoning regulations and procedures necessary for implementing the goals and policies established for the Ranch Plan Area. In accordance with Orange County Zoning Code Section 7-9-103, PC "Planned Community" District, the Ranch Plan PC is comprised of five (5) components:

- A Ranch Plan PC Text, specifying the regulations applicable to all areas of the Ranch Plan PC Area.
- A PC Zoning Map, showing the exterior boundaries of the Ranch Plan PC Area. This Zoning Map includes a Statistical Summary regulating the maximum/minimum of certain aspects of development within the Ranch Plan PC Area as a whole (see Exhibits 3 and 4).
- Legal Description (see Exhibit 2).
- A PC Development Map, providing general, and in certain instances, detailed information about the Ranch Plan PC Area and regulating land uses within each Planning Area (see Exhibit 6).
- A Statistical Table providing general, and in certain instances, detailed information about the Ranch Plan PC Area and regulating maximum and minimum land uses within each Planning Area (see Exhibit 7).

The following Ranch Plan PC Text represents the first component of the Ranch Plan PC and establishes a framework for processing development applications that are consistent with the provisions and requirements set forth in the Orange County General Plan and the Orange County Zoning Code.

B. GENERAL PROVISIONS AND REGULATIONS

Standard General Provisions and Regulations:

1. All construction and development within the Ranch Plan PC Area shall comply with applicable provisions of the Uniform Building Code (including all related mechanical, electrical and plumbing codes), the Grading and Excavation Code, the Subdivision Code and the Sign Code, all in effect at the time of approval of the Ranch Plan PC. In case of a conflict between the specific provisions of any such code and these regulations, the provisions of those codes shall prevail.
2. The setback and building height requirements shall be specified by each land use district of the Ranch Plan PC Area. The methods used for determining building setbacks and building heights shall be the same as those used in the Zoning Code.
3. All building sites shall comply with the provisions of Zoning Code Section 7-9-126, "Building Site Requirements."
4. If an issue, condition or situation arises or occurs that is not sufficiently covered or provided for in the Ranch Plan PC so as to be clearly understandable, the Director, Planning and Development Services ("PDS"), shall determine which regulations are applicable as authorized by Zoning Code Section 7-9-20(c). Those regulations of the Zoning Code that are applicable for the most similar use, issue, condition or situation shall be used by the Director, PDS, as guidelines to resolve the unclear issue, condition or situation.
5. All conditions, requirements and standards, indicated graphically or in writing as part of any approved discretionary permit or detail plan granted by authority of these regulations, shall have the same force and effect as these regulations. Any use or development established as a result of such approved permit or plan but not in compliance with all such conditions, requirements or standards shall be in violation of the Ranch Plan PC. The provisions of Zoning Code Section 7-9-154, "Enforcement Provisions," are applicable to the Ranch Plan PC.
6. If any portion of these regulations is, for any reason, declared by a court of competent jurisdiction to be invalid or ineffective, in whole or in part, such decision shall not affect the validity of the remaining portions thereof. The Board of Supervisors hereby declares that it would have enacted these regulations and each portion thereof irrespective of the fact that any one or more portions be declared invalid or ineffective.
7. The meaning and construction of words, phrases, titles and terms used in this Ranch Plan PC Text shall be the same as provided in Section 7-9-21 of the Zoning Code except as otherwise provided herein in Section IV. "Definitions".
8. When any section of the Zoning Code states that the regulations of that section, or that the uses permitted by that section, are applicable to all districts or all building sites, or language to that effect, those regulations are also applicable to the Ranch Plan PC Area. If any of the provisions in this Ranch Plan PC Text are in conflict with the provisions of any such Zoning Code Section, the provisions of the Zoning Code section shall prevail.

9. The provisions of Section 7-9-145, "Off-Street Parking," are applicable to the Ranch Plan PC Area except where otherwise expressly listed as exceptions in this Ranch Plan PC Text.
10. All discretionary actions permitted or required in the Ranch Plan PC shall be consistent with the types of permits listed in Zoning Code Section 7-9-150, and all such actions shall be processed in compliance with the procedures set forth in Section 7-9-150.
11. An Annual Monitoring Report (AMR) shall be prepared and submitted in the fall of each year to the Director, PDS for forwarding to the County Chief Executive Officer. The submittal of an AMR is required for conformance with the Growth Management Program of the Land Use Element of the Orange County General Plan and the County's Annual Development Monitoring Program. The Board of Supervisors, in the annual adoption of the Development Monitoring Program, may identify a significant imbalance between development projections and planned infrastructure or in the proportionate development of residential, commercial and employment land uses. The Board of Supervisors may then defer subdivision approval within the Ranch Plan PC until approaches capable of resolving imbalances are proposed to and approved by the Board of Supervisors. The AMR will be the project proponent's opportunity to demonstrate mitigation measures and implementation strategies, which will ensure adequate infrastructure for the community.

Non-Standard General Regulations and Provisions

12. The PC Development Map and Statistical Table may be revised to increase or decrease the number of dwelling units or acreage of Urban Activity Center, Business Park and Neighborhood Center uses in a Planning Area in accordance with the provisions contained in Section II.A, "Development Map and Statistical Table," so long as the total number of dwelling units permitted for the entire Ranch Plan PC does not exceed 14,000 or the total acreage of Urban Activity Center or Business Park and Neighborhood Center uses. Any revision to reallocate the number of dwelling units or Urban Activity Center, Business Park and Neighborhood Center acreage and square footages from one Planning Area to another Planning Area by more than ten percent (10%) shall require an amended Statistical Table, and an Area Plan to be approved by the Planning Commission. Changes of ten percent (10%) or less per Planning Area shall require approval of the Director, PDS, subject to Section II.A.4. The dwelling units, square footages and acreages originally adopted in the Ranch Plan PC Statistical Table per Planning Area shall be the baseline figure for all future adjustments. Therefore, an initial 5% revision and another 5% revision are cumulative per Planning Area, and would be deemed a 10% revision.
13. Revisions noted in General Note 12 may be conducted pursuant to alternative locations of the Foothill Transportation Corridor South, per Planning Commission approval of an Area Plan.

14. Density/Area Per Unit:

- a. The dwelling unit density permitted in any Planning Area, as designated on the PC Development Map and Statistical Table (see Exhibit 6), shall apply to the entire Planning Area and shall not be applicable to any subarea or division thereof.
- b. Computation of acreage for determining density shall be based on gross acres within a Planning Area.

15. Planning Area Boundaries:

- a. Except as otherwise indicated, dimensions are measured from the centerlines of streets.
- b. Boundaries, acreage and densities not dimensioned on the PC Development Map (see Exhibit 6) shall be established during the Area Plan submittal and approval process. If not in compliance with the PC Development Map, the procedures in Section II.A.4 shall be followed.
- c. Any revision to reallocate acreage from one Planning Area to another Planning Area by more than ten percent (10%) shall require an amended Statistical Table, and an Area Plan to be approved by the Planning Commission. Changes of ten percent (10%) or less shall require approval of the Director, PDS, subject to Section II.A.4.

16. Existing uses and accessways (agricultural and non-agricultural) shall be allowed as interim uses until replaced by uses subsequently approved per a Master Area Plan and/or Subarea Plan, per Section II.B. The purpose of this regulation and Section III.H is to ensure that the rich history of agricultural functions and operations is to be maintained by ensuring that existing, relocated and future agricultural uses shall be allowed within any Planning Area, per the A1 "General Agricultural" District Regulations (Zoning Code Section 7-9-55) and per Section III.H.1 hereof. Existing non-agricultural uses shall be allowed per Section III.H.2 hereof. All existing uses and accessways (agricultural and non-agricultural) shall be regulated per the procedures set forth in Section III.H.3 hereof.

17. Temporary excavation/extraction of construction aggregate or construction-related materials extraction shall be allowed during construction grading and on-site earthmoving activities to promote project construction efficiencies and limit long-distance transportation of construction aggregate and construction-related material subject to all of the following conditions:

- a. Such temporary excavation/extraction use would be included in applicable grading or Site Development Permits for a development project and consistent with the Ranch Plan PC and Final Program EIR 589.
- b. Transportation of any surplus excavated/extracted construction aggregate or construction-related materials shall be limited to private or public construction projects within the boundaries of the Ranch Plan PC Area.
- c. Transportation of any surplus excavated/extracted construction aggregate or construction-related materials within the project site shall be allowed only when actual construction grading and earthmoving activities have commenced and

shall cease when it is determined that construction grading and earthmoving activities have terminated, have been indefinitely suspended, or are no longer being actively pursued for the development project.

18. Local park sites will be provided in accordance with the provisions of the Orange County Local Park Code as contained in the Park Implementation Plan for the Ranch Plan PC Area. Park sites will also be identified at the Master Area Plan level per Section II.B.3.a.6.
19. Temporary special community events shall be allowed per Section III.J.8 of this Ranch Plan PC Text.
20. Unless otherwise waived by the Director, PDS, (or determined not to be feasible by SDG&E per Final Program EIR 589, Project Design Feature 4.15-5) all permanent electric transmission lines less than 66 K.V. shall be subsurface within those portions of the Ranch Plan PC Area approved for development.
21. Within Planning Area 4 (PA-4) and along the easterly development edge of Planning Area 3 (PA-3) adjacent to Caspers Wilderness Park, the exterior lighting shall be designed and located to confine direct rays to the premises. In addition, parking lots and lighting within PA-4 and along the easterly development edge of PA-3 shall be designed and constructed in a manner that minimizes the diffusion of refractive light into surrounding neighborhoods and/or into the night sky.
22. Within Planning Area 4 and along the easterly development edge of Planning Area 3 adjacent to Caspers Wilderness Park, the Master Area Plan shall demonstrate that the exterior walls, and particularly the roofing materials, of homes and businesses visible from Caspers Regional Park are compatible with the natural surroundings.
23. The Floodplain category, as indicated on the Ranch Plan PC Zoning Map (Exhibit 3), is intended to recognize the Floodplain District regulations per Sections 7-9-48 and 7-9-113 of the Orange County Zoning Code as pertain to areas of the County which, under present conditions, are subject to periodic flooding and accompanying hazards.
24. Per the approval of the Director, RDMD, applications for subsequent development entitlements (i.e., Master Area Plans) within the Planning Reserve areas would be allowed to be submitted according to the following schedules:
 - a. Planning Reserve A: (i) Five years after final approval of the Ranch Plan GPA/ZC, (ii) Notice To Proceed Phase 2 by the Transportation Corridor Agencies for the Foothill Transportation Corridor South based on a Record of Decision, or (iii) Until alternate access is available, whichever occurs first.
 - b. Planning Reserve B: (i) Five years after final approval of the Ranch Plan GPA/ZC, (ii) Notice To Proceed Phase 2 by the Transportation Corridor Agencies for the Foothill Transportation Corridor South based on a Record of Decision, or (iii) Until alternate access is available, whichever occurs first.
 - c. Planning Reserve C: (i) Upon termination of the Northrop Grumman lease, (ii) Notice To Proceed Phase 2 by the Transportation Corridor Agencies for the Foothill Transportation Corridor South based on a Record of Decision, or (iii) Until alternate access is available, whichever occurs first.

25. A Planned Community-wide Alternative Development Standards (ADS) document may be adopted by the appropriate governing body or bodies (i.e., Planning Commission for community-wide site development standards, Subdivision Committee for subdivision issues, County Engineer for street standards issues, et al). Each applicable decision maker must make the following findings prior to final action:
- a. The use or project proposed is consistent with the General Plan.
 - b. The use, activity or improvement(s) is/are consisting with the provisions of the Zoning Code
 - c. The approval of the permit application is in compliance with the requirements of the California Environmental Quality Act (CEQA).
 - d. The location, size, design and operating characteristics of the proposed use will not create significant noise, traffic or other conditions or situations that may be objectionable, detrimental or incompatible with other permitted uses in the vicinity.
 - e. The application will not result in conditions or circumstances contrary to the public health and safety and the general welfare of the community.
 - f. The alternative development standard(s) will result in an equivalent or better project in terms of adverse impacts and public benefits to the immediate and surrounding community.

An Area Plan may be used to establish alternative site development standards for the Planning Area in accordance with Section II.B.

26. The 25 gross acres and 250 units of allowed Golf Resort “hotel and time share accommodations” (per Section III.G.a.2.b) may be transferred from Planning Area 8 to Planning Areas 1 through 7. This transfer would require Subarea Plan approval (and a Master Area Plan update) by the Planning Commission. Included in the analysis of this use transfer would be a consistency determination that verifies on-going compliance with the Final Program EIR 589 Mitigation Monitoring Program, including the Traffic Analysis that supplements the Final Program EIR 589 traffic study (Austin Foust Associates, Inc., May 2004).
27. Of the 14,000 dwelling units proposed within the Ranch Plan PC Area, the Final Program EIR 589 has analyzed the provision of approximately 6,000 senior citizen housing dwelling units. Each Master Area Plan shall provide a statistical table estimating the proposed senior citizen housing dwelling units by Planning Subarea. Each subsequent Subarea Plan shall then specify the location and number of Senior Housing dwelling units as regulated by Section III.A.5 of this Ranch Plan PC Text. An Annual Monitoring Report (per General Note 11) will be prepared each year as an inventory of dwelling units.

C. CONDITIONS OF APPROVAL

1. An Area Plan is required to be prepared for each of the Ranch Plan PC Planning Areas proposed as development areas (i.e., Planning Areas 1 through 9), but not required for Planning Area 10. The first Area Plan filed within each Planning Area must be filed as a Master Area Plan covering the entire Planning Area addressing the requirements listed in Section II.B.3.a of this Ranch Plan PC Text. Prior to approval of any subdivision, a Subarea Plan shall address the requirements of Section II.B.3.b of this Ranch Plan PC Text.
2. Prior to recordation of each Final Tract Map, except for financing purposes, applicant shall submit a summary report to assist the Director, PDS in monitoring approvals within the framework of each Master Area Plan. Information to be provided shall include, but not be limited to, each tentative tract map and Site Development Permit number and approval date, fuel modification plans and park implementation plans.
3. Area Plans for Planning Areas 1 through 9, including Planning Reserve areas and Planning Area 10 (Open Space) shall utilize the recommendations of the draft NCCP/HCP Planning Guidelines (prepared by NCCP/SAMP Working Group, April 2003) developed for the Southern Subregion, Orange County, California and draft Watershed and Sub-Basin Planning Principals (prepared by NCCP/SAMP Working Group, February 2003) developed for the San Juan/Western San Mateo Watersheds, Orange County, California.
4. Prior to the approval of the first Master Area Plan, with the exception of Planning Area 1, the applicant shall:
 - a. Prepare a Runoff Management Plan (ROMP) satisfactory to Manager, Flood Control Division and Manager, Watershed and Coastal Resources Division.
 - b. Prepare a Master Plan of Drainage (MPD) satisfactory to Manager, Flood Control Division and Manager, Watershed and Coastal Resources Division showing all flood control and storm drain features within the affected watershed(s).
5. Prior to the recordation of the first Final Tract Map (except for financing purposes) within each Planning Area, the applicant shall set aside all land necessary to implement the ROMP and MPD in a manner satisfactory to Manager Flood Control Division and Manager, Watershed and Coastal Resources Division.
6. Prior to approval of final design of facilities per Orange County Flood Control District (OCFCD) criteria that are to be County or OCFCD operated and maintained, the applicant shall obtain regulatory agency maintenance permit conditions and receive approval from Manager, Flood Control Division and Manager, Watershed and Coastal Resources Division.
7. Prior to the approval of the first subdivision within the Ranch Plan PC Area, with the exception of Planning Area 1, the applicant shall enter into a Secured Fire Protection Agreement with the Orange County Fire Authority (OCFA). This

agreement shall specify the pro-rata fair share funding of capital improvements necessary to establish adequate fire protection facilities, equipment and/or personnel for the Ranch Plan PC Area.

8. Prior to the approval of the first Master Area Plan, the applicant shall obtain Orange County Fire Authority approval of a Ranch Plan Fire Protection Program, per the requirements of Section II.D hereof, including a Planned Community-wide Fuel Modification Plan. If adaptive management tools (grazing, prescribed fires, etc.) for controlling the growth of vegetation surrounding Ranch Plan development are not successful and vegetation transitions from Fuel Model 2 (FM2) to Fuel Model 4 (FM4), as classified by the BEHAVE Fire Behavior Fuel Modeling System, OCFA may opt to require Fuel Modification zone widths based on the BEHAVE model anticipated flame lengths plus 20-feet for defensible space.
9. Prior to the approval of the first Master Area Plan, the landowner shall enter into an agreement with the County regarding the 15,132-acre RMV Open Space. The agreement shall address:
 - a. Method of preservation for this open space (i.e., conservation easement or similar mechanism)
 - b. Permitted uses within the Open Space, as defined in Section IV, "Definitions" and as regulated by Section III.I Open Space
 - c. Non-permitted (prohibited) uses as regulated by Section III.I, "Open Space"
 - d. Phasing of Open Space preservation areas, consistent with development phasing
 - e. Funding mechanism for implementation of the Adaptive Management Program (AMP) as described in Final Program EIR 589
10. Upon dedication of land to the RMV Open Space in accordance with Condition 9 above, the project applicant shall implement the Adaptive Management Program (AMP) contained in Final Program EIR 589 Appendix J, including the following sub-plans:
 - a. Plant Species Translocation, Propagation and Management Plan;
 - b. Habitat Restoration Plan;
 - c. Invasive Species Control Plan;
 - d. Grazing Management Plan; and
 - e. Wildland Fire Management Plan

The AMP shall maintain and, where feasible, increase net habitat value of the RMV Open Space over the long-term in compliance with the goals identified in Final Program EIR 589 Appendix J.

SECTION II. IMPLEMENTATION PROCEDURES

A. DEVELOPMENT MAP AND STATISTICAL TABLE

1. Purpose and Objective

The purpose of the PC Development Map and Statistical Table (see Exhibits 6 and 7) is to provide for the detailed breakdown of development statistics by individual Planning Areas. The Ranch Plan PC Text, PC Zoning Map and PC Statistical Summary (see Exhibits 3 and 4) are adopted by Ordinance. The PC Development Map and Statistical Table are adopted by resolution (see Exhibit 5) and are intended to provide a convenient and simple mechanism through which development statistics (e.g., open space and dwelling unit transfers, Planning Area boundary adjustments, community facility location transfers, etc.) may be amended by resolution over the course of project phasing. Any amendment to the PC Development Map and Statistical Table that is consistent with the Zoning Map and Statistical Summary shall not require a zone change or amendment to the other portions of the Ranch Plan PC.

2. Authority and Scope

The authority for establishment and creation of the PC Development Map and Statistical Table is set forth in Zoning Code Section 7-9-103.1(d), "Purpose and Intent." The scope and content of the PC Development Map and Statistical Table are prescribed by Zoning Code Section 7-9-103.8, "PC Development Map," and are supplemented by this Ranch Plan PC Text and the Planned Community Manual on file with the Director, PDS. It is specifically intended by such adoption that the development standards set forth herein shall regulate all development within the Ranch Plan PC Area. In each case where sufficient direction for interpretation of these regulations is not explicit, the Zoning Code shall provide direction.

3. Content

The PC Development Map shall cover all of the territory included within the boundaries identified within the boundaries of the PC Zoning Map. Each Planning Area shall be identified by letter, number or symbol. Consistent with the provisions of Zoning Code Section 7-9-103.8(b), "Contents," the PC Development Map shall contain the following information:

- a. Identification of the exterior boundaries of the Ranch Plan PC Area, which shall be consistent with the PC Zoning Map boundaries.
- b. Identification of the boundaries and location of each regulatory zoning district within the Ranch Plan PC Area, including the FP "Floodplain" overlay.
- c. Title block, PC name, date drawn, graphic scale and north arrow and vicinity drawings.
- d. Identification of existing and proposed freeways, arterial highways, and commuter collector streets as shown on the Master Plan of Arterial Highways.

- e. General location of proposed local parks and community facilities (such as schools, libraries, fire stations and sheriff stations).
- f. A detailed statistical table showing proposed land use categories, densities or intensities, and acreage for each regulatory zoning district. Terminology shall be consistent with this Ranch Plan PC Text and statistics shall be consistent with the Statistical Summary.

For purposes of graphic readability, the content requirements established above may be presented on two (2) or more maps. For example, one map may be prepared to display land use planning and regulatory features and another map may be prepared to display physical site features. All information, however, will be presented on a base map showing exterior and Planning Area boundaries for easy reference.

The PC Statistical Table shall provide the following information for each regulatory zoning district or Planning Area:

- Designated regulatory district.
- Gross acreage.
- Maximum number of permitted dwelling units.
- Maximum net acres of residential and non-residential uses and total gross acres.
- Minimum acres of open space.

The totals for maximum number of dwelling units, maximum number of acres of non-residential uses and minimum acres of open space shall be consistent with the Zoning Map and Statistical Summary.

4. Procedures and Amendments

- a. The PC Development Map and Statistical Table shall be adopted by resolution of the Board of Supervisors concurrent with the initial adoption of the overall Ranch Plan PC Program. Thereafter, the PC Development Map and Statistical Table may be amended by the Planning Commission per Section 7-9-150.3(c), unless Board of Supervisors action is required to amend a previously approved Board policy, and in accordance with the procedures outlined below.
- b. The PC Development Map and Statistical Table are intended to eliminate the need for Board action in order to accomplish refinement to the precise development program. Such refinements may include the following:
 - 1) Transfer of dwelling units from one Planning Area to another;
 - 2) Determination of precise Planning Area boundaries;
 - 3) Enhancement or enlargement of open space and related community/public facilities;

- 4) Determination of precise acreage resulting from a more detailed level of engineering; and
- 5) Modifications to the location and intensity of Urban Activity Center (UAC), Business Park, Neighborhood Center and Residential uses (as detailed in General Regulations 12 and 13) shall not require Board action if:
 - a) The total UAC, Business Park and Neighborhood Center acreage permitted for the entire Ranch Plan PC is not exceeded, and
 - b) The modifications are in response to the ultimate alignment of SR-241 per the Transportation Corridor Agencies (TCA) and Federal Highway Administration (FHWA) South Orange County Transportation Infrastructure Improvement Project (SOCTIIP).

Generally, the Planning Commission shall be the approving authority for amendments to the PC Development Map and Statistical Table. When the project associated with the map or statistical revision is to be approved by an entity other than the Planning Commission, the Director, PDS shall be the approving authority for amendment to the PC Development Map and Statistical Table, all as provided in Section II.A.4.f, below.

- c. Prior to the approval of discretionary actions including Area Plans, tentative subdivision maps, and Site Development Permits, the approving authority shall find that the subject discretionary action is consistent with the PC Development Map and Statistical Table.
- d. Any revisions to increase the number of units in any Planning Area shall be offset by a corresponding decrease in other Planning Areas in order that the total number of units for the Ranch Plan PC Area is not changed, subject to II.A.4.h, below.
- e. Any revision proposing to increase or decrease the number of acres assigned to a Planning Subarea (as a result of a Planning Subarea boundary refinement) shall be offset by a corresponding increase or decrease of acreage to the affected Planning Subareas. Such adjustments are considered a necessary and routine result of the more refined planning process and shall not require an Area Plan so long as a substantial change in policy would not result. The total dwelling unit counts and the total square footage for nonresidential uses shall not be exceeded except as otherwise authorized by subparagraph f., below or in accordance with the alternative unit/acreage revision protocols set forth herein.
- f. Any revision to reallocate the number of dwelling units or Urban Activity Center, Business Park and Neighborhood Center acreage and square footages from one Planning Area to another Planning Area by more than ten percent (10%) shall require an amended Statistical Table, and an Area Plan to be approved by the Planning Commission. Changes of ten percent (10%) or less shall require approval of the Director, PDS subject to II.A.4.h, below.

- g. Any reallocation of the number of dwelling units between Planning Subareas within the same Planning Area shall not require a change to the PC Development Map as long as the total dwelling unit count and the total square footage for non-residential uses for that Planning Area are not exceeded.
- h. Any amendment to the PC Development Map shall be accompanied by a Traffic Analysis that supplements the Final Program EIR 589 traffic study (Austin Foust Associates, Inc., May 2004), concluding that there will be no significant impacts to roadways and intersections within the Ranch Plan PC Area or in the surrounding vicinity following approval of the amendment.
- i. All applications to increase or decrease the acreage assigned to a Planning Area shall, subject to the request of the Director, PDS include the following:
 - 1) A statement or analysis of the effects, if any, that such change would have on the enhancement or enlargement of open space and any potential effects on surrounding land uses and circulation.
 - 2) A statement explaining clearly the Planning Areas and statistical components proposed to be revised.
 - 3) A revised PC Development Map and PC Statistical Table depicting the proposed revisions.

B. AREA PLANS

1. Purpose and Objective

The purpose of the Area Plan is to provide a process whereby it can be demonstrated that the intent of conceptual development policies contained in the General Plan and the Ranch Plan PC will be realized through more precise discretionary actions. Further, the Area Plan is a process for the refinement of development and open space boundaries and statistical information on an individual Planning Area basis. The map and statistical information presented in the Area Plan will typically be the impetus for amendments to the PC Development Map and Statistical Table as provided for in Section II.A, "PC Development Map and Statistical Table."

The Area Plan process for the Ranch Plan PC Area is divided into two levels, a Master Area Plan and Subarea Plan. The Master Area Plan focuses on a Planning Area in its entirety and addresses more regional topics/issues. The Subarea Plan focuses on segments of the Planning Area and community level topics/issues.

At a minimum, the Area Plan shall consist of a map and set of statistics describing the location, density and intensity of proposed uses within a Planning Area. For purposes of providing more detailed levels of planning information, particularly regarding development use locations and residential densities, Planning Areas may be further divided into Planning Subareas, as required by the Director, PDS. When necessary, additional information may be required to demonstrate consistency with the policies of the General Plan and the Ranch Plan PC.

In addition, the first Area Plan, also known as a Master Area Plan, filed within each Planning Area shall address the entire Planning Area as defined in Section II.B.3, below.

An Area Plan may be used to establish alternative site development standards for the Planning Area in accordance with Section 7-9-150 of the Zoning Code. A separate Planned Community-wide Alternative Development Standards document may also be prepared, not as part of any Area Plan, for a particular Planning Area.

2. Authority and Scope

The authority for the creation and establishment of an Area Plan is set forth in Zoning Code Section 7-9-150.1(b), "Area Plans." This Zoning Code Section also prescribes the scope of information required for inclusion in an Area Plan.

3. Content

The contents of the Area Plan are as follows:

a. Master Area Plan: At a minimum, the Master Area Plan shall consist of text, a map and statistical table identifying and/or providing the following:

- 1) Legal description (metes and bounds) of the overall Planning Area boundary and graphic depiction of each Planning Subarea.
- 2) The general location, acreage and type of land use for each Planning Subarea.
- 3) Proposed maximum number of dwelling units for each Planning Subarea.
- 4) Proposed maximum number of gross and net acres for non-residential land uses, including community facilities and service stations to be located within Neighborhood Centers, Urban Activity Centers and/or Business Parks.
- 5) A listing of agricultural and other existing and on-going uses, per Section III.H. below, and consistent with General Regulation 16 hereof.
- 6) Estimated acres of park, recreation and other open space uses will be provided in accordance with General Regulation No. 18, and the provisions of the Orange County Local Park Code as contained in the Park Implementation Plan for the Ranch Plan PC Area.
- 7) Identification of applicable project design features, mitigation measures and Development Agreement stipulations unique to the Planning Area.
- 8) Other relevant programs, policies and guidelines contained in the Ranch Plan PC, as may be required for consideration, together with a description of how they are being implemented by the Area Plan.
- 9) A Traffic Analysis that supplements the Final Program EIR 589 traffic study (Austin Foust Associates, Inc., May 2004) shall be submitted for review (per Mitigation Measure 4.6-2) and approval by the Director, PDS. The traffic analysis shall include:
 - a) An evaluation of how any proposed refinements to circulation system and/or milestones remain in substantial compliance with appropriate Development Agreement obligations and Final Program EIR 589 mitigation measures.
 - b) Average Daily Trips generated by uses proposed within the Planning Area, as distributed onto the surrounding circulation system (both within the Ranch Plan PC Area, and in the surrounding vicinity) including the peak hour characteristics of those trips.
- 10) Phasing of infrastructure for the entire planning area, including arterial highway locations (including secondary and collector arterials, if appropriate and known), sewer, storm drainage and a Runoff Management Plan (ROMP), Master Plan of Drainage (MPD), including the location of water quality facilities.
- 11) A broad color palette shall be provided for the exterior walls and roofing materials of future homes and businesses. Specific emphasis shall be

placed on roofing materials visible from Caspers Regional Park to ensure on-going compatibility with the natural surroundings.

- 12) Demonstrate compliance with OCFA Ranch Plan Fire Protection Program, including a Conceptual Fuel Modification Plan, per Condition of Approval 8.
- 13) Annual Monitoring Report framework.
- 14) Preliminary conceptual grading at 30-foot contours.
- 15) The Planning Commission shall approve each Master Area Plan for Planning Areas 2, 6, 7 and 8 per a finding ascertaining whether the applicable Planning Reserve remains in effect. If so, the Master Area Plan shall be approved per a condition of approval restricting development until the Planning Reserve designation is lifted.
- 16) Special consideration of Planning Area 4 shall be per General Regulations 21 and 22.

b. Subarea Plan: In addition to the components listed above for the first Area Plan filed within a Planning Area, subsequent development within a Planning Area shall require the preparation of a Subarea Plan consisting of a text, a map and statistical table identifying or providing the following:

- 1) Consistency analysis of all components listed in Section II.B.3.a above.
- 2) The specific residential use categories (i.e., senior housing, estate housing, etc.) and other non-residential uses.
- 3) Locations and more detailed acreage of park, recreation and other open space uses in accordance with General Regulation No. 18.
- 4) Specify Home Based Business Enclave (HBBE) locations per Section III.A.7 hereof, with particular emphasis on compatibility with surrounding land uses.
- 5) A legal description (metes and bounds) of the edge of development.
- 6) A listing of agricultural and other existing and ongoing uses, per Section III.H hereof.
- 7) Circulation features, including Master Plan of Arterial Highways (MPAH) arterial highways, collector roadways, walking, riding and hiking trails and pedestrian facilities.
- 8) Concept grading plan at 10 foot contours.
- 9) Conceptual stormwater drainage, water and wastewater system locations.
- 10) Specify community facility locations, including schools.
- 11) The Planning Commission shall approve each Master Area Plan for Planning Areas 2, 6, 7 and 8 per a finding ascertaining whether the applicable Planning Reserve remains in effect. If so, the Subarea Plan shall be approved per a condition of approval restricting development until the Planning Reserve designation is lifted.

- c. If only one Area Plan is to be processed for the entire Planning Area, all of the above components listed in Sections II.B.3.a and II.B.3.b shall be provided.
- d. Where required, the Area Plan may provide additional information through text or graphics to demonstrate how the Area Plan complies with the intent and policies contained in the General Plan and the Ranch Plan PC Program. Such additional information may include the following:
 - 1) Compatibility with existing, adjacent land uses.
 - 2) Scenic highway treatments.
 - 3) Proposals for treatment of vegetation, biological resources or geological features that may be affected.

4. Procedures and Amendments

- a. Area Plans shall be processed per Zoning Code Section 7-9-150.3(c), "Public Hearings." The Planning Commission shall be the approving authority for all Area Plan applications and amendments.
- b. An Area Plan shall cover at least one (1) entire Planning Subarea. Two (2) or more Planning Subareas or Planning Areas may be included within a single Area Plan.
- c. An Area Plan shall be approved prior to the approval of a tentative subdivision map or Site Development Permit for any portion of the Planning Area affected, except as provided in Section II.B.4.d, below. An Area Plan shall not be required for temporary uses per Section III.J, nor for interim and on-going agricultural uses per Section III.H.
- d. An Area Plan may be used to modify site development standards. The Planning Commission shall be the approving authority for all Area Plans proposing to modify area-wide site development standards.
- e. The Planning Commission shall make the following findings prior to final action on the Area Plan.
 - 1) General Plan: The use or project proposed is consistent with the General Plan.
 - 2) Ranch Plan PC Text and Zoning Code: The use, activity or improvements(s) proposed by the application is (are) consistent with the provisions of this Ranch Plan PC Text and provisions of the Zoning Code.
 - 3) CEQA: The approval of the development application is in compliance with the requirements of the California Environmental Quality Act.
 - 4) Compatibility: The location, size, design and operating characteristics of the proposed use will not create significant noise, traffic or other conditions or situations that are objectionable, detrimental or incompatible with other permitted uses in the vicinity of the project area.
 - 5) General Welfare: The application will not result in conditions or circumstances contrary to the public health, safety and general welfare.

- 6) Equivalent or better project: The alternative development standard(s) will result in an equivalent or better project in terms of reducing adverse impacts and/or providing additional or superior public benefits to the immediate and surrounding community.
- f. No Area Plan amendment shall be required when units are reallocated between Planning Subareas contained within a single Area Plan so long as the total number of dwelling units or acreage in the Planning Area does not change, and the transfer of units is completely accounted for per revisions to both the PC Statistical Table and the applicable Master Area Plan statistical table(s).

C. SITE DEVELOPMENT PERMITS

1. Purpose and Intent

The purpose of a required Site Development Permit is to provide an opportunity for administrative review of detailed plans for all planned concept, attached senior housing, multiple-family projects and non-residential projects within the Ranch Plan PC Program, and to provide an optional method for establishing alternative development standards for residential and non-residential uses as provided by Section 7-9-150 of the Zoning Code. Except as otherwise provided by this Section or when proposing alternative development standards, the Director, PDS shall be the approving authority for all Site Development Permit.

2. Authority and Scope

The authority and scope for the creation and establishment of Site Development Permits is set forth in Zoning Code Section 7-9-150.1(d), "Site Development Permits," and is supplemented by the regulations contained in this Section II.C.

3. Content

a. Each application for a Site Development Permit shall include a site plan. The site plan shall consist of the following data when applicable to the project proposal:

- 1) Plot plans drawn to scale, fully dimensioned and easily readable, containing the following:
 - a) Title block (applicant's name and date drawn).
 - b) Scale and north arrow.
 - c) Property lines or building sites, dimensioned.
 - d) Location, acreage and proposed type of land use for each building site.
 - e) Buildings (including existing and proposed use, location and size).
 - f) Number of dwelling units to be developed on each building site.
 - g) Streets/corridors: Location and width.
 - h) Easements: Location, purpose and width.
 - i) Accessways/driveways: Location of existing and proposed.
 - j) Parking areas.
 - k) Signs: Location, height, dimensions and copy (if available).
 - l) Fencing/walls: Type, location and height.
 - m) Precise location, acreage, and ownership of landscape, natural open space and recreation areas.
 - n) Landscape and screening areas.
 - o) Topography: Existing and proposed (i.e., concept grading plan).

- p) Location, width and treatment of bicycle, pedestrian and equestrian trails.
 - q) Location of significant vegetation and an indication of the resources to be altered and the resources to be preserved.
 - r) Location and treatment of scenic highways.
- 2) Elevations of all structures (including walls and signs), including but not limited to the following:
 - a) All exterior materials.
 - b) All exterior colors.
 - c) Building height.
 - d) If the Site Development Permit is for a residential development, typical elevations shall be provided.
 - 3) Preliminary landscape plans, including the following information:
 - a) General location of all plant materials, by common and botanical names.
 - b) Size of plant materials, where applicable.
- b. The above listed materials shall be submitted in the form and number required by the Director, PDS. The site plan shall be accepted for filing when the above described materials have been submitted in the required form and number. The approving authority shall review and take formal action on the proposal in a timely manner after acceptance.

4. Procedures and Amendments

- a. A Site Development Permit shall be processed per Zoning Code Section 7-9-150.3(d), "Administrative Action," except as otherwise specified by this Section. Changed plans may also be submitted to the Director, PDS for approval. If the Director, PDS determines that the proposed changed plan (i) is a minor amendment of no significant effect and (ii) complies with the spirit and intent of the original action, the Director, PDS may approve the changed plan without further compliance with Zoning Code Section 7-9-150, "Discretionary Permits and Procedures."
- b. A Site Development Permit may be approved which establishes alternative site development standards for residential and non-residential projects and uses. The Zoning Administrator, in a public hearing, shall be the approving authority for all Site Development Permits proposing to modify site development standards, per Zoning Code Section 7-9-150.
- c. The approving authority shall make the following findings as part of its approval of a Site Development Permit:

- 1) General Plan: The use or project proposed is consistent with the General Plan.
 - 2) Ranch Plan PC Text and Zoning Code: The use, activity or improvements(s) proposed by the application is (are) consistent with the provisions of this Ranch Plan PC Text and provisions of the Zoning Code.
 - 3) CEQA: The approval of the development application is in compliance with the requirements of the California Environmental Quality Act.
 - 4) Compatibility: The location, size, design and operating characteristics of the proposed use will not create significant noise, traffic or other conditions or situations that are objectionable, detrimental or incompatible with other permitted uses in the vicinity of the project area.
 - 5) General Welfare: The application will not result in conditions or circumstances contrary to the public health, safety and general welfare.
 - 6) Equivalent or better project: The alternative development standard(s) will result in an equivalent or better project in terms of reducing adverse impacts and/or providing additional or superior public benefits to the immediate and surrounding community.
- d. If the land use regulations provided by the Ranch Plan PC Program allow a Site Development Permit to authorize a use not specifically identified as permitted within this Ranch Plan PC Text, such Site Development Permit shall always require a public hearing before the Planning Commission per Zoning Code Section 7-9-150.3(c), "Public Hearings."
 - e. When a project requiring approval of a Site Development Permit is to be developed in phases, an application for a conceptual Site Development Permit may be submitted and processed in accordance with the procedures contained in this Section. A conceptual Site Development Permit may contain both specific and general data for the project. An amendment to the conceptual Site Development Permit may be necessary prior to the issuance of building permits in order to satisfy the content requirements set forth in Section II.C.3, above.

D. FIRE PROTECTION & EMERGENCY RESPONSE

Purpose and Intent

These regulations are established to provide a framework for processing all proposed development within the Ranch Plan PC Area in conjunction with Orange County Fire Authority (OCFA).

Prior to Planning Commission approval of the first Master Area Plan, a ***Ranch Plan Fire Protection Program*** shall be approved by the OCFA to address the following development-related Planned Community-wide fire protection issues:

1. Fuel Modification

Prior to approval of each Master Area Plan a Preliminary Fuel Modification Plan must be prepared, based upon the BEHAVE Fire Behavior Fuel Modeling System (see Section I.C, Condition of Approval No. 8). As recommended by the Wildland Fire Management Plan (Appendix J-5 of Final Program EIR 589), unless the BEHAVE model does not support this distance, all fuel modification zones will be assumed to be 110-feet wide. The proposed 110-foot wide fuel modification zone shall consist of three zones, per zone requirements contained in Guideline C-05 the OCFA fuel modification guidelines:

- Zone A – 20 feet wide
- Zone B – 50 feet wide
- Zone C – 40 feet wide
- There is no Zone D

In addition to the above-mentioned OCFA Guideline C-05, the following restrictions would apply:

- OCFA Exposed side restrictions shall apply to three sides of perimeter homes and other buildings (commercial, industrial, etc.), and any other homes and buildings deemed necessary pursuant to the BEHAVE Fuel Modeling System (dual pane windows, boxed eaves, venting restrictions, etc.).
- All perimeter homes and other buildings (commercial, industrial, etc.) within 100 feet of fuel modification zones shall be sprinklered.
- All homes within the Ranch Plan PC Area shall incorporate designs that reduce fire danger associated with flying embers from wildfires entering attics by eliminating vents.
- All homes and other interior areas, including commercial and industrial landscape areas, within the Ranch Plan PC Area shall be subject to landscaping limitations per a plant list (see 2.a below) to be approved by OCFA as part of the Ranch Plan Fire Protection Program (see Condition of Approval No. 8)
- OCFA Zone A restrictions shall apply to Zone B as well: “Tree species are not allowed within 10 feet of combustible structures (measured from the edge of a full growth crown).”

The Program shall include a Comprehensive Fuel Modification Plan, which will be the basis for all future fuel modification plans.

2. Special Fire Protection Areas (SFPA)

Unless addressed by exclusion requests, standard OCFA SFPA guidelines must be met. All proposed development may be excluded (totally or conditionally) from the regulations established for SFPA once the following are provided:

- OCFA's approval of a fuel modification plan for the entire periphery of the Planning Area;
- Removal of all vegetation pursuant to appropriate wildlife agency permits and/or any future NCCP/SAMP requirements, if applicable; and
- Written commitment from the landowner that, prior to development, the site will be maintained in a weed free, non-combustible and safe condition in accordance with applicable OCFA and County codes.

Upon exclusion (total or conditional) from SFPA Regulations, the following regulations shall apply:

- a) **Interior Landscaping:** Due to the problem with wind blown embers, all interior landscaping within developed areas shall be subject to landscaping limitations, recorded as part of the CC&Rs, per a plant list and spacing requirements to be approved by OCFA as part of the Ranch Plan Fire Protection Program (see Condition of Approval No. 8). In particular, all interior landscaping will be devoid of eucalyptus, juniper, cedar, cypress, acacia and pine trees, as shall all fuel modification zones. In addition, California sagebrush, chamise, buckwheat and black and white sage (*Salvia spp.*) shall be prohibited within the interior of the developed areas and in all fuel modification zones. This requirement applies to all interior zones and not just those areas within 100 feet of a fuel modification zone. This does not preclude the need for interior fuel modification in areas where natural vegetation is within 170 feet of structures.
- b) **Sprinklers** shall be required per OCFA Guidelines (i.e., for homes over 5,500 square feet, multifamily housing and structures beyond the 150-foot "hose pull," etc.), but also for all homes and other buildings with an exposed side within 100 feet of the fuel modification zone.
- c) **Emergency Vehicle Accessways**, including public streets, private streets and alleys, shall comply with the following standards:
 - 1) Twenty (20) feet wide (curb-to-curb) if the emergency vehicle accessway is exclusively dedicated to OCFA emergency vehicles.
 - 2) Twenty-four (24) feet wide (curb to curb or flow-line to flow-line) if the emergency vehicle accessway is a public street, private street, alley, and/or a private driveway serving 3 or fewer residences, and less than 150 feet in length, assuming no parking is allowed, and parking is provided per County code in the immediate vicinity. In addition, all public streets and private streets, drives and alleys used for emergency access to the wildland/development interface, and all streets located within 100 feet of the

fuel modification zone, shall be a minimum of twenty-eight (28) feet wide (curb to curb).

- 3) Twenty-eight (28) feet wide (curb to curb or flow-line to flow-line) if the emergency vehicle accessway is a public street, private street or alley and parking is allowed on one side of the street only.
- 4) Thirty-six (36) feet wide (curb to curb or flow-line to flow-line) if the emergency vehicle accessway is a public street, private street or alley and parking is allowed on both sides of the street.

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SECTION III. USE REGULATIONS AND DEVELOPMENT STANDARDS

A. RESIDENTIAL

Purpose and Intent

The purpose of these provisions is to regulate the planning and development of residential uses within the Ranch Plan PC Area. These regulations provide for a variety of residential uses and also allow for community facilities (e.g. schools), parks, home based business enclaves, and neighborhood center commercial uses (consistent with PC Statistical Table limitations), recreation facilities and structures accessory to the main residential uses. It is the intent of these regulations to be responsive to changing community needs and goals and to allow and encourage innovative community design and a mixture of neighborhood components.

Six distinct residential types are identified for the Ranch Plan PC Area: conventional single-family detached, planned concept detached, multiple-family dwellings, estate dwellings, Home Based Business Enclave and senior housing. Each product type has distinguishing features, such as the relationship between dwellings (detached v. attached), the number of dwellings per building site (single-family attached v. multiple-family) and the density of development (conventional single-family detached v. planned concept detached). All residential types are fully defined under "dwelling units" in Section IV, "Definitions."

Portions of Planning Areas 1 through 9 and all of Planning Area 10 are planned to remain as open space. The regulations provided in Section III.I are intended to provide for the protection of valuable environmental resources while allowing certain specific uses.

In order to ensure consistency with the General Plan and the Ranch Plan PC, the ultimate control for residential development is the maximum number of dwelling units permitted in each residential category as indicated on the PC Development Map and Statistical Table (see Exhibits 6 and 7). All Planning Areas shall be developed within the maximum number of dwelling units indicated in the Statistical Table (see Exhibit 7). The PC Development Map and Statistical Table may be revised in accordance with Section II.A, "PC Development Map and Statistical Table." Development standards for residential projects shall be as described in this Section, except that alternative site development standards may be established by approval of an Area Plan or Site Development Permit in accordance with Section II.B, "Area Plans," or Section II.C, "Site Development Permits," respectively.

All residential development shall be subject to the following regulations except as otherwise established by an approved Area Plan or Site Development Permit in accordance with Section II.B, "Area Plans," or Section II.C, "Site Development Plans," respectively. After first occupancy of an individual dwelling unit, the site development standards contained in this Section III and any applicable Area Plan or Site Development Permit shall apply to that dwelling unit and shall be modified only in accordance with the variance procedure contained in Zoning Code Section 7-9-150.1(e), "Variance Permits."

As described in Section II.B, at the Area Plan approval level each portion of the proposed residential development area designated as a Subarea Plan shall be designated for one of the following six types of residential use:

1. Conventional Single-Family Detached Dwellings

The purpose and intent of the Conventional Single-Family Detached Dwellings use category is 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.

a. Principal Permitted Uses

- 1) Principal permitted uses not subject to discretionary land use permits
 - a) Public/private utilities regulated by state law and exempt from local land use review and authority.
 - b) Existing uses (agricultural and non-agricultural), per Section III.H and Zoning Code Section 7-9-55, until construction of uses approved by a Subarea Plan, per Section II.B.
- 2) Principal permitted uses subject to a Master Area Plan and Subarea Plan per Section II.B
 - a) Conventional single-family detached dwellings, including Senior Housing.
 - b) Community care facilities serving six (6) or fewer persons per Zoning Code Section 7-9-141.
 - c) Uses customarily incidental to residential uses including, but not limited to, public and private parks without structures, trails, greenbelts and common areas.
- 3) Principal permitted uses subject to a Subarea Plan per Section II.B and a Site Development Permit per Section II.C
 - a) Recreation uses and facilities, public and private, including, but not limited to, parks, swimming pools, tennis courts, lakes, clubhouses, stables and trails.
 - b) Commercial recreation uses and facilities, as defined in Section IV.
 - c) Community facilities per Section III.F.
 - d) Golf course and clubhouse facilities, that may also include limited ancillary restaurants, banquet facilities, driving range, water reservoirs, maintenance buildings and storage facilities.
 - f) Home Based Business Enclave uses per Section III.A.6.
 - e) Homeowners association facilities.
 - g) Mobile home developments and stock cooperatives.
 - h) Community care facilities serving seven (7) or more persons per Zoning Code Section 7-9-141.
 - i) Telecommunications facilities.
 - j) Any other similar use found by the Planning Commission to be consistent with the purpose and intent of this Section and which is indicated on an approved Site Development Permit.

b. Accessory Permitted Uses

- 1) Cabanas
- 2) Fences and walls
- 3) Garages and carports
- 4) Greenhouses, private non-commercial
- 5) Guesthouse and second residential units per Zoning Code Section 7-9-146.5
- 6) Home occupations per Zoning Code Section 7-9-146.6
- 7) Non-commercial keeping of pets per Zoning Code Section 7-9-146.3
- 8) Satellite dish antennas
- 9) Signs in accordance with Section III.L
- 10) Swimming pools
- 11) Any other accessory use or structure which the Director, PDS finds consistent with the purposes and intent of the Ranch Plan PC

c. Prohibited Uses

- 1) Home occupations not allowed per Zoning Code Section 7-9-146.6
- 2) Apiaries
- 3) Keeping pets or animals for any commercial purpose unless otherwise provided for by an approved Site Development Permit
- 4) The storage of vehicles, equipment, or products related to a commercial activity not permitted in this district

d. Site Development Standards

- 1) Minimum Building Site Area: Three thousand (3,000) square-feet
- 2) Net Density: Less than nine (9.0) dwelling units per net acre
- 3) Minimum Building site width: No minimum
- 4) Maximum Building Height: Thirty-five (35) feet maximum. Architectural features, appropriately screened mechanical units, and chimneys that do not (i) cover more than ten percent (10%) of the roof area or (ii) exceed the maximum height limit by more than ten (10) feet will be permitted.
- 5) Minimum Building Setback Requirements:
 - a) Front: Five (5) feet minimum from any front property line abutting a street; except for garages, which have their own standards.
 - b) Side: Ten (10) feet minimum for one side only, or ten (10) feet aggregate total for both sides.
 - c) Side abutting street: Five (5) feet minimum from property line.
 - d) Rear: Ten (10) feet minimum from property line to building. Notwithstanding, if the rear setback is adjacent to an alley, the setbacks

shall be three (3) feet to the property-line or fourteen (14) feet to the centerline, whichever is more restrictive.

- e) Patios: No attached or detached covered patio shall be located closer than three (3) feet to a property line, as measured from the nearest structural supports. For a corner lot, the minimum setback from any patio structure (as measured from each street-side property line) shall be increased to five (5) feet. Covered patios may be completely screened, including all exterior walls and ceilings, with fully ventilating screening material.
 - f) Projections into required setbacks: Eaves, cornices, chimneys, outside staircases, balconies, media niches and other similar architectural features may project four (4) feet into any required front, rear or side setback or within one (1) foot of the property line, whichever produces the least projection into the setback. Any such projections into the setbacks must be consistent with applicable fire and building codes regarding separation of structures.
- 6) Off-Street Parking: Off-street parking shall be provided in accordance with the requirements of Section III.K, "Off-Street Parking."
- 7) Garage and Carport Placement: The minimum setback for the point of entry into a garage or carport shall be seven (7) feet or less, or eighteen (18) feet or more (per roll-up door) from the back of sidewalk or, if there is no sidewalk, from the back of curb. Garage structures may be constructed with no minimum setback from any side or rear property line not abutting a street.
- 8) Private Drives, Alleys and Driveways:
- a) Private Drives: If provided as a primary access to more than four (4) dwellings, the paved width shall be a minimum of twenty-four (24) feet. Parking may be allowed within private drives if a minimum seven-foot drive apron is provided outside of the paved width requirement above, the parking allows access to at least one garage parking space, and the driveway maneuvering area requirements below are met.
 - b) Alleys: If provided as a secondary access to a dwelling, the minimum paved width shall be twenty-two (22) feet, or twenty-four (24) feet if required for emergency access. Parking may be allowed within alleyways if a minimum seven-foot drive apron is provided outside of the paved width requirement above, the parking allows access to at least one garage parking space, and the driveway maneuvering area requirements below are met.
 - c) Driveway Maneuvering Area: Maneuvering areas for access into and out of garages, carports and uncovered parking spaces shall have minimum widths as follows:
 - (1) Garages – thirty (30) feet of unobstructed area (measured from garage door), unless modified by (4), below.
 - (2) Carports – twenty-eight (28) feet of unobstructed area (measured from outward end of parking stall), unless modified by (4), below.

- (3) Uncovered parking – twenty-four (24) feet of unobstructed area (measured from outward end of parking stall), except for one-way driveways per Section 7-9-145.5 of the Zoning Code.
 - (4) Where there is no physical barrier over six (6) inches in height opposite a garage or carport entry that would prevent a motor vehicle from projecting beyond the driveway maneuvering area, the required width may be reduced two (2) feet.
 - (5) Where a one-car garage has an interior width in excess of ten (10) feet and a door wider than eight (8) feet, the maneuvering area in front of such garage may be reduced by the same amount that the width of the garage door exceeds eight (8) feet, to a maximum reduction of two (2) feet, or if (4) above is prevalent, a total reduction of four (4) feet.
 - (6) Where a garage is a two car or more structure and the garage door is at least sixteen (16) feet wide, the maneuvering area may be reduced a maximum of two (2) feet, or if (4) above is prevalent, a total reduction of four (4) feet.
- d) Recreational Vehicle Storage: Recreational vehicles (camper, camp trailer, travel trailer, house car, motor home, trailer bus, trailer coach, boat, watercraft, snowmobile, off-road vehicle, racecars or similar vehicle, including trailers, with or without power, designed for human habitation for recreational or emergency occupancy) shall not be kept, stored, parked, maintained or otherwise permitted within 20 feet of the front lot line or corner lot line, limited to a maximum height of six (6) feet. None of the above mentioned recreational vehicles may be parked overnight on the surrounding streets (public or private), private drives or alleys.
- 9) Signs: Signage shall be provided in accordance with the requirements of Section III.L, "Signage".
- 10) Fences and Walls:
- a) Within areas where main buildings may be placed: equal to the main building height limit.
 - b) Within front setback area: Three and one-half (3-1/2) feet maximum, except on flag lots where the maximum height may be six (6) feet within that portion of the front setback area adjoining the area where a six (6) foot high fence is permitted on the abutting lot, provided that such area is not adjacent to the garage driveway. Sound attenuation barriers may exceed six (6) feet in height, as required by the Director, PDS.
 - c) Within other setback areas (except alleys): The maximum height shall be six (6) feet, except that this maximum may be exceeded when higher walls are allowed as required by the Director, PDS for the purpose of noise mitigation or other health and safety measures.
 - d) Along alleys: Seven (7) feet maximum height.
- 11) Lights: All street lighting on periphery streets adjacent to open space shall be designed and located so that direct light rays shall be confined to the premises.

2. Planned Concept Detached Dwellings

The purpose and intent of the Planned Concept Detached Dwellings use category is to provide for the development and maintenance of medium-high 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.

a. Principal Permitted Uses

- 1) Principal permitted uses not subject to discretionary land use permits
 - a) Public/private utilities regulated by state law and exempt from local land use review and authority.
 - b) Existing uses (agricultural and non-agricultural), per Section III.H and Zoning Code Section 7-9-55, until construction of uses approved by a Subarea Plan, per Section II.B.
- 2) Principal permitted uses subject to a Master Area Plan and Subarea Plan per Section II.B
 - a) Conventional Single Family Detached Dwellings, subject to the requirements of Section III.A.1.
 - b) Community care facilities serving six (6) or fewer persons per Zoning Code Section 7-9-141.
 - c) Uses customarily incidental to residential uses including, but not limited to, public and private parks without structures, trails, greenbelts and common areas.
- 3) Principal permitted uses subject to a Subarea Plan per Section II.B and a Site Development Permit per Section II.C
 - a) Planned Concept Detached Dwellings, including Senior Housing.
 - b) Recreation uses and facilities, public and private, including, but not limited to, parks, swimming pools, tennis courts, lakes, clubhouses, stables and trails.
 - c) Commercial recreation uses and facilities, as defined in Section IV.
 - d) Community facilities per Section III.F.
 - e) Home Based Business Enclave uses per Section III.A.6.
 - f) Mobile home developments and stock cooperatives.
 - g) Community care facilities serving seven (7) or more persons per Zoning Code Section 7-9-141.
 - h) Telecommunications facilities.
 - i) Any other similar use as determined by the Planning Commission to be consistent with the purpose and intent of these regulations and the Ranch Plan, generally.

b. Accessory Permitted Uses

- 1) Fences and walls
- 2) Garages and carports
- 3) Greenhouses, private non-commercial
- 4) Guesthouse and second residential units per Zoning Code Section 7-9-146.5
- 5) Home occupations per Zoning Code Section 7-9-146.6
- 6) Non-commercial keeping of pets per Zoning Code Section 7-9-146.3
- 7) Satellite dish antennas
- 8) Signs in accordance with Section III.L
- 9) Swimming pools
- 10) Any other similar use found by the Director, PDS to be consistent with the purpose and intent of this Section and which is indicated on an approved Site Development Permit.

c. Prohibited Uses:

- 1) Home occupations not allowed per Zoning Code Section 7-9-146.6
- 2) Apiaries
- 3) Keeping pets or animals for any commercial purpose unless otherwise provided for by an approved Site Development Permit
- 4) The storage of vehicles, equipment, or products related to a commercial activity not permitted in this district

d. Site Development Standards

- 1) Minimum Building Site Area: No minimum.
- 2) Net Density: Greater than eight (8.0) dwelling units per net acre and lots less than 3,000 square feet. If lot sizes are greater than 3,000 square feet, regardless of density, Conventional Single Family standards (Section III.A.1) shall apply.
- 3) Minimum Building Site Width: No minimum
- 4) Maximum Building Site Coverage: Sixty percent (60%) maximum for each development unit if there is more than one dwelling unit per lot. No maximum for individual lots.
- 5) Maximum Building Height: Thirty-five (35) feet maximum. Architectural features, appropriately screened mechanical units, and chimneys that do not (i) cover more than ten percent (10%) of the roof area or (ii) exceed the maximum height limit by more than ten (10) feet will be permitted.

- 6) Minimum Building Setback Requirements:
- a) Front: Twelve (12) feet minimum from the back of street curb or three (3) feet from the property line/street right-of-way, whichever is greater; except for garages, which have their own standards.
 - b) Rear: Minimum five (5) feet from property line, or if there is no individual building site property line, from the boundary of the private use common area. Notwithstanding, if the rear setback is adjacent to an alley, then the setbacks shall be three (3) feet to the property line or fourteen (14) feet to the centerline, whichever is more restrictive.
 - c) Side: Ten (10) feet minimum for one side only, or ten (10) feet aggregate total for both sides. Building separation shall be ten (10) feet, unless the following criteria can be met, thereby allowing eight (8) foot building separation:
 - (1) The single-family homes are rear loaded (garages on alleys).
 - (2) Building articulation is incorporated into the development.
 - (3) Stepped and undulating building massing is provided on at least one-third (1/3) of the units.
 - (4) A functional usable outdoor area of at least 120 square feet is provided.
 - (5) Privacy issues are addressed through zero (0) lot line plotting, reciprocal easements and/ or window placement.
 - (6) Any encroachments into the setback area shall leave a minimum three (3) foot path along the building (excluding roofs and roof eaves).
 - d) Side abutting street: Five (5) feet minimum from property line.
 - e) Patios: No attached or detached covered patio shall be located closer than three (3) feet to a property line, as measured from the nearest supports for the structure. For a corner lot, the minimum setback from any patio structure (as measured from each street-side property line) shall be increased to five (5) feet. Covered patios may be completely screened, including all exterior walls and ceilings, with fully ventilating screening material.
 - f) Projections into required setbacks: Eaves, cornices, chimneys, outside staircases, balconies, media niches and other similar architectural features may project four (4) feet into any required front, rear or side setback or within one (1) foot of the property line, whichever produces the least projection into the setback. Any such projections into the setbacks must be consistent with applicable fire and building codes regarding separation of structures.
- 7) Access: Each residential unit shall either:
- a) Abut a public street having a recorded right of access for vehicles and pedestrians and enjoy practical and physical access to such street for a minimum width of ten (10) continuous feet; or

- b) Have a recorded right of access for vehicles and pedestrians for a minimum continuous width of twenty (20) feet (sixteen (16) feet if paved) via street or other vehicular accessway, and enjoy practical and physical access from the building site to a public street.
- 8) Open Space:
- a) Usable Project Open Space: A minimum of ten percent (10%) of the net residential area of the project is to be reserved as convenient, accessible and usable open space (as defined in Section IV, "Definitions"). This requirement may be reduced based on any of the following criteria:
 - (1) If the amount of usable, private open space is increased from the minimum of one hundred-fifty (150) square feet per dwelling unit to five hundred (500) square feet or greater per dwelling unit, the amount of usable project open space may be reduced from ten percent (10%) to five percent (5%).
 - (2) If the project is located adjacent to a local public park and has direct, convenient access thereto, the usable project open space may be reduced from ten percent (10%) to five percent (5%).
 - (3) If the project provides a tot lot with a minimum size of seven hundred fifty (750) square feet within the usable project open space, the amount of usable project open space may be reduced from ten percent (10%) to five percent (5%).
 - (4) Sidewalk and adjacent parkway open space areas may be counted as usable project open space up to twenty-five percent (25%) of the requirement provided that (i) the sidewalk is separated from the curb by a landscaped parkway and (ii) the total parkway width averages no less than twelve (12) feet (including sidewalk).
 - b) Usable Private Open Space: A minimum of one hundred fifty (150) square feet per dwelling unit. The ratio of length to width of any usable private open space area may be no more than three-to-one (3:1).
- 9) Off-Street Parking: Off-street parking shall be provided in accordance with the requirements of Section III.K, "Off-Street Parking."
- 10) Garage and Carport Placement: The minimum setback for the point of entry into a garage or carport shall be five (5) feet or less, or seventeen (17) feet assuming a roll-up garage door) or more from the back of sidewalk or, if there is no sidewalk, from the back of curb. Garage structures may be constructed with no minimum setback from any side or rear property line not abutting a street.
- 11) Private Drives, Alleys and Driveways:
- a) Private Drives: If provided as a primary access to more than four (4) dwellings, the paved width shall be a minimum of twenty-four (24) feet. Parking may be allowed within private drives if a minimum seven-foot drive apron is provided outside of the paved width requirement above, the

parking allows access to at least one garage parking space, and the driveway maneuvering area requirements below are met.

- b) Alleys: If provided as a secondary access to a dwelling, the minimum paved width shall be twenty-two (22) feet, or twenty-four (24) feet if required for emergency access. Parking may be allowed within alleyways if a minimum seven-foot drive apron is provided outside of the paved width requirement above, the parking allows access to at least one garage parking space, and the driveway maneuvering area requirements below are met.
 - c) Driveway Maneuvering Area: Maneuvering areas for access into and out of garages, carports and uncovered parking spaces shall have minimum widths as follows:
 - (1) Garages – thirty (30) feet of unobstructed area (measured from garage door), unless modified by (4), below.
 - (2) Carports – twenty-eight (28) feet of unobstructed area (measured from outward end of parking stall), unless modified by (4), below.
 - (3) Uncovered parking – twenty-four (24) feet of unobstructed area (measured from outward end of parking stall), except for one-way driveways per Section 7-9-145.5 of the Zoning Code.
 - (4) Where there is no physical barrier over six (6) inches in height opposite a garage or carport entry that would prevent a motor vehicle from projecting beyond the driveway maneuvering area, the required width may be reduced two (2) feet.
 - (5) Where a one-car garage has an interior width in excess of ten (10) feet and a door wider than eight (8) feet, the maneuvering area in front of such garage may be reduced by the same amount that the width of the garage door exceeds eight (8) feet, to a maximum reduction of two (2) feet, or if (4) above is prevalent, a total reduction of four (4) feet.
 - (6) Where a garage is a two car or more structure and the garage door is at least sixteen (16) feet wide, the maneuvering area may be reduced a maximum of two (2) feet, or if (4) above is prevalent, a total reduction of four (4) feet
 - d) Recreational Vehicle Storage: Recreational vehicles (camper, camp trailer, travel trailer, house car, motor home, trailer bus, trailer coach, boat, watercraft, snowmobile, off-road vehicle, racecars or similar vehicle, including trailers, with or without power, designed for human habitation for recreational or emergency occupancy) shall not be kept, stored, parked, maintained or otherwise permitted on the residential site, nor parked overnight on the surrounding streets (public or private), private drives or alleys.
- 12) Signs: Signage shall be provided in accordance with the requirements of Section III.L, "Signage".

- 13) Fences and Walls:
 - a) Within areas where main buildings may be placed: Six (6) feet, or as otherwise provided in the Site Development Permit.
 - b) Along the boundary of the project: Seven and one-half (7-1/2) feet, except within intersection areas where the maximum height shall be three and one-half (3-1/2) feet.
- 14) Lights: All street lighting on periphery streets adjacent to open space shall be designed and located so that direct light rays shall be confined to the premises.

3. Multiple-Family Dwellings

The purpose and intent of the Planned Concept Detached Dwellings use category is to provide for the development and maintenance of high-density residential neighborhoods. Only those uses are permitted that are complementary to, and can exist in harmony with, such a residential neighborhood.

a. Principal Permitted Uses

- 1) Principal permitted uses not subject to discretionary land use permits
 - a) Public/private utilities regulated by state law and exempt from local land use review and authority.
 - b) Existing uses (agricultural and non-agricultural), per Section III.H and Zoning Code Section 7-9-55, until construction of uses approved by a Subarea Plan, per Section II.B.
- 2) Principal permitted uses subject to a Master Area Plan and Subarea Plan per Section II.B
 - a) Uses customarily incidental to residential uses including, but not limited to, public and private parks without structures, trails, greenbelts and common areas.
- 3) Principal permitted uses subject to a Subarea Plan per Section II.B and a Site Development Permit per Section II.C
 - a) Multiple-Family Dwellings, including Senior Housing.
 - b) Recreation uses and facilities, public and private, including, but not limited to, parks, swimming pools, tennis courts, lakes, clubhouses, stables and trails.
 - c) Commercial recreation uses and facilities, as defined in Section IV.
 - d) Community facilities per Section III.F.
 - e) Golf course and clubhouse facilities, that may also include limited ancillary restaurants, banquet facilities, driving range, water reservoirs, maintenance buildings and storage facilities.
 - f) Home Based Business Enclave uses per Section III.A.6.
 - g) Mobile home developments and stock cooperatives.
 - h) Community care facilities serving seven (7) or more persons per Zoning Code Section 7-9-141.
 - i) Telecommunications facilities.
 - j) Any other similar use found by the Planning Commission to be consistent with the purpose and intent of this Section and which is indicated on an approved Site Development Permit.

b. Accessory Permitted Uses

- 1) Fences and walls
- 2) Garages and carports
- 3) Greenhouses, private non-commercial
- 4) Guesthouse and second residential units per Zoning Code Section 7-9-146.5
- 5) Home occupations per Zoning Code Section 7-9-146.6
- 6) Non-commercial keeping of pets per Zoning Code Section 7-9-146.3
- 7) Satellite dish antennas
- 8) Signs in accordance with Section III.L
- 9) Swimming pools
- 10) Any other accessory use or structure which the Director, PDS finds consistent with the purposes and intent of the Ranch Plan PC

c. Prohibited Uses

- 1) Home occupations not allowed per Zoning Code Section 7-9-146.6.
- 2) Apiaries
- 3) Keeping pets or animals for any commercial purpose unless otherwise provided for by an approved Site Development Permit
- 4) The storage of vehicles, equipment, or products related to a commercial activity not permitted in this district

d. Site Development Standards

- 1) Minimum Building Site Area: Five thousand (5,000) square feet minimum.
- 2) Maximum Building Site Coverage: Sixty percent (60%) maximum.
- 3) Maximum Building Height: Forty (40) feet maximum. Architectural features, appropriately screened mechanical units, and chimneys that do not (i) cover more than ten percent (10%) of the roof area or (ii) exceed the maximum height limit by more than ten (10) feet will be permitted.
- 4) Minimum Building Setback Requirements: Ten (10) feet minimum from any boundary line of the project; twenty (20) feet minimum for any boundary line of the project that is also the property line of an adjacent residential project. If an off-site landscaped greenbelt or trail separates two residential projects, the ten (10) foot setback shall be applied.
- 5) Minimum Distance Between Buildings: Fifteen (15) feet at a maximum building height of forty (40) feet. However, the internal distance requirement may be reduced to ten (10) feet at a maximum building height of thirty-five (35) feet.

- 6) Accessory building setbacks: Twenty (20) feet minimum, as measured from the back edge of the sidewalk (or curb if there is no sidewalk).
- 7) Minimum Net Area Per Unit: One thousand (1,000) square feet minimum
- 8) Open Space:
 - a) Usable Project Open Space: At a maximum building height of forty (40) feet, a minimum of fifteen percent (15%) of the net residential area of the project is to be reserved as convenient, accessible and usable open space (as defined in Section IV, "Definitions"). However, at a maximum building height of thirty-five (35) feet, a minimum of ten percent (10%) of the net residential area of the project shall be reserved as convenient, accessible and usable open space. At a maximum building height of forty (40) feet, the minimum usable project open space may not be modified. At a maximum building height of thirty-five (35) feet, the minimum usable project open space requirement may be reduced based on any of the following criteria:
 - (1) If the amount of usable, private open space is increased from the minimum of one hundred-fifty (150) square feet per dwelling unit to five hundred (500) square feet or greater per dwelling unit, the amount of usable project open space may be reduced from ten percent (10%) to five percent (5%).
 - (2) If the project is located adjacent to a local public park and has direct, convenient access thereto, the usable project open space may be reduced from ten percent (10%) to five percent (5%).
 - (3) If the project provides a tot lot with a minimum size of seven hundred fifty (750) square feet within the usable project open space, the amount of usable project open space may be reduced from ten percent (10%) to five percent (5%).
 - (4) Sidewalk and adjacent parkway open space areas may be counted as usable project open space up to twenty-five percent (25%) of the requirement provided that (i) the sidewalk is separated from the curb by a landscaped parkway and (ii) the total parkway width averages no less than twelve (12) feet (including sidewalk).
 - b) Usable Private Open Space: No minimum.
- 9) Off-Street Parking: Off-street parking shall be provided in accordance with the requirements of Section III.K, "Off-Street Parking."
- 10) Private Drives, Alleys and Driveways:
 - a) Private Drives: If provided as a primary access to more than four (4) dwellings, the paved width shall be a minimum of twenty-four (24) feet. Parking may be allowed within private drives if a minimum seven-foot drive apron is provided outside of the paved width requirement above, the parking allows access to at least one garage parking space, and the driveway maneuvering area requirements below are met.

- b) Alleys: If provided as a secondary access to a dwelling, the minimum paved width shall be twenty-two (22) feet, or twenty-four (24) feet if required for emergency access. Parking may be allowed within alleyways if a minimum seven-foot drive apron is provided outside of the paved width requirement above, the parking allows access to at least one garage parking space, and the driveway maneuvering area requirements below are met.
 - c) Driveway Maneuvering Area: Maneuvering areas for access into and out of garages, carports and uncovered parking spaces shall have minimum widths as follows:
 - (1) Garages – thirty (30) feet of unobstructed area (measured from garage door), unless modified by (4), below.
 - (2) Carports – twenty-eight (28) feet of unobstructed area (measured from outward end of parking stall), unless modified by (4), below.
 - (3) Uncovered parking – twenty-four (24) feet of unobstructed area (measured from outward end of parking stall), except for one-way driveways per Section 7-9-145.5 of the Zoning Code.
 - (4) Where there is no physical barrier over six (6) inches in height opposite a garage or carport entry that would prevent a motor vehicle from projecting beyond the driveway maneuvering area, the required width may be reduced two (2) feet.
 - (5) Where a one-car garage has an interior width in excess of ten (10) feet and a door wider than eight (8) feet, the maneuvering area in front of such garage may be reduced by the same amount that the width of the garage door exceeds eight (8) feet, to a maximum reduction of two (2) feet, or if (4) above is prevalent, a total reduction of four (4) feet.
 - (6) Where a garage is a two car or more structure and the garage door is at least sixteen (16) feet wide, the maneuvering area may be reduced a maximum of two (2) feet, or if (4) above is prevalent, a total reduction of four (4) feet
 - d) Recreational Vehicle Storage: Recreational vehicles (camper, camp trailer, travel trailer, house car, motor home, trailer bus, trailer coach, boat, watercraft, snowmobile, off-road vehicle, racecars or similar vehicle, including trailers, with or without power, designed for human habitation for recreational or emergency occupancy) shall not be kept, stored, parked, maintained or otherwise permitted on the residential site, nor parked overnight on the surrounding streets (public or private), private drives or alleys.
- 11) Signs: Signage shall be provided in accordance with the requirements of Section III.L, "Signage".
 - 12) Fences and Walls: Within areas where main buildings may be placed: Six (6) feet or as otherwise determined by site plan.
 - 13) Trash and Refuse Disposal: All storage, including cartons, containers and trash receptacles, shall be shielded from view within a building or area

enclosed by a wall not less than six (6) feet in height and the container shall be covered to prohibit animal intrusion.

14) Screening:

- a) Abutting residential areas: Screening shall be provided along all building site boundaries where the premises abut areas zoned for residential use. Except as otherwise provided below, the screening shall have a total height of not less than six (6) feet and not more than seven (7) feet.
- b) Parking areas abutting highways: All parking areas abutting highways shall be screened. Except as otherwise provided below, the screening shall have a total height of not less than thirty-six (36) inches and not more than forty-two (42) inches.
- c) Notwithstanding the requirements listed above, where the finished elevation of the property at the boundary line, or within five (5) feet inside the boundary line, is higher or lower than an abutting property elevation, such changes in elevation may be used in lieu of, or in combination with, additional screening to satisfy the screening requirements of this subsection.
- d) Screening, as referred to in paragraphs a), b) and c) above, shall consist of one or any combination of the following:
 - 1) Walls (including retaining walls): A wall shall be constructed of concrete, stone, brick, tile or similar type of solid masonry material a minimum of four (4) inches thick.
 - 2) Berms: A berm shall be constructed of earthen materials and it shall be landscaped.
 - 3) Fences, solid: A solid fence shall be constructed of wood or other materials a minimum nominal thickness of two (2) inches, and it shall form an opaque screen.
 - 4) Landscaping: Vegetation, consisting of evergreen or deciduous trees or shrubs.
- e) Mechanical equipment: Mechanical equipment placed on any roof (including, but not limited to, air conditioning, heating, ventilating ducts and exhaust) shall be screened on all sides to a height that, at a minimum, is equal to the height of the mechanical equipment. Ventilation and exhaust ducts shall be painted or modified to match the roof material.

15) Landscaping: Landscaping, consisting of evergreen or deciduous trees, shrubs, groundcover or hardscape, shall be installed and maintained subject to the following standards:

- a) Boundary landscaping abutting open space shall have a minimum depth of fifteen (15) feet.
- b) Boundary landscaping abutting private slopes shall have a minimum depth of ten (10) feet.

- c) Boundary landscaping abutting arterial highways shall have an average depth of fifteen (15) feet and a minimum depth of ten (10) feet.
 - d) Boundary landscaping abutting public streets, other than arterial highways, shall have an average depth of ten (10) feet and a minimum depth of five (5) feet.
 - e) Separation: Any landscaped area shall be separated from an adjacent vehicular area by a wall or curb at least four (4) inches higher than the adjacent vehicular area, or in some other manner that will reasonably protect the landscaped area from vehicular damage.
 - f) Irrigation: Permanent automatic watering facilities shall be provided for all landscaped areas, where appropriate.
 - g) Maintenance: All landscaping shall be maintained in a neat, clean and healthy condition. This shall include proper pruning, mowing of lawns, weeding, removal of litter, fertilizing, replacement of plants (when necessary) and the regular watering of all plantings, as necessary.
- 16) Lights: All street lighting on periphery streets adjacent to open space shall be designed and located so that direct light rays shall be confined to the premises.

4. Estate Dwellings

The purpose and intent of the Estate Dwellings use category is to provide for the development and maintenance of very low density residential neighborhoods. Only those uses are permitted that are complementary to, and can exist in harmony with, such a residential neighborhood.

a. Principal Permitted Uses

- 1) Principal permitted uses not subject to discretionary land use permits
 - a) Public/private utilities regulated by state law and exempt from local land use review and authority.
 - b) Existing uses (agricultural and non-agricultural), per Section III.H and Zoning Code Section 7-9-55, until construction of uses approved by a Subarea Plan, per Section II.B.
- 2) Principal permitted uses subject to a Master Area Plan and Subarea Plan per Section II.B
 - a) Estate dwellings.
 - b) Uses customarily incidental to residential uses including, but not limited to, public and private parks without structures, trails, greenbelts and common areas.
- 3) Principal permitted uses subject to a Subarea Plan per Section II.B and a Site Development Permit per Section II.C
 - a) Where two or more adjacent lots are classified as "Estate Homes Clustered", administrative approval of a Site Development Permit will be per Section III.A.4.d.5).
 - b) Recreation uses and facilities, public and private, including, but not limited to, parks, swimming pools, tennis courts, lakes, clubhouses, stables and trails.
 - c) Commercial recreation uses and facilities, as defined in Section IV.
 - d) Community facilities per Section III.F.
 - e) Home Based Business Enclave uses per Section III.A.6.
 - f) Mobile home developments and stock cooperatives.
 - g) Telecommunications facilities.
 - h) Any other similar use found by the Planning Commission to be consistent with the purpose and intent of this Section and which is indicated on an approved Site Development Permit.

b. Accessory Permitted Uses

- 1) Cabanas
- 2) Fences and walls
- 3) Garages and carports
- 4) Greenhouses, private non-commercial
- 5) Guesthouse and second residential units per Zoning Code Section 7-9-146.5
- 6) Home occupations per Zoning Code Section 7-9-146.6
- 7) Non-commercial keeping of pets per Zoning Code Section 7-9-146.3
- 8) Satellite dish antennas
- 9) Signs in accordance with Section III.L
- 10) Swimming pools
- 11) Any other accessory use or structure which the Director, PDS finds consistent with the purposes and intent of the Ranch Plan PC

c. Prohibited Uses

- 1) Home occupations not allowed per Zoning Code Section 7-9-146.6
- 2) Apiaries
- 3) Keeping pets or animals for any commercial purpose unless otherwise provided for by an approved Site Development Permit.
- 4) The storage of vehicles, equipment, or products related to a commercial activity not permitted in this district

d. Site Development Standards

- 1) Minimum Building Site Area: One (1) acre minimum.
- 2) Maximum Building Site Coverage: Thirty-five percent (35%) maximum.
- 3) Maximum Building Height: Thirty-five (35) feet maximum. Architectural features, appropriately screened mechanical units, and chimneys that do not (i) cover more than ten percent (10%) of the roof area or (ii) exceed the maximum height limit by more than ten (10) feet will be permitted.
- 4) Minimum Building Setback Requirements:
 - a) Front: Twenty (20) feet minimum from any front property line abutting a street; except for garages, which have their own standards.
 - b) Side: Ten (10) feet minimum from property line.
 - c) Side abutting street: Ten (10) feet minimum from property line.
 - d) Rear: Thirty (30) feet minimum from property line to building.

- e) Patios: No attached or detached covered patio shall be located closer than three (3) feet to a property line, as measured from the nearest supports for the structure. For a corner lot, the minimum setback from any patio structure (as measured from each street-side property line) shall be increased to five (5) feet. Covered patios may be completely screened, including all exterior walls and ceilings, with fully ventilating screening material.
 - f) Projections into required setbacks: Eaves, cornices, chimneys, outside staircases, balconies, media niches and other similar architectural features may project four (4) feet into any required front, rear or side setback. Any such projections into the setbacks must be consistent with applicable fire and building codes regarding separation of structures.
- 5) Setbacks for Estate Homes Clustered: Where two or more adjacent lots are classified as "Estate Homes Clustered", setbacks and private drive standards shall be per administrative approval of a Site Development Permit.
 - 6) Off-Street Parking: Off-street parking shall be provided in accordance with the requirements of Section III.K, "Off-Street Parking."
 - 7) Garage and Carport Placement: The minimum setback for the point of entry into a garage or carport shall be five (5) feet or less, or seventeen (17) feet or more (per roll-up door) from the back of sidewalk or, if there is no sidewalk, from the back of curb. Garage structures may be constructed with no minimum setback from any side or rear property line not abutting a street.
 - 8) Private Drives: Potential Alternative Development Standards regarding Estate accessways may be mutually agreed to by OCFA, the County of Orange and the applicant prior to approval of a Subarea Plan or subdivision.
 - 9) Recreational Vehicle Storage: Recreational vehicles (camper, camp trailer, travel trailer, house car, motor home, trailer bus, trailer coach, boat, watercraft, snowmobile, off-road vehicle, racecars or similar vehicle, including trailers, with or without power, designed for human habitation for recreational or emergency occupancy) shall not be kept, stored, parked, maintained or otherwise permitted within 20 feet of the front lot line or corner lot line, limited to a maximum height of six (6) feet. In addition, none of the above mentioned recreational vehicles may be parked overnight on the surrounding streets (public or private), private drives or alleys.
 - 10) Signs: Signage shall be provided in accordance with the requirements of Section III.L, "Signage".
 - 11) Fences and Walls:
 - a) Within areas where main buildings may be placed: Equal to the main building height limit.
 - b) Within front setback area: Three and one-half (3-1/2) feet maximum, except on flag lots where the maximum height may be six (6) feet within that portion of the front setback area adjoining the area where a six (6)

foot high fence is permitted on the abutting lot, provided that such area is not adjacent to the garage driveway. Sound attenuation barriers may exceed six (6) feet in height, as required by the Director, PDS.

- c) Within other setback areas (except alleys): The maximum height shall be six (6) feet, except that this maximum may be exceeded when higher walls are allowed as required by the Director, PDS for the purpose of noise mitigation or other health and safety measures.
 - d) Along alleys: Seven (7) feet maximum height.
- 12) Lights: All street lighting on periphery streets adjacent to open space shall be designed and located so that direct light rays shall be confined to the premises.

5. Senior Housing

The purpose and intent of the Senior Housing use category is to provide for the development and maintenance of Senior Housing within a range of residential neighborhoods. Accordingly, Senior Citizen Housing, as defined in Section IV, "Definitions," will be developed in accordance with the applicable development standards specified for each applicable residential use category as designated on the appropriate Subarea Plan (i.e., Conventional Single-Family Detached, Planned Concept Detached, Multi-Family or Estate). Only those uses are permitted that are complementary to, and can exist in harmony with, a seniors-oriented residential neighborhood.

a. Principal Permitted Uses

- 1) Principal permitted uses not subject to discretionary land use permits
 - a) Public/private utilities regulated by state law and exempt from local land use review and authority.
 - b) Existing uses (agricultural and non-agricultural), per Section III.H and Zoning Code Section 7-9-55, until construction of uses approved by a Subarea Plan, per Section II.B.
- 2) Principal permitted uses subject to a Master Area Plan and Subarea Plan per Section II.B
 - a) Conventional single-family detached dwellings (age restricted to 55+, as regulated by the CC&Rs)
 - b) Estate dwellings (age restricted to 55+, as regulated by the CC&Rs)
 - c) Uses customarily incidental to residential uses including, but not limited to, public and private parks without structures, trails, greenbelts and common areas.
- 3) Principal permitted uses subject to a Subarea Plan per Section II.B and a Site Development Permit per Section II.C
 - a) Commercial recreation uses and facilities, as defined in Section IV.
 - b) Community facilities per Section III.F.
 - c) Congregate Care (and Assisted Living) Senior Housing per Zoning Code Section 7-9-142 shall not be counted as a dwelling unit with respect to the Ranch Plan PC limit of 14,000 total allowed dwelling units.
 - d) Golf course and clubhouse facilities, including, but not limited to restaurants, banquet facilities, driving range, water reservoirs, maintenance buildings and storage facilities.
 - e) Home Based Business Enclave uses per Section III.A.6 (age restricted to 55+, as regulated by the CC&Rs)
 - f) Mobile home developments and stock cooperatives.

- g) Multiple-Family Dwellings (age restricted to 55+, as regulated by the CC&Rs)
 - h) Planned Concept Detached Dwellings (age restricted to 55+, as regulated by the CC&Rs)
 - i) Recreation uses and facilities, public and private, including, but not limited to, parks, swimming pools, tennis courts, lakes, clubhouses, stables and trails.
 - j) Telecommunications facilities.
- 4) Any other similar use found by the Planning Commission to be consistent with the purpose and intent of this Section and which is indicated on an approved Site Development Permit.
- b. Accessory Permitted Uses
- 1) Cabanas
 - 2) Dining facilities within Multiple-Family Senior Housing projects
 - 3) Administrative offices within Multiple-Family Senior Housing projects
 - 4) Fences and walls
 - 5) Garages and carports
 - 6) Greenhouses, private non-commercial
 - 7) Guesthouse and second residential units per Zoning Code Section 7-9-146.5
 - 8) Home occupations per Zoning Code Section 7-9-146.6
 - 9) Non-commercial keeping of pets per Zoning Code Section 7-9-146.3
 - 10) Satellite dish antennas
 - 11) Signs in accordance with Section III.L
 - 12) Swimming pools
 - 13) Any other accessory use or structure which the Director, PDS finds consistent with the purposes and intent of the Ranch Plan PC
- c. Prohibited Uses
- 1) Non-age restricted residential uses
 - 2) Home occupations not allowed per Zoning Code Section 7-9-146.6
 - 3) Apiaries
 - 4) Keeping pets or animals for any commercial purpose unless otherwise provided for by an approved Site Development Permit
 - 5) The storage of vehicles, equipment, or products related to a commercial activity not permitted in this district

d. Site Development Standards

- 1) Minimum Building Site Area: Refer to site development standards of the applicable residential use category (Conventional Single-Family Detached, Planned Concept Detached, Multi-Family or Estate) depending on the type of Senior Housing project.
- 2) Net Density: Refer to site development standards of the applicable residential use category (Conventional Single-Family Detached, Planned Concept Detached, Multi-Family or Estate) depending on the type of Senior Housing project.
- 3) Minimum size of units: Three hundred (300) square feet.
- 4) Maximum Building Height: Thirty-five (35) feet maximum. Seventy-five (75) feet for Multiple-Family Senior Housing dwellings (except Planning Area 1) subject to public hearing and an additional one (1) foot of setbacks (within each applicable base district) for each additional foot in height above thirty-five (35) feet. Architectural features, appropriately screened mechanical units, and chimneys, which do not (i) cover more than ten percent (10%) of the roof area or (ii) exceed the maximum height limit by more than ten (10) feet will be permitted.
- 5) Minimum Building Setback Requirements: Refer to site development standards of the applicable residential use category (Conventional Single-Family Detached, Planned Concept Detached, Multi-Family or Estate) depending on the type of Senior Housing project.
- 6) Open Space: Refer to site development standards of the applicable residential use category (Conventional Single-Family Detached, Planned Concept Detached, Multi-Family or Estate) depending on the type of Senior Housing project.
- 7) Off-Street Parking: Off-street parking shall be provided in accordance with the requirements of Section III.K, "Off-Street Parking", with the following exceptions (a more focused parking analysis may be submitted by project applicants requesting a more project-related off-street parking requirement):
 - a) A more focused parking analysis may be submitted by project applicants requesting a more project-related off-street parking requirement, demonstrating compatibility with surrounding public roads and/or surrounding neighborhoods
- 8) Garage and Carport Placement: Within Conventional Single-Family Detached Senior Housing projects, the minimum setback for the point of entry into a garage or carport shall be five (5) feet or less, or seventeen (17) feet or more (per roll-up door) from the back of sidewalk or, if there is no sidewalk, from the back of curb. Garage structures may be constructed with no minimum setback from any side or rear property line not abutting a street.
- 9) Private Streets, Alleys and Driveways: Refer to site development standards of the applicable residential use category (Conventional Single-Family

Detached, Planned Concept Detached, Multi-Family or Estate) depending on the type of Senior Housing project.

- 10) Signs: Signage shall be provided in accordance with the requirements of Section III.L, "Signage."
- 11) Fences and Walls: Refer to site development standards of the applicable residential use category (Conventional Single-Family Detached, Planned Concept Detached, Multi-Family or Estate) depending on the type of Senior Housing project.
- 12) Trash and Refuse Disposal: For Multiple-Family Senior Housing projects, all storage, including cartons, containers and trash receptacles, shall be shielded from view within a building or area enclosed by a wall not less than six (6) feet in height and shall be covered to prohibit animal intrusion.
- 13) Screening: For Multiple-Family Senior Housing projects, the following regulations shall apply:
 - a) Abutting residential areas: Screening shall be provided along all building site boundaries where the premises abut areas zoned for residential use. Except as otherwise provided below, the screening shall have a total height of not less than six (6) feet and not more than seven (7) feet.
 - b) Parking areas abutting highways: All parking areas abutting highways shall be screened. Except as otherwise provided below, the screening shall have a total height of not less than thirty-six (36) inches and not more than forty-two (42) inches.
 - c) Notwithstanding the requirements listed above, where the finished elevation of the property at the boundary line, or within five (5) feet inside the boundary line, is higher or lower than an abutting property elevation, such changes in elevation may be used in lieu of, or in combination with, additional screening to satisfy the screening requirements of this subsection.
 - d) Screening, as referred to in paragraphs a), b) and c) above, shall consist of one or any combination of the following:
 - 1) Walls (including retaining walls): A wall shall be constructed of concrete, stone, brick, tile or similar type of solid masonry material a minimum of four (4) inches thick.
 - 2) Berms: A berm shall be constructed of earthen materials and it shall be landscaped.
 - 3) Fences, solid: A solid fence shall be constructed of wood or other materials a minimum nominal thickness of two (2) inches, and it shall form an opaque screen.
 - 4) Landscaping: Vegetation, consisting of evergreen or deciduous trees or shrubs

- e) Mechanical equipment: Mechanical equipment placed on any roof (including, but not limited to, air conditioning, heating, ventilating ducts and exhaust) shall be screened on all sides to a height that, at a minimum, is equal to the height of the mechanical equipment. Ventilation and exhaust ducts shall be painted or modified to match the roof material.
- 14) Landscaping: For Multiple-Family Senior Housing projects, landscaping, consisting of evergreen or deciduous trees, shrubs, groundcover or hardscape, shall be installed and maintained subject to the following standards:
- a) Boundary landscaping abutting arterial highways shall have an average depth of fifteen (15) feet and a minimum depth of five (5) feet.
 - b) Boundary landscaping abutting public streets, other than arterial highways, shall have an average depth of ten (10) feet and a minimum depth of five (5) feet.
 - c) Separation: Any landscaped area shall be separated from an adjacent vehicular area by a wall or curb at least four (4) inches higher than the adjacent vehicular area, or in some other manner that will reasonably protect the landscaped area from vehicular damage.
 - d) Irrigation: Permanent automatic watering facilities shall be provided for all landscaped areas, where appropriate.
 - e) Maintenance: All landscaping shall be maintained in a neat, clean and healthy condition. This shall include proper pruning, mowing of lawns, weeding, removal of litter, fertilizing, replacement of plants (when necessary) and the regular watering of all plantings, as necessary.
- 15) Lights: All street lighting on periphery streets adjacent to open space shall be designed and located so that direct light rays shall be confined to the premises.

6. Home Based Business Enclave

The purpose and intent of the Home Based Business Enclave (HBBE) use category is to provide for the development and maintenance of neighborhoods that allow opportunities for small, entrepreneurial business owners to operate out of their homes, or in facilities on the same lot as their homes, within the context of an enclave geared toward the special needs of home based business owners. Only those uses are permitted that are complementary to, and can exist in harmony with, a residential neighborhood geared toward the special needs of home based business owners.

a. Principal Permitted Uses

- 1) Principal permitted uses not subject to discretionary land use permits
 - a) Public/private utilities regulated by state law and exempt from local land use review and authority.
 - b) Existing uses (agricultural and non-agricultural), per Section III.H and Zoning Code Section 7-9-55, until construction of uses approved by a Subarea Plan, per Section II.B.
- 2) Principal permitted uses subject to a Master Area Plan and Subarea Plan per Section II.B
 - a) Community care facilities serving six (6) or fewer persons.
 - b) Uses customarily incidental to residential uses including, but not limited to, public and private parks without structures, trails, greenbelts and common areas.
- 3) Principal permitted uses subject to a Subarea Plan per Section II.B and a Site Development Permit per Section II.C
 - a) Home Based Business Enclave dwellings, within the context of an enclave geared toward the special needs of home based business owners. Allowed uses include, but are not be limited to:
 - (1) Tax preparation
 - (2) Accounting
 - (3) Financial
 - (4) Architecture
 - (5) Graphics and arts
 - (6) Attorney
 - (7) Chiropractor
 - (8) Computer-oriented businesses, including software design, computer programming and internet or web-oriented businesses
 - (9) Music instruction (voice and acoustic instruments)
 - (10) Telemarketing

(11) Insurance sales/marketing

(12) Any other similar use which would generate less than fifty (50) average daily vehicular trips per day and would be compatible with a residential neighborhood.

b) Recreation uses and facilities, public and private, including, but not limited to, parks, swimming pools, tennis courts, lakes, clubhouses, stables and trails.

c) Commercial recreation uses and facilities, as defined in Section IV.

d) Community facilities per Section III.F.

e) Telecommunications facilities.

b. Accessory Permitted Uses

1) Fences and walls

2) Garages and carports

3) Greenhouses, private non-commercial

4) Guesthouse and second residential units per Zoning Code Section 7-9-146.5

5) Home occupations per Zoning Code Section 7-9-146.6

6) Non-commercial keeping of pets per Zoning Code Section 7-9-146.3

7) Satellite dish antennas

8) Signs in accordance with Section III.L

9) Swimming pools

10) Any other accessory use or structure which the Director, PDS finds consistent with the purposes and intent of the Ranch Plan PC

c. Prohibited Uses

1) Retail sales/business

2) Hair and nail salons

3) Medical uses

4) Dental uses

5) Tattoo parlors

6) Massage parlors

7) Fortune tellers

8) Animal hospitals and clinics

9) Pet grooming parlors

10) Commercial kennels

- 11) Adult entertainment businesses as described in Zoning Code Section 7-9-146.2, "Adult Entertainment Businesses."
 - 12) Hazardous materials shall not be stored, maintained or used in connection with any home occupation within the Ranch Plan PC Area.
 - 13) Apiaries
 - 14) Keeping pets or animals for any commercial purpose unless otherwise provided for by an approved Site Development Permit
 - 15) The storage of vehicles, equipment, or products related to a commercial activity not permitted in this district
- d. Site Development Standards
- 1) Minimum Building Site Area: Refer to site development standards of the applicable residential use category as designated on the approved Subarea Plan (Conventional Single-Family Detached, Planned Concept Detached, Multi-Family or Estate) depending on the type of HBBE project.
 - 2) Net Density: Refer to site development standards of the applicable residential use category as designated on the approved Subarea Plan (Conventional Single-Family Detached, Planned Concept Detached, Multi-Family or Estate) depending on the type of HBBE project.
 - 3) Minimum size of units: Refer to site development standards of the applicable residential use category as designated on the approved Subarea Plan (Conventional Single-Family Detached, Planned Concept Detached, Multi-Family or Estate) depending on the type of HBBE project.
 - 4) Maximum Building Height: Refer to site development standards of the applicable residential use category as designated on the approved Subarea Plan (Conventional Single-Family Detached, Planned Concept Detached, Multi-Family or Estate) depending on the type of HBBE project.
 - 5) Minimum Building Setback Requirements: Refer to site development standards of the applicable residential use category as designated on the approved Subarea Plan (Conventional Single-Family Detached, Planned Concept Detached, Multi-Family or Estate) depending on the type of HBBE project.
 - 6) Hours of Operation: Businesses serving customers on-site shall operate only between the hours of 7:00 am to 7:00 p.m.
 - 7) Open Space: Refer to site development standards of the applicable residential use category (Conventional Single-Family Detached, Planned Concept Detached, Multi-Family or Estate) depending on the type of HBBE project.
 - 8) Off-Street Parking: Off-street parking shall be provided in accordance with the requirements of Section III.K, "Off-Street Parking", with the following exceptions:

- a) Conventional Single-Family Detached, Planned Concept Detached and Estate HBBE projects shall provide 4.0 parking spaces per unit (typical 3.2 residential spaces plus 0.8 additional guest/employee spaces).
- b) Multiple-Family HBBE projects shall provide and additional 1.0 guest/employee parking spaces per unit.

A more focused parking analysis may be submitted by project applicants requesting a more project-related off-street parking requirement, demonstrating compatibility with surrounding public roads and/or surrounding neighborhoods

- 9) Garage and Carport Placement: Within Conventional Single-Family Detached Senior Housing projects, the minimum setback for the point of entry into a garage or carport shall be seven (7) feet or less, or eighteen (18) feet or more (per roll-up door) from the back of sidewalk or, if there is no sidewalk, from the back of curb. Garage structures may be constructed with no minimum setback from any side or rear property line not abutting a street.
- 10) Private Streets, Alleys and Driveways: Refer to site development standards of the applicable residential use category (Conventional Single-Family Detached, Planned Concept Detached, Multi-Family or Estate) depending on the type of Home Based Business Enclave project.
- 11) Signs: Signage shall be provided in accordance with the requirements of Section III.L, "Signage". Alternative signage may be allowed per a sign program submitted as part of the Site Development Permit application package, addressing proposed monument, ladder and/or individual property signage.
- 12) Fences and Walls: Refer to site development standards of the applicable residential use category (Conventional Single-Family Detached, Planned Concept Detached, Multi-Family or Estate) depending on the type of Home Based Business Enclave project.
- 13) Trash and Refuse Disposal: For multiple-family Home Based Business Enclave projects, all storage, including cartons, containers and trash receptacles, shall be shielded from view within a building or area enclosed by a wall not less than six (6) feet in height and the container shall be covered to prohibit animal intrusion.
- 14) Screening: For Multiple-Family Home Based Business Enclave projects, the following regulations shall apply:
 - a) Abutting residential areas: Screening shall be provided along all building site boundaries where the premises abut areas zoned for residential use. Except as otherwise provided below, the screening shall have a total height of not less than six (6) feet and not more than seven (7) feet.
 - b) Parking areas abutting highways: All parking areas abutting highways shall be screened. Except as otherwise provided below, the screening

shall have a total height of not less than thirty-six (36) inches and not more than forty-two (42) inches.

- c) Notwithstanding the requirements listed above, where the finished elevation of the property at the boundary line, or within five (5) feet inside the boundary line, is higher or lower than an abutting property elevation, such changes in elevation may be used in lieu of, or in combination with, additional screening to satisfy the screening requirements of this subsection.
 - d) Screening, as referred to in paragraphs a), b) and c) above, shall consist of one or any combination of the following:
 - 1) Walls (including retaining walls): A wall shall be constructed of concrete, stone, brick, tile or similar type of solid masonry material a minimum of four (4) inches thick.
 - 2) Berms: A berm shall be constructed of earthen materials and it shall be landscaped.
 - 3) Fences, solid: A solid fence shall be constructed of wood or other materials a minimum nominal thickness of two (2) inches, and it shall form an opaque screen.
 - e) Mechanical equipment: Mechanical equipment placed on any roof (including, but not limited to, air conditioning, heating, ventilating ducts and exhaust) shall be screened on all sides to a height that, at a minimum, is equal to the height of the mechanical equipment. Ventilation and exhaust ducts shall be painted or modified to match the roof material.
- 15) Landscaping: For Multiple-Family Home Based Business Enclave projects, landscaping, consisting of evergreen or deciduous trees, shrubs, groundcover or hardscape, shall be installed and maintained subject to the following standards:
- a) Boundary landscaping abutting arterial highways shall have an average depth of fifteen (15) feet and a minimum depth of five (5) feet.
 - b) Boundary landscaping abutting public streets, other than arterial highways, shall have an average depth of ten (10) feet and a minimum depth of five (5) feet.
 - c) Separation: Any landscaped area shall be separated from an adjacent vehicular area by a wall or curb at least four (4) inches higher than the adjacent vehicular area, or in some other manner that will reasonably protect the landscaped area from vehicular damage.
 - d) Irrigation: Permanent automatic watering facilities shall be provided for all landscaped areas, where appropriate.
 - e) Maintenance: All landscaping shall be maintained in a neat, clean and healthy condition. This shall include proper pruning, mowing of lawns, weeding, removal of litter, fertilizing, replacement of plants (when necessary) and the regular watering of all plantings, as necessary.
- 16) Lights: All street lighting on periphery streets adjacent to open space shall be designed and located so that direct light rays shall be confined to the premises.

B. RECREATION USES

The purpose and intent of the Recreation use category is to provide for the development and maintenance of recreational areas within and/or adjacent to and serving residential neighborhoods. Only those uses are permitted that are complementary to, and can exist in harmony with, a recreation use area.

a. Principal Permitted Uses

- 1) Principal permitted uses not subject to discretionary land use permits
 - a) Public/private utilities regulated by state law and exempt from local land use review and authority.
 - b) Existing uses (agricultural and non-agricultural), per Section III.H and Zoning Code Section 7-9-55, until construction of uses approved by a Subarea Plan, per Section II.B.
- 2) Principal permitted uses subject to a Master Area Plan and Subarea Plan per Section II.B
 - a) Uses customarily incidental to residential uses including, but not limited to, public and private parks without structures, trails, greenbelts and common areas.
- 3) Principal permitted uses subject to a Subarea Plan per Section II.B and a Site Development Permit per Section II.C
 - a) Recreation uses and facilities, public and private, including, but not limited to, parks, swimming pools, tennis courts, lakes, clubhouses, stables and trails.
 - b) Commercial recreation uses and facilities, as defined in Section IV.
 - c) Community facilities per Section III.F.
 - d) Golf course and clubhouse facilities, including, but not limited to restaurants, banquet facilities, driving range, water reservoirs, maintenance buildings and storage facilities.
 - e) Telecommunications facilities.
 - f) Any other similar use found by the Planning Commission to be consistent with the purpose and intent of this Section and which is indicated on an approved Site Development Permit.

b. Accessory Permitted Uses

- 1) Fences and walls.
- 2) Signs in accordance with Section III.L.
- 3) Swimming pools.
- 4) Any other accessory use or structure which the Director, PDS finds consistent with the purposes and intent of the Ranch Plan PC.

- c. Prohibited Uses: All non-recreational uses which are not specifically listed above or otherwise permitted by the Planning Commission or Director, PDS, as appropriate.
- d. Site Development Standards
- 1) Minimum Site Area: No minimum.
 - 2) Building Site Coverage: Fifty percent (50%) maximum.
 - 3) Building setbacks: All buildings and structures shall be set back from any property site lines a distance equal to the height of the building or structure, but in no event less than twenty (20) feet.
 - 4) Hours of Operation: Limited to 7:00 am to 9:00 p.m.
 - 5) Maximum Building Height: Thirty-five (35) feet maximum. Architectural features, appropriately screened mechanical units, and chimneys, which do not (i) cover more than ten percent (10%) of the roof area or (ii) exceed the maximum height limit by more than ten (10) feet will be permitted.
 - 6) Off-Street Parking: Off-street parking shall be provided in accordance with the requirements of Section III.K, "Off-Street Parking."
 - 7) Signs: Signage shall be provided in accordance with the requirements of Section III.L, "Signage".
 - 8) Fences and Walls:
 - a) Within areas where main buildings may be placed: Equal to the main building height limit.
 - b) Within front setback area: Three and one-half (3-1/2) feet maximum, except on flag lots where the maximum height may be six (6) feet within that portion of the front setback area adjoining the area where a six (6) foot high fence is permitted on the abutting lot, provided that such area is not adjacent to the garage driveway. Sound attenuation barriers may exceed six (6) feet in height, as required by the Director, PDS.
 - c) Within other setback areas (except alleys): The maximum height shall be six (6) feet, except that this maximum may be exceeded when higher walls are allowed as required by the Director, PDS for the purpose of noise mitigation or other health and safety measures.
 - d) Along alleys: Seven (7) feet maximum height.
 - 9) Trash and Refuse Disposal: All storage, including cartons, containers and trash receptacles, shall be shielded from view within a building or area enclosed by a masonry wall not less than six (6) feet in height and the container shall be covered to prohibit animal intrusion.
 - 10) Screening:
 - a) Abutting residential areas: Screening shall be provided along all building site boundaries where the premises abut areas zoned for residential use.

Except as otherwise provided below, the screening shall have a total height of not less than six (6) feet and not more than seven (7) feet.

- b) Parking areas abutting highways: All parking areas abutting highways shall be screened. Except as otherwise provided below, the screening shall have a total height of not less than thirty-six (36) inches and not more than forty-two (42) inches.
 - c) Notwithstanding the requirements listed above, where the finished elevation of the property at the boundary line, or within five (5) feet inside the boundary line, is higher or lower than an abutting property elevation, such changes in elevation may be used in lieu of, or in combination with, additional screening to satisfy the screening requirements of this subsection.
 - d) Screening, as referred to in paragraphs a), b) and c) above, shall consist of one or any combination of the following:
 - 1) Walls (including retaining walls): A wall shall be constructed of concrete, stone, brick, tile or similar type of solid masonry material a minimum of four (4) inches thick.
 - 2) Berms: A berm shall be constructed of earthen materials and it shall be landscaped.
 - 3) Fences, solid: A solid fence shall be constructed of wood or other materials a minimum nominal thickness of two (2) inches, and it shall form an opaque screen.
 - 4) Landscaping: Vegetation, consisting of evergreen or deciduous trees or shrubs
 - e) Mechanical equipment: Mechanical equipment placed on any roof (including, but not limited to, air conditioning, heating, ventilating ducts and exhaust) shall be screened on all sides to a height that, at a minimum, is equal to the height of the mechanical equipment. Ventilation and exhaust ducts shall be painted or modified to match the roof material.
- 11) Lighting: All lighting, exterior and interior, shall be designed and located to minimize power consumption and to confine direct rays to the premises. Parking lots and lighting shall be designed and constructed in a manner that minimizes the diffusion of refractive light into surrounding neighborhoods and/or into the night sky.
- 12) Landscaping: Due to the open space character of many of the permitted uses, the following standards may not be appropriate in all cases. Thus, alternative standards may be established in an Area Plan or Site Development Permit approved in accordance with Section II.B, "Area Plans," or Section II.C, "Site Development Permits," respectively. Otherwise:
- a) Boundary landscaping abutting arterial highways shall have a minimum depth of fifteen (15) feet except for those areas required for street

openings and areas located within ten (10) feet on either side of said street openings.

- b) An additional amount of landscaping, equal to at least ten (10) percent of the net area of the parcel, shall be provided. A minimum of fifty percent (50%) of such additional landscaping shall be located in the area devoted to parking.
- c) Separation: Any landscaped area shall be separated from an adjacent vehicular area by a wall or curb at least four (4) inches higher than the adjacent vehicular area, or in some other manner that will reasonably protect the landscaped area from vehicular damage.
- d) Irrigation: Permanent automatic watering facilities shall be provided for all landscaped areas, where appropriate.

C. NEIGHBORHOOD CENTER

1. Purpose and Objective

The purpose of these provisions is to regulate the design and development of neighborhood commercial projects in the Ranch Plan PC Area, which serve the needs of the surrounding neighborhood. Neighborhood Centers shall be identified on each applicable Subarea Plan, per acreage square footage limitations depicted in the PC Statistical Table. It is an objective of this Section to permit a variety of compatible uses and facilities supportive of the local community. These regulations permit retail, services and commercial uses of a neighborhood variety within any residential Planning Area, and are meant to be consistent with a mixed-use development concept.

a. Principal Permitted Uses

- 1) Principal permitted uses not subject to discretionary land use permits
 - a) Public/private utilities regulated by state law and exempt from local land use review and authority.
 - b) Existing uses (agricultural and non-agricultural), per Section III.H and Zoning Code Section 7-9-55, until construction of uses approved by a Subarea Plan, per Section II.B.
- 2) Principal permitted uses subject to a Subarea Plan per Section II.B and a Site Development Permit per Section II.C
 - a) Administrative, professional and business offices (including medical).
 - b) Animal clinics per Zoning Code Section 7-9-146.1.
 - c) Automobile service stations, including facilities for the sale of petroleum products, tires, batteries and related automotive accessories; minor automobile maintenance and repair facilities; automobile washing and lubricating services; and convenience stores ("mini-markets") offering incidental food, packaged goods and convenience items to the motoring public, subject to site development standards specified below in Section III.C.d.15.
 - d) Civic and government uses.
 - e) Churches, temples, and other places of worship.
 - f) Clinics, medical.
 - g) Commercial recreation uses and facilities, as defined in Section IV.
 - h) Cultural facilities, such as museums, theaters, libraries, art galleries, music halls and convention centers.
 - i) Day (care) nurseries
 - j) Financial institutions
 - k) Libraries and museums
 - l) Public/private utility buildings and structures
 - m) Restaurants, cafes, bars and cocktail lounges.

- n) Retail/service commercial businesses (except as exempt per Zoning Code Section 7-9-150.10).
 - o) Service commercial businesses.
 - p) Service stations (per separate development standards listed below (Section III.C.d.15).
 - q) Telecommunications facilities.
 - r) Any other similar use found by the Planning Commission, to be consistent with the purpose and intent of this Section and which is indicated on an approved site development permit.
- b. Accessory Permitted Uses
- 1) Fences and walls.
 - 2) Satellite dish antennas.
 - 3) Signs in accordance with Section III.L.
 - 4) Any other accessory use or structure which the Director, PDS, finds consistent with the purposes and intent of the Ranch Plan PC
- c. Prohibited Uses
- 1) Auto wrecking, junk and salvage yards, body/paint shops and related uses.
 - 2) Bottling plants.
 - 3) Cleaning, dying and laundry plants.
 - 4) Contractors' storage and equipment yards, work and fabricating areas.
 - 6) Hotels and motels.
 - 7) Rental and sales agencies for agricultural, industrial, and construction equipment.
 - 8) Rental and sales agencies for automobiles, trailers, boats, and trucks.
 - 9) Residential uses.
 - 10) Vehicle engine/transmission rebuilding, tire retreading, body repair and paint shops.
 - 11) Vehicle washing facilities.
 - 12) Welding shops and metal plating.
 - 13) Wholesale businesses.
 - 14) Tattoo parlors
 - 15) Massage parlors
 - 16) Fortune tellers
 - 17) Adult entertainment businesses as described in Zoning Code Section 7-9-146.2, "Adult Entertainment Businesses."
 - 18) Hazardous materials shall not be stored, maintained or used in the Neighborhood Center district.

d. Site Development Standards

- 1) Building Site Area: No minimum; maximum of ten (10.0) acres
- 2) Maximum Building Height: Thirty-five (35) feet maximum. Architectural features, appropriately screened mechanical units, and chimneys, which do not (i) cover more than ten percent (10%) of the roof area or (ii) exceed the maximum height limit by more than ten (10) feet will be permitted.
- 3) Minimum Building Setback Requirements:
 - a) Twenty (20) feet minimum from all property lines abutting residential areas.
 - b) From arterial highway rights-of-way: Twenty-five (25) feet minimum.
 - c) From collector street rights-of-way: Twenty (20) feet minimum.
 - d) From local street rights-of-way: Fifteen (15) feet minimum.
 - e) From interior property lines: No minimum.
- 4) Hours of Operation: Limited to 7:00 am to 11:00 p.m.
- 5) Off-Street Parking: Off-street parking shall be provided in accordance with the requirements of Section III.K, "Off-Street Parking."
- 6) Signs: Signage shall be provided in accordance with the requirements of Section III.L, "Signage".
- 7) Fences and Walls:
 - a) Within areas where main buildings may be placed: Equal to the main building height limit.
 - b) Within front setback area: Three and one-half (3-1/2) feet maximum, except on flag lots where the maximum height may be six (6) feet within that portion of the front setback area adjoining the area where a six (6) foot high fence is permitted on the abutting lot, provided that such area is not adjacent to the garage driveway. Sound attenuation barriers may exceed six (6) feet in height, as required by the Director, PDS.
 - c) Within other setback areas (except alleys): The maximum height shall be six (6) feet, except that this maximum may be exceeded when higher walls are allowed as required by the Director, PDS for the purpose of noise mitigation or other health and safety
 - d) Along alleys: Seven (7) feet maximum height.
- 8) Trash and Refuse Disposal: All storage, including cartons, containers and trash receptacles, shall be shielded from view within a building or area enclosed by a masonry wall not less than six (6) feet in height and the container shall be covered to prohibit animal intrusion.
- 9) Screening:
 - a) Abutting residential areas: Screening shall be provided along all building site boundaries where the premises abut areas zoned for residential use.

Except as otherwise provided below, the screening shall have a total height of not less than six (6) feet and not more than seven (7) feet.

- b) Parking areas abutting highways: All parking areas abutting highways shall be screened. Except as otherwise provided below, the screening shall have a total height of not less than thirty-six (36) inches and not more than forty-two (42) inches.
 - c) Notwithstanding the requirements listed above, where the finished elevation of the property at the boundary line, or within five (5) feet inside the boundary line, is higher or lower than an abutting property elevation, such changes in elevation may be used in lieu of, or in combination with, additional screening to satisfy the screening requirements of this subsection.
 - d) Screening, as referred to in paragraphs a), b) and c) above, shall consist of one or any combination of the following:
 - 1) Walls (including retaining walls): A wall shall be constructed of concrete, stone, brick, tile or similar type of solid masonry material a minimum of four (4) inches thick.
 - 2) Berms: A berm shall be constructed of earthen materials and it shall be landscaped.
 - 3) Fences, solid: A solid fence shall be constructed of wood or other materials a minimum nominal thickness of two (2) inches, and it shall form an opaque screen.
 - 4) Landscaping: Vegetation, consisting of evergreen or deciduous trees or shrubs.
 - e) Mechanical equipment: Mechanical equipment placed on any roof (including, but not limited to, air conditioning, heating, ventilating ducts and exhaust) shall be screened on all sides to a height that, at a minimum, is equal to the height of the mechanical equipment. Ventilation and exhaust ducts shall be painted or modified to match the roof material.
- 11) Landscaping: Landscaping, consisting of evergreen or deciduous trees, shrubs, groundcover or hardscape, shall be installed and maintained subject to the following standards:
- a) Boundary landscaping abutting arterial highways shall have a minimum depth of fifteen (15) feet except for those areas required for street openings and areas located within ten (10) feet on either side of said street openings.
 - b) An additional amount of landscaping, equal to at least ten (10) percent of the net area of the parcel, shall be provided. A minimum of fifty percent (50%) of such additional landscaping shall be located in the area devoted to parking.
 - c) Separation: Any landscaped area shall be separated from an adjacent vehicular area by a wall or curb at least four (4) inches higher than the

adjacent vehicular area, or in some other manner that will reasonably protect the landscaped area from vehicular damage.

- d) Irrigation: Permanent automatic watering facilities shall be provided for all landscaped areas, where appropriate.
 - e) Maintenance: Required landscaping shall be maintained in a neat, clean and healthy condition. This shall include proper pruning, mowing of lawns, weeding, removal of litter, fertilizing, replacement of plants (when necessary) and the regular watering of all plantings, as necessary.
- 12) Lighting: All lighting, exterior and interior, shall be designed and located to minimize power consumption and to confine direct rays to the premises. Parking lots and lighting shall be designed and constructed in a manner that minimizes the diffusion of refractive light into surrounding neighborhoods and/or into the night sky.
- 13) Loading: All loading shall be performed on the site. Loading platforms and areas shall be screened from view from adjacent streets, highways and residential uses.
- 14) Enclosed Uses: All permitted uses, together with their resulting products, shall be performed and contained entirely within a completely enclosed structure, except for: off-street parking and loading areas; areas for sale of nursery stock; automobile washing areas; outdoor dining areas; permitted temporary uses; or other similar uses indicated on the approved Area Plan or Site Development Permit.
- 15) Service Station Requirements: Except as otherwise established by an approved Area Plan or Site Development Permit, the following standards shall apply to all service stations located in Neighborhood Centers. Listed below are development standards that differ from those established above:
- a) Reverse mode: mechanical bays and pump islands shall face away from public streets.
 - b) Building height limit: Twenty-five (25) feet maximum.
 - c) Building setbacks:
 - (1) From ultimate street right-of-way lines: Seventeen (17) feet minimum.
 - (2) From interior property lines: Twenty-five (25) feet from any property line abutting an area designated for residential uses; ten (10) feet from property lines abutting areas designated for commercial or industrial uses.
 - d) No portion of a service station site will be utilized for automobile storage other than for the temporary parking of an automobile being serviced or for the temporary use of employees during working hours.
 - e) Screening landscaping, lighting, loading and enclosed uses are all per the Neighborhood Center standards above.

D. URBAN ACTIVITY CENTER

1. Purpose and Objective

The purpose of these provisions is to regulate the planning, design and development of urban activity centers within the portions of Planning Areas 1, 2 and 3 of the Ranch Plan Area which have been designated Urban Activity Center (UAC) on the General Plan Land Use Element. These urban activity areas provide for the community's commercial, civic, cultural, professional service and office needs in a location easily accessible from the residential neighborhoods. This proximity to surrounding residential areas is intended to reduce commuter work trips and vehicle miles traveled, thus helping to mitigate adverse impacts on air quality and traffic.

It is the intent of this Section to permit a variety of commercial, office and light industrial uses and facilities supportive of the local community. These regulations permit retail, service commercial and business uses of a neighborhood as well as a community and regional variety. Also permitted are residential uses on the same or separate building sites from other permitted uses.

a. Principal Permitted Uses

- 1) Principal permitted uses not subject to discretionary land use permits
 - a) Public/private utilities regulated by state law and exempt from local land use review and authority.
 - b) Existing uses (agricultural and non-agricultural), per Section III.H and Zoning Code Section 7-9-55, until construction of uses approved by a Subarea Plan, per Section II.B.
- 2) Principal permitted uses subject to a Subarea Plan per Section II.B and a Site Development Permit per Section II.C
 - a) Administrative, professional and business offices (including medical).
 - b) Alcoholic beverage sales.
 - c) Animal hospitals, clinics and pet-grooming parlors per Zoning Code Section 7-9-146.1.
 - d) Assembly plants and related facilities.
 - e) Auto wash and detail.
 - f) Automobile repair.
 - g) Batch plant, whether temporary, interim or permanent.
 - h) Caretakers' quarters (one per building site, not to exceed 1,500 square feet of living area).
 - j) Commercial recreation uses and facilities, as defined in Section IV.
 - k) Community facilities
 - l) Construction industries, such as general contractors and specialty contractors, together with their accessory and incidental office uses.

- m) Cultural facilities including, but not limited to:
 - (1) Art galleries.
 - (2) Historical, religious and charitable organization facilities.
 - (3) Libraries.
 - (4) Museums.
- n) Entertainment establishments including theaters, live musical and comedy venues and family fun centers.
- o) Fire stations.
- p) Golf courses, including clubhouse facilities.
- q) Government offices and institutional uses.
- r) Hospitals, emergency care facilities, convalescent homes and sanitariums.
- s) Hotels and motels (shall not be counted as a dwelling unit with respect to the Ranch Plan PC limit of 14,000 total allowed dwelling units).
- t) Industries engaged in distribution, storage and warehousing.
- u) Light manufacturing plants and related facilities.
- v) Medical offices and clinics.
- w) Parks (public and private) with structures.
- x) Pre-school and child day care facilities.
- y) Private clubs and lodge halls.
- z) Professional services.
- aa) Public and semi-public institutional facilities including but not limited to: schools, institutes of higher learning, transit centers, police stations, government operations and maintenance facilities (including fleet maintenance and heavy equipment repairs), animal care facilities, hazardous materials regulation facilities (including vehicle storage and showers), regional justice center facilities, children's and family services facilities (including resource centers and shelters) and stables.
- bb) Recycling and transfer/materials recovery facilities.
- cc) Regional residential home sales and information centers.
- dd) Research and testing laboratories and related facilities.
- ee) Residential uses counting toward the 14,000 dwelling unit cap for the Ranch Plan area (Conventional Single-Family Detached, Planned Concept Detached, Multi-Family, Senior Housing, Home Based Business Enclave or Estate dwellings) on the same or a separate building site from other permitted uses, pursuant to Residential Section III.A regulations.
- ff) Retail commercial uses.
- gg) Restaurants, Cafes, bars and cocktail lounges.

- hh) Retail commercial businesses.
- ii) Schools, including business, vocational and professional.
- jj) Service commercial businesses including, but not limited to:
 - (1) Banks and other financial institutions.
 - (2) Barber shops.
 - (3) Beauty salons.
 - (4) Restaurants, food service facilities and cocktail lounges.
 - (5) Health and athletic facilities.
 - (6) Travel agencies.
- kk) Service industries including, but not limited to:
 - (1) Blueprinting, reproduction and copying services.
 - (2) Dry cleaning and laundry plants.
 - (3) Facilities for the repair, maintenance and/or servicing of appliances, component parts, etc.
 - (4) Solid waste processing facilities.
 - (5) Photo processing, printing, publishing and bookbinding facilities.
 - (6) Testing shops.
 - (7) Tooling and small machine shops.
- ll) Shared Recreation facilities
- mm) Storage facilities including, but not limited to:
 - (1) Boat storage.
 - (2) Recreational vehicle storage.
 - (3) Mini storage.
- nn) Service stations (per separate development standards listed below (Section III.D.d.15).
- oo) Studios: motion picture, video, television and recording.
- pp) Telecommunications.
- qq) Wholesale businesses.
- rr) Any other similar use found by the Planning Commission to be consistent with the purpose and intent of this Section and which is indicated on an approved Site Development Permit.

b. Accessory Permitted Uses

- 1) Fences and walls
- 2) Satellite dish antennas

- 3) Signs in accordance with Section III.L
 - 4) Swimming pools
 - 5) Any other accessory use or structure which the Director, PDS finds consistent with the purposes and intent of the Ranch Plan PC
- c. Prohibited Uses
- 1) Auto wrecking, junk and salvage yards, body/paint shops and related uses
 - 2) Welding shops and metal plating
 - 3) Tattoo parlors
 - 4) Massage parlors
 - 5) Fortune tellers
 - 6) Adult entertainment businesses as described in Zoning Code Section 7-9-146.2, "Adult Entertainment Businesses"
 - 7) Hazardous materials shall not be stored, maintained or used.
- d. Site Development Standards
- 1) Minimum Building Site Area: No minimum
 - 2) Maximum Building Height: Forty-five (45) feet maximum. Seventy-five (75) feet (except Planning Area 1) subject to public hearing and an additional one (1) foot of setback (3a-3d below) for each additional foot in height above forty-five (45) feet. Architectural features, appropriately screened mechanical units, and chimneys that do not (i) cover more than ten percent (10%) of the roof area or (ii) exceed the maximum height limit by more than ten (10) feet will be permitted.
 - 3) Minimum Building Setback Requirements:
 - a) Twenty (20) feet minimum from all property lines abutting residential areas.
 - b) From arterial highway rights-of-way: Twenty-five (25) feet minimum.
 - c) From collector street rights-of-way: Twenty (20) feet minimum.
 - d) From local street rights-of-way: Fifteen (15) feet minimum.
 - e) From interior property lines, including adjoining UAC, Business Park and Neighborhood Center uses: No minimum.
 - 4) Hours of Operation: Limited to 7:00 am to 11:00 p.m.
 - 5) Off-Street Parking: Off-street parking shall be provided in accordance with the requirements of Section III.K, "Off-Street Parking".
 - 6) Traffic congestion and air quality measures shall be applied per the Facility Design Regulations contained in Zoning Code Section 7-9-143.
 - 7) Signs: Signage shall be provided in accordance with the requirements of Section III.L, "Signage".

8) Fences and Walls:

- a) Within areas where main buildings may be placed: Equal to the main building height limit.
- b) Within front setback area: Three and one-half (3-1/2) feet maximum, except on flag lots where the maximum height may be six (6) feet within that portion of the front setback area adjoining the area where a six (6) foot high fence is permitted on the abutting lot, provided that such area is not adjacent to the garage driveway. Sound attenuation barriers may exceed six (6) feet in height, as required by the Director, PDS.
- c) Within other setback areas (except alleys): The maximum height shall be six (6) feet, except that this maximum may be exceeded when higher walls are allowed as required by the Director, PDS for the purpose of noise mitigation or other health and safety measures.
- d) Along alleys: Seven (7) feet maximum height.

9) Trash and Refuse Disposal: All storage, including cartons, containers and trash receptacles, shall be shielded from view within a building or area enclosed by a masonry wall not less than six (6) feet in height and the container shall be covered to prohibit animal intrusion.

10) Screening:

- a) Abutting residential areas: Screening shall be provided along all building site boundaries where the premises abut areas zoned for residential use. Except as otherwise provided below, the screening shall have a total height of not less than six (6) feet and not more than seven (7) feet.
- b) Parking areas abutting highways: All parking areas abutting highways shall be screened. Except as otherwise provided below, the screening shall have a total height of not less than thirty-six (36) inches and not more than forty-two (42) inches.
- c) Notwithstanding the requirements listed above, where the finished elevation of the property at the boundary line, or within five (5) feet inside the boundary line, is higher or lower than an abutting property elevation, such changes in elevation may be used in lieu of, or in combination with, additional screening to satisfy the screening requirements of this subsection.
- d) Screening, as referred to in paragraphs a), b) and c) above, shall consist of one or any combination of the following:
 - 1) Walls (including retaining walls): A wall shall be constructed of concrete, stone, brick, tile or similar type of solid masonry material a minimum of four (4) inches thick.
 - 2) Berms: A berm shall be constructed of earthen materials and it shall be landscaped.

- 3) Fences, solid: A solid fence shall be constructed of wood or other materials a minimum nominal thickness of two (2) inches, and it shall form an opaque screen.
 - 4) Landscaping: Vegetation, consisting of evergreen or deciduous trees or shrubs.
 - e) Mechanical equipment: Mechanical equipment placed on any roof (including, but not limited to, air conditioning, heating, ventilating ducts and exhaust) shall be screened on all sides to a height that, at a minimum, is equal to the height of the mechanical equipment. Ventilation and exhaust ducts shall be painted or modified to match the roof material.
- 11) Landscaping, consisting of evergreen or deciduous trees, shrubs, groundcover or hardscape, shall be installed and maintained subject to the following standards:
- a) Boundary landscaping abutting arterial highways shall have a minimum depth of fifteen (15) feet except for those areas required for street openings and areas located within ten (10) feet on either side of said street openings.
 - b) An additional amount of landscaping, equal to at least ten (10) percent of the net area of the parcel, shall be provided. A minimum of fifty percent (50%) of such additional landscaping shall be located in the area devoted to parking.
 - c) Separation: Any landscaped area shall be separated from an adjacent vehicular area by a wall or curb at least four (4) inches higher than the adjacent vehicular area, or in some other manner that will reasonably protect the landscaped area from vehicular damage.
 - d) Irrigation: Permanent automatic watering facilities shall be provided for all landscaped areas, where appropriate.
 - e) Maintenance: Required landscaping shall be maintained in a neat, clean and healthy condition. This shall include proper pruning, mowing of lawns, weeding, removal of litter, fertilizing, replacement of plants (when necessary) and the regular watering of all plantings, as necessary.
- 12) Lighting: All lighting, exterior and interior, shall be designed and located to minimize power consumption and to confine direct rays to the premises. Parking lots and lighting shall be designed and constructed in a manner that minimizes the diffusion of refractive light into surrounding neighborhoods and/or into the night sky.
- 13) Loading: All loading shall be performed on the site. Loading platforms and areas shall be screened from view from adjacent streets, highways and residential uses by walls, berms, landscaping (or a combination) not less than six (6) feet in height.
- 14) Enclosed Uses: All permitted uses, together with their resulting products, shall be performed and contained entirely within a completely enclosed structure,

except for: off-street parking and loading areas; areas for sale of nursery stock; automobile washing areas; outdoor dining areas; permitted temporary uses; or other similar uses indicated on the approved Area Plan or Site Development Permit.

- 15) Service Station Requirements: Except as otherwise established by an approved Area Plan or Site Development Permit, the following standards shall apply to all service stations located in Urban Activity Centers. Listed below are development standards that differ from those established above:
 - a) Reverse mode: mechanical bays shall face away from public streets.
 - b) Building height limit: Twenty-five (25) feet maximum.
 - c) Building setbacks:
 - (1) From ultimate street right-of-way lines: Seventeen (17) feet minimum.
 - (2) From interior property lines: Twenty-five (25) feet from any property line abutting an area designated for residential uses; ten (10) feet from property lines abutting areas designated for commercial or industrial uses.
 - d) No portion of a service station site will be utilized for automobile storage other than for the temporary parking of an automobile being serviced or for the temporary use of employees during working hours.
 - e) Screening, landscaping, lighting, loading and enclosed uses are all per the Urban Activity Center standards above.

E. BUSINESS PARK

1. Purpose and Objective

The business park district standards are established to accommodate business park, research and development, light industrial and other support uses within the portion of Planning Area 8 that has been designated 3-Employment on the General Plan Land Use Element. The regulations provided in this Section are intended to provide commercial and professional services for the community.

a. Principal Permitted Uses

- 1) Principal permitted uses not subject to discretionary land use permits
 - a) Public/private utilities regulated by state law and exempt from local land use review and authority.
 - b) Existing uses (agricultural and non-agricultural), per Section III.H and Zoning Code Section 7-9-55, until construction of uses approved by a Subarea Plan, per Section II.B.
- 2) Principal permitted uses subject to a Subarea Plan per Section II.B and a Site Development Permit per Section II.C
 - a) Administrative, professional and business offices (including medical).
 - b) Alcoholic beverage sales.
 - c) Animal hospitals, clinics and pet-grooming parlors per Zoning Code Section 7-9-146.1.
 - d) Assembly plants and related facilities.
 - e) Auto wash and detail.
 - f) Automobile repair.
 - g) Batch plant, whether temporary, interim or permanent.
 - h) Caretakers' quarters (one per building site, not to exceed 1,500 square feet of living area).
 - i) Commercial recreation uses and facilities, as defined in Section IV.
 - j) Community facilities.
 - k) Construction industries, such as general contractors and specialty contractors, together with their accessory and incidental office uses.
 - l) Cultural facilities including, but not limited to:
 - (1) Art galleries.
 - (2) Historical, religious and charitable organization facilities.
 - (3) Libraries.
 - (4) Museums.

- m) Entertainment establishments including theaters, live musical and comedy venues and family fun centers.
- n) Fire stations.
- o) Golf courses, including clubhouse facilities.
- p) Government offices and institutional uses.
- q) Hospitals, emergency care facilities, convalescent homes and sanitariums.
- r) Hotels and motels (shall not be counted as a dwelling unit with respect to the Ranch Plan PC limit of 14,000 total allowed dwelling units).
- s) Industries engaged in distribution, storage and warehousing.
- t) Light manufacturing plants and related facilities.
- u) Medical offices and clinics.
- v) Parks (public and private) with structures.
- w) Pre-school and child day care facilities.
- x) Private clubs and lodge halls.
- y) Professional services
- z) Public and semi-public institutional facilities including but not limited to: schools, institutes of higher learning, transit centers, police stations, government operations and maintenance facilities (including fleet maintenance and heavy equipment repairs), animal care facilities, hazardous materials regulation facilities (including vehicle storage and showers), regional justice center facilities, children's and family services facilities (including resource centers and shelters) and stables.
- aa) Recycling and transfer/materials recovery facilities.
- bb) Regional residential home sales and information centers.
- cc) Research and testing laboratories and related facilities.
- dd) Retail commercial uses.
- ee) Restaurants, Cafes, bars and cocktail lounges.
- ff) Retail commercial businesses.
- gg) Schools, including business, vocational and professional.
- hh) Service commercial businesses including, but not limited to:
 - (1) Banks and other financial institutions.
 - (2) Barber shops.
 - (3) Beauty salons.
 - (4) Restaurants, food service facilities and cocktail lounges.

- (5) Health and athletic facilities.
 - (6) Travel agencies.
 - ii) Service industries including, but not limited to:
 - (1) Blueprinting, reproduction and copying services.
 - (2) Dry cleaning and laundry plants.
 - (3) Facilities for the repair, maintenance and/or servicing of appliances, component parts, etc.
 - (4) Solid waste processing facility.
 - (5) Photo processing, printing, publishing and bookbinding facilities.
 - (6) Testing shops.
 - (7) Tooling and small machine shops.
 - jj) Shared Recreation facilities
 - kk) Storage facilities including, but not limited to:
 - (4) Boat storage.
 - (5) Recreational vehicle storage.
 - (6) Mini storage.
 - ll) Service stations (per separate development standards listed below (Section III.C.d.17).
 - mm) Studios: motion picture, video, television and recording.
 - nn) Telecommunication
 - oo) Wholesale businesses
 - pp) Any other similar use found by the Planning Commission, to be consistent with the purpose and intent of this Section and which is indicated on an approved site development permit.
- b. Accessory Permitted Uses
- 1) Fences and walls
 - 2) Satellite dish antennas
 - 3) Signs in accordance with Section III.L
 - 4) Any other accessory use or structure which the Director, PDS finds consistent with the purposes and intent of the Ranch Plan PC
- c. Prohibited Uses:
- 1) Auto wrecking, junk and salvage yards, body/paint shops and related uses
 - 2) Welding shops and metal plating

- 3) Tattoo parlors
- 4) Massage parlors
- 5) Fortune tellers
- 6) Adult entertainment businesses as described in Zoning Code Section 7-9-146.2, "Adult Entertainment Businesses."
- 7) Hazardous materials shall not be stored, maintained or used within the Business Park district.

d. Site Development Standards

- 1) Minimum Building Site Area: No minimum
- 2) Maximum Building Height: Forty-five (45) feet maximum. Seventy-five (75) feet (except Planning Area 1) subject to public hearing and an additional one (1) foot of setback (3a-3d below) for each additional foot in height above forty-five (45) feet. Architectural features, appropriately screened mechanical units, and chimneys that do not (i) cover more than ten percent (10%) of the roof area or (ii) exceed the maximum height limit by more than ten (10) feet will be permitted.
- 3) Minimum Building Setback Requirements:
 - a) Twenty (20) feet minimum from property lines abutting residential areas.
 - b) From arterial highway rights-of-way: Twenty-five (25) feet minimum.
 - c) From collector street rights-of-way: Twenty (20) feet minimum.
 - d) From local street rights-of-way: Fifteen (15) feet minimum.
 - e) From interior property lines, including adjoining UAC, Business Park and Neighborhood Center uses: No minimum
- 4) Hours of Operation: Limited to 7:00 am to 11:00 p.m.
- 5) Off-Street Parking: Off-street parking shall be provided in accordance with the requirements of Section III.K, "Off-Street Parking".
- 6) Traffic congestion and air quality measures shall be applied per the Facility Design Regulations contained in Zoning Code Section 7-9-143.
- 7) Signs: Signage shall be provided in accordance with the requirements of Section III.L, "Signage".
- 8) Fences and Walls:
 - a) Within areas where main buildings may be placed: Equal to the main building height limit.
 - b) Within front setback area: Three and one-half (3-1/2) feet maximum, except on flag lots where the maximum height may be six (6) feet within that portion of the front setback area adjoining the area where a six (6) foot high fence is permitted on the abutting lot, provided that such area is

not adjacent to the garage driveway. Sound attenuation barriers may exceed six (6) feet in height, as required by the Director, PDS.

- c) Within other setback areas (except alleys): The maximum height shall be six (6) feet, except that this maximum may be exceeded when higher walls are allowed as required by the Director, PDS for the purpose of noise mitigation or other health and safety measures.
 - d) Along alleys: Seven (7) feet maximum height.
- 9) Trash and Refuse Disposal: All storage, including cartons, containers and trash receptacles, shall be shielded from view within a building or area enclosed by a masonry wall not less than six (6) feet in height and the container shall be covered to prohibit animal intrusion.
- 10) Screening:
- a) Abutting residential areas: Screening shall be provided along all building site boundaries where the premises abut areas zoned for residential use. Except as otherwise provided below, the screening shall have a total height of not less than six (6) feet and not more than seven (7) feet.
 - b) Parking areas abutting highways: All parking areas abutting highways shall be screened. Except as otherwise provided below, the screening shall have a total height of not less than thirty-six (36) inches and not more than forty-two (42) inches.
 - c) Notwithstanding the requirements listed above, where the finished elevation of the property at the boundary line, or within five (5) feet inside the boundary line, is higher or lower than an abutting property elevation, such changes in elevation may be used in lieu of, or in combination with, additional screening to satisfy the screening requirements of this subsection.
 - d) Screening, as referred to in paragraphs a), b) and c) above, shall consist of one or any combination of the following:
 - 1) Walls (including retaining walls): A wall shall be constructed of concrete, stone, brick, tile or similar type of solid masonry material a minimum of four (4) inches thick.
 - 2) Berms: A berm shall be constructed of earthen materials and it shall be landscaped.
 - 3) Fences, solid: A solid fence shall be constructed of wood or other materials a minimum nominal thickness of two (2) inches, and it shall form an opaque screen.
 - 4) Landscaping: Vegetation, consisting of evergreen or deciduous trees or shrubs.
 - e) Mechanical equipment: Mechanical equipment placed on any roof (including, but not limited to, air conditioning, heating, ventilating ducts and exhaust) shall be screened on all sides to a height that, at a minimum, is

equal to the height of the mechanical equipment. Ventilation and exhaust ducts shall be painted or modified to match the roof material.

- 11) Landscaping, consisting of evergreen or deciduous trees, shrubs, groundcover or hardscape, shall be installed and maintained subject to the following standards.
 - a) Boundary landscaping abutting arterial highways shall have a minimum depth of fifteen (15) feet except for those areas required for street openings and areas located within ten (10) feet on either side of said street openings.
 - b) An additional amount of landscaping, equal to at least ten (10) percent of the net area of the parcel, shall be provided. A minimum of fifty percent (50%) of such additional landscaping shall be located in the area devoted to parking.
 - c) Separation: Any landscaped area shall be separated from an adjacent vehicular area by a wall or curb at least four (4) inches higher than the adjacent vehicular area, or in some other manner that will reasonably protect the landscaped area from vehicular damage.
 - d) Irrigation: Permanent automatic watering facilities shall be provided for all landscaped areas, where appropriate.
 - e) Maintenance: Required landscaping shall be maintained in a neat, clean and healthy condition. This shall include proper pruning, mowing of lawns, weeding, removal of litter, fertilizing, replacement of plants (when necessary) and the regular watering of all plantings, as necessary.
- 12) Lighting: All lighting, exterior and interior, shall be designed and located to minimize power consumption and to confine direct rays to the premises. Parking lots and lighting shall be designed and constructed in a manner that minimizes the diffusion of refractive light into surrounding neighborhoods and/or into the night sky.
- 13) Loading: All loading shall be performed on the site. Loading platforms and areas shall be screened from view from adjacent streets, highways and residential uses by walls, berms, landscaping (or a combination) not less than six (6) feet in height.
- 14) Enclosed Uses: All permitted uses, together with their resulting products, shall be performed and contained entirely within a completely enclosed structure, except for: off-street parking and loading areas; areas for sale of nursery stock; automobile washing areas; outdoor dining areas; permitted temporary uses; or other similar uses indicated on the approved Area Plan or Site Development Permit.
- 15) Service Station Requirements: Except as otherwise established by an approved Area Plan or Site Development Permit, the following standards shall apply to all service stations located in Business Parks. Listed below are development standards that differ from those established above:

- a) Reverse mode: mechanical bays shall face away from public streets.
- b) Building height limit: Twenty-five (25) feet maximum.
- c) Building setbacks:
 - (1) From ultimate street right-of-way lines: Seventeen (17) feet minimum.
 - (2) From interior property lines: Twenty-five (25) feet from any property line abutting an area designated for residential uses; ten (10) feet from property lines abutting areas designated for commercial or industrial uses.
- d) No portion of a service station site will be utilized for automobile storage other than for the temporary parking of an automobile being serviced or for the temporary use of employees during working hours.
- e) Screening landscaping, lighting, loading and enclosed uses are all per the Business Park standards above.

F. COMMUNITY FACILITIES

1. Purpose and Objective

The purpose of these regulations is to provide for those non-residential uses that are customarily established within a community in order to provide residents and employees with necessary community support services. Typical community facilities to be established within the Development Area portion of Planning Areas 1 through 9 of the Ranch Plan PC Area include but are not limited to public utilities, public safety buildings, educational facilities, churches, child care and recreational facilities.

Some of the community facilities established by this chapter are considered to be of a routine or minor nature and shall not require Area Plan or Site Development Permit approval. Other permitted community facility uses must be more closely monitored to ensure compatibility with surrounding land uses and shall require an approved Area Plan or Site Development Permit prior to establishment.

It is intended that the following community facility uses, per the following use regulations, shall be permitted within any development Planning Area (i.e., Planning Areas 1 through 9):

a. Principal Permitted Uses

- 1) Principal permitted uses not subject to discretionary land use permits
 - a) Flood control facilities.
 - b) Water quality basins.
 - c) Any other use as determined by the Director, PDS to be consistent with the purpose and intent of these regulations and the Ranch Plan, generally.
 - d) Existing uses (agricultural and non-agricultural), per Section III.H and Zoning Code Section 7-9-55, until construction of uses approved by a Subarea Plan, per Section II.B.
- 2) Principal permitted uses subject to a Subarea Plan per Section II.B and a Site Development Permit per Section II.C
 - a) Cemeteries, public and private.
 - b) Churches and places of worship.
 - c) Civic and cultural facilities.
 - d) Community centers.
 - e) Day (care) nursery, as defined in Section IV.
 - f) Fire stations, sheriff/police facilities.
 - g) Helistops/heliports (Site Development Permit must be approved by Planning Commission).
 - h) Libraries.

- i) Maintenance facilities and structures (private).
 - j) Private schools.
 - k) Security facilities and structures (private).
 - l) Telecommunications
 - m) Any other similar use found by the Planning Commission to be consistent with the purpose and intent of this Section and which is indicated on an approved Site Development Permit.
- b. Accessory Permitted Uses
- 1) Fences and walls
 - 2) Signs in accordance with Section III.L
 - 3) Any other accessory use or structure which the Director, PDS, finds consistent with the purposes and intent of the Ranch Plan PC
- c. Prohibited Uses: All other non-community facility uses (i.e., residential or commercial uses) not listed above
- d. Site Development Standards
- 1) Minimum Site Area: No minimum.
 - 2) Maximum Building Height: Same as district in which use is established.
 - 3) Building Setbacks:
 - a) From any front or side property line abutting a street: Ten (10) feet minimum.
 - b) From any front, rear or side property line not abutting a street: Ten (10) feet minimum.
 - c) From any property line abutting residential designated areas: Twenty (20) feet minimum.
 - d) Setbacks adjacent to parks and open space areas may be reduced subject to approval by the Zoning Administrator.
 - 4) Off-Street Parking: Off-street parking shall be provided in accordance with the requirements of Section III.K, "Off-Street Parking."
 - 5) Signs: Signage shall be provided in accordance with the requirements of Section III.L, "Signage".
 - 6) Trash and Refuse Disposal: All storage, including cartons, containers and trash receptacles, shall be shielded from view within a building or area enclosed by a masonry wall not less than six (6) feet in height and the container shall be covered to prohibit animal intrusion.
 - 7) Lighting: All lighting, exterior and interior, shall be designed and located to minimize power consumption and to confine direct rays to the premises.

Parking lots and lighting shall be designed and constructed in a manner that minimizes the diffusion of refractive light into surrounding neighborhoods and/or into the night sky.

8) Screening:

- a) Abutting residential areas: Screening shall be provided along all building site boundaries where the premises abut areas zoned for residential use. Except as otherwise provided below, the screening shall have a total height of not less than six (6) feet and not more than seven (7) feet.
 - b) Parking areas abutting highways: All parking areas abutting highways shall be screened. Except as otherwise provided below, the screening shall have a total height of not less than thirty-six (36) inches and not more than forty-two (42) inches.
 - c) Notwithstanding the requirements listed above, where the finished elevation of the property at the boundary line, or within five (5) feet inside the boundary line, is higher or lower than an abutting property elevation, such changes in elevation may be used in lieu of, or in combination with, additional screening to satisfy the screening requirements of this subsection.
 - d) Screening, as referred to in paragraphs a), b) and c) above, shall consist of one or any combination of the following:
 - 1) Walls (including retaining walls): A wall shall be constructed of concrete, stone, brick, tile or similar type of solid masonry material a minimum of four (4) inches thick.
 - 2) Berms: A berm shall be constructed of earthen materials and it shall be landscaped.
 - 3) Fences, solid: A solid fence shall be constructed of wood or other materials a minimum nominal thickness of two (2) inches, and it shall form an opaque screen.
 - 4) Landscaping: Vegetation, consisting of evergreen or deciduous trees or shrubs.
 - e) Mechanical equipment: Mechanical equipment placed on any roof (including, but not limited to, air conditioning, heating, ventilating ducts and exhaust) shall be screened on all sides to a height that, at a minimum, is equal to the height of the mechanical equipment. Ventilation and exhaust ducts shall be painted or modified to match the roof material.
- 9) Landscaping: Due to the open space character of many of the permitted uses, the following standards may not be appropriate in all cases. Thus, alternative standards may be established in an Area Plan or Site Development Permit approved in accordance with Section II.B, "Area Plans," or Section II.C, "Site Development Permits," respectively. Otherwise:

- a) Boundary landscaping abutting arterial highways shall have a minimum depth of fifteen (15) feet except for those areas required for street openings and areas located within ten (10) feet on either side of said street openings.
- b) Boundary landscaping abutting residentially designated areas shall have a minimum depth of ten (10) feet.
- c) An additional amount of landscaping, equal to at least ten (10) percent of the net area of the parcel, shall be provided. A minimum of fifty percent (50%) of such additional landscaping shall be located in the area devoted to parking.
- d) Separation: Any landscaped area shall be separated from an adjacent vehicular area by a wall or curb at least four (4) inches higher than the adjacent vehicular area, or in some other manner that will reasonably protect the landscaped area from vehicular damage.
- e) Irrigation: Permanent automatic watering facilities shall be provided for all landscaped areas, where appropriate.

G. GOLF RESORT

1. Purpose and Objective

The purpose and intent of this Section is to provide for the development of a destination resort and related tourist recreational facilities, including golf facilities.

a. Principal Permitted Uses

- 1) Principal permitted uses not subject to discretionary land use permits
 - a) Public/private utilities regulated by state law and exempt from local land use review and authority.
 - b) Existing uses (agricultural and non-agricultural), per Section III.H and Zoning Code Section 7-9-55, until construction of uses approved by a Subarea Plan, per Section II.B.
- 2) Principal permitted uses subject to a Master Area Plan and Subarea Plan per Section II.B, and a Site Development Permit per Section II.C
 - a) Golf courses and clubhouse facilities including, but not limited to, restaurants, banquet facilities, driving ranges, water reservoirs, maintenance buildings and storage facilities.
 - b) Golf resort limited stay units, including hotel and/or time share accommodations, limited to 250 rooms presently proposed within Planning Area 8, and not counted as part of the 14,000 dwelling unit limit per the Ranch Plan PC Statistical Table. Potential transfer of this use from Planning Area 8 to another Planning Area shall comply with General Regulation No. 26.
 - c) Recreation uses and facilities, public and private, including, but not limited to, parks, swimming pools, tennis courts, lakes, clubhouses, stables and trails.
 - d) Commercial recreation uses and facilities, as defined in Section IV.
 - e) Telecommunications facilities.
 - f) Any other use as determined by the Director, PDS to be consistent with the purpose and intent of these regulations and the Ranch Plan, generally.

b. Accessory Permitted Uses

- 1) Fences and walls
- 2) Garages and carports
- 3) Satellite dish antennas
- 4) Signs in accordance with Section III.L

- 5) Swimming pools
 - 6) Any other similar use found by the Planning Commission, to be consistent with the purpose and intent of this Section and which is indicated on an approved site development permit.
- c. Prohibited Uses: Any uses not associated with the operation of a golf resort.
- d. Site Development Standards
- 1) Minimum Building Site Area: No minimum.
 - 2) Minimum Building Site Coverage: No minimum.
 - 3) Minimum Building Site Width: No minimum.
 - 4) Maximum Building Height: Thirty-five (35) feet maximum. Architectural features, appropriately screened mechanical units, and chimneys that do not (i) cover more than ten percent (10%) of the roof area or (ii) exceed the maximum height limit by more than ten (10) feet will be permitted.
 - 5) Minimum Building Setback Requirements:
 - a) From any property line abutting a street: Five (5) feet minimum.
 - b) From any side or rear property line not abutting a street: No minimum.
 - c) From any rear property line adjacent to an alley: No minimum.
 - d) Patios: No attached or detached covered patio shall be located closer than three (3) feet to a property line, as measured from the nearest supports for the structure. For a corner lot, the minimum setback from any patio structure (as measured from each street-side property line) shall be increased to five (5) feet. Covered patios may be completely screened, including all exterior walls and ceilings, with fully ventilating screening material.
 - e) Projections into required setbacks: Eaves, cornices, chimneys, outside staircases, balconies, media niches and other similar architectural features may project four (4) feet into any required front, rear or side setback. Any such projections into the setbacks must be consistent with applicable fire and building codes regarding separation of structures.
 - 6) Off-Street Parking: Off-street parking shall be provided in accordance with the requirements of Section III.K, "Off-Street Parking."
 - 7) Private Streets, Alleys and Driveways:
 - a) Private Streets: The paved width shall be a minimum of twenty-four (24) feet. Parking may be allowed within private drives if a minimum seven-foot drive apron is provided outside of the paved width requirement above, the

parking allows access to at least one garage parking space, and the driveway maneuvering area requirements below are met.

- b) Driveway Maneuvering Area: A minimum width of twenty four (24) feet of unobstructed area (as measured from the garage door), and an additional two (2) feet, for a total of twenty-six (26) feet, where there is no physical barrier over six (6) inches in height opposite a garage or carport entry that would prevent a motor vehicle from projecting beyond the driveway maneuvering area, provided that:
 - (1) Two (2) garage spaces are located on each lot.
 - (2) All two-car, swing-in garages shall have a minimum width of eighteen (18) feet.
 - (3) If a car is parked in the driveway of a residence, at least one (1) car parked in a garage shall be able to safely maneuver to the street.
 - c) Recreational Vehicle Storage: No boats, trailers, motorhomes, recreational vehicles or similar vehicles shall be parked, stored or otherwise located within any front yard setback. Recreational vehicle storage areas shall be screened from view from public roadways and adjacent residential areas.
- 8) Signs: Signage shall be provided in accordance with the requirements of Section III.L, "Signage."
- 9) Fences and Walls:
- a) Within areas where main buildings may be placed: Equal to the main building height limit.
 - b) Within front setback area: Three and one-half (3-1/2) feet maximum, except on flag lots where the maximum height may be six (6) feet within that portion of the front setback area adjoining the area where a six (6) foot high fence is permitted on the abutting lot, provided that such area is not adjacent to the garage driveway. Sound attenuation barriers may exceed six (6) feet in height, as required by the Director, PDS.
 - c) Within other setback areas (except alleys): The maximum height shall be six (6) feet, except that this maximum may be exceeded when higher walls are allowed as required by the Director, PDS for the purpose of noise mitigation or other health and safety measures.
 - d) Along alleys: Seven (7) feet maximum height.
- 10) Lights: All street lighting on periphery streets adjacent to open space shall be designed and located so that direct light rays shall be confined to the premises.

H. AGRICULTURAL AND OTHER EXISTING AND ON-GOING USES

The purpose and intent of this Section is to allow for uses compatible with the existing agricultural and low intensity nature of the Ranch Plan PC area, and consistent with the A1 "General Agricultural" District Regulations of Zoning Code Section 7-9-55. These uses include non-agricultural uses consistent with the open space nature of agricultural uses. It is also intended that these uses (agricultural and non-agricultural) may be allowed as interim uses within Ranch Plan PC Planning Areas designated for future development.

1. Agricultural Uses: The following existing, relocated and future farming and ranching uses shall be allowed within any Planning Area, in addition to uses allowed by the A1 "General Agricultural" District Regulations per Zoning Code Section 7-9-55, subject to mitigation measures identified in the Ranch Plan Final Program EIR 589, per the procedures described in Section III.H.3 hereof:

- a) Grazing (cattle, horses, sheep, goats, etc.).
- b) Farming (citrus farming, dry farming, and row crops) .
- c) Caretaker housing and related facilities in relation to on-going agricultural and ranching operations, including the "Ranch House" residence located south of Ortega Highway in Planning Area 10 and the "Horse Ranch" residence at 33101 Ortega Highway in Planning Area 4.
- d) Employee quarters related to agricultural uses.
- e) Livestock feeding ranches in compliance with applicable health and safety regulations.
- f) Packing plants for agricultural products.
- g) Permanent facilities for sale of agricultural products grown within the Ranch Plan PC Area.
- h) Apiaries (if 150 feet from a street or highway, 40 feet from any property line and more than 400 feet from an occupied dwelling) .

2. Existing Uses: The following existing uses shall be allowed in appropriate locations throughout the Ranch Plan PC Area, per the procedures in Section III.H.3 hereof:

- a) Rancho Mission Viejo headquarters (“Oficina”) at 28811 Ortega Highway, including a heliport.
- b) Ladera construction offices at 28811-A Ortega Highway.
- c) Rancho Mission Viejo maintenance yard at 28672 Ortega Highway.
- d) Ranching facilities also used periodically for recreational purposes (including “Cow Camp” at 31471 Ortega Highway, and “Amantes Camp” and “Campo Portola” within Planning Area 10).
- e) Communication transmitting, reception or relay facilities (including AirTouch/PacBell Wireless, Bell South, Saddleback KSBR, SDG&E, and SCE) and RMV Telecom antenna sites.
- f) Public/private utility buildings and structures.
- g) Existing infrastructure facilities including but not limited to all existing ranch roads, pipelines and utilities. Of particular note, reconstruction of the San Juan Creek crossing of roadways and utilities connecting Planning Area 3 to Ortega Highway shall be allowed in the event of storm damage.
- h) Wholesale nurseries (including Tree of Life Nursery, Color Spot Nursery, DM Color Express Nurseries, Tru-Green Wholesale Nurseries and O’Connell Landscaping yard).
- i) Commercial stables (including Oaks/Blenheim/Rancho Mission Viejo Riding Park, Oaks Corral/J. Irvine Smith, RJO Horse Ranch, St. Augustine’s Training Center and Stables).
- j) Research and development testing facilities and activities (including TRW, Northrop Grumman Space Technology and Propulsion Testing Site).
- k) Waste disposal operations and related uses (including Solag Disposal, Tierra Verde Industries and La Pata Greenwaste).
- l) Storage of recreational vehicles, campers, trailers and boats.
- m) Recycling and transfer/materials recovery facilities per Zoning Code Section 7-9-146.12 (including Elwes Materials Asphalt Recycling).
- n) Surface mining and quarrying of rock, sand, gravel, aggregate, earth, clay and similar materials per Zoning Code Section 7-9-104 (including California

Portland Cement/Catalina Pacific Concrete South, California Silica/Ogleby Norton, Transit Mixed Concrete Company/City Concrete, Olsen Pavingstone, Inc. and Sierra Soils).

- o) Resource mitigation sites for the preservation or replacement of native, riparian or other biological habitat, as approved by the appropriate regulatory agency (e.g., Army Corps of Engineers, U.S. Fish & Wildlife Service California Department of Fish and Game and/or the County).

3. Procedures:

a. Continuation of Existing Uses

- 1) Agricultural and existing uses listed in Sections III.H.1 and III.H.2, respectively, may continue in their present location(s) in perpetuity without need for subsequent permitting or approval.
- 2) Any buildings, structures or other facilities utilized in connection with an established/existing use may be repaired, replaced or modified without obtaining new permits or approvals; provided, however, that any and all construction activities performed in furtherance of the repair, replacement and/or modification of said buildings, structures and facilities shall comply with applicable building and safety codes.
- 3) In instances where a use listed in Sections III.H.1 and III.H.2 is allowed per a Use Permit, and that particular Use Permit is subject to a time limitation, the Use Permit may be renewed administratively per approval of the Director, PDS.

b. Expansion of Existing Uses

- 1) Agricultural Uses – Any agricultural use listed in Section III.H.1 may be expanded without the need to obtain a prior permit or other approval from the County. Notwithstanding, expansion of an agricultural use may require the issuance of a permit or other formal authorization from a federal or state agency prior to commencement or use of the expanded facility. Additionally, any construction activities performed in furtherance of the expanded use shall comply with applicable building and safety codes.
- 2) Existing Uses – Any existing use identified in Section III.H.2 may be expanded without the issuance of new County approvals or permits, provided that:
 - (a) Any expansion shall fully comply with all existing development and permitting standards for the particular use;

- (b) All construction activities performed in furtherance of the expansion are conducted in accordance with applicable building and safety codes; and
- (c) All necessary permits and/or authorizations from applicable federal and state agencies are obtained prior to commencement or use of the expanded facility.

c. Relocation of Existing Uses

- 1) Agricultural Uses – Any existing use identified in Section III.H.1 may be relocated within or throughout the Ranch Plan PC Area without the need for issuance of a new permit or other prior approval from the County. Notwithstanding, relocation of an existing agricultural use may require the issuance of a permit or other formal authorization from a state or federal agency prior to the desired relocation.
- 2) Existing Uses – Any existing use identified in Section III.H.2 may be relocated within or throughout the Ranch Plan PC Area, provided that:
 - (a) A Site Development Permit shall be required, per Zoning Administrator approval, in accordance with the provisions of Zoning Code Section 7-9-150.3(d);
 - (b) All necessary permits and/or authorizations from applicable federal and state agencies shall be obtained prior to relocation.

d. New Agricultural Uses: Consistent with the provisions of Section III.H.1, above, new agricultural uses (as well as any authorized uses identified within the A1 “General Agricultural” District) may be conducted within any Planning Area without the issuance of any County approvals or permits, provided that:

- 1) All new facilities, structures and buildings shall comply with existing development and design standards;
- 2) All construction activities performed in connection with the establishment of the new use(s) shall comply with applicable building and safety codes; and
- 3) All necessary permits and/or authorizations from applicable federal and state agencies shall be obtained prior to commencement of the new use.

I. OPEN SPACE

1. Purpose and Objective

Portions of the Ranch Plan PC Area (i.e., the non-development portions of Planning Areas 1 through 9 and all of Planning Area 10) are planned to remain as open space. Regulations for Open Space within Planning Areas 1 through 9 and for all of Planning Area 10 are identical. Open Space acreage located within Planning Areas 1 through 9 is included to facilitate a comprehensive approach to the design of each Planning Area. Details of land uses and the configuration of Open Space will be delineated through the Master Area Plan and Subarea Plan processes for Planning Areas 1 through 9 (see Section II.B.3). This will ensure that the buffer between Open Space and other uses will be properly implemented. The regulations provided in this Section are intended to provide for the protection of valuable environmental resources while concurrently allowing the implementation/ management of certain specific uses. The authorized uses are limited to those that are of a natural, recreational, educational or agricultural character, with the exception of necessary urban infrastructure (including, but not limited to, designated arterial highways, transportation corridors, utilities and flood control structures). Additionally, all uses within the open space planning areas must (i) comply with the species and habitat avoidance mitigation measures specified and required by Final Program EIR 589 and (ii) comply with the relevant guidelines and requirements set forth in any applicable NCCP/HCP and/or SAMP/MSAA (if adopted).

a. Principal Permitted Uses

1. Principal permitted uses not subject to discretionary land use permits

- a) Existing uses (agricultural, residential and non-agricultural) shall be allowed subject to Section III.H, and per the A1 "General Agricultural" District Regulations (Zoning Code Section 7-9-55).
- b) Grazing according to an approved Grazing Management Plan and associated ranching facilities (including barns, corrals and worker housing).
- c) Horse, cattle and ranching operations and ancillary structures (including corrals, but excluding feedlot operations).
- d) Archaeological and paleontological investigations/excavations, including natural resource study sites.
- e) Existing family cemetery.
- f) Fire and emergency access.
- g) Infrastructure and public service facilities, including extensions thereof necessary for the development of adjacent urban areas (often in locations determined by the utilities, not the landowner). Said facilities include, but are not limited to:
 - (1) Pipelines and appurtenant facilities located within one or more consolidated utility corridors (where practicable). Said pipelines and

facilities shall not conflict with or otherwise compromise permitted mitigation areas.

- (2) Retention/detention basins for water quality enhancement purposes.
 - (3) Temporary grading associated with urban development that results in revegetated slopes.
 - (4) Utility transmission lines.
 - (5) Water reclamation lakes and ponds.
 - (6) Water reservoirs (open or enclosed).
 - (7) Storm drainage and flood control facilities.
 - (8) Specifically identified roads and associated infrastructure.
 - (9) Water lines, reservoirs and associated facilities (e.g., pump stations, pressure control facilities, access roads), and regional water storage and treatment facilities.
 - (10) Sewer lines and lift stations.
 - (11) Electric, telephone, cable television, wireless communications and natural gas facilities including substations, switching facilities, overhead and underground conduits and cables and appurtenant facilities;
 - (12) Upper Gobernadora basin within Planning Area 10 for water quality, stormwater retention/detention and flood control purposes.
- h) Passive recreation including, but not limited to:
- (1) Passive parks.
 - (2) Hiking, equestrian and mountain bike uses on designated and existing trails.
 - (3) Recreation, fire and emergency access roads on new and/or existing ranch roads.
 - (4) Picnicking in designated areas.
 - (5) Nature study and interpretation.
 - (6) Vehicular parking in designated areas and staging areas serving existing trails.
 - (7) Overnight camping in designated areas (no wood fires outside designated fire rings, and no wood fires anywhere during extreme fire hazard conditions).
 - (8) Pre-existing recreation facilities and uses within disturbed areas, provided that existing activity facility expansions, or conversion of passive use facilities to active use is consistent with any applicable NCCP/HCP and/or SAMP/MSAA policies.

- (9) Entry roads (including parking entry control structures).
 - (10) Passive recreation utilities infrastructure (including restrooms).
 - (11) Open Space/Reserve Manager headquarters/offices.
 - (12) Recreation facilities maintenance structures/yards.
 - (13) Construction, operation, maintenance and concession facilities supporting passive recreational uses.
 - (14) Rest areas and vista points, including minor structures such as gazebos, kiosks and restroom facilities.
- i) Resource mitigation sites for the preservation or replacement of native, riparian or other biological habitat, as approved by the appropriate regulatory agency (e.g., Army Corps of Engineers, U.S. Fish & Wildlife Service, California Department of Fish and Game and/or the County).
 - j) Public/private utilities regulated by state law and exempt from local land use review and authority.
 - k) Roads that are a part of the Master Plan of Arterial Highways, or which provide access to other allowed uses.
 - l) Temporary signage appurtenant to Ranch Plan uses and located within thirty (30) feet of curbs or other road improvements, provided that said signage is in accordance with a County-approved signage program (per Section III.L).
 - m) Wildlife preserves and sanctuaries.
 - n) Any other use as determined by the Director, PDS to be consistent with the purpose and intent of these regulations, the Ranch Plan PC Program and/or an NCCP/HCP, if appropriate.
2. Principal permitted uses subject to Master Area Plan and Subarea Plan approval per Section II.B and Site Development Permit approval per Section II.C.
- a) Apiaries, upon the following conditions:
 - (1) No occupied hives shall be located or maintained within one hundred fifty (150) feet of any street or highway.
 - (2) No occupied hives shall be located or maintained within four hundred (400) feet of any existing dwelling, unless the written consent of the owner of such off-site dwelling is secured.
 - (3) No occupied hives shall be located or maintained within fifty (50) feet of any adjoining property lines unless the adjoining property is home to another apiary.
 - b) Wildland fire training.
 - c) Passive parks (when habitable structure involved).

- d) Telecommunications facilities.
 - e) Any other use as determined by the Director, PDS to be consistent with the purpose and intent of these regulations and the Ranch Plan generally.
- b. Prohibited Uses
- 1) Active recreation, including golf, athletic fields, etc.
 - 2) Fuel modification zones (to be included within the adjacent development area)
- c. Open Space Temporary Uses
- 1) Intra-community directional signs; future facility signs.
 - 2) Mineral and resource extraction (remaining term of existing leases).
- d. Site Development Standards: [Note: Only applies to uses otherwise allowed in open spaces per the Ranch Plan PC.]
- 1) Minimum Site Area: No minimum.
 - 2) Building Site Coverage: Fifty percent (50%) maximum.
 - 3) Building setbacks: All buildings and structures shall be set back from any property site lines a distance equal to the height of the building or structure, but in no event less than twenty (20) feet.
 - 4) Maximum Building Height: Thirty-five (35) feet maximum. Architectural features, appropriately screened mechanical units, and chimneys that do not (i) cover more than ten percent (10%) of the roof area or (ii) exceed the maximum height limit by more than ten (10) feet will be permitted.
 - 5) Off-Street Parking: Off-street parking shall be provided in accordance with the requirements of Section III.K, "Off-Street Parking."
 - 6) Signs: Signage shall be provided in accordance with the requirements of Section III.L, "Signage".
 - 7) Lighting: All lighting, exterior and interior, shall be designed and located to minimize power consumption and to confine direct rays to the premises.
 - 8) Trash and Refuse Disposal: All storage, including cartons, containers and trash receptacles, shall be shielded from view within a building or area enclosed by a masonry wall not less than six (6) feet in height and the container shall be covered to prohibit animal intrusion.
 - 9) Screening:
 - a) Abutting residential areas: Screening shall be provided along all building site boundaries where the premises abut areas zoned for residential use. Except as otherwise provided below, the screening shall have a total height of not less than six (6) feet and not more than seven (7) feet.
 - b) Parking areas abutting highways: All parking areas abutting highways shall be screened. Except as otherwise provided below, the screening

shall have a total height of not less than thirty-six (36) inches and not more than forty-two (42) inches.

- c) Notwithstanding the requirements listed above, where the finished elevation of the property at the boundary line, or within five (5) feet inside the boundary line, is higher or lower than an abutting property elevation, such changes in elevation may be used in lieu of, or in combination with, additional screening to satisfy the screening requirements of this subsection.
 - d) Screening, as referred to in paragraphs a), b) and c) above, shall consist of one or any combination of the following:
 - (1) Walls (including retaining walls): A wall shall be constructed of concrete, stone, brick, tile or similar type of solid masonry material a minimum of four (4) inches thick.
 - (2) Berms: A berm shall be constructed of earthen materials and it shall be landscaped.
 - (3) Fences, solid: A solid fence shall be constructed of wood or other materials a minimum nominal thickness of two (2) inches, and it shall form an opaque screen.
 - (4) Landscaping: Vegetation, consisting of evergreen or deciduous trees or shrubs.
 - e) Mechanical equipment: Mechanical equipment placed on any roof (including, but not limited to, air conditioning, heating, ventilating ducts and exhaust) shall be screened on all sides to a height that, at a minimum, is equal to the height of the mechanical equipment. Ventilation and exhaust ducts shall be painted or modified to match the roof material.
- 10) Landscaping: Due to the open space character of many of the permitted uses, the following standards may not be appropriate in all cases. Thus, alternative standards may be established in an Area Plan or Site Development Permit approved in accordance with Section II.B, "Area Plans," or Section II.C, "Site Development Permits," respectively. Otherwise:
- a) Boundary landscaping abutting arterial highways shall have a minimum depth of fifteen (15) feet except for those areas required for street openings and areas located within ten (10) feet on either side of said street openings.
 - b) An additional amount of landscaping, equal to at least ten (10) percent of the net area of the parcel, shall be provided. A minimum of fifty percent (50%) of such additional landscaping shall be located in the area devoted to parking.
 - c) Separation: Any landscaped area shall be separated from an adjacent vehicular area by a wall or curb at least four (4) inches higher than the adjacent vehicular area, or in some other manner that will reasonably protect the landscaped area from vehicular damage.

- d) Irrigation: Permanent automatic watering facilities shall be provided for all landscaped areas, where appropriate.
- e) Drought tolerant native or non-invasive ornamental landscaping shall be provided for all landscaped areas, where appropriate.

J. TEMPORARY USES PERMITTED

The purpose and intent of this Temporary Uses Permitted chapter of the Ranch Plan PC Text is to list all temporary uses that shall be allowed within all Planning Areas and use categories (with the exception of the Open Space (Section III.I) category, unless otherwise restricted below. Said temporary uses include, but are not limited to:

1. Construction activities (including the installation of construction offices and the storage of equipment and materials).
2. Construction office. The temporary use of a construction office during the construction of a main building on the same site shall be permitted upon the following conditions:
 - a. A temporary construction office shall be removed or shall be converted to a permitted use prior to the issuance of a certificate of use and occupancy for the main building or buildings. If construction is phased over a length of time, the permit may provide that certificates of use and occupancy may be issued for completed buildings, except the last buildings to be completed, prior to removal or conversion of the temporary use.
3. Continued use of an existing building during construction. The use of an existing, lawfully established building may continue during construction or relocation of another building on the same building site, in compliance with the following provisions:
 - a. Conformity with regulations. Prior to occupancy of a new building, the existing building will be brought into conformity with any additional regulation rendered applicable by the placement of any new building on the site. Conformity will be accomplished by removal, reconstruction, relocation, conversion, change of use or any combination thereof.
 - b. Guarantee of completion. The Director, PDS, shall require the landowner to provide a guarantee, which may include a bond, to ensure full compliance with applicable regulations upon completion of the new building or sooner if, in the opinion of the Director, PDS, work pertaining to the completion of all facilities required by law is not being diligently pursued.
4. Temporary excavation/extraction of construction aggregate or construction related materials extraction shall be allowed during construction grading and on-site earthmoving activities to promote project construction efficiencies and limit long-range transportation of construction aggregate and construction related material subject to all of the following conditions:
 - a. Such temporary excavation/extraction use would be included in applicable grading or Site Development Permits for a development project and consistent with the Ranch Plan PC and Final Program EIR 589.
 - b. Exportation of any surplus excavated/extracted construction aggregate or construction-related materials shall be limited to private or public construction projects within the boundaries of the Ranch Plan PC Area.

- c. Exportation of any surplus excavated/extracted construction aggregate or construction related materials within the project site shall be allowed only when actual construction grading and earthmoving activities have commenced and shall cease when it is determined that construction grading and earthmoving activities have terminated, have been indefinitely suspended, or are no longer being actively pursued for the development project.
- 5. Commercial coaches. A temporary commercial coach may be permitted subject to approval of a Site Development Permit in accordance with Section II.C, "Site Development Permits," and subject to the following:
 - a. Time limitation. A Site Development Permit application for a temporary commercial coach may be approved for a maximum of two (2) years from the date of approval.
 - b. Cash bond. A cash bond in the amount of five hundred dollars (\$500.00) for each commercial coach unit shall be posted with the Director, PDS, to guarantee the removal of each commercial coach unit upon the expiration of the Site Development Permit.
 - 6. Christmas tree sales facility. A temporary Christmas tree sales facility shall be permitted subject to the following requirements:
 - a. Date of opening. A Christmas tree sales facility shall not be open for business during any calendar year prior to the day after Thanksgiving. However, ministerial permits necessary to establish the business may be issued by November 15.
 - b. Merchandise to be sold. A permitted Christmas tree sales facility shall not engage in the sale of any merchandise not directly associated with Christmas trees and Christmas decorations.
 - c. Electrical permit. The applicant shall secure an electrical permit from the Director, PDS if the facility is to be energized.
 - d. Removal of facility. The facility shall be removed and the premises shall be cleared of all debris and restored to the condition prior to the establishment of the facility within fourteen (14) days after Christmas.
 - e. Fire prevention standards. Each Christmas tree sales facility shall comply with fire prevention standards as approved and enforced by the County Fire Chief.
 - 7. Halloween pumpkin sales facility. A temporary Halloween pumpkin sales facility shall be permitted subject to the following requirements:
 - a. Date of opening. A Halloween pumpkin sales facility shall not be open for business during any calendar year prior to October 4.
 - b. Merchandise to be sold. A permitted Halloween pumpkin sales facility may not sell items not directly associated with pumpkins and Halloween decorations.

- c. Electrical permit. The applicant shall secure an electrical permit from the Director, PDS if the facility is to be energized.
 - d. Removal of facility. The facility shall be removed and the premises cleared of all debris and restored to the condition prior to the establishment of the facility by November 14.
 - e. Fire prevention standards. The facility shall comply with fire prevention standards as approved and enforced by the County Fire Chief.
8. Special outdoor gatherings. The temporary use of property for special outdoor gatherings including, but not limited to, pageants, fairs, carnivals, rodeos and other athletic, religious or entertainment events. Such activities are permitted, without regard for other land use regulations to the contrary, in any open space Planning Area in compliance with the following provisions:
- a. Activities on property owned by or leased to the County and public road rights-of-way may require an encroachment permit issued by the Director, PDS.
 - b. Private outdoor gatherings conducted within open space areas (including those open space areas regulated by Section III.I) shall not be subject to the restrictions and requirements established in Zoning Code Section 7-9-136.11, "Special Outdoor Gatherings".
 - c. The temporary use may be permitted for a period not to exceed ten (10) consecutive days. Events recurring more than four (4) times in a calendar year are not considered temporary.
 - d. The Director, PDS may require a cash bond or other guarantee for removal of the temporary use, cleanup and restoration of the activity site within seven (7) days of the activity conclusion.
 - e. Applications for permits/certificates required by subsections "a." and "b." above, shall be referred by the Director, PDS, to other affected County agencies as may be appropriate for review and comment.
 - f. Related issues including, but not limited to, police/security, food and water supply, use of tents and canopies, sanitation facilities, medical services, noise, signage, fire protection and traffic control shall be satisfactorily addressed as may be required by the Director, PDS, Sheriff, Fire Chief, or Health Officer in their administration of other County codes. Such other codes may require the applicant to obtain permits such as building, electrical, health and tent permits.
9. Farmers' Markets and off-site sale of agricultural products. A temporary stand for the sale of seasonal agricultural products not grown within the Ranch Plan PC Area shall be permitted subject to the following requirements:
- a. Establishment of use/time limit. Prior to beginning sale of any product, the applicant shall obtain a temporary Certificate of Use and Occupancy for land from the County. The Certificate shall be good for a period time of not to exceed 90 days from date of issue.
 - b. Merchandise to be sold. The stand shall be limited to the sale of agricultural products.

- c. Electrical permit. The applicant shall secure an electrical permit from the Director, PDS if the facility is to be energized.
 - d. Removal of facility. The facility shall be removed and the premises cleared of all debris and restored to the condition prior to the establishment of the facility within fourteen (14) days of the expiration of the time limit.
 - e. Fire prevention standards. The facility shall comply with fire prevention standards as approved and enforced by the County Fire Chief.
 - f. Site Development Permit. In addition to the above requirements, an approved Site Development Permit in accordance with Section II.C, "Site Development Permits," shall be required.
10. Fireworks displays, as allowed by the Orange County Fire Authority.
11. Subject to the approval of the Director, PDS, a landowner may conduct such other temporary uses upon his property as are consistent with the purpose and intent of this Section.

K. OFF-STREET PARKING

The purpose and intent of these regulations are to provide for the on-site, off-street parking of motor vehicles that are attracted by the use or uses on the premises. The parking facilities required by this Section are assumed to be the minimum, which will be required by the various land use categories. It is intended that these regulations will result in the installation of properly designed parking facilities of sufficient capacity to reduce traffic congestion, provide safe and convenient facilities for motorists and pedestrians, and generally provide for the parking of motor vehicles at locations other than on streets.

1. General Requirements

Except as otherwise specified below, general off-street parking requirements shall be in accordance with Section 7-9-145.2 of the Zoning Code:

- a. Parking space reduction: In furtherance of energy conservation and air quality goals promulgated by state and/or federal agencies, whenever a commercial center, office, business park, local residential development or other project is designed to encourage and facilitate the internal circulation of public transit vehicles and the on-site, convenient and safe loading and unloading of passengers, a reduction in the number of required parking spaces may be permitted upon the approval of an Area Plan or Site Development Permit by the Planning Commission or the Director, PDS as appropriate.

Among others, the following are examples of facilities and programs which may qualify for a reduction in required off-street parking spaces:

- 1) Community tram/bus system.
 - 2) Preferential bus lanes and bus stops.
 - 3) Dial-a-ride.
 - 4) Internal tram/people mover system.
 - 5) Park and ride facilities.
 - 6) Incentives encouraging multiple person occupancy of vehicles.
- b. Common area parking: Common area parking may be approved in conjunction with, and as part of, the approval of an Area Plan or Site Development Permit.

2. Off-Street Parking Requirements

Except as otherwise specified below in Section III.K.3, off-street parking requirements shall be in accordance with Section 7-9-145.6 of the Zoning Code:

3. Exceptions or Modifications of Off-Street Parking Regulations

The provisions of this Section III.K and Zoning Code Section 7-9-145 are intended to meet the minimum design needs for off-street parking under most conditions. Where, because of the nature of the use involved or other relevant circumstances, the requirements of this Section are considered to be excessive, exceptions and modifications to these provisions and those of the Zoning Code may be allowed subject to the approval of a Subarea Plan approved by the

Planning Commission or a Site Development Permit approved by the Zoning Administrator, as appropriate.

- a. Parking within higher density residential projects (8.0 dwelling units per acre and above) which are outwardly oriented toward local public streets may be allowed but capped based on the density of the immediately adjacent proposed project, as follows:

Density of Adjacent Project	Parking credit available (based upon number of proposed dwelling units)
8.0 to 14.9 dwelling units per net acre*	0.6 parking space per dwelling unit
15.0 to 17.9 dwelling units per net acre*	0.4 parking space per dwelling unit
18.0 dwelling units and net acre*	0.2 parking space per dwelling unit

*Densities are to be in accordance with Section IV, "Definitions" (i.e., includes numbered lots only).

Attached and multiple-family residential projects may utilize parking provided on local public streets to satisfy project parking requirements, but only when all of the following conditions are met:

- 1) The project conforms to the following design concepts:
 - a) Utilizes a "grid-like" street system.
 - b) Orients toward other neighborhoods with shared local streets.
 - c) Garage access is provided from alleys and auto courts rather than from public streets.
 - d) Required public street widths with street trees and sidewalks are provided.
 - e) Buildings having a portion of their entries oriented directly to the street.
 - f) Traffic calming devices, such as tapers, are utilized.
- 2) On streets with an identified traffic count between zero (0) and one thousand (1,000) Average Daily Trips, no more than sixty percent (60%) of available parking spaces on local public streets may be credited for required on-site parking.
- 3) On streets with an identified traffic count of between one thousand one (1,001) and three thousand (3,000) Average Daily Trips, no more than

forty percent (40%) of available parking spaces on local, public streets may be credited for required on-site parking.

- 4) On streets with an identified traffic count greater than three thousand (3,000) Average Daily Trips, no public parking spaces shall be credited against on-site parking requirements irrespective of availability.
 - 5) No parking is allowed within fifty (50) feet of an intersection corner.
- b. Restaurants, drive-ins, sandwich shops, cafes, nightclubs, taverns, lounges and similar establishments for consumption of food and beverage on the premises. Minimum Parking Stalls Required: Ten (10) spaces minimum, or one (1) space for each one hundred (100) square feet of gross floor area (excluding outdoor serving areas) up to four thousand (4,000) square feet, plus one (1) additional space for each eighty (80) square feet of gross floor area in excess of four thousand (4,000) square feet. Additional parking stalls shall not be required for outdoor seating areas that are shared by more than one restaurant or, if dedicated to an individual restaurant, less than 10% of the restaurant's square footage. If outdoor seating area (shared or restaurant specific) exceeds 10% of the restaurant's square footage, all outdoor seating shall be parked at one (1) space per four hundred (400) square feet.
 - c. Shopping centers (including retail uses and up to a 20% proportion of the project square footage being restaurant uses). Minimum Parking Stalls Required: One (1) space for each two hundred (200) square feet of gross floor area. Shopping centers with restaurant uses totaling more than a 20% proportion of the project square footage being restaurant uses, or with restaurant uses clustered in one area of the site, shall be regulated by Section III.K.3.b., above. Regional shopping centers may require additional parking and will be evaluated on a case-by-case basis.

L. SIGNAGE

The purpose of this Section is to establish standards for the uniform regulation of signage throughout the Ranch Plan PC Area. The intent of this Section is to permit adequate signage for those uses that require signage, while simultaneously preventing unnecessary and unsightly signs that mar the beauty and disrupt the function of the Ranch Plan PC Area.

The following sign regulations shall apply to all residential and nonresidential uses within the Ranch Plan PC Area.

1. Definitions

Except as otherwise specified below, sign definitions shall be in accordance with Section 7-9-144.1 of the Zoning Code:

Automobile service station sign: A sign or signs displaying the service station name and/or product and mandatory pricing information.

Face of a sign: The surface, or that portion of a sign that is visible from a single point as a flat surface or a plane and considered as such, together with the frame and the background.

Height of a sign: The greatest vertical distance measured from the ground level directly beneath the sign to the top of the sign. On a sloping site, the height shall be measured from the horizontal mid-point below the center of the sign.

Sign class: A classification of signs by their use and purpose. The following sign classes are used in this Section and within the Ranch Plan PC Text:

Advertising device/display: Any contrivance, statue or structure, other than a sign, used to attract attention or make anything known for the purpose of promoting (either directly or indirectly) the use of products or services of any person or business including, but not limited to, a balloon, flag, pennant or light.

Community event bulletin board: A ground, pole, kiosk or wall sign advertising a special community event or an event of community-wide interest or significance.

Community facility identification sign: A ground, pole or wall sign located on the facility site and containing only the name of the facility and (if desired) an identifying symbol.

Community identification sign: A ground, pole or wall sign located within the boundaries of a development or subdivision and containing only the name and (if desired) an identifying symbol of the community, residential development or subdivision.

Community travel direction sign; Community reassurance sign: A sign that informs the viewer as to a route or direction of travel in order to arrive at the Ranch Plan PC Area or a specific location within the Ranch Plan PC Area. It shall state or represent only the geographic area within the unincorporated area of the County of Orange in which the community

is located, the name and type of the community or specific place in the community travel directions, and mileage information.

Construction sign: A sign stating the names of those individuals or firms directly connected with the construction or development of the project, their addresses and their telephone numbers.

Freestanding sign: An independent sign permanently affixed in or upon the ground, and which is neither attached to nor a part of the building.

1. Ground sign: A freestanding sign mounted on a fence, a freestanding wall or a solid base, as distinguished from support by a pole or poles.
2. Pole sign: A freestanding sign directly supported by a pole or poles with airspace between the grade level and the sign face.

Future facility sign: A temporary community facility identification sign pertaining to a community facility proposed for construction or under construction.

Illuminated sign: A sign that has characters, letters, figures, designs or outlines externally or internally illuminated by electric lights or luminous tubes.

Intra-community directional sign: A sign established to direct motorists or pedestrians to communities, neighborhoods, events or facilities within the Ranch Plan PC Area.

Model home sign: A sign, located within the boundaries of a recorded subdivision, which pertains only to matters concerning a model home located within said subdivision.

Monument sign: A freestanding sign attached to the ground along its entire base.

Outdoor advertising structure or sign: A sign, structure or device erected for the purpose of advertising products or services that are not produced, stored or sold on the property upon which the sign, structure or device is located.

Price sign: A sign limited to the name or identification of items or products for sale on the premises, and the price of said items or products.

Projecting sign: A sign, other than a wall sign, suspended from or supported by a building or structure and projecting outward there from.

Real estate sign: A temporary sign advertising the sale, lease or rent of the property upon which it is located, and the identification of the person or firm handling such sale, lease or rent.

Roof sign: A sign erected wholly upon or above the roof of a building or structure. A theater marquee shall not be considered a roof sign.

Wall sign: A sign attached to, erected on, or otherwise affixed to the exterior wall of a building or structure in such a manner that the face of the sign is approximately parallel to the exterior wall of the building.

2. Permitted Signs

Except as otherwise specified below, permitted signage shall be in accordance with Section 7-9-144.2 of the Zoning Code:

a. Freestanding signs

1) Temporary Signs:

- a) Future facility signs (a) disclosing future construction on the site on which the sign is located, denoting the architect, engineer, contractor, etc., (b) identifying where construction, repair or renovation is in progress or (c) advertising the sale, lease or rental of the property, shall not exceed a vertical height of sixteen (16) feet, a horizontal length of ten (10) feet, or a total area of fifty (50) square feet.
- b) Community travel direction signs or directional billboards shall not exceed a vertical height of sixteen (16) feet or a total area of eighty (80) square feet.
- c) Community reassurance signs shall not exceed a vertical height of eight (8) feet or a total area of twenty-four (24) square feet.
- d) On-site and off-site signs in connection with temporary sales offices established for the first sale of lots, model homes and/or model homes sales offices, as indicated in an approved Site Development Permit, shall comply with the following:
 - (1) In addition to the requirements of Section II.C, "Site Development Permits," applications for such signs shall be accompanied by drawings drawn to scale indicating the type, size, sign copy, colors, method and intensity of illumination, height, sign area and location of all signs proposed.
 - (2) Such signs shall not exceed a vertical height of sixteen (16) feet, a horizontal length of ten (10) feet, or a total area of eighty (80) square feet.

2) Permanent Signs:

- a) Community facility and/or identification signs must comply with the requirements of Section II.C, "Site Development Permits." Applications for such signs shall be accompanied by drawings drawn to scale indicating the type, size, sign copy, colors, method and intensity of illumination (if appropriate), height, sign area and location of all signs proposed. Such signs shall not exceed a vertical height of sixteen (16) feet or a total area of one hundred (100) square feet.

Note: Adequate assurance that a method or procedure shall be provided which guarantees the continued maintenance of any

community identification sign and the removal of such sign upon expiration or revocation of the sign permit shall be required as a condition of approval of a Site Development Permit or sign program.

- b) Community event bulletin board signs shall not exceed a vertical height of sixteen (16) feet or a total area of one hundred (100) square feet.

b. Wall Signs

Business or identification wall signs shall be permitted for each business, industrial use or nonresidential use operated on a parcel. Any sign allowed pursuant to this Section shall not exceed one (1) square foot of sign area for each linear foot of building frontage (or portion thereof) for each use. Furthermore, no individual business signage area shall be allowed to total more than one-hundred (100) square feet pursuant to this Section. If the building frontage of any such use is less than twenty-five (25) feet, only one sign, having a maximum area of twenty-five (25) square feet, shall be permitted for each use.

Multiple businesses contained within one building shall be allowed separate signage only upon the approval of the Director, PDS, based on unique circumstances that warrant a deviation.

c. Automobile Service Station Signs

- 1) Option No. 1: One (1) service station identification ground sign that incorporates pricing information may be located along each street frontage abutting the site. The sign shall not exceed five (5) feet in height, ten (10) feet in length and a total of fifty (50) square feet in area. A maximum of two (2) such ground signs shall be allowed per parcel or service station.
- 2) Option No. 2: Two (2) signs, one identifying the service station and the other displaying pricing information, shall be located along each street frontage abutting the site. These signs shall be identical in design and in height. Each sign shall not exceed five (5) feet in height. The signs must be positioned adjacent to one another with no more than twelve (12) inches of space between them. The total combined area for the signs shall not exceed fifty (50) square feet. A maximum of two (2) such identification signs and two (2) such pricing signs shall be allowed per parcel or service station.

d. Interior and Courtyard Signs

Except as otherwise specified, signs located within malls, courts, arcades or other enclosed areas, where such signs are not visible from any point outside the boundary of the premises, are permitted without limitation as to size or number.

e. Sign Programs

Sign programs for shopping centers, commercial centers and other uses that are required to comply with the Site Development Permit review procedures of Section II.C, "Site Development Permits," shall also comply with subsections a through d, above.

- 1) A sign program is intended to provide regulations for uniform signage that encourages variety, innovation and creativity in the production of an appealing design.
- 2) In addition to the requirements of Section II.C, "Site Development Permits," the application for a sign program shall be accompanied by the following documents:
 - (a) Coverage area: A map drawn to scale, delineating the site proposed to be included within the sign program.
 - (b) Building elevations: Drawings and/or sketches indicating the exterior surface details of all structures on the site.
 - (c) Signage: Drawings of a uniform scale shall be used to indicate the sign copy, size, color, materials, method and intensity of illumination, height, sign area and general location of all signs.

3. Prohibited Signs

Except as otherwise specified below, prohibited signage shall be in accordance with Section 7-9-144.4 of the Zoning Code:

- a) Outdoor advertising structures or signs, except as provided in this Ranch Plan PC Text.
- b) Roof signs.
- c) Freestanding signs, except as provided in this Ranch Plan Text.
- d) Advertising devices and advertising displays, including vehicles used as advertising devices and displays, except as approved as a part of a sign program or Site Development Permit.
- e) Rotating, revolving, flashing or moving signs, signs which contain moving parts, and signs which are not illuminated to a constant intensity.
- f) Private signs on bus benches or bus shelters.

SECTION IV. DEFINITIONS

For the purpose of carrying out the intent of this Ranch Plan PC Text specifically and the Ranch Plan PC generally, words, phrases and terms shall be deemed to have the meaning ascribed to them in this Section IV. In construing the provisions of this Ranch Plan PC Text, specific provisions shall supersede general provisions relating to the same subject.

When not inconsistent with the context, words used in the present tense include the future; words in the singular number include the plural; those in the plural number include the singular; the word “or” indicates that the connected items or provisions may apply singly or in any combination; and the word “and” indicates that all connected items or provisions shall apply.

The word “article” shall refer to Title 7, Division 9, Articles 1 and 2 of the Zoning Code.

The word “Board” or “Board of Supervisors” shall mean the Orange County Board of Supervisors, which is the governing body of the County.

The word “County” shall mean the County of Orange.

The words “Commission” or “Planning Commission” shall mean the Orange County Planning Commission.

The word “Director” shall mean the Director of the identified County of Orange department, division or agency, acting in person or through a subordinate to whom the authority to act has been delegated.

The initials “PDS” shall mean the Planning and Development Services division of the Resources and Development Management Department of the County of Orange.

The initials “RDMD” shall mean the Resources and Development Management Department of the County of Orange.

The word “shall” is mandatory; and the word “may” is permissive.

The word “State” shall mean the State of California.

The word “used” includes the words “arranged for,” “designed for,” “occupied for” or “intended to be occupied for.”

The words “Zoning Code” or “Code” shall mean the Comprehensive Zoning Code of the County of Orange, including all zoning district maps and planned community development plan maps and texts adopted pursuant to or as an amendment to Section 7-9-48, “Scope of the Comprehensive Zoning Code and Adoption of Zoning District Maps.”

Note: Definitions preceded by an asterisk (*) are either different from or in addition to the definitions contained in the Zoning Code.

DEFINITIONS (A)

Abutting: Having a common boundary except that parcels having no common boundary other than a common corner shall not be considered abutting.

Accessory building: A subordinate building located on a building site, the use of which is customarily ancillary to that of a main building or to the use of the land.

Accessory use: A use ancillary to the principal use of the land or building site, or to a building or other structure located on the same building site as the accessory use.

Administrative office: A place of business for the rendering of service or general administration, but excluding retail sales.

Adult entertainment business: See Zoning Code Section 7-9-146.2, "Adult Entertainment Businesses."

***Alley:** A public or private way not more than twenty-two (22) feet wide permanently reserved as a secondary means of access to abutting property.

***Alternative Development Standards:** Any standard not specifically allowed per this Ranch Plan PC Text.

Animal clinic: A place where animals no larger than the largest breed of dogs are given medical and surgical treatment. A facility primarily for treatment of outpatients and where only critical patients are kept longer than twenty-four (24) hours. No boarding of animals shall be permitted.

Apartment: See "dwelling, multi-family."

***Apartment house:** Any building or portion thereof which is designed, built, rented, let or hired out to be occupied as the home of residence of three (3) or more families living independently of each other.

***Architectural features:** Towers, gables, spires, chimneys, flagpoles, and architectural elements that are not habitable structures.

Area per unit: The area of a building site, in square feet, divided by the number of dwelling units on the building site.

***Area Plan:** A plan showing the relationship of proposed uses within at least an entire Planning Subarea as indicated on the PC Development Map.

***Assisted living:** See "congregate care facility".

Area, project net: See "project net area."

Attached buildings and structures: Two (2) or more buildings or structures which are physically connected with a wall, roof, deck, floor, bearing or support structures, trellises, architectural features, or any other structure, fixture or device that exceeds thirty (30) inches in height above the finished grade.

Automobile repair specialty shops: A retail and service place of business engaged primarily in light repair, and sale of goods and services for automotive vehicles including brake, muffler and tire shops and their accessory uses. Heavier automobile repair such

as major body and paintwork, transmission and engine rebuilding are not included herein.

Automobile service station: A retail place of business engaged primarily in the sale of motor fuels and supplying those incidental goods and services which are required in the day-to-day operation of automotive vehicles and the fulfilling of motorists' needs.

DEFINITIONS (B)

***Batch plant:** Facility for the production of concrete and aggregate products, including weighing belts, plants with multiple mixers, multiple batchers and aggregate skips.

Bedroom: Any habitable room other than a kitchen, a dining room or a living room.

Building: A structure having a roof supported by columns or walls.

***Building height:** The vertical distance measured from the ground level at finish grade to the top of the building, not including architectural features such as chimneys, bell towers, etc. On a sloping site, height shall be measured per Section 7-9-129.1 of the Zoning Code. Architectural features may exceed by up to ten (10) feet applicable building height limits. Architectural features proposed which exceed the limit by more than ten (10) feet are subject to the Site Development Permit procedures described in Section II.C for the approval of the Director, PDS.

Building line: An imaginary line on a building site specifying the closest point from an ultimate right-of-way line or a property line where a main building maybe located. It may be a line shown as such on a map entitled "Precise Plan of Highway Alignment" or any other officially adopted Precise Plan, and any amendments thereto. If no such Precise Plan has been adopted, the building line shall be a line as specified on the chart entitled "Building Lines" in Section 7-9-127.1 of the County of Orange Zoning Code. When computed from the Building Lines Chart, the building line shall be at the required distance from, and measured at right angles to, the ultimate right-of-way line or property line.

Building site: A parcel or contiguous parcels of land that was established in compliance with the building site requirements of the Zoning Code.

***Building site area:** The total area, measured horizontally as a level plane, of the land within the boundaries of a building site, not including any public street, right-of-way, pedestrian or vehicular easement and not including any portion which does not meet applicable district regulations when a building site is divided by such an easement.

***Building site coverage:** The area of the land within the perimeter of all structures located on the building site (not including the area under unenclosed eaves and unenclosed post-supported overhangs, patios, courtyards, arcades and swimming pools) and including covered off-street parking facilities, divided by building site area.

DEFINITIONS (C)

***Cabanas:** Physically separated accessory residential structure, but oriented to the main house, not the street. No cooking facilities are allowed.

Caretaker: A person who lives on the premises for the necessary purposes of managing, operating, maintaining, or guarding the primary use or uses permitted on the premises.

Carport: A roofed structure, or a portion of a building which is open on two (2) or more sides, for the parking of automobiles belonging to occupants of the property.

Centerline: A line described by the first situation that applies in the following instances:

- (1) A section line, half section line or quarter section line whenever a mapped highway is plotted on the "Master Plan of Arterial Highways" along a section, half section or quarter section line.
- (2) A line shown as a centerline on a map entitled "Precise Plan of Highway Alignment," and any amendments thereto.
- (3) A line shown as a centerline on a recorded tract map, an approved record of survey map or a parcel map.
- (4) A line in the center of the ultimate street right-of-way.

Child day care: See "day (care) nursery".

Clinic, medical: An organization of doctors providing physical or mental health service and medical or surgical care of the sick or injured but not including inpatient or overnight accommodations.

Club: An association of persons for some common purpose but not including groups organized primarily to render service that is customarily carried on as a business.

Commercial: Operated or conducted on a frequent basis for the purpose of financial gain.

Commercial coach: A vehicle, with or without motive power, designed and equipped for human occupancy for industrial, professional or commercial purposes.

***Community care facility:** Any facility which may or may not require a State license to provide non-medical or a combination of medical and non-medical residential care or day care for children, adults, or both, including physically handicapped and mentally incompetent persons. This may include congregate care facilities and family day care homes.

***Commercial recreation:** Any use or activity where the primary intent is to provide amusement, entertainment or sport, but which is operated for financial gain. It includes establishments where food and beverages are sold as a secondary or ancillary use, but does not include restaurants, nightclubs or cocktail lounges.

***Common area – commercial:** The total area within a unified shopping center, town center, or business park that is not designed for rental to tenants and which is available for common use by all tenants or groups of tenants and their invitees. Examples include: parking and its appurtenances, malls, sidewalks, landscaped areas, public toilets, and service facilities. Lot lines of individual owners may bisect commercial common areas.

***Common area - residential:** The area within a residential development that is not designed as a residential building site, which is owned in common by homeowners in the development, and which is available for common use or enjoyment by all property owners in the development and their invitees. Examples include: common parking facilities, recreation areas, landscaped areas, open space areas and natural areas.

Community facility: A noncommercial use established primarily for the benefit or enjoyment of the population of the community in which it is located.

Condominium: An estate consisting of an undivided interest in common in a parcel of real property together with a separate interest in space in a residential, industrial or commercial building on such real property, such as an office or store or multifamily dwelling. A condominium may include, in addition, a separate interest in other portions of such real property.

***Congregate care facility:** A facility providing care on a monthly basis or longer and which is the primary residence of the people it serves. It provides services to the residents such as the following: dining, housekeeping, security, medical, transportation and recreation. Any commercial services provided are for the exclusive use of the occupants of the facility. Such a facility may be located in more than one building and on contiguous parcels within the building site. It includes facilities offering occupancy on a monthly basis or longer such as hotels, resorts, etc. which have characteristics similar to the above.

Convalescent home: A facility licensed by the State Department of Health Services which provides bed and ambulatory care for more than six (6) patients with postoperative convalescent, chronically ill or dietary problems and persons unable to care for themselves; including inpatients and outpatients undergoing psychiatric care and treatment, but not including persons with contagious diseases or afflictions. Also known as nursing home, convalescent hospital, rest home, or home for the aged.

***Conventional single family dwelling:** A residential development wherein each dwelling unit is detached and situated on a lot of record and the units are constructed at a net density of less than nine (9) dwelling units per net acre and have a minimum lot size of three thousand (3,000) square feet.

DEFINITIONS (D)

Day (care) nursery: A.k.a. child day care facility and day care center. Any facility operated by a person, corporation or association used primarily for the provision of non-medical daytime care, training, or education of more than six (6) children under eighteen (18) years of age at any location other than their normal place of residence, excluding any children normally residing on the premises.

***Density:**

- a. Gross density: The number of dwelling units per gross acre (see definition of “gross acres”).
- b. Net density: The number of dwelling units per net acre (see definition of “net acres”).

Detached buildings and structures: Two (2) or more buildings or structures that are each structurally independent and freestanding and not connected by walls, roofs, floors, decks, supports, trellises, architectural features or any other structure, fixture or device that exceeds thirty (30) inches in height above the finished grade.

***Development:** Residential, commercial, industrial, community facility or other construction, including necessary grading, together with the land upon which the buildings or structures are constructed.

***Development area:** The portions of Planning Areas 1 through 9 that would be graded for the purposes of supporting construction of land uses will be identified through the Master Area Plan and Subarea Plan approvals, which will then allow development consistent with Sections III.A through III.H.

***Development Map and Statistical Table:** The PC Development Map shows certain general and certain detailed information such as the general location of infrastructure facilities and a detailed statistical table regulating land uses in each Planning Area. A PC Statistical Summary regulates the maximum/minimum of certain aspects of development for the Ranch Plan PC Area as a whole. See Exhibit 6 and 7.

***Development unit:** A portion of a development plan or tentative tract map within which all lots and amenities are constructed or developed at one time as a unit and which development complies with the requirements for a building site.

***Drive apron:** The privately owned paved area between an alley or private drive and the garage door, for the exclusive use of each dwelling unit.

Drive-in: Designed or operated so as to enable persons to receive a service or purchase or consume goods while remaining within a motor vehicle.

Driveway: A vehicular passageway for the exclusive use of the occupants of a property and their guests. A driveway shall not be considered as a street.

Dry cleaning and laundry plant: A central processing facility for cleaning of clothing and fabrics collected from and returned to patrons and to dry cleaning and laundry agencies.

Dwelling, multi-family: Two (2) or more dwelling units on the same building site.

Dwelling, single-family: One (1) dwelling unit per building site.

***Dwelling unit:** One or more rooms in a structure including a kitchen of any size, designed for occupancy by one family for living and sleeping purposes, and including a mobile home when such mobile home bears an insignia of approval issued by the California Department of Housing and Community Development or a housing seal number from the Federal Department of Housing and Urban Development (HUD).

For purposes of this Ranch Plan PC Text, six (6) types of dwelling units are defined:

1. **Conventional Single-Family Detached Dwellings:** A residential development wherein each dwelling unit is detached and situated on a lot of record and the units are constructed at a net density of less than nine (9) dwelling units per net acre and have a minimum lot size of three thousand (3,000) square feet.

2. **Planned Concept Detached Dwellings:** A subdivision of detached dwellings, which if built on separate building sites are at a net density of eight (8) dwelling units per net acre or greater and lots sizes of less than three thousand (3,000) square feet.
3. **Multiple-Family Dwellings:** A residential structure wherein the number of permitted dwelling units per building site is two (2) or more and may include a variety of types of ownership including rental units.
4. **Estate Dwellings:** A residential development wherein each dwelling unit is detached and situated on a lot of record and the units are constructed at a maximum net density of one (1) dwelling per net acre.
5. **Senior Citizen Housing:** A residential development of at least 35 dwelling units to be built specifically for senior citizens, age 55 years and over (as regulated by CC&Rs).
6. **Home Based Business Enclave:** Attached or detached residential neighborhood comprised of dwelling units that allow opportunities for small, entrepreneurial business owners to operate out of their homes.

DEFINITIONS (E)

Easement: A recorded right or interest in the land of another, which entitles the holder thereof to some use, privilege or benefit in, on, over or under said land.

Educational institution: Private or public elementary or secondary schools, colleges or universities qualified to give general academic instruction.

Enclosed: Contained on all sides by walls that are pierced only by windows, vents, or customary entrances and exits.

***Equestrian facilities:** Any property where one or more horses are kept for commercial purposes, either for use by the general public or by the animal's/s' owners.

***Excavation/extraction:** The removal or displacement of sand, gravel, rock, aggregate, earth, clay or similar materials.

***Estate dwellings:** A residential development wherein each dwelling unit is detached and situated on a lot of record and the units are constructed at a maximum net density of one (1) dwelling per net acre.

DEFINITIONS (F)

Family: One or more persons occupying one dwelling unit. "Family" includes the occupants of community care facilities serving six (6) or fewer persons that are permitted or licensed by the State. "Family" does not include occupants of a fraternity, sorority, boarding house, lodging house, club, or motel.

Family day care home: A home at which the resident of the home provides regular non-medical care, protection, and supervision of one to fourteen children for periods of less than 24 hours per day. The provider shall be licensed per the State Health & Safety Code unless specifically exempted therein.

Family day care home, large: A family day care home that provides family day care to 7 to 14 children, including children who reside at the home.

***Farmers market:** Commercial sales of agricultural produce and other related products in an outdoor setting.

Flood, floodplain, floodway, etc.: See Zoning Code Section 7-9-113.3, "Definitions."

Floor area, gross: The total horizontal floor area of all floors of a building, including the exterior walls thereof, measured in square feet; excepting that for commercial, professional and administrative office or industrial buildings or building complexes, areas used in common such as covered malls, walkways, patio areas and entries open to and directly connecting with outside areas, shall not be included when calculating off-street parking requirements.

***Fuel modification zones:** A linear, contiguous strip of land around a development area where combustible vegetation is to be either removed or and replaced with drought-tolerant, fire-resistant plants and/or modified to provide an acceptable risk from wildland fires.

DEFINITIONS (G)

Garage: A building, or a portion of a building, used primarily for the parking of four-wheeled motor vehicles.

***General Plan:** The adopted General Plan for the County.

***Golf clubhouse:** A building constructed and operated primarily for social and recreational purposes related to the game of golf, including incidental accessory uses and structures.

Grade, ground level: The average elevation, determined by averaging the elevations of four (4) or more points as necessary, at the building site boundary line where it is less than five (5) feet from the building or at five (5) feet outside the perimeter of the bearing or foundation line of building.

Grazing: The act of pasturing livestock on growing grass or other growing herbage, or on dead grass or other dead herbage existing in the place where grown, as the principal sustenance of the livestock so grazed.

***Gross acres:** The total acreage of the building site including, but not limited to, building site areas, streets, driveways, private recreation areas, ordinance required local park land, open space area, easement areas and slopes.

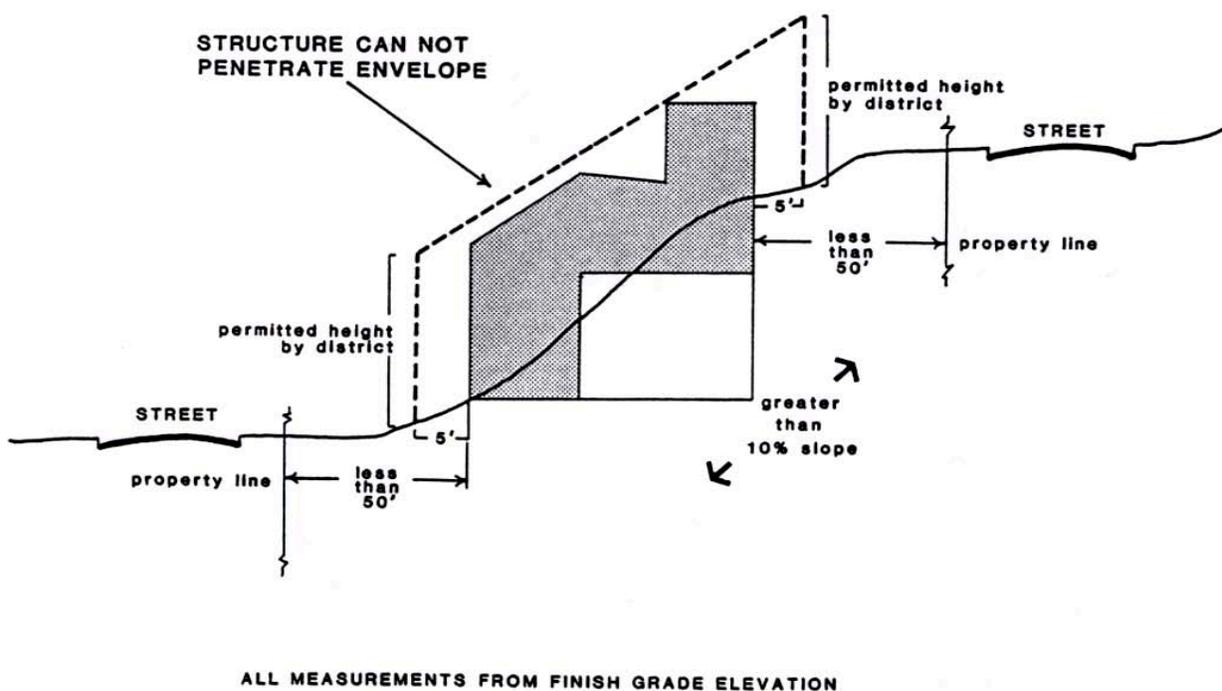
Guesthouse: A detached building having no kitchen facilities, which is used primarily for sleeping purposes for members of the family occupying the main dwelling and their nonpaying guests.

DEFINITIONS (H)

Habitable room: Any room usable for living purposes, which includes working, sleeping, eating, cooking or recreation, or a combination thereof. A room designed and used only for storage purposes is not a "habitable room."

***Height Measurement:** When a building site slopes in any direction at an average grade of more than ten (10) percent within the front fifty (50) feet of the building site, building height is the vertical distance above an inclined slope to the top of the structure, including screened mechanical and electrical fixtures. The inclined slope is established by enclosing the structure with an imaginary line five (5) feet outside of the perimeter of the structure, or at the property line if it is less than five (5) feet from the structure, and by assuming that all ground area closer is flat. See diagram for building height.

Diagram For Building Height



Home for the aged: See "convalescent home."

***Home Based Business Enclave:** Attached or detached residential neighborhood comprised of dwelling units that allow opportunities for small, entrepreneurial business owners to operate out of their homes.

Home occupation: An occupation conducted as an accessory use within a dwelling unit.

Hospital: A facility licensed by the State Department of Public Health providing clinical, temporary or emergency service of a medical, obstetrical, surgical, or mental health nature to human patients.

Hotel: Any building or portion thereof with access provided through a common entrance, lobby or hallway to six (6) or more guests rooms which are rented on a weekly basis or less and which have cooking facilities in less than twenty-five percent (25%) of the guestrooms.

DEFINITIONS (I)

DEFINITIONS (J)

DEFINITIONS (K)

Kenel: Any property where four (4) or more dogs, or four (4) or more cats, over the age of four (4) months, are kept or maintained for any purpose, except veterinary clinics and hospitals, and except property for which an animal permit has been issued pursuant to Zoning Code Section 4-1-76.

DEFINITIONS (L)

Large family day care home: See "family day care home, large."

Laundry plant: See "dry cleaning and laundry plant."

Lodging house: See "boarding house."

Lot: Any area identified as a lot or parcel on a recorded final map, parcel map, record of survey recorded pursuant to an approved division of land, certificate of compliance or lot line adjustment. A lot is not necessarily a building site.

Lot, mobile home: See "mobile home lot."

DEFINITIONS (M)

Main building(s): The building(s) containing the main or principal use(s) of the premises, or occupied for the purpose of operating or administering the main or principal use(s).

***Master Area Plan:** A plan covering at least an entire Planning Area as indicated on the PC Development Map, per the requirements detailed in Section II.B.3.a.

***Master Plan of Arterial Highways:** A component of the Transportation Element of the Orange County General Plan designating adopted and proposed routes for all commuter, secondary, primary and major highways within the County of Orange.

Master Plan of Drainage: Refers to an engineering report outlining the drainage facilities needed for the proper development of a specific increment of the unincorporated area, and duly adopted by the Board of Supervisors.

***Materials recovery facility:** A processing facility that accepts recyclable materials from collection facilities, other material recovery facilities or the public, processes the

materials into a resalable condition, and markets the materials to companies to reuse. A materials recovery facility may not incorporate a solid waste transfer station as an accessory use.

Medical clinic: See "clinic, medical."

Mining: See "quarrying."

Mini-storage facility: A building or buildings containing various size storage compartments not exceeding five hundred (500) square feet each, and wherein each compartment is offered for rent or lease to the general public for the private storage of materials excluding materials sold at the facility or delivered directly to customers.

Mobile home development: Any area or tract of land used to accommodate mobile homes for human habitation, and includes mobile home accommodation structures. Includes mobile home parks and mobile home subdivisions.

Mobile home/manufactured housing:

- (1) A structure transportable in one or more sections, designed to be used with or without a permanent foundation system. Mobile home does not include recreational vehicle, commercial coach, noncommercial coach or factory-built housing.
- (2) A trailer coach designed to be used without a permanent foundation and which is in excess of eight (8) feet in width and in excess of forty (40) feet in length.

Motel: A building or group of buildings containing six (6) or more guest rooms rented on a weekly basis or less and which have cooking facilities in less than twenty-five percent (25%) of the guest rooms.

***Multiple family dwelling:** A residential structure wherein the number of permitted dwelling units per building site is two (2) or more and may include a variety of types of ownership including rental units.

DEFINITIONS (N)

***Net Acres:** The number of acres remaining after subtracting other land uses such as parks, other peripheral open space, schools and collector and arterial roads and after subtracting slopes greater than ten (10) feet in height from the total gross acres.

Net residential area: The area of land remaining in a project, measured in acres or square feet, after deduction of the area contained in public and private street and highway rights-of-way, schools, parks, flood control works, off-street parking areas, and any other use, easement or encumbrance which prevents the surface use of the property for a building site or construction of structures (i.e. lettered lots).

***Net usable acres (nonresidential):** The area of land remaining in a project, measured in acres or square feet, after deduction of the area contained in public and private street and highway rights-of-way, schools, parks, flood control works and any other use, easement or encumbrance which limits the surface use of the property, slopes greater than ten (10) feet in height required to level the site, and required screening and landscaping. The area needed to satisfy off-street parking requirements is included within the definition of net useable acres.

Noncommercial coach: A vehicle, with or without motive power, designed and equipped for human occupancy for classrooms and other nonresidential and noncommercial uses.

Nonconforming use/structure/site, legal: A use/structure/site that was lawfully established in compliance with the zoning regulations that were applicable to the property at the time the use/structure/site was established, but which does not presently comply with the existing regulations of the zoning district within which it is located.

Nursery: See "day (care) nursery."

Nursing home: See "convalescent home."

DEFINITIONS (O)

***Open space:** Portions of the Ranch Plan PC Area (the non-development portions of Planning Areas 1 through 9 and all of Planning Area 10) are planned to remain as open space. Regulations for Open Space within Planning Areas 1 through 9 and for all of Planning Area 10 are identical (see Section III.I). Open Space acreage located within Planning Areas 1 through 9 is included to facilitate a comprehensive approach to the design of each Planning Area. Details of land uses and the configuration of Open Space will be delineated through the Master Area Plan and Subarea Plan process for Planning Areas 1 through 9 (see Section II.B.3). This will ensure that the buffer between Open Space and other uses will be properly implemented. All uses in open space Planning Areas must (i) comply with the species and habitat avoidance mitigation measures specified and required by Final Program EIR 589, (ii) comply with the relevant guidelines and requirements set forth in any applicable NCCP/HCP and/or SAMP/MSAA (if adopted) and (iii) be of a natural, recreational, educational or agricultural nature, with the exception of certain necessary urban infrastructure (including, but not limited to, designated arterial highways, transportation corridors, utilities and flood control structures). (See Section III.I).

DEFINITIONS (P)

Parking accessway: A vehicular passageway that provides access and circulation from a street access point into and through a parking lot to parking aisles and between parking areas.

Parking structure: An area or structure that is open or closed and is used for the hourly or day-to-day parking of motor vehicles.

***Planned concept detached dwelling:** A subdivision of detached dwellings, which if built on separate building sites are at a net density of eight (8) dwelling units per net acre or greater and lot sizes of less than three thousand (3,000) square feet.

***Planning Area:** An area of land which is depicted on the PC Development Map and which is regulated by the Statistical Table as a distinct development or open space area within the Ranch Plan PC Area.

***Planning Reserve:** A designation over portions of the Ranch Plan Area that potentially impacts future applications for subsequent development entitlements, per General Regulation No. 24, according to the following schedules:

- a. Planning Reserve A: (i) Five years after final approval of the Ranch Plan GPA/ZC, (ii) Notice To Proceed Phase 2 by the Transportation Corridor Agencies for the Foothill Transportation Corridor South based on a Record of Decision, or (iii) Until alternate access is available, whichever occurs first.
- b. Planning Reserve B: (i) Five years after final approval of the Ranch Plan GPA/ZC, (ii) Notice To Proceed Phase 2 by the Transportation Corridor Agencies for the Foothill Transportation Corridor South based on a Record of Decision, or (iii) Until alternate access is available, whichever occurs first.
- c. Planning Reserve C: (i) Upon termination of the Northrop Grumman lease, (ii) Notice To Proceed Phase 2 by the Transportation Corridor Agencies for the Foothill Transportation Corridor South based on a Record of Decision, or (iii) Until alternate access is available, whichever occurs first.

***Planning Subareas:** Divisions of Planning Areas established for the purpose of allowing more refined planning analysis.

Precise Plan of Highway Alignment: A plan, supplementary to the Master Plan of Arterial Highways, which establishes the highway centerline, the ultimate right-of-way lines and may establish building setback lines.

***Private Drives:** A private accessway not less than twenty-four (24) feet wide permanently reserved as a primary access to more than four (4) dwellings. The minimum paved width for any private drive shall be a minimum of twenty-four (24) feet.

***Project:** Any proposal for new or changed use, or for new construction, alteration, or enlargement of any structure, that is subject to the provisions of this ordinance.

***Project boundary:** The lines which divide the Project from the street right-of-way or, if not abutting a street, the lines which divide the Project from adjacent ownerships (exclusive of peripheral landscape lots).

Project net area: All of the land area included within a plan for a development project excepting those areas designated for public and private road rights-of-way, schools, parks, and other uses or easements that preclude the use of the land therein as part of the development project.

***Private open space, usable:** Open space internal to a building site, intended for exclusive use of individual homeowners and their guests. This private useable open space may be fenced, shall be adjacent to the residence which it serves and shall not include slopes in excess of twenty percent (20%).

***Project open space, usable:** Open space internal to Planned Concept Detached Dwelling projects and Multiple-Family Dwellings projects, without any slopes in excess of twenty (20) percent. Such open space may include structures and impervious surfaces such as tot lots, swimming pools, basketball courts, tennis courts, picnic facilities, greenbelts with walkways or bicycle trails, or an outdoor advertising sign as defined in Zoning Code Section 7-9-144.1.

DEFINITIONS (Q)

Quarrying: The process of removing or extracting stone, rock, aggregate, sand, gravel, earth, clay or similar materials from an open excavation but not including extraction by underground methods. A.k.a. surface mining.

DEFINITIONS (R)

***Ranch Plan PC:** The land use regulations for the Ranch Plan PC Area, which consists of the Ranch Plan PC Text, the Statistical Summary, a Zoning Map, the PC Development Map and the PC Statistical Table.

***Ranch Plan PC Area:** The total gross area of the Ranch Plan as depicted by the Ranch Plan PC Zoning Map.

***Ranch Plan PC Text:** Specifies regulations such as uses permitted and site development standards applicable to all areas of the planned community.

***Recreational vehicles:** A camper, camp trailer, travel trailer, house car, motor home, trailer bus, trailer coach, boat, watercraft, snowmobile, off-road vehicle, racecar or similar vehicle, including trailers, with or without power, designed for human habitation for recreational or emergency occupancy.

Recycling center: A facility that accepts delivery or transfer of ownership of source-separated materials for the purpose of recycling or diversion from disposal. Included are "drop-off" recycling centers, where no fee is paid, such as churches or other charitable groups, or "buy-back" centers, like those at supermarkets, where a fee is usually paid to the generator for the materials. These facilities do not require a State permit. (See also "transfer/materials recovery facility").

***Regional shopping center:** A commercial area, or group of commercial establishments planned, developed, managed and maintained as a unit, with common off-street parking provided to serve all uses on the property. Typically, the size of a regional shopping center will be 25 acres or greater.

Residential, multi-family: See "dwelling, multi-family."

Residential, single-family: See "dwelling, single-family."

Rest home: See "convalescent home."

Retail: The selling of goods, wares or merchandise directly to the ultimate consumer.

***Riding and hiking trails:** A trail or way designed for and used by equestrians, pedestrians and cyclists using non-motorized bicycles.

Right-of-way: An area or strip of land, either public or private, on which an irrevocable right of passage has been recorded for the use of vehicles or pedestrians or both.

***Runoff Management Plan (ROMP):** A planning level document showing compliance with applicable standards, criteria and permits, for proposed facilities within a proposed planned community. The ROMP integrates the results of hydrology, drainage and flood control, water quality and ancillary studies prepared for the project.

DEFINITIONS (S)

***Sanitarium:** An institution providing health services, primarily for inpatients, and medical, psychiatric, or surgical care of the sick or injured, including as an integral part of the institution, such related facilities as laboratories, outpatient departments, training facilities, central service facilities and staff offices.

Scenic Highway: Any highway designated a scenic highway by an agency of the county, state or federal government.

***Second residential unit:** Dwelling units located on the same building site as the principle dwelling unit, either attached or detached, not to exceed a maximum size of (i) thirty percent (30%) of the existing living area when attached to the main residential building or (ii) a maximum of twelve hundred (1,200) square feet in floor area when detached.

Senior citizen: A person fifty-five (55) years of age or older. (Note: For the purposes of an Affordable/Senior Citizen Housing Incentive Use Permit, the definition of senior citizen is located in the Orange County Density Bonus Implementation Manual.)

***Senior citizen housing:** A residential development of at least 35 dwelling units to be built specifically for senior citizens, age 55 years and over (as regulated by CC&Rs) that is developed for, or substantially rehabilitated or renovated for, senior citizens. (Note: For the purposes of an Affordable/Senior Citizen Housing Incentive Use Permit, the definition of senior citizen housing is located in the Orange County Density Bonus Implementation Manual.)

- (1) Assisted living units are intended for senior citizens who are able to manage a semi-independent lifestyle, yet require some assistance with activities of daily living such as dressing, bathing or taking medication.
- (2) Skilled nursing units are intended for more dependent individuals who require nursery care either on a short term or long-term basis.

Service: An act, or any result of useful labor, which does not, in itself, produce a tangible commodity.

Service station: See "automobile service station."

***Setback area/distance:** The area/distance between the building line and the property line or, when abutting a street, the ultimate right-of-way line.

***Shared Parking:** The shared use of off-street parking facilities by more than one type of land use. The same parking spaces are counted to satisfy the off- street parking requirements of more than one land use; e.g., use of the same parking facility to satisfy the off-street parking requirements of a church and an office building.

Shopping center: A commercial area, or group of commercial establishments planned, developed, managed and maintained as a unit, with common off-street parking provided to serve all uses on the property. Typically the size of a shopping center will be 25 acres or less.

Sign: Any visual communication used to advertise, promote, command, or inform, including but not limited to words, symbols and illustrations, together with all parts, materials, frame and background.

*"Sign" and "advertising device" shall not include the following for purposes of the Ranch Plan PC Text or the Ranch Plan PC:

- a. Official notices issued by any court, public body or officer.
- b. Notices posted by (i) any public officer in the performance of a public duty or (ii) any person in giving any required legal notice.
- c. Intra-community directional signs, warning signs or informational signs or structures required or authorized by federal, state or County authority.
- d. The flag of the State of California or of the United States of America, or any official flag of any other state, country, county or community.

Note: Specific sign definitions and regulations are contained within Section III.L of this Ranch Plan PC Text.

Single-family dwelling/residence: See "dwelling, single-family."

Single room occupancy (SRO): A building with a common entrance containing a cluster of at least five (5) rental units which provide sleeping and living facilities for one or two persons where kitchen and/or bathroom facilities may be shared. The units shall have a minimum of 100 net square feet of space for a single occupancy and 120 square feet for two-person occupancy. The calculation for net floor space in the sleeping area includes built-in cabinets, sinks, and closets, but excludes toilet compartments. A unit larger than 225 sq. ft. shall be deemed an efficiency dwelling unit and not a Single Room Occupancy (SRO).

Site: See "building site."

Site coverage: See "building site coverage."

***Site Development Permit:** Also known as site plan, it is a precise plan of development and shall include the following elements:

- a. A description of the use(s) and operating characteristics.
- b. A plot plan showing the location of all uses.
- c. Supplementary exhibits, as necessary, to show other information which may be required, such as building elevations, landscaping, and grading.
- d. Conditions of approval.

Solid waste disposal facility: A permitted landfill that accepts for disposal municipal solid waste (MSW) generated from residential, commercial and industrial uses. Municipal solid waste does not include hazardous, radioactive, or untreated medical wastes.

***Special outdoor gathering:** A limited, temporary commercial or noncommercial event sponsored by a service group, homeowners association, property owners association, or other community organization, including but not limited to the following: parades, sporting events and large athletic contests, community picnics, vehicle races, pageants, outdoor programs, civic/cultural activities, and other similar uses.

Stock cooperative: A corporation which is formed primarily for the purpose of holding title to, either in fee simple or for a term of years, improved real property, if all or substantially all of the shareholders of such corporation receive a right of exclusive occupancy in a portion of the real property, title to which is held by the corporation, which right of occupancy is transferable only concurrently with the transfer of the share or shares of stock or membership certificate in the corporation held by the person having such right of occupancy.

Street: A public or private vehicular right-of-way, other than an alley or driveway, including both local streets and arterial highways.

***Street, multi-family:** A driveway, easement, accessway or other private vehicular right-of-way to serve a unified multi-lot/multi-family project where residential setbacks are not required.

***Structures:** That which is erected or constructed having a fixed location and extending more than thirty (30) inches above the finished grade. An edifice or building of any kind, or any piece of work artificially built up or composed of parts joined together in some definite manner. A mobile home, except when used as a temporary use with its weight resting at least partially upon its tires, is a structure for the purposes of this definition. Business signs, tennis court fences, and other fences around unenclosed outdoor recreation facilities shall not be considered as structures for purposes of this Ranch Plan PC Text or Ranch Plan PC Program.

***Subarea Plan:** A plan covering at least an entire Planning Subarea as indicated on the Master Area Plan, per the requirements detailed in Section II.B.3.b.

Surface mining: See “quarrying.”

***Swimming pool:** An artificial body of water having a depth in excess of eighteen (18) inches, designed, constructed and used for swimming, dipping or immersion purposes by men, women, or children. Swimming pools shall not be constructed within three (3) feet of an ultimate vehicular right-of-way or property line.

***Swing-in garage:** A garage that requires a left- or right-turn to enter from the street or alley, as opposed to a direct, straight-entry garage.

DEFINITIONS (T)

Transfer/materials recovery facility: A permitted non-disposal solid waste facility that accepts solid wastes, temporarily stores, separates, converts, or otherwise processes more than 5% of the solid wastes received, and transfers the residual materials to a solid waste disposal, or transformation facility.

Transfer station: A permitted non-disposal solid waste facility that transfers solid waste directly from smaller to larger vehicles for transport to materials recovery facilities, landfills, or transformation facilities.

Transformation facility: A permitted facility that performs incineration, pyrolysis, distillation, gasification or biological conversion, other than composting, for recovery of energy from solid waste.

DEFINITIONS (U)

Ultimate right-of-way (also Ultimate street right-of-way): The right-of-way shown as ultimate on an adopted precise plan of highway alignment, or the street rights-of-way shown within the boundary of a recorded tract map, a recorded parcel map or a recorded PC development plan. The latest adopted or recorded document in the above cases shall take precedence. If none of these exist, the ultimate right-of-way shall be considered the right-of-way required by the highway classification as shown on the Master Plan of Arterial Highways. In all other instances, the ultimate right-of-way shall be considered to be the existing right-of-way, in the case of a private street, and the existing right-of-way, but not less than sixty (60) feet, in the case of a public street.

Use: The purpose for which land or building is occupied, arranged, designed or intended, or for which either land or building is or may be occupied or maintained.

Use permit: Also known as conditional use permit. See Zoning Code Section 7-9-150.01.

DEFINITIONS (V)

Vehicular access-way: A private, nonexclusive vehicular easement affording access to abutting properties.

DEFINITIONS (W)

Wing wall: An architectural feature in excess of six (6) feet in height, which is a continuation of a building wall projecting beyond the exterior walls of a building.

DEFINITIONS (Z)

***Zero Lot Line:** A situation where the area between two units is owned by one of the two property owners. As allowed in Planned Concept residential projects, zero lot line is allowed per aggregate setbacks (i.e., a total aggregate side setback of 10 feet instead of two five foot side setbacks, one on each side, but building separation is still 8 feet minimum.)

***Zoning Map:** Shows the exterior boundaries of the Ranch Plan PC Area. See Exhibit 3.

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ORDINANCE NO. 04-014

AN ORDINANCE OF THE COUNTY OF ORANGE, STATE OF CALIFORNIA, ADOPTED PURSUANT TO STATE PLANNING AND ZONING LAW, REZONING CERTAIN LAND FROM THE A-1 "GENERAL AGRICULTURAL" DISTRICT AND SG "SAND AND GRAVEL EXTRACTION" DISTRICT TO THE PC "PLANNED COMMUNITY" DISTRICT, AND ADOPTING THE RANCH PLAN PLANNED COMMUNITY PROGRAM TEXT, RANCH PLAN PC STATISTICAL SUMMARY AND RANCH PLAN PC ZONING MAP, IN ACCORDANCE WITH THE COMPREHENSIVE ZONING CODE OF ORANGE COUNTY. (ZC01-02)

The Board of Supervisors of the County of Orange, California, ordains as follows:

SECTION 1. The Orange County Zoning Maps are hereby amended in accordance with Section 7-9-48, 7-9-49 and 7-9-155 of the Codified Ordinances of the County of Orange by rezoning certain land from the A-1 "General Agricultural" District and SG "Sand and Gravel Extraction" District to PC "Planned Community" District per Zone Change ZC01-02.

SECTION 2. The Ranch Plan Planned Community Zoning Map (*see attached Exhibit A*), the Ranch Plan Planned Community Program Text (*see attached Exhibit B*) and the Ranch Plan Planned Community Statistical Summary (*see attached Exhibit C*), all as more particularly described in Zone Change 01-02, are hereby adopted.

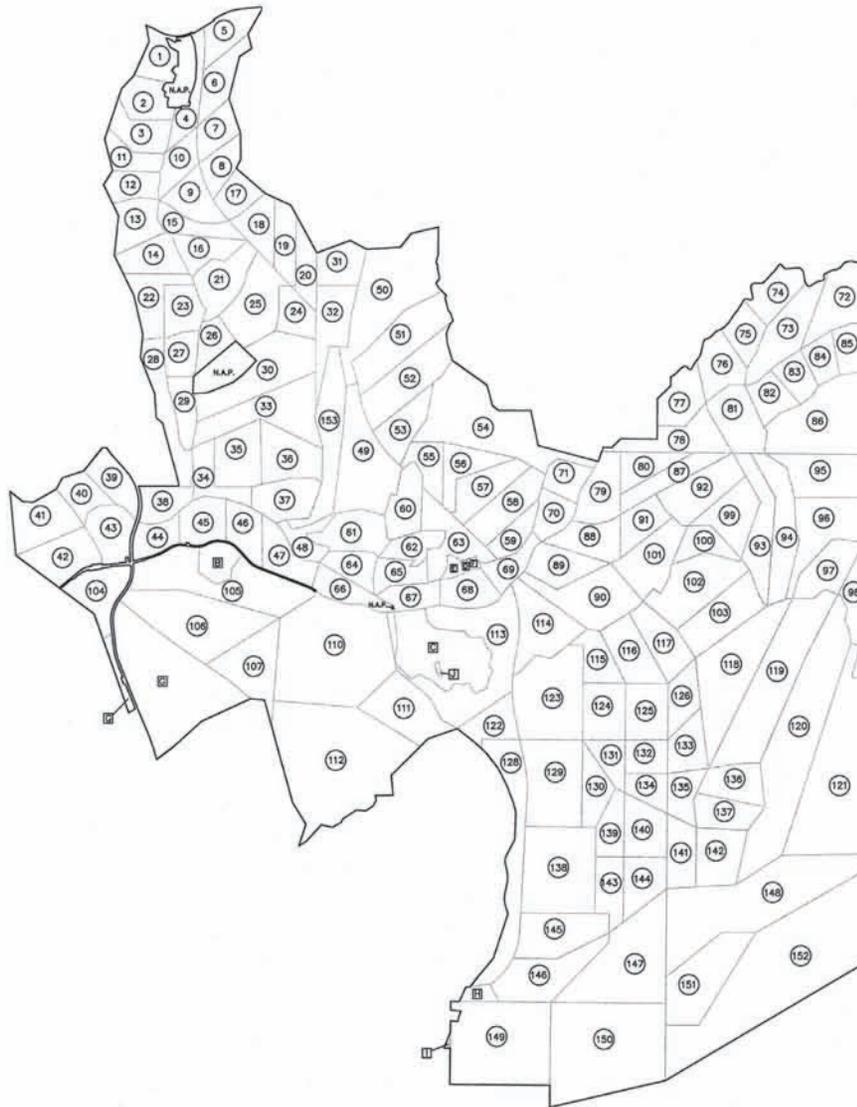
SECTION 3. This Ordinance shall take effect and be in full force thirty (30) days from and after its passage, and before the expiration of fifteen (15) days after the passage thereof shall be published once in an adjudicated newspaper in the County of Orange.

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NOTE:

- Exhibit A - See Exhibit 3 in Ranch Plan PC Program Text Table of Contents.
- Exhibit B - See Ranch Plan PC Program Text in front of this document.
- Exhibit C - See Exhibit 4 in Ranch Plan PC Program Text Table of Contents.

RANCH PLAN PLANNED COMMUNITY LEGAL DESCRIPTION



LEGEND:
 NOT A PART
 ○ PARCELS OF CERTIFICATE OF COMPLIANCE NO. CC 2001-01
 □ VARIOUS PARCELS AS DESCRIBED HEREIN

NOTE:
 PARCEL A IS SHOWN HEREON AS INDIVIDUAL PARCELS AS NUMBERS IN A CIRCLE ○.
 PARCELS B THROUGH I ARE SHOWN HEREON AS INDIVIDUAL PARCELS AS LETTERS IN A SQUARE □.

LEGAL DESCRIPTION

PARCEL A: PARCELS 1 THROUGH 107, INCLUSIVE, 110 THROUGH 126, INCLUSIVE, AND 128 THROUGH 153, INCLUSIVE, OF CERTIFICATE OF COMPLIANCE NO. CC 2001-01 IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN AND DESCRIBED IN THAT CERTAIN DOCUMENT RECORDED JULY 26, 2001 AS INSTRUMENT NO. 2001050833 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY;

EXCEPTING THEREFROM THE LAND AS DESCRIBED IN THE GRANT DEED TO THE FOOTBALL/EASTERN TRANSPORTATION CORRIDOR AGENCY RECORDED MAY 30, 1996 AS INSTRUMENT NO. 1996028157, OF SAID OFFICIAL RECORDS, IN THE OFFICE OF SAID COUNTY RECORDER.

PARCEL B: PARCEL 2, IN SAID UNINCORPORATED TERRITORY, AS SHOWN ON THE MAP FILED IN BOOK 90, PAGES 23 THROUGH 27, INCLUSIVE, OF PARCEL MAPS, IN THE OFFICE OF SAID COUNTY RECORDER.

PARCEL C: PARCEL 1 OF PARCEL MAP 85-476, IN SAID UNINCORPORATED TERRITORY, AS SHOWN ON THE MAP FILED IN BOOK 248, PAGES 7 AND 8 OF PARCEL MAPS, IN THE OFFICE OF SAID COUNTY RECORDER.

EXCEPTING THEREFROM THE LAND AS DESCRIBED IN THE GRANT DEED TO LAST ROUND UP, INC. RECORDED SEPTEMBER 4, 1987 AS INSTRUMENT NO. 87-504837 OF SAID OFFICIAL RECORDS, IN THE OFFICE OF SAID COUNTY RECORDER.

PARCEL D: PARCEL 1 OF PARCEL MAP 83-158, IN SAID UNINCORPORATED TERRITORY, AS SHOWN ON THE MAP FILED IN BOOK 265, PAGES 49 AND 50 OF PARCEL MAPS, IN THE OFFICE OF SAID COUNTY RECORDER.

PARCEL E: PARCEL 1 OF PARCEL MAP 84-153, IN SAID UNINCORPORATED TERRITORY, AS SHOWN ON THE MAP FILED IN BOOK 287, PAGES 9 AND 10 OF PARCEL MAPS, IN THE OFFICE OF SAID COUNTY RECORDER.

PARCEL F: PARCEL 1 OF PARCEL MAP 85-181, IN SAID UNINCORPORATED TERRITORY, AS SHOWN ON THE MAP FILED IN BOOK 296, PAGES 11 AND 12 OF PARCEL MAPS, IN THE OFFICE OF SAID COUNTY RECORDER.

PARCEL G: PARCEL 3 OF LOT LINE ADJUSTMENT NO. LL 2003-004, IN SAID UNINCORPORATED TERRITORY, AS SHOWN ON EXHIBIT B ATTACHED TO THAT CERTAIN DOCUMENT RECORDED MARCH 16, 2003 AS INSTRUMENT NO. 200300029469 OF SAID OFFICIAL RECORDS, IN THE OFFICE OF SAID COUNTY RECORDER.

TOGETHER WITH THOSE PORTIONS OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 7 WEST, OF RANCHO MISSION VEJO AS SHOWN ON THE MAP SECTIONING RANCHO MISSION VEJO, IN SAID UNINCORPORATED TERRITORY, FILED IN BOOK 9, PAGES 15 THROUGH 22, INCLUSIVE, OF RECORD OF SURVEYS, IN THE OFFICE OF SAID COUNTY RECORDER, DESCRIBED IN PARCELS AS FOLLOWS:

PARCEL H: BOUNDED SOUTHERLY BY THE NORTHERLY LINE OF PARCEL 149 OF SAID CERTIFICATE OF COMPLIANCE NO. CC 2001-01, RECORDED JULY 26, 2001, AS INSTRUMENT NO. 2001050833 OF OFFICIAL RECORDS, BOUNDED NORTHEASTERLY BY THE SOUTHWESTERLY LINE OF PARCEL 148 OF SAID CERTIFICATE OF COMPLIANCE, BOUNDED NORTHERLY BY THE SOUTHERLY LINE OF PARCEL 128 OF SAID CERTIFICATE OF COMPLIANCE AND BOUNDED WESTERLY AND NORTHWESTERLY BY THE SOUTHEASTERLY LINE OF PARCEL 127 OF SAID CERTIFICATE OF COMPLIANCE.

PARCEL I: BOUNDED EASTERLY BY THE WESTERLY LINE OF PARCEL 149 OF THAT CERTIFICATE OF COMPLIANCE NO. CC 2001-01, RECORDED JULY 26, 2001, AS INSTRUMENT NO. 2001050833 OF OFFICIAL RECORDS AND BOUNDED WESTERLY AND SOUTHERLY BY THE GENERAL EASTERLY LINE OF PARCEL 8 AS SHOWN ON CERTIFICATE OF COMPLIANCE NO. CC 87-04 RECORDED AUGUST 7, 1987 AS INSTRUMENT NO. 87-469971, BOTH OF OFFICIAL RECORDS, IN THE OFFICE OF SAID COUNTY RECORDER.

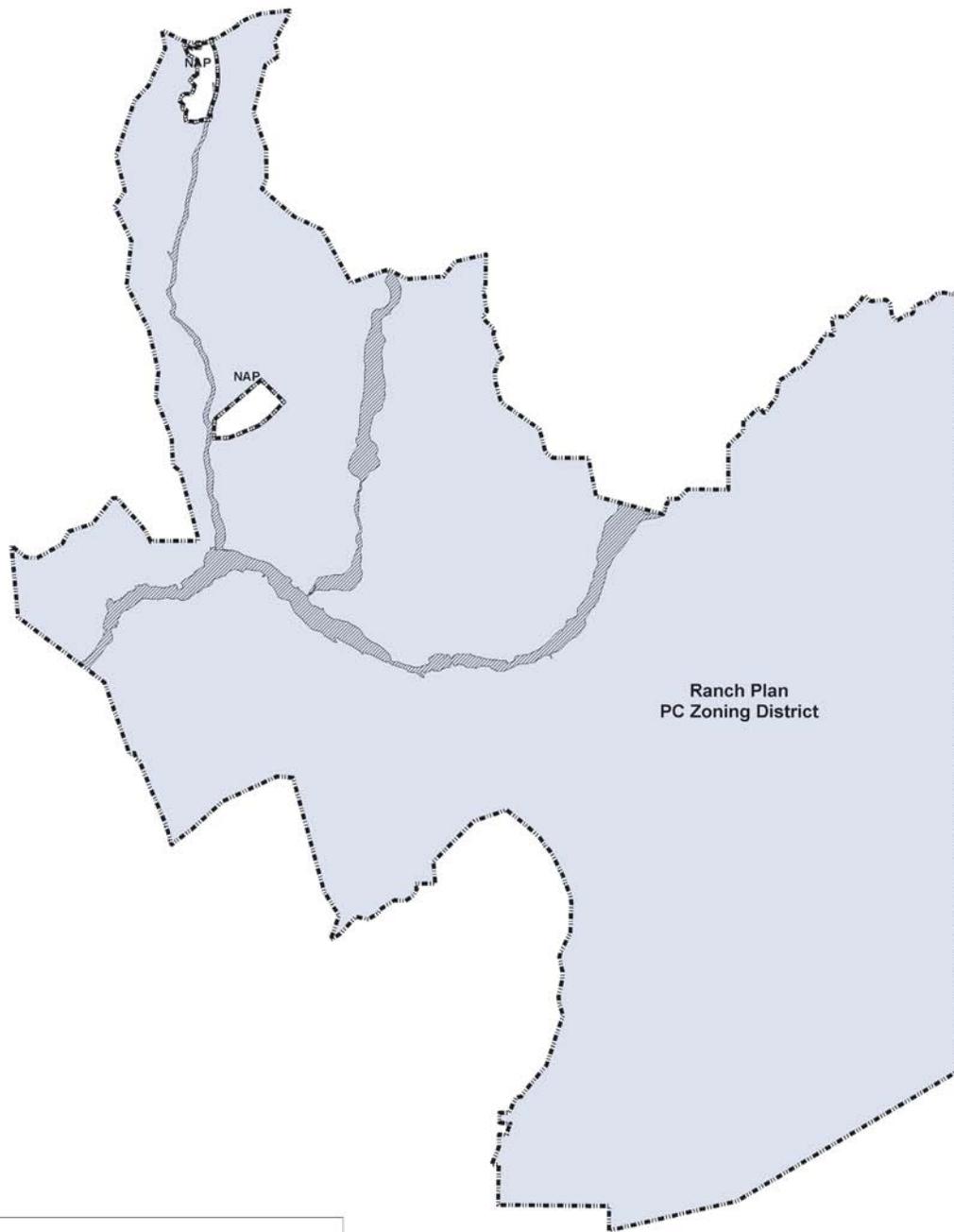
PARCEL J: THE LAND AS DESCRIBED IN THE GRANT DEED TO LAST ROUND UP, INC. RECORDED SEPTEMBER 4, 1987 AS INSTRUMENT NO. 87-504837 OF SAID OFFICIAL RECORDS, IN THE OFFICE OF SAID COUNTY RECORDER.



HUITT-ZOLLARS 400 Exchange, Suite 200, Irvine, CA 92602-4318 (714) 734-8000		REVISED BY:	SHEET
		DAG	1
APPROVED BY:	DATE:	DESIGNED BY:	SHEETS
[Signature]	5-23-07	3/13/06	18 OF 0750-07

Ranch Plan Planned Community Legal Description

Exhibit 2



Legend

- PC (Planned Community) District
- NAP Not A Part
- FP-2 (Floodplain) District
- Planned Community Boundary

Planned Community Zoning Map

Exhibit 3



Source: EDAW

Approved November 8, 2004
Ordinance NO. 04-014

Planned Community Statistical Summary

Development Use										Open Space Use	Planning Area Totals
Residential		Urban Activity Center		Neighborhood Center		Business Park		Golf Resort	Gross Acres		
Gross Acres	Maximum Dwelling Units	Gross Acres	Maximum Square Footage	Gross Acres	Maximum Square Footage	Gross Acres	Maximum Square Footage	Gross Acres		Gross Acres	Open Space Acres
7,277	14,000	251	3,480,000	50	500,000	80	1,220,000	25	7,683		15,132

Exhibit 4

1 RESOLUTION OF THE BOARD OF SUPERVISORS OF
2 ORANGE COUNTY, CALIFORNIA

3 November 8, 2004

4 WHEREAS, pursuant to California Government Code Section 65000 *et seq.*, the County
5 of Orange has adopted a General Plan that meets all of the requirements of State law; and

6 WHEREAS, Rancho Mission Viejo ("RMV") submitted Planning Application PA01-114,
7 requesting a General Plan Amendment (GPA01-01), Zone Change (ZC01-02) and Development
8 Agreement (DA04-01) in connection with the proposed development of the Ranch Plan Project
9 (the "Ranch Plan"); and

10 WHEREAS, the majority of the Ranch Plan Project Area is currently zoned A-1 "General
11 Agricultural" District, with certain areas along San Juan Creek and elsewhere zoned SG "Sand
12 and Gravel Extraction" District; and

13 WHEREAS, ZC01-02 proposes, in relevant part, to rezone the entire Ranch Plan Project
14 Area to PC "Planned Community" District; and

15 WHEREAS, consistent with the regulations set forth in Section 7-9-103 of the Orange
16 County Zoning Ordinance, the County and RMV have developed a comprehensive conservation,
17 management and development program for the proposed Ranch Plan Planned Community
18 ("Ranch Plan PC") that contains the following mandatory elements:

- 19 • *A Ranch Plan Planned Community Program Text*, specifying the regulations
20 applicable to all areas of the Ranch Plan PC. [See PC Text in front of this Document]
- 21 • *A Ranch Plan PC Zoning Map*, showing the exterior boundaries of the Ranch Plan
22 PC. The Zoning Map includes a statistical summary regulating the maximum of
23 certain aspects of development within the Ranch Plan PC as a whole. [See Exhibit 3]
- 24 • *A Ranch Plan PC Development Map*, providing general and, in certain instances,
25 detailed information about the Ranch Plan PC. [See Exhibit 6]
- 26 • *A Ranch Plan PC Statistical Table*, regulating land uses within each proposed
27 Planning Area located within the Ranch Plan PC. [See Exhibit 7]

28 WHEREAS, the Ranch Plan PC provides for the conservation and preservation of
approximately 15,132 acres of open space located within the Project area; and

WHEREAS, the Ranch Plan PC establishes the following limitations and maximums on
development activity occurring within the remaining portion (*i.e.*, 7,683 acres) of the Project area:
14,000 dwelling units, 3,480,000 square feet of Urban Activity Center, 500,000 square feet of
Neighborhood Center, 1,220,000 square feet of Business Park and 25 acres of Golf Resort; and

1 WHEREAS, in compliance with the California Environmental Quality Act (California
2 Public Resources Code Sections 21000 *et seq.*) ("CEQA"), the State CEQA Guidelines (Title 14,
3 California Code of Regulations Sections 15000 *et seq.*) and the County's environmental analysis
4 procedures, the County of Orange prepared Program Environmental Impact Report No. 589
("Program EIR No. 589") to address the environmental impacts of the proposed Ranch Plan
Project; and

5 WHEREAS, on October 14, 2004, the Planning Commission issued its formal
6 recommendation that this Board (i) certify Program EIR No. 589 as complete, adequate and in
7 full compliance with the requirements of CEQA and the State CEQA Guidelines (*see* Planning
8 Commission Resolution No. 04-06) and (ii) approve GPA01-01, ZC01-02 and DA04-01 (*see*
9 Planning Commission Resolution No. 04-07); and

10 WHEREAS, in accordance with the Government Code of the State of California, a legally
11 noticed public hearing concerning GPA01-01, ZC01-02, DA04-01 and Program EIR No. 589 was
12 conducted by this Board of Supervisors on November 8, 2004; and

13 WHEREAS, this Board listened to and carefully considered all of the public comments
14 and testimony presented during the public hearing identified above;

15 WHEREAS, this Board has carefully reviewed and considered the comments and
16 recommendations of the Planning Commission relative to GPA01-01, ZC01-02 and DA04-01;
17 and

18 WHEREAS, this Board has carefully reviewed and considered all of the environmental
19 documentation prepared to evaluate the Project, including all elements of Program EIR No. 589
20 and the recommendations of the Planning Commission; and

21 WHEREAS, this Board, through Resolution No. 04-290, has heretofore certified Program
22 EIR No. 589, in its composite form, as complete and adequate in that it addresses all
23 environmental effects of the Project and fully complies with the requirements of CEQA, the
24 CEQA Guidelines and the County's environmental analysis procedures; and

25 WHEREAS, this Board, through Resolution No. 04-291 has heretofore approved and
26 adopted GPA01-01; and

27 WHEREAS, the proposed zone change (ZC01-02) is consistent with and implements the
28 land use program as established under the County's General Plan (*vis-à-vis* GPA01-01);

NOW, THEREFORE, BE IT RESOLVED THAT this Board of Supervisors makes and
adopts the following findings:

1. General Plan – The proposed Ranch Plan PC Program (ZC01-02) is consistent
with the objectives, policies and general land uses and programs specified in the General Plan
(*vis-à-vis* GPA01-01) for the Project area.

1 The foregoing was passed and adopted by the following vote of the Orange County Board
2 of Supervisors on November 8, 2004; to wit:

3 AYES:	Supervisors	THOMAS W. WILSON, CHARLES V. SMITH, JAMES W. SILVA, BILL CAMPBELL, CHRIS NORBY
4 NOES:	Supervisor(s)	
5 EXCUSED:	Supervisor(s)	
6 ABSTAINED:	Supervisor(s)	

7 
8 _____
CHAIRMAN

9
10 STATE OF CALIFORNIA)
11) ss.
12 County of Orange)

13 I, DARLENE J. BLOOM, Clerk of the Board of Orange County, California, hereby
14 certify that a copy of this document has been delivered to the Chairman of the Board and that the
15 above and foregoing Resolution was duly and regularly adopted by the Orange County Board of
16 Supervisors.

17 IN WITNESS WHEREOF, I have hereto set my hand and seal.

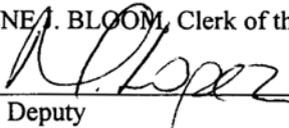
18 
19 _____
DARLENE J. BLOOM
20 Clerk of the Board of Supervisors
County of Orange, State of California

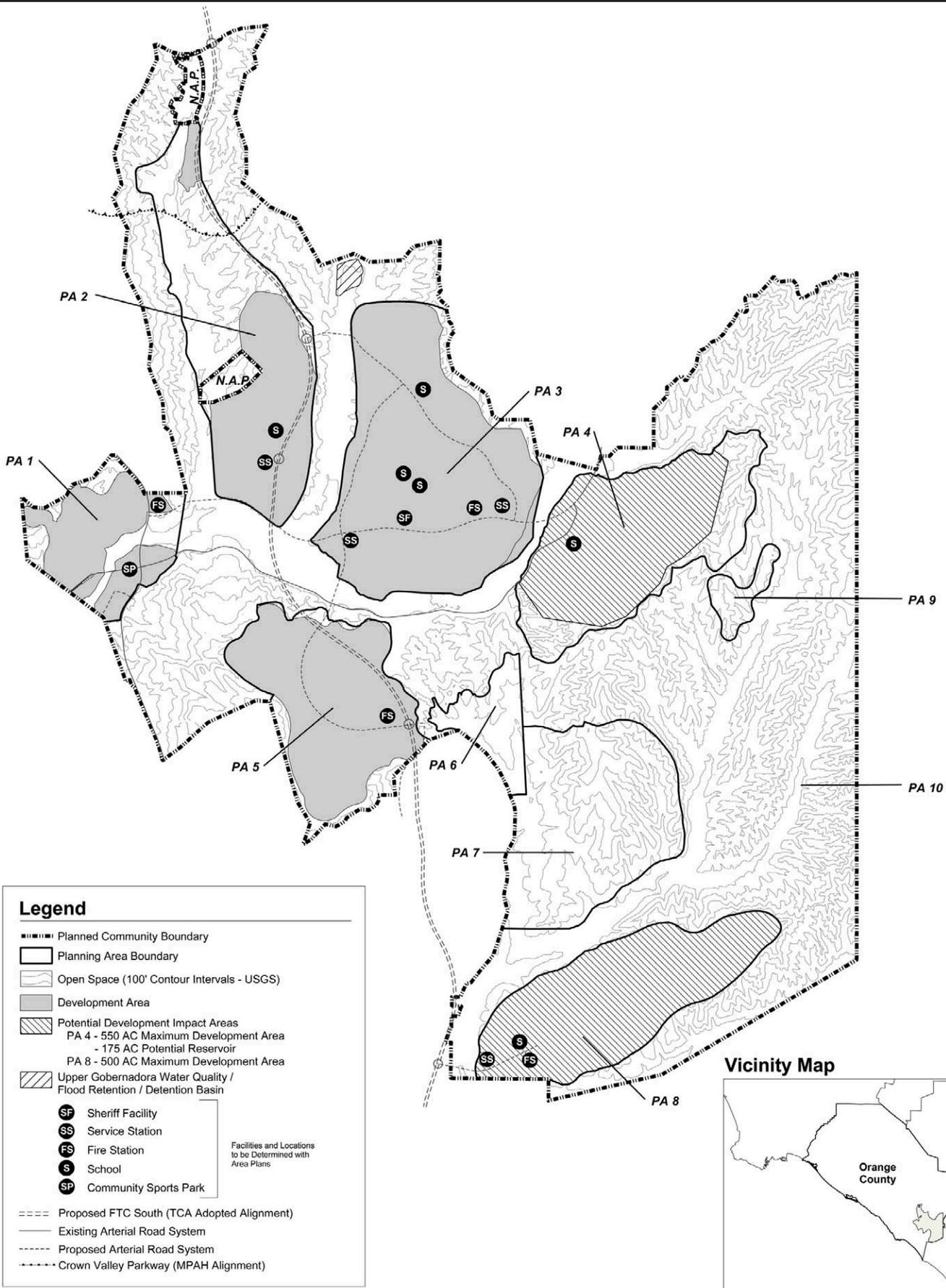


21 Resolution No.: 04-292
22 Agenda Date: 11/08/2004
23 Item No.: 1

24 I certify that the foregoing is a true and correct copy of the Resolution
25 adopted by the Board of Supervisors, County of Orange, State of
26 California

27 DARLENE J. BLOOM, Clerk of the Board of Supervisors

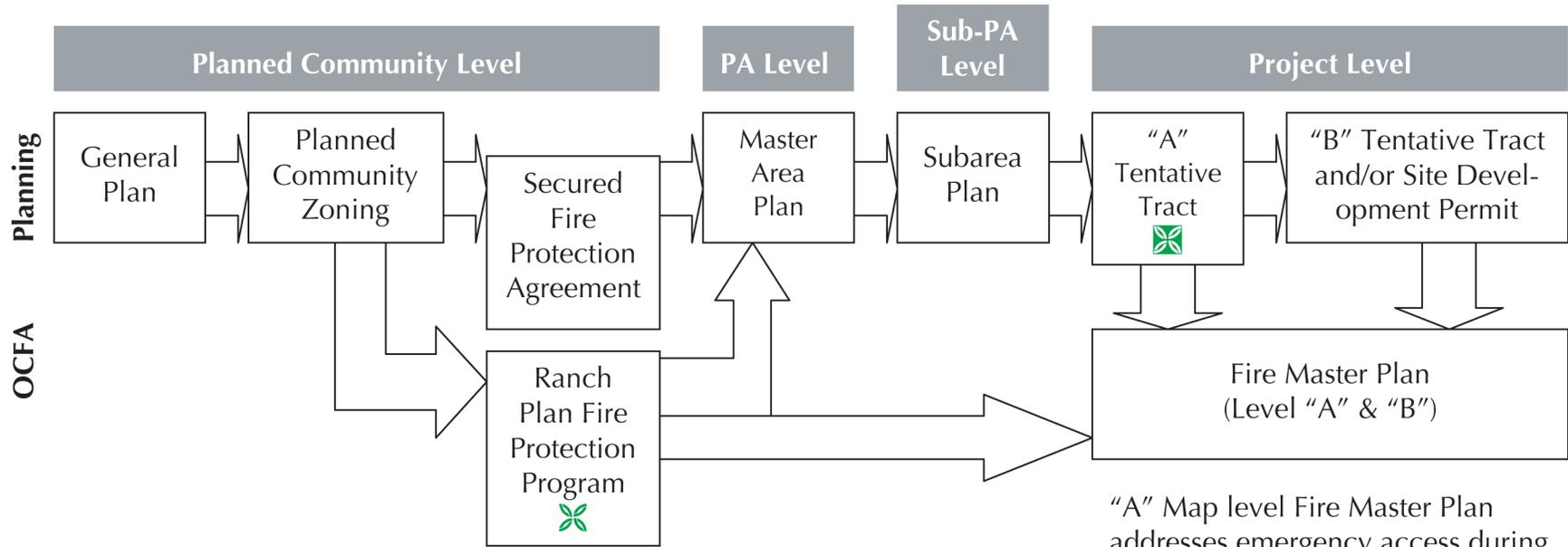
28 By: 
Deputy



Planning Area	Development Use										Open Space Use	Planning Area Totals
	Residential		Urban Activity Center (UAC)		Neighborhood Center		Business Park		Golf Resort			
	Gross Acres	Maximum Dwelling Units	Gross Acres	Maximum Square Footage of Non-Residential Uses (000)	Gross Acres	Maximum Square Footage (000)	Gross Acres	Maximum Square Footage (000)	Gross Acres	Gross Acres		
Planning Area 1	488	1,170	84	400						572	238	810
Planning Areas 2-9	4,979	12,830	167	3,080	50	500	80	1,220	25	5,301	4,475	9,776
Planning Area 10											12,229	12,229
Subtotal	5,467	14,000	251	3,480	50	500	80	1,220	25	5,873	16,942	22,815
Total												

(Revised July 26, 2006, Per Planning Commission Resolution # 06-05)

Ranch Plan Development Process and Related OCFA Processes



Fuel Modification Requirements:

- Ranch Plan Planned Community-wide Fuel Modification Plan required prior to approval of the first Master Area Plan
- Concept Fuel Modification Plan required prior to approval of each "A" Tentative Tract

"A" Map level Fire Master Plan addresses emergency access during grading of streets and master pads, and on-going emergency access on collector and arterial roads.

"B" Map/Site Development Plan level Fire Master Plans address emergency access during combustible construction and on-going emergency access to each home-site.

RESOLUTION NO. 06-05
RESOLUTION OF THE PLANNING COMMISSION OF
ORANGE COUNTY, CALIFORNIA

July 26, 2006

On Motion of Commissioner Merriman, duly seconded and carried, the following Resolution was adopted:

WHEREAS, Rancho Mission Viejo (“RMV”) has submitted Planning Application PA06-0023, requesting approval of a Master Area Plan addressing future development within Ranch Plan Planned Community Planning Area 1; and Planning Applications PA06-0024 through PA06-0028 requesting approval of Subarea Plans to establish programs of development within the same Planning Area; and

WHEREAS, the Ranch Plan Planned Community Program Text adopted by the Board of Supervisors (“Board”) on November 8, 2004, and authorized by Orange County Zoning Code Section 7-9-150, provides for two unique types of discretionary approvals – namely Master Area Plan and Subarea Plan – in addition to standard permits and approvals; and

WHEREAS, Ranch Plan Final EIR 589, certified by the Board as being in compliance with the California Environmental Quality Act (California Public Resources Code, Sections 21000 et seq.) (“CEQA”), and the CEQA Guidelines (Title 14, California Code of Regulations, Sections 15000 et seq.) (“CEQA Guidelines”) is a “Program EIR” as defined by CEQA Guidelines Section 15168, and as such addressed the potentially significant environmental impacts associated with the Ranch Plan project (“Project”), not only with regard to the General Plan Amendment, Zone Change, Development Agreement and related programs and entitlements, but also the impacts anticipated from subsequent implementing steps in the chain of contemplated actions designed to carry out the final planning and development of the Project. The subsequent actions addressed in the Ranch Plan Final Program EIR 589 include, but are not limited to, County approval of the Master Area Plans, Subarea Plans, “A” and “B” Vesting Tentative Tract Maps and Site Development Permits; and

WHEREAS, as part of the certification of the adequacy of the Final Program EIR 589, a Mitigation Monitoring and Reporting Program (“MMRP”) was adopted that included Project Design Features (“PDFs”), Standard Conditions (“SCs”) and Mitigation Measures (“MMs”), all of which have been identified as measures to reduce potential adverse significant environmental impacts; and

WHEREAS, all appropriate Final Program EIR 589 PDFs, SCs and MMs associated with the Master Area Plan (and related Subarea Plans) for Planning Area 1 have been (or will be) incorporated into this and subsequent entitlement actions (identified in Mitigation Regulation Compliance Matrix, Appendix A to the Final Program EIR 589 Addendum No. 1); and

WHEREAS, in accordance with CEQA, the CEQA Guidelines and the County's environmental analysis procedures, Initial Study PA06-0023 was prepared to determine whether proposed Master Area Plan PA06-0023 (and related Subarea Plans PA06-0024 through PA06-0028) raises new significant impacts which were not addressed by Final Program EIR 589; and

WHEREAS, based on Initial Study PA06-0023, which has been incorporated into Addendum No. 1 to Final Program EIR 589, it has been determined that the development proposed by Master Area Plan PA06-0023 (and related Subarea Plans PA06-0024 through PA06-0028) raises no new significant impacts and is within the scope of the Final Program EIR 589; and

WHEREAS, the Ranch Plan Planned Community Statistical Table and Development Map will be updated/amended to reflect refinements associated with the Master Area Plan and Subarea Plan development programs proposed for Planning Area 1; and

WHEREAS, on July 26, 2006 this Planning Commission conducted a public hearing regarding Master Area Plan PA06-0023 for Planning Area 1, Subarea Plan PA06-0024 for Subarea 1.1, Subarea Plan PA06-0025 for Subarea 1.2, Subarea Plan PA06-0026 for Subarea 1.3, Subarea Plan PA06-0027 for Subarea 1.4 and Subarea Plan PA06-0028 for Subarea 1.5.

NOW, THEREFORE, BE IT RESOLVED THAT this Planning Commission makes and adopts the following findings:

1. General Plan: Master Area Plan PA06-0023 (and related Subarea Plans PA06-0024 through PA06-0028) is consistent with the objectives, policies, and general land uses and programs specified in the General Plan for the Project area, which General Plan was adopted pursuant to the State Planning and Zoning Law.
2. Zoning: Master Area Plan PA06-0023 (and related Subarea Plans PA06-0024 through PA06-0028) is consistent with the provisions of the Zoning Code and the Ranch Plan Planned Community regulations applicable to the property.
3. Compatibility: The location, size, design and operating characteristics of the proposed uses allowed by Master Area Plan PA06-0023 (and related Subarea Plans PA06-0024 through PA06-0028) will not create unusual noise, traffic or other conditions or situations that may be objectionable, detrimental, or incompatible with other permitted uses in the vicinity.
4. General Welfare: Implementation of Master Area Plan PA06-0023 (and related Subarea Plans PA06-0024 through PA06-0028) will not result in conditions or circumstances contrary to the public health and safety and the general welfare.

5. Public Facilities: Master Area Plan PA06-0023 (and related Subarea Plans PA06-0024 through PA06-0028) is in compliance with Codified Ordinance Section 7-9-711 regarding public facilities (fire station, library, sheriff, etc.).
6. EIR and Addendum: The decision-maker has considered Final Program EIR 589, previously certified on November 8, 2004, of which Addendum PA06-0023 (addressing Master Area Plan PA06-0023 and related Subarea Plans PA06-0024 through PA06-0028), is hereby made a part, and has determined that it adequately addresses the proposed Master Area Plan PA06-0023 (and related Subarea Plans PA06-0024 through PA06-0028) based upon the following findings:
 - a. Final Program EIR 589, along with Addendum PA06-0023, is adequate to satisfy the requirements of CEQA for approval by the decision maker; and
 - b. The additions, clarifications and/or changes to the original CEQA documentation addressed in Addendum PA06-0023, do not involve new or more severe significant environmental effects which were not addressed by Final Program EIR 589 and none of the other conditions described in CEQA Guidelines Section 15162 calling for preparation of subsequent EIR have occurred; and
 - c. The approval of Addendum PA06-0023 to Final Program EIR 589 reflects the independent judgment of the Lead Agency.
7. Concurrent Projects: The Planning Commission finds that Subarea Plans PA06-0024 through PA06-0028 are consistent with concurrently processed Master Area Plan PA06-0023 for Planning Area 1, and that the updated/amended Ranch Plan Planned Community Statistical Table and Development Map are consistent with the Planned Community Zoning Map and Statistical Summary.
8. Fish & Game: Pursuant to Section 711.4 of the California Fish and Game Code, the Ranch Plan Project, of which the development proposed by Master Area Plan PA06-0023 and Subarea Plans PA06-0024 through PA06-0028 are a part, is subject to the required fees as it has been determined that potential adverse impacts to wildlife resources may result from the Project. The required \$893.00 fee was paid on November 9, 2004 (Receipt No. 240810).
9. Water Supply: The Planning Commission has considered the findings made by the Board of Supervisors regarding the sufficiency of water supplies for the Ranch Plan project that; "Implementation of the Project will not result in substantial adverse physical impacts vis-à-vis the provision of new or expanded water facilities necessary to serve the Project area. Furthermore, the potable and non-potable water needs of the Ranch Plan can be met by the Santa Margarita Water District (SMWD), and sufficient supplies of potable and non-potable water are available to meet the demands of the Project." as set forth in

Exhibit A, Section IV.M of the Findings and Facts in Support of Findings (pages 42-45) to Board of Supervisors Resolution No. 04-290 Certifying Proposed Final Program EIR 589 and, pursuant to California Water Code Section 10910(h), the Planning Commission finds that no additional water supply assessment is required in connection with its approval of Master Area Plan PA06-0023 and Subarea Plans PA06—0024 through PA06-0028.

Conditions of Approval:

1. This approval constitutes approval of the proposed project only to the extent that the project complies with the Orange County Zoning Code and any other applicable zoning regulations. Approval does not include any action or finding as to compliance of approval of the project regarding any other applicable ordinance, regulation or requirement.
2. This approval is valid for a period of 36 months from the date of final determination. If the use approved by this action is not established within such period of time, this approval shall be terminated and shall thereafter be null and void.
3. Except as otherwise provided herein, these Area Plans are approved as precise plans. If the applicant proposes changes regarding the location or alteration of any use or structure, the applicant shall submit a changed plan to the Director, PDS, for approval. If the Director, PDS, determines that the proposed change complies with the provisions and the spirit and intent of the approval action, and that the action would have been the same for the changed plan as for the approved plot plan, he may approve the changed plan without requiring a new public hearing.
4. Failure to abide by and faithfully comply with any and all conditions attached to this approving action shall constitute grounds for the revocation of said action by the Orange County Planning Commission.
5. Applicant shall defend at his/her sole expense any action brought against the County because of issuance of this permit. Applicant shall reimburse the County for any court costs and attorneys fees that the County may be required to pay as a result of such action. The County may, at its sole discretion, participate in the defense of any action, but such participation shall not relieve applicant of his/her obligations under this condition.
6. Prior to approval of any applicable "A" Tentative Tract Map in PA1, the applicant shall specify the location, width and gradient of all trail and bikeway linkages within PA1, as identified on the Ranch Plan Master Trail and Bikeways Implementation Plan. Regional Riding and Hiking Trails and Bikeways shall meet County of Orange Standards.

7. Within forty-five (45) days of the adoption of Planning Commission Resolution No. 06-05, the applicant shall prepare and submit in a manner meeting the approval of the Director, PDS Master Area Plan and Subarea Plan exhibits that are drawn to scale. Said exhibits shall be incorporated into Addendum PA06-0023 to Final EIR 589.

The foregoing resolution was carried by the following vote:

Ayes: Commissioners; Merriman, Wooden, Goacher, Zenger

Noes: Commissioners; None

Absent: Commissioner; Commons-Long

I HEREBY CERTIFY that the foregoing Resolution No. 06-05 was adopted on July 26, 2006, by the Orange County Planning Commission.

ORANGE COUNTY PLANNING COMMISSION

A handwritten signature in black ink, appearing to read "Neely", is written over a horizontal line.

by Tim Neely, Executive Officer