



LAGUNA HILLS PLANNED COMMUNITY

DEVELOPMENT PLAN AND TEXT

The accompanying text constitutes the Land Use Regulations under which development will be governed for the area hereinafter to be referred to as the Laguna Hills Planned Community. The properties involved were placed in the PC "Planning Community" district by Ordinance as adopted by the Laguna Hills City Council on November 23, 1999.

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SECTION I. PURPOSE AND OBJECTIVES

These land use regulations are intended to ensure compliance with the spirit and intent of the PC "Planned Community" District Regulations, Chapter 9-39 of the Laguna Hills Development Code. An objective of the regulations is to be responsive to changing community needs and desires in order to function without the need for unnecessary time-consuming and costly amendments.

An objective of these regulations is to combine provisions for maximum opportunities for innovative community design and site planning, consistent with orderly development and protection of sensitive and natural resources, with a logical and timely sequence of community and governmental review and input.

The objective of providing maximum opportunity for innovative community design and site planning is accomplished by using the maximum number of dwelling units in each residential category as the primary control factor for residential development within the planned community. A diversity of uses, relationships, building heights, building masses, and open spaces is provided.

Site Plan: The objective of the Site Plan is to provide for community and governmental review of the detailed final plans for condominium projects, stock cooperatives, community apartment projects, and all non-residential projects. A Site Plan may be approved which establishes development standards.

The Site Plan provides for timely review and input from the community and governmental agencies on the detailed architectural design, materials, colors, landscaping and relationship to surrounding uses for an entire project. (See section XII for further details.)

The Site Plan Review process provides assurance that condominium projects, stock cooperative, community apartment project, and all non-residential development will be planned, established, and maintained in a manner that will assure compatibility with surrounding uses and will provide for adequate and efficient use of property.

SECTION II. GENERAL NOTES

1. Terms used in this Development Plan and Supplemental Text shall have the same definitions as given in the Laguna Hills Development Code unless otherwise defined herein.
2. Any details or issues not specifically covered by this Development Plan and Supplemental Text shall be subject to the regulations of the Laguna Hills Development Code.
3. All Planning Areas and Subareas designated for residential use shall be developed consistent with the estimated number of dwelling units indicated for the Planning Area or Subarea in the Statistical Summary.
4. This Development Plan and Supplemental Text is adopted pursuant to the Regulations contained in the Laguna Hills Development Code. It is specifically intended by such adoption that the development standards herein shall regulate all development within the Laguna Hills Planned Community.
5. Density/Area per Unit
 - a. The dwelling unit density range permitted in any residential density category (Planning Unit as designated on the Laguna Hills General Plan) shall apply to the overall residential density category (e.g., medium density and high density residential categories) and shall not be literal to any division thereof.
 - b. Computation of acreage for determining density shall be based on gross acres or any portion thereof.

The density of a residential project is computed by dividing the total number of dwelling units in the Planning Area by the gross acres or any portion thereof designated for that Planning Area.
 - c. Area per unit shall be the amount of land in square feet within boundaries of the Planning Area to be owned in fee or in common totally or partially by the residents, divided by the total number of units in the Planning Area.
6. Construction shall comply with applicable provisions of the Uniform Building Code and the various other mechanical, electrical and plumbing codes related thereto.
7. Grading plans submitted for all projects in the Laguna Hills Planned Community shall be accompanied by geological and soils engineers' reports and shall incorporate all pertinent recommendations. The soils engineer and engineering

geologist must certify the suitability of a graded site prior to issuance of a building permit.

8. Water within the Planned Community is supplied by Moulton Niguel Water District.
9. Sewage disposal facilities to handle wastewater generated within the Planned Community are furnished by the Moulton Niguel Water District.

SECTION III. DEFINITIONS

For the purpose of carrying out the intent of this Planned Community, words, phrases, and terms shall be deemed to have the meaning ascribed to them in the following sections covering definitions. In construing the provisions of this text, specific provisions shall supersede general provisions relating to the same subject.

When not inconsistent with the context, words used in the present tense include the future; words in the singular number include the plural; those in the plural number include the singular; the word "or" includes "and" and the word "and" includes the word "or."

The word "article" shall refer to Title 9, of the Codified Ordinances of the City of Laguna Hills, which is the Zoning, and Subdivision Code of which this text is a part.

The words "Director" or Community Development Director shall mean the Community Development Director of the City of Laguna Hills, acting in person or through an assistant to whom the authority to act has been delegated in writing.

The word "shall" is mandatory: and the word "may" is permissive.

The word "used" includes the words "arranged for," "designed for," "occupied for" or "intended to be occupied for."

The words "Development Code" or "Code" shall mean the Comprehensive Development Code of the City of Laguna Hills.

DEFINITIONS. (A)

Abutting Land: A parcel of land having a common property line with another parcel.

Accessory Building: A subordinate building located on a building site, the use of which is customarily incident to that of a main building or to the use of the land.

Accessory Use: A use customarily incident and accessory to the principal use of the land, or to a building or other structure but not necessarily located on the same building site as the principal use.

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

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

Apartment Complex: Two (2) or more apartment houses constructed and operated as one multiple residential entity.

Apartment House: Any building or portion thereof which is designed, build, rented, let or hired out to be occupied, or which is occupied as the home of residence of three (3) or more families living independently of each other and doing their cooking in said building.

Area Per Unit: For conventional single-family, planned concept or multiple-family developments, area per unit shall be the amount of land in square feet within the boundaries of the Planning Area to be owned in fee or in common totally or partially by the resident and additional publicly owned open space in excess of County ordinance requirements, divided by the total number of units in the Planning Area.

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

Automobile, Trailer and Mobile Home Sales Lot: An open area used for the display, sales or rental of new or used automobiles or trailer coaches but where no repair, repainting or remodeling is done.

Automobile Service Station: A retail of place of business engaged primarily in the sale of motor fuels and supplying only those incidental goods and services which are required in the day-to-day operation of automotive vehicles and the fulfilling of motorists' needs.

Automobile Wrecking Business: The dismantling or wrecking of used motor vehicles or trailer, or the storage and sale of dismantled or damaged vehicles or their parts.

DEFINITIONS. (B)

Bedroom: Any habitable room other than a bathroom, kitchen, dining room or living room.

Boarding or Rooming House: A building used to provide lodging for compensation either with or without meals.

Building: A structure having a roof supported by columns or walls.

Building Height: The vertical distance measured from the ground-level grade to the top of the building. On a sloping site, height shall be measured from the highest point of the finished ground-level grade to the top of the building directly above that point.

Building Site: A legally created parcel, or contiguous parcels of land in single or joint ownership, which provides the area and the open spaces required by this article, exclusive of all rights-of-way and all easements except open space easements that prohibit the surface use of the property by persons other than the easement holder: which abuts a street or waterway: and which has a minimum of twenty (20)

continuous feet of vehicular and pedestrian access to a street or alley having a right-of-way width of not less than twenty (20) feet.

Building Site Coverage: The relationship between the ground floor area of the building or buildings and the net area of the building site on which the building is located.

Said net area shall be computed by deducting from the gross site area any ultimate street rights-of-way together with all rights-of-way and all easements, except open space easements that prohibit the surface use of the site in question by persons other than the easement holder.

Unenclosed post-supported roofs over patios and walkways, unenclosed post-supported eaves, overhangs, swimming pools, parking areas, tennis courts and other uncovered outdoor use shall not constitute buildings for the purpose of this definition.

Building Site, panhandle or flag: A building site with access to a street by means of a corridor or accessway which is not less than twenty (20) feet nor more than forty (40) feet in width.

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

Business or Commerce: The purchase, sale or other transaction involving the handling or disposition of any article, substance or commodity for profit or livelihood; the ownership or management of office buildings; recreational or amusement enterprises; maintenance and use of offices by professions and trades-rendering services.

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

DEFINITIONS. (C)

Carport: A roofed structure, or a portion of a building, open on two (2) or more sides, primarily for the parking of automobiles.

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

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

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

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

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

Cluster Development: Refers to a residential subdivision consisting of a combination of residential lots and privately owned common recreation and open space areas arranged in accordance with a unified comprehensive site plan with adequate provisions for permanent maintenance of the common ownership facilities.

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

Commercial: Operated or carried on primarily for financial gain.

Commercial Coach: A vehicle, with or without motive power, designed and equipped for human occupancy for industrial, professional or commercial purposes including temporary offices for the first sale of homes.

Commercial Recreation: Any use or development, either public or private, providing amusement, pleasure or sport, which is operated or carried on primarily for financial gain.

Common Area – Commercial (areas used in common): The total area within a unified shopping center, town center, or business park that is not designed for rental to tenants and which is available for common use by all tenants or groups of tenants and their invitees; examples: parking and its appurtenances, malls, sidewalks, landscaped areas, public toilets, and service facilities.

Common Area – Parking: A parking plan whereby tenants of a shopping center or business center share use of a parking area even though lot lines may bisect the parking area. Some or all of the required parking for a given use may be located on a separate lot.

Commercial Area – Residential: The area within a residential development that is not designed as a residential building site, which is owned in common by homeowners in the development, and which is available for common use or enjoyment by all property owners in the development and their invites: example, recreation areas, landscaped areas, open space areas, and natural areas.

Communication Equipment Building: A building housing operating mechanical or electronic switching and microwave equipment of a telephone or similar communication systems and personnel necessary for operation of such equipment.

Community Apartment Project: A project in which an undivided interest in the land is coupled with the right of exclusive occupancy of an apartment located thereon.

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

Community Information Center: A temporary or permanent structure principally used as an information pavilion and/or temporary real estate sales office for the first sale of homes in the Community including parking and related facilities.

Community Service Facility: A community service commercial, or nonprofit, noncommercial use established primarily to service the immediate population of the community in which it is located.

Community Service Commercial Facility: A service commercial use established primarily to serve the needs of the immediate population of the community in which it is located, including but not limited to day care centers, nursery schools, commercial or community recreation centers and facilities.

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

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

Convalescent Home, Nursing Home, Rest Home and/or Home for the Aged: A facility licensed by the State Department of Public Health, the State Department of Social Welfare of the County of Orange, which provides bed and ambulatory care for patients

and persons unable to care for themselves, but not including alcoholics, drug addicts or persons with mental or contagious diseases or afflictions.

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

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

DEFINITIONS. (D)

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

Density: The number of dwelling units per gross acre.

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

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

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

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

Dwelling, Multiple-Family: A permanent building containing three (3) or more dwelling units per building site.

Dwelling, Single Family: A building containing one (1) dwelling unit per building site.

Dwelling Unit: One or more rooms and a single kitchen, designed for occupancy by one family for living and sleeping purposes.

DEFINITIONS. (E)

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

Educational Institution: Private or public schools, college, or universities qualified to give general academic instruction.

Electric Distribution Substation – Local: An assemblage of equipment which is part of a system for the distribution of electric power where electric energy is received at a subtransmission voltage and transformed to a lower voltage for distribution for general local customer use.

Electric Transmission Substations: An assemblage of equipment, which receives, transforms and distributes electric energy where electric energy is received at a very high voltage and transformed to lower subtransmission voltage for distribution to large individual consumers, other power-producing agencies or local electric distribution substations.

Exterior Property Line: A property line abutting a public or private street.

DEFINITIONS. (F)

Family: One (1) person, with or without resident domestic employees, occupying one dwelling unit; or two (2) or more people related by blood, marriage or adoption, with or without domestic employees, occupying one dwelling unit; or a group of not more than six (6) unrelated people, with or without domestic employees, occupying one dwelling unit; or a licensed family care home, foster family home, or maternity home, as defined in Title XXII, Sections 30011, 30013, and 30015 of the California Administrative Code, serving six (6) or fewer persons, when such care is provided on a 24-hour –per-day basis; or a family day care home, as defined in Title XXII, Section 30019 (a) of the California Administrative Code.

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

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

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

DEFINITIONS. (G)

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

Garage, public: A building other than a private garage used for the maintenance or temporary storage of automobiles.

Grade, ground level: The average level of the finished ground surface surrounding a building.

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

Gross Residential Density: The density of a residential project computed by dividing the total number of dwelling units in the project by the gross acres of the project.

DEFINITIONS. (H)

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

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

Home for the Aged: See Convalescent home.

Hospital: A facility licensed by the State Department of Public Health providing clinical, temporary or emergency service of a medical, obstetric or surgical nature to human patients, including convalescent homes and nursing homes.

DEFINITIONS. (I)

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

Interior Property Line: A property line, which does not abut a private or public street.

DEFINITIONS. (J)

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

DEFINITIONS. (K)

Kennel: Any property where four (4) or more dogs or cats, or any combination thereof, over the age of four (4) months, are kept or maintained for any purpose.

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

DEFINITIONS. (L)

Lot: Any parcel shown on a recorded tract map, a record of survey recorded pursuant to an approved division of land, a parcel map, or recorded Certificate of Compliance.

DEFINITIONS. (M)

Manufactured Housing: A dwelling unit produced in a factory which is either (1) a mobile home as defined in this section or (2) a factory-built/modular home built to meet the Uniform Building Code in accordance with applicable factory-built regulations.

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

Mobile Home: A structure, transportable in one or more sections, designed and equipped to contain one or more dwelling units, and shall not include a recreational vehicle, commercial coach, or factory built housing.

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

Mobile Home Subdivision: A subdivision, stock cooperative, or condominium designed primarily for mobile homes.

DEFINITIONS. (N)

Net Residential Area: The area of land remaining in a project, measured in acres or square feet, after deduction of the area contained in streets (both public and private), schools, parks, flood control works and any other use, easement or encumbrance which prevents the surface use of the property for a building site or construction of structures.

Net Useable Acres (nonresidential): The area of land remaining in a project, measured in acres or square feet, after deduction of the area contained in public and private

street and highway rights-of-way, schools, parks, flood control works and any other use, easement or encumbrance which limits the surface use of the property, slopes required to level the site, and required screening and landscaping. The area needed to satisfy the off-street parking requirements of Section X is included within the net useable acres.

Noncommercial: An enterprise or activity, which is not normally conducted for profit or gain.

Nonconforming Structure: A lawfully established building or structure that does not conform to the regulations of this code, or is designed for a use that does not conform to the regulations of this code, for the district in which it is located, either at the effective date of this code or as a result of subsequent amendments to this code.

Nonconforming Use: The lawfully established use of a building, structure or land that does not conform to the regulations of this code for the district in which it is located, either at the effective date of this code or as the result of subsequent amendments to this code.

Nursing Home: See Convalescent home.

DEFINITIONS. (O)

Outdoor Advertising Structure and Sign: A sign placed for the purpose of advertising products or services that are not produced, stored or sold on the property upon which the sign is located.

DEFINITIONS. (P)

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

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

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

Planned Concept Subdivision: A residential project consisting of a combination of residential lots and privately owned common recreation and open space areas arranged in accordance with a unified comprehensive site plan with an identifiable theme or concept and with adequate provisions for permanent maintenance of the common ownership facilities.

A minimum of ten percent (10%) of the gross area of the project site is to be reserved as convenient, accessible and useable permanent common open area adjacent to but outside the boundaries of the residential lots. The following shall not be counted in

computing the common open area: streets, common driveways, required public park area, slopes greater than 4 to 1 incline, and any property not reserved for the sole use and enjoyment of the occupants of the project and their guests.

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

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

Preliminary Landscaping Plan: A plan indicating the general location, size, type of plant materials and ground cover to be located in the yards and other open areas of a development.

Preliminary Plan for the control and disposal of waters flowing into, across, or from a development: A plan, which includes, but is not limited to, the following:

- (a) The location of any existing watercourses, channels, storm drains, culverts or other drainage facilities affecting the property.
- (b) The location of any proposed drainage facilities and any proposed drainage easements affecting the property.
- (c) The drainage area tributary to the property and a statement setting forth in detail but not quantitatively the manner in which proper disposal beyond the boundary of the property will be assured.

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

Private: Belonging to, or restricted for the use or enjoyment of, particular persons.

Professional Office: A place of business for any of the following: accountants, architects, attorney, bookkeeping services, brokers (stocks and bonds, real estate), building designers, doctors, dentists, optometrists, oculists, chiropractors, chiropodists, others licensed by the State of California to practice the healing arts, drafting services, financial institutions (including banks, savings and loan associations, credit unions, and credit-reporting agencies) engineers, surveyors and planners, insurance agencies and brokers, interior decorators and designers (no retail sales allowed on premises), laboratories (medical and dental), landscape architects, pharmacies (sale of drugs and medicines by prescription only), notaries public, public stenographers, typing and secretarial services, and other similar professions.

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

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

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

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

Public Utility Booster Station: A structure and the equipment needed for boosting current or pressure along public utility service or supply lines.

Public Utility Service Center: Any buildings or premises used for the administration of public utility repair, maintenance and installation crews, including parking for vehicles, not to exceed one and one-half (1-1/2) tons (rated capacity), but not including warehouses or storage yards.

Public Utility Service Yard: Any buildings or premises used for the office, warehouse, storage yard or maintenance of a public utility including microwave repeater or receiving stations when incorporated as part of the service yard use.

DEFINITIONS. (R)

Recreation Vehicle: A motor home, travel trailer, boat, truck or van camper, or camping trailer, with or without motive power, designed for temporary human habitation for recreational or emergency purposes.

Residential Multiple-Family: Refers to any residential zoning district or residential development wherein the number of permitted dwelling units on one building site is two (2) or more. Multiple-family residential includes duplexes, multiple-family dwellings, apartments, condominiums, and stock cooperative projects, and may include planned developments and conventional subdivisions.

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

Rest Homes: See convalescent homes.

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

Riding and Hiking Trails: Any trail or way designed for and used by equestrians or pedestrians.

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

DEFINITIONS. (S)

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

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

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

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

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

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

Sign: Any device used for visual communication or attraction, including any announcement, declaration, demonstration, display, illustration, insignia or symbol used to advertise or promote the interests of any person, together with all parts, materials, frame and background.

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

- (a) Official notices issued by any court or public body or officer.
- (b) Notices posted by any public officer in performance of a public duty or by any person in giving any legal notice.
- (c) Intra-community directional signs, warning or informational signs or structures required or authorized by Federal, State or County authority.
- (d) The flag of the State of California or of the United States of America, or any official flag of any other state, county, country or community.

Advertising Device: Any balloon, flag, pennant, propeller, oscillating, rotating, pulsating or stationary light, vehicle or other contrivance (except lawfully permitted signs) used to attract attention for the purpose of promoting (either directly or indirectly) the sale of products.

Advertising Display: Any device, contrivance, vehicle, statue or structure (other than a sign used as a display), regardless of size and shape, for the purpose of attracting attention or making anything known, the origin or place of sale of which is on the property with such advertising display.

Area of a Sign: The entire area within a single continuous perimeter of not more than eight (8) straight lines enclosing the extreme limits of writing, representation, emblem or any figure of similar character, together with any materials or color forming any integral part of the display used to differentiate such sign from the background against which it is placed, provided that in the case of a sign designed with more than one exterior surface, the area shall be computed as including only the maximum single display surface which is visible from any ground position at one time.

The supports, uprights or structure on which any sign is supported shall not be included in determining the sign area unless such supports, uprights, or structure are or are designed in such a manner as to form an integral background of the display.

Business Sign: A sign displaying information pertaining to goods or services offered or produced by the business located on the property, but not including advertising devices or advertising displays.

Combination Sign: Any sign incorporating any combination of the features of freestanding, projecting and roof signs.

Community Event Bulletin Board: A ground, pole, or wall sign advertising a special community event or event of community-wide interest or significance.

Community Facility Identification Sign: A ground, pole or wall sign containing only the name of the facility and (if desired) identifying symbol.

Community Identification Sign: A ground, pole or wall sign within the boundaries of a development or subdivision containing only the name and (if desired) identifying symbol of the community, residential development or subdivision.

Construction Sign: A temporary sign stating the names of those individuals or firms directly connected with the construction or development project, their addresses and their telephone numbers.

Freestanding Sign: An independent sign permanently affixed in or upon the ground, and which is neither attached to nor a part of the building.

- (a) **Ground sign:** a freestanding sign mounted on a fence, or a freestanding wall, or a solid base as distinguished from support by a pole or poles.
- (b) **Pole sign:** a freestanding sign directly supported by a pole or poles with air space between the grade level and the sign face.

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

Identification Sign: A sign limited to the identifying name, symbol or insignia, or any combination thereof, of a building, use or person occupying the premises on which the sign is located.

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

Intra-community Directional Sign: A sign established to direct motorists or pedestrians to communities, neighborhoods, events, or facilities within the Laguna Hills Planned Community.

Lighted Sign: A sign that is lighted from a light source that is not an integral part of the sign itself but causes light rays to shine on the sign's surface.

Nameplate: A sign not exceeding one (1) foot by three (3) feet signifying the name of the occupant and his occupation or specialty.

Monument Sign: A freestanding sign attached to the ground along its entire base.

Outdoor Advertising Structure or Sign: A sign placed for the purpose of advertising products or services that are not produced, stored or sold on the property upon which the sign is located.

Planned Community Travel Direction Sign; Planned Community Reassurance Sign: A sign which informs the viewer as to route or direction of travel in order to arrive at the community or specific place in the community to which it pertains. It shall state or represent only the geographic area within the City in which the community is located, the name and type of the community, travel directions and mileage information.

Price Sign: A sign limited to the name or identification of items or products for sale on the premises, and the price of said items or products.

Projecting Sign: A sign other than a wall sign suspended from or supported by a building or structure and projecting therefrom.

Real Estate Sign: A temporary sign advertising the sale, lease or rent of the property upon which it is located, and the identification of the person or firm handling such sale, lease or rent.

Roof Sign: A sign erected wholly upon or above the roof of a building or structure. A theatre marquee shall not be construed as a roof sign.

Sign Face: The surface or that portion of a sign that is visible from a single point as a flat surface or a plane and considered as such, together with the frame and the background.

Wall Sign: A sign attached to or erected on the exterior wall of a building or structure with the exposed face of the sign in a plane approximately parallel to the plane of the exterior wall.

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

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

Special Community Events: A limited temporary commercial or non-commercial event sponsored by a service group, homeowners association, property owners association, or other community organization, including but not limited to the following: parades, swim meets, community picnics, athletic contests, vehicle races, pageants, outdoor programs, and other similar uses.

Street: A public or private vehicular right-of-way other than an alley or driveway.

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

Structure: Anything constructed or erected requiring a fixed location on the ground or attached to something having a fixed location on the ground except business signs, tennis court fences, and other fences around unenclosed outdoor recreation facilities, and other minor improvements.

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

Subarea: An area of land which is depicted on the Laguna Hills Development Plan and described in the Statistical Summary as a portion or all of a Planning Area.

DEFINITIONS. (U)

Ultimate Right-of-Way: The right-of-way shown as ultimate on an adopted precise plan of highway alignment, or the street right-of-way shown within boundary of a recorded tract map, a recorded parcel map or a recorded PC development plan. The latest adopted or recorded document in the above case shall take precedence. If none of these exist, the ultimate right-of-way shall be considered the right-of-way required by the highway classification as shown on the Master Plan of Arterial Highways. In all other instances, the ultimate right-of-way shall be considered to be the existing right-

of-way in the case of a private street, and the existing right-of-way, but not less than sixty (60) feet, in the case of a public street.

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

DEFINITIONS. (V)

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

DEFINITIONS. (W)

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

DEFINITIONS. (Y)

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

SECTION IV. RESIDENTIAL USE REGULATIONS

Purpose and Objectives:

The purpose of these provisions is to regulate the planning and development of the residential Planning Areas of the Laguna Hills Planned Community.

The regulations provide for a wide variety of single-family detached, single-family attached, duplex and multiple-family housing types within price ranges commensurate with broad community needs and goals. The regulations also allow for community facilities and community services facilities, including schools, parks and recreation centers.

It is an objective of these regulations to provide a Development Plan and Supplement Text which will be responsive to changing community needs and goals and to allow and encourage flexibility of community design, neighborhood mix and site planning.

In accordance with the Statistical Summary on the Planned Community Development Plan the ultimate control for residential development in the Planned Community is the maximum number of dwelling units permitted in each residential density category.

SECTION V. RESIDENTIAL SITE DEVELOPMENT STANDARDS

A. USES PERMITTED SUBJECT TO AN APPROVED SITE PLAN AS PROVIDED IN SECTION XII

1. Detached Single-family dwellings (one dwelling per building site).
2. Two or more attached single-family dwellings (one dwelling per building site).
3. Duplex dwellings.
4. Multiple-family dwellings (not including condominium projects, stock cooperatives, or community apartment projects).
5. Individual mobile homes (one per building site), mobile home parks and mobile home subdivisions.
6. Accessory structures and uses, on the same building site as a main use, which are customarily incidental or necessary to the main building or use.
7. Condominium projects, stock cooperatives, and community apartment projects.
8. Community facilities (in accordance with Sections VIII and IX).
9. Community services facilities (in accordance with sections VIII and IX).
10. Public and private recreation centers and facilities including but not limited to swimming pools, tennis courts, golf courses, putting greens, lakes, clubhouses, stables, and trails.
11. Public use and public utility buildings, structures, and facilities including but not limited to electrical, water, sewage, telephone and telegraph, and their storage, distribution, treatment or production facilities.
12. Any other accessory use or structure, located on a separate building site, which is compatible with, customarily incidental to, or necessary to the uses listed above.

B. SITE DEVELOPMENT STANDARDS

All residential development within the Laguna Hills Planned Community shall be subject to the following regulations except as otherwise established by an approved Site Plan. A Site Plan, when required, may be approved which establishes site development

standards for condominium projects, stock cooperatives, community apartment projects, and permitted nonresidential projects in residential Planning Areas. After first occupancy of an individual dwelling unit, the site development standards contained in this Section and any applicable Site Plan shall apply to that dwelling unit and shall only be modified subject to the variance procedure contained in the Laguna Hills Development Code or by an amendment to the Site Plan, approved in the same manner and applying to the same areas as the originally approved Site Plan.

1. Single-family dwellings.

The following development standards shall apply except as other wise established by an approved Site Plan.

a. Detached single-family dwelling – conventional subdivision

- (1) Building site area. Three thousand (3,000) square feet minimum.
- (2) Building site width. No minimum.
- (3) Building height. Thirty-five (35) foot maximum.
- (4) Building site coverage. No maximum
- (5) Building setbacks.
 - (a) From any front or side property line abutting a street – ten (10) feet minimum.
 - (b) Side – ten (10) feet minimum for one side only, or ten (10) feet aggregate total for both sides.
 - (c) Rear – minimum ten (10) feet.
 - (d) Patios: No attached or detached covered patio shall be located closer than three (3) feet to a property line except the street-side property line of a corner lot, in which case a minimum distance of ten (10) feet shall be maintained.
 - (e) Projections into required setbacks: Eaves, cornices, chimneys, balconies and other similar architectural features may project four (4) feet into any required front, rear or side setback.
 - (f) Miscellaneous Provision and Exceptions:

- Attached accessory buildings shall be a part of the main building.
- Detached accessory buildings shall be located no closer than three (3) feet to a rear property line.

(6) Garage and carport placement. The point of entry to a garage or carport shall be a minimum distance of twenty (20) feet from the back of sidewalk, or if there is no sidewalk, from back of curb. (Refer to illustration on page 33.)

(7) Fences and walls, maximum height.

(a) Within intersection areas, fences and walls may be established in accordance with the Intersection Sight Distance Criteria on page 34 and 35 or by a sight distance study approved by the City Engineer.

(b) Within areas where main buildings may be placed – same as the main building height limit.

(c) Within front setback area – three and one half (3-1/2) feet maximum, except on key lots where the maximum height may be six (6) feet within that portion of the front setback area abutting the area where a six (6) foot high fence is permitted on the abutting lot and not adjacent to the garage driveway. (See illustrations on page 32.)

(d) Within other setback areas – the maximum height shall be six (6) feet, except that this maximum may be exceeded when higher walls are required by the Community Development Director, as a noise mitigation measure. Refer to page 32.

(8) Off-street parking. Off-street parking shall be provided as required by the provisions of Section X.

(9) Total number of units. As shown on the Statistical Summary.

b. Attached single-family dwellings – conventional subdivision.

- (1) Building site area. Three thousand (3,000) square foot minimum.
- (2) Building site width. No minimum.
- (3) Building height. Thirty-five (35) feet maximum.
- (4) Building site coverage. No maximum.
- (5) Building setbacks.
 - (a) From any property line abutting a street – ten (10) feet minimum.
 - (b) From any side or rear property line not abutting a street – no minimum.
 - (c) Patios: No attached or detached covered patio shall be located closer than three (3) feet to a property line except the street side property line of a corner lot, in which case a minimum distance of ten (10) feet shall be maintained. Covered patios may be completely screened, including all exterior walls and ceilings, with fully ventilating screen.
 - (d) Projections into required setbacks: Eaves, cornices, chimneys, balconies and other similar architectural features may project four (4) feet into any required front, rear or side setback.
 - (e) Miscellaneous Provisions and Exceptions:
 - Attached accessory buildings shall become part of the main buildings..
 - Detached accessory buildings shall be located no closer than three (3) feet to rear property lines.
- (6) Garage and carport placement. The point of entry to a garage or carport shall be a minimum distance of twenty (20) feet from the back of sidewalk, or if there is no sidewalk, from the back of curb. (Refer to page33.)
- (7) Fences and walls, maximum height.

- (a) Within intersection areas – fences and walls may be established in accordance with the Intersection Sight Distance Criteria on page 32 or by a site distance study approved by the City Engineer.
 - (b) Within area where main buildings may be placed – same as the main building height limit.
 - (c) Within front setback area – three and one-half (3 ½) feet maximum, except on key lots where the maximum height may be six (6) feet within that portion of the front setback area abutting the area where a six (6) foot high fence is permitted on the abutting lot and not adjacent to garage driveway. (See illustrations on page 32.)
 - (d) Within other setback areas – the maximum height shall be six (6) feet, except that this maximum may be exceeded when higher walls are required by the Community Development Director as a noise mitigation measure.
- (8) Off-street parking. Off-street parking shall be provided as required by the provisions of Section X.
- (9) Total number of units. As shown on the Statistical Summary.
- c. Cluster Subdivision.
- (1) Building site area. No minimum.
 - (2) Individual lots. No minimum size; however, each dwelling unit shall be located on an individual lot of record and there shall be no more than one dwelling unit on any lot.
 - (3) Access. Each residential lot need not necessarily abut a street; however, the ownership of any residential lot shall include a recorded right of access to and from a street to and from the lot for pedestrians and vehicles for a minimum width of not less than twenty (20) feet.
 - (4) Open space. A minimum of five percent (5%) of the net area of the project is to be reserved as convenient, accessible and useable permanent common open area adjacent to but outside the boundaries of the residential lots. The following shall not be counted in computing the

common open area: streets, common driveways, public park area, slopes greater than 4 to 1 incline, and any property not reserved for the sole use and enjoyment of the occupants of the project and their guests.

- (5) Lot width. No minimum.
- (6) Total number of units. As shown on the Statistical Summary.
- (7) Building height. Thirty-five (35) feet maximum.
- (8) Building site coverage. Sixty (60) percent maximum for each building site and no maximum for individual lots
- (9) Building setbacks.
 - (a) From any boundary line of the project. Ten (10) feet minimum.
 - (b) From any individual building site's property line development unit or lot. None except as may be otherwise required to comply with the Laguna Hills Building Code.
- (10) Private street and driveway standards. Private streets and driveways shall be in accordance with the following standards:
 - (a) Driveways serving four (4) or less dwelling units, and having no parking within the travel way. Minimum paved width twelve (12) feet for one-way traffic or twenty (20) feet for two-way traffic.
 - (b) Driveways used primarily for access to garages or carports for more than four (4) dwelling units and with no parking within the travel way. Minimum paved width twelve (12) feet for one-way traffic or twenty-four (24) feet for two-way traffic.
 - (c) Streets and driveways where on-street parking will be limited to one side only. Minimum paved width twenty-eight (28) feet.
 - (d) Streets and driveways with on-street parking permitted on both sides. Minimum paved width thirty-six (36) feet.

(11) Garage and carport placement:

- (a) Where streets and driveways serve to provide access to garages or carports and do not serve as the primary method of access to dwelling units, garages and carports shall be set back a minimum distance of five (5) feet from the street or driveway.
- (b) In all other instances, the point of entry to garages and carports shall be set back a minimum distance of twenty (20) feet from the back edge of the sidewalk or driveway where there is no sidewalk.
- (c) The maximum distance a garage may be located from the dwelling unit it serves is 200 feet.

(12) Fences and walls, maximum height.

- (a) Within intersection areas fences and walls may be established in accordance with the Intersection Sight Distance Criteria on pages 34 and 35 or by a sight distance study approved by the City Engineer.
- (b) Along the boundary of the project. Seven and one-half (7 ½) feet except within intersection areas.
- (c) Within area where main buildings may be placed. Same as the main building height limit.

(13) Off-street parking. Off-street parking shall be provided as required by the provisions of Section X.

(14) Total number of units. As shown on the Statistical Summary.

2. Multiple-family dwellings (including condominium projects, stock cooperatives and community apartment projects).

The following development standards shall apply unless otherwise established by an approved Site Plan, when required:

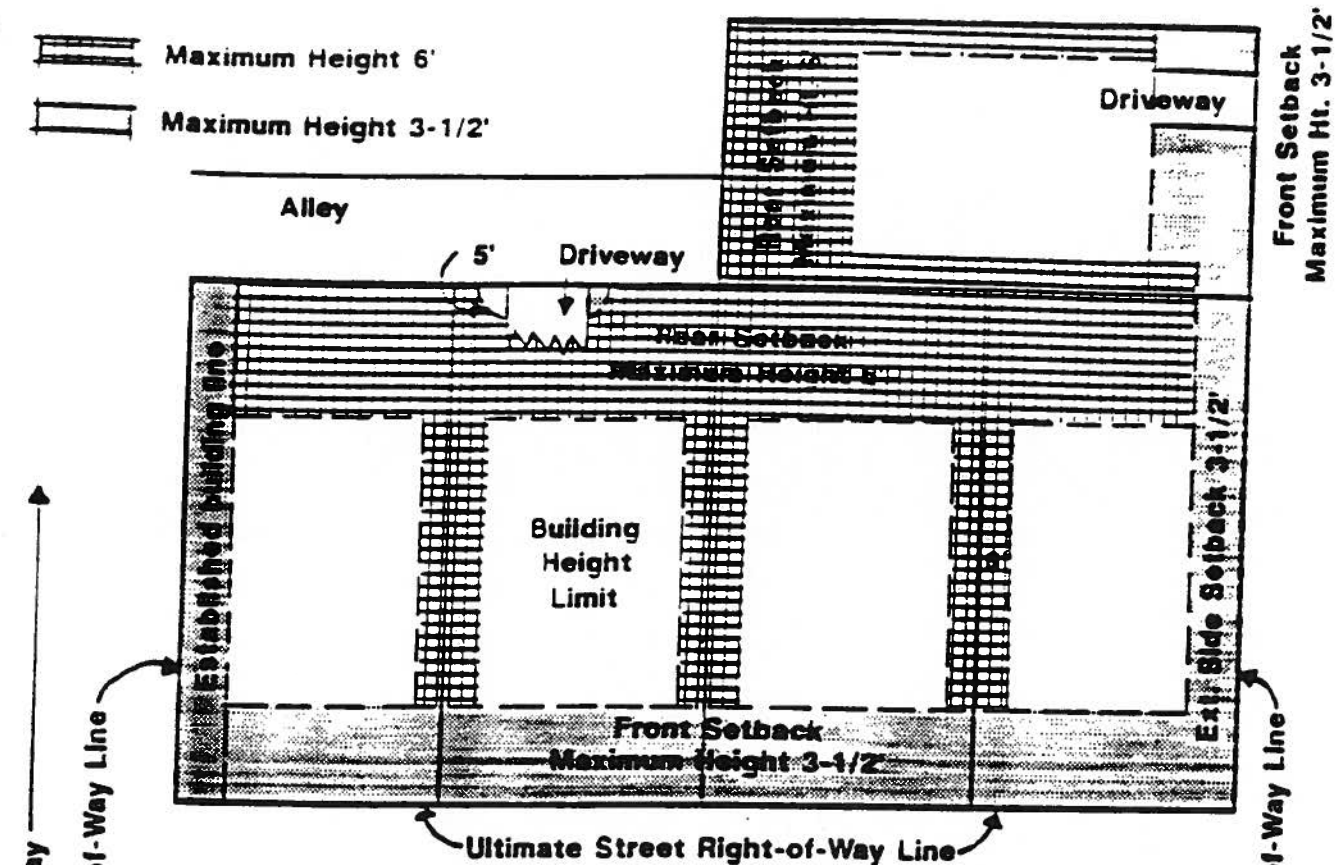
- a. Building site area. 5,000 square feet minimum.
- b. Area per unit. One thousand (1,000) square feet minimum.
- c. Building site width. No minimum.
- d. Building height. Thirty-five (35) feet maximum.

- e. Building site coverage. Sixty percent (60%) maximum.
- f. Building setbacks. Twenty (20) feet minimum from any exterior property line. There is no setback requirement from interior property lines.
- g. Accessory building setbacks, including garages. Twenty (20) feet from the back edge of the sidewalk.
- h. Off-street parking. Off-street parking shall be provided as required by the provisions of Section X.
- i. Open space. A minimum of five percent (5%) of the net area of the project is to be reserved as convenient, accessible and useable permanent common open area. The following shall not be counted in computing the common open area: streets, common driveways, public park area, slopes greater than 4 to 1 incline, and any property not reserved for the sole use and enjoyment of the occupants of the project and their guests.
- j. Total number of units. As shown on the Statistical Summary.
- k. Signs. Signs shall be permitted in accordance with the provisions of Section XI.
- l. Trash and storage areas. All storage, including cartons, containers or trash shall be shielded from view within a building or area enclosed by a wall not less than six (6) feet in height.
- m. Screening.
 - (1) Abutting residential areas. An opaque screen shall be installed along all building site boundaries where the premises abut areas zoned for residential or open space uses. Except as otherwise provided below, the screening shall have a total height of not less than six (6) feet and not more than seven (7) feet. Where there is a difference in elevation on opposite sides of the screen, the height shall be measured from the highest point of elevation.
 - (2) Streets and Intersections. Screening along all streets shall be installed only in compliance with a sight distance study approved in accordance with the criteria on pages 34 and 35 showing all points of intersection of:
 - (a) A vehicular accessway or driveway and a street.

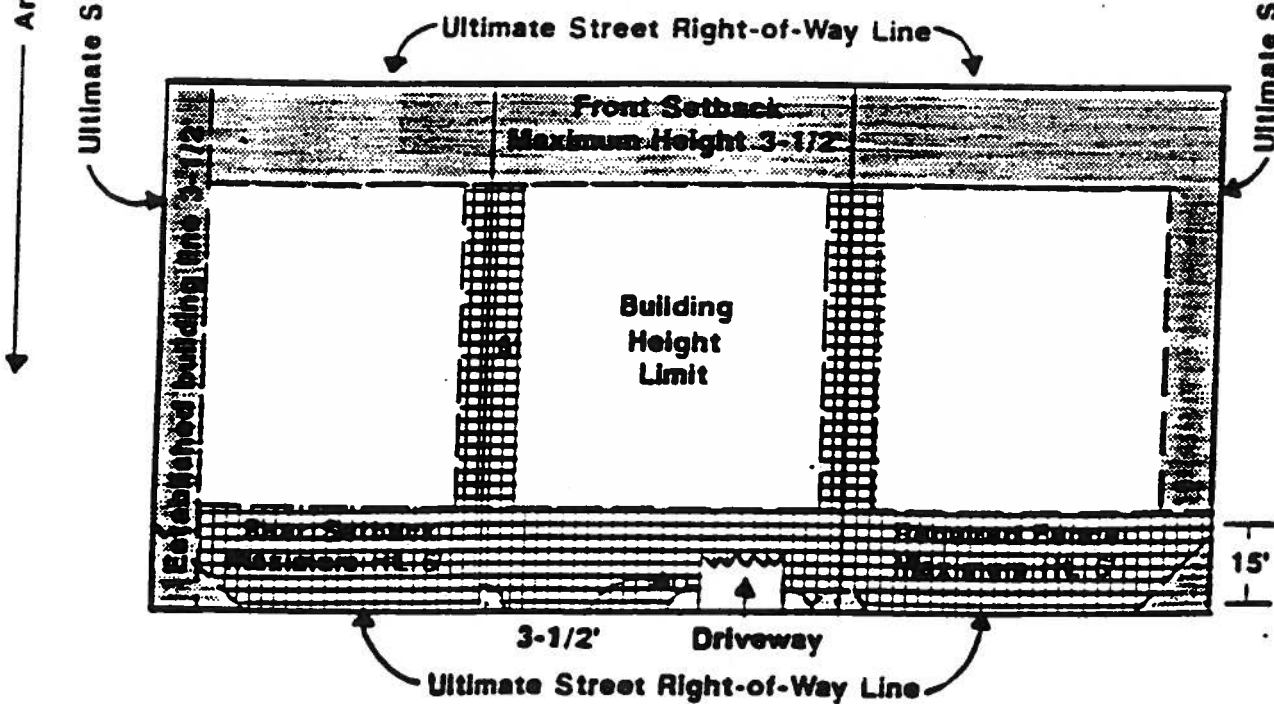
- (b) A vehicular accessway or driveway and a sidewalk.
 - (c) Two or more vehicular accessways, driveways or streets.
 - (3) Parking area abutting arterial highways. An opaque screen shall be installed along all parking areas abutting arterial highways, except as otherwise provided below, the screening shall have a total height of not less than thirty-six (36) inches and not more than forty-two (42) inches.
 - (4) Notwithstanding the requirements listed above, where the finished elevation of the property is lower at the boundary line than, or within five (5) feet inside the boundary line of, an abutting property elevation, such change in elevation may be used in lieu of, or in combination with, additional screening to satisfy the screening requirements of this sections.
 - (5) A screen as referred to in (1), (2) and (3) above, shall consist of one or any combination of the following
 - (a) Walls including retaining walls: A wall shall consist of concrete stone, brick, tile or similar type of solid masonry material minimum of six (6) inches thick.
 - (b) Berms: A berm shall be constructed of earthen materials and it shall be landscaped.
 - (c) Fences, solid: A solid fence shall be constructed of wood, or other materials a minimum nominal thickness of two (2) inches and it shall form an opaque screen.
 - (6) Mechanical equipment. Mechanical equipment placed on any roof such as, but not limited to, air conditioning, heating, ventilating duct and exhaust, shall be reasonably screened from view from any abutting street or highway and any abutting area zoned for residential or open space uses within the Laguna Hills Planned Community.
- n. Landscaping. Landscaping, consisting of evergreen or deciduous trees, shrubs, ground cover, or hardscape shall be installed and maintained subject to the following standards.

- (1) Boundary landscaping abutting arterial highways is required to an average depth of fifteen (15) feet with a minimum depth of five (5) feet.
- (2) Boundary landscaping abutting public streets, other than arterial highways, is required to an average depth of ten (10) feet with a minimum depth of five (5) feet.
- (3) Separation. Any landscaped area shall be separated from an adjacent vehicular area by a wall or curb at least six (6) inches higher than the adjacent vehicular area or in some manner be protected from vehicular damage.
- (4) Watering. Permanent automatic watering facilities shall be provided for all landscaped areas.
- (5) Maintenance. Required landscaping shall be maintained in a neat, clean and healthy condition. This shall include proper pruning, mowing of lawns, weeding, removal of litter, fertilizing, replacement of plants when necessary and the regular watering of all plantings.
- (6) A plan for temporary erosion control shall be approved for all graded parcels which are to remain unimproved during winter months.

Permitted Height of Fences and Walls

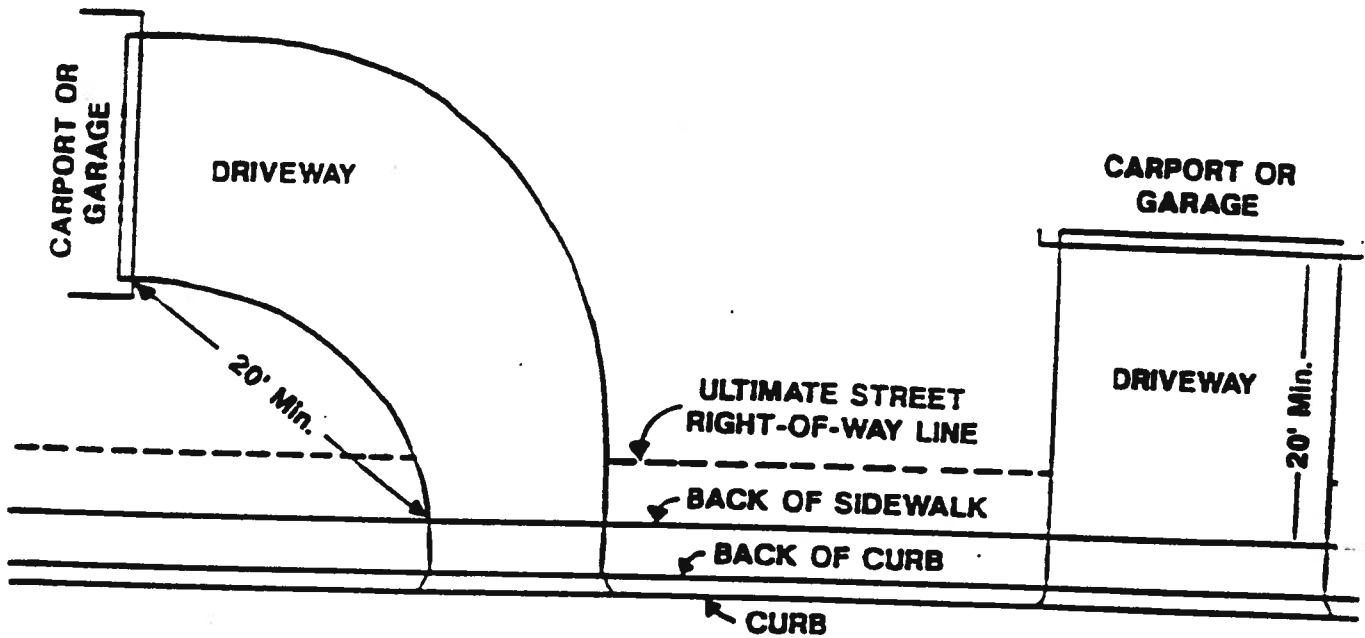


This is an illustration of the application of those subsections in the Residential Site Development Standards referring to "Fences and Walls, maximum height".

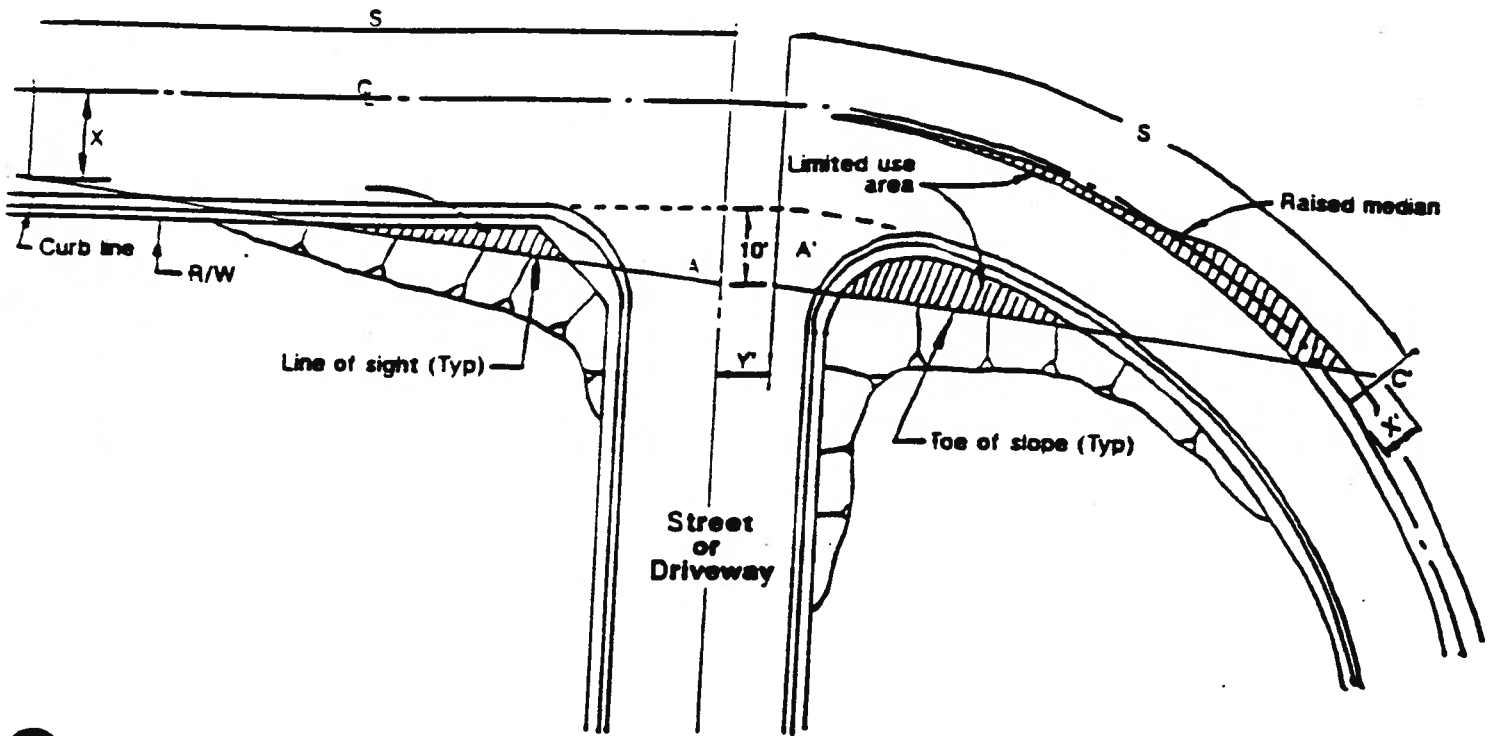


Note: Some uses are required to be enclosed by a fence higher than 3-1/2'.

Garage or Carport Placement



Intersection Sight Distance Criteria



	DISTANCE (FT.)			
	S	Y'	X	X'
MAJOR	525	37	37	13
PRIMARY	450	25	25	13
SECONDARY	350	18	18	6
COMMUTER	300	0	0	0
COLLECTOR	250	0	0	0
LOCAL	175	0	0	0
DRIVEWAY	175	0	0	0

INTERSECTION SIGHT DISTANCE CRITERIA

NOTES:

1. The Limited Use Area is determined by the graphical method using the appropriate distances given in the above table. It shall be used for the purpose of prohibiting or clearing obstructions in order to maintain adequate sight distance at intersections.
2. The Line of Sight line shall be shown at intersections on all landscaping plans, grading plans, and tentative tract plans where safe sight distance is questionable. In cases where an intersection is located on a vertical curve, a profile of the sight line may be required.
3. Walls, landscaping, slope and any obstructions within the Limited Use area shall be permitted provided they do not exceed a maximum height of 42 inches above a straight line between points A and C and points A' and C'.
4. Plants and shrubs shall be of the type that will grow no higher than 30 inches above the ground within the Limited Use Areas.
5. Trees shall be of the type that grow no larger than six (6) inches in diameter and tree limbs shall be a minimum of eight (8) feet above the lines specified in 3 above within the Limited Use Area. Trees shall be spaced far enough apart such that adequate sight distance is maintained within Limited Use Areas.
6. Points A and A' are the location of a driver's line of sight while in a vehicle at an intersection ten (10) feet back from the projection of the curb line. The distance Y' is the distance measured from the centerline of the road to the far right through-traffic lane. The distance Y' is equal to zero to T intersection.
7. The distance S represents the safe stopping sight distance measured along the centerline of the road.
8. Points C and C' are the locations (centerline of the travel lanes) where the driver of a vehicle traveling at a given speed has the minimum stopping sight distance required to bring this vehicle to a safe stop. The distance X is the distance measure from the centerline of the road to the far right through-traffic lane. The distance X' is the distance measured from the centerline of the road to the center of the travel lane nearest the centerline of the road.

SECTION VI. HIGHWAY COMMERCIAL USE REGULATIONS

Purpose and Objectives:

The purpose of these provisions is to regulate the planning, design and development of the highway commercial center at its strategic location in the community. The highway commercial center is established to provide a range of goods and services including highway and automobile-oriented uses as well as establishments, which generate their own business and clientele.

The regulations provide for high standards of development quality to assure an environment, which will take advantage of the superior access and visibility but will not limit effective use of adjacent highways.

It is the intent of this section to allow only those uses, which offer goods, and services consistent with the highway commercial definition and which are compatible with the adjacent patterns of development.

The regulations permit automobile-oriented commercial uses and retail and service commercial uses, which need the superior access and visibility, which the site affords. Examples of appropriate retail and service commercial uses include restaurants and food service facilities, convenience markets, supermarkets and drugstores.

SECTION VII. HIGHWAY COMMERCIAL SITE DEVELOPMENT STANDARDS

A. USES PERMITTED SUBJECT TO AN APPROVED SITE PLAN AS PROVIDED IN SECTION XII.

1. Rental and sales agencies for automobiles, recreational vehicles, trucks, trailers, boats and motorcycles, and services in connection therewith.
2. Retail commercial businesses.
3. Service commercial businesses.
4. Public utility buildings, structures and facilities including but not limited to electrical, water, sewage, telephone and telegraph, and their storage, distribution, treatment and production facilities.
5. Accessory structures and uses necessary or customarily incidental to the permitted uses.
6. Similar uses which the Community Development Director finds appropriate and compatible.

B. HIGHWAY COMMERCIAL SITE DEVELOPMENT STANDARDS

The following standards shall apply except as otherwise established by the approved Site Plan.

1. Building site. No minimum. The maximum is the net useable area as indicated on the statistical Summary.
2. Building site width and depth. No minimum.
3. Building height limit. Thirty-five (35) feet maximum.
4. Building setbacks. Twenty (20) feet from all exterior property lines abutting residential areas and streets. There are no setbacks required from interior property lines.
5. Off-street parking requirements. Off-street parking shall be provided as required by Section X.
6. Signs. Signs shall be permitted in accordance with Section XI.

7. **Lighting.** All lighting, exterior and interior, shall be designed and located to confine direct rays to the premises. Except for necessary security lighting, all lights shall remain off during non-business hours.
8. **Enclosed uses.** All permitted uses together with their resulting products shall be contained entirely within a completely enclosed structure, except for off-street parking and loading areas, areas for sale of nursery stock, automobile washing areas and outdoor dining areas.
9. **Screening.** (Required screening is not counted as part of Net Useable Acres.)
 - a. **Abutting residential areas.** An opaque screen shall be installed along all site boundaries where the premises abut areas zoned for residential or open space uses. Except as otherwise provided, the screening shall have a total height of not less than six (6) feet nor more than seven (7) feet. Where there is a difference in elevation on opposite sides of the screen, the height shall be measured from the highest elevation.
 - b. **Streets and Intersections.** Screening along all streets and boundaries shall be installed only in compliance with a sight distance study approved in accordance with the criteria on pages 34 and 35 showing all points of intersection of:
 - (1) A vehicular accessway or driveway and a street.
 - (2) A vehicular accessway or driveway and a sidewalk.
 - (3) Two or more vehicular accessways, driveways and a sidewalk.
 - c. **Parking areas abutting arterial highways.** An opaque screen shall be installed along all parking areas abutting arterial highways. Except as otherwise provided, the screening shall have a total height of not less than thirty-six (36) inches and not more than forty-two (42) inches. Where there is a difference in elevation on opposite sides of the screen, the height shall be measured from the highest elevation.
 - d. **Notwithstanding the requirements listed above, where the finished elevation of the property is lower at the boundary line, or within five (5) feet inside the boundary line, than an abutting property elevation, such change in elevation may be used in lieu of, or in combination with, additional screening to satisfy the screening requirements of this section.**
 - e. **A screen as referred to in a., b., and c. above shall consist of one or any combination of the following:**

- (1) Walls including Retaining Walls: A wall shall consist of concrete, stone, brick, tile or similar type of solid masonry material a minimum of six (6) inches thick.
 - (2) Berm: A berm shall be constructed of earthen materials and shall be landscaped.
 - (3) Fences, solid: A solid fence shall be constructed of wood, masonry or other materials a minimum nominal thickness of two (2) inches and it shall form an opaque screen.
- f. Mechanical equipment. Mechanical equipment placed on any roof such as, but not limited to, air conditioning, heating, ventilating ducts and exhaust shall be reasonably screened from view from any abutting street or highway and any abutting area zoned for residential or open space uses within the Laguna Hills Community.
10. Loading. All Loading shall be performed on the site. Loading platforms and areas shall be visually screened from view from adjacent streets, highways and residential areas.
11. Storage areas. All outdoor storage shall be visually screened from view of streets, highways and adjacent residential areas within the Laguna Hills Planned Community. Said screening materials may consist of plants, berms, walls, fences or combinations thereof.
 - a. Outdoor storage shall include areas for storage of all company owned or operated vehicles with the exception of passenger vehicles.
 - b. No storage shall be permitted between a frontage street and a building line nor within fifty (50) feet of any residentially zoned area in the Laguna Hills Planned Community unless it is fully screened.
12. Refuse collection areas. All outdoor refuse collection areas shall be visually screened from streets, highways and adjacent areas zoned for residential or open space within the Laguna Hills Planned Community. Refuse collection areas shall be shielded from view within a building or area enclosed by a wall or fence not less than six (6) feet in height. Wall or fence material shall match or complement exterior building material. All refuse areas shall be constructed and maintained to eliminate odors, insects, dust and other similar nuisances. No refuse collection shall be permitted between a street and the building line nor shall be located within fifty (50) feet of any residentially zoned areas in the Laguna Hills Planned Community unless it is fully enclosed.
13. Landscaping. Landscaping, consisting of evergreen or deciduous trees, shrubs, ground cover, or hardscape, shall be installed and maintained subject to the

following standards (required landscaping is not counted as part of Net Useable Acres):

- a. Boundary landscaping abutting arterial highways is required to an average depth of fifteen (15) feet with a minimum depth of five (5) feet.
- b. Boundary landscaping abutting public streets, other than arterial highways, is required to an average depth of ten (10) feet with a minimum depth of five (5) feet.
- c. An additional amount of landscaping, equal to at least five percent (5%) of the net useable area of the parcel, is required and a minimum of fifty percent (50%) of such landscaping shall be located in the area devoted to parking. Landscaping of slopes within the building site may be used to satisfy up to fifty percent (50%) of required landscaping outside the parking area.
- d. Separation. Any landscaped area shall be separated from an adjacent vehicular area by a wall or curb at least six (6) inches higher than the adjacent vehicular area or in some manner be protected from vehicular damage.
- e. Streets and Intersections. Landscaping along all streets and boundaries shall be installed only in compliance with a sight distance study approved in accordance with the criteria on pages 34 and 35 showing all points of intersection of:
 - (1) A vehicular accessway or driveway and a sidewalk.
 - (2) Two or more vehicular accessways, driveways or streets.
- f. Watering. Permanent automatic watering facilities shall be provided for all landscaped areas.
- g. Maintenance. Required landscaping shall be maintained in a neat, clean and healthy condition. This shall include proper pruning, mowing of lawns, weeding, removal of litter, fertilizing, replacement of plants when necessary and the regular watering of plants.
- h. A plan for temporary erosion control shall be approved for all graded parcels which are to remain unimproved during winter months.

SECTION VIII. COMMUNITY FACILITY USE REGULATIONS

Purpose and Objectives:

The purpose of these regulations is to provide for those nonresidential uses which are customarily established within a community but which must be closely monitored to insure compatibility with surrounding uses.

All community facility uses established in the Laguna Hills Planned Community are done so subject to Site Plan review as outlined in Section XII.

A Site Plan may be approved which establishes site development standards for Community Facilities.

SECTION IX. COMMUNITY FACILITY SITE DEVELOPMENT STANDARDS

A. USES PERMITTED SUBJECT TO AN APPROVED SITE PLAN AS PROVIDED IN SECTION XII.

The following community facilities and uses are permitted in any Planning Area in the Laguna Hills Planned Community:

1. Community facilities including but not limited to the following:
 - a. Community Centers
 - b. Public and private recreation centers and facilities
 - c. Civic and cultural facilities
 - d. Intra-community direction signs
 - e. Public and private parks
2. Community service and community service commercial facilities such as but not limited to the following:
 - a. Churches
 - b. Fire stations
 - c. Hospitals
 - d. Schools
 - e. Day nursery
 - f. Nursery schools
 - g. Community information centers
3. Model homes and/or sales offices, including mobile coaches, for the first sale of new homes, with signs in connection therewith.
4. Public utility buildings, structures, and facilities including but not limited to electrical, water, sewage, telephone and telegraph, and their storage, distribution, treatment, or production facilities.

B. SITE DEVELOPMENT STANDARDS

The following standards shall apply except as otherwise established by the approved Site Plan:

1. Building site area. Same as the district in which the use is established.
2. Building height limit. Thirty-five (35) maximum.
3. Building setbacks. All buildings shall be setback a distance equal to the height of the building from all property lines abutting areas designated for residential or open space uses. Except as previously specified, community facilities shall have the same setback requirements as the land use category in which such facilities are being established.
4. Off-street parking. Off-street parking shall be provided in accordance with the requirements of Section X.
5. Signs. Signs shall be permitted in accordance with Section XI.
6. Trash and storage area. All storage, including cartons, containers and trash shall be shielded from view within a building or area enclosed by a masonry wall not less than six (6) feet in height. No such area shall be located within fifty (50) feet of any residentially zoned area unless it is fully enclosed.
7. Screening
 - a. Abutting residential areas. An opaque screen shall be installed along all site boundaries where the premises abut areas zoned for residential or open space use. Except as otherwise provided, the screening shall have a total height of not less than six (6) feet nor more than seven (7) feet. Where there is a difference in elevation on opposite sides of the screen, the height shall be measured from the highest elevation.
 - b. Streets and Intersections. Screening along all streets and boundaries shall be installed only in compliance with a sight distance study approved in accordance with the criteria on pages 34 and 35 showing all points of intersection of:
 - (1) A vehicular accessway or driveway and a street.
 - (2) A vehicular accessway or driveway and a sidewalk, and

- (3) Two or more vehicular accessways, driveways or streets.
 - c. Parking areas abutting streets and highways. An opaque screen shall be installed along all parking areas abutting a street or highway. Except as otherwise provided, the screening shall have a total height of not less than thirty-six (36) inches and not more than forty-two (42) inches. Where there is a difference in elevation on opposite sides of the screen, the height shall be measured from the highest elevation.
 - d. Notwithstanding the requirements listed above, where the finished elevation of the property is lower at the boundary line, or within five (5) feet inside the boundary line, than an abutting property elevation, such change in elevation may be used in lieu of, or in combination with, additional screening to satisfy the screening requirements for this section.
 - e. A screen as referred to in a. b., and c. above, shall consist of one or any combination of the following types:
 - (1) Walls including retaining walls: A wall shall consist of concrete, stone, brick, tile or similar type of solid masonry material a minimum of six (6) inches thick.
 - (2) Berms: A berm shall be constructed of earthen materials and it shall be landscaped.
 - (3) Fences, solid: A solid fence shall be constructed of wood, masonry or other materials a minimum nominal thickness of two (2) inches and it shall form an opaque screen.
 - f. Mechanical equipment. Mechanical equipment placed on any roof, such as but not limited to air conditioning, heating, ventilating ducts and exhaust, shall be reasonably screened from view from any abutting street or highway and any abutting areas zoned for residential or open space uses within the Laguna Hills Planned Community.
8. Landscaping. Landscaping consisting of evergreen or deciduous trees, shrubs, and ground cover shall be installed and maintained subject to the following standards:
- a. Boundary landscaping is required to be consistent with the underlying zoning.
 - b. An additional amount of landscaping, equal to at least five (5) percent of the net area of the parcel, is required and a minimum of

twenty-five percent (25%) of such landscaping shall be located in the area devoted to parking.

- c. Separation. Any landscaped area shall be separated from an adjacent vehicular area by a wall or curb at least six (6) inches higher than the adjacent vehicular area or in some other manner be protected from vehicular damage.
 - d. Watering. Permanent automatic watering facilities shall be provided for all landscaped areas.
 - e. Maintenance. Required landscaping shall be maintained in a neat, clean and healthy condition. This shall include proper pruning, mowing of lawns, weeding, removal of litter, fertilizing, replacement of plants when necessary and the regular watering of all plantings.
9. All buildings and structures shall be maintained in good repair, including exterior surfaces and colors.

SECTION X. OFF-STREET PARKING REGULATIONS

A. PURPOSE AND INTENT

These regulations are established to provide for the on-site off-street parking of motor vehicles that are attracted by the use or uses on the premises. The parking facilities for motor vehicles required by this section are assumed to be the minimum which will be required by the various land use categories. It is intended that these regulations will result in the installation of properly designed parking facilities of sufficient capacity to reduce traffic congestion, provide safe and convenient facilities for motorists and pedestrians, and generally provide for the parking of motor vehicles at locations other than on streets.

B. GENERAL REQUIREMENTS

Except as otherwise specified below, off-street parking for the Laguna Hills Planned Community shall be in accordance with Chapter 9-44, Access and Parking Regulations of the Zoning code, which is adopted by reference as a part of this section of the Laguna Hills Planned Community Development Plan and supplemental Text.

1. Location of off-street parking. Required parking spaces and garages shall be located conveniently close to the use or uses they serve.
2. Joint use of parking. Joint use of parking facilities may be approved in conjunction with and as part of the approval of a Site Plan when the hours of operation of the uses do not conflict.
3. Common area parking. Common area parking may be approved by Site Plan review.

C. EXCEPTIONS OR MODIFICATIONS TO OFF-STREET PARKING REGULATIONS

The provisions of this section and Chapter 9-44 of the Zoning Code are intended to meet the minimum design needs for off-street parking under most conditions. Where, because of the nature of the use involved or other relevant circumstances, the requirements of this section are considered to be excessive, exceptions and modifications to these provisions and those of Chapter 9-44 of the Zoning Code may be approved in accordance with the following procedure, provided such exceptions and modifications are consistent with the purpose and intent of this section:

1. Any property owner, his authorized agent, or a public agency may apply for exception to, or modifications of, the off-street parking regulations as set forth in this section or Chapter 9-44 of the Zoning Code.
2. Exceptions to, or modifications of, the off-street parking regulations shall be permitted subject to approval of a site Plan by the Community Development Director.

3. Site Plans which include a request for exceptions to , or modifications of, the off-street parking regulations shall be processed in accordance with the provisions of Section XII.

SECTION XI. SIGN REGULATIONS

A. PURPOSE AND INTENT

The purpose of this section is to establish standards for the uniform regulation of signs throughout the Laguna Hills Planned Community.

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

The following regulations shall apply to all residential and nonresidential uses in the Laguna Hills Planned Community.

B. USES PERMITTED

Signs shall be established as part of an approved Site Plan, or Sign Program when required by the Site Development Standards.

The following standards shall apply except as otherwise specified on an approved Site Plan, or Sign Program.

1. Freestanding signs.

- a. One (1) identification ground sign may be permitted as accessory to a main use for each building site with a street frontage in excess of ninety-nine (99) feet. Where the building site abuts more than one (1) street, one (1) additional such identification sign is permitted on each additional street frontage that is in excess of ninety-nine (99) feet in length. In no case shall there be more than one (1) such sign on each street frontage for each building site.
- b. In addition to the requirements of Section XII, applications for ground signs shall be accompanied by drawings drawn to scale, indicating the size, sign copy, colors, method and intensity of illumination, height, sign area, and general location of all signs on the building site.
- c. Temporary signs advertising the sale, lease or rental of the property upon which the sign is located. Such signs shall not exceed a vertical height of eight (8) feet, a horizontal length of ten (10) feet, nor a total area of thirty-two (32) square feet.

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

- k. Community facility identification signs. Such signs shall not exceed a vertical height of sixteen (16) feet, nor a total area of one hundred (100) square feet.
 - l. Community identification signs. Such signs shall not exceed a vertical height of sixteen (16) feet, nor a total area of one hundred (100) square feet.
 - m. Community event bulletin board. Such signs shall not exceed a vertical height of sixteen (16) feet, nor a total area of one hundred fifty (150) square feet.
 - n. Intra-community directional signs. Such signs shall not exceed a vertical height of sixteen (16) feet, nor a maximum area of one hundred (100) square feet.
2. Wall signs. Business or identification wall signs shall be permitted for each business, industrial or nonresidential use and shall not exceed one (1) square foot of sign area for each linear foot of frontage of the building, or portion thereof. The total aggregate sign area for such signs shall not exceed one hundred (100) square feet for each use. If the building frontage of any such use is less than twenty-five (25) feet, only one sign, having a maximum area of twenty-five (25) square feet, shall be permitted for each such use.
3. Automobile service station signs. Signs for automobile service station sites are permitted subject to the following limitations as indicated on the approved Site Plan
- a. The total area of all signs shall not exceed an aggregate of two hundred (200) square feet on the premises. Notwithstanding the provisions of Subsections 1 and 2 above and Subsection C, 3 and 4, only the following signs are permitted:
 - (1) One monument sign, not to exceed six (6) feet in height and thirty-five (35) square feet in area, may be located along each street frontage abutting the site. Sign location shall be in accordance with the sign distance criteria on pages 34 and 35.
 - (2) Two (2) freestanding, permanently affixed, price signs not to exceed four (4) square feet in area each, provided that on corner sites such signs may be located no closer than one hundred (100) feet from the point of intersection of the abutting streets.

- (3) The maximum size of any signs shall not exceed one hundred (100) square feet in area.
 - (4) Any additional signs shall be placed on or affixed to a structure.
 - (5) Advertising devices and advertising displays are prohibited on any service station building site.
- 4. Signs located within malls, courts, arcades or other enclosed areas, where such signs are not visible from any point on the boundary of the premises, are permitted without limitation to size and number.
- 5. Community facility identification signs. In addition to the requirements of Section XII, applications for such signs shall be accompanied by drawings drawn to scale, indicating the type, size, copy, colors, method and intensity of illumination (if appropriate), height, sign area, and location.
- 6. Community identification signs. In addition to the requirements of Section XII, applications for such signs shall be accompanied by drawings drawn to scale, indicating the type, size, copy, colors, method and intensity of illumination (if appropriate), height, sign area, and location.

NOTE: Adequate assurance that a method or procedure shall be provided which guarantees that continued maintenance of the sign or signs and the removal of such sign or signs upon expiration or revocation of the sign permit shall be required as a condition of approval of a Site Plan in connection with community identification signs.

- 7. Sign programs. Sign Programs for highway commercial centers and other uses required to comply with the Site Plan review procedures of Section XII shall comply with Section 1-6 above except as otherwise specified by the approved Sign Program.
 - a. A Sign Program is intended to encourage incentive and latitude in order to achieve variety and appealing design.
 - b. In addition to the requirements of Section XII, the application for a Sign Program shall be accompanied by the following documents:
 - (1) Coverage area: A map, drawn to scale, delineating the site proposed to be included within the Sign Program.
 - (2) Building elevations: Drawings and/or sketches indicating the exterior surface details of all structures on the site.

- (3) **Signing:** Drawings of a uniform scale shall be used to indicate the sign copy size, method and intensity of illumination, height, sign area and general location of all signs.

C. USES PROHIBITED

1. Outdoor advertising signs
2. Outdoor advertising
3. Roof signs
4. Freestanding signs, excepts as provided in this text
5. Advertising devices and advertising displays
6. Rotating, revolving, flashing or moving signs

D. GENERAL REQUIREMENTS

1. No freestanding sign or structure shall be permitted closer than five (5) feet to the ultimate street or highway right-of-way line.
2. Any illuminated sign or lighting device shall employ only lights emitting a light of constant intensity, and no sign shall be illuminated by or contain flashing, intermittent, rotating or moving lighting or lights. In no event shall an illuminated sign or light device be so placed or so directed as to permit the beams and illumination therefrom to be directed or beamed upon a public street, highway, sidewalk or adjacent premises so as to cause glare or reflection that may constitute a traffic hazard or nuisance.
3. No sign, except those required for security or safety, shall be illuminated or lighted during non-business hours.

SECTION XII. SITE PLAN REGULATIONS AND PROCEDURES

A. PURPOSE AND INTENT

The purpose of a required Site Plan is to provide community and governmental representatives with an opportunity to review detailed plans of all condominium projects, stock cooperatives, community projects, and all non-residential projects within the community.

A Site Plan may be approved which establishes site development standards for condominium projects, stock cooperatives, community apartment projects, and nonresidential projects and uses.

B. CONTENT AND PROCEDURES

1. When required by these regulations, a Site Plan shall be submitted to and approved by the Planning Agency prior to clearance for issuance of any building permit. At the discretion of the Community Development Director, minor projects which are accessory to or an expansion of an existing use may be exempted from the requirement for Site Plan review.
2. A Site Plan may be combined and processed concurrently with a tentative map (s).
3. Unless the requirement is waived by the Community Development Director, Site Plans shall contain the following information:
 - a. Plot Plans-drawn to scale, fully dimensioned and easily readable, containing the following:
 - (1) Title block (applicant's name and date drawn).
 - (2) Scale and north arrow.
 - (3) Property lines of building site, dimensioned.
 - (4) Existing and proposed categories of uses (e.g. industrial, service and commercial).
 - (5) Buildings; existing and proposed, location and size.
 - (6) Streets; location, name and width.
 - (7) Easements; locations, purpose and width.
 - (8) Access (driveways, etc.) existing and proposed.
 - (9) Parking areas.

- (10) Signs, locations, height, dimensions, and copy if available.
 - (11) Fencing, (walls); type, location and height.
 - (12) Landscape and screening areas.
 - (13) Topography, existing and proposed.
 - (14) Existing structures on abutting properties, location, height, uses.
 - b. Elevations – of all structures including signs, including but not limited to the following:
 - (1) All exterior materials.
 - (2) All exterior colors.
 - (3) If the Site Plan is for a residential development, typical elevations may be provided.
 - c. Preliminary Landscape Plans including the following information:
 - (1) General location of all plant materials, by common and botanical names.
 - (2) Size of plant materials, where applicable.
 - d. A sight distance study for all street accessways, driveways and intersections.
- 4. The above listed materials shall be submitted in the form and number of copies prescribed by the Community Development Director. The Site Plan will be accepted for filing when the above described materials have been submitted in the prescribed form and number. The Planning Agency, shall review and act upon the plans in a timely manner after their acceptance.
- 5. The Planning Agency, may approve, conditionally approve or deny a Site Plan.
- 6. The appropriate City departments shall insure that the development complies with the provisions of the approved Site Plan. Any deviation from the approved Site Plan, as determined by the Community Development Director, shall not be approved without an amendment to the Site Plan.

7. Action on a Site Plan may be appealed by any interested party within fifteen (15) days following the date of final determination. Appeals of a decision of the Planning Agency shall be to the City Council. An appeal must be in writing and must set forth the reasons(s) for the appeal and evidence why the City Council should hear the appeal. Appeals without merit will not be accepted. The City Council shall determine the merit of an appeal.
8. A Site Plan may be amended by the same procedure listed above.

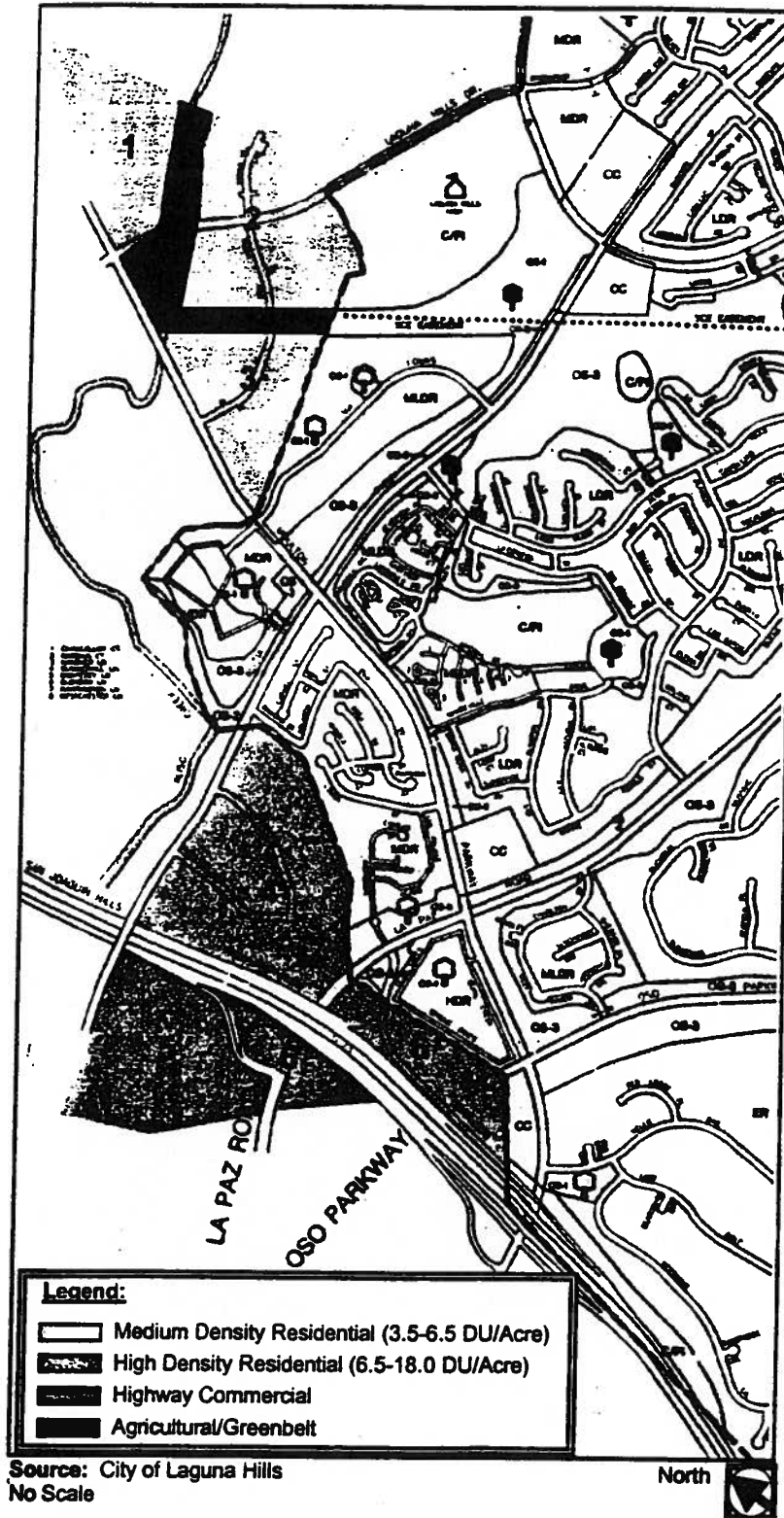
SECTION XIII. AGRICULTURAL/GREENBELT USE REGULATIONS

Any development in the Agricultural/Greenbelt Planning Areas shall be consistent with the OS-3 Landscape Corridor District Regulations of the Development Code.

SECTION XIV. AGRICULTURAL/GREENBELT SITE DEVELOPMENT STANDARDS

All development in the Agricultural/Greenbelt Planning Area shall be subject to the OS-3 Landscape Corridor District regulations of the Development Code.

LAGUNA HILLS PLANNED COMMUNITY DEVELOPMENT PLAN & STATISTICAL SUMMARY



LAGUNA HILLS PLANNED COMMUNITY STATISTICAL SUMMARY

RESIDENTIAL CATEGORY	PLANNING AREAS & SUB-AREAS	GROSS ACRES APPROX.	DWELLING UNIT RANGE/PER ACRE LOW	DWELLING UNIT RANGE/PER ACRE MEDIUM	DWELLING UNIT RANGE/PER ACRE HIGH	TOTAL DWELLING UNITS
MEDIUM DENSITY	1-3	130	3.5	6.0	6.5	Not to exceed 782
HIGH DENSITY	4 & 5	140	6.5	12.25	18.0	Not to exceed 1,524
TOTAL RESIDENTIAL						Not to exceed 2,306
NON-RESIDENTIAL CATEGORY	PLANNING AREAS & SUB-AREAS	GROSS ACRES				
HIGHWAY COMMERCIAL	6	34				
AGRICULTURAL/GREENBELT	7	28				