

SANTIAGO HILLS
PLANNED COMMUNITY DISTRICT REGULATIONS

September 22, 2000

Amended November 22, 2005

Amended May 25, 2016

APPROVED

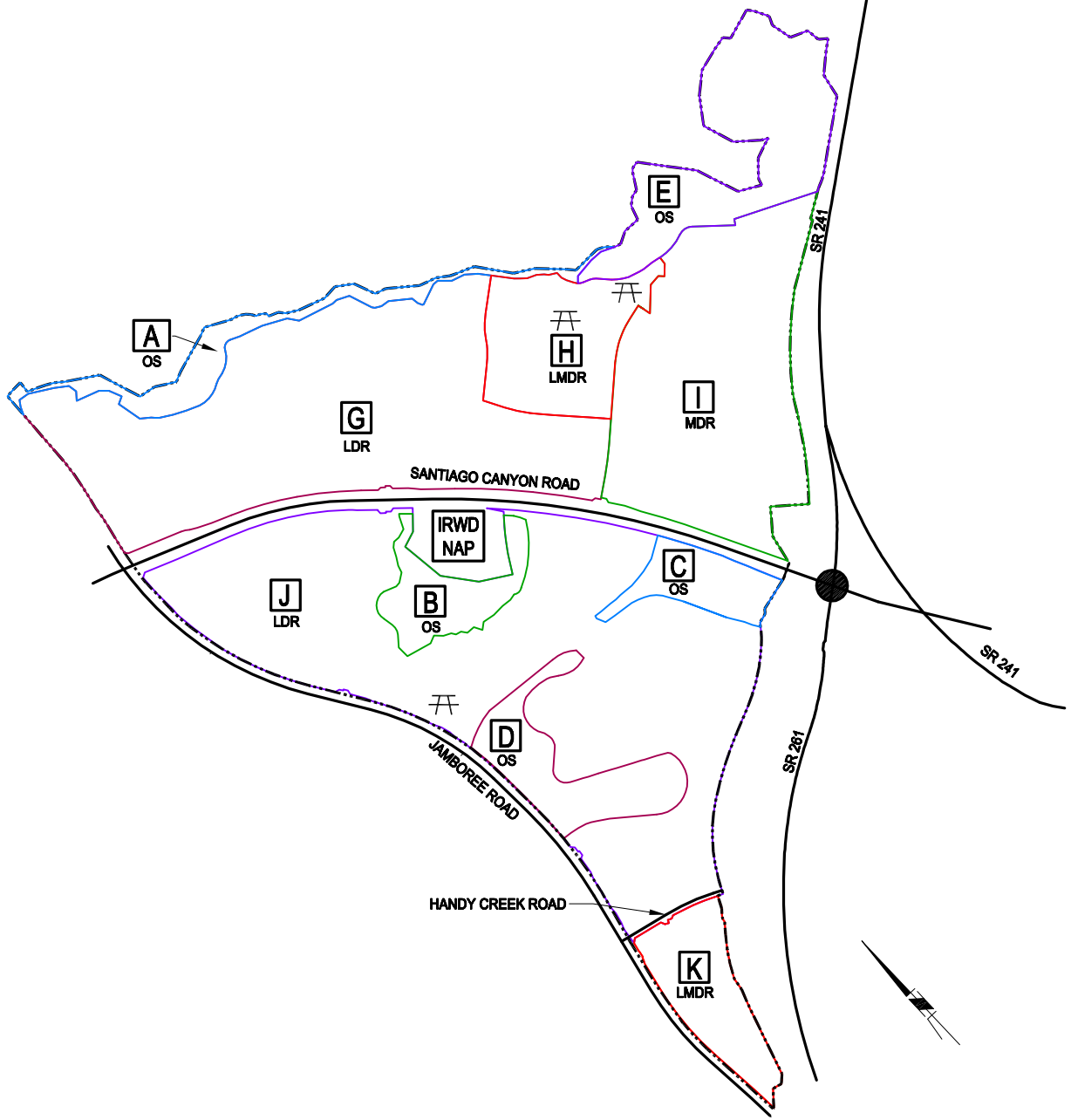
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TABLE OF CONTENTS

SECTION	PAGE
(SH) 02.010 PURPOSE AND INTENT	5
(SH) 03.010 SECTOR LAND USE MATRIX.....	6
(SH) 04.010 GENERAL PROVISIONS.....	7
(SH) 05.010 DEFINITIONS.....	12
(SH) 06.010 LDR- LOW DENSITY RESIDENTIAL	15
(SH) 07.010 LMDR- LOW MEDIUM DENSITY RESIDENTIAL.....	18
(SH) 08.010 MDR- MEDIUM DENSITY RESIDENTIAL	21
(SH) 09.010 OPEN SPACE	26
(SH) 10.010 SITE PLAN REVIEW.....	27

LIST OF EXHIBITS

	PAGE
A. PC Zoning Map	4
B. Public Facilities Concept Plan	11



LEGEND

LDR	Low Density Residential	OS	Open Space	A	Sector
LMDR	Low Medium Density Residential	IRWD NAP	IRWD Facility Not a Part		Neighborhood Park
MDR	Medium Density Residential				Interchange

**EXHIBIT A
SANTIAGO HILLS II
PC ZONING MAP**

5/23/2016

SANTIAGO HILLS (SH) PLANNED COMMUNITY DISTRICT

(SH) 02.010 PURPOSE AND INTENT

The Santiago Hills Planned Community District is intended to provide for a mix of housing types and neighborhood environments. Sectors A through K may be developed according to site development standards contained in this text. The development standards are designed to allow flexibility for hillside developments while ensuring consistency with the Land Use Element of the General Plan.

(SH) 03.010 SECTOR LAND USE MATRIX

(SH) SANTIAGO HILLS PLANNED COMMUNITY DISTRICT

	Gross Acres*	Maximum DU	Development Standards
A	11.0		(SH) O
B	11.1		(SH) O
C	9.2		(SH) O
D	15.9		(SH) O
E	31.6		(SH) O
G	95.1	270	(SH) LDR
H	22.7	85	(SH) LMDR
I	62.5	362	(SH) MDR
J	121.3	349	(SH) LDR
K	15.1	114	(SH) LMDR
TOTALS	395.5	1,180	

* Acres include local streets rights-of-way to center lines; arterial highways are to right-of-way.

(SH) 04.010 GENERAL PROVISIONS

A. General Notes

1. The maximum total number of dwelling units permitted by the Santiago Hills Planned Community shall be 1,180. The maximum number of dwelling units within each residential sector is established in Section 03.010, Sector Land Use Matrix. Dwelling units may be transferred among sectors provided the receiving sector does not exceed 10% of the units specified in the Land Use Matrix and the total units do not exceed 1,180
2. The density of any residential development shall be computed by dividing the total number of dwelling units in the sector by the gross acres for that sector. For this purpose, gross acres shall be measured to the centerline of any internal public or private street or to the ultimate right-of-way line of any arterial highway as designated on the City's General Plan. Density calculations are intended to be applied at the planning area level and shall not be applied to individual tract maps.
3. All areas designated for residential use may be developed at a lower residential density without requiring zone change.
4. Model homes and their garages and private recreation facilities may be used as offices for the first sale of homes within a recorded tract and within subsequent similar tracts utilizing these same architectural designs subject to the regulations of the City of Orange governing said uses and activities.
5. Grading will be permitted outside of the area of immediate development when it is consistent with an approved grading plan. Stockpile and borrow sites may be permitted within areas scheduled for future development, subject to an approved grading plan.
6. Terms used in this document shall have the same definitions as provided in the City of Orange Zoning Code unless otherwise defined herein.
7. Sector boundaries may be adjusted to a maximum of 10% of the receiving sector without amending the Planned Community District.
8. Zoning and Land Use Regulations not specifically covered in the Santiago Hills Planned Community District shall be subject to the regulations of Title 17 O.M.C.
9. When conflicts arise between the Santiago Hills Planned Community District and the Title 17 O.M.C., the provisions of the Santiago Hills Planned Community District shall prevail.

10. Where the rear portion of a lot contains a "down slope" exceeding 5 feet in height, the rear yard setback shall be measured from the top of slope.
11. Some of the uses listed in Title 17 O.M.C. have been eliminated in this PC Text due to the unique nature of the Planned Community.
12. It should be noted that fuel modification requirements contained in Chapter 15.32 of the Orange Municipal Code may supersede the development standards contained herein.
13. It should be noted that building and construction requirements contained in Title 15 of the Orange Municipal Code may supersede the development standards contained herein.

B. General Development Standards

1. *Building setbacks from streets:* Minimum setbacks shall apply to all structures abutting the following streets. Setbacks shall be measured from the ultimate right-of-way line.

Street	Minimum Setback
SR 241 / 261	0'
Jamboree Boulevard	25'
Santiago Canyon Road	25'
Handy Creek	15'

2. *Landscaped areas along streets:* Minimum landscaped areas shall be located along the following streets. The width of landscaped areas shall be measured from face of curb to the community wall or property line. Any sidewalks and trails are included in the measurement.

Street	Minimum Setback
SR 241 / 261	0'
Jamboree Boulevard – riding & hiking trail	30' (0' in Sector D)
Jamboree Boulevard – without riding & hiking trail	18' (0' in Sector D)
Santiago Canyon Road	25'
Handy Creek Road	15'

3. *Public street standards:* Public street rights-of-way and improvements shall be in accordance with City adopted standards, or as approved by the Director of Public Works.

4. *Private street and drive standards:* Private streets and drives shall contain curbs and gutters and be crowned at the centerline and shall be in accordance with the following standards:
 - a. Private streets and drives with no parking within the travel way shall have a minimum paved width of 28 feet.
 - b. Private streets and drives where on-street parking will be limited to one side only shall have a minimum paved width of 32 feet.
 - c. Private streets and drives where on-street parking is permitted on both sides shall have a minimum paved width of 36 feet.
 - d. The paved street width (or where required by the City, paved street width and sidewalks) shall constitute the total right-of-way for purposes of establishing setback lines for structures.
5. *Alleys:* Alleys with no parking in the travel way shall have a minimum paved width of 24 feet. Parking shall be prohibited within the accessway and such prohibition shall be indicated in a manner acceptable to the City. In addition, turn around access shall be provided as required by the Uniform Fire Code.
6. *Motor Court Access:* Motor Court access serving up to 6 residences shall have a minimum paved width of 24 feet. Parking shall be prohibited within the access way and such prohibition shall be indicated in a manner acceptable to the City.
7. *Backup Area for 90 degree Parking:* 25' minimum.
8. *Fences, walls and hedges:* Fences, walls and hedges shall be limited to a maximum height of 7 feet as measured from the residential pad high side, provided that walls in excess of 7 feet shall be permitted if required for the purpose of noise attenuation. Fences within front yard setbacks or within intersection areas shall conform to applicable City regulations.
9. *Common area landscaping:* All commonly owned property within residential developments shall be landscaped with a combination of trees, shrubs, and groundcover. Landscaping shall be provided with permanent watering facilities and shall be perpetually maintained in a neat, clean and healthy condition.
10. *Building Setbacks from Perimeter Walls:* Where perimeter walls for a development are constructed so as to encroach onto a residential parcel, building setbacks shall be measured from the perimeter wall.
11. *Parkways:* 6'0" minimum width landscaped parkways shall be required on the sidewalk side of all public streets in the LDR, LMDR, and MDR Districts.

C. Special Sector Requirements

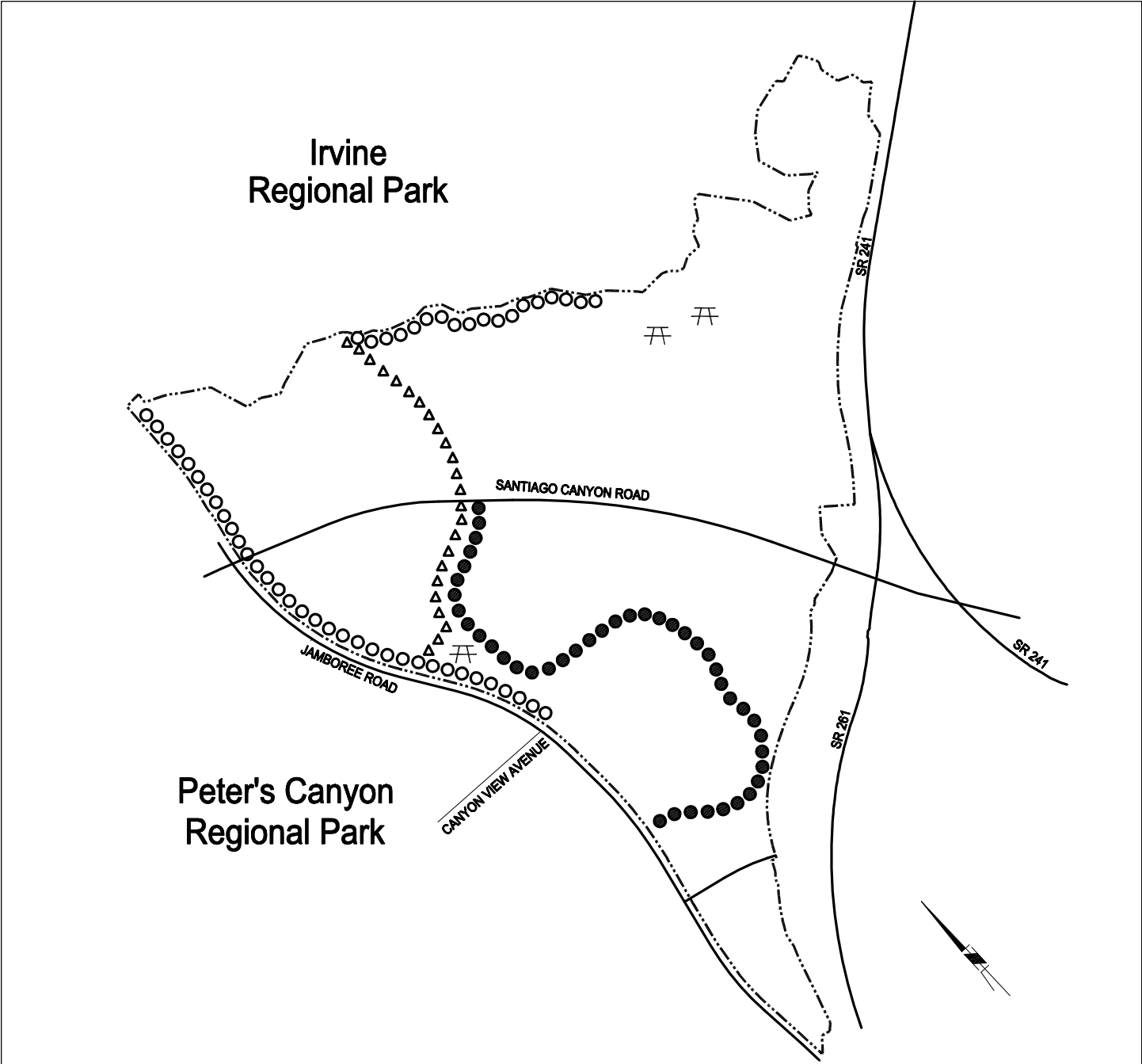
1. *Sector K:* All structures in Sector K will be limited to two stories.

D. Trail & Park Facilities (See Exhibit B)

1. *Neighborhood Parks:* Two private neighborhood parks are planned. These are symbolically shown on Exhibit B. The precise size and location will be coordinated at subdivision approval in accordance with the local park code.
2. *Recreational Trails:* Trails will be constructed as generally shown on Exhibit B and in conformance with City and County trails standards as applicable. All street crossings will be at grade.
3. *Santiago Canyon Road Regional Bike Trail:* A regional Class II on-road bike trail will be incorporated into the road design to City standards.

E. Open Space Dedication

1. *Sector A Open Space:* Natural open space in Sector A will be dedicated to the County of Orange.



LEGEND

- ○ ○ ○ ○ ○ Unpaved Regional Trail (1.2 Miles)
- △ △ △ △ △ Unpaved Local Trail (0.5 Miles)
- ● ● ● ● Paved Local Trail (1.0 Miles)

⌘ Neighborhood Park

EXHIBIT B
SANTIAGO HILLS II
PUBLIC FACILITIES
& CONCEPT PLAN
5/23/2016

(SH) 05.010 DEFINITIONS

For the purpose of these regulations, words, phrases and terms shall be deemed to have the meaning ascribed by this section. Words, phrases and terms not specifically defined herein shall be deemed to have the meaning described in the City of Orange Zoning Code.

The word "used" included the words "arranged for", "design for", "occupied for" or "intended to be occupied for".

The word "permitted" means permitted without the requirement for a discretionary permit but subject to all applicable regulations.

Accessory structure: A building attached to or detached from the principal building on the same lot and customarily incidental and subordinate to the principal building. An accessory structure may not contain interior plumbing facilities unless its overall size is less than one hundred fifty (150) gross square feet, in which case it may contain no more than one half bath (one toilet and one sink). In no circumstances shall an accessory building contain facilities for fully independent living.

Alley: A vehicular passageway providing linear access to garages. An alley shall not be considered a street.

Building site: A parcel or contiguous parcels of land which is established in compliance with the building site requirements of this code.

Building site coverage: The area of the land within the perimeter of the development project including dwellings, streets, drives, garages, carports and parking areas, exclusive of open areas, patios or recreation facilities.

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.

Community facility: A non-commercial use established primarily for the benefit and enjoyment of 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 community including parking and related facilities.

Conventional developments: Conventional developments are defined as areas developed in such a manner that each dwelling unit is situated on a residential lot of record and no lot contains more than one (1) dwelling unit. Designation of conventional development shall be shown on the tentative tract map. Zero lot line subdivisions are considered conventional developments.

Cluster developments: Cluster developments are defined as combining or arranging attached or detached dwelling units and their accessory structures on contiguous or related residential lots of record where the yards and open spaces are combined into more desirable arrangements of common areas which are not a part of the individual lot of record. Designation of cluster development shall be shown on the tentative tract map.

Condominiums: Condominiums are defined as attached or detached dwelling units developed under the statutory condominium requirements established by the state real estate commissioner's office; designation of condominiums shall be shown on the tentative tract map.

Density: See gross residential density.

Development project: A project submitted for City review and/or approval in accordance with City codes and ordinances, e.g., site plan, tentative subdivision map, conditional use permit, etc.

Drive: A private internal or perimeter vehicular accessway for attached single family dwellings or multiple family dwellings of three dwellings or more in one building.

Gross area (gross acres): The entire land area (acres) within the boundary of a project, measured to the right-of-way line of any abutting arterial highway or the centerline of any internal public or private street.

Gross residential density: For purposes of conformance with density standards, density of a residential project is computed by dividing the total number of dwelling units in a sector by the gross area of the sector.

Lot: Any parcel shown on a recorded tract map, a record of survey recorded pursuant to an approved division of land, lot line adjustments, a parcel map, or recorded Certificate of Compliance. A lot is not necessarily a building site.

Minimum Lot Size: The area within the property lines of a lot.

Motorcourt access: A vehicular passageway providing access to multiple residences that share a common motorcourt. A motorcourt access shall not be considered a street.

Open Space: Any parcel or area of land or water set aside, dedicated, designated, reserved, or developed for public or private use which is established in order to preserve the natural and aesthetic qualities of the area.

Parkway: A parkway is the landscaped area between the back of a street curb and a parallel sidewalk.

Principal structure: A structure, building or area housing a primary permitted use. Not an accessory structure.

Right-of-Way: A corridor, either public or private, on which a right of passage has been recorded.

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

Vehicular accessway: A private, non-exclusive easement affording vehicular access to abutting properties.

Zero Lot Line: The siting of dwelling units in such a manner that one side-yard setback is reduced to "0" feet in order to provide a more desirable outdoor living space for the other side-yard area. Dwelling units so sited shall have no openings in walls located on the side property line.

(SH) 06.010 LDR- LOW DENSITY RESIDENTIAL

Purpose and Intent

The Low Density Residential district is established to provide for the development of detached single-family dwelling units.

Uses Permitted

- A. Detached single-family dwellings (including zero lot line), with not more than one dwelling on any one lot.
- B. Schools, parks, playgrounds, non-commercial recreation facilities, and riding, hiking, bicycle and pedestrian trails
- C. Easements and facilities for utilities, including those for storm drain and flood control.
- D. Accessory buildings, structures and uses customarily incidental to a permitted use, including:
 - 1. Garages.
 - 2. Swimming pools, spas and Jacuzzis.
 - 3. Fences and walls.
 - 4. Patio covers and trellises.
 - 5. Garden structures and greenhouses.
 - 6. The keeping of pets of a type readily classified as being customarily incidental to a permitted residential use not involving a commercial activity. The keeping of equine, bovine, sheep, goats and swine shall be prohibited.

Uses Permitted Subject to a Conditional Use Permit

- A. Churches, temples, synagogues and other places of worship.
- B. Private and parochial schools.

Temporary Uses Permitted

- A. Model homes, temporary real estate offices.
- B. Temporary construction offices and facilities.

- C. Real estate signs, future development signs and subdivision directory signs in conformance with O.M.C.

Site Development Standards

- A. Maximum density: 6.0 dwelling units per gross acre.
- B. Minimum lot size: 3,000 square feet.
- C. Minimum building site width: no limitation.
- D. Minimum building setbacks shall be as follows:

- 1. *Front yard:*

- a. The minimum setback for any residential unit shall be 10 feet to living area and 10 feet to a side turn-in garage measured from the property line. Where there is no parkway, the minimum setback for any residential unit shall be 15 feet to living area and 10 feet to a side turn- in garage measured from the property line.
- b. Garages shall be set back a minimum of 18 feet as measured from the property line. . Roll-up type garage doors and garage door openers shall be provided.

- 2. *Side yard-* 5 feet one side, provided that the aggregate of both side yards shall be a minimum of 10 feet. Corner lots shall provide a street side yard not less than 10 feet as measured from the back of sidewalk. Detached garages or other accessory structures shall be situated a minimum of 4 feet from the main building and may abut the side lot line provided:

- a. The height of the building at the side lot line does not exceed 10 feet;
- b. No eave, projection or overhang extends beyond the property line; and,
- c. Measures are taken to ensure the deflection of runoff away from the property line; except that a minimum setback of 10 feet from the streetside property line shall be maintained on all corner lots.

- 3. *Rear yard* - 15 feet minimum except that extensions within 10 feet of the rear property line are permitted provided:

- a. The structure is one story (or if two stories, it abuts a street, alley or public use); and

- b. The extension does not exceed 50 percent of the area required in conforming to the 15 foot rear yard standard.
- c. Garages or other accessory structures may abut the rear lot line provided:
 - 1. That same are detached a minimum of 4 feet from the main building;
 - 2. Coverage does not exceed 50 percent of the 15 foot required rear yard setback area, including any area covered by extensions permitted by (b) above;
 - 3. The height of the building at the rear lot line does not exceed 12 feet;
 - 4. No eave, projection or overhang extends beyond the property line; and
 - 5. Measures are taken to ensure the deflection of runoff away from the property line.
- d. Where the rear lot line abuts and is common to the boundary of a street or alley, the depth of all rear yard requirements may be reduced by 5 feet.

4. *Projections into required setbacks:*

- a. Covered patios, unenclosed on at least two sides, shall be setback a minimum 10 feet from any front property line and a minimum of 5 feet from any side or rear property line except the street-side of a corner lot, in which case a minimum setback of 10 feet shall be maintained from back of sidewalk.
- b. Eaves, cornices, chimneys, balconies and other similar architectural features shall not project more than 4 feet into any required front or side yard, nor more than 6 feet into any required rear yard provided that a minimum width of two feet six inches is maintained clear of obstruction for pedestrian access and that access for persons with disabilities (if required) is provided.

E. Maximum building height: 2 stories but in no case higher than 35 feet.

- F. Floor area ratio, minimum open space per unit, and other such development standards contained in the OMC, but not specifically referenced here, are intentionally omitted and do not apply.

(SH) 07.010 LMDR- LOW MEDIUM DENSITY RESIDENTIAL

Purpose and Intent

The Low Medium Density Residential district is established to provide for the development of a variety of residential uses including detached single-family, attached single-family and multiple family dwelling units.

Uses Permitted

- A. Detached conventional single-family dwellings, with not more than one dwelling on any one lot. Such uses shall be subject to the site development standards in Section (SH) 06.010 Items B, C, D, E and F.
- B. Attached single-family dwellings sharing one or more common wall(s) (including, but not limited to, duplexes, triplexes, fourplexes, townhomes and stacked flats), cluster detached and paired detached subject to an approved Site Plan. Each dwelling may be located on a single lot or two or more dwellings may be located on any one lot so long as the other provisions of this article are complied with subject to site plan approval.
- C. Multiple-family dwellings including condominiums, stock cooperatives and apartments subject to site plan approval.
- D. Schools, parks, playgrounds, non-commercial recreation facilities, and riding, hiking, bicycle and pedestrian trails.
- E. Easements and facilities for utilities, including those for storm drain and flood control.
- F. Accessory buildings, structures and uses customarily incidental to a permitted use, including:
 - 1. Garages and carports.
 - 2. Swimming pools, spas and Jacuzzis.
 - 3. Fences and walls.
 - 4. Patio covers, trellises, garden structures and greenhouses.

5. Leasing offices, recreation buildings, clubhouses, fitness centers, equipment rooms and maintenance buildings.
6. The keeping of pets of a type readily classified as being customarily incidental to a permitted residential use not involving a commercial activity. The keeping of equine, bovine, sheep, goats and swine shall be prohibited.

Uses Permitted Subject to a Conditional Use Permit

- A. Churches, temples, synagogues and other places of worship.
- B. Private and parochial schools.

Temporary Uses Permitted

- A. Model homes, temporary real estate offices.
- B. Temporary construction offices and facilities.
- C. Real estate signs, future development signs and subdivision directory signs in conformance with O.M.C.

Site Development Standards

- A. Maximum density: 15.0 dwelling units per gross acre.
- B. . Minimum building site width: No limitation.
- C. Minimum building setbacks:
 1. The minimum setback from any public street right-of-way line or private street shall be 10 feet for principal structures and 5 feet for accessory structures.
 2. The minimum horizontal distance between principal structures shall be 10 feet.
 3. The minimum horizontal distance between accessory structures shall be 5 feet.
 4. The minimum setback from any perimeter property line shall be 10 feet.
 5. The minimum garage setback from any public street right of way line or private street shall be 18 feet.
 6. The minimum garage setback from a private drive shall be 7 feet (setbacks between 7 and 18 feet shall not be permitted in order to discourage parking outside of the garage which could obstruct the private drive). Living areas above a garage shall be setback a minimum of 7 feet from a private drive.

7. The minimum garage setback from an alley shall be 3 feet (setbacks between 7 and 18 feet shall not be permitted in order to discourage parking outside of the garage which could obstruct an alley). An enclosed garage setback less than 7 feet shall be equipped with an automatic garage door opener. Living areas above a garage shall be set back a minimum of 3 feet from an alley.
8. Projections into required setbacks:
 - a. Eaves, cornices, chimneys, balconies and other similar architectural features shall not project more than 4 feet into any required setback provided that a minimum width of two feet six inches is maintained clear of obstruction for pedestrian access and that access for persons with disabilities (if required) is provided.

D. Maximum building height: 2 stories but in no case higher than 35 feet.

E. Offstreet parking requirements:

1. A minimum of two spaces, enclosed within a garage, shall be provided for each dwelling unit.
2. Guest parking for attached products shall be provided at the ratio of 0.2 parking space per unit. Guest parking shall be allowed on private streets.
3. Parking area dimensions, location and access shall conform to the provisions of Orange Municipal Code Chapter 17.34.

F. Floor area ratio, minimum open space per unit, and other such development standards contained in the OMC, but not specifically referenced here, are intentionally omitted and do not apply.

(SH) 08.010 MDR- MEDIUM DENSITY RESIDENTIAL

Purpose and Applicability

The Medium Density Residential district is established to provide for the development of a variety of residential uses including detached single-family, attached single-family and multiple family dwelling units.

Uses Permitted

- A. Detached conventional single-family dwellings, with not more than one dwelling on any one lot. Such uses shall be subject to the site development standards in Section (SH) 06.010 Items B, C, D, E and F.
- B. Detached single-family dwellings, with not more than one dwelling on any one lot, accessed from a motorcourt. Such uses shall be subject to the site development standards below titled Site Development Standards (Motorcourt Single Family Dwellings).
- C. Attached single-family dwellings sharing one or more common wall(s), (including, but not limited to, duplexes, triplexes, fourplexes, townhomes and stacked flats) subject to site plan approval.
- D. Multiple-family dwellings including condominiums, stock cooperatives and apartments, subject to site plan approval.
- E. Schools, parks, playgrounds, non-commercial recreation facilities and bicycle/pedestrian trails.
- F. Easements and facilities for utilities, including those for storm drain and flood control.
- G. Accessory buildings, structures and uses customarily incidental to a permitted use, including:
 - 1. Garages, carports and open parking areas.
 - 2. Swimming pools, spas and Jacuzzis.
 - 3. Fences and walls.
 - 4. Patio covers and trellises.
 - 5. Leasing offices, recreation buildings, club houses, fitness centers, equipment rooms, and maintenance buildings.

6. The keeping of pets of a type readily classified as being customarily incidental to a permitted residential use not involving a commercial activity. The keeping of equine, bovine, sheep, goats and swine shall be prohibited.

Uses Permitted Subject to a Conditional Use Permit

- A. Churches, temples, synagogues and other places of worship.
- B. Private and parochial schools.

Temporary Uses Permitted

- A. Model homes, temporary real estate offices.
- B. Temporary construction offices and facilities.
- C. Real estate signs, future development signs and subdivision directory signs in conformance with O.M.C.

Site Development Standards (Attached Single Family and Multiple Family Dwelling Units)

- A. Maximum density: 24.0 dwelling units per gross acre.
- B. Minimum building site width: No limitation.
- C. Minimum building setbacks:
 1. The minimum setback for any residential unit shall be 3 feet from the alley.
 2. The minimum setback from any public street right-of-way line or private street shall be 10 feet for principal structures and 5 feet for accessory structures.
 3. The minimum horizontal distance between principal structures shall be 10 feet.
 4. The minimum horizontal distance between accessory structures shall be 5 feet.
 5. The minimum setback from any perimeter property line shall be 10 feet.
 6. The minimum garage setback from any public street right of way line or private street shall be 18 feet.
 7. The minimum garage setback from a private drive shall be 7 feet (setbacks between 7 and 18 feet shall not be permitted in order to discourage parking outside of the garage which could obstruct the private drive). Living areas above a garage shall be setback a minimum of 7 feet from a private drive.

8. The minimum garage setback from an alley shall be 3 feet (setbacks between 7 and 18 feet shall not be permitted in order to discourage parking outside of the garage which could obstruct an alley). An enclosed garage setback less than 7 feet shall be equipped with an automatic garage door opener. Living areas above a garage shall be set back a minimum of 3 feet from an alley.

9. Projections into required setbacks:

a. Eaves, cornices, chimneys, balconies and other similar architectural features shall not project more than 1 foot into any required setback provided that a minimum width of two feet six inches is maintained clear of obstruction for pedestrian access and that access for persons with disabilities (if required) is provided.

D. Maximum building height: 2 stories but in no case higher than 35 feet.

E. Trash storage and collection areas: Any residential development proposing three or more dwellings on any one building site shall provide adequate and convenient trash storage area(s) meeting City standards and shielded from view by an opaque screen not less than 6 feet in height.

F. Off-street parking requirements:

1. A minimum number of resident parking spaces per unit for attached products shall be provided as follows:

Unit Type	Parking Spaces/Unit	Covered Space/Unit
Studio	1.2	1
1 Bedroom	1.7	1
2 Bedroom	2.0	1
3 Bedroom (or more)	2.4	1

2. Guest parking for attached products shall be provided at the ratio of 0.2 parking space per unit.

3. Parking area dimensions, location and access shall conform to the provisions of Orange Municipal Code Chapter 17.34.

G. Floor area ratio, minimum open space per unit, and other such development standards contained in the OMC, but not specifically referenced here, are intentionally omitted and do not apply.

Site Development Standards (Motorcourt Single Family Dwellings)

- A. Maximum density: 15.0 dwelling units per gross acre.
- B. Minimum lot size: 2,400 square feet
- C. Minimum building site width: no limitation.
- D. Minimum building setbacks shall be as follows:
 - 1. *Building from Motorcourt:*
 - a. The minimum setback for any residential unit shall be 3 feet from the motorcourt.
 - b. Garages shall be set back a minimum of 3 feet as measured from the motorcourt. Setbacks between 7 and 18 feet shall not be permitted in order to discourage parking outside of the garage which could obstruct motorcourt access. Roll-up type garage doors and automatic garage door openers shall be provided.
 - 2. *Side yard (sides of structure perpendicular to motorcourt)* - 5 feet one side as measured from the property line, provided that the aggregate of both side yards shall be a minimum of 10 feet. Lots that abut a street shall provide a street side yard not less than 10 feet as measured from back of sidewalk.
 - 3. *Rear yard (opposite side of structure from motorcourt)* - 5 feet minimum as measured from the rear property line.
 - 4. *Projections into required setbacks:*
 - a. Covered patios, unenclosed on at least two sides, shall be set back a minimum of 2.5 feet from property line, a minimum of 5' from any side property line except the street-side, in which case a minimum setback of 10 feet shall be maintained from back of sidewalk.
 - b. Eaves, cornices, chimneys, balconies and other similar architectural features shall not project more than 1 foot into any required front or side yard, nor more than 6 feet into any required rear yard provided that a minimum width of two feet six inches is maintained clear of obstruction for pedestrian access and that access for persons with disabilities (if required) is provided.
- E. Maximum building height: 2 stories but in no case higher than 35 feet.

- F. Offstreet parking requirements: A minimum of two spaces enclosed within a garage, shall be provided for each dwelling unit.
- G. Floor area ratio, minimum open space per unit, and other such development standards contained in the OMC, but not specifically referenced here, are intentionally omitted and do not apply.

(SH) 09.010 OPEN SPACE

Development in the Recreational Open Space District shall comply with the RO District Regulations in Sector 17.22.010 of the Orange Municipal Code except as follows:

Permitted Uses: Permitted uses include grading, landscaping, fuel modification zones, utilities, reservoirs, pump stations, wireless facilities, drainage facilities and other similar infrastructure serving adjoining development and SR 241/261 improvements. Wireless facilities are subject to Orange Municipal Code Section 17.12.025.

(SH) 10.010 SITE PLAN REVIEW

The purpose of site plan review is to implement the provisions of this PC District and the OMC Title 17. The standards and criteria for review shall be solely those contained in this PC District and applicable OMC sections. Where required by this document, a site plan shall be submitted to the Planning Commission in accordance with the following procedures:

- A. The applicant shall submit the appropriate number of copies of the site plan as determined by the Planning Director to the Planning Department. The site plan shall be drawn to scale and shall indicate clearly and with full dimensioning the following information:
 1. Lot dimensions
 2. All buildings and structures: Locations, size, height, proposed use.
 3. Yards and space between buildings.
 4. Walls and fences: Location, height and materials.
 5. Off-street parking: Location, number of spaces and/or dimensions of parking area, internal circulation pattern.
 6. Access- pedestrian, bicycle, vehicular, service: Points of ingress and egress.
 7. Signs: Location, size, height.
 8. Loading: Location, dimensions, number of spaces, internal circulation.
 9. Lighting: Location and general nature, hooding devices.
 10. Landscaping: Location and general nature.
 11. Street rights-of-way and improvements.
 12. Typical elevations of all structures.
 13. Such other information as may be required by the Planning Director.
- B. The Planning Commission shall approve, approve with conditions deemed necessary to protect the public health, safety and welfare, or disapprove the site plan.
- C. *Appeal:* The applicant may appeal in writing to the City Council. Such appeal shall be filed in duplicate with the Planning Department within ten (10) days after the decision. The Planning Director shall forward the duplicate copy of the appeal to the City Clerk.

The City Council shall review the site plan and shall approve, approve with conditions, or disapprove.

- D. The approved site plan, with any conditions shown thereon or attached thereto, shall be dated and signed by the Planning Commission's Secretary.
- E. Before a building permit may be issued for any building or structure in a development requiring site plan review, the building or structure must be in substantial conformity with the approved site plan.
- F. Revisions to an approved site plan shall be made pursuant to the procedure set forth in this section.
- G. Site plans may be processed concurrently with tentative tract maps.