

ZONING

9 Attachment 2

**APPENDIX B
PLANNED RESIDENTIAL DEVELOPMENT REGULATIONS**

PRD NUMBER	1	2	3	4	5	6	7	8	9	10
Underlying Zoning	RSF 4	RSF 7 RSF 12	RSF 3 RSF 4 RSF 7 RSF 12	RSF 4	RSF 4 RSF 7	RSF 7	RSF 7	RSF 7	RSF 7	RSF 7
(a) Maximum Height	28 ft.	* 35 ft.	* 35 ft. ⁽¹⁰⁾	* 35 ft. ⁽⁹⁾	28 ft.	28 ft.	28 ft.	28 ft.	(6)	28 ft.
(b) Front Setback										
From ultimate ROW	* 5 ft.	20 ft. (1)	20 ft. (1)	*(8)	20 ft.	(5)	20 ft.	* 5 ft.	(6)	20 ft.
(c) Side Setback										
Interior	10 ft. (2)	10 ft. (2)	10 ft. (2)	10 ft.(2)	5 ft.	5 ft.	5 ft.	* 5 ft.	* 5 ft.	5 ft.
Street	5 ft.	10 ft (2)	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	* 5 ft.	* 5 ft.	10 ft.
Flag Lot	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.
(d) Rear Setback										
Standard	* 10 ft.	10/5 (3)	* 15 ft.	* 15 ft.	25 ft. (4)	25 ft. (5)	* 15 ft.	* 5 ft.	(6)	25 ft. (7)
Street	* 5 ft.	10 ft.	15 ft.	15 ft.	15 ft. (4)	25 ft. (5)	25 ft.	* 5 ft.	(6)	15 ft. (7)
Flag Lot	25 ft.	25 ft.	25 ft.	25 ft.	25 ft. (4)	25 ft. (5)	25 ft.	* 5 ft.	(6)	25 ft. (7)

* indicates a standard which is different than that in the underlying zoning.

FOOTNOTES:

DANA POINT CODE

<u>Footnote/Location</u>	<u>Standard</u>
1/Laguna Niguel Planned Community	A twenty foot (20') setback is required for the primary structure. Detached or attached garages may have front setback of five feet (5') provided that the garage is equipped with an automatic opener attached to a rollup garage door. Without the automatic opener and rollup garage door, the front setback for a garage is twenty feet (20'). The front yard setback is measured from the back of sidewalk, or the back of curb where there is no sidewalk. Where the garage has been built with a front setback of between five (5) and twenty (20) feet, a second story area may be built above the garage area with a minimum setback equal to the exiting front garage setback plus five (5) feet. Within Tract 12119 (The Estates of Monarch Cove), a ten-foot (10') setback is required.
2/Laguna Niguel Planned Community	10 ft. aggregate side yard setbacks
3/Laguna Niguel Planned Community	5 ft. setback when rear yard abuts open space or golf course
4/Thunderbird Capistrano Planned Community	Structures with existing legal rear setbacks less than 25 ft. are permitted to develop according to the existing setback; all others shall comply with the development standards of the underlying zoning district.
5/Dana Woods Tract	Structures with existing legal front and/or rear setbacks less than that noted in the development standards are permitted to develop according to the existing setback; all others shall comply with the development standards of the underlying zoning district. Note that garage setbacks less than 20 ft. shall be equipped with an automatic garage door opener.
6/Lantern Bay Estates	<u>Front:</u> Lots 1-9, 20' or more; Lots 10-40 = garage may be 5' with provision of an automatic garage door opener; or 20' or more

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<u>Footnote/Location</u>	<u>Standard</u>
	<p><u>Sides:</u> 5' for all structures</p> <p><u>Rear:</u> Lots 3-10, 10' setback Lots 41-46, 15' setback All others, 25' setback</p> <p><u>Height:</u> Lots 20-40, 25' above existing pad elevation</p> <p>Note: All structures shall be prohibited beyond the top of slope. Subarticle #10 of the City of Dana Point Grading Manual shall determine the setback from top of slope.</p>
7/Stratford at the Pacific and Marlborough Seaside Villas	Structures with existing legal rear setbacks less than 25 ft. are permitted to develop according to the existing setback; all others shall comply with the development standards of the underlying zoning district.
8/Ritz Cove	A fifteen foot (15') setback is required for the primary structure. A ten foot (10') front yard setback is permitted to a side entry garage provided that the driveway is consistent with Section 9.35.050(b)(5) and the maximum height of the side-entry garage does not exceed fourteen feet (14').
9/Ritz Cove	Subterranean residential garages consistent with the definition of a "Basement" as set forth in Chapter 9.75, and subject to a minor Site Development Permit pursuant to Section 9.71, shall be considered a basement and shall not be considered in the calculation of building height or stories.
10/Monarch Cove	Within Tract 12119 (The Estates of Monarch Cove), the maximum height for structures shall not exceed 30 feet.

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PRD NUMBER	11	12	13	14	15	16	17	18	19	20
Underlying Zoning	RSF 7	RSF 4	RSF 7	RSF 7	RSF 7	RSF 7	RSF 7	RSF 7	RSF 7	RSF 7
(a) Maximum Height	28 ft.	28 ft.	28 ft.	28 ft.	28 ft.	28 ft.	28 ft.	28 ft.	28 ft.	28 ft.
(b) Front Setback										
From ultimate ROW	20 ft.	20 ft. (1)	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.
(c) Side Setback										
Interior	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.
Street	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.
Flag Lot	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.
(d) Rear Setback										
Standard	* 10 ft.	25 ft. (2)	* 10 ft.	* 5 ft.	* 5 ft.	* 10 ft.	* 5 ft.	* 20 ft.	* 10 ft.	* 20 ft.
Flag Lot	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

* indicates a standard which is different than that in the underlying zoning

FOOTNOTES:

<u>Footnote/Location</u>	<u>Standard</u>
1/The Village	10 ft. setback for side entry garage is permitted
2/The Village	Structures with existing rear setbacks less than 25 feet are permitted to develop according to the existing setback; all others shall comply with the development standards of the underlying zoning district.

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APPENDIX B
PLANNED RESIDENTIAL DEVELOPMENT REGULATIONS

PRD NUMBER	21	22	23		25	26	27
Underlying Zoning	RSF 7	RSF 4	RSF 7	NO PRD 24	RSF 12	RSF 7	RSF 2 and Conservation
(a) Maximum Height	28 ft.	28 ft.	28 ft.		28 ft.	28 ft.	28 ft. ¹
(b) Front Setback							
From ultimate ROW	* 10 ft.	20 ft.	* (5)		(1)	(3)	* 25 ft. ²
(c) Side Setback							
Interior	5 ft.	5 ft.	5 ft.		* 5 ft.	(4)	* 7.5 ft.
Exterior							* 10 ft. ³
Street	10 ft.	10 ft.	10 ft.		* 10 ft.	* 5 ft.	N/A
Flag Lot	10 ft.	10 ft.	5 ft.		N/A	N/A	N/A
(d) Rear Setback							
Standard	* 10 ft.	* 15 ft.	15 ft.		(2)	* 10 ft.	* 25 ft. ⁴
Street	15 ft.	15 ft.	10 ft.		(2)	N/A	N/A
Flag Lot	N/A	N/A	15 ft.		N/A	N/A	N/A
(e) Density	N/A	N/A	N/A		N/A	N/A	Maximum capacity of 43 new homes plus the Dolph House
(f) Minimum Lot Size	N/A	N/A	N/A		N/A	N/A	*7,700 sq. ft.
(g) Maximum Lot Coverage	N/A	N/A	N/A		N/A	N/A	*40%

FOOTNOTES:

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¹ Planning Areas A and B shall be single-story, with a maximum height of 18 feet.

² A 15-foot front yard setback is permitted for a side entry garage, provided the driveway is consistent with Section 9.35.050(b)(15) and the maximum height of the garage does not exceed 14 feet in height.

³ Planning Area H shall have a minimum 15-foot sideyard setback adjacent to the perimeter slope.

⁴ All properties located adjacent to the perimeter slope shall have the following setbacks:

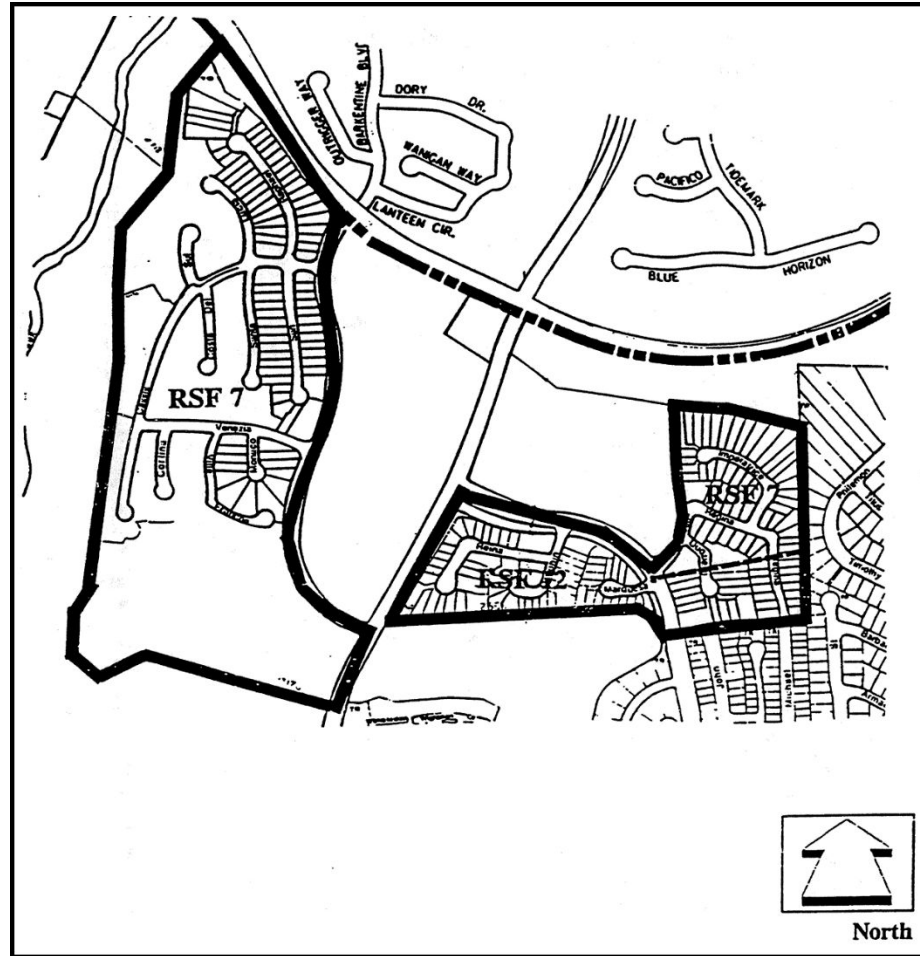
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Areas C, E, F, G, J & L	35-foot rear setback
Planning Areas D & I	40-foot rear setback
Planning Area B	50-foot setback
Planning Areas H & K	60-foot rear setback

The planning areas referred to above relate to areas identified in the mitigation monitoring program prepared for ZC97-01 as it relates to aesthetic impacts.

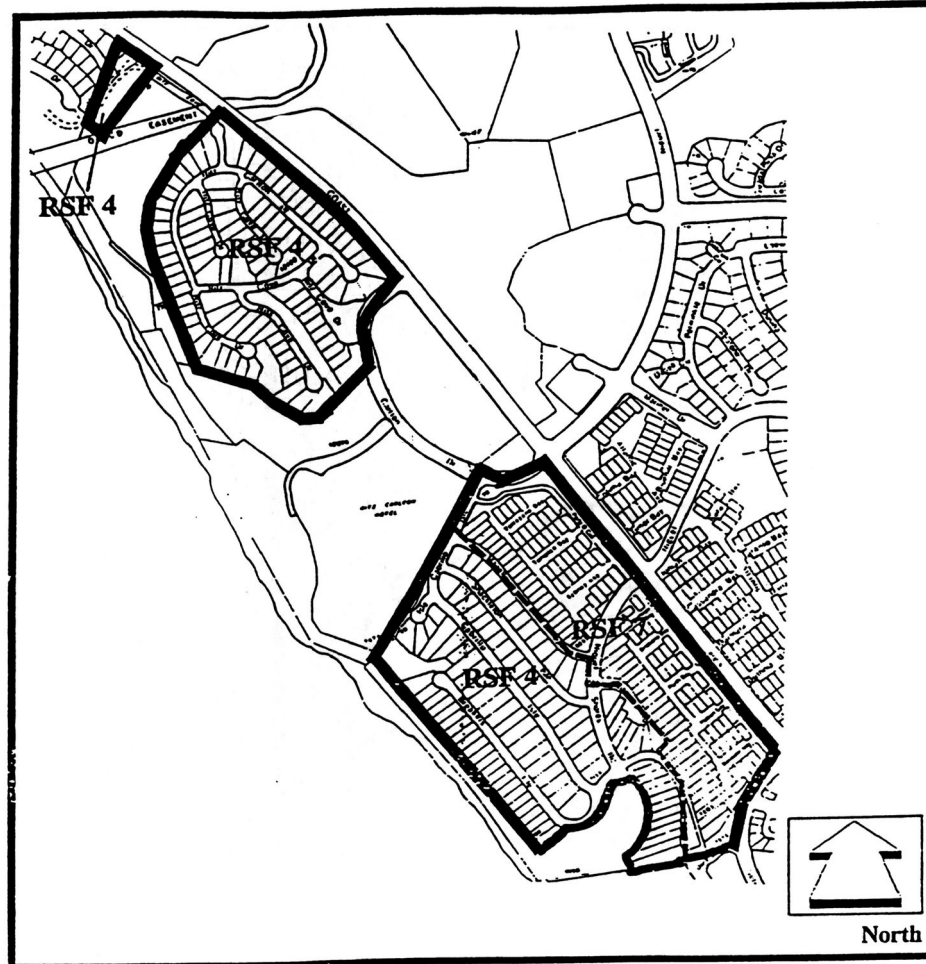
<u>Footnote/Location</u>	<u>Standard</u>
1/Chelsea Pointe	5 ft. garage setbacks are permitted.
2/Chelsea Pointe	20 ft. adjacent to PCH 20 ft. for interior lots 15 ft. adjacent to Selva Road 5 ft. adjacent to Niguel Beach Terrace
3/Crystal Cove	5 ft. setback with automatic garage door opener; otherwise 20 ft. or more
4/Chelsea Pointe	12 ft. aggregate ("Z" lots) interior
5/Monarch Beach	20 feet except lot numbers 3, 4, 12, 24, 25, 26, 27, 34, 35, 37, 39, 40, 43, 45, 47, 50, 54, 55, 59, 61, 62, 64, 65, 66 and 67, which shall have front yard setbacks to garage of eighteen feet.

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PRD 2
UNDERLYING ZONING

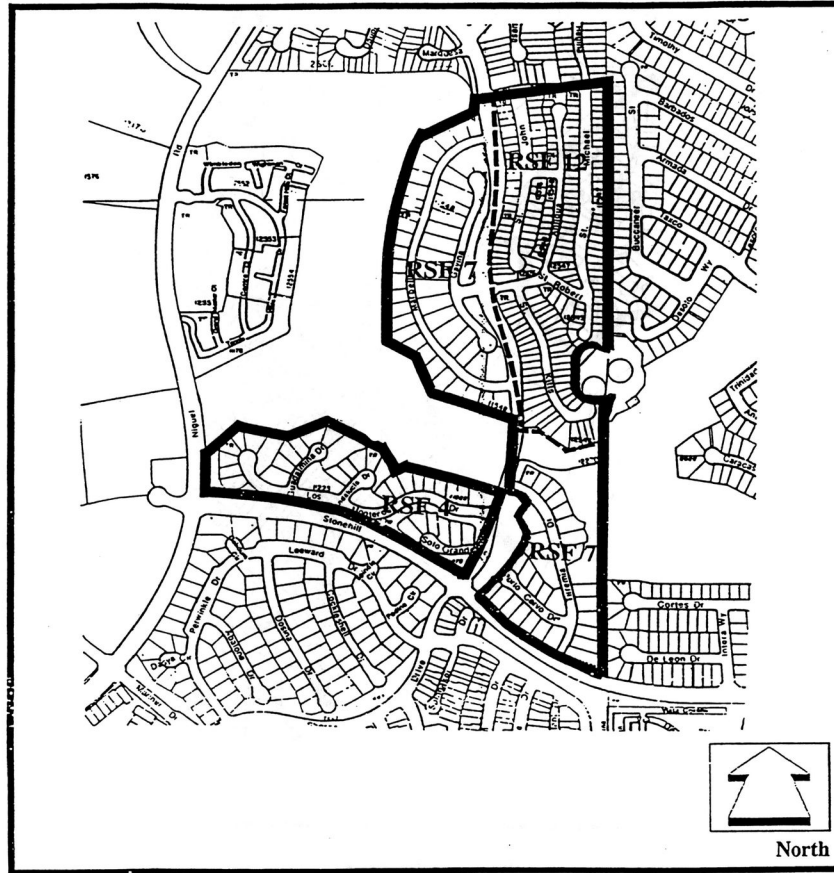
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PRD 3 AND PRD 4
UNDERLYING ZONING

ZONING

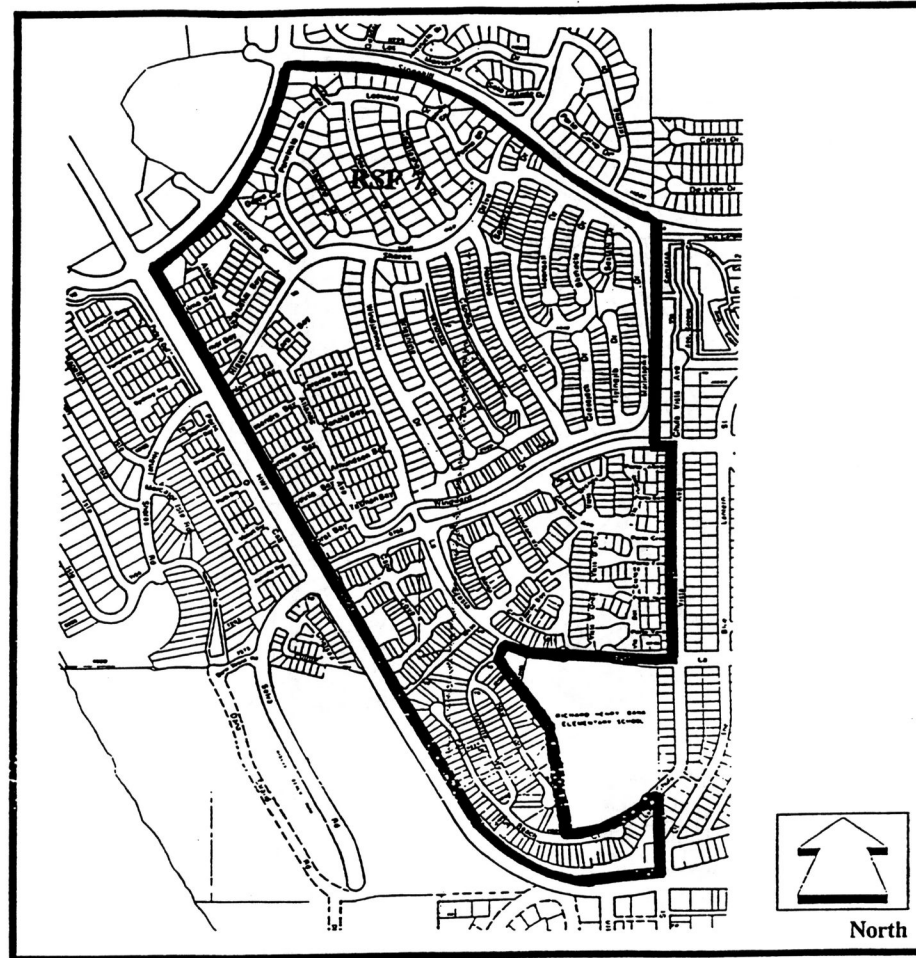
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PRD 3
UNDERLYING ZONING

DANA POINT CODE

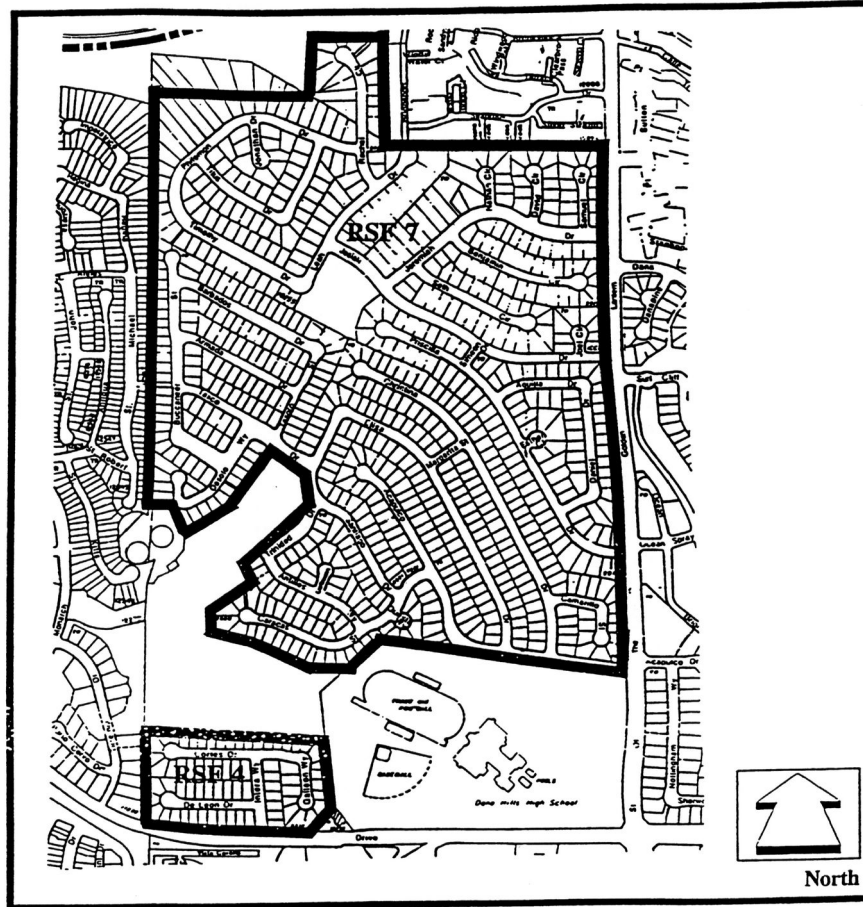
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**PRD 3
UNDERLYING ZONING**

ZONING

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PRD 5
UNDERLYING ZONING

