

LAND USE

9 Attachment 3

APPENDIX B

Adopted Comprehensive Development Plans Summary.

RANCHO SAN JUAN CDP

July, 1986

Districts	Permitted Uses and Structures	Permitted Accessory Uses and Structures	Permitted Temporary Uses	Restricted Uses
<b>Country Estate Residential (CR)</b>	<ul style="list-style-type: none"> <li>*Single-family residences, detached</li> <li>*Parks, public &amp; private</li> <li>*Riding &amp; hiking trails, equestrian facilities</li> <li>*Recreation facilities</li> </ul>	<ul style="list-style-type: none"> <li>*Home Occupations per MC</li> <li>*Keeping of pets incidental and accessory to permitted use (non- commercial)</li> <li>*Horticulture of all types, unlighted and unenclosed by buildings or structures (non-commercial)</li> <li>*Uses/structures incidental to permitted use</li> <li>*Temporary caretaker residence during construction of permanent residence per MC</li> <li>*Tennis Courts/outdoor recreational uses per MC</li> </ul>	<ul style="list-style-type: none"> <li>*Model homes</li> <li>*Temporary real estate offices/signs per MC</li> <li>*Real estate signs per MC</li> </ul>	*Horses prohibited
<b>Village Residential District (VR)</b>	<ul style="list-style-type: none"> <li>*Single-family residences, detached</li> <li>*Parks, public and private</li> <li>*Riding &amp; hiking trails</li> </ul>	<ul style="list-style-type: none"> <li>*Home Occupation per MC</li> <li>*Accessory structures incidental to operation of permitted use</li> </ul>	<ul style="list-style-type: none"> <li>*Model homes</li> <li>*Temporary real estate offices/signs per MC</li> <li>*Real estate signs per MC</li> </ul>	*Horses prohibited
<b>Sports and Recreation District (SR)</b>	<ul style="list-style-type: none"> <li>*Parcel 1: Recreation &amp; sports facilities, public or private, focusing on active residential uses (i.e. athletic fields, parks, tennis facilities; equestrian facilities; pools).</li> <li>*Parcel 2: Exclusively for equestrian facilities only.</li> <li><b>Conditional Uses:</b></li> <li>*Dancing/live entertainment</li> <li>*Beer/wine/liquor licenses, on-sale, if consumed on premises.</li> </ul>			
<b>General Open Space District (GOS)</b>	<ul style="list-style-type: none"> <li>*Animal grazing</li> <li>*Farming, orchards</li> <li>*Flood control channels &amp; related structures</li> <li>*Parks</li> <li>*Trails</li> </ul>			No building development or fencing permitted.

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RANCHO SAN JUAN CDP DEVELOPMENT STANDARDS

Description	Country Estate Residential (CR)	Village Residential District (VR)	Sports and Recreation District (SR)	General Open Space District (GOS)
Min. Lot Size	10,000 s.f. (west side of Camino Lacouague: 30,000 s.f.)	7,000 s.f.	(West side of Camino Lacouague: 20,000 s.f.)	Per MC Open Space District Regulations
Min. Street Frontage	90' (50' on cul-de-sac or knuckle)	65' (35' on cul-de-sac or knuckle)	Per approved site plan.	
Min. Front Yard	20'	20'	20' from p.l.	
Min. Side Yard	10'	5' one side; total of sides 15'	20' from p.l.	
Min. Rear Yard	25'	25'	20' from p.l.	
Min. % of Open Space	30%	25%	50% max. Bldg. Site coverage	
Max. Height of Structures	35'	35'	35'	
Max. Accessory Structure Height	25'	25'	25'	25'

PUEBLO SERRA CDP 89-1  
August, 1989

Districts	Permitted Uses and Structures	Permitted Accessory Uses and Structures	Permitted Temporary Uses	Restricted Uses
<b>Residential (R)</b>	<ul style="list-style-type: none"> <li>*Dwellings, multi-family</li> <li>*Dwellings, single-family attached</li> <li>*Parks, public &amp; private</li> <li>Conditional Uses and Structures:</li> <li>*Residential care facilities</li> <li>*Other compatible uses as determined by Planning Director</li> </ul>	<ul style="list-style-type: none"> <li>*Home Occupations per MC</li> <li>*Recreation &amp; community centers, public and private, including outdoor recreational uses</li> <li>*Uses/structures incidental to permitted use</li> </ul>		Storage and/or repair of vehicles prohibited.
<b>Neighborhood Commercial - Retail Sales &amp; Services (CN.1)</b>	<ul style="list-style-type: none"> <li>*Convenience retail sales</li> <li>*Convenience retail services (cleaning, etc.)</li> <li>*Financial services</li> <li>*General office uses</li> <li>*Medical/dental (max. Of 3)</li> <li>*Chiropractor (max. Of 1)</li> <li>*Eye care center (optometrist)</li> <li>*Eating/drinking establishments, except drive-in and drive-thru types</li> <li>Conditional Uses and Structures:</li> <li>*Pet store</li> <li>*Veterinary offices &amp; clinics</li> <li>*Automobile service station</li> <li>*Drive-in, drive-thru</li> </ul>	<ul style="list-style-type: none"> <li>*Uses/structures incidental to permitted use</li> <li>*Game machines (&lt;=3)</li> <li><b>*Outside sales, displays (only if approved and meets the following criteria):</b></li> <li>Confined to enclosed area with min. Height of 6' and max. Height of 8';</li> <li>Confined to area immediately adjacent to main entry, does not block pedestrian traffic, and is removed during non-business hours;</li> <li>Outside sales area is calculated as part of gross floor area and must meet parking requirements.</li> </ul>	<ul style="list-style-type: none"> <li>*X-mas tree sales (35- day limit)</li> <li>*X-mas displays/lights (45-day limit)</li> <li>*Exhibits/outside sales (30 days per year)</li> </ul>	

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Districts	Permitted Uses and Structures	Permitted Accessory Uses and Structures	Permitted Temporary Uses	Restricted Uses
	<ul style="list-style-type: none"> <li>restaurants</li> <li>*Garden Center/Nursery</li> <li>*Live Entertainment</li> </ul>			
<b>Neighborhood Commercial - Office/Retail (CN.2)</b>	<ul style="list-style-type: none"> <li>*Convenience retail sales</li> <li>*Convenience retail services (cleaning, etc.)</li> <li>*Financial services</li> <li>*General office uses</li> <li>*Medical/dental (max. Of 3)</li> <li>*Chiropractor (max. Of 1)</li> <li>*Eye care center (optometrist)</li> <li>*Eating/drinking establishments, except drive-in and drive-thru types</li> <li><b>Conditional Uses and Structures:</b></li> <li>*Pet store</li> <li>*Veterinary offices &amp; clinics</li> <li>*Automobile service station</li> <li>*Drive-in, drive-thru restaurants</li> <li>*Garden Center/Nursery</li> <li>*Live Entertainment</li> </ul>	<ul style="list-style-type: none"> <li>*Uses/structures incidental to permitted use</li> <li>*Game machines (&lt;=3)</li> <li><b>*Outside sales, displays (only if approved and meets the following criteria):</b> Confined to enclosed area with min. Height of 6' and max. Height of 8'; Confined to area immediately adjacent to main entry, does not block pedestrian traffic, and is removed during non-business hours; Outside sales area is calculated as part of gross floor area and must meet parking requirements.</li> </ul>	<ul style="list-style-type: none"> <li>*X-mas tree sales (35- day limit)</li> <li>*X-mas displays/ /lights (45-day limit day limit)</li> <li>*Exhibits/outside sales (30 days per year)</li> </ul>	
<b>Community Commercial (CC)</b>	<ul style="list-style-type: none"> <li>*General office uses</li> <li>*Financial services</li> <li>*Medical/dental offices</li> <li>*Business/vocational schools not requiring outdoor facilities</li> <li>*Public/semi-public buildings (excluding schools and hospitals)</li> <li>*Retail uses</li> <li>*Home furnishing/appliance uses</li> <li>*Pet stores</li> <li>*Specialized services (pet grooming, catering, etc.)</li> <li>*Nurseries</li> <li>*Food/lodging (cocktail lounges, hotels, drive-in &amp; drive-thru restaurants, etc.)</li> <li>*Conference facilities</li> <li>*Recreation/leisure uses (no outdoor uses)</li> <li>*Private clubs and lodges</li> <li><b>Conditional Uses &amp; Structures</b></li> <li>*Child day care center</li> <li>*Dwellings, multi-family</li> <li>*Veterinary offices/clinics</li> <li>*Religion-related uses for worship</li> <li>*Dancing/live entertainment, nightclubs</li> <li>*Game machines (=&gt;4)</li> <li>*Auto rental/leasing</li> </ul>	<ul style="list-style-type: none"> <li>*Uses/structures incidental to permitted use</li> <li>*Game machines (&lt;=3)</li> <li><b>*Outside sales, displays (only if approved and meets the following criteria):</b> Confined to enclosed area with min. Height of 6' and max. Height of 8'; Confined to area immediately adjacent to main entry, does not block pedestrian traffic, and is removed during non-business hours; Outside sales area is calculated as part of gross floor area and must meet parking requirements.</li> </ul>	<ul style="list-style-type: none"> <li>*X-mas tree sales (35-day limit)</li> <li>*X-mas displays/lights (45-day limit)</li> <li>*Exhibits/outside sales (30 days per year)</li> </ul>	

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PUEBLO SERRA CDP DEVELOPMENT STANDARDS

Description	Residential (R)	Neighborhood Commercial (CN.1)	Neighborhood Commercial (CN.2)	Community Commercial (CC)
Min. Lot Size	Not applicable	7200 s.f.	7200 s.f.	7200 s.f.
Min. Street Frontage	Not applicable	100 ft.	100 ft.	60 ft.
Min. Landscape Setback to P.L.	15'			25 ft. (To I-5 & adjacent residential)
Min. Landscape Setback to Public Street	20'	20 ft.	20 ft.	20 ft.
Min. Landscape Setback to Private Street				
Min. One-Story Bldg. Setback	20'			65' (to I-5)
Min. Two-Story Bldg. Setback	30'			65' (to I-5)
Min. Building Separation	15'			
Max. Structure Height	30½ stories	35½ stories	35½ stories	35½ stories
Min. Open Area	40%			
Other	3' into setback lines for eaves, cornices, chimneys, balconies, exterior stairs	*Max. major tenant floor area: 22,000 s.f. *Max. floor area other shops: 16,000 s.f.	Max. major tenant floor area: 22,000 s.f. *Max. floor area other shops: 16,000 s.f.	50 ft. Min. Bldg./landscape setback to adjacent residential; 5 ft. Min. Landscape setback to other commercial
Off-Street Parking Requirements	*1 10' x 22' enclosed garage per unit *Open parking stalls: 9' x 19'(2' overhand into landscaping allowed) *Parallel parking stalls: 9' x 24' *25' width for drive aisles Studio: 1.2 per unit 1 BR: 1.5 per unit 2BR: 1.8 per unit 3BR: 2.0 per unit 4BR: 2.2 per unit Visitor Parking: .5 per unit	*Handicapped parking per State requirements *Open parking stalls: 9' x 19' (2' overhand into landscaping allowed) *Parallel parking stalls: 9' x 24' *25' width for drive aisles *1/200 s.f. leasable floor area *1.0/40 s.f. dining/drinking floor area *1.0/50 s.f. gross floor area for fast-food restaurant with take-out (no drive thru)	*Handicapped parking per State requirements *Open parking stalls: 9' x 19'(2' overhand into landscaping allowed) *Parallel parking stalls: 9' x 24' *25' width for drive aisles *1/200 s.f. leasable floor area *1.0/40 s.f. dining/drinking floor area *1.0/50 s.f. gross floor area for fast-food restaurant with take out (no drive thru)	

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Description	Residential (R)	Neighborhood Commercial (CN.1)	Neighborhood Commercial (CN.2)	Community Commercial (CC)
		*1.0/60 s.f. gross floor area for fast food restaurant with take-out and drive-thru *Takeout only restaurants: 1/200 s.f. leasable floor area *Service Stations: 8 *Self-operated drive-thru car wash as accessory to service station: 0 spaces *Office: 1.0/250 s.f. of leasable floor area *Garden center/nursery: 1.0/500 s.f. of display/sales floor area	*1.0/60 s.f. gross floor area for fast food restaurant with take-out and drive-thru *Takeout only restaurants: 1/200 s.f. leasable floor area *Service Stations: 8 *Self-operated drive-thru car wash as accessory to service station: 0 spaces *Office: 1.0/250 s.f. of leasable floor area *Garden center/nursery: 1.0/500 s.f. of display/sales floor area	

**ORTEGA PLANNED COMMUNITY CDP 78-01**  
**January, 1979**

Districts	Permitted Uses and Structures	Permitted Conditional Uses	Permitted Accessory Uses	Temporary Uses
<b>Planning Sector A-1 General Commercial, Senior Housing</b>	*General retail *Commercial services (excluding newspaper & publishing) *Food and lodging (except drive-in/drive-thru) *Cocktail lounges/taverns *Small-scale grocery, meat or liquor <=5000 sf. *Business offices incidental to permitted use *Caretaker residence as an ancillary to permitted use *General office uses *Medical/dental offices *Senior apartments *Single-family residence (location per area plan)	*Veterinary offices/clinics *Cabarets/nightclubs *Dancing/live entertainment *Interior decorator's office *Commercial center		
<b>Planning Sector A-2 General Commercial/Office and Institutional</b>	See Subsections 1, 2, 3, or 4 below	See Subsections 1, 2, 3, or 4 below *Uses not listed, subject to Planning Commission approval		
<b>Planning Sector A-2, Subsection 1</b>	*General retail uses *Commercial service uses (excluding newspaper/publishing uses) *Restaurants/food services (drive-in/drive-thru prohibited) *Cocktail lounges, taverns *Small-scale grocery, meat or liquor	*Vehicle rental/leasing *Medical centers/complexes *Video arcades & game machine centers *Live entertainment *Retail commercial		

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Districts	Permitted Uses and Structures	Permitted Conditional Uses	Permitted Accessory Uses	Temporary Uses
	<=10,000 sf.	*Professional office *Food brokerage facility with retail bakery sales *Church facility		
<b>Planning Sector A-2, Subsection 2</b>	*General and professional office uses *Financial services *Medical and dental offices (excluding medical centers or complexes) *Public and semi-public uses *Business, vocational, professional schools (swimming, public/private primary and secondary schools prohibited) *Churches and similar uses *Restaurants (drive-in & drive-thru on Pad "K" only)	*Vehicle rental/leasing *Medical centers/complexes *Video arcades & game machine centers *Live entertainment *Retail commercial *Professional office *Food brokerage facility with retail bakery sales *Church facility		
<b>Planning Sector A-2, Subsection 3</b>	*General and professional office uses *Financial services *Medical and dental offices (excluding medical centers or complexes) *Public and semi-public uses *Business, vocational, professional schools (outdoor facilities, swimming, public/private primary and secondary schools prohibited) *Churches and similar uses *Restaurants (drive-in & drive-thru on Pad "K" only) *Specialized service uses (i.e. linen/diaper supply, office supplies, printing, etc.) *Wholesale uses (public sales prohibited)	*Vehicle rental/leasing *Medical centers/complexes *Video arcades & game machine centers *Live entertainment *Veterinary offices/clinics *Second-hand stores *Food brokerage facility for wholesale and retail sales		
<b>Planning Sector A-2, Subsection 4</b>	*General and professional office uses *Financial services *Medical and dental offices (excluding medical centers or complexes) *Public and semi-public uses *Business, vocational, professional schools (outdoor facilities, swimming, public/private primary and secondary schools prohibited) *Churches and similar uses *Restaurants (drive-in & drive-thru on Pad "K" only) *Specialized service uses (i.e. linen/diaper supply, office supplies, printing, etc.) *Wholesale uses (public sales prohibited) *Vehicular rental/leasing *Product sales, including electrical, plumbing, hospital supplies, mirrors/plate glass, and carpets.	*Vehicle rental/leasing *Medical centers/complexes *Video arcades & game machine centers *Live entertainment *Veterinary offices/clinics *Second-hand stores *Food brokerage facility for wholesale and retail sales *Research laboratories/testing facilities (including development of prototypes, but excluding manufacturing and/or production) *Uses not listed, subject to Planning Commission approval		
<b>Planning Sector B Industrial Park</b>	*All industrial park uses per MC *Manufacturing/assembly type uses *Warehousing uses < 50,000 s.f. floor space *Vehicle/equipment rentals/leasing *Specialized services with limited customer access *Wholesale nurseries/plant storage	*New automobile sales with full service dealership *Outdoor sales, display and storage as accessory uses per MC *Veterinary		

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Districts	Permitted Uses and Structures	Permitted Conditional Uses	Permitted Accessory Uses	Temporary Uses
	<ul style="list-style-type: none"> <li>*Publishing and bookbinding</li> <li>*Broadcasting studios</li> <li>*Repair uses, inc. vehicle/boat inside repairs and no outside storage</li> <li>*Non-profit medical clinics</li> <li>*Large offices</li> <li>*Medical testing/laboratories</li> </ul>	<ul style="list-style-type: none"> <li>offices/clinics</li> <li>*Public facilities (fire stations, post office)</li> <li>*Small-scale restaurants for sector employees (not as separate unit)</li> <li>*Animal control facilities &lt;= 5 acres</li> <li>*Sandwich shop</li> </ul>		
<b>Planning Sector B-1 Industrial Park</b>	<ul style="list-style-type: none"> <li>*Professional service uses (engineering, accounting, computer, legal, etc.)</li> <li>*Advertising/marketing/publishing/motion picture services</li> <li>*Financial investment services</li> <li>*Sale/service of office supplies/equipment and commercial/industrial furnishings</li> <li>*Insurance offices (min. leasable floor area of 2,000 s.f.)</li> <li>*Large-scale office uses (i.e. corporate headquarters)</li> </ul>	<ul style="list-style-type: none"> <li>*Small-scale restaurants serving sector</li> <li>*Small-scale commercial banking institutions (&lt;= 10% of total building floor area)</li> <li>*Sandwich shop</li> <li>*Health clubs</li> <li>*Sports medical clinics/offices</li> </ul>	Commercial services which support permitted uses	Church facilities (with approval of temporary use permit)
<b>Planning Sector B-2 Assisted Care Facilities, Senior Housing</b>	<ul style="list-style-type: none"> <li>*All industrial park uses per MC</li> <li>*Manufacturing/assembly type uses</li> <li>*Warehousing uses &lt; 50,000 s.f. floor space</li> <li>*Vehicle/equipment rentals/leasing</li> <li>*Specialized services with limited customer access</li> <li>*Wholesale nurseries/plant storage</li> <li>*Publishing and bookbinding</li> <li>*Broadcasting studios</li> <li>*Repair uses, inc. vehicle/boat inside repairs and no outside storage</li> <li>*Non-profit medical clinics</li> <li>*Large offices</li> <li>*Medical testing/laboratories; medical offices</li> <li>*Professional service uses (engineering, accounting, computer, legal, etc.)</li> <li>*Advertising/marketing/publishing/motion picture services</li> <li>*Financial investment services</li> <li>*Sale/service of office supplies/equipment and commercial/industrial furnishings</li> <li>*Insurance offices (min. leasable floor area of 2,000 s.f.)</li> <li>*Large-scale office uses (i.e. corporate headquarters)</li> <li>*Senior apartments</li> <li>*Congregate care facilities (dining, recreational activities for seniors with apartments &gt;=400 s.f.)</li> <li>*Assisted living facilities (dining, recreational activities for seniors with units &gt;=300 s.f.)(&lt;= 50% dual occupancy units)</li> <li>*Skilled nursing facilities and senior support services</li> </ul>	<ul style="list-style-type: none"> <li>*Per Planning Sector B</li> <li>*Uses not listed, subject to Planning Commission approval</li> </ul>		
<b>Planning Sector B-3 Very High Density residential</b>	Pursuant to Very High Density standards within Section 9-3.301 of the Municipal Code.	Pursuant to Very High Density standards within Section 9-3.301 of the Municipal Code.	Pursuant to Very High Density standards within Section	Pursuant to Very High Density standards within Section

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Districts	Permitted Uses and Structures	Permitted Conditional Uses	Permitted Accessory Uses	Temporary Uses
			9-3.301 of the Municipal Code.	9-3.301 of the Municipal Code.
<b>Planning Sector C Open Space and Recreation</b>	*Open space recreation uses (no permanent structures or improvements) *Horticultural & agricultural uses (no permanent structures or improvements) *Accessory structures (temporary & removable structures only) *Flood control devices *General and professional office uses	*Horse stables, commercial/non-commercial per MC *Public utility facilities *Archery ranges *Agricultural non-profit operations		
<b>Planning Sector D-1 General Commercial and Office</b>	*General and professional office uses *Financial services *Medical and dental offices (excluding medical centers or complexes) *Business, vocational, professional schools not requiring outdoor facilities *Non-profit/civic organization offices *Public/semi-public uses *Education uses, public or private (public schools, child day care centers, preschools) *Churches and similar uses *Office building and studio *Office building *Outside storage prohibited	*Limited industrial (research/light manufacturing) *Small-scale retail *Printing services (<=10% building floor area) *Restaurants (not drive-in or drive-thru) *Medical centers (if Planning Commission determines compatibility with surrounding uses) *Major computer centers *Outside storage prohibited		
<b>Planning Sector D-2 Office and Institutional</b>	*Public/semi-public uses *Educational uses, public & private (public schools, child day care centers, preschools) *Churches and similar uses			
<b>Planning Sector D-3 Office and Institutional</b>	*Public/semi-public uses *Educational uses, public & private (public schools, child day care centers, preschools) *Churches and similar uses			
<b>Planning Sector E Multi-Family Residential</b>	*Dwellings, multiple-family apartments, townhouses or condominiums *Recreation/community centers *Public/private parks	*Child day care centers *Uses not listed, subject to Planning Commission approval		

(Ord. No. 1008, § 4, 2-4-2014)

**ORTEGA PLANNED COMMUNITY CDP DEVELOPMENT STANDARDS**

Description	A-1	A-2	B	B-1	B-2	B-3	C	D-1	D-2	D-3	E
<b>Min. Lot Size</b>	7200 s.f.			1 acre	1 acre	Pursuant to Very High Density standards within Section 9-3.301 of the Municipal Code.	15,000 s.f.	80,000 s.f.	Per A-1	Per A-1	3 acres
<b>Min. Building Setbacks</b>	10' adjoining Ortega, LaNovia, Rancho Viejo Rd., Calle	25' front setback eastside of Rancho Viejo Rd. between Ortega/Calle Arroyo			50' adjacent to Rancho Viejo Rd.; 25' adjacent to Calle			Per A-1	Per A-1	Per A-1	30' along Ortega & La Novia; 20'/1 story and 30'/2 story along Windsong Dr.

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Description	A-1	A-2	B	B-1	B-2	B-3	C	D-1	D-2	D-3	E
	Arroyo				Arroyo or Paseo Espada						
<b>Max. Building Height</b>	35 1/2 stories 16' within 50' of Ortega, La Novia, Calle Arroyo				35 1/2 stories			Per A-1	Per A-1	Per A-1	25'
<b>Min. Open Area Width</b>	30' adjacent to Ortega, La Novia, Rancho Viejo Rd., Calle Arroyo				30%			Per A-1	Per A-1	Per A-1	40% of total lot area
<b>Min. Landscaped Area</b>	10 s.f. per 100 s.f. of parking				10' width along public streets	Pursuant to Very High Density standards within Section 9-3.301 of the Municipal Code.		Per A-1	Per A-1	Per A-1	Area between public r.o.w. & building setback line to be landscaped with trees, ground cover, shrubbery, berming. Parking, outdoor storage & trash enclosures to be screened with landscaping.
<b>Parking Screening</b>	Linear or grouped masses of shrubs & trees to screen from public streets views							Per A-1	Per A-1	Per A-1	
<b>Min. Tenant Space</b>								20,000 s.f.			
<b>Max. Residential Density</b>											8 du per acre
<b>Recreational Facilities</b>											Pools, cabana, tennis cts., volleyball cts., open play fields, or playground equipment to be provided for residential

(Ord. No. 1008, § 4, 2-4-2014)

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**GLENDALE FEDERAL PLANNED COMMUNITY CDP 81-02  
November 1, 1981**

<b>Districts</b>	<b>Permitted Uses and Structures</b>	<b>Permitted Conditional Uses</b>	<b>Permitted Accessory Uses</b>	<b>Temporary Uses</b>
<b>Parcel A Parcel H Single-Family (SF)</b>	*Single-family projects *Parks, public or private	*Child day care centers *Open space subdivisions: Provides for reduction in min. lot size for single-family detached dwellings if at least 50% of the area savings goes to a private park or recreational facility. *Community equestrian facilities		
<b>Parcel B Parcel C Parcel D Parcel E Parcel F Mixed-Unit (MU)</b>	*Single-family projects *Two-family projects *Multiple-family projects *Parks, public or private	*Child day care centers Open space subdivisions: Provides for reduction in min. lot size for single-family detached dwellings if at least 50% of the area savings goes to a private park or recreational facility. *Community equestrian facilities	*Home occupations *Recreation or community centers, non-commercial, public or private *Uses incidental to operation of permitted use *Recreational vehicle storage facilities	
<b>Private Open Space Open Space Grading (OSG)</b>	Grading adjacent to development parcels necessary to accommodate development of such parcels per CDP and MC.			
<b>North Public Land Natural Open Space (NOS)</b>	*Passive recreation uses which require little or no grading and which emphasize preservation of land in its natural state *Reservoir facilities and access roads			
<b>South Public Land General Open Space (GOS)</b>	*Open space uses, public or private, which emphasize use of land with little or no building development *Animal grazing *Athletic fields *Amphitheaters *Bicycle rentals *Farming, crop and tree *Flood control channels and related structures *Golf courses (not miniature) *Parks *Greenhouses, plant nurseries or storage (excluding wholesale/retail sales) *Reservoir facilities and access roads	*Archery ranges *Horse stables, commercial or non-commercial, per MC *Golf driving ranges	*Caretakers' residences per MC	

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**GLENDALE FEDERAL PLANNED COMMUNITY CDP DEVELOPMENT STANDARDS**

Description	Parcel A Single-Family (SF)	Parcel B Mixed-Unit (MU)	Parcel C Mixed-Unit (MU)	Parcel D Mixed-Unit (MU)	Parcel E Mixed-Unit (MU)	Parcel F Mixed-Unit (MU)	Parcel H Single-Family (SF)	Private Open Space Grading (OSG)	North Public Land Natural Open Space (NOS)	South Public Land General Open Space (GOS)
<b>Min. Lot Size</b>	5,000 s.f.	= ground floor area of d.u. + balconies, patios, & garages	= ground floor area of d.u. + balconies, patios, & garages	= ground floor area of d.u. + balconies, patios, & garages	= ground floor area of d.u. + balconies, patios, & garages	= ground floor area of d.u. + balconies, patios, & garages	5,000 s.f.			N/A
<b>Min. Street Frontage</b>	as approved	N/A	N/A	N/A	N/A	N/A	as approved			N/A
<b>Min. Front Setback</b>	"	N/A	N/A	N/A	N/A	N/A	"			
<b>Min. Side Setback</b>	"	N/A	N/A	N/A	N/A	N/A	"			
<b>Min. Rear Setback</b>	"	N/A	N/A	N/A	N/A	N/A	"			
<b>Min. Street/boundary setbacks</b>	20'/1 story and 30'/2 story project boundary line or arterial r.o.w.	As apprd. 20'/1 story and 30'/2 story project boundary line or arterial r.o.w.	20'/1 story and 30'/2 story project boundary line or arterial r.o.w.	20'/1 story and 30'/2 story project boundary line or arterial r.o.w.	20'/1 story and 30'/2 story project boundary line or arterial r.o.w.	20'/1 story and 30'/2 story project boundary line or arterial r.o.w.	20'/1 story and 30'/2 story project boundary line or arterial r.o.w.			100' from any boundary line
	10' side yard separation between bldg. & private or local street r.o.w.						10' side yard separation between bldg. & private or local street r.o.w.			
<b>Min. Open Area</b>	30%	35%	35%	35%	35%	35%	30%			
<b>Max. Building Height</b>	30/2 stories	30/2 stories	30/2 stories	30/2 stories	30/2 stories	30/2 stories	30/2 stories			15/1 story
<b>Sign/Fence/Pool</b>	Per MC	Per MC	Per MC	Per MC	Per MC	Per MC	Per MC			Per MC
<b>Min. Separation Between Buildings</b>		2-family: 20' except when exterior walls are at angles to each other: 15' (with average separation of 20') Multiple-family: 15' Residential	2-family: 20' except when exterior walls are at angles to each other: 15' (with average separation of 20') Multiple-family: 15' Residential	2-family: 20' except when exterior walls are at angles to each other: 15' (with average separation of 20') Multiple-family: 15' Residential	2-family: 20' except when exterior walls are at angles to each other: 15' (with average separation of 20') Multiple-family: 15' Residential	2-family: 20' except when exterior walls are at angles to each other: 15' (with average separation of 20') Multiple-family: 15' Residential	2-family: 20' except when exterior walls are at angles to each other: 15' (with average separation of 20') Multiple-family: 15' Residential			

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Description	Parcel A Single-Family (SF)	Parcel B Mixed-Unit (MU)	Parcel C Mixed-Unit (MU)	Parcel D Mixed-Unit (MU)	Parcel E Mixed-Unit (MU)	Parcel F Mixed-Unit (MU)	Parcel H Single-Family (SF)	Private Open Space Open Space Grading (OSG)	North Public Land Natural Open Space (NOS)	South Public Land General Open Space (GOS)
		building and any garage/carport or detached accessory structure: 5'	building and any garage/carport or detached accessory structure: 5'	building and any garage/carport or detached accessory structure: 5'	building and any garage/carport or detached accessory structure: 5'	building and any garage/carport or detached accessory structure: 5'				
<b>Off-Street Parking</b>	2/d.u. garage visitor spaces per MC if no street parking is provided	SF detached: 2 per d.u. garage Two-family/multiple dwellings: 2 per d.u. in garage. 50% of d.u. may provide 1 garage, 1 carport if main entry to unit is not through carport. - & 1/2 space per d.u. visitor parking. All other regulations per MC.	SF detached: 2 per d.u. garage Two-family/multiple dwellings: 2 per d.u. in garage. 50% of d.u. may provide 1 garage, 1 carport if main entry to unit is not through carport. - & 1/2 space per d.u. visitor parking. All other regulations per MC.	SF detached: 2 per d.u. garage Two-family/multiple dwellings: 2 per d.u. in garage. 50% of d.u. may provide 1 garage, 1 carport if main entry to unit is not through carport. - & 1/2 space per d.u. visitor parking. All other regulations per MC.	SF detached: 2 per d.u. garage Two-family/multiple dwellings: 2 per d.u. in garage. 50% of d.u. may provide 1 garage, 1 carport if main entry to unit is not through carport. - & 1/2 space per d.u. visitor parking. All other regulations per MC.	SF detached: 2 per d.u. garage Two-family/multiple dwellings: 2 per d.u. in garage. 50% of d.u. may provide 1 garage, 1 carport if main entry to unit is not through carport. - & 1/2 space per d.u. visitor parking. All other regulations per MC.	2/d.u. garage visitor spaces per MC if no street parking is provided			
<b>Recreational Facilities</b>		Outdoor recreation facilities to be provided.	Outdoor recreation facilities to be provided.	Outdoor recreation facilities to be provided.	Outdoor recreation facilities to be provided.	Outdoor recreation facilities to be provided.				
<b>Max. No. Dwelling Units (Total: 1220)</b>	27	85	286	256	267	236	63			

**MARBELLA GOLF & COUNTRY CLUB CDP 86-04**  
**June, 1987**

Districts	Permitted Uses and Structures	Permitted Conditional Uses	Permitted Accessory Uses	Temporary Uses
<b>Custom Fairway Residential (CF)</b>	*Single-family residences, detached *Parks, public and private		*Home occupations per MC *Uses incidental to operation of permitted use	*Model homes *Temporary real estate offices and signs within subdivisions per MC *Real estate signs per MC *Future development signs per MC
<b>Fairway Residential (FR)</b>	*Single-family residences, detached *Parks, public and private		*Home occupations per MC *Uses incidental to operation of permitted use	*Model homes *Temporary real estate offices and signs within subdivisions per MC *Real estate signs per MC

## LAND USE

Districts	Permitted Uses and Structures	Permitted Conditional Uses	Permitted Accessory Uses	Temporary Uses
				*Future development signs per MC
<b>Villas Multi-Family Residential (MF)</b>	*Dwellings, multi-family *Parks, public and private		*Home occupations per MC *Uses incidental to operation of permitted use	*Model homes *Temporary real estate offices and signs within subdivisions per MC *Real estate signs per MC *Future development signs per MC
<b>Neighborhood Commercial (CN)</b>	*Convenience retail sales *Convenience services *Financial services *General office uses *Medical/dental offices (max. of 3) *Eating and drinking establishments	*Hardware, paint, floor, wall covering shops *Bicycles *Hotel facilities and incidental facilities related to said use	*Outside sales, displays & storage per MC *Uses incidental to operation of permitted use	*Real estate signs per MC *Future development signs per MC
<b>Commercial Office (CO)</b>	*Retail sales *General office uses *Financial and real estate services *Public and semi-public uses (excluding schools, police, etc.) *Business/vocational/professional schools *Conference facilities	*Eating establishments and restaurants *Full-care retirement facilities (per SPD district) *Hotel facilities and incidental facilities related to said use *Residential uses (apartments/multi-family/townhomes/single-family detached)	*Caretaker residences per MC *Uses incidental to operation of permitted use	*Temporary real estate offices and signs within subdivisions per MC *Real estate signs per MC *Future development signs per MC
<b>Golf Course (GC)</b>	*Recreation and sports facilities which focus on active recreational uses (i.e. private golf course, racquet club, tennis facilities, swimming pools, health and spa facilities) *Riding and hiking trails	*Dancing and live entertainment *Beer, wine, and liquor licenses, on-sale, for alcohol consumed on premises *Eating establishments for food consumed in principal permitted use *Retail sales	*Eating and drinking establishments (except no drive-in or drive-thru) (CUP for alcohol or live entertainment) *Pro accessory shops incidental to permitted use *Caretaker residence per MC *Game machines (3 or less)	
<b>Open Space (OS)</b>	*Flood control channels and related structures *Parks *Trails *Bikeways			
<b>Public Institutional (IP)</b>	*Fire station *Community center, cultural center		*Caretaker residences per MC *Uses incidental to operation of permitted use	*Temporary real estate offices and signs within subdivisions per MC *Real estate signs per MC *Future development signs per MC

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**MARBELLA GOLF & COUNTRY CLUB CDP DEVELOPMENT STANDARDS**

Description	CF	FR	MF	CN	CO	GC	OS	IP
<b>Min. Lot Size</b>	6,000 s.f.	4,000 s.f.	N/A	7,200 s.f.	7,200 s.f.			
<b>Min. Street Frontage</b>	60'	50'	50'	100'	100'			Per approved site plan
<b>Min. Cul-De-Sac Street Frontage</b>	35'	35'						
<b>Min. Front Yards</b>	20'	20' - except in Tract 14181: 1-story side-loaded garage setbacks for Lot 2: 10' Lot 3: 10' Lot 4: 15' Lot 7: 15' Lot 22: 12' Lot 23: 15' Lot 24: 15' Lot 27: 15'	20'	20'	20'	20'		Per approved site plan
<b>Min. Side Yards</b>	total of 15'/min. 5'	Total of 15'/min. 5'	5'	20'	20'	20'		Per approved site plan
<b>Min. Rear Yards</b>	25' No roofed or trellised structures separate from main structure permitted in setback area (i.e. gazebos)	20' No roofed or trellised structures separate from main structure permitted in setback area (i.e. gazebos)	5'	20'	20'	20'		Per approved site plan
<b>Min. Open Area</b>	30%	25%		20%	20%			
<b>Max. Height of Principal Structure</b>	35 1/2 stories	35 1/2 stories	35 1/2 stories	35 1/2 stories	35 1/2 stories	35 1/2 stories		35 1/2 stories
<b>Max. Height of Accessory Structures</b>	25'	25'	25'					
<b>Min. Building Separation</b>			10'					
<b>Max. Combined Leasable</b>				3,600 ADT in combination	3,600 ADT in combination			

LAND USE

Description	CF	FR	MF	CN	CO	GC	OS	IP
<b>Floor Area</b>				with SPD site	with CN site			
<b>Building Site Area</b>						Per approved site plan		Per approved site plan
<b>Pools/spas</b>	Min. 5' from rear lot line or top of slope.							
<b>Patios</b>	Use of plastic, aluminum or other metal structures or covers is prohibited.							

**FORSTER CANYON PLANNED COMMUNITY CDP 81-01**

Districts	Permitted Uses and Structures	Permitted Conditional Uses	Permitted Accessory Uses	Temporary Uses
<b>Estate Residential (ER)</b>	<ul style="list-style-type: none"> <li>*Single-family, detached</li> <li>*Parks/playgrounds, public and private</li> <li>*Riding/hiking trails</li> <li>*Equestrian facilities</li> <li>*Recreation facilities</li> </ul>	<ul style="list-style-type: none"> <li>*Child day care center</li> <li>*Kennels, non-commercial per MC</li> <li>*Equestrian facilities (i.e. stables/riding clubs, etc.)</li> </ul>	<ul style="list-style-type: none"> <li>*Home occupation per MC</li> <li>*Keeping of domestic pets incidental to principal residential use (non-commercial)</li> <li>*Horticulture, unlighted and unenclosed by structures (non-commercial)</li> <li>*Recreation or community centers (non-commercial), public or private</li> <li>*Uses incidental to operation of permitted use</li> <li>*Signs per MC</li> </ul>	<ul style="list-style-type: none"> <li>*Model homes</li> <li>*Temporary real estate offices and signs within subdivisions per MC</li> <li>*Real estate signs per MC</li> <li>*Future development signs per MC</li> <li>*Use of mobile home residence during construction per MC</li> </ul>
<b>Country Residential (CR)</b>	<ul style="list-style-type: none"> <li>*Single-family, detached</li> <li>*Parks/playgrounds, public and private</li> <li>*Riding/hiking trails</li> <li>*Equestrian facilities</li> <li>*Recreation facilities</li> <li><b>Recreational vehicle storage prohibited.</b></li> </ul>	<ul style="list-style-type: none"> <li>*Child day care center</li> <li>*Kennels, non-commercial per MC</li> <li>*Equestrian facilities (i.e. stables/riding clubs, etc.)</li> <li>*Schools, public and private</li> </ul>	<ul style="list-style-type: none"> <li>*Home occupation per MC</li> <li>*Keeping of domestic pets incidental to principal residential use (non-commercial)</li> <li>*Horticulture, unlighted and unenclosed by structures (non-commercial)</li> <li>*Recreation or community centers (non-commercial), public or private</li> <li>*Uses incidental to operation of permitted use</li> <li>*Signs per MC</li> </ul>	<ul style="list-style-type: none"> <li>*Model homes</li> <li>*Temporary real estate offices and signs within subdivisions per MC</li> <li>*Real estate signs per MC</li> <li>*Future development signs per MC</li> <li>*Use of mobile home residence during construction per MC</li> </ul>

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<b>Districts</b>	<b>Permitted Uses and Structures</b>	<b>Permitted Conditional Uses</b>	<b>Permitted Accessory Uses</b>	<b>Temporary Uses</b>
<b>Village Residential (VR)</b>	*Single-family, attached/detached *Multi-family attached (townhouses, apartments, or bungalows) *Parks, public or private	*Child day care center	*Home occupation per MC *Recreation and community centers, non-commercial, public or private *Uses incidental to operation of permitted use *Signs per MC	N/A
<b>Garden Residential (GR)</b>	*Single-family, attached/detached *Multi-family attached (townhouses, apartments or bungalows) *Parks, public or private	*Child day care center	*Home occupation per MC *Recreation and community centers, non-commercial, public or private *Uses incidental to operation of permitted use *Signs per MC	N/A
<b>Vista Residential (VIR)</b>	*Single-family, detached *Parks, public and private	*Child day care center *Kennels, non-commercial per MC *Equestrian facilities (i.e. stables/riding clubs, etc.)	*Home occupation per MC *Keeping of domestic pets incidental to principal residential use (non-commercial) *Horticulture, unlighted and unenclosed by structures (non-commercial) *Recreation or community centers (non-commercial), public or private *Uses incidental to operation of permitted use *Signs per MC	*Model homes *Temporary real estate offices and signs in subdivisions per MC *Temporary use of mobile home residence during construction per MC *Real estate signs per MC *Future development signs per MC
<b>Public Institutional (PI)</b>	*Educational uses, public or private (i.e. child day care centers, preschools/nursery schools) *Religion-related uses *Public/semi-public buildings, services and facilities	N/A	N/A	N/A
<b>Research and Development/Office (RD)</b>	*Garden office uses *General office/professional *Corporate offices (headquarters) *Education research institutions (public or private) *Scientific R & D firms *Laboratory services *Computer/clerical/data processing firms	N/A	*Uses incidental to operation of permitted use serving needs of companies in immediate area *Uses to reduce vehicles miles traveled (i.e. telecommunications centers, child care center, business support services, sandwich shops, personal services)	*Model units *Temporary real estate offices and signs in subdivisions per MC *Real estate signs per MC *Future development signs per MC

## LAND USE

Districts	Permitted Uses and Structures	Permitted Conditional Uses	Permitted Accessory Uses	Temporary Uses
<b>General Open Space (GOS)</b>	*Flood control channels and related structures *Parks *Trails	*Animal grazing *Farming, crop and trees	N/A	N/A
<b>Recreation Open Space (ROS)</b>	*Open space recreation uses, public or private, which focus on use of outdoor areas rather than building development (i.e. athletic fields, and other active parks uses)	*Equestrian facilities *Amphitheaters *Swimming pools *Golf course and drive range	N/A	N/A
<b>Village Residential-Mesa (VRM)</b>	*Single-family, attached/detached *Multi-family attached (townhouses, apartments or bungalows) *Parks, public or private	*Child day care center	*Home occupation per MC *Recreation and community centers, non-commercial, public or private *Uses incidental to operation of permitted use *Signs per MC	N/A
<b>Mesa Residential (MR)</b>	*Single-family, detached *Parks, public and private	*Child day care center *Kennels, non-commercial per MC *Equestrian facilities (i.e. stables/riding clubs, etc.)	*Home occupation per MC *Recreation and community centers, non-commercial, public or private *Uses incidental to operation of permitted use *Signs per MC	*Model homes *Temporary real estate offices and signs in subdivisions per MC *Temporary use of mobile home residence during construction per MC *Real estate signs per MC *Future development signs per MC
<b>Senior Housing (SH)</b>	*Affordable senior housing rental units (20% for low-income; 10% for very low-income) for 30 years for persons 55 years or older	N/A	*Recreation and community centers, non-commercial, public or private *Uses incidental to operation of permitted use *Signs per MC	*Temporary use of mobile home residence during construction per MC *Real estate signs per MC *Future development signs per MC

### FORSTER CANYON PLANNED COMMUNITY CDP DEVELOPMENT STANDARDS RESIDENTIAL DISTRICTS

Description	ER	CR	VIR	MR	GR	VR
<b>Min. Lot Size</b>	30,000 s.f.	7,500 s.f.	5900 s.f.: 50% of lots 6450 s.f.: 25% of lots 6660 s.f.: 25% of lots	5000 s.f.: 40% of lots 6000 s.f.: 40% of lots 7000 s.f.: 20% of lots Min. Building pad area: 6000 s.f. 5000-6000 s.f. lot sizes to be		

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Description	ER	CR	VIR	MR	GR	VR
				adjacent to recreation open space		
<b>Min. Street Frontage</b>	135' (interior lots); 150' (corner lots)	60' (interior lots); 65' (corner lots)	55': 5900-6449 s.f. 57': 6450-6659 s.f. 60': 6660+ s.f.			
<b>Min. Lot Width</b>	135' measured from front setback line for 1-story dwellings	60' from front setback line	50' from front setback line Min. Driveway apron width: 20'	50' from front setback line		
<b>Panhandle Lots</b>	*20' min. street frontage *Access corridor use by fee owner only *Access corridor not included in required lot area *Max. 2 for adjacent panhandle lots *Each or pair of lots to be separated by 5 regular lots *Must be min. of 55' from street intersection	*20' min. street frontage *Access corridor use by fee owner only *Access corridor not included in required lot area *Max. 2 for adjacent panhandle lots *Each or pair of lots to be separated by 5 regular lots *Must be min. of 55' from street intersection	*20' min. street frontage *Access corridor use by fee owner only *Access corridor no included in required lot area *Max. 2 for adjacent panhandle lots *Each or pair of lots to be separated by 5 regular lots *Must be min. of 55' from street intersection	*20' min. street frontage *Access corridor use by fee owner only *Access corridor not included in required lot area *Max. 2 for adjacent panhandle lots *Each or pair of lots to be separated by 5 regular lots *Must be min. of 55' from street intersection		
<b>Min. Front Setback</b>	30'/1 story 40'/2 story	20'	20' 10' for side entry attached garages on lots =>6660 s.f.	30' 15' for side entry garages (1 story) within 20' (1 story) within 20'	20' between structures and A Street 30' between structures and B Street 10' between structures and private streets 10' between clusters of attached units 10' min. From property lines	
<b>Min. Side Setback</b>	20'/1 story 25'/2 story	10'	20' exterior side of corner lot 10' for side adjacent to adjoining lot with 10' side setback. 5' for side adjacent to adjoining lot with 5' side setback.	20' exterior side of corner lot 5' for 1 story edge (max. Height of 10') 10' for 2 story edge (max. Height over 10') 5' for side adjacent to adjoining lot with 5' side setback.		
<b>Min. Rear Setback</b>	30'	25'	20'	20'		

LAND USE

Description	ER	CR	VIR	MR	GR	VR
<b>Toe of Side Slope</b>	6'	6'	6'	6'		
<b>Min. Separation to Accessory Structure</b>		6' Setbacks for Accessory Structures: From interior lot line: = height of structure From exterior lot line: 25'	6' Setbacks for Accessory Structures: From interior lot line: = height of structure From exterior lot line: 25'	6' Setbacks for Accessory Structures: From interior lot line: = height of structure From exterior lot line: 25'		
<b>Max. Building Height</b>	35/2 stories Max. Accessory structures: Per MC with max. 25'	35/2 stories Accessory Structures: 20'	35/2 stories Accessory Structures: 20'	35/2 stories Accessory Structures: 20'		
<b>Max. Projections into Setback</b>	Chimney: 30' Stairs: 36' Eaves: 36'	Chimney: 30' Stairs: 36' Eaves: 36'	Chimney: 30' Stairs: 36' Eaves: 36'	Chimney: 30' Stairs: 36' Eaves: 36'		
<b>Off-Street Parking</b>						
<b>Recreational Facilities</b>			Per MC Recreational vehicle storage prohibited.	Recreational vehicle storage available through off-site storage facilities per MC		
<b>Max. Lot Coverage</b>	2-story: 20% 1-story: 25%	7500-7999: 4500 max. Unit area 2700 max. Floor area 8000-8499: 4600 max. Unit area 2760 max. Floor area 8500-8999: 4700 max. Unit area 2820 max. Floor area 9000-9499: 4800 max. Unit area 2880 max. Floor area 9500-9999: 4900 max. Unit area 2940 max. Floor area 10,000+: For 2 story bldg., 2nd floor shall not exceed 65% of area	For 2 story d.u.: 5500-5899: 3600 max. Unit area; 2330 max. Floor area; 39% max. Lot coverage 5900-6449: 4375 max. Unit area; 2586 max. Floor area; 43% max. Lot coverage 6450-6659: 4700 max. Unit area; 2720 max. Floor area; 42% max. Lot coverage 6660+: 4825 max. Unit area; 2736 max. Floor area; 42% max. Lot coverage For 1 story d.u.: 5500-5899:	1 story: 55% 2 story: 65% 5000-5999: 3300 max. Floor area 2000 max. Ground floor area 39% max. Lot coverage 6000-6999: 3500 max. floor area 2150 max. Ground floor area 43% max. Lot coverage. 7000-7499. 3700 max. Floor area 2200 Max. Ground floor area 42% max. Lot coverage. 7500+:Max. Floor area: N/A Max. Ground Floor Area: N/A Max. Lot	Common open space to be integrated throughout development and designed to "pedestrian" scale	

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Description	ER	CR	VIR	MR	GR	VR
		of 1st floor. Max. Coverage: 30%	2395 max. Unit area; 41% max. Lot coverage 5900-6449: 2730 max. Unit area; 46% max. Lot coverage 6450-6659: 3115 max. Unit area; 48% max. Lot coverage 6660+: 3210 max. Unit area; 48% max. Lot coverage	coverage: 42%		
<b>Max. No. Dwelling Units</b>	790 d.u.: 240 attached sf; 385 detached sf; 165 senior hsg. units		100 lots	196 lots		

(Ord. No. 869, § 2)