

**LAS FLORES PLANNED COMMUNITY
PROGRAM TEXT**

Adopted by: The Orange County Board of Supervisors
 on December 5, 1990
 by Ordinance No. 3806

Approved by: The Orange County Planning Commission
 on November 6, 1990

Original - Historic File

EXEMPT
C8

91-328696

LAS FLORES PLANNED COMMUNITY
County of Orange
California

The Planned Community (PC) Text (Chapters I-XIII) of this PC Program constitutes the land use regulations under which development will be governed for the 1,005 acre area hereinafter referred to as the Las Flores Planned Community. The property involved was placed in the PC "Planned Community" District by Ordinance No. 3806 as adopted by the Orange County Board of Supervisors on December 5, 1990 (ZC 89-8). The PC Text, Zoning Map and Statistical Summary were considered and made a part of all public hearings on this matter, and were adopted by the Board of Supervisors as part of Ordinance No. 3806.

Certification

I hereby certify that: This Planned Community Text, consisting of > pages, which will regulate the development of the property shown on the PC Zoning Map, was approved by the Orange County Planning Commission on November 6, 1990 and adopted by Ordinance No. 3806 of the Orange County Board of Supervisors on December 5, 1990.

Thomas B. Mathews

Orange County Planning Commission
by Thomas B. Mathews, Director of Planning
Environmental Management Agency

Linda D. Ruth

Linda D. Ruth
Clerk of the Board of Supervisors
County of Orange

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Mary P. Walker

Signature

CS:pp(1032907403722)

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-110 PM JUN 26 '91

Lee A. Branch RECORDER

Original Historic File

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CHAPTER I

GENERAL PROVISIONS AND REGULATIONS

Standard Provisions:

1. All construction and development within the Planned Community shall comply with applicable provisions of the Uniform Building Code and the various related mechanical, electrical, plumbing codes; the grading and excavation code; the subdivision code; and the sign code, as currently adopted by the Board of Supervisors. 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 as specified by each land use district of the planned community. 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 Section 7-9-126 of the Zoning Code, "Building Site Requirements."
4. If any issue, condition or situation arises or occurs that is not sufficiently covered or provided for in the planned community so as to be clearly understandable, the Director, EMA, shall determine which regulations are applicable, as authorized by Section 7-9-20(c) of the Zoning Code. Those regulations of the Zoning Code that are applicable for the most similar use, issue, condition or situation shall be used by the Director, EMA, 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 this planned community. The provisions of Section 7-9-154 of the Zoning Code, "Enforcement Provisions," are applicable to this planned community.
6. If any portion of these requirements 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 planned community program shall be the same as provided in Section 7-9-21 of the Zoning Code except as otherwise provided herein.
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 buildings sites, or language to that effect, those regulations are also applicable to each planned community. If any of the provisions in this planned community 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 of the Zoning Code, "Off-street Parking," are applicable to this planned community except where otherwise expressly listed as exceptions in the P.C. Text.

10. All discretionary actions permitted or required in this planned community shall be consistent with the types of permits listed in Section 7-9-150 of the Zoning Code, 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 County Administrative Office and the Environmental Management Agency. 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 planned community 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 Provisions:

12. The total number of dwelling units for a planning area as indicated by the P.C. Development Map and Statistical Table, may be increased through approval of an area plan or tentative subdivision map. The P.C. Development Map and Statistical Table may be revised in accordance with the provisions contained in Chapter X, so long as the total number of dwelling units permitted for the entire planned community does not exceed 2,500. A revision to the P.C. Development Map and Statistical Table shall be processed concurrently with an area plan or tentative subdivision map where said plan or map proposes to increase the total number of dwelling units indicated for a planning area. No amendment to this P.C. Text, Statistical Summary or Zoning Map shall be required solely for the purpose of changing the number of estimated dwelling units or acreage assigned to a planning area as indicated on the P.C. Development Map and Statistical Table.
13. Density/Area Per Unit:
 - a. The dwelling unit density permitted in any residential planning area, as designated on the Development Map and Statistical Table of the planned community, shall apply to the entire planning area and shall not be literal to any division thereof.
 - b. Computation of acreage for determining density shall be based on gross acres within a planning area.
14. Planning Area Boundaries:
 - a. Except as otherwise indicated, dimensions are measured from centerlines of streets.

- b. Boundaries not dimensioned on the P.C. Development Map shall be established by the area plan or tentative subdivision map processes.
15. The following interim uses are permitted in all undeveloped planning areas of the planned community:
- a. Farming including all types of agriculture and horticulture, grazing, poultry and squab farms and small animal farms excepting kennels.
 - b. Riding and hiking trails.
 - c. Parks, playgrounds and athletic fields, public and private (non-commercial).
 - d. Apiaries, upon the following conditions:
 - (1) No occupied hives shall be closer than one-hundred fifty (150) feet to any street or highway.
 - (2) No occupied hives shall be closer than four-hundred (400) feet to any existing dwelling not on the premises or the premises of another apiary, unless the written consent of the owner of such dwelling is secured.
 - (3) No occupied hives shall be closer than fifty (50) feet of any property lines common to other property lines other than property lines of another apiary.
 - e. Except in open space planning areas, grading and excavation for borrow/disposal purposes, subject to the provisions of the County Grading Manual and County Zoning Code.

- f. Temporary overhead utility structures.
 - g. Temporary surface drainage storage.
 - h. Any other interim use which the Director, EMA, finds to be acceptable.
16. Stockpiling and rock crushing when performed incidental to grading activities will be permitted within the planned community inside and outside of the area of immediate development when it is approved in conjunction with an area plan, tentative map or site plan, except in open space planning areas.
17. Tentative subdivision maps, area plans and site plans abutting an open space planning area shall be adopted as precise plans and shall contain the following additional information, either on the map or on an accompanying graphic or text:
- a. Urban Edge Treatment describing the interface treatment area between the urban and open space uses in a manner consistent with the General Plan and Resource Management Plan, as applicable.
 - b. Fire Protection Edge Treatments including any fuel breaks or fuel modification zones in a manner consistent with the General Plan, Resource Management Plan and the Fire Protection Planning Task Force Report.
 - c. Open Space Dedication in accordance with any offer of dedication required by conditions of approval for the planned community.

- d. Additional Information which the Director, EMA, deems necessary to ensure consistency with the General Plan, Resource Management Plan and any conditions of approval for the planned community. Any substantial deviation from the approved maps or plans, as determined by the Director, EMA, shall require approval of revised maps or plans.
18. Local park sites will be provided in accordance with the provisions of the Orange County Local Park Code as contained in the Las Flores area plan or plans.
19. Temporary special community events, such as parades, pageants, community picnics, athletic contests, swim meets, and other similar uses, may be permitted in any planning area by approval of the Director, EMA, in accordance with Section 7-9-136.11 of the Zoning Code.
20. All permanent electric transmission lines less than 66 K.V. shall be subsurface throughout the Las Flores Planned Community.
21. Prior to Planning Commission approval of any Area Plan(s) for planning areas westerly of Antonio Parkway, the following setbacks will be detailed through the preparation of an Urban Edge Treatment Plan. This Urban Edge Treatment Plan will detail areas adjacent to the bluff top designated for dedication to the county for regional park purposes and additional areas designated for fuel modification purposes.
- a. The setbacks, measured from the edge of bluff as illustrated in the Urban Edge Treatment Plan, will be as follows:
- PA's 5 & 6 - adjacent to Tijeras Creek - 165' including fuel modification area
- adjacent to side canyons - 115' including fuel modification area

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- adjacent to Arroyo Trabuco - 175' minimum, with an average setback of 200' plus fuel modification area. In no circumstance shall less open space be provided at the bluff top than would be achieved with a minimum setback of 200'.

- PA 8
- adjacent to Arroyo Trabuco - 200' including fuel modification area
 - adjacent to side canyon - 115' including fuel modification area

b. Fuel modification areas related to development shall not be located within the setback areas to be dedicated to the county. No buildings or structures may occur within this fuel modification area except for the following:

- (1) Sewer, storm drain or other underground utilities and associated maintenance roads.
- (2) A dirt, gravel or paved access road located adjacent to the dedication boundary for maintenance purposes.
- (3) Berming, landscaping or grading for purposes of screening and view modification from O'Neill Regional Park.

c. Views of residential development from existing trail in the Arroyo Trabuco will be screened, using techniques which may include, but are not limited to berming, landscaping, reduced pad elevations, and reduced building heights.

General Regulations:

The following uses and activities are permitted in, and applicable to, all land use categories in compliance with the specified regulations:

1. Mobile Homes - In any district or area where single-family homes are a permitted use, the permitted use shall be deemed to be as follows: Single-family dwelling (one per building site) or single-family mobile home (one per building site) in compliance with the provisions of Section 7-9-149.5.
2. Mobile home parks and mobile home subdivisions - In any district or area planned and zoned to permit residential uses, mobile home parks and mobile home subdivisions are permitted subject to the regulations of Section 7-9-149.
3. The conversion of existing duplex and multiple-family rental developments to residential condominiums, stock cooperatives and community apartments shall be subject to Section 7-9-147 and subject to the issuance of a use permit per Section 7-9-150.
4. Community care facilities in compliance with Section 7-9-141.
5. Any other use in compliance with the P.C. program and the Zoning Code, including any applicable overlay/combining district regulations, subject to the approval of the Director, EMA, or, at his discretion, subject to the approval of the Planning Commission.

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CHAPTER II

DEFINITIONS

For the purpose of carrying out the intent of this Planned Community, words, phrases and terms shall be deemed to have the meaning ascribed to them in the following sections covering definitions. In construing the provisions of this 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 Codified Ordinances of the County of Orange, which is the Comprehensive Zoning Code of which this text is a part.

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 "City" shall mean any city situated in the County of Orange.

The word "County" shall mean the County of Orange.

The word "Commission" shall mean the Planning Commission.

The words "Director", "Approved by the Director" or "Director, EMA" shall mean the Director of the Environmental Management Agency of the County of Orange, acting in person or through a subordinate to whom the authority to act has been delegated.

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The initials "EMA" shall mean the Environmental Management Agency 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 zoning district maps and planned community development plan maps and texts adopted pursuant to or as an amendment to Section 7-9-48, and of which this Planned Community is a part.

NOTE: Definitions preceded by an asterisk (*) are either different than or in addition to, the definitions contained in the Orange County Zoning Code.

DEFINITIONS (A)

Abutting land: 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 customarily incidental and accessory to the principal use of the land, or to a building or other structure but not necessarily located on the same building site as the principal use.

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

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

*Architectural Features: Towers, gables, spires, flag poles, and architectural features not used for sleeping or eating quarters or for any commercial purpose.

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

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DEFINITIONS (B)

***Borrow site:** An area used for the extraction of material in an amount equal to or in excess of five thousand (5,000) cubic yards.

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 the Zoning Code. Architectural features may exceed this limit by up to 10 feet. Architectural features proposed which exceed the limit by more than 10 feet are subject to the site plan procedures described in Chapter XII for the approval of the Planning Commission.

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 may be 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 which was established in compliance with the building site requirements of the County of Orange 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 easements or other easements that prohibit the surface use of the property, but which may include landscape easements; and not including any portion which does not meet applicable district regulations when a building site is divided by such a right-of-way 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, swimming pools) and including covered and uncovered off-street parking facilities, divided by the building site area.

Building site, through: A building having frontage on two (2) parallel or approximately parallel streets.

*Business or commerce: The purchase, sale or other transaction involving the handling or disposition of any article, substance or commodity for profit or livelihood; the ownership or management of office buildings; recreational or amusement enterprises; maintenance and use of offices by professions and trades-rendering services.

DEFINITIONS (C)

*Carport: A roofed structure, or a portion of a building, open on two (2) or more sides, primarily for the parking of automobiles.

Cellar: A portion of a building partly or wholly underground and having more than one-half of its height below the ground-level grade. A cellar shall not be considered a building story.

Cluster development: A development pattern in which structures are not uniformly spread across the total site, but are constructed in higher densities in some areas and lower densities in other areas, enabling the creation of larger areas of open space through the development. Cluster developments may include attached or detached single family dwellings and may include small lot sizes.

*Cluster housing: A residential subdivision consisting of a combination of privately owned residential lots and privately owned common recreation and open space areas. Dwelling units may be attached or detached and recreation and open space areas are held in common by members of an association.

*Commercial coach: A vehicle, with or without motive power, designed and equipped for occupancy for industrial, professional or commercial purposes, including temporary offices for the first sale of homes.

Commercial extraction: The removal or displacement of sand, gravel, rock, aggregate, earth, clay or similar materials conducted for financial gain. The exporting of more than five thousand (5,000) cubic yards of these materials from any property during each of two (2) consecutive years shall be prima facie evidence of a commercial extraction operation.

An extraction carried out as a necessary but supplemental part of a project leading to the impending development of the site is not a commercial extraction.

*Commercial recreation: Any use or development, either public or private, providing amusement, pleasure or sport, which is operated or carried on primarily for financial gain, including establishments where food and beverages are sold as a secondary or ancillary use.

*Common area - parking: A parking plan whereby tenants of a commercial or industrial site, or a shopping center or business center share use of a parking area even though lot lines may bisect the parking area. Some or all of the required parking for a given use may be located on a separate and non- abutting lot.

*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; example: common parking facilities, recreation areas, landscaped areas, open space areas, and natural areas.

*Communication equipment building: A building housing operating mechanical or electronic switching and microwave equipment of a telephone or similar communication system and personnel necessary for operation of such equipment.

Community care facility: Any facility which may or may not require a State license to provide nonmedical or a combination of medical and nonmedical 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.

*Community facility: A commercial or noncommercial use established primarily to serve the population of the community in which it is located.

*Community information center: A temporary or permanent structure principally used as an information pavilion and/or temporary real estate sales office for the first sale of homes in the Las Flores Planned Community including parking and related facilities.

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***Community service commercial facility:** A service commercial use established primarily to serve the needs of the immediate population of the community in which it is located, including but not limited to daycare centers, nursery schools, commercial or community recreation centers and facilities.

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, store, or multi-family dwelling. A condominium may include, in addition, a separate interest in other portions of such real property.

DEFINITIONS (D)

***Density:**

- a. Gross density: The number of dwelling units per gross acre.
- b. Net density: The number of dwelling units per net acre.

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

***Disposal Site:** An area used for permanent or temporary storage of rock, sand, gravel, aggregate, earth, clay and similar materials.

***Duplex Units:** A building consisting of two dwelling units.

***Dwelling Unit:** One or more rooms in a structure including a kitchen of any size, designed for occupancy by one family, which may be an attached or detached unit.

DEFINITIONS (E)

*Electric transmission substations: An assemblage of equipment which receives, transforms and distributes electric energy when electric energy is received at a very high voltage and transformed to lower subtransmission voltage for distribution to large individual consumers, other power-producing agencies or local electric distribution substations.

DEFINITIONS (G)

*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.

DEFINITIONS (L)

*Local agency: An agency for the local performance of governmental or proprietary function within limited boundaries. "Local Agency" does not include the state, a city, or a county. "Local Agency" does include but is not limited to school districts, sanitary and sanitation districts, and water districts.

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.

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DEFINITIONS (M)

***Microwave repeater stations:** A building housing equipment necessary for the receiving, amplifying or transmitting of microwave signals, including necessary antenna systems, along a communications route or system which employs microwave frequencies assigned by the Federal Communications Commission.

Mining/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)

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

DEFINITIONS (N)

***Net Acres:** The acres remaining after subtracting other land uses such as parks, schools or arterial roads 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 streets (both public and private), schools, parks, flood control works, off street parking areas, slopes within the project boundary and any other use, easement or incumbrance which prevents the surface use of the property for a building site or construction of structures.

***Net useable 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 required to level the site, and required screening and landscaping. The area needed to satisfy the off-street parking requirements is included within the net useable acres.

***Nonconforming structure:** A lawfully established building or structure that does not conform to the regulations of this code, or is designed for a use that does not conform to the regulations of this code, for the district in which it is located, either at the effective date of this code or as the result of subsequent amendments to this code.

***Nonconforming use:** The lawfully established use of a building, structure or land that does not conform to the regulations of this code for the district in Which it is located, either at the effective date of this code or as the result of subsequent amendments to this code.

DEFINITIONS (O)

***Open space:** Open space intended for common use by occupants of a development, either privately owned and maintained or dedicated to a public agency. For purposes of measuring the amount of open space, it does not include driveway and parking areas not related to recreational uses, any buildings, building setback areas, or the required space between buildings. Open space may include structures and impervious surfaces as identified in "open space, useable" and revegetated manufactured slopes adjacent to other open space and fuel modification zones.

***Open space, useable:** Open space 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 and bicycle trails, and child care facilities.

DEFINITIONS (P)

*Parcel: 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 parcel is not necessarily a building site.

*Patio homes: A type of single family attached housing which features lot line to lot line buildings. Generally, patio homes conform to an "L" shape with an enclosed patio for exterior living space.

*Planned concept subdivision: A residential project consisting of a combination of residential lots and privately-owned common recreation and open space areas arranged in accordance with a unified comprehensive site plan with an identifiable theme or concept and with adequate provisions for permanent maintenance of the common ownership facilities.

*Planning Area: An area of land which is depicted on the Planned Community Development Map and which is described in the Statistical Summary.

*Preliminary landscaping plan: A plan indicating the general location, size, type of plant materials and ground cover to be located in the yards and other open areas of development.

*Project area: The building site plus immediately adjacent landscape or lettered lots.

*Project Boundary: The lines which border the project area.

*Public utility service center: Any buildings or premises used for the administration of public utility operations repair, maintenance and installation crews, including parking for vehicles, but not including warehouses or storage yards.

*Public utility service yard: Any buildings or premises used for the office, warehouse, storage yard or maintenance of a public utility including microwave repeater or receiving stations when incorporated as part of the service yard use.

*Pump station (water or sewer): Any structure and ancillary equipment installed for the primary purpose of pumping water or sewage from one point to another

DEFINITIONS (S)

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

***Sign:** Any device used for visual communication or attraction, including any announcement, declaration, demonstration, display, illustration, insignia, vehicle or symbol used to advertise or promote the interests of any person, together with all parts, materials, frame and background.

"Sign" and "advertising device" shall not include the following for purposes of this code.

- a. Official notices issued by any court or public body or officer.
- b. Notices posted by any public officer in performance of a public duty or by any person in giving any legal notice.
- c. Intra-community directional signs, warning 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.

Area of a sign: The entire area within which a single continuous perimeter of not more than eight (8) straight lines enclose the extreme limits of writing, representation, emblem or any figure of similar character, together with any material or color forming any integral part of the display or used to differentiate such sign from the back ground against which it is placed, provided that in the case of a sign designed with more than one exterior surface, the area shall be computed as including only the maximum single display surface which is visible from any ground position at one time.

The supports, uprights or structures on which any such sign is supported shall not be included in determining the sign area unless such supports, uprights or structure

are or is designed in such a manner as to form an integral background of the display.

***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 code:

Advertising devise/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, propeller, or an oscillating, rotating or pulsating light.

Business sign: A sign displaying information pertaining to goods or services offered or produced by the business located on the property, but not including advertising devices or advertising displays. Business signs may include the identifying name of the business.

***Combination sign:** Any sign incorporating any combination of the features of freestanding, projecting and roof signs.,

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

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

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

Construction sign: A sign stating the names of those individuals or firms directly connected with the construction or development 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.

- a. Ground sign: A freestanding sign mounted on a fence, or a freestanding wall, or a solid base as distinguished from support by a pole or poles.
- b. 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 the construction or under construction.

*Illuminated sign: A sign which has characters, letters, figures, designs or outlines illuminated by electric lights or luminous tubes as a part of the sign proper.

*Intra-community directional sign: A sign established to direct motorists or pedestrians to communities, neighborhoods, events, or facilities within the Las Flores Planned Community.

*Lighted sign: A sign that is lighted from a light source that is not an internal part of the sign itself but causes light rays to shine on the sign's surface.

*Model home sign: A sign pertaining only to matters related to a model home within a recorded subdivision within which the sign is located.

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

*Nameplate: A sign not exceeding one (1) foot by three (3) feet signifying only the name of the occupant and his occupation or specialty.

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

*Planned community travel direction sign; planned community reassurance sign: A sign which informs the viewer as to route or direction of travel in order to arrive at the community or a specific place in the community to which it pertains. 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.

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***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 therefrom.

***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 construed as 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.

***Single family dwelling:** A residential development structure wherein each dwelling unit is situated on a residential lot of record. Single family residential may include either attached or detached dwellings, may include conventional subdivisions and planned developments, and may include a variety of types of ownership.

***Special community event:** 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 athletic contests, community picnics, vehicle races, pageants, outdoor programs, civic/cultural activities, and other similar uses.

Structure: 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 a structure for purposes of these Planned Community District Regulations.

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CHAPTER III
RESIDENTIAL PLANNING AREAS

A. PURPOSE & INTENT

The purpose of these provisions is to regulate the planning and development of the residential planning areas. These regulations provide for a variety of residential uses and also allow for community 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 neighborhood mix.

To be consistent with the Orange County General Plan, the ultimate control for residential development is the maximum number of dwelling units permitted in each residential category as indicated on the Planned Community (P.C.) Development Map and Statistical Table. All Planning Areas shall be developed within the maximum dwelling units indicated in the Statistical Table, as revised. The P.C. Development Map and Statistical Table may be revised in accordance with Chapter X. Development standards for residential projects shall be as described in this Chapter except that alternative site development standards may be established by approval of an Area Plan or Site Plan.

B. PRINCIPAL PERMITTED USES SUBJECT TO AN AREA PLAN

1. Detached single-family dwellings (one dwelling per building site).
2. Two or more attached single-family dwellings including, but not limited to patio homes, cluster development, planned concept subdivisions, and planned developments, where there is only one dwelling unit per building site.

3. Public and private recreation centers and facilities including, but not limited to swimming pools, tennis courts, lakes, clubhouses, stables and trails.
4. Uses and structures customarily incidental or necessary to residential uses including, but not limited to public and private parks, trails, greenbelts and common areas.
5. Community care facilities serving six (6) or fewer persons.

C. PRINCIPAL PERMITTED USES SUBJECT TO AN AREA PLAN AND SITE PLAN

1. Single-family attached, where there is more than one dwelling unit per building site.
2. Cluster subdivision, Planned Concept Subdivision, Patio Homes, etc.
3. Multiple-family dwellings.
4. Mobile home parks, mobile home subdivisions, and stock cooperatives.
5. Community facilities, in accordance with the requirements of Chapter VII.
6. Public use and public utility buildings, structures, and facilities including but not limited to electrical, water, sewage, telephone and telegraph, and their storage, distribution, treatment or production facilities.
7. Any other accessory use or structure, located on a separate building site, which is compatible with, customarily incidental to, or necessary to the uses listed in Subsections B and C above.

8. Any other uses as determined by the Planning Commission to be consistent with the purpose and intent of these regulations.

D. TEMPORARY USES PERMITTED

Uses permitted per Section 7-9-136 of the Zoning Code, including the following:

1. Non-commercial coaches
2. Christmas tree sales
3. Public display of fireworks
4. Halloween pumpkin sales
5. Model home sales complexes

E. ACCESSORY USES PERMITTED

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

1. Uses permitted per Section 7-9-137 of the Zoning Code, including:
 - a. Garages and carports
 - b. Swimming pools
 - c. Fences and walls
2. Signs per Chapter IX.
3. Non-commercial keeping of pets and animals per Section 7-9-146.3 of the Zoning Code.

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4. Home occupations per Section 7-9-146.6 of the Zoning Code.
5. Any other accessory use or structure which the Director, EMA, finds consistent with the purpose and intent of this planning area.

F. PROHIBITED USES

The following uses are specifically prohibited.

1. The storage of vehicles, equipment, or products related to a commercial activity not permitted in this planning area.
2. The keeping of pets or animals for any commercial purpose.

G. SITE DEVELOPMENT STANDARDS

All residential development shall be subject to the following regulations except as otherwise established by an approved Area Plan or Site Plan.

After first occupancy of an individual dwelling unit, the site development standards contained in this section and any applicable area plan or site plan shall apply to that dwelling unit and shall only be modified subject to the variance procedure contained in the Orange County Zoning Code section 7-9-150.1.

1. SINGLE - FAMILY DWELLINGS

a. Detached single-family dwelling; conventional subdivision.

- (1) Building site area: Three thousand (3,000) square-foot minimum.
- (2) Building site width: No minimum.

- (3) Building height: Thirty-five (35) foot maximum. Elevators, appropriately screened mechanical units and chimneys which do not exceed 10% of the roof area, nor exceed the height limit by more than eight (8) feet will be permitted.
- (4) Building site coverage: No maximum.
- (5) Building setbacks:
 - (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.

The side yard set back may vary in width from the front to the back of the lot, so long as the aggregate is maintained at ten feet and the structure is at no point closer than 10 feet to another building.

Side abutting street: five 5 feet minimum from property line.

- (c) Rear: minimum ten (10) feet from property line to building.

- (d) Patios: No attached or detached covered patio shall be located closer than three (3) feet to a property line measured from the nearest supports for the structure except the street-side property line of a corner lot, in which case a minimum distance of five (5) feet shall be maintained.
 - (e) Projections into required setbacks: Eaves, cornices, chimneys, outside staircases, balconies and other similar architectural features may project four (4) feet into any required front, rear or side setback, or within one foot of the property line, whichever is least projection into setback consistent with applicable fire and building codes.
 - (f) Miscellaneous Provisions and Exceptions: Detached accessory buildings shall be located in accordance with the setbacks permitted for the main building, except as provided in sections 7-9-138.8 of the Zoning Code.
- (6) Garage and carport setback: The minimum setback for the point of entry into a garage or carport shall be five (5) feet or less, or eighteen (18) feet or more, from the back of sidewalk or, if there is no sidewalk, from the back of curb.
 - (7) Fences and walls, maximum height:
 - (a) Within areas where main buildings may be placed: same as 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 abutting the area where a six (6) foot high fence is permitted on the abutting lot, when such area is not adjacent to the garage driveway. Sound attenuation barriers may exceed six feet as required by the Director, EMA.
 - (c) Within other setback areas: the maximum height shall be six (6) feet, except that this maximum may be exceeded when higher walls are required by the Director, EMA, for the purpose of noise mitigation or other health and safety measures.
- (8) Off-Street parking: Off-street parking shall be provided as required by the provisions of Chapter VIII.

b. Attached single-family dwellings:

- (1) Building site area: Two thousand (2,000) square foot minimum.
- (2) Building site width: No minimum.
- (3) Building height: Thirty-five (35) foot maximum. Elevators, appropriately screened mechanical units and chimneys which do not exceed 10% of the roof area, nor exceed the height limit by more than eight (8) feet will be permitted.
- (4) Building site coverage: No maximum.

(5) Building setbacks:

- (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) Patios: No attached or detached covered patio shall be located closer than three (3) feet to a property line except the street side property line of a corner lot in which case a minimum distance of five (5) feet shall be maintained. Covered patios may be completely screened, including all exterior walls and ceilings, with fully ventilating screen.
- (d) Projections into required setbacks: Eaves, cornices chimneys, outside staircases, balconies and other similar architectural features may project four (4) feet into any required front, rear or side setback or within two feet of property line, whichever is least projection.
- (e) Miscellaneous Provisions and Exceptions: Attached accessory buildings shall be considered as a part of the main buildings; detached accessory buildings shall be located in accordance with the setbacks required for the main building.

- (6) Garage and carport setback: The minimum setback for the point of entry into a garage or carport shall be five (5) feet or less, or eighteen (18) feet or more from the back of sidewalk or, if there is no sidewalk, from the back of curb.
- (7) Fences and walls, maximum height:
 - (a) Within areas where main buildings may be placed: same as main building height limit.
 - (b) Within front setback area: three and one half (3-1/2) feet maximum, except on key lots where the maximum height may be six (6) feet within that portion of the front setback area on the abutting lot, when such area is not adjacent to the garage driveway. Sound attenuation barriers may exceed 6 feet where required by Director, EMA.
 - (c) Within other setback areas: the maximum height shall be six (6) feet, except that this maximum may be exceeded when higher walls are required by the Director, EMA, for the purpose of noise mitigation or other health and safety measures.
- (8) Off-street parking: Off-street parking shall be provided as required by the provisions of Chapter VIII.

c. Cluster Subdivision, Planned Concept Subdivisions, Patio homes and other similar developments.

- (1) Building site requirements: Subdivisions may be divided into development units by a tentative map for purposes of complying with the requirements of Section 7-9-126, building site requirements of the Zoning Code. Each development unit, as specified on the approved tentative tract map, shall comply with the requirements of Section 7-9-126 and be deemed to be a building site.
- (2) Building site area: No minimum.
- (3) Individual lots: No minimum size; however, each dwelling unit shall be located on an individual lot of record and there shall be no more than one dwelling unit on any lot.
- (4) Access: Each residential lot need not necessarily abut a street; however, the ownership of any residential lot shall include a recorded right of access, which may be a shared right, to and from a street for pedestrians and emergency vehicles for a minimum width of not less than twenty (20) feet.
- (5) 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 area adjacent to but outside the boundaries of the residential lots. (If tot lots are provided, this requirement may be satisfied by 5% open space in addition to the tot lots subject to the approval of the Director, EMA.)
- (6) Lot width: No minimum.

- (7) Building height: Thirty-five feet maximum. Elevators, appropriately screened mechanical units and chimneys which do not exceed 10% of the roof area, nor exceed the height limit by more than eight (8) feet will be permitted.
- (8) Building site coverage: Sixty (60%) percent maximum for each development unit and no maximum for individual lots.
- (9) Building setbacks:
 - (a) From any boundary line of the project: Ten (10) feet minimum.
 - (b) From any individual building site's property line development unit or lot. None except as may be otherwise required to comply with the Orange County Building Code.
- (10) Private street and driveway standards. Private streets and driveways shall be established in accordance with the following standards:
 - (a) Driveways serving four (4) or less dwelling units, shall have no parking within the travel way and shall have a minimum paved width twelve (12) feet for one-way traffic or twenty (20) feet for two-way traffic.

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- (b) Streets or driveways used primarily for access to garages or carports for more than four (4) dwelling units and with no parking within the travel way: Minimum paved width twelve (12) feet for one-way traffic or twenty-four (24) for two-way traffic.
 - (c) Streets and driveways where on-street parking will be limited to one side only: Minimum paved width twenty-eight (28) feet.
 - (d) Streets and driveways with on-street parking permitted on both sides: Minimum paved width thirty-six (36) feet.
- (11) 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 eighteen (18) feet or more from the back of sidewalk or, if there is no sidewalk, from the back of curb.
- (12) Fences and walls, maximum height:
 - (a) Along the boundary of the project: Seven and one-half (7-1/2) feet except within intersection areas where the maximum height is three and one-half (3-1/2) feet.
 - (b) Within areas where main buildings may be placed: same as the main building height limit.
- (13) Off-street parking: Off-street parking shall be provided as required by the provisions of Chapter VIII.

2. MULTIPLE-FAMILY DWELLINGS

- a. Building site area: Five thousand (5,000) square feet minimum.
- b. Building site area per unit: One thousand (1,000) square feet minimum
- c. Building site width: No minimum.
- d. Building height: Thirty-five (35) feet maximum. Elevators, appropriately screened mechanical units and chimneys which do not exceed 10% of the roof area, nor exceed the height limit by more than eight (8) feet will be permitted.
- e. Building site coverage: Sixty percent (60%) maximum.
- f. Building setbacks: Ten (10) feet minimum from any boundary line of the project; twenty (20) feet minimum if a certain boundary line of the project is also the property line of an adjacent residential project. If a landscaped area or trail separates two residential projects, the ten (10) foot setback shall be applied.
- g. Accessory building setbacks, including garages: Twenty (20) feet from the back edge of the sidewalk, or curb if there is no sidewalk.
- h. Off-street parking: Off-street parking shall be provided as required by the provisions of Chapter VIII.

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- i. Open space: A minimum of ten percent (10%) of the net area of the project is to be reserved as convenient, accessible and usable open area (as defined in Chapter II). If tot lots are provided, 5% open space will be provided in addition to the tot lots.
- j. Signs: Signs shall be permitted in accordance with the provisions of Chapter IX.
- k. Trash and storage areas: All storage, including carton containers or trash shall be shielded from view within a building or area enclosed by a wall not less than six (6) feet in height.
- l. Screening:
 - (1) Abutting residential areas: Screening shall be provided along all building site boundaries where the premises abut areas zoned for residential. 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.
 - (2) 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.
 - (3) 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 change in elevation may be used in lieu of, or in combination with, additional screening to satisfy the screening requirements of this section.

- (4) Screening as referred to in (1), (2) and (3) above, shall consist of one or any combination of the following:
 - (a) Walls including retaining walls: A wall shall consist of concrete, stone, brick, tile or similar type of solid masonry material a minimum of four (4) inches thick.
 - (b) Berms: A berm shall be constructed of earthen materials and it shall be landscaped.
 - (c) 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 a opaque.
 - (d) Landscaping: Vegetation, consisting of evergreen or deciduous trees or shrubs.
- (5) Mechanical equipment: Mechanical equipment placed on any roof such as, but not limited to, air conditioning, heating, ventilating ducts and exhaust, shall be reasonably screened from view from any abutting street or highway and any abutting area zoned for residential or open space uses.
- m. Landscaping: Landscaping, consisting of evergreen or deciduous trees, shrubs, ground cover, or hardscape shall be installed and maintained subject to the following standards.
 - (1) Boundary landscaping abutting arterial highways is required to an average depth of fifteen (15) feet with a minimum depth of five (5) feet.

- (2) Boundary landscaping abutting public streets, other than arterial highways, is required to an average depth of ten (10) feet with a minimum depth of five (5) feet.
- (3) 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 manner be protected from vehicular damage.
- (4) Irrigation: Permanent automatic watering facilities shall be provided for all landscaped areas.
- (5) 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.

CHAPTER IV

OPEN SPACE PLANNING AREAS

A. PURPOSE AND INTENT

A significant amount of the Las Flores Planned Community is planned for open space uses. Except for community facilities and necessary urban infrastructure, such as, but not limited to, arterial highways, transportation corridors, utilities and flood control facilities, all development in open space planning areas will be of a natural, recreational or agricultural nature.

The regulations provided in this chapter are intended to provide for the protection of valuable environmental features, and for outdoor recreation and education. Consistent with this intent, certain open space Planning Areas have been, or will be, offered for dedication to the County of Orange.

Area Plans shall not be required for all open space planning areas, since permitted uses are generally limited to amenities of a natural, or recreational nature. Certain uses permitted in open space planning areas shall be subject to Area Plan or Site Plan review.

B. PRINCIPAL PERMITTED USES

1. Infrastructure service facilities or extensions necessary for the development of adjacent urban areas, typically outside the purview of the landowner, including but not limited to the following:
 - a. Utility transmission lines and switching facilities.
 - b. Water reservoirs (open or enclosed in tanks).
 - c. Water reclamation lakes and ponds.

2. Grazing.
3. 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, Department of Fish and Game and/or the County of Orange).
4. Archaeological and palentological investigations/excavations.

C. PRINCIPAL PERMITTED USES SUBJECT TO AN AREA PLAN

1. Infrastructure service facilities or extensions necessary for the development of adjacent urban areas, including but not limited to the following:
 - a. Roads.
 - b. Flood control facilities.
 - c. Retention/detention basins for water quality enhancement purposes.
2. Communication transmitting, reception and relay facilities.
3. Grading for mitigation of geological hazards or temporary grading associated with development of residential or neighborhood commercial planning areas, resulting in revegetated slopes.
4. Fuel modification areas approved by the Manager, Orange County Fire Protection Service in consultation with the Manager, Harbors, Beaches and Parks/Program Planning Division.
5. Archaeological and paleontological and similar natural resources study sites that may be of long-term duration.
6. Community Facilities, in accordance with the requirements of Chapter VII.

7. Public or quasi-public uses including but not limited to the following:
 - a. Public and private parks, greenbelts and common areas.
 - b. Pedestrian, bicycle and equestrian trails.
 - c. Rest stops.
 - d. Nature study areas.
8. Other similar uses which are indicated on an approved Area Plan, or found to be consistent with the purpose and intent of this chapter by the Planning Commission.

D. PRINCIPAL PERMITTED USES SUBJECT TO SITE PLAN REVIEW

Commercial and non-profit recreational and recreational support uses, including but not limited to the following:

- a. Museums and nature study centers.
- b. Other similar open space and passive or active recreation uses which are found to be consistent with the purpose and intent of this chapter by the Planning Commission.

E. ACCESSORY PERMITTED USES

Uses permitted per Section 7-9-136 of the Zoning Code, including the following:

1. Commercial and non-commercial coaches.
2. Christmas tree sales.
3. Public displays of fireworks
4. Halloween pumpkin sales.

F. TEMPORARY USES PERMITTED

1. Public or quasi-public uses including but not limited to the following:
 - a. Public and private parks, greenbelts and common areas.

- b. Pedestrian, bicycle and equestrian trails.
 - c. Rest stops.
 - d. Nature study areas.
2. Other similar uses which are indicated on an approved Area Plan, or found to be consistent with the purpose and intent of this chapter by the Planning Commission.

G. SITE DEVELOPMENT STANDARDS

The following standards shall apply except as otherwise established by the approved Area Plan or Site Plan.

- 1. Building site area: No minimum.
- 2. Building height: Thirty-five (35) feet maximum, excluding architectural features, to a maximum of 45 feet. Elevators, appropriately screened mechanical units and chimneys which do not exceed 10% of the roof area, nor exceed the height limit by more than eight (8) feet will be permitted.
- 3. Building site coverage: Fifty (50) percent maximum.
- 4. Building setbacks: All buildings and structures shall be set back from all building site lines a distance equal to the height of the building or structure, but not less than twenty (20) feet minimum.
- 5. Off-street parking requirements: Off-street parking shall be provided as required by Section VIII.
- 6. Signs: Signs shall be permitted in accordance with Section IX.

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 storage area: All storage, including cartons, containers and trash, shall be shielded from view within a building or area enclosed by a masonry wall not less than six (6) feet in height.
9. Screening: Due to the open space character of many of the permitted uses, the following standards may not be appropriate in all cases, and alternative standards may be established by the approved Area Plan or Site Plan.
 - a. Abutting Residential Planning Areas: A screen shall be installed along all site boundaries where the premises abut residential planning areas. Except as otherwise provided, the screening shall have a total height of not less than six (6) feet and not more than seven (7) feet. Where there is a difference in elevation on opposite sides of the screen, the height shall be measured from the highest elevation.
 - b. Streets and Intersections: Screening along all streets and intersections shall be a minimum of 36 inches and a maximum of 42 inches within twenty (20) feet of the intersection of:
 - (1) A vehicular accessway or driveway and a street.
 - (2) A vehicular accessway or driveway and a sidewalk.
 - (3) Two or more vehicular accessways, driveways or streets.
 - c. Parking areas abutting highways: Screening shall be installed along all parking areas abutting a highway. Except as otherwise provided, the screening shall have a total height of not less than thirty-six (36) inches

and not more than forty-two (42) inches. Where there is a difference in elevation on opposite sides of the screen, the height shall be measured from the highest elevation.

- d. 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 lower than an abutting property elevation, such change in elevation may be used in lieu of, or in combination with additional screening to satisfy the screening requirements of this section.
- e. Screening as referred to above shall consist of any one or any combination of the following:
 - (1) Walls: A wall shall consist of concrete 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 a screen.
 - (4) Landscaping: Vegetation, consisting of evergreen or deciduous trees or shrubs.
- f. Mechanical equipment: Mechanical equipment placed on any roof such as, but not limited to, air conditioning, heating, ventilating ducts and exhaust, shall be reasonably screened from view from any street or highway and any area zoned for residential uses within the Las Flores Planned Community.

10. Landscaping: Due to the open space character of many of the permitted uses, the following standards may not be appropriate in all cases. Landscaping, consisting of trees, shrubs, and ground cover shall be installed and maintained subject to the following standards unless alternative standards are established by the approved Area Plan or Site Plan.
- a. Boundary landscaping is required for a minimum depth of fifteen (15) feet along all property lines abutting arterial highways except for the area required for street openings and the area within ten (10) feet on either side of street openings.
 - b. An additional amount, equal to at least ten (10) percent of the net area of the parcel, is required and a minimum of fifty percent (50%) of such 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 manner be protected from vehicular damage.
 - d. Irrigation: Permanent automatic watering facilities shall be provided for all landscaped areas, where appropriate.

CHAPTER V

NEIGHBORHOOD CENTER PLANNING AREAS

A. PURPOSE AND INTENT

The purpose of these provisions is to regulate the design and development of neighborhood commercial projects in the Las Flores Planned Community. It is an objective of this section to permit a variety of compatible uses and facilities supportive of the general community. These regulations permit retail and service commercial uses of a neighborhood variety.

Consistent with the mixed-use concept, the regulations permit the following types of uses in addition to conventional retail uses: business, professional and administrative offices; multi-family residential; public administration and governmental offices and facilities; political, civic, historical, religious and charitable organizations and structures; private clubs, lodges and union halls; commercial recreation and entertainment uses; and community facilities and community service facilities and service stations.

B. PRINCIPAL PERMITTED USES SUBJECT TO AN AREA PLAN AND SITE PLAN

The following uses are permitted in Neighborhood Commercial Planning Areas subject to an Area Plan and Site Plan.

1. Retail commercial businesses.
2. Service commercial businesses.
3. Administrative, professional and business offices.
4. Cultural facilities.
5. Cafes, restaurants, bars and cocktail lounges.
6. Commercial recreation.

7. Automobile service stations, including sale of petroleum products, tires, batteries and related automotive accessories; minor automobile maintenance repair, washing and lubricating services.
8. Community facilities provided in, and subject to the requirements of Chapter VII, including public use and public utility buildings, structures and facilities.
9. Any other similar use which is found compatible with the purpose and objectives of this chapter and which is indicted on an Area Plan or Site Plan approved by the Planning Commission.

C. ACCESSORY USES PERMITTED

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

1. Uses per section 7-9-137 of the Zoning Code when compatible with the base district.
2. Signs associated with a permitted use subject to Chapter IX.
3. Any other accessory use or structure which the Director, EMA, finds consistent with the purpose and intent of this chapter.

D. TEMPORARY USES PERMITTED

Certain temporary uses, permitted per Section 7-9-136 of the Zoning Code, including the following:

1. Commercial and non-commercial coaches.
2. Christmas tree sales.
3. Halloween pumpkin sales.
4. Public fireworks displays.

E. PROHIBITED USES

Notwithstanding Sections B through D above, the following uses are specifically prohibited.

1. Adult entertainment businesses.
2. Automobile body and paint shops.

F. SITE DEVELOPMENT STANDARDS

The following standards shall apply except as otherwise established by the approved Area Plan or Site Plan.

1. Building site area: No minimum.
2. Building site width and depth: No minimum.
3. Building height limit: Thirty-five (35) feet maximum. Elevators, appropriately screened mechanical units and chimneys which do not exceed 10% of the roof area, nor exceed the height limit by more than eight (8) feet will be permitted.
4. Building setbacks: Twenty (20) feet minimum from all property lines abutting Residential Planning Areas. Service station setbacks shall be required as follows.
 - a. From ultimate right-of-way lines: Twenty (20) feet minimum.
 - b. 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 commercial uses.
5. Off-street parking requirements: Off-street parking shall be provided as required by the provisions of Chapter VIII.

6. Signs: Signs shall be permitted in accordance with Chapter IX.
7. Lighting: All lighting, exterior and interior, shall be designed and located to confine direct rays to the premises.
8. Loading: All loading shall be performed on the site. Loading platforms and areas shall be screened from view from adjacent streets, highways and Residential Planning Areas.
9. Trash and storage areas: All storage, including cartons, containers or trash, shall be shielded from view within a building or area enclosed by a wall not less than six (6) feet in height. No such area shall be located within fifty (50) feet of any Residential Planning Area unless it is fully enclosed.
10. Enclosed uses: All uses permitted together with their resulting products shall be 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 Plan.
11. Screening: (Required screening is not counted as a part of Net Usable Acres.)
 - a. Abutting Residential Planning Areas: An opaque screen shall be installed along all site boundaries where the premises abut Residential Planning Areas. 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. Streets and intersections: Screening along all streets and boundaries shall have a height of not less than 36 inches nor more than 42 inches within twenty (20) feet of the point of intersection of:
 - (1) A vehicular accessway or driveway and a street.
 - (2) A vehicular accessway or driveway and a sidewalk.
 - (3) Two or more vehicular accessways, driveways or streets
- c. Parking areas abutting arterial highways. A screen shall be installed along all parking areas abutting highways. 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.
- d. 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 lower than an abutting property elevation, such change in elevation may be used in lieu of, or in combination with additional screening to satisfy the screening requirements of this section.
- e. Screening as referred to in a, b, and c above, shall consist of one or any combination of the following:
 - (1) Walls including retaining walls: A wall shall consist 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 and 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.
 - f. Mechanical equipment: Mechanical equipment placed on any roof such as, but not limited to, air conditioning, heating, ventilating ducts and exhaust shall be screened from view from any abutting street or highway and any abutting area zoned for residential uses within the Las Flores Planned Community.
12. Landscaping: Landscaping, consisting of a combination of evergreen or deciduous trees, shrubs, ground cover, or hardscape shall be installed and maintained subject to the following standards (required landscaping is not counted as a part of Net Usable Acres):
- a. Boundary landscaping abutting arterial highways is required to an average depth of fifteen (15) feet within a minimum depth of five (5) feet.
 - b. Boundary landscaping abutting public streets, other than arterial highways, is required to an average depth of ten (10) feet with a minimum depth of five (5) feet.
 - c. An additional amount, equal to at least five (5) percent of the net usable area of the parcel, is required and a minimum of fifty (50%) percent of such 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 shall in some manner be protected from vehicular damage.
- e. Irrigation: Permanent automatic watering facilities shall be provided for all landscaped areas.
- f. Maintenance: Required landscaping shall be maintained in a neat, clean and healthy condition. This shall include proper pruning, mowing lawns, weeding, removal of litter, fertilizing replacement of plants when necessary and the regular watering of all plantings.

CHAPTER VI
SERVICE STATION REGULATIONS

A. PURPOSE AND INTENT

The purpose of this district is to establish uniform standards in order to control the location, design and maintenance of automobile service stations in the Las Flores Planned Community. Service station uses shall only be permitted in association with commercial and community facilities uses.

Service station uses are subject to Area Plan and Site Plan review procedures as outlined in Chapters XI and XII. An Area Plan or Site Plan may be approved which establishes alternative site development standards.

B. PRINCIPAL PERMITTED USES SUBJECT TO AN AREA PLAN AND SITE PLAN

1. Automobile service stations.
2. Sale of petroleum products, tires, batteries and related automotive accessories, and other convenience retail items.
3. Minor automobile maintenance repair, washing and lubricating services.
4. Any other use which the Planning Commission finds consistent with the purpose and intent of this district.

C. ACCESSORY PERMITTED USES

1. Signs associated with a permitted use subject to Chapter IX.
2. Accessory uses and structures which the Director, EMA finds consistent with the purpose and intent of this district.

D. TEMPORARY USES PERMITTED

Certain temporary uses, permitted per Section 7-9-136 of the Zoning Code, including the following:

1. Commercial and non-commercial coaches
2. Christmas tree sales
3. Halloween pumpkin sales

E. SITE DEVELOPMENT STANDARDS

The following standards shall apply except as otherwise established by the approved Area Plan or Site Plan. These development standards are in addition to those established by the base district.

1. Building site area: No minimum.
2. Building height: Twenty-five (25) feet maximum.
3. Building site coverage: Fifty (50) percent maximum.
4. Building setbacks:
 - a. From ultimate street right-of-way lines. Seventeen (17) feet minimum.

- b. 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.
- 5. Off-street parking requirements: Off-street parking shall be provided as required by Chapter VIII.
- 6. Signs: Signs shall be permitted in accordance with Chapter IX.
- 7. Lighting: All lighting, exterior and interior, shall be designed and located to confine direct rays to the premises.
- 8. Trash and storage areas: All storage, including cartons, containers or trash, shall be shielded from view within a building or area enclosed by a wall not less than six (6) feet in height. No such area shall be located within fifty (50) feet of any residential Planning Area unless it is fully enclosed.
- 9. Screening: All screening and landscaping shall be as established by the approved Area Plan or Site Plan.
- 10. All service stations shall be designed in a "reverse" mode so that mechanical bays will face away from public streets.
- 11. 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.
- 12. Hours of operation, including hours for loading, shall be included in the site plan.

CHAPTER VII
COMMUNITY FACILITY REGULATIONS

A. PURPOSE AND INTENT

The purpose of these regulations is to provide for those nonresidential uses which 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 Las Flores Planned Community 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 Plan 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 Plan prior to their establishment. When an Area Plan or Site Plan is required, it may be used to establish or modify site development standards per Chapter XI and XII of this text.

It is intended that the community facilities established by this chapter be permitted within any planning area of the Las Flores Planned Community.

B. PRINCIPAL PERMITTED USES SUBJECT TO AN AREA PLAN OR SITE PLAN AS DETERMINED BY THE DIRECTOR, EMA

1. Public utility buildings, structures and facilities including but not limited to electrical, natural gas, cable television, water, sewage, telephone and telegraph, and their operation, storage distribution, treatment or production facilities.
2. Flood control facilities.
3. Intra-community directional signs, future facility signs.
4. Communication transmitting, reception and relay facilities.

5. Riding, hiking and bicycle trails.
6. Public and private recreation centers and facilities including, but not limited to, parks, swimming pools, tennis courts, lakes, clubhouses, stables and trails.
7. Any other similar community facility use, found by the Planning Commission, to be consistent with the purpose and intent of this chapter and which is indicated on the approved Area Plan.

C. PRINCIPAL PERMITTED USES SUBJECT TO AN APPROVED SITE PLAN

1. Community facilities and community services including but not limited to the following:
 - a. Community centers.
 - b. Civic and cultural facilities.
 - c. Churches.
 - d. Fire stations, sheriff/police facilities and libraries.
 - e. Private schools.
 - f. Child care facilities.
 - g. Community information centers including sales and real estate information facilities.
 - h. Security facilities and structures (private).
 - i. Maintenance facilities and structures (private).
 - j. Congregate care and congregate living facilities.
 - k. Helistops/heliports (site plan must be approved by the Planning Commission).
 - l. Public or quasi-public utility facilities and accessory storage and maintenance areas.
2. Any other similar community facility use found by the Planning Commission, to be consistent with the purpose and intent of this Chapter and which is indicated on an approved Site Plan.

D. SITE DEVELOPMENT STANDARDS

The following standards all apply except as otherwise established by an approved Site Plan:

1. Building site area. No minimum.
2. Building height limit. Same as district in which the use is established.
3. Building setbacks.
 - a. From any front or side property line abutting a street: 10' minimum.
 - b. From any side or rear property line not abutting a street: no minimum.
 - c. Setbacks adjacent to parks and open space areas may be further reduced subject to approval by the Director, EMA.
4. Off-street parking. Off-street parking shall be provided in accordance with the requirements of Chapter VIII.
5. Signs. Signs shall be permitted in accordance with Chapter IX.
6. Trash and storage area. All storage, including cartons, containers and trash shall be shielded from view within a building or area enclosed by a masonry wall not less than six (6) feet in height. No such area shall be located within fifty (50) feet of any Residential Planning Area unless it is fully enclosed.
7. Screening.
 - a. Abutting Residential Planning Areas. A screen shall be installed along all site boundaries where the premises abut areas zoned for residential uses. Except as otherwise provided, the screening shall have a total height of not less than six (6) feet nor more than seven (7) feet.

- b. Streets and Intersections. Screening along all streets and boundaries shall be a minimum of 36 inches and a maximum of 42 inches in height within twenty (20) feet of the intersection of:
 - (1) A vehicular accessway or driveway and a street.
 - (2) A vehicular accessway or driveway and a sidewalk.
 - (3) Two or more vehicular accessways, driveways or streets.
- c. Parking areas abutting streets and highways. A screen shall be installed along all parking areas abutting a street or highway. Except as otherwise provided, the screening shall have a total height of not less than thirty-six (36) inches and not more than forty-two (42) inches.
- d. 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 change in elevation may be used in lieu of, or in combination with, additional screening to satisfy the screening requirements of this section.
- e. Screening as referred to in a., b. and c. above shall consist of one or any combination of the following:
 - (1) Walls including retaining walls: A wall shall consist 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.
 - f. Mechanical equipment. Mechanical equipment placed on any roof, such as but not limited to, air conditioning, heating, ventilating ducts and exhaust, shall be screened from view from any abutting street or highway and any abutting areas zoned for residential or open space within Las Flores Planned Community.
8. Landscaping. Landscaping, consisting of evergreen or deciduous trees, shrubs, and ground cover shall be installed and maintained subject to the following standards:
- a. Boundary landscaping is required to be consistent with the underlying zoning.
 - b. 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 manner be protected from vehicular damage.
 - c. Watering. Permanent automatic water facilities shall be provided for all landscaped areas, where appropriate.
 - d. 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 planting.
9. Lighting. All lighting shall be designed and located to confine direct rays to the premises.

CHAPTER VIII

OFF STREET PARKING REGULATIONS

A. PURPOSE AND INTENT

These regulations are established 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 for motor vehicles 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.

B. GENERAL REQUIREMENTS

Except as otherwise specified below, off-street parking shall be in accordance with Section 7-9-145, Off-Street Parking Regulations of the Zoning Code, which is adopted by the references as a part of this section. Should the developer adopt more stringent parking requirements than those outlined in the Zoning Code, the more restrictive shall take precedence.

1. Location of off-street parking. Required parking spaces and garages shall be located conveniently close to the use or uses they serve.
2. Pursuant to energy conservation and air quality goals promulgated by State and Federal agencies, whenever, in the opinion of the Planning Commission, a commercial center, office business park use or residential use or 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

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parking spaces required by Section 7-9-145 may be permitted upon the approval of an Area Plan or Site Plan by the Planning Commission as provided by Chapters XI and XII.

Among others, the following are examples of facilities which may justify a reduction in required off-street parking:

- a. Community tram/bus system.
 - b. Preferential bus lanes and bus stops.
 - c. Dial-a-ride.
 - d. Internal tram/people mover system.
 - e. Park and ride facilities.
 - f. Disincentives to individual vehicle use.
3. Joint use or shared parking. Joint use or shared parking facilities, either on or off-site, may be approved in conjunction with and as part of the approval of an Area Plan or Site Plan when the hours of operation of the uses do not conflict.
 4. Common area parking. Common area parking may be approved by Area Plan or Site Plan review.

C. **EXCEPTIONS OR MODIFICATIONS OF OFF-STREET PARKING REGULATIONS**

The provision of this section and Section 7-9-145 of the Zoning Code 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 circumstance, the requirements of this section are considered to be excessive, exceptions and modifications to these provisions and those of Section 7-9-145 of the Zoning Code may be approved in accordance with the following procedure, provided such exceptions and modifications are consistent with the purpose and intent of this section:

1. Any property owner, his authorized agent, or a public agency may apply for exception to, or modification of, the off-street parking regulations as set forth in this Section 7-9-145 of the Zoning Code.
2. Exceptions to, or modifications of, the off-street parking regulations shall be permitted subject to the approval of an Area Plan or Site Plan by the Planning Commission.
3. Area Plans or Site Plans which include a request for exceptions to, or modifications of, the off-street parking regulations shall be processed in accordance with the provisions of Chapters XI and XII.

CHAPTER IX

SIGN REGULATIONS

A. PURPOSE AND INTENT

The purpose of this section is to establish standards for the uniform regulation of signs throughout the Las Flores Planned Community.

The intent of this section is to permit adequate signage for those uses which need it and to prevent unnecessary and unsightly signs which mar the beauty and disrupt the function of the community.

The following regulations shall apply to all residential and nonresidential uses in the Las Flores Planned Community.,

B. USES PERMITTED

Signs shall be established as part of an approved Area Plan, Site Plan or a Sign Program when required or permitted by the Site Development Standards.

The following standards shall apply except as otherwise specified by an approved Area Plan, Site Plan, or Sign Program.

1. Freestanding signs:
 - a. One (1) identification ground sign may be permitted as accessory to a main use for each building site with a street frontage in excess of ninety-nine (99) feet. Where the building site abuts more than one (1) street, one (1) additional such identification sign is permitted on each

additional street frontage that is in excess of nine-nine (99) feet in length. In no case shall there be more than one (1) such sign on each street frontage for each building site.

- b. In addition to the requirements of Section XII, applications for ground signs shall be accompanied by scale drawings indicating the size, sign copy, colors, method and intensity of illumination, height, sign area, and general location of all signs on the building site.

Temporary Signs:

- c. Future facility signs disclosing future construction on the site on which the sign is located, denoting the architect, engineer, contractor, etc. where construction, repair or renovation is in progress, or 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, nor a total area of fifty (50) square feet.
- d. Planned 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.
- e. Planned community reassurance signs shall not exceed a vertical height of eight (8) feet nor a total area of twenty (20) square feet.
- f. Temporary onsite and offsite signs in connection with temporary sales offices established for the first sale of lots, model homes and/or model homes sales offices, as indicated on the approved Site Plan shall comply with the following:

- (1) In addition to the requirements of Section XII, 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 eight (8) feet, nor a total area of sixty-four (64) square feet.

Permanent Signs:

- g. Community facility identification signs must comply with the requirements of Section XII. 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. Such signs shall not exceed a vertical height of sixteen (16) feet, nor a total area of one hundred (100) square feet.
- h. Community identification signs must comply with the requirements of Section XII. 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. Such signs shall not exceed a vertical height of sixteen (16) feet, nor 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 the sign or signs and the removal of such sign or signs upon expiration or revocation of the sign permit shall be required as a condition of approval of a Site Plan in connection with community identification signs.

- i. Community event bulletin board signs shall not exceed a vertical height of sixteen (16) feet, nor a total area of one hundred fifty (150) square feet.

2. Wall Signs:

Business or identification wall signs shall be permitted for each business (multiple dealerships do not constitute separate business for purposes of applying this section), industrial or nonresidential use and shall not exceed one (1) square foot of sign area for each linear foot of frontage of the building, or portion thereof. The total aggregate sign area for such signs shall not exceed one hundred (100) square feet for each such use. 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.

3. Automobile service station signs:

Signs for automobile service station sites are permitted subject to the following limitations as indicated on the approved Site Plan:

- a. The total area of all signs shall not exceed an aggregate of two hundred (200) square feet on the premises. Notwithstanding the provisions of Subsections 1 and 2 above, only the following signs are permitted:
 - (1) Two monument signs, each sign not to exceed six (6) feet in height and thirty-five (35) square feet in area, each may be located along each street frontage abutting the site.

- (2) Two (2) freestanding, permanently affixed price signs, not to exceed four (4) square feet in area each, provided that on corner sites such signs may be located no closer than one hundred (100) feet from the point of intersection of the abutting streets.
- (3) The maximum size of any sign shall not exceed one hundred (100) square feet in area.
- (4) Any additional signs shall be placed on or affixed to a structure.
- (5) Advertising devices and advertising displays are prohibited on any service station building site.

4. Interior and courtyard signs:

Signs located within malls, courts, arcades or other enclosed areas, where such signs are not visible from any point on the boundary of the premises, are permitted without limitation to size and number.

5. Sign programs:

Sign programs for shopping centers, commercial centers and other uses required to comply with the Site Plan review procedures of Section XII shall comply with Sections 1 through 4 above except as otherwise specified by the approved Sign Program.

- a. A Sign Program is intended to encourage incentive and latitude in order to achieve variety and appealing design.

b. In addition to the requirements of Section XII, the application for a Sign Program shall be accompanied by the following documents:

- (1) Coverage area: A map drawn to scale, delineating the site proposed to be included within the Sign Program.
- (2) Building elevations: Drawings and/or sketches indicating the exterior surface details of all structures on the site.
- (3) Signage: Drawings of a uniform scale shall be used to indicate the sign copy size, method and intensity of illumination, height, sign area and general location of all signs.

C. **USES PROHIBITED**

1. Outdoor advertising signs or structures, except as provided in this text.
2. Roof signs.
3. Freestanding signs, except as provided in this text.
4. Advertising devices and advertising displays, including vehicles used as advertising devices and displays.
5. Rotating, revolving, flashing or moving signs
6. Signs on bus benches.

D. GENERAL REQUIREMENTS

1. No freestanding sign or structure shall be permitted closer than five (5) feet to the ultimate street or highway right-of-way line.
2. Any illuminated sign or lighting device shall employ only lights permitting a light of constant intensity, and no sign shall be illuminated by or contain flashing, intermittent, rotating or moving lighting or lights. In no event shall an illuminated sign or light device be so placed or so directed as to permit the beams and illumination therefrom to be directed or beamed upon a public street, highway, sidewalk or adjacent premises so as to cause glare or reflection that may constitute a traffic hazard or nuisance.
3. No sign shall be erected which simulates or imitates in size, color, lettering or design any traffic sign or signal, or which makes use of the words "STOP," "LOOK," "DANGER" or any other words, phrases, symbols or characters in a manner to interfere with, mislead or confuse traffic.

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CHAPTER X

P.C. DEVELOPMENT MAP AND STATISTICAL TABLE

A. PURPOSE AND OBJECTIVE

The purpose of P.C. Development Map and Statistical Table is to provide for the detailed breakdown of development statistics by individual planning areas. The P.C. Development Map and Statistical Table is part of the overall P.C. Program, but is adopted and amended by resolution rather than ordinance. It is intended that the P.C. Development Plan and Statistical Table provide a convenient and simple mechanism through which development statistics (e.g., dwelling unit transfers, planning area boundaries, community facility locations, etc.) can be amended over the course of project phasing. Amendment to the P. C. Development Map and Statistical Table shall not require a zone change or amendment to the other portions of the P.C. program in accordance with the provisions of this chapter and Section 7-9-103 of the Orange County Zoning Code.

B. AUTHORITY AND SCOPE

The authority for the P.C. Development Map and Statistical Table is established by Section 7-9-103.8 of the Zoning Code. The scope and content of the P.C. Development Map and Statistical Table is set forth in Section 7-9-103.8 of the Zoning Code and is supplemented by this chapter and the Planned Community Manual on file with the Director, EMA. It is specifically intended by such adoption that the development standards herein shall regulate all development within the Las Flores Planned Community. In case where sufficient direction for interpretation of these regulations is not explicit, the Orange County Zoning Code shall provide direction.

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C. CONTENT

The P.C. Development Map shall cover all the territory included within the boundaries of the P.C. Zoning Map. Each Planning area shall be identified by letter, number or symbol. Each planning area will correspond to only one land use category with the possible exception of Zoning Code overlay districts and PC. overlay land use categories.

The P.C. Development Map shall contain the following information, unless contained in an Area Plan approved concurrent with the P.C. Development Map and Program Text:

1. The exterior planned community boundaries which shall be consistent with the P.C. Zoning Map.
2. Boundaries and location of each planning area.
3. Title block (planned community name and date drawn); graphic scale and north arrow, and vicinity drawings.
4. Proposed topography, indicating in a general manner areas to be graded and areas to remain in a natural state.
5. Existing and proposed freeways, arterial highways, and commuter collector streets as shown on the MPAH.
6. Adopted regional riding, hiking and bicycle trails, regional parks, and other regional open space areas and uses consistent with the General Plan and Feature Plan.
7. Areas of development subject to exterior noise levels in excess of 65 CNEL resulting from aircraft.

8. Earthquake faults and geologically unstable areas which preclude any development.
9. Existing major flood control, sewerage, water, and other utility facilities and easements which restrict surface uses/development.
10. Existing physical or cultural features and resources which are intended to be preserved or salvaged including archaeological, paleontological, and historical sites and structures, and vegetative communities including rare or endangered species which preclude development.
11. General location of proposed local parks and community facilities such as schools, libraries, fire stations, and sheriff stations.
12. Precise location of any applicable overlay zoning districts.
13. Detailed statistical table regarding proposed land use categories, densities or intensities, and gross acreage for each planning area. Terminology shall be consistent with the P.C. 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 or more maps. For example, one map may be prepared to display land use planning 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 Statistical Table required by "C (13)" above shall be presented on the P.C. Development Map or, if required for readability, shall be prepared on a separate accompanying sheet. The Statistical Table shall provide for quick reference to the following information for each planning area.

1. Designated land use category.
2. Gross acreage.
3. Maximum number of permitted dwelling units.
4. Maximum gross and net acres of commercial, industrial, office and other non-residential uses.
5. Minimum acres of open space.

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

D. PROCEDURES AND AMENDMENTS

1. The P.C. Development Map and Statistical Table shall initially be adopted by resolution of Board of Supervisors concurrent with the initial adoption of the overall P.C. program. Thereafter, it may be amended by resolution of the Planning Commission per Section 7-9-103.9 of the Zoning Code.
2. The P.C. Development Map and Statistical Table is intended to eliminate the need for Board action in order to accomplish refinement to the precise development program. Such refinements may include (a) transfer of dwelling units from one planning area to another; (b) determination of precise planning area boundaries; (c) selection of optimum sites for the location of community facilities; or (d) determination of precise acreages resulting from a more detailed level of engineering. Generally, the Planning Commission shall be the approving authority for amendment to

the P.C. 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, EMA, shall be the approving authority for amendment to the P.C. Development Map and Statistical Table.

3. Prior to the approval of discretionary actions including area plans, tentative subdivision maps, and site plans, the approving authority shall find that the subject discretionary action is consistent with the P.C. Development Map and Statistical Table.
4. 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 Las Flores Planned Community shall not exceed 2,500.
5. Any revision proposing to increase or decrease the number of acres assigned to a planning area (as a result of a planning area boundary refinement) shall be offset by a corresponding increase or decrease of acreage to the affected, adjacent planning areas(s). As a result of more detailed engineering levels, it may prove necessary to adjust planning area acreages from time to time without an equal adjustment to an adjacent planning area. Such adjustments are considered a necessary and routine result of the more refined planning process and shall be permitted so long as a substantial change in policy would not result.
6. Any revision to reallocate the number of dwelling units or acreage assigned to land uses from one Planning Area to another Planning Area by more than 10% shall require an amended Statistical Analysis, and an original or revised Area Plan to be approved by the Planning Commission. Changes of less than 10% shall require approval of the Planning Director, EMA.

7. Any proposal to revise the maximum number of dwelling units, land uses or acres shall require submittal of the following information, subject to the request of the Director, EMA:
- a. A statement or analysis of the effects that such changes would have on infrastructure balance, surrounding land uses and areas, and transportation/circulation features.
 - b. A statement explaining clearly the planning areas and statistical components proposed to be revised.
 - c. Identification of the ownership parcels proposed to be revised.
 - d. Identification of the number of units approved on all tentative tract maps and on all recorded tract maps, and those dwelling units constructed at the time of the proposed revision.
 - e. A statement or analysis concerning consistency of the proposed changes with the P.C. program.
 - f. A revised P.C. Development Map and Statistical Table depicting the proposed revisions.
 - g. Any additional background and supporting information as the Director, EMA deems necessary.

CHAPTER XI

AREA PLANS

A. 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 will be realized through more precise discretionary actions. Further, the Area Plan is a process for the refinement of planning area 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 P.C. Development Map and Statistical Table as provided for in Chapter X.

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. When necessary, additional information may be required to demonstrate consistency with General Plan policies. An Area Plan may be used to establish alternative site development standards in accordance with Section 7-9-150 of the Zoning Code.

B. AUTHORITY AND SCOPE

The authority for the Area Plan process is granted by Section 7-9-150(b) of the Zoning Code. The scope of information required for inclusion in an Area Plan is established by this Chapter.

C. CONTENT

1. The Area Plan shall consist of a map and statistical table providing the following:

- a. Location, acreage, density and type of land use for each planning area.
 - b. Proposed maximum number of dwelling units for each residential planning area.
 - c. Proposed maximum number of gross and net acres of non-residential land uses including community facilities.
 - d. Minimum acres of park, recreation, and other open space uses.
2. 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. Such additional information may include the following:
- a. Circulation features, including the MPAH, riding and hiking trails, and pedestrian facilities.
 - b. Concept Grading Plan.
 - c. Compatibility with existing adjacent land uses.
 - d. Scenic highway treatments.
 - e. Proposals for treatment of vegetation, biological resources, or geological features that may be affected.

- f. Other relevant programs, policies and guidelines contained in the General Plan, as may be required for consideration, together with a description of how they are being implemented by the Area Plan.

D. PROCEDURES AND AMENDMENTS

1. Area Plans shall be processed per Section 709-150,3(c), Public Hearings, of the Zoning Code. The Planning Commission is the approving authority for all Area Plan applications and amendments.
2. An Area Plan shall cover at least one entire planning area as indicated on the P.C. Development Map. Two or more planning areas may be included within a single Area Plan.
3. An Area Plan shall be approved prior to the approval of a tentative subdivision map, site plan, grading permit or issuance of a building permit for any portion of the planning area affected, except as provided in 4 and 5 below.
4. When a tentative subdivision map covers one or more entire planning area, such map may be submitted and processed in accordance with area plan procedures provided it contains all of the information required by this chapter. Such tentative maps shall not be used to establish alternative site development standards.
5. The following activities do not require the approval of an Area Plan prior to clearance for issuance of building or grading permits.
 - a. Extension of an offsite road or utility through a Planning Area to serve adjacent areas being developed, when the extension is consistent with the Orange County General Plan.

- b. Temporary uses such as, but not limited to, construction offices, relocatable buildings for sales offices, etc.
 - c. Minor structural additions to existing uses.
 - d. Signs in accordance with Chapter XII of this text.
 - e. Recreation uses and trail systems in open space areas, which are consistent with the P.C. Development Map.
 - f. Large-lot subdivisions for the purpose of sale or financing, when such map includes a declaration that the lots created are not building sites.
 - g. Grading activities when such operations involve the extraction or relocation of less than 5,000 cubic yards and compliance is maintained with the Orange County Grading and Excavation Code.
 - h. Permitted uses within open space planning areas in accordance with Chapter IV of this text.
 - i. Permitted community facility uses in accordance with Chapter VI of this text.
 - j. Similar uses and activities of a minor nature, as determined by the Planning Commission.
6. 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 site development standards. The Planning

Commission shall make the following findings prior to final action on the Area Plan.

- a. General Plan. The use or project proposed is consistent with the General Plan.
 - b. Zoning Code. The use, activity or improvements(s) proposed by the application is consistent with the provisions of the Zoning Code.
 - c. CEQA. The approval of the permit application is in compliance with the requirements of the California Environmental Quality Act.
 - d. Compatibility. 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. General Welfare. The application will not result in conditions or circumstances contrary to the public health and safety and the general welfare.
 - f. Equivalent or better project. 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.
7. Each approved Area Plan will have the force and effect of an Orange County Precise Plan, and the appropriate county agencies will enforce any conditions of approval and ensure that development is substantially in

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accordance with the approved Area Plan. Any substantial deviation from the approved Area Plan, as determined by the Director, EMA, shall require approval of an amendment to the Area Plan.

CHAPTER XII

SITE PLANS

A. PURPOSE AND INTENT

The purpose of a required Site Plan (or "Site Development Permit") is to provide an opportunity for administrative review of detailed plans for all multiple-family residential projects and non-residential projects within the community, and to provide an optional method for establishing alternative site 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 Chapter, the Director, EMA, shall be the approving authority for all site plans.

B. AUTHORITY AND SCOPE

The authority and scope for site plans is granted by Section 7-9-150(d), Site Development Permits, of the Zoning Code, and is supplemented by the regulations contained in this chapter.

C. PROCEDURES AND AMENDMENTS

1. When required or when used to establish alternative residential development standards in accordance with these regulations, a Site Plan shall be submitted to and approved by the Planning Commission prior to clearance for issuance of any building permit. At the discretion of the Director, EMA, projects such as walls, set back requirements for single family projects, parking and commercial and non-commercial coaches, etc. which are accessory to or an expansion of an existing use may be approved administratively.

2. A Site Development Permit shall be processed per Section 7-9-150.3(d), Administrative Action. Changed plans may also be submitted to the Director, EMA, for approval. If the Director determines that the proposed changed plan is a minor amendment of no significant effect, and complies with the spirit and intent of the original action, he may approve the changed plan without further compliance with Section 7-9-150.
3. A Site Plan may be approved which establishes alternative site development standards for residential and non-residential projects and uses. The Planning Commission shall be the approving authority for all Site Plans proposing to modify site development standards, except as allowed under section C.1. above. The Planning Commission shall make the following findings as part of its approval of the site plan.
 - a. General Plan. The use or project proposed is consistent with the General Plan.
 - b. Zoning Code. The use, activity or improvement(s) proposed by the application is consistent with the provisions of the Zoning Code.
 - c. CEQA. The approval of the permit application is in compliance with the requirements of the California Environmental Quality Act.
 - d. Compatibility. 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. General Welfare. The application will not result in conditions or circumstances contrary to the public health and safety and the general welfare.

- f. Equivalent or better project: The alternative development standards(s) will result in an equivalent or better project in terms of adverse impacts and public benefits to the immediate and surrounding community.
- 4. If the land use regulations provided by this P.C. program allow a Site Plan to authorize a use not specifically identified as permitted by the enabling ordinance, such site development permit shall always require a public hearing before the Planning Commission per Section 7-9-150.3(c).
- 5. The appropriate county agencies shall ensure that the actual development is consistent with the approved Site Plan. Minor deviation from the approved Site Plan, as determined by the Director, EMA, shall be permitted without an amendment to the Site Plan.
- 6. When a project requiring approval of a Site Plan is to be developed in phases, a conceptual Site Plan may be submitted and processed in accordance with the procedures contained in this section. A conceptual Site Plan may contain both specific and general data for the project. An amendment to the conceptual Site Plan may be necessary prior to the issuance of building permits in order to fully satisfy the content requirements set forth in subsection (C) above.

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CHAPTER XIII

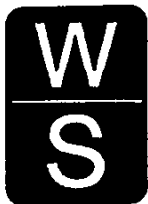
BOUNDARY DESCRIPTION

AND

ZONING MAP

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CONSULTING CIVIL ENGINEERS AND LAND SURVEYORS

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88304.10(A)

01-25-89

LEGAL DESCRIPTION

EAS FLORES

PLANNED COMMUNITY BOUNDARY

That portion of Parcel 2 of Certificate of Compliance No. CC 82-2 in Unincorporated Territory of the County of Orange, State of California, recorded September 3, 1982 as Instrument No. 82-313505 of Official Records in the office of the County Recorder of said County, together with that portion of the Rancho Trabuco in Unincorporated Territory of the County of Orange, State of California, as shown on the map recorded December 19, 1867, in Book 1, Pages 53 and 54 of Patents, records of Los Angeles County, California, described as follows:

Beginning at the Northeasterly corner of said Parcel 2; thence along the Easterly line of said Parcel 2, the following courses: South 5°54'21" West 616.85 feet, South 19°01'57" West 1916.80 feet, South 12°01'25" West 1937.41 feet, South 28°34'02" West 599.27 feet, South 10°37'26" East 1068.29 feet, South 24°05'41" West 1688.25 feet, South 43°16'50" West 827.83 feet, and South 18°37'25" West 1976.19 feet; thence North 85°42'35" West 2515.63 feet; thence North 41°43'07" West 1149.65 feet; thence South 64°09'26" West 993.23 feet; thence North 59°19'41" West 1575.00 feet to the Westerly line of said Parcel 2; thence North 30°40'19" East 1501.60 feet along said Westerly line to the most Southerly corner of Parcel 701 as described in Exhibit A of the "Irrevocable Offer to Convey" to the County of Orange, recorded August 5, 1983 as Instrument No. 83-339723 of Official Records in the office of the County Recorder of said Orange County, and re-recorded September 6, 1984 as Instrument No. 84-372034 of Official Records in the office of the County Recorder of said Orange County; thence North 53°30'25" East 184.36 feet along the Southerly line of said Parcel 701 to the most Southerly corner of Parcel 801 as described in Exhibit A of the "Irrevocable Offer to Convey" to the County of Orange, recorded August 5, 1983 as Instrument No. 83-339724 of Official Records in the office of the County Recorder of said Orange County, and re-recorded September 6, 1984 as Instrument No. 84-372033 of Official Records in the office of the County Recorder of said Orange County; thence along the Easterly line of said Parcel 801, the following courses: North 53°52'07" East 1601.87 feet, North 64°07'51" East 693.42 feet, North 20°16'47" East 581.42 feet, North 32°39'04" West 1125.64 feet, North 65°22'37" East 975.25 feet, North 0°24'41" East 1247.41 feet, and North 23°13'55" East 616.58 feet to the Southwest corner of Lot 1 of Tract No. 13086, as shown on the map recorded in Book _____, Pages _____ through _____ of Miscellaneous Maps, in the office of the County Recorder of said Orange County; thence along the Southerly and Easterly lines of said Lot 1, the following courses: South 74°42'31" East 282.26 feet, North 53°20'38" East 536.00 feet, South 84°32'25" East 704.19 feet, North 44°26'31" East 1233.96 feet, and North 9°55'38" East 1273.18 feet to the Northerly line of said Parcel 2; thence along said Northerly line, the following courses: North 80°28'47" East 1422.85 feet, and South 69°58'58" East 1210.00 feet to the TRUE POINT OF BEGINNING.

Corporate Office • 17782 Sky Park Blvd. • Irvine, California 92714 • 714/261-2222 • FAX# 474-9120

Inland Empire Office • 1101 S. Milliken Ave. Ste. G • Ontario, California 91761 • 714/988-7880 • FAX# 988-5299

San Diego County Office • Carlsbad, California 92008 • 619/438-4332



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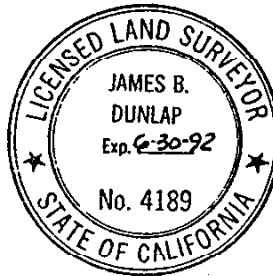
LEGAL DESCRIPTION-CONTINUED
LAS FLORES
PLANNED COMMUNITY BOUNDARY
PAGE TWO

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Containing 1003.33 acres, more or less.

Subject to covenants, conditions, reservations, restrictions, rights of way and easements, if any, of record.

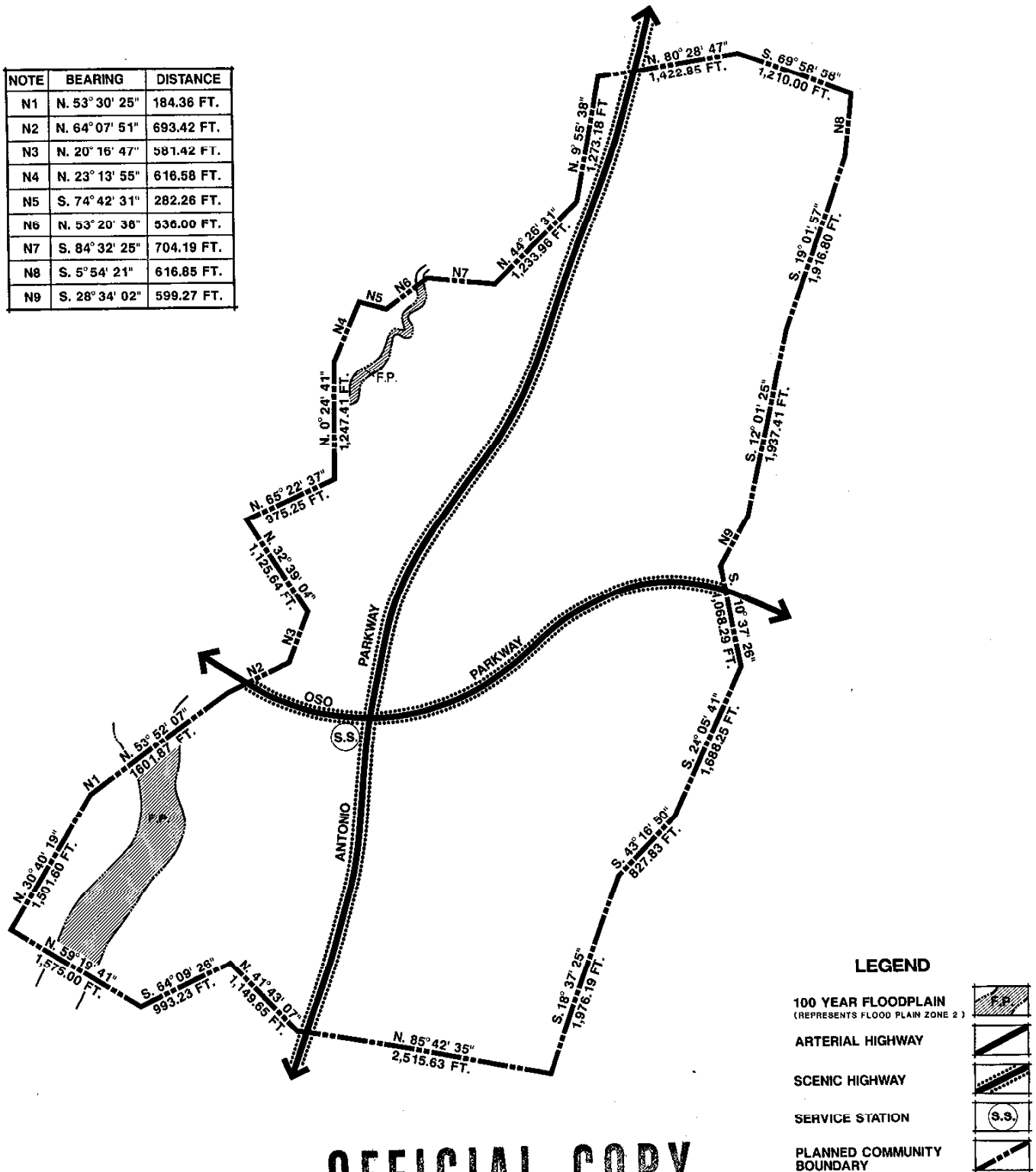

JAMES B. DUNLAP, LS 4189



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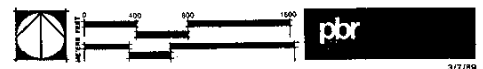
NOTE	BEARING	DISTANCE
N1	N. 53° 30' 25"	184.36 FT.
N2	N. 64° 07' 51"	693.42 FT.
N3	N. 20° 16' 47"	581.42 FT.
N4	N. 23° 13' 55"	616.58 FT.
N5	S. 74° 42' 31"	282.26 FT.
N6	N. 53° 20' 36"	536.00 FT.
N7	S. 84° 32' 25"	704.19 FT.
N8	S. 5° 54' 21"	616.85 FT.
N9	S. 28° 34' 02"	599.27 FT.



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PLANNED COMMUNITY
ZONING MAP



STATISTICAL SUMMARY

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LAS FLORES
STATISTICAL SUMMARY

<u>LAND USE CATEGORY</u>	<u>GROSS ACRES</u>	<u>TOTAL D.U.'s</u>
Residential	428	Not to exceed 2,500
Open Space	562	
Neighborhood Center	15	
 GRAND TOTAL	 1,005	 Not to exceed 2,500

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