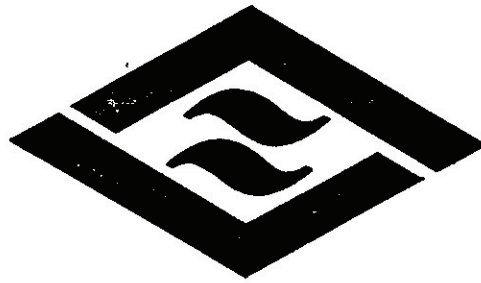


FOOTHILL RANCH



PLANNED COMMUNITY

DEVELOPMENT PLAN & SUPPLEMENTAL TEXT

FOOTHILL RANCH COMPANY
COUNTY OF ORANGE, CALIFORNIA
APRIL 1988

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**FOOTHILL RANCH PLANNED COMMUNITY
DEVELOPMENT PLAN
AND
SUPPLEMENTAL TEXT**

As presented by

**Foothill Ranch Company
25200 La Paz Road, Suite 210
Laguna Hills, California 92653**

April 1988

Prepared by:

**Michael Brandman Associates
in association with:**

**Dike/Runa
Richardson Nagy Martin
Robert Bein, William Frost and Associates**

Adopted by:

**The Orange County Board of Supervisors
On April 20, 1988
By Ordinance 3698**

Approved by:

**The Orange County Planning Commission
On March 8, 1988**

**FOOTHILL RANCH PLANNED COMMUNITY
DEVELOPMENT PLAN
AND
SUPPLEMENTAL TEXT
CONTACT LIST**

**Foothill Ranch Company
25200 La Paz Road, Suite 210
Laguna Hills, California 92653
(714) 586-4400**

**Contact: Michael Mohler
Chris Downey**

**Michael Brandman Associates, Inc.
Carnegie Centre
2530 Red Hill Avenue
Santa Ana, California 92705
(714) 250-5555**

Contact: Dan Bott

**County of Orange Environmental Management Agency
Advance Planning Division
12 Civic Center Plaza
Santa Ana, California 92702-4048
(714) 834-5550**

Contact: Gary Medeiros

SECTION I
PURPOSE AND OBJECTIVES

The purpose of the Foothill Ranch Planned Community Development Plan and Supplemental Text is to incorporate flexible Zoning District Regulations into a comprehensive plan for the Foothill Ranch Planned Community (P.C.). These regulations were developed in compliance with the spirit and intent of the P.C. "Planned Community" District Regulations, Section 7-9-103 of the Orange County Zoning Code to be responsive to changing community needs and desires and to function without unnecessary, time-consuming or costly amendments and review procedures.

The Planned Community District Regulations and Development Plan identify the general location and type of land uses, define standards for development and combine provisions for the opportunity to propose innovative community design concepts and site planning consistent with orderly development and protection of sensitive and natural resources, with provisions for a logical and timely sequence of community and governmental review and input.

The purpose of the Planned Community District Regulations is to:

- Provide for classification and development of land within the Foothill Ranch Planned Community in a coordinated, comprehensive manner to aid in the creation of a superior environment resulting from large-scale community planning.
- Provide regulations for development encompassing various types of land uses (such as single-family residential, multiple-family residential, industrial, commercial, urban activity, and public facility uses), or combination of uses through the adoption of a Development Plan and text materials which set forth land use relationships and development standards.
- Provide for creative design concepts and provide an opportunity for public review to help meet an increasing need for adequate housing that is affordable to low and moderate income families.

- Encourage effective use of natural topography and open space by preserving regional open space features while blending urban development into natural topography through the use of sensitive site design and grading techniques.

Area Plan and Site Development Permit review procedures are designed to accomplish the objective of providing a logical and timely sequence of community and government review and approval.

FEATURE PLAN

A Feature Plan shall be prepared for the entire land area covered by the Foothill Ranch Development Plan and Supplemental Text in compliance with the requirements of Section 7-9-150 of the Orange County Zoning Code. The objective of the Feature Plan shall be to analyze and evaluate the significant natural and man-made features within the land area covered by the Foothill Ranch Development Plan and Supplemental Text and to provide policies, guidelines and standards for their preservation, enhancement or development. The Feature Plan will provide conceptual guidelines for implementing the General Plan and these zoning regulations.

The Feature Plan will include: guidelines for the treatment of the interface between urban development and open space areas; a conceptual grading plan; guidelines for the treatment of archaeological, paleontological and geological features within the urban area; a school and a park implementation plan; guidelines for the treatment of recreation areas, highways, trails and greenbelt watercourses within the urban area; a drainage plan; a housing implementation plan (HIP) which deals specifically with the issue of consistency with the Housing Element of the General Plan; and a detailed Statistical Summary for the land uses designated in the Foothill Ranch P.C. Development Plan and Supplemental Text. Other Feature Plan requirements are provided in Section XXI of the Foothill Ranch P.C. Development Plan and Supplemental Text.

The Feature Plan shall contain only policies, guidelines and standards which are consistent with and implement the General Plan and the Foothill Ranch P.C. Development Plan and Supplemental Text in accordance with the Feature Plan Regulations and Procedures established in Section XXI.

AREA PLAN

An Area Plan provides guidelines for implementing the Orange County General Plan and these P.C. zoning regulations and implements the P.C. Development Plan by identifying specific location, type and scope of land uses.

An Area Plan shall include: graphic guidelines for the treatment of open space areas; a conceptual grading plan; delineation of existing natural features, recreation areas, highways and trails; a detailed Statistical Summary for land uses designated in the Foothill Ranch P.C. Development Plan and Supplemental Text; a conceptual landscape program; a housing implementation plan (HIP); and a local parks implementation plan.

An Area Plan, or any amendment thereof, shall establish subdivisions of a planning area(s) for purposes of allocating dwelling units or establishing location of non-residential land uses. A subdivision of a planning area shall be called a planning unit. Area Plan applications and amendments thereof shall cover at least an entire planning unit(s) proposed for development and shall contain a conceptual grading plan, conceptual edge treatments for the interface between urban and open space areas, dwelling unit distribution, dwelling unit accounting system, park implementation plan and other applicable requirements in accordance with Section XXI of the Foothill Ranch P.C. Development Plan and Supplemental Text.

The Area Plan provides an opportunity for review and input from community and governmental agencies on the relationships of uses and community design for the entire Planned Community of Foothill Ranch.

The Area Plan helps provide the guideline linking the General Plan and the more precise Site Plans and subdivision maps. It is intended to provide direction and guidance for the designer of a project as well as for the reviewing agency.

SITE PLAN

The purpose of the Site Plan review process is to provide for public review of the detailed final plans for all multiple-family residential and nonresidential projects. A Site Plan may be approved which establishes alternative development standards for multiple-family residential and nonresidential projects. A Site Plan may be filed for the purpose of establishing alternative development standards for a single-family or duplex residential project even though a Site Plan would not otherwise be required.

The Site Plan review process provides assurances that all multiple-family residential and all nonresidential projects, as well as single-family or duplex residential developments proposing alternative development standards, will be planned, established, and maintained in a manner that will be compatible with surrounding uses. Site Plan requirements are provided in Section XXIII of the Foothill Ranch P.C. Development Plan and Supplemental Text.

SECTION II
GENERAL REGULATIONS

1. Definition of Terms

Terms used in this Development Plan and Supplemental Text shall have the same definitions as given in the Orange County Zoning Code unless otherwise defined herein. (See Section XXIV, Definitions.)

2. General Plan Consistency

The Foothill Ranch P.C. Development Plan and Supplemental Text has been found to be consistent with all elements of the Orange County General Plan by the approval and adoption process of the Orange County Planning Commission and Board of Supervisors.

3. Affordable Housing

It is intended that a minimum of thirty-five percent (35%) of the dwelling units built in the Foothill Ranch P.C. will be affordable to households earning no more than one hundred twenty percent (120%) of the Orange County median family income. This is consistent with the Housing Element of the Orange County General Plan.

Prior to the recordation of any final tract map or issuance of any building permit, whichever occurs first, an Affordable Housing Implementation Plan shall be submitted to and approved by the Planning Commission. Said report shall include guarantees that: (at least) 1,365 units, further specified as 546 Low, 546 Moderate I and 273 Moderate II, shall be sold or rented to and occupied by families in the target income category as defined by the Housing Element.

4. Zoning Code Consistency

This Development Plan and Supplemental Text is adopted pursuant to the regulations contained in the Orange County Zoning Code. It is specifically intended by such adoption that the development standards herein shall regulate all development within the Foothill Ranch P.C. Any details or issues not specifically covered by this Development Plan and Supplemental Text shall be subject to the regulations of the adopted Orange County Zoning Code. In cases of differences

between this text and the County Zoning Code, this Planned Community Text shall prevail.

5. Grading Code Consistency

Grading plans submitted for all projects in the Foothill Ranch P.C. shall be based on the County Grading Code and shall be accompanied by geological and soils engineers' reports which shall incorporate all pertinent recommendations. The soils engineer and engineering geologist must certify the suitability of a graded site prior to issuance of a building permit.

6. Grading

Grading will be permitted within the Foothill Ranch P.C. inside and outside of the area of immediate development upon approval of a tentative map, site plan or final grading plans. A tentative tract map, final grading plan or a Site Plan shall show the entire extent of grading both inside and outside the area of immediate development. No grading permits shall be issued without the approval of a precise plan of development such as a tentative tract map, site development permit or precise road improvement plans.

7. Master Plan of Drainage

All development proposals within the P.C. shall conform to the provisions of the Los Alisos and Aliso Creek Master Plans of Drainage or has approved by the Manager, Subdivision Division when changed conditions make these Master Plans impracticable.

8. Flood Control

The property owner/builder shall fund and construct all on-site flood control facilities, except Master Plan facilities, in a manner meeting the approval of the Director of EMA.

9. Other Codes

Construction shall comply with applicable provisions of the Uniform Building Code and various other mechanical, electrical and plumbing codes related thereto.

10. Undergrounding Utilities

All new public utility electrical and telephone transmission lines, of 120 KV or less, shall be installed subsurface throughout the Planned Community.

11. Interim Land Uses

Open Space Planning Areas

The following uses are permitted in the undeveloped Open Space land use planning areas of the Foothill Ranch Planned Community:

- a. Grazing.
- b. Riding, bicycle, and hiking trails.
- c. Riding clubs, stables, show rings, etc.
- d. Rest stops.
- e. Nature study areas.
- f. Regional and local parks.
- g. Archeological and paleontological study sites.
- h. Infrastructure facilities necessary for the development of adjacent urban areas, e.g., highways, utility lines, water reservoirs, flood control facilities, utility access roads, erosion control devices and basins, fuel breaks and fuel modification zones required by the Fire Warden, and corrective grading for the protection of adjacent urban uses.
- i. Other similar private, public or quasi-public uses approved by the Planning Commission.

Other Planning Areas

The following interim uses are permitted in all undeveloped planning areas, other than the Open Space planning area, within the Foothill Ranch Planned Community:

- j. All uses permitted by the A1 "General Agricultural" District Regulations, Sections 7-9-55 through 7-9-55.7 of the County of Orange Zoning Code.
- k. Resource extraction.

12. Maximum Dwelling Units

A maximum of 3,900 dwelling units, inclusive of all density bonuses, may be built in the Foothill Ranch P.C. All planning areas which allow for residential uses shall be developed consistent with the maximum number of dwelling units indicated within the Foothill Ranch P.C. Development Plan and Statistical Summary.

13. Density/Area per Unit

- a. The dwelling unit density permitted in any residential planning area/planning unit, as designated in the Feature Plan and the Development Plan and Statistical Summary of the Foothill Ranch P.C., shall apply to the overall residential planning area/planning unit and shall not be literal to any division thereof.
- b. Individual residential projects within a planning area or planning unit may exceed the midpoint of the range for the community profile land use designation provided that the following dwelling unit totals are not exceeded:
 - (1) The total number of dwelling units in an entire planning area as indicated on the P.C. Development Plan and Statistical Summary.
 - (2) The total number of dwelling units for the entire P.C. shall not exceed 3,900 units, inclusive of any density bonus for any purpose or reason.
 - (3) The total number of dwelling units permitted in each planning unit as indicated on the Statistical Summary incorporated in the approved Feature Plan or any amendment thereto.
- c. Computation of acreage for determining density shall be based on gross acreage.

14. Planning Area Boundaries

- a. Adjustments to the planning area boundaries resulting from final road alignments, geo-technical or engineering refinements to the Feature Plan, Area Plan, Site Plan, Tentative and/or Final Tract Map shall not require amendment of the Development Plan and Supplemental Text when such adjustments are consistent with the intent of the County General Plan and the Foothill Ranch P.C. Development Plan, except that no open space planning areas shall be changed.
- b. Boundaries not dimensioned on the Development Plan shall be established by the Feature Plan, Area Plan or by Site Plan, and may be refined by the tentative or final subdivision map approvals.
- c. Planning areas which are indicated as being located at intersections of streets or highways shall be altered in location to conform with final road alignments without requiring an amendment of the Foothill Ranch P.C. Development Plan and Supplemental Text when such alterations are consistent with an approved Area Plan.

15. Annual Monitoring Report

An Annual Monitoring Report (AMR) shall be prepared and submitted 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 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 until approaches which are capable of resolving the 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.

No tentative tract map shall be approved prior to the approval of the first AMR unless the landowner has obtained the approval by the Director of Planning of an Implementation Plan stating the manner in which the proposed tract map complies with the applicable conditions of approval and the requirements stated in Board of Supervisors Resolution No. 82-892 or subsequent amendment (Annual Monitoring requirements).

Prior to submission of a petition or a resolution of application for annexation of the subject property to a city or prior to consent by the landowner to annexation by a city, the landowner shall obtain the approval by the Board of Supervisors of an agreement demonstrating how the conditions of approval and the requirements of the AMR, if any, will be satisfied. This agreement will ensure compliance.

16. Foothill Transportation Corridor and Foothill Circulation Phasing Program

The property owner/subdivider shall participate in the Board of Supervisors' adopted program for implementation of the Foothill Circulation Phasing Plan and the Foothill Transportation Corridor.

17. Alternative Development Standards

A Site Plan may be approved which establishes alternative site development standards for residential and permitted nonresidential projects in residential planning areas.

18. Local Parks

Local park sites and park improvements will be provided in accordance with the provisions of the Orange County Local Park Code as outlined in the Park Implementation Plan contained in the Feature Plan.

19. Open Space, Private/Public

Certain areas within the P.C., although privately owned and fenced, may be designated as open space. These areas, through the use of deed or other restrictive techniques, will have development limited so as to preserve their open space character.

20. Large-Lot Subdivisions

Large-lot subdivision maps, for the purpose of conveyance or financing, may be approved when no parcel is smaller than 20 acres and such maps include a declaration that lots created are not building sites. This includes the subdivision of commercial and industrial areas. Posting of bonds, installation of infrastructure improvements, or dedication of open space shall not be made a condition of approval of a large-lot subdivision for conveyance or financing purposes.

21. Board Declaration/Severability

If any portion of these regulations is, for any reason, declared by a court of competent jurisdiction to be invalid or ineffective in whole or in part, such decision shall not affect the validity of the remaining portions thereof. The Board of Supervisors hereby declares that they would have enacted these regulations and each portion thereof irrespective of the fact that any one or more portions be declared invalid or ineffective.

SECTION III
RESIDENTIAL USE REGULATIONS

PURPOSE AND OBJECTIVES

The purpose of these provisions is to regulate the residential planning areas of the Foothill Ranch Planned Community. These regulations provide for a wide variety of residential uses, including single-family detached, single-family attached, duplex and multiple-family housing types. Residential densities within the Foothill Ranch P.C. range from 5.2 dwelling units per acre to 21.0 dwelling units per acre. Residential densities are consistent with the Low Density (0.5-3.5 du/acre), Medium Density (3.5-18.0 du/acre) and High Density (18.0-28.0 du/acre) Community Profile Subcategories of the General Plan. The regulations also allow for community facilities and community service facilities. It is an objective of these regulations to provide a Development Plan and Supplemental Text which will be responsive to changing community needs and goals and to allow and encourage innovative community design and neighborhood mix.

Development standards for residential projects shall be as described in Section IV except that alternative development standards may be established by approval of an Area Plan or a Site Plan, upon a finding of equal or increased public benefit from the alternative standards.

SECTION IV
RESIDENTIAL SITE DEVELOPMENT STANDARDS

A. USES PERMITTED SUBJECT TO APPROVAL OF AN AREA PLAN AS PROVIDED IN SECTION XXII

An approved Area Plan covering at least an entire planning area shall be approved prior to approval of any tentative subdivision map, Site Plan, or clearance for issuance of a grading permit or building permit within any residential planning area or planning unit.

The following uses are permitted in planning areas and planning units designated for residential uses:

1. Detached single-family dwellings and rural estate subdivisions (one dwelling per building site).
2. Two or more attached single-family dwellings (one dwelling per building site) including, but not limited to, patio homes, cluster development, planned concept subdivisions and planned developments.
3. Duplex dwellings.
4. Factory-built housing, manufactured housing.
5. Open space uses.
6. Accessory structures and uses, on the same building site as a main use, which are customarily incidental or necessary to the main building or use.
7. Uses and structures customarily incidental or necessary to residential uses including, but not limited to, parks, trails, greenbelts, and common areas.

B. USES PERMITTED SUBJECT TO AN APPROVED AREA PLAN AND SITE PLAN AS PROVIDED IN SECTIONS XXII AND XXIII

Prior to issuance of building permits or the approval of a tentative subdivision map, an Area Plan and Site Plan shall be approved to allow the establishment of the following uses:

1. Multiple family dwellings including, but not limited to, apartments, condominiums, stock cooperatives, and community apartment projects.
2. Mobile home parks, mobile home subdivisions, mobile home condominiums and stock cooperatives.
3. Public facilities (in accordance with Sections XVII and XVIII).
4. Public service facilities (in accordance with Sections XVII and XVIII).

5. Public and private recreation centers and facilities including but not limited to swimming pools, tennis courts, lakes, clubhouses, stables and trails. -
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 in accordance with Sections XVII and XVIII.
7. Any other accessory use or structure, located on the same or a separate building site, which is customarily incidental to, or necessary to the uses listed in Subsections A and B above.

C. All uses not mentioned above are prohibited.

D. **SITE DEVELOPMENT STANDARDS**

All residential development within the Foothill Ranch P.C. shall be subject to the following site development standards except as otherwise established by an approved Site Plan or amendment thereof.

A Site Plan may be approved which establishes alternative site development standards for residential and permitted nonresidential projects in residential planning areas.

1. **SINGLE-FAMILY DWELLINGS**

The following development standards shall apply except as otherwise established by an approved Area Plan, Site Plan or amendment thereof.

a. **Detached Single-Family Dwelling** - rural estate conventional subdivision.

- (1) Building site area: Eight thousand (8,000) square foot minimum, ten thousand (10,000) square foot average.
- (2) Building site width: No minimum.
- (3) Building height: Thirty-five (35) foot maximum.
- (4) Building site coverage: The total site less required setbacks.
- (5) Building setbacks:
 - (a) Front: Eighteen (18) feet minimum from the back of sidewalk or back of curb if there is no sidewalk.
 - (b) Side: Eight (8) feet minimum.
 - (c) Rear: Twenty-five (25) feet minimum.

- (d) 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 eight (8) feet shall be maintained.
- (e) Projections into required setbacks: Eaves, cornices, chimneys, outside staircases, balconies and other similar architectural features may project a maximum of six (6) feet into any required front, rear or side setback within one (1) foot of the property line, whichever is the least projection into the required setback.
- (f) Miscellaneous Provisions and Exceptions: Attached accessory buildings shall be considered as a part of the main building.
→ Detached accessory buildings shall be located no closer than the setback permitted for the main building.
- (6) Garage and carport placement: The point of vehicular entry to a garage or carport shall be a distance of five (5) feet or less, or eighteen (18) feet or more from the back of sidewalk or back of curb if there is no sidewalk. Automatic garage door openers are required for garages set back less than eighteen (18) feet to the point of vehicular entry.
- (7) Private street standards: Private streets shall be established in accordance with the following minimum standards:
- (a) Streets with no parking permitted: Minimum paved width twenty (20) feet.
- (b) Streets where on-street parking will be limited to one side only: Minimum paved width twenty-five (25) feet.
- (c) Streets with on-street parking permitted on both sides: Minimum paved width thirty (30) feet.
- (8) Fences and walls, maximum height:
- (a) Within areas where main buildings may be placed: Shall comply with height requirements for a main building.
- (b) Within front setback area: Three and one half (3.5) feet maximum, except on key 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 (6) 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.
 - (9) Off-street parking: Off-street parking shall be provided as required by the provisions of Section XIX.
 - (10) Total number of units: As shown on the Statistical Summary of the Foothill Ranch P.C. Development Plan or amendment thereof.
- b. **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.
 - (4) Building site coverage: The total site less required setbacks.
 - (5) Building setbacks:
 - (a) Front: Five (5) feet any front or side property line abutting a public street, same as required garage setback from a front property line, and ten (10) feet minimum from a side property line.
 - (b) Side: Ten (10) feet minimum for one side only, or ten (10) feet aggregate total for both sides.
 - (c) Rear: Ten (10) feet minimum, setback minimum for areas adjacent to open space planning areas.
 - (d) 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.
 - (e) Projections into required setbacks: Eaves, cornices, chimneys, outside staircases, balconies and other similar architectural features may project a maximum of four (4) feet into any required front, rear or side setback or within one (1) foot of the property line, whichever is the least projection into the required setback.

- (f) **Miscellaneous Provisions and Exceptions:** Attached accessory buildings shall be considered as a part of the main building. Detached accessory buildings shall be located no closer than the setback permitted for the main building.
- (6) **Garage and carport placement:** The point of vehicular entry to a garage or carport shall be a distance of five (5) feet or less, or eighteen (18) feet or more from the back of sidewalk, or if there is no sidewalk, from back of curb. Garages set back less than eighteen (18) feet to the point of vehicular entry shall be equipped with automatic door openers.
- (7) **Private street standards:** Private streets shall be established in accordance with the following minimum standards:
 - (a) **Streets where no parking is permitted:** Minimum paved width twenty-four (24) feet.
 - (b) **Streets where on-street parking will be limited to one side only:** Minimum paved width twenty-eight (28) feet.
 - (c) **Streets with on-street parking permitted on both sides:** Minimum paved width thirty-six (36) feet.
- (8) **Fences and walls, maximum height:**
 - (a) **Within areas where main buildings may be placed:** Shall comply with height requirements for a main building.
 - (b) **Within front setback area:** Three and one half (3.5) feet maximum, except on key 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 (6) 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.
- (9) **Off-street parking:** Off-street parking shall be provided as required by the provisions of Section XIX.

- (10) Total number of units: As shown on the Statistical Summary of the Foothill Ranch P.C. Development Plan and Statistical Summary or amendment thereof.
- c. **Attached Single-Family Dwelling - conventional subdivision.**
- (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.
 - (4) Building site coverage: The total site less required setbacks.
 - (5) Building setbacks:
 - (a) From any property line abutting a public street: Five (5) feet same as required garage setback from a front property line and ten (10) feet minimum from a side property line.
 - (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 eight (8) 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 five (5) feet into any required front, rear or side setback or within two (2) feet of the property line, whichever is the least projection into the required setback.
 - (e) Miscellaneous Provisions and Exceptions: Attached accessory buildings shall be considered as a part of the main buildings. Detached accessory buildings shall be located no closer than the setback permitted for the main building.
 - (6) Garage and carport placement: The point of vehicular entry to a garage or carport shall be a distance of 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. Automatic garage door openers are required for garages set back less than eighteen (18) feet to the point of vehicular entry.

- (7) Private street standards: Private streets shall be established in accordance with the following minimum standards:
 - (a) Streets with no parking permitted: Minimum paved width twenty-four (24) feet.
 - (b) Streets where on-street parking will be limited to one side only: Minimum paved width twenty-eight (28) feet.
 - (c) Streets with on-street parking permitted on both sides: Minimum paved width thirty-six (36) feet.
 - (8) 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 (3.5) feet maximum, except on key 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 (6) 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.
 - (9) Off-street parking: Off-street parking shall be provided as required by the provisions of Section XIX.
 - (10) Total number of units: As shown on the Statistical Summary of the Foothill Ranch P.C. Development Plan and the Statistical Summary or amendment thereof.
- d. **Cluster Subdivision, Planned Concept Subdivisions, Planned Developments 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 of the Zoning Code, and shall 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 five percent (5%) of the net 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.
- (6) Lot width: No minimum.
- (7) Total number of units: As shown on the Statistical Summary of the Foothill Ranch P.C. Development Plan and Statistical Summary or amendment thereof.
- (8) Building height: Thirty-five (35) feet maximum.
- (9) Building site coverage: Seventy (70) percent maximum for each development unit and no maximum for individual lots.
- (10) Building setbacks:
 - (a) From any exterior 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.
 - (c) Patios: No attached or detached covered patio shall be located closer than two (2) feet to a property line except the street side property line of a corner lot, in which case a minimum distance of eight (8) 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 building setback.

- (e) **Miscellaneous Provisions and Exceptions:** Attached accessory buildings shall be considered as a part of the main buildings. Detached accessory buildings shall be located no closer than the setback required for the main building.
- (11) **Garage and carport placement:**
- (a) Where streets and driveways serve to provide common access to garages or carports, garages and carports shall be set back a minimum distance of five (5) feet from the travel way.
 - (b) In all other instances, the point of vehicular entry to garages and carports shall be set back a distance of five (5) feet or less, or eighteen (18) feet or more from the back edge of the sidewalk or curb where there is no sidewalk. Garages set back less than eighteen (18) feet to the point of vehicular entry shall be equipped with automatic door openers.
- (12) **Private street and driveway standards:** Private streets and driveways shall be established in accordance with the following standards:
- (a) Streets or driveways serving four (4) or less dwelling units and having no parking within the travel way: Minimum paved width twelve (12) feet for one-way traffic or twenty (20) feet for two-way traffic.
 - (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 sixteen (16) feet 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.

- (13) Fences and walls, maximum height:
 - (a) Along the boundary of the project: Six (6) feet except within intersection areas where the maximum height is three and one half (3.5) feet. Sound attenuation barriers may exceed six (6) feet as required by the Director, EMA.
 - (b) Within areas where main buildings may be placed: Shall comply with the height requirement for the main building.
- (14) Off-street parking: Off-street parking shall be provided as required by the provisions of Section XIX.

2. MULTIPLE-FAMILY DWELLINGS, INCLUDING BUT NOT LIMITED TO APARTMENTS, CONDOMINIUM PROJECTS—INCLUDING TIME SHARING CONDOMINIUMS, STOCK COOPERATIVES, AND COMMUNITY APARTMENT PROJECTS.

The following development standards shall apply unless otherwise established by an approved Site Plan or amendment thereof.

- 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: None except as established by an approved Area Plan or Site Plan.
- e. Building site coverage: Sixty (60) percent maximum, not to include carports or garages, except in Planning Area 3, where building site coverage is seventy-five (75) percent maximum, not to include carports and garages.
- f. Building setbacks: Ten (10) feet minimum from any exterior property line of the project, twenty-five (25) feet minimum from all property lines abutting single family residential areas. No setback is required from interior property lines.
- g. Patios: No attached or detached covered patio shall be located closer than two (2) feet to a property line except the street-side property line of a corner lot, in which case a minimum distance of eight (8) feet shall be maintained.
- h. Projections into required setbacks: Eaves, cornices, chimneys, outside staircases, balconies and other similar architectural features may project four (4) feet into any required building setbacks.

- i. **Miscellaneous Provisions and Exceptions:** Attached accessory buildings shall be considered as a part of the main building. Detached accessory buildings shall be located no closer than the setback required for the main building.
- j. **Garage and carport placement:** The point of vehicular entry to garages and carports shall be set back a distance of ten (10) feet or less, or seventeen (17) feet or more from the back of the travel way.
- k. **Off-street parking:** Off-street parking shall be provided as required by the provisions of Section XIX.
- l. **Open space:** A minimum of five percent (5%) of the net area of the project is to be reserved as convenient, accessible and usable open area.
- m. **Total number of units:** As shown on the Statistical Summary of the Foothill Ranch P.C. Development Plan and Statistical Summary or any amendment thereof.
- n. **Signs:** Signs shall be permitted in accordance with the provisions of Section XX.
- o. **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.
- p. **Screening:**
 - (1) **Abutting residential areas:** A screen, as defined in subsection (4) below, shall be installed 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:** 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.
 - (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 the 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) A screen 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 six (6) 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 screen.
 - (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 screened from view from any abutting street or highway and any abutting area zoned for residential or open space uses within the Foothill Ranch P.C.
- q. 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 shall be protected from vehicular damage.
 - (4) Watering: 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.

SECTION V
OPEN SPACE USE REGULATIONS

PURPOSE AND OBJECTIVES

This section includes land designated on the Development Plan as Open Space and such open space areas as may ultimately be shown on the Area Plan or approved Site Plans. A substantial amount of the Foothill Ranch P.C. is designated for open space uses. Within the northerly area of the Foothill Ranch is a regional wilderness park, planned and intended to be offered for public use as part of the development subdivision map approval process.

Watercourse/greenbelt open space corridors throughout the community are planned to be stabilized and recontoured to protect adjacent properties. When the necessary flood protection work has been done to the satisfaction of the Director, EMA, these areas are planned to be offered for dedication to the appropriate governmental or quasi-governmental agency.

Recreation uses, such as golf courses, field archery ranges, commercial stables and other similar outdoor or indoor uses may be established in open space areas subject to approval of a Site Plan by the Planning Commission. Infrastructure uses and facilities which are necessary for the development or protection of surrounding urban areas are permitted in open space areas of the Foothill Ranch P.C. All development in Open Space areas is subject to Area Plan or Site Plan approval.

SECTION VI
OPEN SPACE SITE DEVELOPMENT STANDARDS

A. LAND USE REGULATIONS

Land use regulations for the Open Space zoning district shall be subject to the regulations in Lake Forest Municipal Code Section 9.72.090 (Non-Residential Land Use Matrix), column “OS.”

B. 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.
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 XIX.
6. Signs: Signs shall be permitted in accordance with Section XX
7. Lighting: All lighting, exterior and interior, shall be designed and located to minimize power consumption and to confine 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 seven (7) 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: 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: A screen 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. A screen 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 Foothill Ranch P.C.
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. Watering: Permanent automatic watering facilities shall be provided for all landscaped areas.
 - e. Maintenance: All landscaping shall be maintained in a neat, clean and healthy condition. This shall include proper pruning, mowing of lawns, weeding, removal of litter, fertilizing, replacement of plants when necessary and the regular watering of all plantings.
11. Fences, walls, maximum height:
- a. Security and tennis court fences may be the height shown on the approved Area Plan or Site Plan without any limit.
 - b. Perimeter fencing and walls shall be consistent with the requirements for the abutting planning areas.

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**SECTION VII
RECREATION USE REGULATIONS**

PURPOSE AND OBJECTIVES

The purpose of these regulations is to provide for the establishment and use of recreation facilities in the Foothill Ranch P.C. It is the intent of this section to permit a variety of recreational activities including those commercial uses which are supportive of the primary recreation uses. All uses in a recreation planning area or planning unit are subject to an approved Area Plan and Site Plan. A Site Plan may be approved which establishes site development standards for recreation uses in a recreation planning area or planning unit.

SECTION VIII
RECREATION SITE DEVELOPMENT STANDARDS

A. USES PERMITTED SUBJECT TO AN APPROVED AREA PLAN AND SITE PLAN AS PROVIDED IN SECTIONS XXII AND XXIII

An approved Area Plan is required prior to or concurrently with approval of any subdivision of land for purposes of permitting the construction of any of the following recreation uses in the Foothill Ranch Planned Community:

1. Commercial and noncommercial recreation uses and facilities.
2. Public or private golf courses and country clubs.
3. Driving ranges.
4. Public facilities and public service facilities.
5. Public use and public utility buildings, structures, and facilities including but not limited to electrical, water, sewage, telephone and telegraph storage, distribution, treatment, or production facilities.
6. Accessory structures and uses which are necessary or customarily incidental to the permitted uses.
7. Similar uses which the Director, EMA, or Planning Commission finds appropriate and compatible.
8. All uses not mentioned above are prohibited.

B. 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.
3. Building site coverage: Fifty (50) percent maximum building site coverage.
4. Building setbacks: All buildings and structures shall be set back from all building site lines abutting residential areas a distance equal to the height of the building or structure.
5. Off-street parking requirements: Off-street parking shall be provided as required by Section XIX.
6. Signs: Signs shall be permitted in accordance with Section XX.

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 seven (7) feet in height. No such area shall be located within fifty (50) feet of any residentially zoned area unless it is fully enclosed.
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 thirty-six (36) inches and a maximum of forty-two (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:** A screen 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. A screen 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 Foothill Ranch P.C.
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. Watering: Permanent automatic watering facilities shall be provided for all landscaped areas.

- e. **Maintenance:** All landscaping shall be maintained in a neat, clean and healthy condition. This shall include proper pruning, mowing of lawns, weeding, removal of litter, fertilizing, replacement of plants when necessary and the regular watering of all plantings.
11. **Fences, walls, maximum height:**
- a. Security and tennis court fences may be the height shown on the approved Area Plan or Site Plan without any limit.
 - b. Perimeter fencing and walls shall be consistent with the requirements for the abutting planning areas.

SECTION IX
COMMERCIAL USE REGULATIONS

PURPOSE AND OBJECTIVES

The purpose of these provisions is to regulate the design and development of commercial projects in the Foothill Ranch P.C. It is an objective of this section to permit a variety of compatible uses and facilities supportive of the general community. Neighborhood and community commercial facilities are concentrated rather than being dispersed throughout the community. These regulations permit retail and service commercial uses of a neighborhood as well as community variety.

The commercial use regulations permit the following uses in addition to conventional retail uses: business, professional and administrative offices; public administration and governmental offices and facilities; political, civic, historical, religious and charitable organizations and structures; private clubs, lodges and union halls; hotel/motel and convention facilities; commercial recreation and entertainment uses; and public facilities and public service facilities.

All commercial development in the Foothill Ranch P.C. is subject to an approved Area Plan and Site Plan. A Site Plan may be approved which establishes alternative site development standards for uses permitted in Commercial planning areas.

SECTION X
COMMERCIAL SITE DEVELOPMENT STANDARDS

A. LAND USE REGULATIONS

Land use regulations for the Commercial zoning district shall be subject to the regulations in Lake Forest Municipal Code Section 9.72.090 (Non-Residential Land Use Matrix), column “C.”

B. 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. The maximum is the net usable area as indicated on the Statistical Summary or any amendment thereof.
2. Building site width and depth: No minimum.
3. Building height: 160 feet maximum.
4. Building setbacks:
 - a. Ten (10) feet from property line abutting a street.
 - b. Twenty (20) feet minimum from all property lines abutting planning areas designated residential and open space as depicted on the P.C. Development Plan.
 - c. Buildings that are more than fifty (50) feet in height shall be set back a minimum of fifty (50) feet from all property lines abutting residential and open space planning areas.
 - d. No minimum from commercial, urban activity and industrial planning areas.
5. Off-street parking requirements: Off-street parking shall be provided as required by the provisions of Section XIX.
6. Signs: Signs shall be permitted in accordance with Section XX.
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 onsite. Loading platforms and areas shall be screened from view from adjacent streets, highways and residential 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 residentially zoned 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 and outdoor dining areas, or other similar uses indicated on the approved Site Plan.

11. Screening (required screening is not counted as a part of Net Useable Acres):
- a. Abutting residential areas: A screen shall be installed along all 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. Where there is a difference in elevation on opposite sides of the screen, the height shall be measured from the highest point of 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: A screen shall be installed along all parking areas abutting arterial 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. A screen as referred to in a., b., and c. above shall consist of any 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 six (6) 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 street or highway and any abutting area zoned for residential or open space uses within the Foothill Ranch P.C.
12. Landscaping: Landscaping, consisting 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 part of Net Usable Acres)
- a. Boundary landscaping abutting arterial highways is required to an average depth of fifteen (15) feet with 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 percent (50%) 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 six (6) inches higher than the adjacent vehicular area or in some manner be protected from vehicular damage.
- e. Watering: Permanent automatic watering facilities shall be provided for all landscaped areas.
- f. 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.

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SECTION XI
URBAN ACTIVITY CENTER USE REGULATIONS

PURPOSE AND OBJECTIVES

The purpose of these provisions is to regulate the planning, design and development of the Urban Activity Center within the Foothill Ranch P.C. The Urban Activity Center provides for the community's commercial, civic, cultural, professional service and office needs in a location easily accessible from the residential neighborhoods. The Urban Activity Center is a mixed-use center intended to function as the community's urban core, central business district and community shopping area.

It is an objective of this section to permit a variety of compatible commercial uses and facilities supportive of the general community and consistent with the mixed use concept. Most commercial facilities are concentrated within the Urban Activity Center rather than being dispersed throughout the community. Consistent with the mixed use concept and the Urban Activity Center's role as the central business district, the regulations permit the following uses: retail and service, commercial, business, professional and administrative offices; public administration and governmental offices and facilities; political, civic, historical, religious and charitable organizations and structures; and private clubs, lodges and union halls. Also permitted within the Urban Activity Center are high density residential uses. Residential uses may consist of free standing structures and residential structures which are accessory to office or retail uses. Mixed uses may be of a vertical mid-rise orientation, or of a low-rise linear orientation. An objective of the Urban Activity Center is to provide uses which encourage a 24-hour activity base. Such uses would include hotel/motel, commercial, recreation and entertainment uses.

All development in the Urban Activity Center is subject to Area Plan and Site Plan review as outlined in Section XXII and XXIII. A Site Plan may be approved which establishes alternative site development standards in the Urban Activity Center.

SECTION XII
URBAN ACTIVITY SITE DEVELOPMENT STANDARDS

A. LAND USE REGULATIONS

Prior to clearance for issuance of a building or grading permit, an Area Plan shall be approved covering at least an entire planning area. Site Plans for individual uses shall be approved in accordance with the approved Area Plan prior to clearance for issuance of building permits.

COMBINED MIXED USES

The following commercial uses may be permitted on the first floor of mixed use buildings within the Urban Activity Center planning area:

1. Retail commercial businesses.
2. Service commercial businesses.
3. Administrative, professional and business offices.
4. Cultural facilities, such as but not limited to the following:
 - a. Museums.
 - b. Theaters.
 - c. Libraries.
 - d. Art galleries.
 - e. Music halls.
 - f. Convention centers.
5. Cafes, restaurants, bars and cocktail lounges.
6. Commercial recreation uses.
7. Accessory structures or uses which are customarily incidental or necessary to the permitted main uses.
8. Day care centers.
9. Massage Establishments with approval of a Use Permit and in accordance with Chapter 5.07 (Massage Establishments) of the Lake Forest Municipal Code.
10. Any other similar use which is found compatible with the purpose and objectives of Section XI and which is indicated on an Area Plan or Site Plan approved by the Planning Commission.
11. Adult Businesses—subject to adult business license required by Chapter 5.10 of the Lake Forest Municipal Code and also the locational standards found in Chapter 9.08.012 of the Lake Forest Municipal Code.
12. All uses not mentioned above are prohibited.

FREESTANDING COMMERCIAL USES

Land use regulations for freestanding commercial uses in the Urban Activity zoning district shall be subject to the regulations in Lake Forest Municipal Code Section 9.72.090 (Non-Residential Land Use Matrix), column “C.”

FREESTANDING RESIDENTIAL USES

All uses permitted in accordance with the Residential Use Regulations for Multiple Family Dwellings contained in Section IV of the Foothill Ranch P.C. Development Plan and Supplemental Text.

B. SITE DEVELOPMENT STANDARDS

COMBINED MIXED USES

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

1. Building site area: No minimum. The maximum is the net usable area as indicated on the Statistical Summary or any amendment thereof.
2. Building site width and depth: No minimum.
3. Building height: one hundred sixty (160) feet maximum.
4. Building setbacks:
 - a. Ten (10) feet from property line abutting a street.
 - b. Twenty (20) feet minimum from all property lines abutting planning areas designated residential and open space as depicted on the P.C. Development Plan.
 - c. Buildings that are more than fifty (50) feet in height shall be set back a minimum of fifty (50) feet from all property lines abutting residential and open space planning areas.
 - d. No minimum from commercial, urban activity and industrial planning areas.
5. No maximum site coverage
6. Signs: Signs shall be permitted in accordance with Section XX.
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 onsite. Loading platforms and areas shall be screened from view from adjacent streets, highways and residential 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 residentially zoned 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, sales areas and outdoor dining areas.
11. Screening (required screening is not counted as a part of Net Useable Acres):
 - a. Abutting residential areas: A screen shall be installed along all site boundaries where the premises abut a Residential planning area. 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. Where there is a difference in elevation

on opposite sides of the screen, the height shall be measured from the highest point of 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: A landscape screen shall be installed along all parking areas abutting arterial 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. A screen as referred to in a., b., and c. above shall consist of any one or any combination of the following:
 - (1) Walls including retaining walls: A wall shall consist of concrete, stone, brick, tile or or similar type of solid masonry material a minimum of six (6) 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 street or highway and any abutting area zoned for residential or open space uses within the Foothill Ranch P.C.
12. Landscaping: Landscaping, consisting 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 part of Net Usable Acres)
- a. Boundary landscaping abutting arterial highways is required to an average depth of fifteen (15) feet with 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 percent (50%) 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 six (6) inches higher than the adjacent vehicular area or in some manner be protected from vehicular damage.
- e. Watering: Permanent automatic watering facilities shall be provided for all landscaped areas.
- f. 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.

FREE STANDING COMMERCIAL USES

Site development standards permitted in accordance with the Commercial Use site development standards specified in Section IX of the Foothill Ranch P.C. Development Plan and Supplemental Text.

FREE STANDING RESIDENTIAL USES

Site development standards permitted in accordance with the Multiple-Family Dwellings site development standards specified in the Section IV of the Foothill Ranch P.C. Development Plan and Supplemental Text.

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SECTION XIII
INDUSTRIAL USE REGULATIONS

PURPOSE AND OBJECTIVES

The purpose of these provisions is to regulate the design and development of industrial uses within the Foothill Ranch P.C. This is a planned industrial and business district designed to help provide a balanced economic and employment base for the community.

Industrial uses are located in proximity to surrounding residential areas to minimize commuter work trips and vehicle miles traveled. It is served by a network of arterial highways and the Foothill Transportation Corridor.

It is the intent of this section to permit the location of businesses and industries engaged primarily in compatible light manufacturing; business, professional and administrative offices; general manufacturing; service industries; contractor and construction industries; and, in certain areas, subject to stringent performance standards, indoor or outdoor manufacture or storage of either equipment or materials. Also permitted are limited service commercial uses exclusively accessory and/or supplementary to industrial uses.

The Industrial Use District Regulations are designed to ensure compatibility with adjacent land uses and the overall character of the community. The regulations provide for high standards of developmental quality through innovative site planning, streetscapes, architectural design and construction.

All industrial developments in the Foothill Ranch P.C. are subject to an approved Area Plan and Site Plan. A Site Plan may be approved which establishes alternative development standards for uses permitted in the Industrial planning areas.

**SECTION XIV
INDUSTRIAL SITE DEVELOPMENT STANDARDS**

A. LAND USE REGULATIONS

Land use regulations for the Industrial zoning district shall be subject to the regulations in Lake Forest Municipal Code Section 9.72.090 (Non-Residential Land Use Matrix), column "I."

B. 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 limit: Forty-five (45) feet maximum.
3. Building line regulations: All setbacks shall be measured from the ultimate right-of-way line and interior property lines.
 - a. Adjacent to a residential street: Buildings shall be located at least forty (40) feet from the ultimate right-of-way line along any street abutting a residential area with the exception that structures of less than twenty (20) feet in height may encroach into the required setback area no more than twenty (20) feet and may cover no more than fifty (50) percent of the required setback area.
 - b. Adjacent to a nonresidential arterial highway: Along any highway abutting a nonresidential area, buildings shall be setback a minimum of twenty-five (25) feet from the ultimate right-of-way line, except that unsupported roofs sun-screens, or architectural element serving energy or aesthetic needs may project six (6) feet into the required setback area.
 - c. Adjacent to local nonresidential street: Along any local street abutting a nonresidential area, buildings shall be setback a minimum of fifteen (15) feet from the ultimate right-of-way line, except that unsupported roofs or sun-screens may project six (6) feet into the required setback area.
 - d. Adjacent to an industrial or commercial/Urban Activity Center parcel: Along property lines that separate industrial or commercial/Urban Activity Center uses there shall be no required minimum setback.
 - e. Adjacent to a residential or open space parcel: Abutting a residential or open space area there shall be setback a minimum of forty (40) feet or a distance equal to the height of the building, whichever is greater.
4. Site coverage: No maximum.
5. Off-street parking: Off-street parking shall be provided in accordance with Section XIX.
6. Signs: Signs shall be permitted in accordance with Section XX.

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. Loading: All loading shall be performed onsite. Loading platforms and areas shall be screened from view from adjacent streets, highways and residential areas.
9. Trash and storage areas: All storage, including cartons, containers, materials, products or trash, shall be shielded from view within a building or area enclosed by a solid masonry wall not less than six (6) feet in height. No such area shall be located within fifty (50) feet of any residentially zoned area unless it is fully enclosed.
10. Screening (required screening is not counted as a part of Net Useable Acres):
 - a. Abutting residential areas: A screen shall be installed along all site boundaries where the premises abut areas zoned for residential uses. 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. Where there is a difference in elevation on opposite sides of the screen, the height shall be measured from the highest point of elevation.
 - b. Streets and Intersections: Screening along all streets and boundaries shall have a height of not less than thirty-six (36) inches nor more than 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: A landscape screen shall be installed along all parking areas abutting an arterial 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 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. Outdoor Storage: All outdoor storage of materials and products shall be screened from view from adjacent residential areas in the Foothill Ranch P.C. and from adjacent streets and highways.
 - f. A screen as referred to in a., b., and c. above shall consist of any 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 six (6) 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.
 - g. 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 street or highway and any abutting area zoned for residential or open space uses within the Foothill Ranch P.C.
11. Landscaping: Landscaping, consisting 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 part of Net Usable Acres)
- a. Boundary landscaping abutting arterial highways is required to an average depth of fifteen (15) feet.
 - b. Boundary landscaping abutting public streets, other than arterial highways, is required to an average depth of ten (10) feet.
 - c. Side and rear setback areas: All unpaved, non-work areas not utilized for parking or storage shall be landscaped.
 - d. 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 percent (50%) of such landscaping shall be located in the area devoted to parking.
 - e. Separation: Any landscaped area shall be separated from an adjacent vehicular area by a wall or curb at least six (6) inches higher than the adjacent vehicular area or in some manner be protected from vehicular damage.
 - f. Watering: Permanent automatic watering facilities shall be provided for all landscaped areas.
 - g. Maintenance: All landscaping shall be maintained in a neat, clean and healthy condition. This shall include proper pruning, mowing of lawns, weeding, removal of litter, fertilizing, replacement of plants when necessary and the regular watering of all plantings.
12. Environmental pollution control: Except as otherwise established by an approved Site Plan, any permitted business and industrial operation shall be performed or carried out entirely within a building that is designed and constructed so that the enclosed operations and uses do not cause or produce a nuisance to adjacent sites, such as but not limited to

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SECTION XIX
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 for the Foothill Ranch P.C. shall be in accordance with Section 7-9-145, Off-Street Parking Regulations of the Zoning Code, which is adopted by reference as a part of this section of the Foothill Ranch P.C. Development Plan and Supplemental Text.

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 or 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 parking spaces required by Section 7-9-145 may be permitted upon the approval of an Area Plan or a Site Plan by the Planning Commission as provided in Sections XXII and XXIII.
3. An agreement between the applicant and the transit vendor which identifies the manner in which transit usage is facilitated shall be submitted to the Planning Commission concurrent with appropriate requests for reductions of off-street parking.

NOTE: 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 or bus stops.
 - c. Internal tram/people mover system.
 - d. Park and ride facilities.
- 4. 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 a Site Plan when the hours of operation of the uses do not conflict (see definition, Section XXIII).
 - 5. Common area parking: Common area parking may be approved Area Plan or Site Plan approval (see definition, Section XXIII).

C. OFF-STREET PARKING REQUIREMENTS

- 1. In planning areas designated as Commercial or Urban Activity Center on the Area Plan, the parking requirement shall be computed as 5.0 parking spaces for each 1,000 square feet of gross commercial floor area. The parking requirement for all other uses in those planning areas shall be computed on the basis of the individual use (e.g., hotel, office, etc.).
- 2. Parking requirements for residential uses may be reduced to help reduce the price of housing, subject to Area Plan or Site Plan approval by the Planning Commission.
- 3. Congregate care facilities shall provide 0.5 parking spaces per each congregate care unit.
- 4. Parking is prohibited on posted bicycle trails.
- 5. Parking is prohibited on all arterial highways abutting the Foothill Ranch P.C.
- 6. Overnight on-street parking is prohibited on all collector streets.

D. EXCEPTIONS OR MODIFICATIONS TO OFF-STREET PARKING REGULATIONS

The provisions 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 or 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 a 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 Sections XXII and XXIII.

**SECTION XX
SIGN REGULATIONS**

A. PURPOSE AND INTENT

The purpose of this section is to establish standards for the uniform regulation of signs throughout the Foothill Ranch P.C.

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

The following regulations shall apply to all residential and nonresidential uses in the Foothill Ranch P.C.

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 established by an approved 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 ninety-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 XXIII, 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.
- c. Temporary signs advertising the sale, lease or rental of the property upon which the sign is located: Such signs shall not exceed a vertical height of eight (8) feet, a horizontal length of ten (10) feet, or a total area of thirty-two (32) square feet.

- d. Temporary signs denoting the architect, engineer or contractor placed on the premises where construction, repair or renovation is in progress: Such signs shall not exceed a vertical height of eight (8) feet, a horizontal length of eight (8) feet, or a total area of thirty-two (32) square feet.
- e. Signs or bulletin boards customarily incidental to places of worship, libraries, museums, social clubs or societies, cemeteries and other public or nonprofit institutions: Such signs shall not be erected in the public safety area nor exceed a total area of twenty-four (24) square feet.
- f. Temporary signs advising of future construction on the site upon which the sign is located: Such signs shall not exceed a vertical height of eight (8) feet, a horizontal length of eight (8) feet, or a total area of twenty-four (24) square feet.
- g. Planned community travel direction signs: Such signs shall not exceed a vertical height of twenty-two (22) feet.
- h. Planned community reassurance signs: Such signs shall not exceed a vertical height of sixteen (16) feet, nor a total area of two hundred (200) square feet.
- i. Temporary on-site and off-site signs in connection with model homes and/or model home sales offices, including commercial coaches as indicated on the approved Site Plan:
 - (1) In addition to the requirements of Section XXIII, 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 one hundred (100) square feet.
- j. Temporary on-site and off-site signs in connection with temporary sales offices established for the first sale of lots as indicated on the approved Site Plan: In addition to the requirements of Section XXIII, 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.

- k. Public facility identification signs: Such signs shall not exceed a vertical height of six (6) feet, nor a total area of one hundred (100) square feet.
 - l. Community identification signs: Such signs shall not exceed a vertical height of sixteen (16) feet, nor a total area of one hundred (100) square feet.
 - m. Community event bulletin board: Such signs shall not exceed a vertical height of sixteen (16) feet, nor a total area of one hundred fifty (150) square feet.
 - n. Intra-community directional signs: Such signs shall not exceed a vertical height of sixteen (16) feet, nor a maximum area of one hundred (100) square feet and may be established within public right-of-way in accordance with an approved sign program.
2. Wall signs: Business or identification wall signs shall be permitted for each business (multiple dealerships do not constitute a 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 fifty (150) 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 such 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 Subsection 1 and 2 above, only the following signs are permitted:
 - (1) One monument sign, not to exceed six (6) feet in height and thirty-five (35) square feet in area, may be located along each street frontage abutting the site.
 - (2) Two (2) freestanding, permanently affixed price signs not to exceed six (6) 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.

*street/
parking
lot
frontage*

- (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. 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. Public facility identification signs: In addition to the requirements of Section XXIII, 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.
6. Community identification signs: In addition to the requirements of Section XXIII, 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.
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.
7. Sign Programs: Sign Programs for shopping centers, business parks, commercial centers, intra-community directional signs and other similar uses required to comply with the Site Plan review procedures of Section XXIII shall comply with Section 1-6 above except as otherwise specified by the approved Sign Program. A Sign Program may be approved which establishes alternative development standards.
 - 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 XXIII, 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) **Signing:** Drawings of a uniform scale shall be used to indicate the sign copysize, method and intensity of illumination, height, sign area and general location of all signs.

C. USES PROHIBITED

1. Outdoor advertising signs.
2. Outdoor advertising structures.
3. Roof signs, except as provided in this text.
4. Freestanding signs, except as provided in this text.
5. Advertising devices and advertising displays, except as shown on an approved Area Plan or Site Plan (e.g., flags, etc.).
6. Rotating, revolving, flashing or moving signs.
7. Vehicles or other signs or devices within or outside of the public right-of-way when used as advertising devices or displays, except as shown on an approved Area Plan or Site Plan.
8. Vehicles or other signs or devices not permitted by this section when used as advertising devices or displays, except as shown on an approved Area Plan or Site Plan.
9. Advertising signs on bus benches, within or outside of the public way.
10. Portable signs.
11. Signs not to constitute traffic hazard: No person shall erect or maintain or cause to be erected or maintained any sign 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.

D. GENERAL REQUIREMENTS

1. No freestanding sign or structure shall be permitted closer than five (5) feet of the ultimate street or highway right-of-way line.
2. All illuminated signs or lighting devices shall employ only lights emitting 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 lighting 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.

SECTION XXI
FEATURE PLAN REGULATIONS AND PROCEDURES

A. PURPOSE AND OBJECTIVE

The purpose of a Feature Plan is to provide a method and procedure to analyze and evaluate the significant natural features of the area covered by the Feature Plan and to establish guidelines for their preservation, enhancement, or development. A Feature Plan shall be prepared covering the entire area of the Foothill Ranch P.C. as described on the adopted Development Plan.

The Feature Plan is the initial step in a review process which includes Area Plan review and Site Plan review where appropriate. This process provides the community and public agencies with a timely and effective opportunity to review project proposals. The Feature Plan establishes the guideline link between the Development Plan and Supplemental Text and the General Plan, on the one hand, and the more precise Area Plans, Site Plans and Development Plans on the other hand.

One of the objectives of a Feature Plan is to establish guidelines for the early identification and disposition, preservation, enhancement, or development of sensitive features of communitywide significance in advance of the time when surrounding urban development is imminent. Another objective is to provide assurances to the community that recognized significant natural and man-made features will be preserved, enhanced or developed in a sensitive manner.

B. SCOPE AND AUTHORITY

A Feature Plan is intended to provide direction for the private sector designer and the public reviewing agencies when preparing and reviewing project proposals. A Feature Plan is a supplement to the Foothill Ranch P.C. Development Plan and Supplemental Text.

The Feature Plan contains development policies, guidelines and alternative treatments which are consistent with the goals, objectives, policies and guidelines of the Orange County General Plan. It covers the following topics and areas of special communitywide interest within and abutting the urban areas of the community.

1. Interface between the urban edge and open space areas.

2. Concept grading plan.
3. Schools.
4. Parks and recreation areas.
5. Housing.
6. Circulation system.
7. Trail systems and greenbelt/watercourses.
8. Archaeological, paleontological and geological features.

The detailed Development Plan and Statistical Summary for the Foothill Ranch P.C. is in the Feature Plan.

C. CONTENT AND PROCEDURES

1. A Feature Plan covering the area designated PC "Planned Community" shall be processed and approved concurrently with or prior to the adoption of the Development Plan and Supplemental Text and any subsequent amendments, revisions, or additions thereto. The Feature Plan may be amended by the Planning Commission without requiring amendment to the Development Plan and Supplemental Text if the proposed amendment is consistent with these regulations.
2. A Feature Plan shall cover the entire area of the Foothill Ranch P.C.
3. A Feature Plan shall consist of graphic and written guidelines consistent with the Orange County General Plan.
4. A map or written text containing the following materials shall be submitted in the form and number prescribed by the Director, EMA.
 - a. Identification and examples of treatment of the interface between development and any open space areas.
 - b. A conceptual grading plan.
 - c. A program for the treatment of archaeological, paleontological and geological features in the urban areas.
 - d. Projected school needs and a program of providing for the needs.
 - e. Identification of local and community park sites and recreation areas and a program for their implementation and development.
 - f. A housing implementation plan.
 - g. Identification of arterial highways with guidelines, and typical cross sections.

- h. Identification of bicycle, equestrian and pedestrian trails with development guidelines and program of development.
 - i. Identification of watercourse/greenbelt open space links and guidelines for their interface with the urban area.
 - j. A detailed Development Plan and Statistical Summary of land uses showing acreages and estimated dwelling units for each residential planning area and planning unit and maximum building square footages and floor area ratios for commercial, industrial and business uses along with acreage data for land uses.
5. A Feature Plan shall be accepted for filing when the above listed materials, along with other required materials, have been submitted in the prescribed form and numbers.
 6. The EMA shall solicit comments on the Feature Plan from community representatives and organizations.
 7. The Planning Commission shall review the Feature Plan at a public meeting in a timely manner after its acceptance by the Director, EMA.
 8. The Planning Commission shall approve or conditionally approve the submitted Feature Plan.
 9. Upon initial approval by the Planning Commission, the Feature Plan shall be transmitted to the Board of Supervisors with the Planning Commission's recommendation.
 10. The Board of Supervisors shall approve, conditionally approve, or deny the Feature Plan considering the recommendations of the Planning Commission. The approval, or conditional approval, shall be by resolution.
 11. Subsequent amendments to a Feature Plan shall be processed in the same manner as provided in Section C, 1 through 8, outlined above, except that the decision of the Planning Commission shall be final, unless appealed to the Board of Supervisors within fifteen (15) days.
 12. A Feature Plan is a supplement to the Planned Community Development Plan and Supplemental Text and will be used as a guideline for development in the area of the community covered by the Feature Plan.

D. STATISTICAL SUMMARY

A detailed Statistical Summary of the Foothill Ranch P.C. is located in the Feature Plan. This Statistical Summary contains the statistical breakdown for each of the residential and nonresidential planning areas indicated on the Development Plan or Planning Area Map.

The residential density categories on the Statistical Summary, together with the nonresidential land use categories, coincide with the land use categories indicated on the Land Use Element of the General Plan as applicable to the area covered by the Feature Plan.

The maximum number of dwelling units permitted in the area of the Foothill Ranch P.C. Development Plan, covered by the Feature Plan, is not to exceed the high end of the density range for the land use categories of the Land Use Element within the boundaries of the Feature Plan.

The intent of the Land Use Element of the General Plan is for development to occur within the designated categories so that the overall average density at buildout is near the midpoint of the range.

The Land Use Element of the General Plan provides flexibility so that individual planning and/or development areas within a community may vary from the midpoint so long as the density range for the entire community is not exceeded. The Development Plan and Statistical Summary, located in the Feature Plan, may be revised as appropriate to achieve that flexibility. Any such revision shall be in compliance with the following provisions which are intended to assure consistency with the intent of the goals and policies of the General Plan.

The Foothill Ranch P.C. Development Plan and Statistical Summary may be revised in accordance with the following procedure:

1. Any proposed revision to the Development Plan and Statistical Summary shall be accompanied by a project proposal consisting of a Feature Plan, Area Plan, Site Plan, or Tentative Tract Map.
2. Any revision proposing to increase or decrease the number of acres in any commercial or industrial planning area shall be offset by a corresponding

decrease or increase in other planning areas in the same land use category so that the total acres remain the same for each commercial or industrial land use category.

3. Any revision proposing to increase or decrease the number of acres in any residential planning area shall be offset by a corresponding decrease or increase in other planning areas in the same residential land use category.
4. Any revision proposing to increase or decrease the number of dwelling units in any planning area shall be offset by a corresponding decrease or increase in other planning areas so that the high end of the density range of the residential density category(s) shall not be exceeded for the entire Foothill Ranch P.C.
5. Any revision proposing to increase the number of dwelling units or acres, or commercial square feet within any planning area/planning unit in an amount not to exceed ten percent (10%) of the previously approved total for the planning area may be approved by the Director, EMA. The proponent for any such revision shall submit a proposed revised Planning Area Map and/or Statistical Summary showing that all land uses and infrastructure will remain in an appropriate balance. The revision proposal shall also include such additional background and supporting information as the Director deems necessary.
6. Any revision proposing to increase the number of dwelling units or acres within any planning area in an amount exceeding ten percent (10%) of the previously approved total for such planning area shall be processed in compliance with the provisions of Section XXII, in the same manner as an Area Plan. The revision proposal shall include all documents and information required by Subsection 5 plus the following additional information:
 - a. A table or chart showing all proposed changes to the Development Plan and/or Statistical Summary.
 - b. An analysis of the effects of such proposed changes on the infrastructure balance.
 - c. An analysis of the impacts of the proposed changes on surrounding areas.

- d. A statement, diagram or analysis explaining the effects of the proposed changes on the planning areas proposed to be revised.
7. All revisions to the Development Plan and Statistical Summary included in the Feature Plan shall be consistent with the Orange County General Plan. No revision shall be approved by this procedure which would have the effect of changing the land use category shown on the Planned Community Development Plan from residential, commercial, industrial, open space or recreation to any other land use category listed above.

Revisions to the Development Plan and Statistical Summary do not require an amendment or revision to the Planned Community Development Plan and Supplemental Text so long as they are consistent with the General Plan and the Foothill Ranch P.C. Development Plan.

SECTION XXII
AREA PLAN REGULATIONS AND PROCEDURES

A. PURPOSE AND INTENT

Prior to or concurrent with the approval of the first tentative tract map (except for financing purposes only), site plan, or clearance for the issuance grading or building permit (whichever occurs first within the planning area), the landowner shall obtain approval of an Area Plan.

Except where determined to be unnecessary by the Planning Commission, all Area Plans approved or amended after the effective date of these regulations shall cover at least an entire planning area as indicated on the Foothill Ranch P.C. Development Plan.

The purpose of requiring an Area Plan is to provide opportunity for public review of the project proposal. The Area Plan provides a method for review and input from the community and governmental agencies on the relationships of uses and design within at least an entire planning area. Site plans may be approved which establishes alternative site development standards or uses for residential and nonresidential projects.

After first occupancy of an individual dwelling unit, the site development standards contained in the governing subsection of the Residential Site Development Standards of this text and those established by any applicable Site Plan shall apply to that dwelling unit and shall only be modified by an amendment or revision to the Site Plan approved in the same manner and applying to the same area as the originally approved Area Plan or Site Plan.

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. Directional signs.
- e. Recreation uses and trail systems, in open space areas, which are consistent with the Feature Plan.
- f. Large-lot subdivisions for the purpose of sale or financing, as specified in General Regulation 20, when such map includes a declaration that the lots created are not building sites. This includes the subdivision of Town Center, commercial and Industrial Park areas.

When required by these regulations, an Area Plan shall be approved prior to approval of a tentative subdivision map, Site Plan, or clearance for issuance of a building or grading permit for any portion of the planning unit(s) affected. An Area Plan shall be submitted to the Director, EMA, and shall be approved by the Planning Commission, except in those cases where an Area Plan amendment is only for the purpose of reallocating dwelling units and/or acreage assigned to school or park uses within a planning area. The Area Plan and any amendments thereof shall contain the following information when applicable to the project proposals:

- a. Location, acreage, and type of land use for each planning unit.
- b. Number of dwelling units to be developed on each planning unit, with identification of any candidate affordable housing sites.
- c. General street/corridor layout and width.
- d. General location and acreage of landscape, natural open space, and recreation areas.
- e. Park location, acreage and implementation plan.
- f. The boundaries of approved subdivision maps.
- g. Identification of open space areas which have been dedicated or offered for dedication to the County of Orange.
- h. Candidate school site(s) and implementation plan.
- i. Location and land use of all nonresidential areas.
- j. Topography: existing and proposed (i.e., conceptual grading plan).
- k. Existing structures and development on adjacent parcels, to a minimum of one hundred (100) feet from the Area Plan boundary.
- l. General location of bicycle, pedestrian and equestrian trails.
- m. General location and treatment of any significant cultural/scientific resources.

- n. General location of any significant vegetation and wildlife resource and an indication of the resources to be altered and the resources to be preserved.
- o. General location and treatment of scenic highways.
- p. General location of extensions of offsite roads or utilities through a planning area to serve adjacent area.
- q. Designation of planning units, with a Statistical Summary allocating dwelling units to each planning unit that permits residential uses.
- r. Area Plans abutting an Open Space planning area shall contain the following additional information, either on the map or on an appropriate graphic or text:
 - (1) Urban Edge Treatment describing the interface treatment area between the urban and open space uses in a manner consistent with the General Plan and Foothill Ranch P.C. Development Plan and Supplemental Text.
 - (2) Fire Protection Edge Treatment including any fuel breaks or fuel modification zones in a manner consistent with the General Plan and the Fire Protection Planning Task Force Report.
 - (3) Open Space Dedication in accordance with any offer of dedication required by provision of the Foothill Ranch P.C. Development Plan and Supplemental Text or by conditions of approval for the Foothill Ranch P.C.
- s. Any additional background and supporting information that the project proponent, Director, EMA, or Planning Commission deems necessary for a clear presentation of the proposal.

C. PROCEDURES

- 1. An Area Plan covering at least an entire planning area shall be approved concurrent with or prior to approval of a tentative subdivision map (except for conveyance or financing purposes only), Site Plan, or, clearance for issuance of building or grading permits for any portion of the Planned Community. Any Area Plan or amendment thereof, shall be submitted to and approved by the Planning Commission. Site plans may be approved which establish alternative development standards for both residential and nonresidential projects.
- 2. Area Plans or any amendment thereof may establish subdivisions of a planning area(s) for the purpose of allocating dwelling units or establishing the location

of nonresidential land uses. A subdivision of a planning area shall be called a planning unit.

3. After an Area Plan is approved, subsequent amendments shall cover at least an entire planning unit. Review of amendments to the initial Area Plan shall be limited to the planning area which is being proposed for change.
4. The following activities do not require the approval of a revision or amendment to the Area Plan prior to clearance for issuance of building or grading permits:
 - a. Extension of an offsite road or utility through a planning area or planning unit 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. Directional signs and identification signs.
 - e. Similar uses and activities of a minor nature, as determined by the Director, EMA.
5. An Area Plan may be processed concurrently with the Planned Community Development Plan and Supplemental Text, a Site Plan(s) or tentative map(s). Final approval of any tentative map(s) affected shall be concurrent with or follow approval of an Area Plan or amendment thereof.
6. Residential: Any proposal to reallocate the number of dwelling units assigned to a planning area/planning unit from one planning area/planning unit to another by more than ten percent (10%) shall require an amended Area Plan to be approved by the Planning Commission. Changes of less than ten percent (10%) may be approved administratively by the Director, EMA-Planning.

Non-Residential: Any proposal to reallocate the total number of non-residential square feet assigned to a planning area/planning unit from one planning area/planning unit to another by more than ten percent (10%) shall require an amended Area Plan to be approved by the Planning Commission. Changes of less than ten percent (10%) may be approved administratively by the Director, EMA-Planning.

Any proposal to reallocate the number of dwelling units or total non-residential square feet from one planning area/planning unit to another shall require submittal of the following information:

- a. A table and map showing all proposed changes to the Area Plan Map and Statistical Summary.
 - b. A statement, diagram, or analysis explaining the effects of the proposed changes on the planning units proposed to be revised.
 - c. An analysis of the consistency of the proposed changes with the Planned Community Development Plan and Supplemental Text.
 - d. Identification of the number of residential units approved on tentative tract maps or on recorded tract maps and those units under construction and the amount of non-residential development (square footage) approved on site plans at the time of the proposed Statistical Summary revision.
 - e. Identification of the ownership of parcels to be affected by the proposed Statistical Summary revision.
7. The above listed material shall be submitted in the form and number prescribed by the Director, EMA. The Area Plan or amendment thereof shall be accepted for filing when all the materials listed above have been submitted in the prescribed form and number. Public notice shall be placed in a newspaper of general circulation in the area of the proposal at least ten (10) days prior to the Planning Commission public meeting. The Planning Commission shall review and act upon the plans in a timely manner after their acceptance.
8. No area plan or amendment shall be approved unless the following findings can be made:
- a. **General Plan.** That the use or project proposed by the application is compatible with the General Plan.
 - b. **Zoning Regulations.** That the use or project proposed by the application is compatible with the zoning regulations.
 - c. **CEQA.** That the approval of the permit application is in compliance with the requirements of the California Environmental Quality Act.
9. Action on an Area Plan or amendment thereof may be appealed by any interested person within fifteen (15) days following the date of final

termination. An appeal must be in writing and must set forth the reason(s) for the appeal and evidence why the Board of Supervisors should hear the appeal. Appeals without merit will not be accepted. The Planning Commission or the Board shall determine the merit of an appeal. An appropriate fee shall be charged for appeals.

10. An Area Plan may be amended or revised using the same procedure listed above. It is the intent of these procedures that any subsequent development proposal, or addition to existing development which is in substantial compliance with the approved Area Plan, shall not be required to process an amendment or revision to the Area Plan.

SECTION XXIII
SITE PLAN REGULATIONS AND PROCEDURES

A. PURPOSE AND INTENT

The purpose of a Site Plan is to provide community and governmental representatives with an opportunity to review detailed plans of all multiple family residential projects and nonresidential projects within a community and also to provide a method for establishing alternative site development standards for single family and duplex residential uses.

A Site Plan may be approved which establishes alternative site development standards and uses for residential and nonresidential projects. Such Site Plans shall be heard by the Planning Commission in a public hearing. All Site Plans must be consistent with the approved Area Plan or the latest approved amendment thereof.

B. CONTENT

Site Plans shall contain the following data, when applicable to the project proposal:

1. Site Plans--drawn to scale, fully dimensioned and easily readable, containing the following:
 - a. Title block (applicant's name and date drawn).
 - b. Scale and north arrow.
 - c. Property lines or building sites, dimensioned.
 - d. Existing use of property.
 - e. Location, acreage, and proposed type of land use for each building site.
 - f. Buildings, existing and proposed, use, location and size including square footage for non-residential structures.
 - g. Number of dwelling units to be developed on each building site.
 - h. Streets/corridor, location and width.
 - i. Easements, location purpose and width.
 - j. Access (driveways, etc.), existing and proposed.
 - k. Parking areas.
 - l. Signs, location, height, dimensions, and copy if available.
 - m. Fencing (walls), type, location and height.
 - n. Location, acreage, and ownership of landscape, natural open space, and recreation uses.

- o. Landscape and screening areas.
 - p. Topography, existing and proposed (i.e., concept grading plan).
 - q. Existing structures within one hundred (100) feet, location, height, uses.
 - r. Location, width and treatment of bicycle, pedestrian, and equestrian trails.
 - s. Location and treatment of cultural/scientific resources.
 - t. Location of significant vegetation and wildlife resources and an indication of the resources to be altered and the resources to be reserved.
 - u. Location and treatment of scenic highways.
 - v. A description of the way in which the Site Plan implements the approved Area Plan or latest amendment thereto.
 - w. Site Plans abutting an Open Space planning area shall contain the following additional information, either on the map or on an appropriate graphic or text:
 - (1) Urban Edge Treatment describing the interface treatment area between the urban and open space uses in a manner consistent with the General Plan and Area Plan.
 - (2) Fire Protection Edge Treatments including any fuel breaks or fuel modification zones in a manner consistent with the General Plan and the Fire Protection Planning Task Force Report.
 - (3) Open Space Dedication in accordance with any offer of dedication required by conditions of approval for the Foothill Ranch P.C.
 - x. Any additional background and supporting information that the project proponent, Director, EMA, or Planning Commission deems necessary for a clear presentation of the proposal.
2. Elevations--of all structures (including walls and signs), including but not limited to the following:
- a. All exterior materials.
 - b. All exterior colors.
 - c. Building height.
 - d. If the Site Plan is for a residential development, typical elevations may be provided.

3. Preliminary Landscape Plans - including the following information:
 - a. General location of all plant materials, by common and botanical names.
 - b. Size of plant materials, where applicable.

C. PROCEDURES

1. When required or, at the option of the property owner, when used to establish alternative residential development standard in accordance with these regulations, a Site Plan shall be submitted to and approved by the Director, EMA, or to the Planning Commission as required below, prior to clearance for issuance of any building permit. At the discretion of the Director, EMA, minor projects which are accessory to or an expansion of an existing use may be exempted from the requirement for Site Plan review.
2. The following activities as determined by the Director, EMA, do not require the approval of a Site Plan or conceptual Site Plan prior to clearance for issuance of building or grading permits, provided the Director, EMA, finds such plan to be unnecessary.
 - a. Extension of an off-site road or utility through a planning area to service adjacent areas being developed, when the extension is consistent with the General Plan and Area Plan.
 - b. Utilization of land adjacent to an area of immediate development for a borrow site, disposal site or corrective grading which may be required for the development, when subject grading is consistent with the approved Area Plan.
 - c. Temporary uses such as, but not limited to, construction offices, relocatable buildings for sales offices, etc.
 - d. Minor structural additions to existing uses.
 - e. Directional signs.
 - f. Recreation uses and trail systems consistent with the General Plan.
 - g. Similar uses and activities of a minor nature, as determined by the Director, EMA.
3. Site Plans shall be approved as precise plans for the location of the uses and structures shown on the approved plot plan. Any relocation, alteration or addition of any structure or use not specifically approved will nullify the approving action for a Site Plan. If any changes are proposed regarding the location or alteration of any use or structure, a changed plan may be

submitted to the Director, EMA-Planning for approval. If the Director, EMA-Planning determines that the proposed change complies with the provisions and the spirit and intent of this approval action, and that the action would have been the same for the changed plan as for the approved plot plan, he may approve the changed plan without requiring a new public hearing.

4. A Site Plan may be processed concurrently with an Area Plan or tentative map(s).
5. 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. Building permits will only be cleared for issuance on those uses within the conceptual Site Plan which have complied with the requirements of Subsection B. An amendment to the conceptual Site Plan may be necessary in order to provide the detailed information outlined in Subsection B for subsequent phases of the project.
6. The above listed materials shall be submitted in the form and number required by the Director, EMA. The Site Plan shall be accepted for filing when the above described materials have been submitted in the required form and number. The Director, EMA, or the Planning Commission, as required, shall review and take formal action on the proposal in a timely manner after acceptance.
7. When a Site Plan proposes to establish alternative development standards, the Site Plan shall provide, through the submittal of a plan and text, a description of the proposed alternative development standards and how they differ from the baseline standards. In addition, the Planning Commission shall consider the following criteria prior to final action on the Site Plan.
 - a. **General Plan.** That the use or project proposed by the application is compatible with the General Plan.
 - b. **Zoning Regulations.** That the use or project proposed by the application is compatible with the zoning regulations.
 - c. **CEQA.** That the approval of the permit application is in compliance with the requirements of the California Environmental Quality Act.
8. The Director, EMA, or, upon referral, the Planning Commission, may approve, conditionally approve, or deny a Site Plan. However, when a Site Plan

proposes the establishment of alternative development standards, the Planning Commission shall approve, conditionally approve, or deny the Site Plan. All Site Plans reviewed by the Planning Commission shall be advertised by a public notice in a newspaper of general circulation in the area of the project at least ten (10) days prior to the public meeting.

9. The appropriate county agencies shall insure 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.
10. Action on a Site Plan may be appealed by any interested party within fifteen (15) days following the date of final determination. Appeals of a decision of the Director, EMA, shall be to the Planning Commission, and appeals of a decision of the Planning Commission shall be to the Board of Supervisors. An appeal must be in writing and must set forth the reason(s) for the appeal and evidence why the Planning Commission or Board of Supervisors should hear the appeal. Appeals without merit will not be accepted. The Planning Commission or the Board shall determine the merit of an appeal. An appropriate fee shall be charged for appeals.
11. A Site Plan may be amended or revised by the same procedure listed above.

**SECTION XXIV
DEFINITIONS**

For the purposes 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 definition.

The purpose of these provisions is to promote consistency and precision in the interpretation of this Planned Community. The meaning and construction of words and phrases as set forth shall apply throughout this text, except where the context of such words or phrases clearly indicates a different meaning or construction.

GENERAL RULES FOR CONSTRUCTION OF LANGUAGE

The following general rules of construction shall apply:

1. The specific shall supersede the general.
2. In the case of any difference of meaning or implication between the text of the provision and any caption or illustration, the text shall control.
3. "Shall" is mandatory. "May" is discretionary.
4. Words used in the present tense include the future, and words used in the singular include the plural, and the plural the singular, unless the context clearly indicates the contrary.
5. Unless the context clearly indicates the contrary, the following conjunctions shall be interpreted as follows:
 - a. "And" indicates that all connected items or provisions shall apply.
 - b. "Or" indicates that the connected items or provisions may apply singly or in any combination.
 - c. "Either...or" indicates that the connected items or provisions shall apply but not in combination.
6. All public officials, bodies, and agencies to which reference is made are those of the County of Orange unless otherwise indicated.

GENERAL TERMS

1. The words "approved by the Director" refer to the Director of the Environmental Management Agency, County of Orange, or to his authorized agent or representative.
2. "Board" or "Board of Supervisors" have the same meaning.
3. "City" means any City in the County of Orange.
4. "Code" means the Comprehensive Zoning Code of the County of Orange, unless otherwise indicated.
5. "Commission" or "Planning Commission" have the same meaning.
6. "County" means the County of Orange.
7. "Days" included within a specific time period do not include the day action was taken but include all subsequent days unless the last day falls upon a Saturday, Sunday, or upon a legal County holiday, in which case the next business day shall be the last day of the time period.
8. The word "Director" or "Director, EMA" means the Director of the Environmental Management Agency, County of Orange, or his authorized agent or representative.
9. "Federal" means the Government of the United States of America.
10. "General Plan" means the Orange County General Plan.
11. "Government Code" means the California Government Code.
12. "Land Use Element" means the Land Use Element of the Orange County General Plan.
13. "Permitted" means permitted without the requirement for a discretionary permit but subject to all other applicable regulations.
14. "State" means the State of California.
15. "Used" includes "arranged for" "designed for," "occupied," or "intended to be occupied for."
16. "Zoning Code" means 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 ancillary and accessory to the principal use of the land or building site, or to a building or other structure located on the same building site as the principal use.

Actual construction: The actual placing of construction materials in their permanent position fastened in a permanent manner, except that where a basement is being excavated, such excavation shall be deemed to be actual construction, or where demolition or removal of existing building or structure has been started preparatory to rebuilding, such demolition or removal shall be deemed to be actual construction, providing, in all cases, that actual construction work be diligently carried on until the completion of the building or structure involved.

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

Adult entertainment business: See section 7-9-146 of the Zoning Code.

Agricultural mineral: Any mineral substance, mixture of mineral substances or mixtures of mineral and organic substances produced, labeled and sold as a soil additive, which does not require licensing by the State of California as a fertilizer pursuant to the California Agricultural Code, Title 3, Agriculture.

***Alley:** A public or private way permanently reserved as a means of access to abutting property and labeled as an alley on an approved tentative map. An alley shall not be considered a street.

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

Animal hospital, livestock: A place where livestock (horse, cows, etc.) and small animals are given medical or surgical treatment. Boarding of animals shall be incidental to such hospital use.

***Apartment complex:** Two (2) or more apartment houses constructed and operated as one multi-family residential entity.

***Apartment hotel:** An apartment house or apartment complex which provides centralized or common kitchen and dining facilities and domestic services.

***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 and doing their cooking in said building.

***Area per unit:**

- a. **Actual:** The area of a building site, in square feet, divided by the number of dwelling units on the building site.
- b. **Community Profile/Area Plan:** Gross area of the project site divided by the number of units in the project site.
- c. **Required:** The minimum square feet of land area required by a residential district for each dwelling unit within the building site.

***Area Plan:** A plan, consisting of maps and text, identifying development concepts for a planning area or planning unit.

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

Automobile repair specialty shop: A retail and service place of business engaged primarily in light repair and sale of goods and services for automotive vehicles including brake, muffler and tire shops and their accessory uses. Heavier automobile repair such as transmission and engine repair are not included herein.

***Automobile, trailer and mobile home sales lots:** An open area used for the display, sales or rental of new or used automobiles or trailer coaches; but where no repair, repainting or remodeling is done.

***Automobile service station:** A retail place of business engaged primarily in the sale of motor fuels and supplying only those incidental goods and services which are required in the day-to-day operation of automotive vehicles and the fulfilling of motorists' needs. Major repairs are not allowed in an automobile service station.

***Automobile wrecking business:** The dismantling or wrecking of used motor vehicles or trailers, or the storage or sale of dismantled or damaged vehicles or their parts.

DEFINITIONS (B)

Basement: A story partly underground and having more than one-half of its height above the ground-level grade.

***Bedroom:** Any habitable room other than the bathroom, kitchen, dining room, den, playroom, or living room.

***Bed and breakfast (B and B):** Any building or portion thereof with access provided through a common entrance to guest rooms having no cooking facilities and which are rented on a weekly basis or less. Meals may or may not be provided.

Boarding house: Any building or portion thereof with access provided through a common entrance to guest rooms having no cooking facilities and which are rented on a monthly basis or longer. Meals may or may not be provided.

Borrow site: An area used for the extraction of material in an amount 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 grade to the top of the building. On a sloping site, height shall be measured from the highest point of the finished ground-level grade to the top of the roof line directly above that point. Flagpoles, chimneys, elevator sheds, mechanical equipment enclosures, and other similar architectural and mechanical features are not considered as part of the structure or building, for purposes of determining building height.

Building line: An imaginary line on a building site specifying the closest point from the 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 this code.

Building site area:

- (1) The total area of the land within the boundaries of a building site not including any street right-of-ways, pedestrian or vehicular easements or other easements that prohibit the surface use of the property; and not including any portion which does not meet applicable district regulations when a building site is divided by such a right-of-way or easement.
- (2) That portion of a panhandle or flag lot building site that is used for access purposes and which is over twenty (20) feet in width may be used in calculating the area of a building site.
- (3) A building site of less than required area when calculated per (1) or (2) above, may be established if it is a part of a subdivision map and the Subdivision Committee had determined that the proposed building site will be able to provide a building pad or envelope comparable to similar building sites in the area.

***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, courts, malls, swimming pools and offstreet parking facilities) divided by the building site area.

Building site, panhandle or flag: A building site wherein the only vehicular access to the site is by way of a corridor or vehicular access way which serves no other property, is less than forty (40) feet wide and is more than forty (40) feet long.

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

Building square footage (non-residential): Gross floor area.

***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.

***Business park:** An area zones for mixed industrial and related uses which is planned and maintained as a unit, wherein the development of any property and the conducting of any permitted use is subject to stringent performance and site development standards which include setback regulations and the installation and maintenance of common areas, parking, lighting, landscaping and screening, and where on-street parking is prohibited.

DEFINITIONS (C)

***Caretaker:** A person who lives on the premises for the necessary purposes of managing, operating, maintaining, or guarding the primary use or uses permitted on the premises. The term includes but is not limited to a gardener, maid, butler, guard or other domestic or industrial/commercial custodian of the premises. The term includes the family of the caretaker who live in the same dwelling unit.

***Caretaker quarters:** Living quarters for the housing of a caretaker(s) and the family of the caretaker who live in the same premises.

***Carport:** A roofed structure, or a portion of a building, open on two (2) or more sides used 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 story.

***Cemetery:** A place of interment permitting related additional uses such as but not limited to churches and mausoleums, subject to the Community Facility Site Development Standards.

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

- a. A section line, half-section line or quarter-section line whenever a mapped highway is plotted on the "Master Plan of Arterial Highways" along a section, half-section or quarter-section line.
- b. A line shown as a centerline on a map entitled "Precise Plan of Highway Alignment," and any amendments thereto.
- c. A line shown as a centerline on a recorded tract map, an approved record of survey map or a parcel map.

d. A line in the center of the ultimate street right-of-way.

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

Club: An association of persons for some common purpose but not including groups organized primarily to render services which are customarily carried on as businesses.

***Cluster development:** Refers to a residential subdivision 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 adequate provisions for permanent maintenance of the common ownership facilities.

The entire development or specified portions of the development may be designated as a development unit. Each development unit may be considered a building site so that each residential lot does not have to comply with the requirements for a building site, and accessory structures including garages may be separated from the living unit. Each residential lot that does not comply with the building site requirements must abut the common area and have a guaranteed right of vehicular and pedestrian access to a public street for a minimum continuous width of twenty (20) feet.

***Commercial:** A business operated or carried on primarily for financial gain.

***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 - commercial (areas used in common):** The total area within a unified shopping center, Urban Activity Center, or business park that is not designed for rental to tenants and which is available for common use by all tenants or groups of tenants and their invitees; examples: parking and its appurtenances, malls, sidewalks, landscaped areas, public toilets, and service facilities. Common areas are not counted when calculating off-street parking requirements.

***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 or building site.

***Common area- residential:** The area within 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 apartment project: A project in which an undivided interest in the land is coupled with the right of exclusive occupancy of an apartment located thereon.

***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 a Planned Community, including parking and related facilities.

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

***Condominium project:** An entire parcel of real property divided into condominiums, including all structures thereon.

***Congregate care facility/congregate living facility:** A facility for the care and housing of persons over age 65, or other adult persons who are unable to care for themselves, with communal eating facilities available on-site, medical services available on-site or on-call, on a twenty-four (24) hour basis, and with other resident services available. Congregate care and congregate living facilities are not considered residential uses for purposes of allocating dwelling units within this Planned Community.

***Conservation areas:** Lands which require preservation in a natural state, together with those other compatible uses such as passive recreation (such as viewpoints); limited active recreation (such as hiking and equestrian trails); area required for scientific study and interpretation; and those public service facilities and utilities required for public safety, health and welfare.

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

Conversion project: An apartment house, multiple or group dwelling existing, under construction or for which building permits have been issued, which is proposed for

conversion to a residential condominium, community apartment, residential stock cooperative or planned development; or an existing mobile home park which is proposed to be converted to a mobile home condominium project, a mobile home stock cooperative project, a mobile home planned development or a conventional mobile home subdivision.

Conventional subdivision: Refers to a subdivision consisting primarily of streets and lots. Commonly owned or special use areas may be included but are secondary and supplementary to the subdivision's design.

***Country club:** A club organized and operated primarily for social and outdoor recreation purposes, including incidental accessory uses and structures.

DEFINITIONS (D)

***Day nursery (including preschool, day care centers and nursery schools):** Any group of buildings, building or portion thereof used primarily for the daytime care of six (6) or more children at any location other than their normal places of residence, excluding any children who normally reside on the premises.

***Density:** The number of dwelling units per gross acre.

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

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

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

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

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

Driveway approach: A designated area between the curb or travelled way of a street and the street right-of-way that provides vehicular access to abutting properties. When vehicular access to a building site is provided by way of a common driveway, the driveway approach is the line of intersection where the individual driveway abuts the common driveway.

***Dry cleaning and laundry agency:** A service business which provides for the deposit of laundry and dry cleaning on a walk-in or drive-in basis only, for processing either on premises or at a dry cleaning or laundry plant.

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

Duplex dwelling: A permanent building containing two (2) dwelling units per building site.

***Dwelling, multiple-family:** A permanent building containing three (3) or more dwelling units per building site.

***Dwelling single-family:** A building containing one (1) dwelling unit per building site.

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

DEFINITIONS (E)

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

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

Employee's quarters: Quarters for the housing of agricultural and domestic employees when such quarters are located upon the same land occupied by their employer.

Enclosed: Roofed and contained on all sides by walls which are pierced only by windows, vents, or customary entrances and exits.

***Exterior property line:** A property line abutting a public or private street right-of-way.

DEFINITIONS (F)

***Factory-built housing:** A single or multi-sectional dwelling unit whose modules are manufactured in a factory, transported to the building site, and affixed to a permanent foundation. Factory built housing does not include mobile homes.

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

Family day care home: A home at which the resident of the home provides regular care, protection, and supervision of one to twelve children for periods of less than 24 hours per day. The provider shall be licensed per the State Health and Safety Code.

Family day care home, large: A family day care home which provides family day care for 7 to 12 children, including children who reside at the home.

Feature Plan: A plan including the significant natural and man-made features of the Community, with guidelines for their preservation, enhancement, development or removal.

Fertilizer: Chemical or organic products, produced, labeled and sold as fertilizer under licensing procedures of the State of California pursuant to the California Agricultural Code, Title 3, Agriculture.

Flood: Any temporary rise in stream flow or water surface level that results in adverse effects within the floodplain, including, but not limited to, damages from overflow of land, temporary backwater in local drainage channels, storm drains or sewers, bank erosion or channel diversions, unsanitary conditions or other conditions of nuisance resulting from deposition of materials within or adjacent to watercourses, rise of groundwater coincident with the rise in stream flow and the disruption of traffic circulation resulting from stream or watercourse overflow.

***Design flood:** The size of the flood for which natural waterways are to be left or modified or for which channelization is to be provided or for which flood proofing is required all to achieve specified flood protection levels.

***Flood plain:** The land area adjacent to a watercourse which is subject to overflow of floodwaters.

***Flood protection levels:** Flood protection levels are to be those specified in the Orange County Flood Control District's Hydrology Manual or those required to achieve the goals of the Federal Flood Insurance Administration.

***Floodway:** The channel of a stream or other watercourse and that part of the flood plain reasonably required for passage of a flood of given magnitude.

***Standard project flood:** The largest flood that can be expected from the most severe combination of meteorological and hydrological conditions considered reasonably characteristic of the geographical region involved. Such a flood provides a reasonable upper limit to be considered in designing flood control works and in delineating flood plain limits.

***One-hundred-year flood:** The highest level of flooding that has an average frequency occurrence in the order of once in one hundred (100) years at a designated location, considering regional meteorological and hydrological conditions characteristic of the geographical region involved. This also means the level of flooding having a one percent probability of occurrence in any year. The one-hundred-year flood represents a major flood, although it is less severe than is the standard project flood.

***Floodproofing:** Any combination of structural and nonstructural additions, changes or adjustments to properties and structures which reduce or eliminate flood damage to lands, water and sanitary facilities, structures and contents of buildings.

***Floor area, gross:** The total horizontal floor area of all floors of a building, including the exterior walls thereof, measured in square feet; excepting that for commercial, professional and administrative office or industrial buildings or building complexes, areas used in common such as, but not limited to, covered malls, covered walkways, hallways, mechanical equipment areas, stairwells, elevators, lobbies, roofed patio areas, covered entries, covered parking, covered driveways, and covered loading areas shall not be included when calculating off-street parking requirements.

***Floor area ratio:** The numerical value obtained by dividing the gross floor area of a building or buildings located upon a lot or parcel of land by the total area of such lot or parcel of land.

Fraternity house or sorority house: A building, or portion of a building, occupied by a chapter of a regularly organized fraternity or sorority officially recognized by an educational institution.

DEFINITIONS (G)

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

***Garage, private:** A building, or portion of a building, used primarily for the parking of automobiles belonging to the occupants of the property.

***Garage, public:** A building other than a private garage used for the temporary storage of wheeled vehicles.

***General Plan:** Refers to the County of Orange General Plan and all elements thereof.

Grade, ground level: The average elevation, determined by averaging the elevations of four (4) or more points as necessary, at the building site boundary line where it is less

than five (5) feet from the building or at five (5) feet outside the perimeter of the bearing or foundation line of building.

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

***Gross area:** The entire land area within the boundary of a project, measured to the centerline of any abutting arterial highways.

***Gross residential density:** The density of a residential project computed by dividing the total number of dwelling units in the project by the gross area of the project. These calculations are used to measure compliance with the General Plan, Land Use Element and any Community Profile.

***Guest cottage (guest house):** A detached building which is used primarily for sleeping purposes for members of the family occupying the main dwelling or their nonpaying guests.

***Guest ranch:** Any property operated as a ranch which offers guest accommodations and shall include outdoor recreational facilities and accessory uses.

DEFINITIONS (H)

***Habitable room:** Any room meeting the requirements of the Uniform Building Code, as adopted by the County of Orange, for sleeping, living, cooking or dining purposes, excluding such enclosed spaces as closets, pantries, bath or toilet rooms, service rooms connecting corridors, laundries, unfinished attics, foyers, storage spaces, cellars, utility rooms and similar spaces.

***Highway commercial center:** A commercial area, planned as a unit, adjacent to or near an arterial highway or freeway, providing goods and services to the motoring public as well as sites for businesses which ordinarily generate their own clientele and thereby do not rely upon proximity to other nearby business establishments.

Home for the aged: See Convalescent home.

Home occupation: An occupation conducted as an accessory use within a dwelling unit. See Section 7-9-146.6 of the Zoning Code.

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

Hotel: Any building or portion thereof with access provided through a common entrance, lobby or hallway to guest rooms, with or without cooking facilities or retail commercial and other ancillary facilities, and which rooms are designed, intended to be used or are used, rented or hired out as temporary or overnight accommodations for guests.

DEFINITIONS (I)

***Commercial:** An area zoned for mixed industrial and related uses which is planned and maintained as a unit, wherein the development of any property and the conducting of any permitted use is subject to stringent performance and site development standards which include setback regulations and the installation and maintenance of common areas, parking, lighting, landscaping and screening, and where on-street parking is prohibited.

***Institution:** A social, educational, governmental, health or religious organization.

***Interior property line:** A property line which does not abut a private or public street right-of-way.

DEFINITIONS (J)

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

DEFINITIONS (K)

***Kennel:** Any Property where four (4) or more dogs or cats, or any combination thereof, over the age of four (4) months, are kept or maintained for any purpose. Kennels are prohibited in residential areas of the Portola Hills Planned Community.

***Key lot:** Any parcel shown on a recorded tract map, record of survey recorded pursuant to an approved division of land, parcel map, lot line adjustment or recorded Certificate of Compliance, having side property line(s) abutting the rear property line(s) of adjacent parcels.

***Land Use Element (LUE):** Refers to the Land Use Element of the Orange County General Plan.

***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.

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

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.

DEFINITIONS (M)

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

***Manufactured housing:** A dwelling unit produced in a factory which is a factory-built/modular home built to meet the Uniform Building Code in accordance with applicable factory-built regulations.

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

Master Plan of County-Wide Bike Ways: A component of the Transportation Element of the Orange County General Plan designating adopted and proposed integrated networks of bikeways.

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

***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:** The process of obtaining sand, gravel, rock, aggregate, earth, clay or similar materials from an open excavation in the earth for financial gain, but not including removal of minerals extracted by underground methods. 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 mining. Grading for purposes of approved development shall not constitute mining.

Mini-storage facility: A building or buildings containing various size storage compartments and wherein each compartment is offered for rent or lease to the general public for the private storage of materials excluding materials sold at the facility or delivered directly to customers.

Mixed Uses: A combination of land uses located within a single structure in which the first floor consists of commercial uses and the remaining floors of residential uses.

Mobile Home:

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

***Mobile Home Park:** Any area or tract of land where one or more mobile home lots are rented, leased or sold or held out for rent, lease or sale to accommodate mobile homes used for human habitation, and includes mobile home accommodation structures.

Mobile Home Lot: Any space or tract of land or portion of a mobile home park designed or used for the occupancy of one mobile home. A mobile home lot is not a building site.

Mobile home subdivision: A conventional lot subdivision, a planned development, a condominium or stock cooperative project designed and used for mobile homes and support facilities. See Section 7-9-149.1 of the Zoning Code.

***Motel:** A building or group of buildings containing six or more guest rooms or dwelling units designed, intended to be used primarily for the accommodation of transient travelers, including but not limited to buildings or building groups designated as auto cabins, motor courts, motor inns or motor hotels.

DEFINITIONS (N)

***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 and any other use, easement or encumbrance which prevents the surface use of the property.

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

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

Nonconforming use/structure/site: A use/structure/site that was lawfully established in compliance with the zoning regulations that were applicable to the property at the time the use/structure/site was established, but which does not presently comply with the existing regulations of the zoning district within which it is located. See Section 7-9-151 of the Zoning Code.

Nursing home: See Convalescent home.

DEFINITIONS (O)

***Open space:** Any parcel or area of land or water, public or private, which is reserved for the purpose of (1) preserving natural resources, (2) protection of valuable environmental features, or (3) providing outdoor recreation or educational uses. For purposes of measuring the amount of open space, it does not include public/private road right of way areas or driveways and parking areas not related to recreation uses. Open space may include structures and impervious surfaces as identified in "open space, usable."

***Open space, usable:** 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 or bicycle trails, gymnasiums, saunas, handball courts, meeting rooms, etc.

***Outdoor advertising structure and 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.

DEFINITIONS (P)

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

***Parking area, private:** An area, other than a street, designed or used primarily for the parking of private vehicles and not open to general public use.

***Parking area, public:** An area, other than a private parking area or street, used for the parking of vehicles and available for general public use, either free or for remuneration.

***Parking area, restricted:** An area used for parking vehicles on a semi-permanent basis and not available to the general public for hourly or day-to-day parking.

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

***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.

Planned unit development: A subdivision of separately owned lots, parcels or areas, other than a community apartment, a condominium, or a stock cooperative project, having either or both of the following features:

- (1) Lots, parcels, or areas owned in common by the owners of the separately owned lots, parcels or areas.
- (2) Power to enforce any obligation in connection with membership in the owners association or any obligation pertaining to the beneficial use and enjoyment of any portion of, or interest in, either the separately or commonly owned lots, parcels or areas.

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

***Planning Unit:** A subdivision of a Planning Area which is depicted on the Area Plan or any amendment thereof. Planning Units are described by the base number of the Planning Area, followed by a letter, i.e., Planning Unit 1-a, 1-b, 2-a, 2-b, etc.

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

***Project:** A land development readily recognizable as a unit, e.g., a residential neighborhood, condominium, apartment, shopping center, office or business park development, recreation lake, golf course or similar land developments.

***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 a development.

Premises: A lot or a building site, or a specified portion of a lot or building site, that contains the structures and the open spaces needed for the location, maintenance and operation of the use of the property.

***Private:** Belonging to, or restricted for the use or enjoyment of, particular persons rather than the general public.

***Professional office:** A place where facilities are maintained primarily for the purpose of consulting with and maintaining records for clients and visitors and where office and research services are performed for clients. Professional office includes banks and other financial institutions.

Project Net Area: All of the land area included within a plan for a development project excepting those areas designated for public and private streets right-of-way, schools, parks, and other uses or easements which would preclude the use of the land therein as part of the development project.

***Public:** Belonging and open to, and enjoyed, controlled, used and maintained by and for, the public generally.

***Public agency:** The United States, the State of California, the County of Orange, any city within said County, the special districts set forth below, and any other governmental entity authorized by law to perform functions for the public or segment thereof.

Districts Governed by the Board of Supervisors

County Maintenance District
Fire Protection District
Flood Control District
Harbors, Beaches and Parks District
Lighting District
Sanitary District
Waterworks District

Districts Governed by Local Boards

Cemetery District
Community Services District
Drainage District
Library District
Municipal Water District
Orange County Transit District Recreation and Parks District
Resource Conservation
Sanitary District
Sanitation District
Storm Water Protection District
Vector Control
Vehicle Parking District
Water Districts

Districts Governed by Boards of Trustees

Elementary School District

High School District

Unified School District

Community College District

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

***Public service facility:** A public service commercial, or nonprofit, noncommercial use established primarily to service the immediate population of the community in which it is located.

Public service public 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.

Public safety area: A strip of land twenty (20) feet in width adjacent and parallel to a street right-of-way.

***Public utility:** A business organization, such as a public service corporation, performing some public service and subject to special governmental regulations-usually a protected monopoly.

***Public utility booster station:** A structure and the equipment needed for boosting current or pressure along public utility service or supply lines.

***Public utility service center:** Any buildings or premises used for the administration of public utility repair, maintenance and installation crews, including parking for vehicles, not to exceed one and one-half (1-1/2) tons (rated capacity), 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.

DEFINITIONS (Q)

***Quarrying:** The process of removing or extracting stone, rock, aggregate, sand, gravel, earth, clay or similar materials from an open excavation but not including extraction by underground methods (aka surface mining). Grading for purposes of an approved development, including off-site transportation and sale of excess materials, shall not constitute a quarry.

DEFINITIONS (R)

Regional Park Open Space: The proposed 1,101-acre regional wilderness park comprises the Regional Park Open Space designation for the Foothill Ranch P.C.

Regional Open Space: Regional Open Space within the Foothill Ranch P.C. include Borrego Canyon, Serrano Creek, Aliso Creek, and open space transitional areas.

***Recreational vehicle:** A motor home, travel trailer, boat, truck or van camper, camper trailer, or similar vehicles with or without motive power, designed for temporary human habitation for recreational, travel or emergency purposes.

***Recreational vehicle park:** Any area where two or more spaces designed for temporary parking and use of recreational vehicles which are rented or held out for rent to users of recreational vehicles.

***Recreational vehicle storage area:** Any area or property where space for parking of two or more recreational vehicles when not in use is rented or held out for rent.

***Residential multiple-family:** Refers to any residential zoning district or residential development wherein the number of permitted dwelling units on one building site is three (3) or more. Multiple-family residential includes multiple-family dwellings, apartments, condominiums, and stock cooperative projects, and may include planned developments and conventional subdivisions.

***Residential single-family:** Refers to any residential zoning district or residential development wherein each dwelling unit is situated on a residential lot of record and no lot contains more than one dwelling unit. Single-family residential includes either attached or detached single-family dwellings, planned concept subdivisions, cluster developments, and may include conventional subdivisions and planned developments.

Rest homes: See Convalescent homes.

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

***Riding and hiking trails:** Any trail or way designed for and used by equestrians or pedestrians.

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

DEFINITIONS (S)

***Salvage:** Any article or material which is to be or intended to be reclaimed, reused, or saved from destruction.

Sanitarium, health: An institution where patients, other than mental or drug addict patients, are housed and where medical or post-surgical treatment is provided.

Sanitarium, mental: A health retreat, an institution for the recuperation and treatment of victims of mental disorders or drug addiction.

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

Service: An act, or any result of useful labor, which does not in itself produce a tangible commodity. Facility supplying services in response to public demand or one providing maintenance and repair.

***Service, commercial:** A commercial use which charges for a service, rather than a commodity, and which is carried on primarily for financial gain or profit.

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

***Shopping/office center:** A commercial/office center, or a group of commercial establishments, planned and maintained as a unit, with common off-street parking provided to serve all uses on the property.

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

"Sign" and "advertising device" shall not include the following for purposes of this Planned Community:

- 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 information 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.

Sign area: The entire area within which a single continuous perimeter of not more than eight (8) straight lines encloses 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 background against which it is placed, provided that in the case of a sign design with more than one (1) exterior surface, the area shall be computed as including only the maximum single display surface which is visible from any ground position at one (1) 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.

***Sign class:** A classification of signs by their use and purpose. The following sign classes are used in this code:

- a. **Advertising device:** Any balloon, flag, pennant, propeller, oscillating, rotating, pulsating light or other contrivance used to attract attention for the purpose of promoting (either directly or indirectly) the use of products of any person.
- b. **Advertising display:** Any device, contrivance, statue or structure other than a sign used as a display, regardless of size and shape, for the purpose of attracting attention or making anything known, the origin or place of sale of which is on the property with such advertising display.
- c. **Agricultural products sign:** A sign advertising only the sale of agricultural or farming products grown or produced on the premises.
- d. **Business sign:** A sign displaying information pertaining to goods or services offered or produced by the business location on the property, but not including advertising devices or advertising displays.
- e. **Civic activity sign:** A sign or bulletin board customarily incident to places of worship, libraries, museums, social clubs or societies, cemeteries and other public institutions.
- f. **Community facility identification sign:** A ground or wall sign located within the boundaries of a planned community, or within the boundaries of a clearly identifiable residential development or subdivision containing only the name of the facility and (if desired) identifying symbol.
- g. **Community identification sign:** A ground or wall sign located within the boundaries for a planned community, or within the boundaries of a clearly identifiable residential development or subdivision containing only the name and identifying symbol of the planned community, residential development or subdivision.
- h. **Construction sign:** A temporary sign stating the names of those individuals or firms directly connected with the construction or development project, their addresses and their telephone numbers.
- i. **Future facility sign:** A community facility identification sign pertaining to a community facility proposed for construction or under construction.

- j. Identification sign: A sign limited to the identifying name, symbol or insignia, or any combination thereof, of a building, use or person occupying the premises on which the sign is located.
- k. Intra-community directional sign: A sign established to direct motorists or pedestrians to communities, neighborhoods, events, or facilities within the Portola Hills Planned Community.
- l. Model home sign: A sign pertaining only to matters related to a model home within a recorded subdivision within which the sign is located.
- m. Nameplate sign: A sign not exceeding one (1) foot by three (3) feet signifying only the name of the occupant and his occupation or specialty.
- n. Outdoor advertising 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.
- o. Planned community travel direction: Planned community reassurance sign: A sign which informs the viewer as to route or direction of travel in order to arrive at the planned 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 planned community is located, the name and type of the planned community, travel directions and mileage information.
- p. Price sign: A sign limited to the name or identification of items or products offered for sale on the premises, and the price of said items or products.
- q. 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.
- r. Real estate sales office sign: A sign pertaining only to matters related to a real estate sales office located within a recorded subdivision within which the sign is located.

***Sign face:** 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.

***Sign height:** The greatest vertical distance measured from the ground level directly beneath the sign to the top of the sign.

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

Sign, lighted: A sign that is lighted or illuminated from a light source that is not an integral part of the sign itself but causes light rays to shine on it.

***Sign, off-premises:** Any sign as herein defined other than an on-premises sign.

***Sign, on-premises:** A sign which pertains and is accessory to a business or industrial use located on the same premises or which offers a premises or portion thereof for sale, lease or rent.

***Sign, portable:** A parked or stationary outdoor advertising sign, or assign that is not a structure, or assign located upon a vehicle or trailer for the basic purpose of providing advertisement of products or directing people to a business or activity located in the same or nearby property, placed or parked so as to be visible from the public right-of-way, but not including signs on business or commercial vehicles, the primary purpose of which is the transporting of people and goods on the public right-of-way.

Sign type: A classification of signs by their structural characteristics. The following sign types are used in this code:

- a. **Freestanding sign:** An independent sign permanently affixed in or upon the ground, and which is neither attached to nor a part of a building.
 1. **Monument/ground sign:** A sign mounted on a fence, or a freestanding wall, or a low profile solid base as distinguished from support by a pole or poles.
 2. **Pole sign:** A sign directly supported by a pole or poles with air space between the grade level and the sign face.
- b. **Projecting sign:** A sign other than a wall sign suspended from or supported by a building or structure and projecting outward therefrom.
- c. **Roof sign:** A sign erected wholly upon or above the roof of a building or structure, or upon or above canopies, marquees and similar overhangs.
- d. **Wall sign:** A sign attached to, erected on, painted 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 and exposed to the exterior side of the building.

Site coverage: Refer to definition of "Building site coverage."

***Site plan:** A plan showing the details of building locations, structures, parking, vehicular access, landscaping and architectural design for a project or building site.

***Soil amendments:** Wood charcoal, pumice, perlite, expanded vermiculite, sintered shale, diatomite and clay, if sold with no claim from chemical constituents and intended for use solely because of their physical nature, are soil amendments. Mixtures intended for use as a potting media are soil amendments.

***Soil amendments fortified:** Organic products such as bark, wood chips, wood sawdust and peat or peat moss claimed to be nitrogen fortified, nitrogen stabilized or with other terms to inform that the product contains nitrogen added to compensate for nitrogen likely to be taken from the soil due to the amendments' decomposition therein are soil amendments fortified when such addition in nitrogen is 0.5 percent or less.

Square footage: See "Building Square Footage."

***Specialty 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, swim meets, community picnics, athletic contests, vehicle races, pageants, outdoor programs, and other similar uses.

Stable, private: A building or portion of a building or site used to shelter and feed equines which are used exclusively by the occupants of the property on which the stable is situated.

Stable, public: A stable other than a private stable.

***Stand, temporary:** A structure which is readily movable and used or intended to be used for the display or sale of seasonal agricultural or farming products grown or produced on the premises.

Stock cooperative: A corporation which is formed or availed of primarily for the purpose of holding title to, either in fee simple or for a term of years, improved real property, if all or substantially all of the shareholders of such corporation receive a right of exclusive occupancy in a portion of the real property, title to which is held by the corporation, which right of occupancy is transferable only concurrently with the transfer of the share or shares of stock or membership certificate in the corporation held by the person having such right of occupancy. The term "stock cooperative" does not include a limited-equity housing cooperative as defined in Section 11003.4 of the Business and Professions Code.

***Story:** That portion of a building included between the upper surface of any floor and the upper surface of the floor next above, except that the topmost story shall be that portion of a building included between the upper surface of the topmost floor and the eave or roof above.

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

***Street opening:** A curb break, or a means, place, or way provided for vehicular access between a street and abutting property.

***Structure:** That which is erected or constructed having a fixed location and is more than seventy-two (72) 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.

***Structural alterations:** Any change in the supporting members of a building or structure.

Swimming pool: An artificial body of water having a depth in excess of eighteen (18) inches, designed, constructed and used for swimming, dipping or immersion purposes by men, women and children.

DEFINITIONS (T)

***Tot lot:** An improved and equipped play area which is intended for children up to seven (7) years of age. Tot lots include such facilities as play apparatus, paved area for wheeled toys, benches, sand areas, small wading pools, and turf area.

Travel trailer: A vehicle designed for temporary human habitation, for carrying Persons and property on its own structure and used for travel or recreational purposes.

Travel trailer park: Any area where spaces are rented or held for rent for one or more travel trailers for a period of thirty (30) days or less.

DEFINITIONS (U)

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

Urban Activity Center: An integrated mixed community of uses designed to provide for shopping, cultural, civic, entertainment, professional service and office park needs of the community.

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

***Usable Open Space:** Usable open space intended for common use by occupants of a development, either privately owned and maintained or dedicated to a public agency, normally including tot lots, swimming pools, basketball courts, tennis courts, picnic facilities, open landscaped areas, and greenbelts with pedestrian walkways and equestrian and bicycle trails. Usable open space areas do not contain the following: buildings, structures, or impervious surfaces (e.g., public/private streets, common driveways, and off-street parking facilities) devoted to nonrecreational uses; surface utility facilities, slopes in excess of twenty (20) percent; building setback areas; median strips for roads or parking lots; road embankments; any property not reserved for the sole use and enjoyment of the occupants of the entire development and their guests.

DEFINITIONS (V)

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

DEFINITIONS (W)

***Water reclamation facility:** A facility for the treatment of sewage and wastewaters for beneficial reuse, established and operated by a local agency.

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

DEFINITIONS (Y)

***Yard:** The open space within a building site that is unoccupied and unobstructed by any structure or portion of a structure from 30 inches above the finished grade upward; except that eaves, fences, walls used as fences, poles, posts and other customary yard ornaments, accessories and furniture may be permitted in any yard subject to the regulations for the district in which it is located.

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

SECTION XXV
LEGAL DESCRIPTION
BOUNDARY OF THE WHITING RANCH (FOOTHILL RANCH)

Those portions of Lots 5,8,9 and 10 of the Rancho Canada De Los Alisos as shown on a map filed in Book 3, Pages 290 and 291 of Miscellaneous Records; together with that portion of the Rancho Trabuco as shown on a map filed in Book 1, Pages 53 and 54 of Patents, both Records Los Angeles County, California; together with that portion of Lot "A" of Tract No. 695 as shown on a map filed in Book 25, Page 1 of Miscellaneous Maps, Records of Orange County, California, all in the County of Orange, State of California, described as a whole as follows:

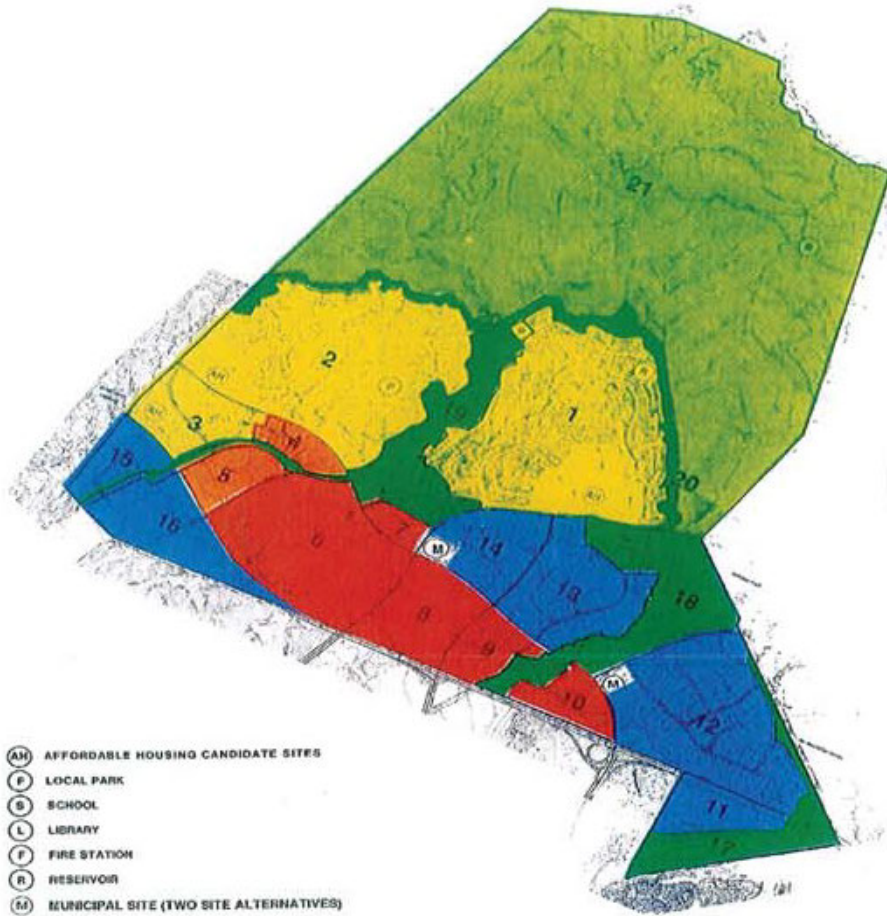
Beginning at the northerly corner of Parcel 1 of Parcel Map 79-132 as shown on a map filed in Book 143, Pages 11 through 16 of Parcel Maps, Records of said Orange County, said corner being a point in the northwesterly boundary line of said Rancho Canada De Los Alisos as established by agreement recorded in Book 210, Page 218 of Deeds, Records of said Los Angeles County; thence along said northwesterly boundary line North $35^{\circ}54'42''$ East 2083.27 feet to an angle point therein; thence continuing along said northwesterly boundary line North $42^{\circ}52'10''$ East 10090.98 feet to the southerly line of the land included within Modjeska Home, Sheet "D" as shown on a map recorded in Book 9, Pages 41 through 43 of Miscellaneous Maps, Records of said Orange County; thence along said southerly line South $84^{\circ}17'53''$ East 2109.36 feet and South $63^{\circ}48'25''$ East 1873.73 feet to the southwesterly line of Santiago Canyon Road as described in a deed to the County of Orange recorded in Book 8241, Page 61 of Official Records of said Orange County; thence along said southwesterly line through the following courses: South $4^{\circ}38'42''$ West 271.96 feet; thence South $27^{\circ}36'22''$ East 241.24 feet; thence South $15^{\circ}06'31''$ West 210.13 feet; thence South $1^{\circ}13'38''$ East 105.53 feet; thence South $39^{\circ}14'09''$ East 107.54 feet; thence South $64^{\circ}40'27''$ East 235.64 feet; thence South $17^{\circ}28'24''$ East 243.46 feet; thence South $62^{\circ}15'29''$ East 117.16 feet; thence South $66^{\circ}52'41''$ East 99.12 feet; thence South $0^{\circ}07'20''$ West 149.59 feet; thence South $45^{\circ}15'42''$ East 73.86 feet; thence South $58^{\circ}29'24''$ East 98.35 feet; thence South $54^{\circ}52'48''$ East 318.38 feet; thence South $49^{\circ}50'46''$ East 103.52 feet; thence South $52^{\circ}19'09''$ East 104.37 feet; thence South $53^{\circ}15'25''$ East 214.97 feet; thence South

86°14'49" East 216.87 feet; thence South 74°47'21" East 160.94 feet; thence South 57°01'11" East 148.99 feet; and thence South 77°45'00" East 28.36 feet to the westerly line of Parcel 2 as described in a deed to Southern California Edison Company recorded in Book 7310, Page 373 of Official Records of said Orange County; thence leaving said westerly line of Santiago Canyon Road along said westerly line of Parcel 2 South 16°47'23" West 2070.04 feet and South 16°50'54" West 3176.20 feet to the southeasterly line of said Lot 9 of the Rancho Canada de Los Alisos; thence along said southeasterly line South 40°31'17" West 2598.98 feet to the northerly corner of Lot 5 of said Rancho Canada De Los Alisos and a point in the boundary line of said Lot 5 as established by agreement recorded in Book 1411, Page 556 of Official Records of said Orange County; thence along said boundary line South 22°12'21" East 1656.44 feet to the northerly corner of Parcel 1 as described in said deed to Southern California Edison Company recorded in Book 7310, Page 373 of Official Records; thence along the boundary line of said Parcel 1 South 16°50'26" West 144.74 feet, South 22°33'46" East 3797.34 feet, and South 20°01'51" East 754.47 feet to a point in the southeasterly line of Lot 5 distant thereon South 80°49'10" West 98.70 feet from corner number LA 9 of said Rancho Canada De Los Alisos; thence along said southeasterly line South 80°49'10" West 2248.11 feet; thence South 4°36'38" West 39.65 feet to a point on a curve in the centerline of existing El Toro Road (formerly Los Alisos Avenue) as shown on Record of Survey No. 79-1117 recorded in Book 100, Pages 20 through 23 of Records of Surveys, Records of said Orange County, said curve being concave southerly and having a radius of 600.00 feet, a radial line from said point bears South 4°36'43" West; thence westerly along said curve and centerline 145.71 feet through a central angle of 13°54'52"; thence tangent from said curve and continuing along said centerline South 80°41'51" West 978.27 feet to a tangent curve in said centerline concave southerly and having a radius of 1000.00 feet; thence westerly along said curve and centerline 227.61 feet through a central angle of 13°02'28"; thence tangent from said curve and continuing along said centerline South 80°41'51" West 978.27 feet to a tangent curve in said centerline concave southerly and having a radius of 1000.00 feet; thence westerly along said curve and centerline 227.61 feet through a central angle of 13°02'28"; thence tangent from said curve and continuing along said centerline South 67°39'23" West 20.00 feet to the southwesterly prolongation of the southeasterly line of Parcel 3 of said Parcel Map 79-132: thence leaving said centerline and along said southwesterly prolongation and southeasterly line North 26°23'32" East

2211.59 feet to the easterly corner of said Parcel 3; thence along the northeasterly line of said Parcel 3 and the northeasterly line of Parcels 2 and 1 of said Parcel Map 79-132 North 63°35'01" West 10488.43 feet to an angel point in said northeasterly line of Parcel 1; thence continuing along said northeasterly line of Parcel 1 North 40°23'32" West 1266.54 feet to the POINT OF BEGINNING.

Containing 2,743 Acres, more or less.

SUBJECT TO all Covenants, Rights, Rights-of-Way, and Easements of Record.



PLANNING AREAS	RESIDENTIAL			COMMERCIAL			URBAN						INDUSTRIAL			PUBLIC FACILITIES			OPEN SPACE			
	Density Units (D.U.)	Acres (AC)	D.U. PER AC	BUILDINGS S.F. (1,000 S.F.)	ACREAGE (AC)	TARGET FLOOR AREA RATIO	DENSITY UNITS (D.U.)	ACRES (AC)	D.U. PER AC	BUILDINGS S.F. (1,000 S.F.)	ACREAGE (AC)	TARGET FLOOR AREA RATIO	BUILDINGS S.F. (1,000 S.F.)	ACREAGE (AC)	TARGET FLOOR AREA RATIO	SCHOOL	LIBRARY	FIRE STATION & MUNICIPAL SITE	REGIONAL PARK (ACRES)	REGIONAL OPEN SPACE (ACRES)	LOCAL PARK	
1	1742	247	7.05																			
2	1183	238	4.97																			
3	575	45	12.78																			
4							100	13	7.692	20	2	.023:1										
5							300	18	16.67	60	3	0.46:1										
6				1163	113	0.24:1																
7				100	13	0.18:1																
8	219	16	13.70	287	30	0.22:1																
9				398	23	0.40:1																
10				358	21	0.39:1																
11													289	30								
12													2140	131			(5**)					
13													1125	84								
14													561	58								
15													250	25								
16													1050	38								
17																					50	
18																					89	15
19															12	1					74	11
20																					49	
21																						
SUB TOTAL D.U.	3719						400														1101	
SUB TOTAL S.F.				2459		0.26:1			80		0.37:1	5415		.034:1								
SUB TOTAL AC		546			216			31		5			366		12	1	(5**)	1101	262		26	

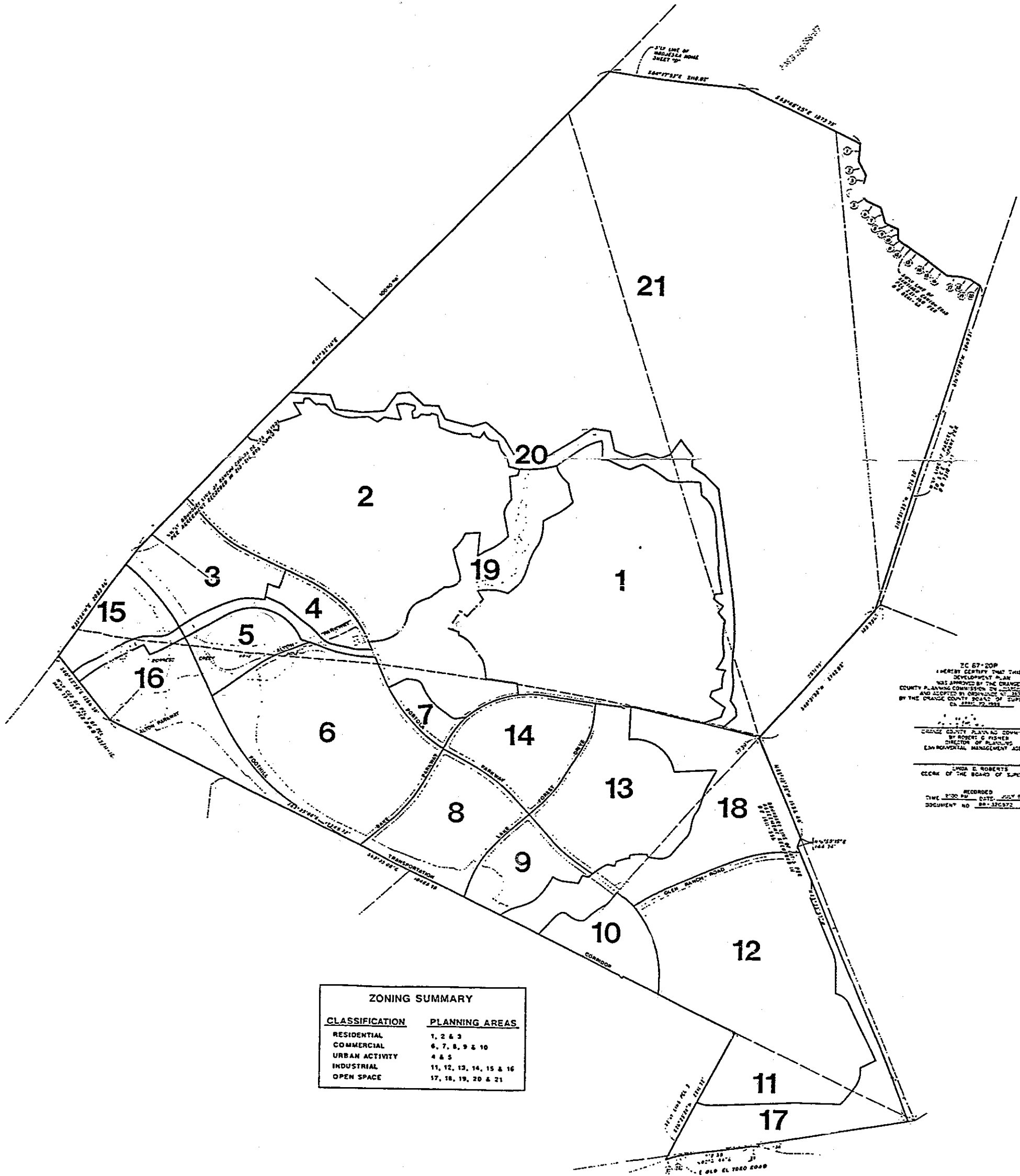
TOTAL D.U.= 3,900
 TOTAL S.F.= 7,954,330
 SUBTOTAL AC = 2,550
 FTC (AC) = 121
 ARTERIALS = 66
 (AC)=

TOTAL AC = 2,737
 *All acreages are gross acreages
 5** AC Firestation ANS Site included in Industrial Acreage

Detailed information shown on the Area Plan, such as local street alignments, architectural features, type and location of buildings, lot lines, and similar specific information shall be for information purposes only unless the approving authority specifically approves such details.

Subsequent subdivision maps and Site Plans which contain detailed information different from the approved Area Plan may be approved without amending the approved Area Plan.

Updated 11/1/13 pursuant to ZC 2-12-2394 and ZC 1-12-2367

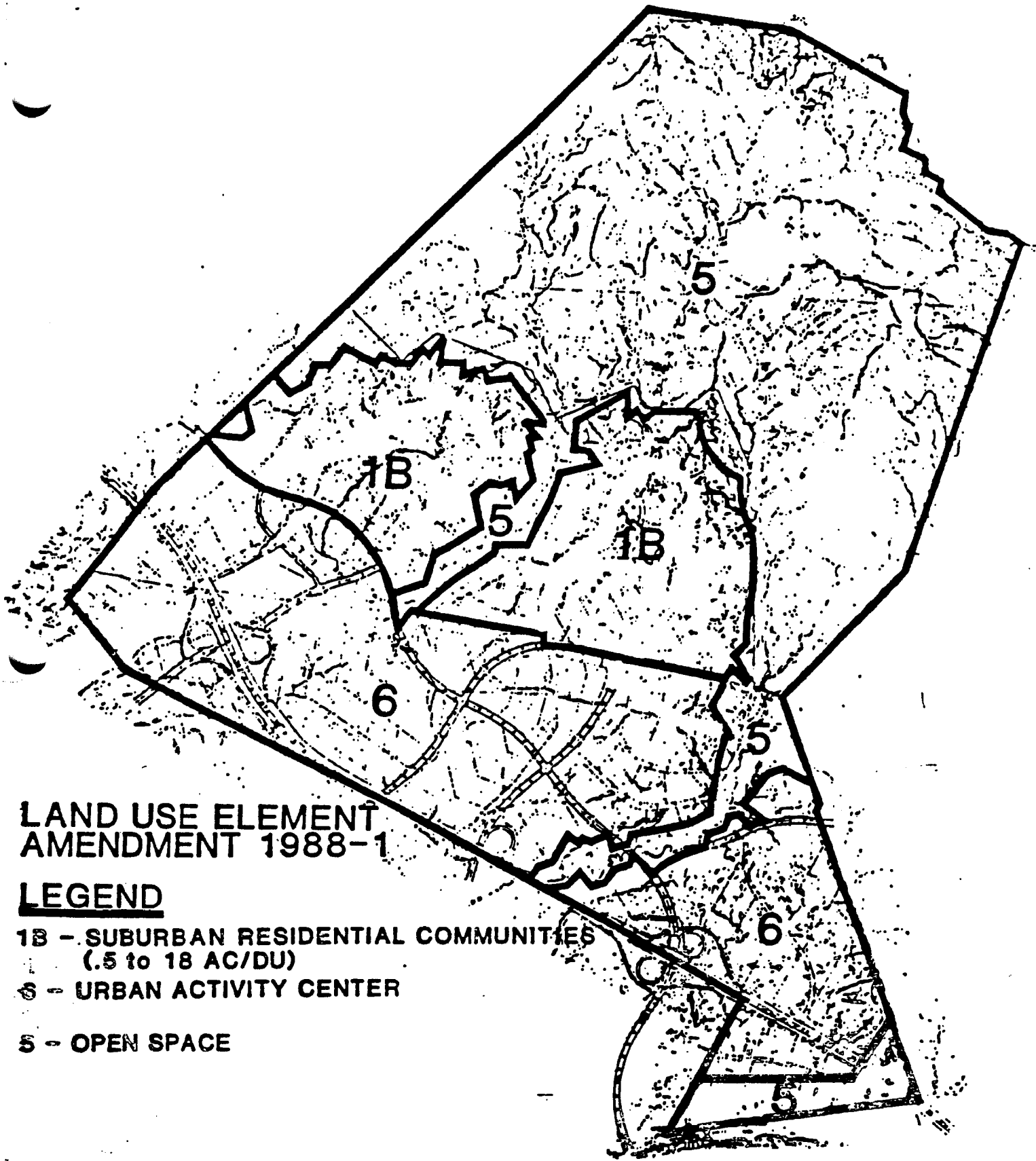


A copy of the Development Plan (400 scale) is on file with the Development Services Department at the Lake Forest City Hall.

Appendix B

Development Plan

Appendix C
P.C. Text Ordinance



**LAND USE ELEMENT
AMENDMENT 1988-1**

LEGEND

- 1B - SUBURBAN RESIDENTIAL COMMUNITIES
(.5 to 18 AC/DU)**
- 6 - URBAN ACTIVITY CENTER**
- 5 - OPEN SPACE**

FOOTHILL RANCH PLANNED COMMUNITY

COUNTY OF ORANGE
FOOTHILL RANCH COMPANY
MICHAEL BRANDMAN ASSOCIATES-ROBERT DEIN GILLIAC PROBY & ASSOCIATES-RICHMOND BAY LECTIN-DINE FORM
21 SEPTEMBER 1987



Foothill Ranch Planned Community

88-320572

RECORDED IN OFFICIAL RECORDS
OF ORANGE COUNTY, CALIFORNIA

EXEMPT
C8

-2 00 PM - JUL -5 '88

Foothill Ranch Planned Community
Orange County, California

Lu 2 Branch COUNTY
RECORDER

The accompanying text constitutes the Land Use Regulation under which development will be governed for the area hereinafter to be referred to as the Foothill Ranch Planned Community. The properties involved were placed in the PC "Planned Community" District by Ordinance Number 3698 as adopted by the Orange County Board of Supervisors on April 20, 1988. The Development Plan (map) and this supplementary text were also considered and made a part of all public hearings on this matter and were subsequently adopted as part of the above noted Ordinance.

I hereby certify that this text material consisting of- 132 pages, which will regulate the development of those properties shown on the Development Plan, was approved by the Orange County Planning Commission on March 8, 1988 and adopted by Ordinance Number 3698 by the Orange County Board of Supervisors on April 20, 1988.

Orange County Planning Commission
Thomas Moody, Chairman

By: *RF*
Robert G. Fisher
Director of Planning, EMA

Linda D. Roberts
Linda D. Roberts, Clerk of the
Board of Supervisors
County of Orange

GM:rg(26/38)

Recording requested by and call for pick up to:
ESP/Drafting, Rm. 235 Bldg. 12
Phone x4778 Mary Walker/Dick Weger
Exempt from Recording Fee per Govt. Code 6103

Mary Walker / Dick Weger
Signature

Foothill Ranch Planned Community

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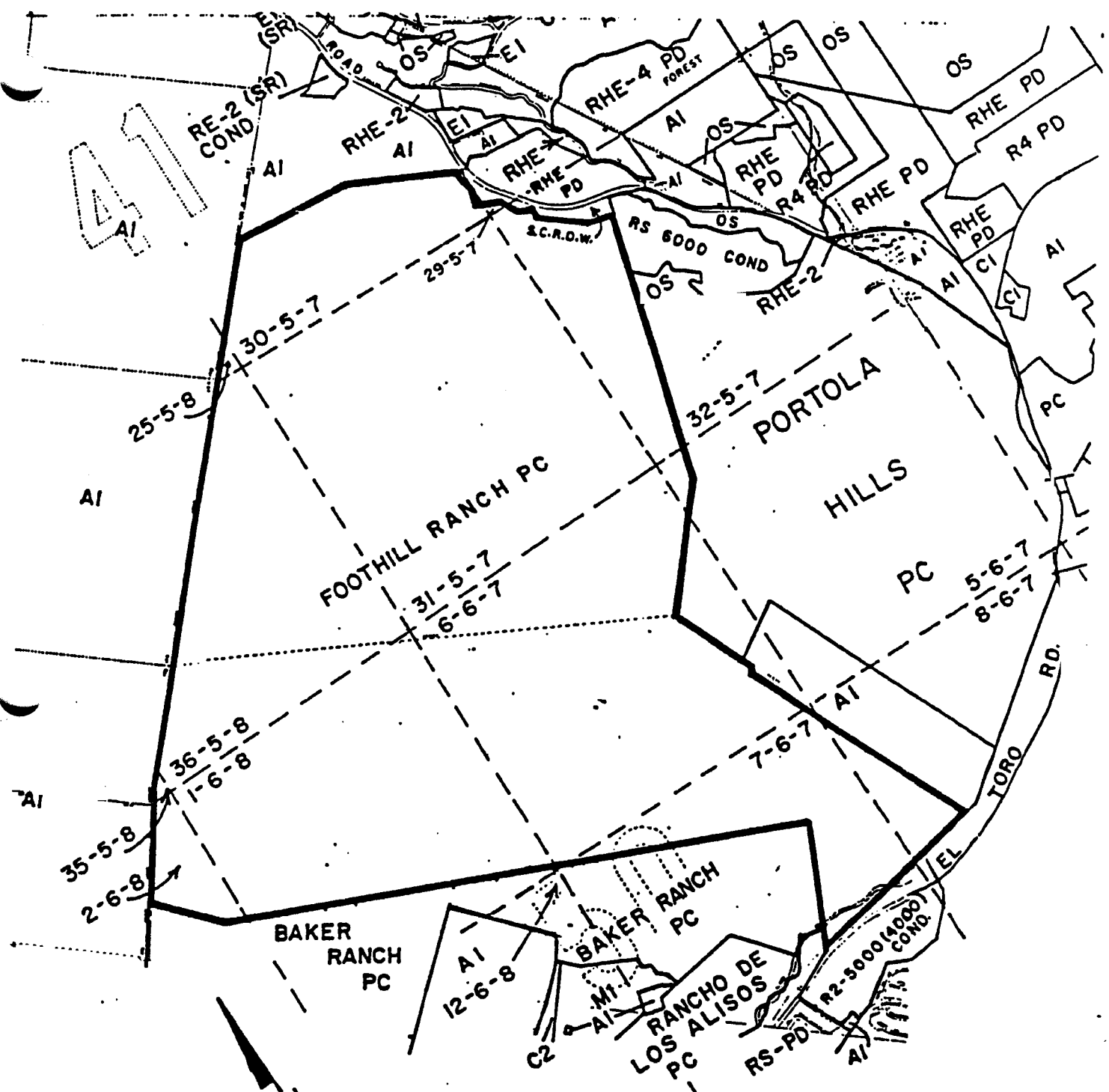
ORDINANCE NO. 3698

AN ORDINANCE OF THE COUNTY OF ORANGE, CALIFORNIA,
ADOPTED PURSUANT TO STATE PLANNING AND ZONING LAW
FOOTHILL PLANNED COMMUNITY DISTRICT REGULATIONS
(FORMERLY DISTRICT REGULATIONS KNOWN AS WHITING
RANCH PLANNED COMMUNITY) IN ACCORDANCE WITH THE
COMPREHENSIVE ZONING CODE OF ORANGE COUNTY.

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

SECTION 1. Sectional District Map 29, 30, 31 and 32-5-7; 25, 35
and 36-5-8; 1, 2 and 12-6-8; and 5, 6, 7 and 8-6-7, as amended by Zone
Change ZC 87-20, is hereby adopted as zoning district map for the
County of Orange and added to Section 7-9-48 of the Codified Ordina-
nances of the County of Orange.

JRG:dc
DC1A/2



**FOOTHILL RANCH
PLANNED COMMUNITY
ZC 87-20P**

S.D.M.'s 29,30,31,32-5-7 & 25,35,36-5-8 & 1,2,12-6-8 & 5,6,7,8-6-7
 Adopted By Orange County Planning Commission March 8, 1988

Adopted By Board Of Supervisors April 20, 1988

Ordinance No. 3698