

SALT CREEK RANCH

PLANNED
COMMUNITY
DISTRICT
GUIDELINES

SECTION I

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SALT CREEK RANCH
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1.0
GENERAL PROVISIONS

1.1 PURPOSE AND SCOPE

This second section to the Salt Creek Ranch Sectional Planning Area Plan contains the District Regulations for the Planned Community Zone set forth in the Salt Creek Ranch General Development Plan.

The Planned Community District Regulations for Salt Creek are intended to:

1. Ensure that the Sectional Planning Area (SPA) Plan is prepared in accordance with the approved General Development Plan.
2. Implement the City of Chula Vista's General Plan for the Eastern Territories.
3. Promote the orderly planning and long term sequential development of the Salt Creek Ranch so that the entire community will be developed with a desirable character.
4. Establish conditions which will allow the proposed land uses to exist in harmony within the community while providing compatible variety to the character of the surrounding area.

Authority and Scope:

These Planned Community District Regulations are established pursuant to Title 19 of the Chula Vista Municipal Code, specifically Chapter 19.48 PC Planned Community Zone, and are applicable to the area defined in the Site Utilization Section of this SPA Plan, and hereinafter referred to as Salt Creek Ranch.

General Notes:

1. The individual acreages indicated on the Site Utilization Plan are measured to the nearest one-half acre based on planimeter readings due to the large scale (200) used for preliminary design work. Later design refinements will be accomplished at 100-scale. Modifications resulting from technical refinements such as land surveys performed during the development permit and subdivision process will not require an amendment to this document, providing that the spirit and intent of the original is maintained.
2. Salt Creek Ranch has been divided up into 13 Planning Areas for the general purpose of establishing land uses, identifying potential phasing areas, allocating incremental costs and responding to significant physical separations and may be used as the basis for describing possible future phasing plans, sectional planning areas or precise plans.

Residential Dwelling Unit and Density Summary:

The number of dwelling units shall be as shown on the Site Utilization Plan and in the Land Use Summary, a maximum of 2,662 dwelling units.

Density Redistribution:

In order to promote density flexibility and residential diversity, the transfer of dwelling units from one Residential Neighborhood Area to another Residential Neighborhood Area as defined by the Site Utilization Plan or within and between Residential Neighborhoods within established Sub-Areas may be approved as part of this SPA approval process or at the subsequent Tentative Map approval process. Any future density transfers must be consistent with this SPA Site Utilization Plan. However, all such transfers are permitted only up to a total of fifteen percent (15%) of the aggregate number of units permitted by the SPA Plan. In addition, an increase in the number of dwellings must always be accompanied by a corresponding decrease

in dwellings within another Residential Neighborhood Area. Should such a transfer be approved, the applicable statistics and exhibits shall be revised in an administrative manner, as an administrative approval of the Planning Director, without the necessity of a Zone Change. All Tentative Tract Maps shall be consistent with this SPA.

Additional dwelling units may be added within a sub-area at the tentative map stage up to the number approved by the GDP (2,817), provided all design criteria of the SPA and Community Design Guidelines are met.

1.2 PRIVATE AGREEMENTS

The provisions of this Ordinance are not intended to abrogate any easements, covenants, or other existing agreements which are more restrictive than the provisions contained within this Ordinance.

1.3 REPEAL OF CONFLICTING ORDINANCES

Whenever the provisions of this Ordinance impose more, or less, restrictive regulations upon construction or use of buildings and structures, or the use of lands/premises than are imposed or required by other ordinances previously adopted, the provisions of this Ordinance or regulations promulgated hereunder shall apply.

1.4 ESTABLISHMENT OF LAND USE DISTRICTS

Division of Salt Creek Ranch SPA Into Land Use Districts

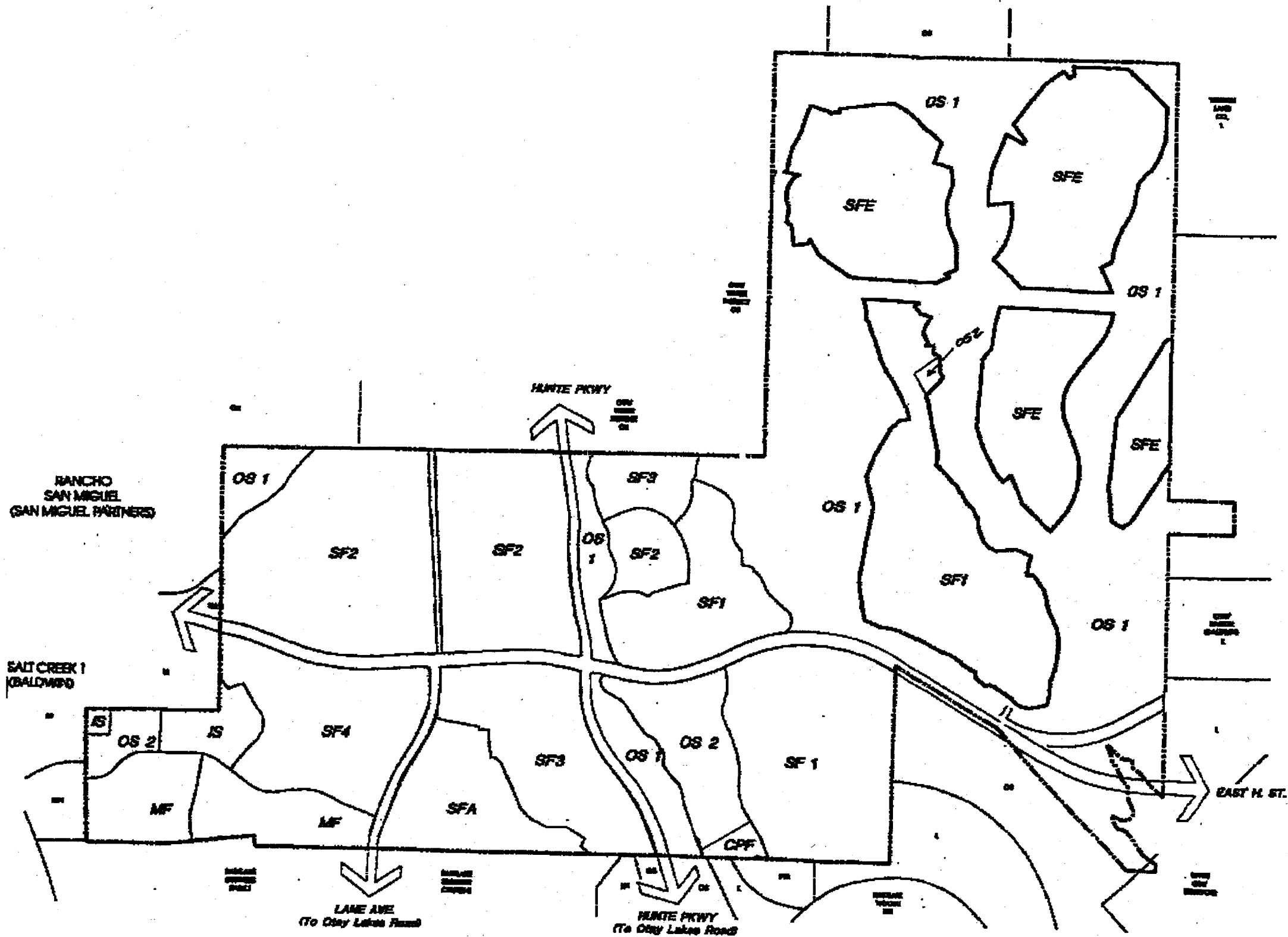
In order to classify, regulate, restrict and separate the use of land, buildings and structures, and to regulate and limit the type, height and bulk of buildings and structures in the various districts, and to establish the areas of yards and other open space areas abutting and between buildings and structures, and to regulate the density of population, the Salt Creek Ranch SPA is hereby divided into the following Land Use Districts:

1.4.1 Residential Land Use Districts (See Zoning Districts Map, Exhibit No. 1)

- SFE Single-Family Estate District — Neighborhoods, 10A, 10B, 11, 12
 - o Provides for single-family detached homes on large lots.
- SF1 Single-Family District — Neighborhoods 7B, 8, and 9
 - o Provides for single-family homes in a clustered concept.
- SF2 Single-Family District — Neighborhoods 1, 2, and 7C
 - o Provides for single-family detached homes (average 7,000 lot area).
- SF3 Single-Family District — Neighborhood 7A
 - o Provides for single homes on moderate size lots.
- SF4 Single-Family District — Neighborhood 6
 - o Provides for moderate sized single-family homes.
- SF5 Single-Family District — Neighborhood 3
 - o Provides for single-family detached homes in a cluster concept.
- SFA Single Family Attached District — Neighborhood 5
 - o Provides for single-family attached homes, patio homes, townhomes, zero lot line homes, duplexes and other single-family attached products on small lots or land held in common by an association.
- MF Multi-Family District — Neighborhood 4A, 4B
 - o Provides for multi-family dwelling units for sale or rent and single-family homes with 3,800 square foot minimum lot area.

Special Purpose Land Use Districts

- OS-I Open Space — District 1 (Includes all open space areas on site)
 - o Provides for open space uses/trails.
- OS-2 Open Space — District 2 (Includes community and neighborhood parks)
 - o Provides for park uses.
- IS Institutional — (Includes the institutional sites)
 - o Provides for elementary schools and a fire station.
- CPF Community Purpose Facilities District
 - o Provides for community purpose facilities as defined by the City of Chula Vista.



LEGEND

SFE	SINGLE FAMILY ESTATE
SF 1	SINGLE FAMILY DETACHED
SF 2	SINGLE FAMILY DETACHED
SF 3	SINGLE FAMILY DETACHED
SF 4	SINGLE FAMILY DETACHED
SFA	SINGLE FAMILY ATTACHED
MF	MULTI-FAMILY
OS 1	OPEN SPACE (NATURAL)
OS 2	OPEN SPACE (PARK)
IS	INSTITUTIONAL USES
CPF	COMMUNITY PURPOSE FACILITY

SALT CREEK RANCH

ZONING DISTRICTS MAP

1.4.2 Adoption of Land Use Districts -- Maps

Land Use Districts and boundaries of said Districts are hereby established and adopted as shown, delineated and designated on the Salt Creek Ranch SPA Zoning District Map of the City of Chula Vista and San Diego County. These maps, together with all notations, references, data, district boundaries and other information thereon, are made a part of the Salt Creek SPA Plan and adopted concurrently herewith.

1.4.3 Filing

The original of the Salt Creek Ranch SPA Official Land Use District Map shall be kept on file with the City Clerk and shall constitute the original record. A copy of said map shall be also filed with the City Planning Department.

1.4.4 Changes to the Site Utilization Plan

Changes to the boundaries of the land use districts shall be made by Ordinance and shall be reflected on the Salt Creek Ranch SPA Official Zoning District Map. Minor changes resulting on the basis of an approval of a Tract Map may be made to the Zoning District Map (Exhibit No. 74) as an administrative matter.

1.5 CLARIFICATION OF AMBIGUITY

If ambiguity arises concerning the proper classification of a particular land use within the meaning and intent of this Ordinance, or if ambiguity exists with respect to height, yard requirements, area requirements or land use district boundaries as set forth herein, it shall be the duty of the Planning Director to ascertain all pertinent facts concerning such ambiguity and forward said findings and recommendations to the Planning Commission, or on appeal, to the City Council. If approved by the Commission, or on appeal, by the City Council, the established interpretation shall govern thereafter.

Should any provision of these regulations conflict in with the regulations of the Municipal Code, the requirements herein shall apply.

1.6 EFFECT OF REGULATIONS

The provisions of this Ordinance governing the use of land, buildings, structures, the size of yards abutting buildings and structures, the height and bulk of buildings, the density of population, the number of dwelling units per acre, standards of performance, and other provisions are hereby declared to be in effect upon all land included within the boundaries of each and every land use district established by this Ordinance.

1.7 ENFORCEMENT

1.7.1 Enforcement by City Officials

The City Council, City Attorney, City Manager, City Engineer, Director of Public Works, Director of Public Safety, Planning Director, City Clerk and all officials charged with the issuance of licenses or permits shall enforce the provisions of this Ordinance. Any permit, certificate, or license issued in conflict with the provisions of this Ordinance shall be void.

1.7.2 Actions Deemed a Nuisance

Any building or structure erected hereafter, or any use of property contrary to the provisions of a duly-approved Design Review, Site Plan, Variance, Conditional Use Permit, or Administrative Review and/or this Ordinance shall be declared to be unlawful and a public nuisance per se and subject to abatement in accordance with local Ordinance.

1.7.3 Remedies

All remedies concerning this Ordinance shall be cumulative and non-exclusive. The conviction and punishment of any person hereunder shall not relieve such persons from the responsibility of correcting prohibited conditions or removing prohibited buildings, structures, signs or improvements, and shall not prevent the enforced correction or removal thereof.

1.7.4 Penalties

Any person, partnership, organization, firm or corporation, whether as principal, agent, employee or otherwise, violating any provisions of this Ordinance or violating or failing to comply with any order or regulation made hereunder, shall be guilty of an infraction and, upon conviction thereof, shall be punishable as provided by local Ordinance.

1.8 DEFINITIONS

For the purposes of this ordinance, certain words, phrases and terms used herein shall have the meaning assigned to them by Title 19 of the City of Chula Vista Municipal Code.

When not inconsistent with the context, words used in the present tense include the future; words in the singular number include the plural; and those in the plural number include the singular. The word "shall" is mandatory; the word "may" is permissive.

Any aspect of land use regulation within the Salt Creek Ranch SPA not covered by these district regulations or subsequent plan approvals, shall be regulated by the applicable section of the Chula Vista Municipal Code (CVMC).

2.0
RESIDENTIAL DISTRICTS

2.1 PURPOSE

In addition to those objectives outlined in Chapter 2.0, the Salt Creek Ranch residential districts are included in these Planned Community District Regulations to achieve the following:

To reserve appropriately located areas for family living at a broad range of dwelling unit densities consistent with the Salt Creek Ranch General Development Plan and with sound standards of public health, safety and welfare.

To ensure adequate light, air, privacy and open space for each dwelling unit.

To minimize the effects of traffic congestion and to avoid the overloading of public services and utilities by phasing construction of buildings in relation to the land area around them and available infrastructure.

To protect residential properties from noise, illumination, unsightliness, odors, smoke and other objectionable influences.

To facilitate the provision of utility service and other public facilities commensurate with anticipated population, dwelling unit densities and service requirements.

2.2 PERMITTED AND CONDITIONAL USES

The following uses shall be permitted uses where the symbol "P" appears. These uses shall be permitted subject to a Conditional Use Permit where the symbol "C" appears. Uses where the symbol "A" appears shall be permitted, subject to an Administrative Review. Where the symbol "N" appears, said use is not permitted.

PERMITTED USE MATRIX -- RESIDENTIAL DISTRICTS

LAND USE	DISTRICT									
	<u>RE</u>	<u>RE7</u>	<u>RS7</u>	<u>RSE</u>	<u>RS4</u>	<u>RP</u> <u>N.1</u>	<u>RP</u> <u>N.4b</u>	<u>RM</u>	<u>IS</u>	<u>CPT</u>
A. Residential Use:										
1. Single-family dwellings.	P	P	P	P	P	P	P	C	N	N
2. Duplex dwellings. (Paired homes)	N	N	N	N	N	N	P	P	N	N
3. Mobile homes which are certified under the National Mobile Home construction and Safety Standards Act of 1974 on individual lots.	N	P	P	P	P	P	P	P	N	N
4. Group residences or residential dwellings, operated by an organisation, association or individual with a paid professional staff, uses may include, but are not limited to, boarding or rooming homes, dormitories and retirement homes.	N	N	N	N	N	N	C	C	N	N
5. Multiple dwellings.	N	N	N	N	N	N	P	P	N	N
6. Townhouse dwellings.	N	N	N	N	N	N	P	P	N	N
B. Agricultural Uses:										
1. All types of horticulture.	P	P	P	P	P	P	P	P	P	P
2. Agriculture crops.	A	A	A	A	A	A	A	A	A	N

	<u>RE</u>	<u>RE7</u>	<u>RS7</u>	<u>RS5</u>	<u>RS4</u>	<u>RP</u> <u>N.5</u>	<u>RP</u> <u>N.4b</u>	<u>RM</u>	<u>IS</u>	<u>CPT</u>
3. Keeping of three (3) dogs and/or three (3) cats (over the age of four months).	P	P	P	P	P	P	P	P	P	P

C. Public and Semi-Public Uses:

1. Family daycare homes (subject to Section 19.58.147 CVMC).	P	P	P	P	P	P	A	N	N	N
2. Day nurseries, daycare schools and nursery schools.	N	N	N	N	N	N	C	C	P	C
3. Convalescent homes.	N	N	N	N	N	N	C	C	N	N
4. Community Purpose Facilities which serve the following types of uses: boy or girl scouts, social and human services, services for the homeless, services for military during holidays, senior care and recreation, worship, spiritual growth and development and teaching of traditional family values, ancillary daycare facilities or ancillary private schools.	N	C	C	C	C	C	C	C	C	P
5. Essential public services, including but not limited to: schools, libraries, museums, parks, public works facilities and other civic uses.	C	C	C	C	C	C	C	C	P	N
6. Public safety facilities such as police or fire stations.	C	C	C	C	C	C	C	P	P	N

	<u>RE</u>	<u>RE7</u>	<u>RS7</u>	<u>RS5</u>	<u>RS4</u>	<u>RP</u> <u>N.5</u>	<u>RP</u> <u>N.4b</u>	<u>RM</u>	<u>IS</u>	<u>CPT</u>
8. Recreational facilities, including but not limited to: country clubs, tennis and swim clubs, golf courses, racquetball and handball courts. Sites for such facilities which are 2 acres or less in size, shall be subject to Administrative Review only.	A	A	A	A	A	A	A	A	A	A
9. Recreational courts, including but not limited to: tennis, basketball and similar uses.	A	A	A	A	A	A	A	A	A	A
D. Home Occupations:										
1. Home occupations subject to the provisions of Section 19.14.490 of the CVMC.	A	A	A	A	A	A	A	A	N	N
2. Accessory Uses and Buildings:										
1. Guest houses and customary incidental home occupations.	A	A	N	N	N	N	N	N	N	N
2. Other accessory uses and accessory buildings customarily appurtenant to a permitted use, subject to the provisions of Section 19.58.020 of the CVMC.	A	A	A	A	A	A	A	A	A	A
3. Temporary tract offices and tract signs.	A	A	A	A	A	A	A	A	A	A
4. Model homes.	P	P	P	P	P	P	P	P	N	N

2.3 PROPERTY DEVELOPMENT STANDARDS

2.3.1 General Standards:

The following Property Development Standards shall apply to all land and buildings, other than accessory buildings, permitted in their respective residential land use district. The use of the symbol "SP" indicates that the standard is established by the approval of a Site Plan. Dimensions and standards are minimums. Minor variations may be permitted subject to site plan or tract map approval, providing that the minimums specified herein are maintained. Lot widths and depths are typical minimums but may vary slightly with irregularly shaped lots and site specific conditions. The parking standards for a planned Senior Citizen or "affordable" residential development may be reduced from those specified herein for the district in which it is located by the City Council through the C.U.P. procedure.

RESIDENTIAL PROPERTY DEVELOPMENT STANDARDS

<u>NEIGHBORHOOD</u>	10-12	7B, 8, & 9	1, 2 & 7c			6&7A	3	5	4A, 4B
	<u>SFE</u>	<u>SF1</u>	<u> </u>	<u>SF2</u>	<u> </u>	<u>SF3</u>	<u>SF4</u>	<u>SFA</u> ¹	<u>MF</u> ²
Lot area minimum (square feet)	15,000	7,000 10,000 ⁵	7,000 (70%)	6,000 (20%)	5,400 (10%)	5,000	4,500	SP	SP ³
Minimum Lot width (in feet) (measured at setback line)									
a. Lot Frontage	90	60 80 ⁵	60	60	60	50	45	SP	SP
b. Flag Lots Frontage ⁴	15	15	20	20	20	20	20	NA	NA
c. Knuckle or Cul-de-Sac	35	35	30	30	30	30	30	NA	NA
Lot depth (in feet)	125	100	117	100	90	100	100	SP	SP
Lot Coverage (%)	40%	45%	45%	45%	45%	50%	50%	SP	SP
Floor Area Ratio	.45	.55	.55	.55 ⁶	.55	.60	.60	SP	SP
Front yard setback (from public street ROW in feet):	These setbacks are minimums, but front and rear yards shall vary so that the view from the street changes.								
a. to direct entry garage	20	20	15	15	15	15	15	SP	SP
b. to side entry garage or house	20	15	15	15	15	10	10	SP	SP
c. To main residence	20	15	15	15	15	15	15	SP	SP

Note: Accessory structures are excluded from lot coverage percentages.

¹ Single Family permitted per the SF3 district standards.

² Single Family Permitted per the SF4 district standards with a minimum lot size of 3,800.
Square Feet and a 40-foot wide by 95-deep lot. Maximum lot coverage 50% (.60 FAR).
Setbacks: Per SF3 District.

³ Site Plan.

⁴ One lot – 15 feet. Two to four lots on same flag – 28 feet.

⁵ Minimum lot size in Neighborhood 9 is 10,000 square feet; Minimum Lot Frontage is 80 feet.

⁶ For Neighborhood 7C only, up to 20% of the lots may exceed the allowable floor area ratio up to a maximum
of .70 FAR.

RESIDENTIAL PROPERTY DEVELOPMENT STANDARDS

<u>NEIGHBORHOOD</u>	<u>10-12</u>	<u>7B, 8, & 9</u>	<u>1, 2 & 7c</u>	<u>6&7A</u>	<u>3</u>	<u>5</u>	<u>4A, 4B</u>
	<u>SFE</u>	<u>SF1</u>	<u>SF2</u>	<u>SF3</u>	<u>SF4</u>	<u>SFA</u> ¹	<u>MF</u> ²
Side yard setback (in feet):							
a. To adjacent residential lot (min. total/one side)	10/5	10/5	10/5	10/5	10/5	10/5	SP
b. Distance between detached residential units	10	10	10	10	10	10	SP
c. To adjacent street (corner lot)	15	15	10	10	10	10	SP
Rear yard setback (in feet)	25 ¹¹	20 ¹¹	15	15	15	10	SP
Scenic highway setbacks:							
a. East H Street (from right-of-way)							
o Minimum	20						
o Corners							
E. H and Hunte Pkwy.	100						
E. H and Other Streets	30						
b. Hunte Parkway							
o Minimum	20						
Building height Main Building Maximum (in feet)	28 ⁹	28 ⁹	28 ⁹	28 ⁹	28 ⁹	28 ⁹	35
Accessory building Maximum (in feet)	15 ⁷	15 ⁷	15 ⁷	15 ⁷	15 ⁷	15 ⁷	15 ^{7/8}

⁷ Garages may be 28' in height

⁸ Accessory buildings may be 28' in height for Neighborhood 4B only.

⁹ Maximum height is 35' for two-story single-family homes, if approved by the Zoning Administrator.

¹⁰ Maximum height is 45' for three-story multi-family home structures.

¹¹ Note that lots in Neighborhoods 9-12 may have additional setback requirements due to Fuel Modification Zones. See Exhibit No. 64-A on pg. I-143-A for affected lots.

<u>NEIGHBORHOOD</u>	10-12	7B, 8, & 9	1, 2 & 7c	6&7A	3	5	4A, 4B
	<u>SFE</u>	<u>SF1</u>	<u>SF2</u>	<u>SF3</u>	<u>SF4</u>	<u>SFA</u> ¹	<u>MF</u> ²

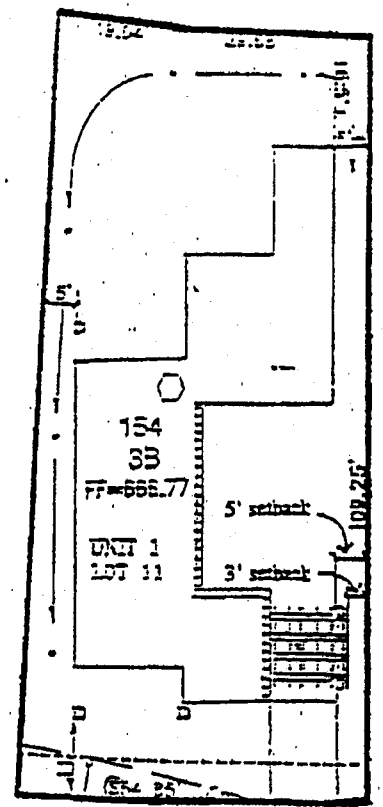
Parking spaces per unit:

Single-Family Estate	2 garage spaces
SF1	2 garage spaces
SF2	2 garage spaces plus 1 guest on street
SF3	2 garage spaces plus 1 guest on street
SF4	2 garage spaces plus 1 guest on street
SF5	2 garage spaces plus 1 guest on street
SFA	2 spaces per dwelling units (1 covered) plus guest parking
MF	1.5 spaces per 1 bedroom unit 2.0 spaces per 2 bedroom unit 2.5 spaces per 3 bedroom unit

2.3.1.a Setback Encroachments for SF1, SF2, and SF3 Districts:

An open trellis structure attached to the residence may encroach into the sideyard setback to a maximum of 2 feet, including eaves, on those lots in which the garage is located in the rear 50% of the lot. Trellises shall span, but may not obstruct, the driveway (see graphic).

The trellis shall be open on three sides and shall be constructed of 8"x8" wooden posts with a flat wooden cover at least 50% open to light. Maximum trellis height shall be 10'. The trellis shall be no larger than 300 square feet, and is subject to all lot coverage and floor area ratio regulations.



2.3.2 Site Plan Review for MF and SFA Districts:

Notwithstanding the property development standards listed herein, development within the MF and SFA District may be approved with specific site standards through approval of a Site Plan.

2.3.3 NO TEXT DELETED

Section 2.3.3 of this document was not included in the original Salt Creek Ranch SPA Plan, approved in 1992 due to a numbering error. No text has been deleted.

2.3.4 Community Purpose Facility (CPF):

The City of Chula Vista Municipal Code Section 19.04.055 requires 1.39 acres per 1,000 population for Community Purpose Facility (CPF) Sites. Based on the population criteria for CPF sites, the Salt Creek Ranch will yield a population of approximately 8,411 residents. This equates to 11.3 acres of Community Purpose Facility Sites, at 2662 dwelling units. A total of seven (7) acres of land is designated for CPF use on 2 sites on both the Site Plan and on the Zoning District Map. The final CPF requirement will be based on lot count at the Tentative Map stage. Should the additional acreage be required, the requirement will be met through establishing a reciprocal parking agreement with the Community Park for joint use of the parking area, just north of the CPF Site in Sub-Area 2. Should a joint use agreement not be established, the additional acreage shall be reserved from an alternative CPF site to be chosen at the Final Map stage. Construction of homes shall be precluded on that alternative site until a joint use agreement is negotiated. These sites shall carry with the land for a period not to exceed 5 years from the approval date of this Sectional Planning Area Plan. If within such time, said use is not secured on any of the sites, these acres shall revert to single-family residential zoning (SFE in Sub-Area 3 and SF1 in Sub-Area 2) and development shall be permitted thereon according to the provisions of that zoning so long as the total number of 2,761 dwelling units is not exceeded for the project.

2.3.5 Affordable Housing and Age Restricted (Senior) Housing:

The developer agrees to conform with the City of Chula Vista affordable Housing Policy when it is adopted. Salt Creek Ranch shall explore methods to provide up to ten (10) percent of the dwelling unit total of the Planned Community in Affordable Housing. Should it become infeasible or inappropriate to devote ten percent (10%) of the units to low and moderate income housing, the applicant shall consider alternative methods of achieving affordable housing opportunities. The methods to be explored and alternatives considered are further defined in Section I, Housing Programs. The specific affordable programs will be subject to Planning Commission review and approval concurrent with the Tentative Map approval.

2.3.6 Parking Standards for Affordable and Age-Restricted Housing:

Parking standards may be reduced from those specified for the SFA or MF Districts, for projects which are restricted to Affordable and Senior Citizens (age 62 and above) housing. Such a reduction shall be at the discretion of the City Council through the CUP procedure (CVMC 19.14.080). A parking study will be prepared by a registered traffic engineer to ensure adequate parking will be provided.

2.3.7 Special Requirements:

Model homes, their garages and private recreation facilities may be used as offices for the first sale of homes within a recorded tract and subsequent similar tracts utilizing the same architectural designs, subject to the regulations of the City of Chula Vista governing said uses and activities. A Conditional Use Permit shall be required for model home sites.

2.3.8 Floor Area Ratio (FAR) and Additions:

Floor Area Ratios shall be calculated according to Section 19.04.097 (CVMC). Zoning within SFE districts, floor area shall exclude the area of open lattice-roofed patios (50-percent or more open) up to 300 square feet. In all other

zoning districts, the floor area calculations shall include the square footage of garages and other enclosed accessory structures on the lot. Room additions may be permitted only when consistent with all property development standards, including building height and total floor area (FAR).

2.3.9 Recreational Vehicles:

The parking or storage of recreational vehicles on streets or in areas visible from the street for periods greater than seventy-two (72) hours in SFE and SF districts shall be prohibited.

2.3.10 Schools:

1. Salt Creek Ranch has entered into an agreement with the Chula Vista City School District to provide, among other things, for two elementary schools sites if required by the Chula Vista City School District. The agreement also provides for the possibility that the School District will not require a site within Salt Creek Ranch or will determine within ten (10) years after the purchase of the school site that it does not need the school site.
2. If the School District should reject the school sites indicated on the Site Utilization Plan then that site may be used for residential uses of a type and density equivalent to the adjacent land's average residential density as long as the overall maximum number of dwelling units is not exceeded.

3. If the School District should select an alternate site, then the school site originally indicated on the Site Utilization Plan may be developed with residential uses of a type and density equivalent to average residential density of the adjacent land within the Salt Creek Ranch project, as long as the overall maximum number of dwelling units is not exceeded.

2.3.11 Swim Clubs

Private local residential recreational amenities may be included within OS2 and SF districts. Facilities are constructed in or planned for Neighborhoods 1, 2, 3, 6, 8, and 9. These facilities may include the following amenities:

- Jr. Olympic sized swimming pool;
- Hot tub;
- Children's wading pool;
- Restroom Facilities;
- Tot lots;
- Barbeque areas;
- Lounging/seating areas
- Informal turf play areas;
- Pool equipment room;

Typical Swim Club site areas should be between 1/2 and 3/4 acres. These recreational areas should be compatible with the adjacent residential architecture, providing landscaping and solid wall screening to adjacent residential uses. Since a Swim Club is planned to be located within a walkable distance from every residence in the community, no additional on-site parking is required. Swim club facilities shall be subject to Administrative DRC Review.

2.3.12 Tot Lots

One or more residential lots in a SF district may be developed as a private recreational tot lot, providing seating, climbing equipment, turf area, and other appropriate amenities. Tot lots may range in size from 5,000 square feet to 15,000 square feet.

2.4 PERFORMANCE STANDARDS

The following performance standards shall be met in all Residential Districts:

2.4.1 Equipment:

Air conditioners, antennas, ham radio antennas, solar panels, heating, cooling, ventilating equipment and all other mechanical lighting, or electrical devices shall be operated and located so that they do not disturb the peace, quiet and comfort of neighboring residents. This equipment shall be screened, shielded and/or sound buffered from surrounding properties and streets. All equipment shall be installed and operated in accordance with all other applicable Ordinances. Heights of said equipment shall not exceed the required height of the zone in which they are located.

2.4.2 Landscaping:

Front and exterior side yards requiring landscaping shall consist predominantly of trees, plant materials, ground cover and decorative rocks, except for necessary walks, drives and fences. All required landscaping shall be permanently maintained in a healthy and thriving condition, free from weeds, trash and debris. Landscaping requirements may be met by either builder or developer installation, or for single-family development, by requiring through CC&Rs that individual homeowners install their front yard landscaping within one (1) year of occupancy.

2.4.3 Utilities:

All utility connections shall be coordinated with the site's architectural elements so as not to be exposed, except where required by utility provider. Pad-mounted transformers and/or meter box locations shall be included in the site plan with any appropriate screening treatment as approved by each utility.

2.4.4 Exterior Noise:

The acceptable outdoor noise exposure level, measured at the property line, for each residential district is given as follows in Table 21. (See amended Chapter 19.66 CVMC for definitions and additional details.)

Exterior Noise Limits*

<u>Receiving Land Use Districts</u>	<u>7 a.m. - 10 p.m.</u>	<u>10 p.m. - 7 a.m.</u>
SFE, SF	55 dba	45 dba
SFA, MF	60 dba	50 dba

- * Environmental Noise - Leq in any hour
- * Nuisance Noise - Not to be exceeded at any time

2.4.5 Interior Noise:

The maximum permissible dwelling unit interior noise levels are given as follows in Table 22.

Table 22
Interior Noise Limits

<u>Time Interval</u>	<u>Any Time</u>	<u>1 Min. in 1 hr.</u>	<u>5 Min. in 1 hr.</u>
7 a.m. - 10 p.m.	55 dba	50 dba	45 dba
10 p.m. - 7 a.m.	45 dba	40 dba	35 dba

2.4.6 Energy Conservation:

Buildings shall be located on the site to provide adjacent buildings adequate sunlight for solar access when practical. Buildings should be designed to minimize energy consumption requirements, including, but not necessarily limited to, the following conservation considerations:

- Co-generation
- South facing windows
- Eave coverage for windows
- Double glazed windows
- Earth berming against exterior walls
- Greenhouses
- Deciduous shade trees

2.4.7 Special Standards -- MF Districts:

In the MF Districts, including the conversion of apartments to condominiums where permitted, the following performance standards shall be met:

1. Masonry walls or fences six (6) feet in height, from the highest finished grade, shall be required where needed for noise attenuation as shown on the Wall and Fencing Plan in the Design Guidelines or as required by a Site Specific Noise Study. All other non-sound attenuation walls and fences shall be limited to five (5) feet in height.
2. Where a lot fronts on more than one street, it shall be considered to have multiple frontages and shall be required to meet special side yard setbacks.

3. When a MF lot is adjacent to any single-family zone, a minimum of fifteen (15) feet of landscaped area shall be provided on the MF lot between such uses. Trees shall be provided in the amount of one 24-inch box tree per 30 feet of lineal feet.
4. Conveniently located common laundry facilities shall be provided for units which do not have individual hook-ups.
5. Conveniently located and well-screened trash enclosures shall be provided for all dwelling units unless provided per unit.
6. Recreation vehicle (including campers, boats and trailers) parking areas shall be provided, fully screened from view or the development shall prohibit all parking or recreation vehicles.

2.5 ACCESSORY STRUCTURES

Accessory buildings and structures, attached or detached, used either wholly or in part for living purposes, shall meet all of the requirements for location of the main structure as constructed or required by the District, whichever is less restrictive, except as herein provided:

- 2.5.1 **Enclosed accessory buildings** or structures attached to the main building shall be allowed to encroach into the required rear yard. Open structures may be allowed to encroach into the rear yard setback subject to approval by the Director of Planning.
- 2.5.2 **Detached accessory structures** shall meet the setback requirements of the main building for the front and Street side yard areas.

2.5.3 Detached accessory structures may be located within an interior side yard or rear yard; provided, that such a structure is located no closer than five (5) feet to an interior side or rear lot line and is at least six (6) feet from the main structure, and does not exceed one (1) story in height. Accessory structures/buildings (with the exception of perimeter fencing, swimming pools, and at grade patios/decks, subject to Fire Department approval) shall not be allowed in the Fuel Modification zone pursuant to Section 3.6 (page I-140). Exhibit No. 64-A on Page I-143-A depicts the location of lots containing Fuel Modification zones. An easement recorded on the Final Map for each lot will dictate the exact location of the Fuel Modification zone criteria.

2.5.4 Porches, steps and architectural features such as eaves, awnings, chimneys, balconies, stairways, wing walls, or bay windows may project not more than four (4) feet into any required front or rear yard area, and not into any required side yard more than one-half of said required side yard.

2.6 WALLS AND FENCES

In any required front yard adjacent to a street, wall, fence, or hedge shall not exceed forty-two (42) inches in height, except as provided herein:

2.6.3.1 Walls, fences, or hedges not more than five (5) feet in height (measured from the top of the slope) may be maintained along the interior side or rear lot lines, provided that such wall, fence, or hedge does not extend into a required front yard or side yard adjacent to a street, except as required by a Site Specific Noise Study or as shown on the Wall and Fencing Plan in the Design Guidelines. Walls required for sound attenuation may be seven (7) feet in height, measured from the top of the slope. Corner cut offs shall be provided for whenever necessary for line-of-sight visibility and safety.

2.6.3.2 Walls, fences or hedges adjacent to a driveway or street providing vehicular access to an abutting lot or street shall not exceed forty-two (42) inches in height within the front or side yard setback area of the lot. Corner cut-offs may be required to maintain a reduced height in special circumstances for safety and visibility as determined by the City Engineer.

2.6.3 Fiberglass, bamboo sheeting or similar temporary material shall not be permitted as a fencing material on street frontages. Plexiglass is permitted for view purposes.

2.7 SIGNS

No sign or outdoor advertising structure shall be permitted in any residential district, except as provided in Section 5.0.

OPEN SPACE AND RECREATION DISTRICTS

3.1 PURPOSE

These districts are intended for open space, landscaping, recreation and public uses. Only those additional uses which are complementary to, and can exist in harmony with open space are permitted. There is no lot size limitation and it is intended that this district may be applied to a portion of a lot, provided that the remainder of the lot meets the requirements for which it is zoned.

The Open Space and Recreation Districts are included in the Planned Community District Regulations to achieve the following purposes:

- A. To preserve open space for the conservation of natural resources.
- B. Maintain the natural character of the land.
- C. Provide for public/quasi-public and recreational uses.
- D. Conserve areas of historic and community significance for the enjoyment of future generations.
- E. Provide for private use of land under limited development.
- F. Promote public health and safety.

3.2 PERMITTED AND CONDITIONAL USES

The following uses shall be Permitted Uses where the symbol "P" appears. The uses shall be permitted subject to a Conditional Use Permit where the symbol "C" appears. Uses where the symbol "A" appears shall be subject to an Administrative Review.

3.2.1 <u>Land Use</u>	<u>OS1</u>	<u>OS2 (Parks)</u>
Arboreta - (Horticultural Garden)	N	P
Christmas Tree Sales	N	A
Commercial Recreation	N	A

<u>Land Use</u>	<u>OSI</u>	<u>OS2 (Parks)</u>
Daycare Facilities*	N	A
Fruit and Vegetable Stands	N	A
Incidental Concessions	N	A
Parks	N	P
Places of Worship	N	C
Public and Quasi-Public Uses	N	P
Recreation Facilities	P ¹	P ²
Tract Signs and Temporary Offices	N	A
Tree Farming	A	A
Utilities (Public and Private)	A	A

* Subject to City Ordinance

P¹ - Passive uses such as benches, park areas, pedestrian and equestrian trails and rest areas.

P² - Passive uses mentioned above and active uses such as amphitheaters, recreational courts, sports fields, tot lots, play areas, restrooms, parking facilities and park areas.

3.3 PROPERTY DEVELOPMENT STANDARDS

The following regulations shall apply to the site of a Permitted or Conditional Use. The requirements are minimum unless otherwise stated.

A.	Density -- Maximum Dwelling Units per legal lot	0
B.	Lot Width (in feet)	0
C.	Lot Depth (in feet)	0
D.	Front Yard Setback (in feet)	20
E.	Rear Yard Setback (in feet)	20
F.	Side Yard Setback (in feet)	20/10

- | | | |
|----|--|--|
| G. | Building Height | 35 feet or two stories,
whichever is less |
| H. | Height of Poles, Clock Towers or Special
Features | Per Site Plan Approval |

3.4 RECREATIONAL COURTS

Recreational courts are facilities provided for outdoor public use in park areas. These uses may include basketball courts, tennis courts, volleyball courts, racquetball courts and shuffleboard.

Construction of recreation courts, including necessary fencing and lighting, may be permitted subject to Administrative Review and a finding that adjacent properties will not be unduly affected. These regulations shall pertain to public facilities only. Private facilities shall be controlled by site plan review.

Recreation courts shall meet the following minimum standards:

- A. Fences:
A maximum 20-foot high fence (measured from the finished grade of the tennis courts) shall be allowed. Fences shall include a screening material which screens the court activity from off-site view and which improves the appearance of the fence.
- B. Setbacks:
Setbacks for the court shall be: 20 feet from street or property line.
Side yard: 10 feet
Rear yard: 20 feet
Front yard: 30 feet

C. Lighting:

A maximum of eight (8) lights are permitted, with the height not to exceed 22 feet. All lights and light fixtures shall be certified by a qualified lighting engineer to:

1. Be designed, constructed, mounted and maintained so that the light source is cut off when viewed from any point five (5) feet above the ground measured at the lot line.
2. Be designed, constructed, mounted and maintained so that the maximum illumination intensity measured at the wall of any residential building on abutting property shall not exceed 1/2 candle power above ambient levels.
3. Be used between 7:00 a.m. and 10:00 p.m.

D. Glare:

The surface area of any recreational court shall be designed, painted, colored and/or textured to reduce the reflection from any incidental light.

E. Landscaping:

Landscaping shall be installed as required between the fence and the property line.

3.5 SIGNS

Signs approved as a component of the SPA Plan shall be permitted within open space and recreation districts included within the SPA. Other signs shall be permitted only as provided in Section 5 of these regulations.

SPECIAL USES AND CONDITIONS**4.1 PURPOSE**

This Section provides additional regulation for special uses and conditions which require special review standards beyond those of the basic land use districts. Temporary uses, home occupations, recreational courts, kennels and arcades are addressed in this Section. Where this Section prescribes regulation which is more restrictive than that of the Land Use District, the provisions of this Section shall apply.

4.2 TEMPORARY USES**4.2.1. Purpose:**

The provisions of this Section shall be known as the Temporary Use Regulations and shall provide regulations for the uses hereinafter enumerated. Temporary uses are subject to approval by the Director of Planning, except as noted.

4.2.2 Temporary Uses Listed:

1. Circuses, rodeos, parades or similar outdoor entertainment or enterprises, subject to not more than five (5) days of operation in any calendar year. Requests exceeding these time limitations will require the submittal and approval of a Conditional Use Permit.
2. Christmas tree sales, halloween pumpkin sales and other holiday sales subject to not more than forty (40) days of site occupation and operation in any calendar year.

3. Subdivision sales offices, sales information centers, sale pavilions, and model home complexes located within the subdivision, subject to the following minimum requirements:
 - a. Offices shall be no closer than one (1) vacant lot to an existing dwelling unit not part of the subdivision. Trailers may be used for no more than ninety (90) calendar days or until such time as the subdivision sales offices have been completed, whichever is less.
 - b. Trailers used as sales offices for lot sales without model homes may be used for a period greater than ninety (90) days, subject to site plan and architectural review approval and the maximum use period listed herein.
 - c. A paved parking lot shall provide sufficient parking spaces to accommodate said use.
 - d. Faithful performance bonding in an amount appropriate to guarantee removal and/or conversion of the sales office and attendant facilities shall be required.
 - e. Other conditions that the Director of Planning deems necessary to ensure that the sales office will not constitute a nuisance or be objectionable to the residential uses in the neighborhood.
4. Outdoor art and craft shows and exhibits, subject to not more than three (3) calendar days of operation or exhibition in any sixty (60) calendar day period.
5. Contractors' offices and storage yards on the site of an active construction project.

6. Mobile home residences for security purposes on the site of an active construction project.
7. Seasonal retail sales of agricultural products (fruit and vegetable stands) for periods of less than ninety (90) days, if said products are raised on the premises.
8. Temporary use of properly-designed mobile trailer units for classrooms, offices, banks, etc., for periods not to exceed ninety (90) days subject to Administrative Review. Requests for such uses of more than ninety days in duration shall require the approval of a Conditional Use permit by the Planning Commission. Such units shall meet all necessary requirements of building, fire and health codes.
9. For any agricultural and animal husbandry activity or project (4-H, FFA or similar) conducted for educational purposes or school credits, a permit may be granted in any district when the Planning Director determines that such use will not cause a public nuisance relative to sanitation and health conditions.
10. Charitable or school sponsored drop-off bins for recycling of cans, newspapers, or similar items, or for drop-off of clothes and small items. Bins shall be located in the parking lots of businesses or other public or semi-public property on a temporary basis when written permission is granted by the property owner or business owner. Said bins shall be kept in a neat and orderly manner. Collection of bottles, cans, and newspapers shall also be regulated by the "Bottle Ordinance."
11. Additional uses determined to be similar to the foregoing in the manner prescribed by these regulations.

4.2.3 Permits and Bonds:

All temporary uses shall be subject to the issuance of a Temporary Use Permit by the Planning Director and other necessary permits and licenses, including but not limited to, building permits, sign permits and solicitors or vending licenses. In the issuance of such a permit, the Planning Director shall indicate the permitted hours of operation and any other conditions, such as walls, fences or lighting, which are deemed necessary to reduce possible detrimental effects to surrounding developments and to protect the public health, safety and welfare. Prior to the issuance of a permit for a temporary use, a cash deposit may be required to be deposited by the City. This cash deposit shall be used to defray the costs of property cleanup by the City in the event the permittee fails to do same.

4.2.4 Extension or Modification of Limits:

Upon written application, the Planning Director may extend the time within which temporary uses may be operated, or may modify the limitations under which such uses may be conducted if the Planning Director determines that such extension or modification is in accord with the purposes of the zoning regulations.

4.2.5 Condition of Site Following Temporary Usage:

Each site occupied by a temporary use shall be left free of debris, litter or any other evidence of the temporary use upon completion or removal of the use, and shall thereafter be used only in accord with the provisions of the zoning regulations.

4.2.6 Fee:

The application shall be accompanied by a fee established by the Master Fee Schedule to cover the cost of processing the application prescribed in this Section. This fee may be waived by the approving authority for charitable groups that do not need any public services.

4.3 HOME OCCUPATIONS

4.3.1 General Provisions:

Home occupations may be permitted only when in compliance with the conditions listed herein. A permit must be issued by the Planning Director prior to operation of such use. The fee shall be in accordance with the Master Fee Schedule.

1. There shall be no stock in trade or exterior storage of materials in the conduct of a home occupation.
2. A home occupation shall be conducted entirely within a dwelling; if in an attached or a detached garage, it shall not impede the use of said garage for vehicle storage.
3. Electrical or mechanical equipment which creates visible or audible interference in radio or television receivers, or causes fluctuations in line voltage outside the dwelling unit, shall be prohibited.
4. No one other than the residents of the dwelling unit may be engaged in the conduct of the home occupation.
5. There shall be no sale of goods on the premises.

6. The establishment and conduct of a home occupation shall not change the principal character or use of the dwelling unit involved.
7. There shall be no signs other than those permitted by this ordinance.
8. The required residential off-street parking shall be maintained.
9. A home occupation shall not create vehicular or pedestrian traffic in excess of that which is normal for the land use district in which it is located.
10. No vehicles or trailers (including pick-up trucks and vans) or construction and other equipment, except those normally incidental to residential use, shall be kept on the site.

COMPREHENSIVE SIGN REGULATIONS

5.1 PURPOSE

The provisions of this Chapter shall establish the Comprehensive Sign Regulations. It is the purpose of these provisions to establish a comprehensive system for the regulation of on-site and off-site signs in the Salt Creek Ranch SPA.

The City of Chula Vista recognizes the need for signs as a way to identify businesses within the community, yet understands signage is an important design element of the physical environment. Regulations that are consistent with the Community's goals and objectives are needed to ensure that the character and image Salt Creek Ranch is striving for can be achieved.

It is the purpose of this Chapter to make the Salt Creek Ranch Planned Community is attractive to residents and visitors while maintaining economic integrity through an attractive signing program. Specifically, these sign regulations are intended to:

- A. Protect the general health, safety and welfare of the community by reducing possible traffic and safety hazards through good signage.
- B. Direct people to various activities and uses, providing for maximum public convenience.
- C. Provide a reasonable system of regulations that ensure a high quality visual environment for the development.
- D. Encourage signs which are well designed and pleasing in appearance. Signs should provide incentive and latitude for variety, good design relationship to the use they identify and provide adequate spacing between signs and buildings.

- E. Encourage a desirable urban character which has a minimum of clutter.
- F. Enhance the economic value of the community and each development area, through the regulation of such elements as size, number, location, design and illumination of signs.
- G. Encourage signs which are well located, and which take into account the function and use of adjacent areas.

5.2 PERMIT REQUIREMENTS AND REVIEW PROCEDURES

No person except a public officer or employee in performance of a public duty shall post, paint, erect, place or otherwise fasten any sign, pennant or notice of any kind, visible from a public street except as provided herein. To ensure compliance with this section, a sign permit shall be required for any sign, pursuant to Section 19.60.030 of the Municipal Code, except as provided by the following.

5.2.1 Sign Permit Exceptions:

The following signs shall be exempt from the sign permit requirements, however an electrical and/or building permit may be required. Any signage in excess of the specific exemptions listed below is prohibited:

1. **Real Estate Sign for Residential Sales:** One (1) sign per street frontage not exceeding four (4) square feet in area and four and one half (4 1/2) feet in height provided that it is unlit and is removed within 15 days after the close of escrow. Lots shall be permitted one sign only. Signs placed on the rear street frontage are prohibited. Freestanding signs shall maintain a ten foot setback from all property lines. No more than five (5) Open House signs not exceeding four (4) square feet in area and five (5) feet in height are permitted for directing prospective buyers to property for sale, located a minimum of three (3) feet from the sidewalk or ten feet from the curb or edge of pavement where no sidewalk exists.

2. **Political signs:** Political signs having to do with any issue, ballot measure, political statements and expressions, or candidate in any Municipal, County, State or Federal election shall be permitted, subject to the following provisions and any other applicable provisions within this Chapter:
- a. Any person, party, or group posting signs in the City shall abide by the provisions set forth herein.
 - b. All political signs shall be placed, erected, constructed, painted or assembled no earlier than thirty (30) calendar days prior to the election and shall be removed no later than ten (10) calendar days following the date of the election.
 - c. A political sign shall not exceed five (5) square feet in total area for one side in a residential district, and twelve (12) square feet in a commercial district. Double-faced signs shall not exceed five (5) square feet per side in residential districts and twelve (12) square feet per side in commercial districts. No signs shall be placed in a manner that would obstruct visibility of, or impede pedestrian or vehicular traffic, or endanger the health, safety, or welfare of the community.
 - d. All political signs shall not exceed an overall height of six (6) feet from the finished grade immediately around the sign.
 - e. No political signs shall be lighted either directly or indirectly unless said sign is erected, painted, or constructed on an authorized structure already providing illumination.
 - f. No political sign shall be placed or affixed to a traffic signal, street light, tree, fence, utility pole or existing sign, nor shall it be posted on any public property or in the right-of-way if, in the opinion of

the Director of Planning, said sign impedes or renders dangerous public access to any public improvement, including but not limited to, utility poles and fire hydrants; or obstructs the vision of any sign designed to regulate, control or assist public or private transportation or obstructs the vision of any user of a public right-of-way.

- g. No political sign shall be posted in violation of any provisions of this section. Further, the Director of Planning or his designated representative shall have the right to remove all signs placed contrary to the provisions of this Section. Any political sign placed on private property without the consent of the owner may be removed by said owner or representative of said owner.

- 4. Temporary construction sign: Two (2) directory signs shall be permitted on the construction site for all contractors (may include financial institutions, real estate agents, subcontractors, etc.) not exceeding thirty-two (32) square feet each, unless legally required by government contracts to be larger. No sign shall exceed eight (8) feet in overall height and shall be located no closer than ten (10) feet to any property line. Such sign shall be removed upon the granting of occupancy by the City. For all other projects, a total of two (2) signs per development site may be installed with a maximum of four (4) square feet in area and five (5) feet in height for each sign. Such sign(s) shall be removed upon finalization of building permits.

- 5. Residential identification signs: Permanent residential identification signs designating the name of the residential area may be located at an entrance to the residential area, subject to Zoning Administrator approval and provided that a homeowners' association or maintenance district is formed to ensure the maintenance of said signs. The copy area of the sign structure shall not exceed 15 square feet and will be architecturally harmonious with the adjoining residential area.

6. Interior signs: Signs within a structure or building when not visible or readable, nor intended to be read from off-site or from outside of the structure or building.
7. Memorial tablets, plaques or directional signs: Signs for community historical resources, installed by a City-recognized Historical Society or civic organization.
8. Convenience signs and secondary directional signs: Not to exceed four (4) square feet in area exceeding ten square feet in height.
9. Residential building identification signs: Signs used to identify individual residences and not exceeding four (4) square feet in area.
10. Name plates: One plate per parcel not to exceed four (4) square feet in area for single family residential uses and agricultural uses.
11. Official and legal notices: Notices issued by any court, public body, person, or officer or in furtherance of any nonjudicial process approved by State or local law.
12. Signs providing direction, warning or information: Signs or structures required or authorized by law or by Federal, State, County, or City authority.
13. A single official flag: The flag of the United States of America and/or two (2) flags of either the State of California, or other states of the United States, counties, municipalities or official flags for nations, and flags of internationally or nationally recognized organizations or the company flag. Flags shall be a maximum of 5 feet by 8 feet unless otherwise specifically approved on a site plan.

14. Signs of public utility companies: Signs indicating danger or which serve as an aid to public safety, or which show locations of underground facilities or public telephones.
15. Safety signs: Signs on construction sites.
16. "No Trespassing:" No dumping and similar warning signs not exceeding four (4) square feet.
17. Signs on public transportation vehicles: Signs regulated by a political subdivision, including, but not limited to buses and taxicabs.
18. Signs on license/commercial vehicles: Provided such vehicles are not used or intended for use as portable signs or as may be prohibited in Section 5.2.2.
19. A change of copy: Copy conforming to an approved Comprehensive Sign Program. All other changes of copy shall comply with this Section.
20. Agricultural signs: Either wall or freestanding types, non-illuminated and not exceeding four (4) square feet for lots two (2) acres or less and sixteen (16) square feet for lots greater than two (2) acres, identifying only the agricultural products grown on the premises. The number of such signs shall be one (1) per street frontage or a maximum of two (2), with all signs to be located below the roofline and freestanding signs to be no higher than eight (8) feet.

5.2.2 Prohibited Signs and Lighting:

All signs and lighting not expressly permitted are prohibited in all zones, including, but not limited to the following:

1. Roof signs.

2. Flashing lights or signs.
3. Animated signs or lights that convey the illusion of motion.
4. Revolving or rotating signs.
5. Vehicle signs (when parked or stored on property to identify a business or advertise a product).
6. Portable signs (except where permitted in this Section).
7. Off-site signs (except temporary subdivision or real estate signs).
8. Signs within the public right-of-way (except those required by a governmental agency). No sign shall be placed, erected or constructed on a utility pole, traffic device, traffic sign, warning sign, or so as to impede access to any public improvement, or to obstruct the vision of any such signs except as may be permitted in Section 5.2.1.3.
9. Signs located on public property except as may be permitted in by Section 5.2.1 or those required by a governmental agency.
10. Signs within the public right-of-way prohibited by the Streets and Highway Code (Sec. 101 et. seq. and Sec. 1460 et. seq.), the Vehicle Code (Sec. 21400 et. seq.) and the Public Utilities Code (Sec. 7538 et. seq.).
11. Signs blocking doors or fire escapes.
12. External light bulb strings and exposed neon tubing outside of buildings (except for temporary used such as Christmas tree lots, carnivals and similar events having prior approval of the City).

13. Inflatable advertising devices of a temporary nature, including hot air balloons (except for special events as provided for in this Section.)
14. Advertising structures (except as otherwise permitted in this Section).
15. Statuary (statues or sculptures) advertising products or logos of the business located outside of the structure that houses the business.
16. The use of decals, stick-on or transfer letters, or tape on the walls or parapets of buildings, fences, walls and other structures.
17. Signs which purport to be, are an imitation of, or resemble official traffic warning devices or signs, that color, location or lighting may confuse or disorient vehicular or pedestrian traffic. This does not include traffic or directional signs installed on private property to control on-site traffic.

5.2.3 Signs Relating to Inoperative Activities:

Signs pertaining to activities or businesses which are no longer in operation, except for temporary closures for repairs, alteration or similar situations, shall be removed from the premises or the sign copy shall be removed within thirty (30) days after the premises have been vacated. Any such sign not removed within the specified time shall constitute a nuisance and shall be subject to removal under the provisions of this Chapter and local ordinance.

5.2.4 Enforcement, Legal Procedures and Penalties:

Enforcement, legal procedures and penalties shall be in accordance with the enforcement procedures established by Chapter 19.06 of the Municipal Code. Unauthorized illegal signs may be abated by the City in accordance with local Ordinance. If said sign is stored by the City the owner may recover said sign from the City upon payment to the City of any storage and/or removal charges incurred by the City. The minimum charge shall be no less than three dollars

(\$3.00) per sign. All signs removed by the City may be destroyed thirty (30) calendar days following removal. If any sign, in the opinion of the Director of Planning, is an immediate threat to the public health an safety, said sign shall be immediately and summarily removed with the cost of removal charged to the property owner in accordance with local ordinances.

5.2.5 Construction and Maintenance:

1. **Construction:** Every sign and all parts, portions and materials shall be manufactured, assembled and erected in compliance with all applicable State, Federal and City regulations and the Uniform Building Code.
2. **Maintenance:** Every sign and all parts, portions and materials shall be maintained and kept in proper repair and safe structural condition at all times. The display surface of all signs shall be kept clean, neatly painted and free from rust and corrosion. Any cracked or broken surfaces, and malfunctioning or damaged portions of a sign shall be repaired or replaced. Noncompliance with such a request shall constitute a nuisance and will be abated within 30 calendar days following notification of the business by the City. Any maintenance, except a change of copy, which does not involve structural changes is permitted.

5.3 SIGN REGULATIONS

Sign permits may be issued for signs included under this Section, provided the signs are in compliance with all other applicable laws and ordinances.

5.3.1 Signs Permitted in Any Land Use District:

The following signs may be permitted in any land use district. These signs are in addition to those signs expressly permitted in each land use district and are subject to the provisions listed:

1. **Convenience Signs:** On-site signs no greater than six (6) square feet necessary for public convenience or safety may be approved by the Director of Planning or his designee. Signs containing information such as "entrance," "exit," or directional arrows shall be designed to be viewed from an area adjacent to the site by pedestrians or motorists. Signs that convey advertising or products shall not be considered a convenience sign.
2. **Public and quasi-public signs:** Churches, schools, community centers and any other public or institutional building, on any community purpose, institutional or residential zone, shall be allowed the following signs:
 - o Churches are allowed one wall sign, not to exceed thirty (30) square feet in area and one bulletin board, announcement or monument sign, not to exceed twenty-four (24) square feet in area and ten (10) feet in height. Any bulletin board or announcement sign not attached flat against the building shall maintain a ten-foot setback from all streets.
 - o Other public and quasi-public uses are permitted one wall or monument sign, not to exceed thirty (30) square feet in area and a bulletin board or announcement sign not to exceed fifty (50) square feet in area and twelve (12) feet in height. Any bulletin board or announcement sign not attached flat against the building shall maintain a ten-foot setback from the streets.
 - o Churches and other public and quasi-public uses may request a permit allowing for temporary use of a sign announcing a special

event. Either wall or freestanding signs of paper, cardboard, plastic or fabric are permitted; provided that the Zoning Administrator finds that the copy, color and design of the sign will not adversely affect the order, amenity, or residential enjoyment of the neighborhood in which it is located.

- o Special event signs shall be located on the premises of the institution or organization having the special event, and shall not exceed five feet in height, nor contain more than twenty-five square feet of sign area. Freestanding signs shall maintain a minimum ten-foot setback from any property line abutting a street right-of-way. Only one sign shall be allowed for each street frontage.
- o Upon application for a permit, the applicant shall submit a statement and diagram noting the nature of the special event, indicating the occasion, size, copy and colors of the proposed sign. A permit for a special event sign shall be issued to any one institution or organization in one calendar year subject to Section 19.60.290 of CVMC.

3. Special Event Signs: Special event signs may be approved for a limited period of time as a means of publicizing special events such as grand openings, Christmas tree lots, parades, rodeos and fairs that are to take place within the Salt Creek Ranch Planned Community SPA.

a. Community Special Events such as a rodeo or community fair may be permitted the following signage:

- (1) No more than four (4) off-site signs up to thirty-two (32) square feet and eight (8) feet in height to publicize the even event.
- (2) Temporary advertising signing consistent with the requirements set forth in Section 24.

- b. Commercial Special Events such as grand openings, and, painted seasonal holiday window displays may be permitted the following signage:

- (1) No more than four (4), thirty-two (32) square foot or smaller, eight (8) feet in height, on-site, freestanding special event signs.
- (2) All other on-site special event signs can be either wall and window signs, flags, banners and pennants. Inflatable advertising devices of a temporary nature may be permitted. In no case shall any signage, flag, pennant, inflatable device, or banner be placed above the roofline.

4. On-Site Subdivision Signs:

- a. One (1) temporary, on-site subdivision sign not to exceed 64 square feet total area for two (2) sides or 32 square feet for one (1) side and total overall height of twelve (12) feet may be permitted on each Circulation Element street frontage of the property being subdivided. Not to exceed two (2) such signs for all phases of any subdivision; otherwise a maximum of one (1) sign is permitted.
- b. Such sign shall be for the identification of a subdivision, price information and the developer's name, address and telephone number.
- c. Such signs shall be removed within ten (10) calendar days from the date of the final sale of the land and/or residences or within twenty-four (24) months, whichever comes first. Extensions of twelve (12) months may be approved by the Director of Planning.
- d. A cash deposit of three hundred dollars (\$300) per sign shall be deposited with the sign applications to ensure compliance with this Chapter and removal of such sign. Said deposit shall be refunded to the applicant

upon sign removal by the applicant. If the City is forced to remove any signs, then the cost of removal shall be deducted from the deposit.

- c. Signs shall be maintained in good repair at all times.

5. Off-Site Subdivision Directional Signs:

- a. A maximum of four (4) signs may be used to lead customers to the site.
- b. Signs shall be made of panels which shall be no longer than seventy-two (72) inches by twelve (12) inches each and shall be grouped on a single, double or four-sided sign kiosk. Such structure shall contain no more than seven (7) panels per side nor exceed seven (7) feet in height.
- c. A sign kiosk shall be located not less than three hundred (300) feet from an existing approved sign site. Further, each sign may only contain the name of the Planned Community, subdivision, developer or development logo and directional arrow.
- d. The placement of each sign structure and its copy shall be reviewed and approved by the Director of Planning prior to installation.
- e. All kiosks that are to be placed on private property shall be with prior written consent of the property owner, to allow the City, in the event of noncompliance, to enter said property and remove the sign. A copy of said consent shall be filed with the Department of Planning prior to the acceptance of a sign permit application.
- f. A kiosks location plan shall be prepared showing the site of each kiosk and shall be submitted to and approved by the Director of Planning prior to the acceptance of a sign permit application.

- g. Any sign approved for a particular subdivision within Salt Creek Ranch Community SPA shall not be changed to another subdivision without prior approval of the Director of Planning.
- h. There shall be no additions, tag signs, streamers, devices, display boards, or appurtenances added to the sign as originally approved. Further, no other directional signage may be used, including posters, portable signs, vehicle signs, trailer signs or temporary subdivisions (bootleg) signs.
- i. All off-site subdivision signs not conforming to this Ordinance shall be deemed a public nuisance and removed.
- j. A three hundred dollar (\$300) cash deposit shall be placed with the City to ensure compliance with this Chapter. Any sign placed contrary to the provisions of this Chapter may be removed by the City and the cost incurred by the City resulting from the removal of illegal signs shall be charged to the developer.
- k. Said signage shall be allowed until the units within the subdivision are sold out, or for a period of twenty-four (24) months, whichever occurs first. Extensions of twelve (12) months may be approved by the Director of Planning.

5.4 DESIGN STANDARDS

Each sign shall be designed with the intent and purpose of complementing the architectural style of the main building or buildings, or type of business on the site. Signs located on institutional or community purpose sites, but in a predominantly residential area, shall take into consideration compatibility with the residential area to the extent possible.

5.4.1 Relationship to Buildings:

Signs located upon a lot with only one main building housing the use which the sign identifies, shall be designed to be compatible with the predominant visual elements of the building, such as construction materials, color, or other design details. Each sign located upon a lot with more than one main building, such as a shopping center or other commercial or industrial area developed in accordance with a common development plan, shall be designed to be compatible with predominant visual design elements common or similar to all such building or the buildings occupied by the "main tenants" or principal uses.

The Planning Director may place conditions of approval on any sign permit to require such visual elements to be incorporated into the design of the sign where such an element(s) is necessary to achieve a significant visual relationship between the sign and building or buildings.

5.4.2 Relationship to Other Signs:

Where there is more than one (1) freestanding sign located upon a lot, all such signs shall have designs which are complementary to each other by either similar treatment or incorporation of one (1) or more of the following five (5) design elements:

1. Type of construction material (such as cabinet, sign copy or supports).
2. Letter style of sign copy.
3. Type or method used for support, uprights or structure on which sign is supported.
4. Sign cabinet or other configuration of sign area.
5. Shape of the entire sign and its several components.

5.4.3 Landscaping:

Each freestanding sign shall be located in a landscaped area which is of a shape, design and size (equal to at least the maximum allowable sign area) that will provide a compatible setting and ground definition to the sign. The landscape area shall be maintained in a neat, healthy and thriving condition.

5.4.4 Illumination and Motion:

Signs shall be stationary structures (in all components) and illumination, if any, shall be maintained by artificial light which is stationary and constant in intensity and color at all times (non-flashing).

5.4.5 Sign Copy:

The name of the business, use, service and/or identifying logo shall be the dominant message on the sign. The inclusion of advertising information such as lists of products (more than one product), is prohibited.

5.4.6 Relationship to Streets:

Signs shall be designed so as not to obstruct any pedestrian, bicyclists, or driver's view of the street right-of-way.

OFF-STREET PARKING

6.1 PURPOSE

All regulations set forth in this Section are for the purpose of providing convenient off-street parking space for vehicles. The parking requirements of this Section are to be considered as the minimum necessary for such uses permitted by the respective zone.

The intent of these regulations is to provide adequately designed parking areas with sufficient capacity and adequate circulation to minimize traffic congestion and promote public safety. It shall be the responsibility of the developer, owner, or operator of the specific use to provide and maintain adequate off-street parking.

The provisions and standards set forth in this Section apply primarily to non-residential uses. The standards for residential uses are included in Section 6.4, Property Development Standards for residential districts.

6.2 GENERAL PROVISIONS

- A. Off-street parking facilities, for both motor vehicles and bicycles, shall be provided for any new building constructed; for any new use established; for any addition or enlargement of an existing building or use; and for any change in the occupancy of an existing building.
- B. For additions or enlargement of any existing building or use, or any change of occupancy or manner of operation that would increase the number of parking spaces required, the additional parking spaces shall be required only for such addition, enlargement or change, not for the entire building or use, unless required as a condition of approval of a Conditional Use Permit.

- C. The required parking facilities needed for any development shall be located on the same site or, if an irrevocable access and/or parking easement is obtained, the parking may be on an adjacent site. Property within the ultimate right-of-way of a street or highway shall not be used to provide required parking or loading/unloading facilities.
- D. The requirements of this ordinance shall apply to temporary as well as permanent uses.
- E. All required off-street parking spaces shall be designed, located, constructed, and maintained to be fully usable during workday periods or as needed by the use of the premises.
- F. Where the application of these schedules results in a fractional parking space, the fraction shall be rounded to the higher whole number.
- G. The parking requirement for uses not specifically listed in the matrix shall be determined by the approval body for the proposed use on the basis of requirements for similar uses, and on any traffic engineering and planning data that is appropriate to the establishment of a minimum requirement.
- H. In situations where a combination of uses are developed on a site, parking shall be provided for each of the uses on the site according to the schedule given in this Section.
- I. A maximum of 25-percent of the parking spaces required on any site may be provided as "compact" spaces for non-residential uses, subject to approval of the Design Review Committee.

6.3 SCHEDULE OF OFF-STREET PARKING REQUIREMENTS

Minimum Off Street Parking Required

6.3.1 Parks:

Use

- | | |
|-----------------------------------|--|
| 1. Parks (Public or Private) | To be determined by the Planning Director. |
| 2. Tennis/handball or racquetball | To be determined by the Planning Director. |

6.3.2 Public and Semi-Public

Uses:

- | | |
|--|---|
| 1. Day nurseries, daycare schools, nursery schools | 1 space/staff member plus 1 space/5 children or 1 space/10 children if adequate drop off facilities must be designed to accommodate a continuous flow of passenger vehicles to safely load and unload children. The adequacy of proposed drop-off facilities shall be determined by the Director of Planning. |
|--|---|

6.3.3 Educational institutions, public or private:

- | | |
|--|---|
| a. Elementary and junior high school | 1 space per employee, plus 5 spaces. |
| b. Senior high school | 1 space per 4 students. |
| c. Colleges and vocational schools | .5 spaces/faculty member and employee plus 1 space/3 students. |
| d. Churches, convents, monasteries, religious institutions and other spaces of public assembly | 1 space/3.5 seats within the main auditorium or 1 space/45 square feet of gross floor area within the main auditorium where there are no fixed seats. |
| e. Public Utilities | To be determined by the Director of Planning. |

Use

Minimum Off-Street Parking Required

6.3.4. Single Family Residential and
Multiple Family Residential:

1.	RE	2 garage spaces
	RE7	2 garage spaces
	RS7	2 garage spaces
	RS5	2 garage spaces
	RS4	2 garage spaces
	RP (N.4b)	2 spaces for single-family ¹
	RP (N.5)	2 spaces per dwelling unit (1 in garage) plus .5 guest parking
2.	RM	1.5 spaces per 1 bedroom unit 2.0 spaces per 2 bedroom unit 2.5 spaces per 3 bedroom unit

6.3.5 Handicapped Parking Requirements:

1. Handicapped parking for residential uses shall be provided at the rate of one space for each dwelling unit that is designed for occupancy by the handicapped.

¹ RM standards apply for multi-family.

2. Handicapped parking spaces shall be provided for all uses other than residential at the following rate:

<u>Use</u>	<u>Minimum Off-Street Parking Required</u>
<u>Number of Automobile Spaces Provided</u>	<u>Number of Handicapped Spaces Required</u>
1 - 40	1
41 - 80	2
81 - 120	3
121 - 160	4
161 - 300	5
301 - 400	6
401 - 500	7
Over 500	7 + 1 for each 200 additional automobile spaces provided

3. Handicapped parking spaces required by this Section shall count toward fulfilling automobile parking requirements.

6.3.6 Bicycle Parking Requirements:

The following matrix contains the minimum bicycle parking requirements. Only those uses identified in the matrix are required to install bicycle parking. Bicycle parking facilities shall be stationary storage racks or devices designed to secure the frame and wheel of the bicycle.

<u>Use</u>	<u>Minimum Bicycle Parking Required</u>
1. Institutions	4 spaces

6.3.7 Motorcycle Off-Street Parking Requirements:

Motorcycle parking areas shall be provided for all uses, except residential, at the following rate:

1. - Uses with 25 to 100 automobile parking spaces shall provide one designated area for use by motorcycles.
2. Uses with more than 100 automobile parking spaces shall provide motorcycle parking areas at the rate of one motorcycle parking area for every 100 automobile parking spaces provided.

6.4 PROPERTY DEVELOPMENT STANDARDS

The following property development standards shall apply to all parking areas required by the MF District Regulations.

6.4.1 General Requirements:

The following are minimums unless otherwise stated:

1. Residential
 - a. Covered in a garage or carport -- 10' x 20' each space
 - b. Uncovered -- 9' x 19' each space
2. Motorcycle parking space: 4' by 8'.
3. Bicycle parking space: 2' by 6'.
4. Automobile, handicapped, motorcycle, and bicycle: All parking stalls and maneuvering areas shall be paved and permanently maintained with asphalt, concrete or any other all-weather surfacing approved by the Director of Planning and subject to current City standards.

5. Striping and Identification

- a. **Automobile:** All parking stalls shall be clearly outlined with double lines on the surface of the parking facility.
- b. **Handicapped:** All handicapped spaces shall be striped and marked according to the applicable State standards.
- c. **Motorcycle:** All motorcycle spaces shall have bollards installed and appropriately spaced to prevent automobile usage of the motorcycle area. Motorcycle spaces shall be marked so that they can be clearly identified for motorcycle usage.
- d. **Bicycle:** All bicycle spaces shall be clearly identified.

6.4.2 Special Requirements:

- 1. Any unused space resulting from the design of the parking area shall be used for landscaping purposes.
- 2. All landscaped parking lot islands shall have a minimum inside dimension of four (4) feet and shall contain a twelve (12) inch wide walk adjacent to the parking stall and be separated from vehicular areas by a six (6) inch high, six (6) inch wide Portland concrete cement curbing for a total width of seven (7) feet.
- 3. All landscaped areas shall be irrigated automatically and kept in a healthy and thriving condition free from weeds, debris and trash.
- 4. All parking facilities shall have lighting in accordance with the current City standards. The lighting shall be designed and installed to confine direct rays to the site. Parking lot lights shall be a maximum height of eighteen (18) feet from the finished grade of the parking surface and directed away from the property lines.

5. All parking facilities shall be graded and drained to provide for the disposal of all surface water on the site.
6. In any residential zone except MF, the parking of motorized and non-motorized vehicles shall be subject to the following requirements:
 - a. No motorized or non-motorized vehicle shall be parked, stored or kept in the front yard, except on land adjacent to the driveway or in the driveway.
 - b. If motorized or non-motorized vehicles are to be parked, stored or kept on the lot, other than as permitted above, they must be for the resident's personal use.

6.5 PERFORMANCE STANDARDS

6.5.1 Maintenance:

All parking facilities required by this Ordinance shall be maintained in good operating condition for the duration of the use requiring such facilities. Such facilities shall be used exclusively for the parking of vehicles. Parking facilities shall not be used for the storage of merchandise, or for the storage or repair of vehicles or equipment. Parking facilities shall not be used for the sale of merchandise, except on a temporary basis, pursuant to Section 4.2, (Temporary Uses). of this document.

6.5.2 Special Requirements:

Handicapped, motorcycle and car pool parking areas, when required, shall be located within close proximity of the entrance to the facility.

ADMINISTRATION

7.1 PURPOSE

The Land Use District Map and the Planned Community District Regulations shall be administered as provided herein.

7.2 STANDARD PROCEDURES

7.2.1 General:

The Administrative Procedures, Conditional Uses and Variances, Chapter 19.14 of the CVMC, shall be utilized as applicable to the administration of the Salt Creek Ranch SPA.

7.2.2 Sectional Planning Areas (SPA):

The administration of the SPA Plan shall be as provided for in Section 19.48.090 through Section 19.48.130 (inclusive) of the CVMC, except that the Director of Planning may accept less detail or require additional detail to suit the scope of the SPA.

7.3 ADMINISTRATIVE REVIEW

7.3.1 Purpose:

Certain uses may vary greatly in their effect depending on the scope, location or exact circumstances. In order to avoid the permitting of these uses without any formal review, and to relieve the Planning Commission and City Council of formally reviewing uses which have insignificant or compatible effects, an Administrative Review procedure is established.

7.3.2 Application:

Administrative Review is applicable to uses identified on the Permitted Use matrices herein with the symbol "A."

7.3.3 Procedures:

The procedures shall be as specified in CVMC Section 19.14.030, Zoning Administration -- Actions authorized without public hearing. Additionally, the Zoning Administrator (Director of Planning) may determine after reviewing the scope, location, or exact circumstances of the proposed use that the formal hearing process of the Conditional Use Permit procedure is warranted. If the Zoning Administrator makes the determination that a Conditional Use Permit is warranted, then the applicant shall be required to comply with the conditional Use Permit procedures as specified in Sections 19.14.060 through 19.14.110 (inclusive) in the CVMC.

7.4 SITE PLAN AND DESIGN REVIEW APPROVAL

7.4.1 Purpose:

The purpose of site plan and architectural approval is to review proposed projects to determine compliance with the provisions of these regulations and to promote orderly and harmonious development with good design character. Design review will be concurrent with site plan review.

7.4.2 Application:

This approval process is applicable to projects within the MF and SFA districts or adjacent to scenic corridors. In the SFE/SF districts and for detached units on the SFA, the Tentative Tract Map approval process may be used for site plan review. Single-family detached units on lots of/or exceeding 4,500 square feet may use the Tentative Tract Map to satisfy the Site Plan Review requirements.

7.4.3 Procedures:

The procedures shall be as specified in Section 19.14.420 through Section 19.14.480 (inclusive) of the CVMC.

7.5 SCENIC CORRIDOR CRITERIA

All developments proposed adjacent to scenic routes should be subject City staff to insure that the design of the development proposal will enhance the scenic quality of the highway. This review should include:

1. Architectural design of structures
2. Siting of structures
3. Height of structures
4. Signs
5. Utilities

In connection with any tentative map submitted on properties abutting a scenic route, each applicant shall be required to submit a proposal for beautification of the portion of the scenic route adjacent to the development. Each proposal shall consider such factors as:

1. The treatment given to the scenic route outside the boundaries of the particular tentative map area.
2. Presentation and enhancement of natural features of the site.
3. Creation of a pleasing streetscape through special landscaping techniques and varied building setbacks.
4. Creation of substantial open areas adjacent to scenic routes through the use of clustering and PUD concepts.

5. Coordinated signs and graphics for residential projects and strict sign requirement and standards for commercial and industrial uses.

7.6 OTHER PROVISIONS

In the event that these regulations do not address any particular matter relevant to the proper development and use of property within Salt Creek Ranch SPA, the provisions of Title 19 of the CVMC shall apply.