

In accordance with California state guidelines, this 101 RANCH Specific Plan establishes development standards and regulations specifically crafted to ensure that “Zoning” within the project area meets or exceeds existing County requirements while simultaneously providing creative and flexible options necessary to guide the development of a sustainable, family-oriented, recreation-based community.

IV. DEVELOPMENT STANDARDS & REGULATIONS

A. PURPOSE AND INTENT

The maximum number of units allowed within any given residential classification, maximum square footage allocated to non-residential uses, and the location of uses shall be established by the 101 RANCH Specific Plan Land Use Plan and Land Use Summary, provided within Chapter I, INTRODUCTION, subject to modification and changed use as set forth within this Specific Plan. Development within the Specific Plan Area shall be subject to the review processes and financing mechanisms detailed in Chapter VI, IMPLEMENTATION.

1. APPLICATION

In accordance with California Government Code Section 65860, each County within the State of California must adopt a zoning ordinance that is consistent with that County’s general plan. The County of Imperial has adopted a zoning ordinance that is consistent with and serves to implement the County’s adopted General Plan. The zones identified and discussed within this section of this Specific Plan shall apply only to the 101 RANCH Specific Plan Area. These zones and standards do not apply outside of the Specific Plan Area boundaries.

Should a conflict arise among a County Zoning Ordinance provision(s) and any standard(s) or regulation(s) contained herein, the standards and regulations of this Specific Plan Area shall take precedence.

2. TEMPORARY AGRICULTURAL USES

Any and all agricultural uses actively pursued within 101 RANCH at the time this Specific Plan was adopted and any agricultural use initiated after adoption may operate within this Specific Plan Area as a temporary use until such time as such agricultural use is terminated for purposes of implementing development under the provisions of this Chapter and this Specific Plan. Agricultural operations shall be regulated by the County of Imperial Zoning Ordinance and any other applicable local, state, and/or federal standards, regulations, or provisions, including the County’s Right-to-Farm Ordinance. The type(s) and nature of agricultural uses within this Specific Plan Area shall be determined and controlled by the Master Developer of 101 RANCH.

B. ZONING PROVISIONS AND STANDARDS

The following zoning provisions and standards have been derived from the County of Imperial Zoning Ordinance and modified only as required to implement the specific intent and nature of the 101 RANCH Specific Plan. Zoning maps depicting the location of each zone within the 101

RANCH Specific Plan Area are depicted on Figure 4.1, *Zoning Designation Map – West Community*; Figure 4.2, *Zoning Designation Map – Central Community*; and Figure 4.3, *Zoning Designation Map East Community*.

1. ZONING BOUNDARIES

Where uncertainty exists as to the exact boundary of any zoning area as shown on Figures 4.1, 4.2, and 4.3 of this CHAPTER, the following rules shall apply:

- A. Where the boundaries are indicated as approximately following streets, highways, railroads, alley lines and/or lot lines, such lines shall be construed as extending to the center line of such street, highway, railroad or alley.
- B. For un-subdivided property or where a zoning area boundary divides a lot, parcel or portion of land, the location of the zoning boundaries (unless specified by exact dimension) shall be determined by the Planning and Development Services Department.
- C. In case any uncertainty exists, the Director of Planning and Development Services shall determine the location of the zoning boundary.
- D. Where any public street or alley is officially vacated or abandoned the regulation applicable to the abutting property shall apply to the vacated or abandoned street or alley, to which the public street or alley is merged.
- E. Where any private right-of-way or easement of any railroad, railway, canal, transportation, or public utility company is vacated or abandoned the regulation applicable to abutting property shall apply to the centerline of such vacated or abandoned property.
- F. Where any school site is not developed for school purposes, the underlying zone of R-2 shall take effect.






2. LOW DENSITY RESIDENTIAL (R-1)

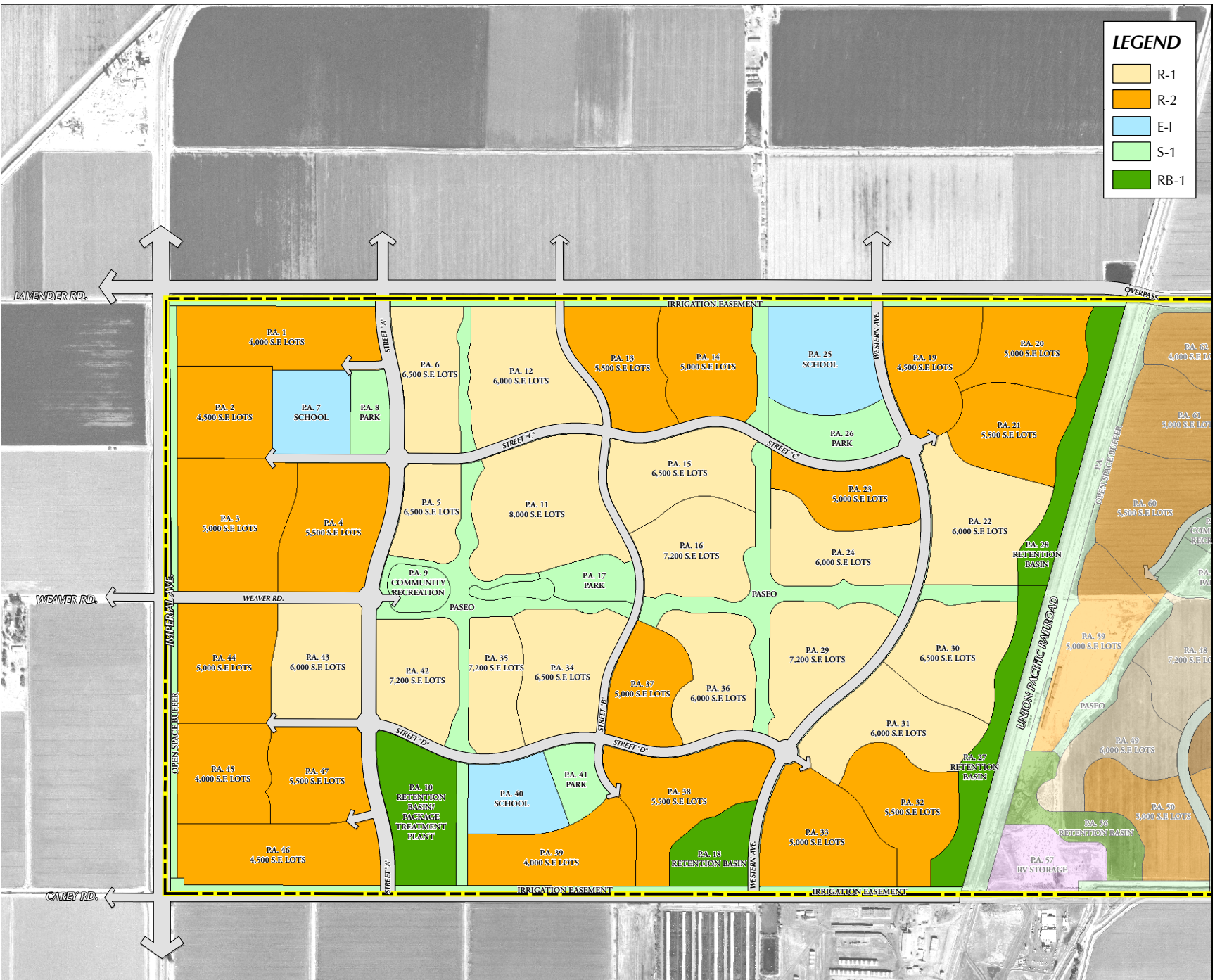
The purpose of this low density residential zone (R-1) is to designate areas that are and will be suitable for traditional medium to medium-large lots with single-family homes and related compatible or accessory uses. For purposes of this Specific Plan, the R-1 zone is subdivided into four (4) lot size categories characterized by single-family residential lots consisting of minimum 8,000, 7,200, 6,500, and 6,000 square-foot lots. The maximum density for the R-1 zone shall not exceed five (5) dwelling units per gross acre, and any one of these four lot sizes may be developed within any of the Neighborhoods/Planning Areas included within this zone, so long as the overall maximum density of this Specific Plan is not exceeded and such subdivision is undertaken pursuant to the provisions of Chapter VI, IMPLEMENTATION, of this Specific Plan. No new R-1 development shall be allowed unless infrastructure, which at a minimum shall include sewer, water treatment and streets meeting County standards, is provided.

A. R-1 Applicable Neighborhoods/Planning Areas

It is intended that the following minimum lot sizes shall be implemented within the corresponding Neighborhood/Planning Area, as listed below. However, as noted above and as provided for within Chapter VI, IMPLEMENTATION, of this Specific Plan,

LEGEND

	R-1
	R-2
	E-1
	S-1
	RB-1



T&B PLANNING CONSULTANTS
 17524 LARSEN DRIVE, SUITE 200, IRVINE, CA 92614
 P: 949.261.0000 F: 949.261.0001
 www.tbplanning.com

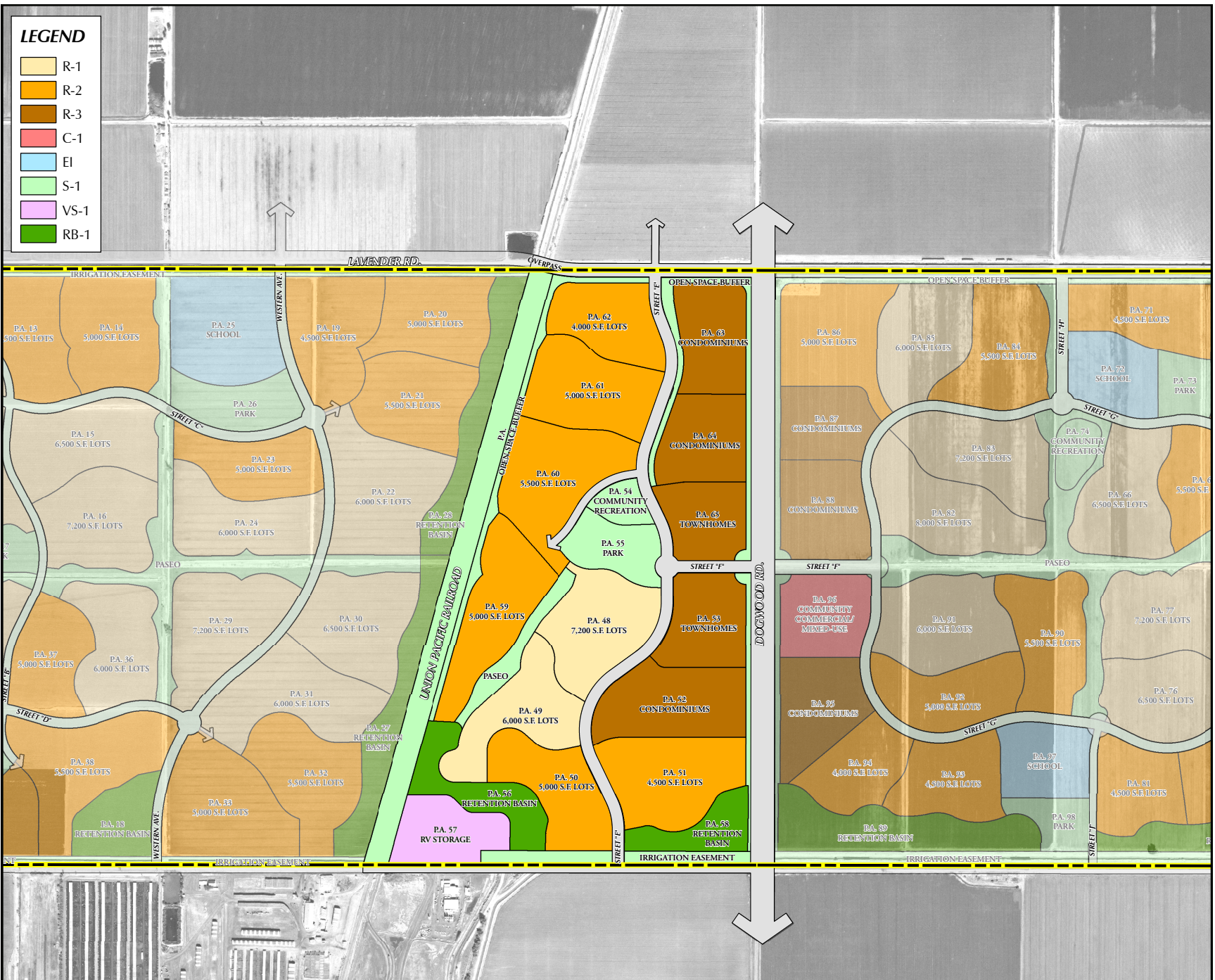


FIGURE 4.2

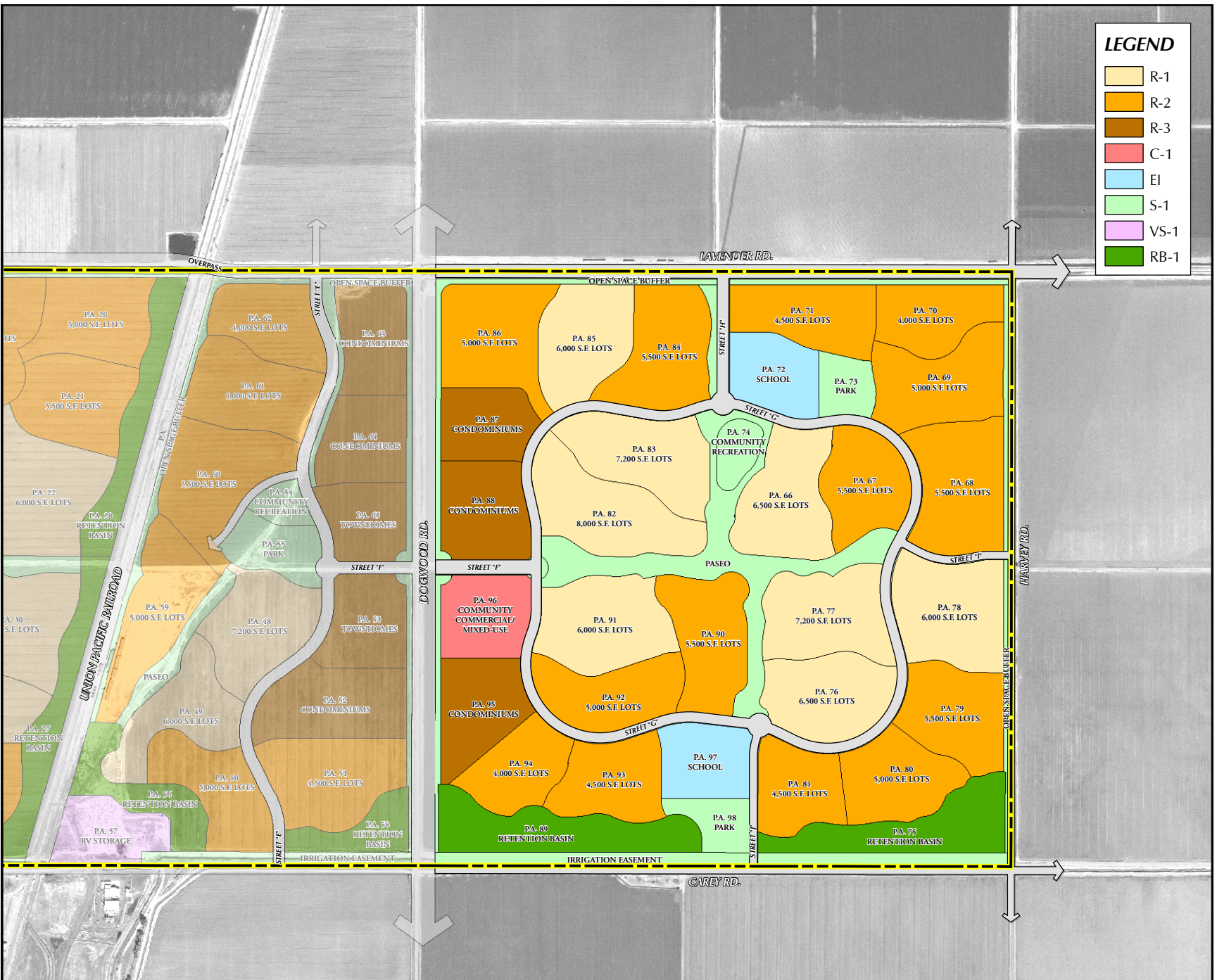


FIGURE 4.3



TRB PLANNING CONSULTANTS
 17924 16th Street, Suite 300, Irvine, CA 92614
 P: 714.533.6000 F: 714.533.6331
 www.trbplanning.com

any one of the following four (4) minimum lot sizes may be developed within any one of the Neighborhoods/Planning Areas listed in this Section 2.A., *R-1 Applicable Neighborhoods/Planning Areas*, so long as the overall maximum density permitted by this Specific Plan is not exceeded (e.g., minimum 8,000 s.f. lots may be developed in Neighborhoods/Planning Area 77 or minimum 6,000 s.f. lots may be developed in Neighborhoods/Planning Area 11):

MINIMUM LOT SIZE	APPLICABLE NEIGHBORHOODS/PLANNING AREAS	# OF HOMES ³
8,000 s.f.	11, 82	189
7,200 s.f.	16, 29, 35, 42, 48, 77, 83	479
6,500 s.f.	5, 6, 15, 30, 34, 66	501
6,000 s.f.	12, 22, 24, 31, 36, 43, 49, 76, 78, 85, 91	893

B. Permitted Uses

The following uses are permitted in the R-1 zone, provided they meet the requirements of this Chapter:

- i. One (1) single-family detached home;
- ii. Guest house or “Granny-Flat”
- iii. Residential accessory structure(s);
- iv. Solar energy generation.

C. Use(s) Permitted Subject to a Conditional Use Permit

USE TYPE	I = INTERMEDIATE CUP M = MINOR CUP
A. Animals in excess of those allowed in Section B.2.L. of this Chapter	I
B. Home occupation Section 9 of this Chapter 4.	M
C. Temporary real estate office/trailer connected with the sale of a given subdivision	M

D. Prohibited Uses

Recreational vehicle storage and all other uses not specifically permitted by this Section B.2. are strictly prohibited in this zone, unless, in the determination of the Director of Planning and Development Services, a proposed use would be considered consistent with the intent and nature of this zone.

³ Estimated total per lot size category, excluding any allowable transfers within this Zone R-1 category.

E. Minimum Lot/Parcel Size

MINIMUM LOT SIZE	MINIMUM ACCESS WIDTH TO A PUBLIC STREET ⁴
8,000 s.f.	Fifty-five (55) net feet
7,200 s.f.	Fifty-Four (54) net feet
6,500 s.f.	Fifty-Two (52) net feet
6,000 s.f.	Fifty (50) net feet

Lots created specifically for public purpose and continued public ownership may be less than six thousand (6,000) square feet.

F. Minimum Setbacks

The following minimum setback dimensions as measured from the edge of the right-of-way nearest the subject lot shall apply in this R-1 zone:

FRONT YARD

- i. **Standard:** Twenty (20) feet unless the lot is less than eighty-five (85) in depth in which case the setback is fifteen (15) feet. Furthermore, if a minimum of three covered or enclosed off-street parking spaces are provided behind the setback line, a minimum of Fifteen (15) feet may be allowed.
- ii. **Option 1:** Fifteen (15) feet minimum (averaged) provided the setback dimensions vary from an absolute minimum of ten (10) feet, provided further that any lot with a setback of fifteen (15) feet or less (averaged) shall provide a minimum of two covered or enclosed off-street parking spaces, behind the setback line.
- iii. **Option 2:** Ten (10) feet minimum where a minimum of three off-street parking spaces are located: a.) entirely within the rear yard, with access to a street or paved public alley that is at least twenty (20) feet in width from the rear yard; b.) with access to the street by means of a single driveway not less than sixteen (16) feet in width; or c.) where at least one (1) of the covered spaces is designed with a side-entry and where the residential living space is at least fifteen (15) feet from edge of the right-of-way.

Note: Designated or required on-site parking areas shall be accessible and usable at all times, shall be outside of the front or side yard setback and may not be eliminated or constructed upon in any way that would reduce the minimum number of spaces required. Once allowed, no variance from the parking requirement shall be granted.

SIDE YARD

There shall be a minimum five (5) feet on each side of an R-1 structure to property line except on corner lots, where the side yard facing a street shall have a minimum ten (10) foot setback.

⁴ Except for cul-de-sac lots and lots located on the outside of a roadway curve, which shall have at least thirty-three (33) linear feet of frontage as measured at the right-of-way line, and Flag Lots, which shall have at least twenty-five (25) linear feet of frontage as measured at the right-of-way line.

REAR YARD

- i. Twenty (20) feet minimum for all primary structures on lots that do not have an alley. Structures attached to the primary structure that are open on at least two sides, such as open patios, may be allowed to encroach into the rear yard setback by ten (10) feet (maximum) provided they remain open at all times. Converting such patios shall then be strictly prohibited.
- ii. Fifteen (15) feet minimum for all primary structures on lots that do not have an alley. Provided that a patio opening on at least two sides is incorporated into the primary structure’s building “footprint,” and that said patio does not encroach into the rear yard setback. Provided further that said patio is a minimum of ten (10) feet by ten (10) feet in size.
- iii. Five (5) feet minimum for all primary structures on lots that have an alley with a minimum width of twenty (20) feet. Provided that a patio opening on at least two sides is incorporated into the primary structure’s building “footprint,” Provided further that said patio is a minimum of ten (10) feet by ten (10) feet in size.
- iv. Five feet for detached accessory structures for lots that do not have an alley.
- v. Zero feet for detached accessory structures that abut an alley of twenty (20) feet minimum in width, provided the wall facing the alley meets minimum California Building Code (CBC) fire protection standards.

Any such structure found to have been converted without county approval (permits) shall not be allowed and shall be ordered removed by the building official if and when found to have been enclosed or converted.

INNOVATIVE OPTIONS

- i. Where the design for all off-street parking in an R-1 area is entirely within the back yard and no driveway from the front yard, as well as, no on-street parking is allowed, the front setbacks may vary from a minimum of five feet and the side yard setbacks may be zero feet on one side (protected to CBC minimum or two-hour minimum fire resistance) with five feet on the opposite side and the rear yard shall be a minimum of ten (10) feet to the primary structure. Accessory structures shall be the standard setback options under subsections A, B and C of this section.
- ii. In new subdivisions where the developer submits concurrent with the subdivision application a site plan review that clearly shows all lots, their layout, their infrastructure, landscaping, parking, bicycle paths (when provided), or walking paths mixed with public open space areas, including parks, playgrounds, community facilities, and/or other innovative concepts that support a community atmosphere, the following allowances may be considered during the site review process, and subsequently approved for the subdivision:
 - a). Lot size reduction to five thousand (5,000) square feet minimum, for twenty-five percent (25%) of total lots;
 - b). Street width without parking minimum thirty-two (32) feet curb/curb;

- c). Zero lot line for side yard on one side only;
- d). Ten (10) feet front yard setback for lots with three car off-street parking behind setback;
- e). Fifteen (15) feet front yard setback for lots with two car off-street parking;
- f). One way streets;
- g). Alleys (one way).

G. Height

The following height limits shall apply to all R-1 zones (all heights measured from AGL (average ground level) of the subject lot:

- i. Primary residential buildings shall not exceed three stories in height, or forty (40) feet, whichever is less.
- ii. Detached accessory structures shall not exceed two stories or twenty-six (26) feet, whichever is less.
- iii. Radio and/or television antenna incidental to the structure, or chimneys, or any other architectural feature shall not exceed five feet beyond maximum structure height.

H. Separation of Structures

The following requirements apply to the minimum distances between structures in the R-1 zone.

- i. There shall be a minimum of ten (10) feet between primary residential use buildings, except for zero lot line approved subdivisions.
- ii. There shall be a minimum distance of six (6) feet between a residential building and any detached accessory building

Note: A covered walkway or breeze way is not considered attached.

I. Parking

Off-street parking shall be provided in the R-1 zone according to the following standards:

- i. Homes with three bedrooms or less shall provide two (2) parking spaces per unit, and residences with four or more bedrooms shall provide three (3) parking spaces per unit.
- ii. Recreational Vehicles, trailers, and other vehicles may be stored on site only if they are within the rear or side yard and not readily visible or accessible to public view.
- iii. Required residential off-street parking space(s) shall be located on the premises that they are intended to serve; shall not be located within the front yard set back area; and shall not be eliminated unless alternate spaces are provided.

J. Signs

The following signs shall be permitted in the R-1 zone, subject to the provisions of Section 10, General Sign Provisions, of these DEVELOPMENT STANDARDS & REGULATIONS:

- i. Temporary real estate signs not exceeding ten (10) square feet, advertising the property for sale or lease;
- ii. Temporary community marketing signs not exceeding 25 square feet, advertising the communities of 101 RANCH;
- iii. Temporary construction signs related to construction on the subject property;
- iv. Temporary political, religious, civic and campaigning signs not to be posted in excess of three months;
- v. Signs approved in conjunction with a conditional use permit approved for the site.

K. Yard/Property Maintenance

The areas within an R-1 lot area shall at all times be maintained so as to not create a fire or life safety, or health hazards either to the occupants or the public.

L. Animals

The breeding, keeping or maintaining of large or medium size animals is strictly prohibited, except as follows:

- i. R-1 lots allow for the keeping of rabbits or birds (except fowl), provided as follows: they are for domestic or hobby purposes; are maintained within proper structures; are not free to leave the property; and the number of such animals does not exceed five of any one kind or combination thereof;
- ii. The keeping of small domestic pets such as cats and dogs are allowed for noncommercial uses, and the number of such animals does not exceed three of any one kind or combination thereof;

Note: The keeping of animals as designated is only allowed to the extent that the animals do not constitute a nuisance or public health hazard.

M. Garage/Yard Sales

Garage or yard sales are permitted without special use permits, provided they meet the following conditions:

- i. Sales last no longer than two consecutive days.
- ii. Sales are held no more than two times a year.
- iii. Sales are contained within the property.
- iv. No goods purchased for re-sale are evident.
- v. Directional signs shall be removed immediately after sale ends.
- vi. Directional signs shall not exceed nine square feet.
- iv. Directional signs may be placed on public right-of-way provided they do not interfere with traffic.
- v. Directional signs on private property shall have property owners (not tenants) permission.

- vi. Directional or other signs not removed within twenty-four (24) hours after sale ends shall be fined fifty dollars (\$50.00.)
- vii. No signs shall be posted on utility posts/poles, or other highway information or directional sign.
- viii. Violation of one or all of subsections i. through vii. of this section is a misdemeanor and may be cited as such.

N. Fencing

Fencing, if installed, shall at a minimum meet the requirements set forth below:

- i. All fence and other land use separation walls or devices shall meet the regulations established by this section, except for temporary security fencing for construction sites; emergency or security fencing; and/or wood, stucco, wrought iron, or chain link fencing less than six feet (6') in height.
- ii. Fences shall be constructed of approved fencing or construction materials. Materials such as tires, cans, broken glass, used car components, vehicles, or other similar products are not allowed. Barbed, or razor edge wire and electrified fencing are prohibited.
- iii. All fences shall be located on or within the property lines of the residential lot or common area lot. Fences on property lines shall be permitted.
- iv. All fences shall meet code or accepted fence construction standards.
- v. A construction permit for the placement of a fence is required for all retaining walls that are thirty-six inches (36") or more in height and/or retain more than twenty-four inches (24") of fill and for all fences that are more than seventy-two (72) inches in height.
- vi. Fencing located within the required front yard setback area shall not exceed thirty inches (30") in height if obscure, or forty-eight inches (48") if translucent.
- vii. Fencing on a corner parcel shall not obstruct or hinder the line of sight for traffic conditions.

3. MEDIUM DENSITY RESIDENTIAL (R-2)

The purpose of this medium density (R-2) zone is to designate and establish standards for smaller single-family lot residential uses. For purposes of this Specific Plan, the R-2 zone is subdivided into four (4) lot size categories characterized by single-family residential lots consisting of minimum 5,500, 5,000, 4,500, and 4,000 square-foot lots. The maximum density for the R-2 zone shall not exceed eight (8) dwelling units per gross acre, and any one of these four lot sizes may be developed within any of the Neighborhoods/Planning Areas included within this zone, so long as the overall maximum density of this Specific Plan is not exceeded and such subdivision is undertaken pursuant to the provisions of Chapter VI, IMPLEMENTATION, of this Specific Plan. No new R-2 development shall be allowed unless full infrastructure, which at a minimum shall include sewer, water treatment, and streets meeting County standards, is provided.

A. R-2 Applicable Neighborhoods/Planning Areas

It is intended that the following minimum lot sizes shall be implemented within the corresponding Neighborhood/Planning Area listed below. However, as noted

above and as provided for within Chapter VI, IMPLEMENTATION, of this Specific Plan, any one of the following four (4) minimum lot sizes/use-type may be developed within anyone of the Neighborhoods/Planning Areas listed in this Section A., *R-2 Applicable Neighborhoods/Planning Areas*, so long as the overall maximum density permitted by this Specific Plan is not exceeded (e.g., minimum 5,500 s.f. lots may be developed in Neighborhoods/Planning Area 94 or minimum 4,000 s.f. lots may be developed in Neighborhoods/Planning Area 84):

MINIMUM LOT SIZE	APPLICABLE NEIGHBORHOODS/PLANNING AREAS	# OF HOMES ⁵
5,500 s.f.	4, 13, 21, 32, 38, 47, 60, 67, 68, 79, 84, 90	1,082
5,000 s.f. ⁶	3, 14, 20, 23, 33, 37, 44, 50, 59, 61, 69, 80, 86, 92	1,392
4,500 s.f.	2, 19, 46, 51, 71, 81, 93	704
4,000 s.f.	1, 39, 45, 62, 70, 94	656

B. Permitted Uses

The following uses are permitted in the R-2 zone, provided they meet the requirements of this Chapter:

- i. One (1) single-family detached home;
- ii. Guest house or “Granny Flats”;
- iii. Residential accessory structure(s);
- iv. Solar energy generation.

C. Use(s) Permitted Subject to a Conditional Use Permit

USE TYPE	I = INTERMEDIATE CUP M = MINOR CUP
A. Animals in excess of those allowed in Section B.3.L. of this Chapter	I
B. Home occupation Section 9 of this Chapter 4.	M
C. Temporary real estate office/trailer connected with the sale of a given subdivision	M

D. Prohibited Uses

Recreational vehicle storage and all other uses not specifically permitted by this Section B.3. are strictly prohibited in this zone, unless, in the determination of the Director of Planning and Development Services, a proposed use would be considered consistent with the intent and nature of this zone.

⁵ Estimated total per lot size category, excluding any allowable transfers within this Zone R-2 category.

⁶ In the event that a school site (Planning Areas 7, 25, 40, 72 and/or 97) is not developed as a school facility, then the site shall alternatively be improved per the R-2 development standards on 5,000 s.f. minimum lot.

E. Minimum Lot/Parcel Size

MINIMUM LOT SIZE	MINIMUM ACCESS WIDTH TO A PUBLIC STREET ⁷
5,500 s.f.	Fifty (50) net feet
5,000 s.f.	Forty-Five (45) net feet
4,500 s.f.	Forty-Five (45) net feet
4,000 s.f.	Forty (40) net feet

Lots created specifically for public purpose and continued public ownership may be less than four thousand (4,000) square feet.

F. Minimum Setbacks

The following minimum setback dimensions as measured from the edge of the right-of-way nearest the subject lot shall apply in this R-2 Zone:

FRONT YARD

- i. **Standard:** Twenty (20) feet unless the lot is less than eighty-five (85) feet in depth, in which case the setback is fifteen (15) feet. Furthermore, if a minimum of three covered or enclosed off-street parking spaces are provided behind the setback line, a minimum of fifteen (15) feet may be allowed.
- ii. **Option 1:** Fifteen (15) feet minimum (averaged) provided the setback dimensions vary from an absolute minimum of ten (10) feet, provided further that any lot with a setback of twenty (20) feet or less (averaged) shall provide a minimum of two covered or enclosed off-street parking spaces, behind the setback line.
- iii. **Option 2:** Ten (10) feet minimum where a minimum of three off-street parking spaces are located: a.) entirely within the rear yard, with access to a street or paved public alley that is at least twenty (20) feet in width from the rear yard; b.) with access to the street by means of a single driveway not less than sixteen (16) feet in width; or c.) where at least one (1) of the covered spaces is designed with a side-entry and where the residential living space is at least fifteen (15) feet from edge of the right-of-way.

Note: Designated or required on-site parking areas shall be accessible and usable at all times, shall be outside of the front or side yard setback and may not be eliminated or constructed upon in any way that would reduce the minimum number of spaces required. Once allowed, no variance from the parking requirement shall be granted.

SIDE YARD

There shall be a minimum five (5) feet on each side of an R-2 structure to property line except on corner lots, where the side yard facing a street shall have a minimum ten (10) foot setback.

⁷ Except for cul-de-sac lots and lots located on the outside of a roadway curve,, which shall have at least thirty-three (33) linear feet of frontage as measured at the right-of-way line, and Flag Lots, which shall have at least twenty-five (25) linear feet of frontage as measured at the right-of-way line.

On designated zero lot line R-2 structures, one side may be zero provided that the opposite side is then ten (10) feet minimum, and provided further that the zero lot line portion of the structure meets Uniform Building Code (UBC) fire protection standards. At a minimum, the zero lot line dividing wall shall be fire rated for at least two hours and provide a noise attenuation to less than forty (40) decibel (db).

REAR YARD

- i. Twenty (20) feet minimum for all primary structures on lots that do not have an alley. Structures attached to the primary structure that are open on at least three sides, such as open patios, may be allowed to encroach into the rear yard setback by ten (10) feet (maximum) provided they remain open at all times. Converting such patios shall then be strictly prohibited.
- ii. Fifteen (15) feet minimum for all primary structures on lots that do not have an alley. Provided that a patio opening on at least two sides is incorporated into the primary structure's building "footprint," and that said patio does not encroach into the rear yard setback. Provided further that said patio is a minimum of ten (10) feet by ten (10) feet in size.
- iii. Ten (10) feet minimum for all primary structures on lots that have an alley with a minimum width of twenty (20) feet. Provided that a patio opening on at least two sides is incorporated into the primary structure's building "footprint." Provided further that said patio is a minimum of ten (10) feet by ten (10) feet in size.
- iv. Five feet for detached accessory structures for lots that do not have an alley.
- v. Zero feet for detached accessory structures that abut an alley of twenty (20) feet minimum in width, provided the wall facing the alley meet minimum CBC fire protection standards.

Any such structure found to have been converted without county approval (permits) shall not be allowed and shall be ordered removed by the building official if and when found to have been enclosed or converted.

INNOVATIVE OPTIONS

- i. Where the design for all off-street parking in an R-2 area is entirely within the back yard and no driveway from the front yard, as well as, no on-street parking is allowed, the front setbacks may vary from a minimum of five feet and the side yard setbacks may be zero feet on one side (protected to CBC minimum or two-hour minimum fire resistance) with five feet on the opposite side and the rear yard shall be a minimum of ten (10) feet to the primary structure. Accessory structures shall be the standard setback options under subsections A, B and C of this section.
- ii. In new subdivisions where the developer submits concurrent with the subdivision application a site plan review that clearly shows all lots, their layout, their infrastructure, landscaping, parking, bicycle paths (when provided), or walking paths mixed with public open space areas, including parks, playgrounds, community facilities, and/or other innovative concepts that support a community atmosphere, the following allowances may be

considered during the site review process, and subsequently approved for the subdivision:

- a). Street width without parking minimum thirty-two (32) feet curb/curb;
- b). Zero lot line for side yard on one side only;
- c). Ten (10) feet front yard setback for lots with three car off-street parking behind setback;
- d). Fifteen (15) feet front yard setback for lots with two car off-street parking;
- e). One way streets;
- f). Alleys (one way).

G. Height

The following height limits shall apply to all R-2 zones (all heights measured from AGL of the subject lot:

- i. Primary residential buildings shall not exceed three stories in height, or forty (40) feet, whichever is less.
- ii. Detached accessory structures shall not exceed two stories or twenty-six (26) feet, whichever is less.
- iii. Radio and/or television antenna incidental to the structure, or chimneys, or any other architectural feature shall not exceed sixty (60) feet in height.

H. Separation of Structures

The following requirements apply to the minimum distances between structures in the R-2 zone.

- i. There shall be a minimum of ten (10) feet between primary residential use buildings, except for zero lot line approved subdivisions.
- ii. There shall be a minimum distance of six (6) feet between a residential building and any detached accessory building.

Note: A covered walkway or breeze way is not considered attached.

I. Parking

Off-street parking shall be provided in the R-2 zone according to the following standards:

- i. Homes with two bedrooms or less shall provide two (2) parking spaces per unit, and residences with three or more bedrooms shall provide three (3) parking spaces per unit.
- ii. No RV's, trailers or other vehicles may be stored on site.
- iii. Required residential off-street parking space(s) shall be located on the premises that they are intended to serve; shall not be located within the front yard set back area; and shall not be eliminated unless alternate spaces are provided.
- iv. Where all off-street parking is provided vis-à-vis enclosed garages or carports that are not readily visible from the street, a front yard setback reduction to fifteen (15) feet may be allowed.

J. Signs

The following signs shall be permitted in the R-2 zone, subject to the provisions of Section 10, General Sign Provisions, of these DEVELOPMENT STANDARDS & REGULATIONS:

- i. Temporary real estate signs not exceeding ten (10) square feet, and advertising the property for sale or lease;
- ii. Temporary community marketing signs not exceeding 25 square feet, advertising the communities of 101 RANCH;
- iii. Temporary construction signs related to construction on said property;
- iv. Temporary political, religious, civic and campaigning signs not to be posted in excess of three months;
- v. Institutional signs;
- vi. Signs approved in conjunction with a conditional use permit approved for the site.

K. Yard/Property Maintenance

The areas within an R-2 lot area shall at all times be maintained so as to not create a fire, health, and/or life safety, hazard either to the occupants or the public.

L. Animals

The breeding, keeping or maintaining of large or medium size animals is strictly prohibited, except as follows:

- i. R-2 lots allow for the keeping of rabbits or birds (except fowl), provided as follows: they are for domestic or hobby purposes; are maintained within proper structures; are not free to leave the property; and the number of such animals does not exceed five of any one kind or combination thereof;
- ii. The keeping of small domestic pets such as cats and dogs are allowed for noncommercial uses, and the number of such animals does not exceed three of any one kind or combination thereof;

Note: The keeping of animals as designated is only allowed to the extent that the animals do not constitute a nuisance or public health hazard.

M. Garage/Yard Sales

Garage or yard sales are permitted without special use permits, provided they meet the following conditions:

- i. Sales last no longer than two consecutive days.
- ii. Sales are held no more than two times a year.
- iii. Sales are contained within the property.
- iv. No goods purchased for re-sale are evident.
- v. Directional signs shall be removed immediately after sale ends.
- vi. Directional signs shall not exceed nine square feet.
- vii. Directional signs may be placed on public right-of-way provided they do not interfere with traffic.
- viii. Directional signs on private property shall have property owners (not tenants) permission.

- ix. Directional or other signs not removed within twenty-four (24) hours after sale ends shall be fined fifty dollars (\$50.00.)
- x. No signs shall be posted on utility posts/pole, or other highway information or directional sign.
- xi. Violation of one or all of subsections i. through x. of this section is a misdemeanor and may be cited as such.

N. Fencing

Fencing, if installed, shall at a minimum meet the requirements set forth below:

- i. All fence and other land use separation walls or devices shall meet the regulations established by this section, except for temporary security fencing for construction sites; emergency or security fencing; and/or wood, stucco, wrought iron, or chain link fencing less than six feet (6') in height.
- ii. Fences shall be constructed of approved fencing or construction materials. Materials such as tires, cans, broken glass, used car components, vehicles, or other similar products are not allowed. Barbed, or razor edge wire and electrified fencing are prohibited.
- iii. All fences shall be located on or within the property lines of the residential lot or common area lot. Fences on property lines shall be permitted.
- iv. All fences shall meet code or accepted fence construction standards.
- v. A construction permit for the placement of a fence is required for all retaining walls that are thirty-six inches (36") or more in height and/or retain more than twenty-four inches (24") of fill and for all fences that are more than seventy-two (72) inches in height.
- vi. Fencing located within the required front yard setback area shall not exceed thirty inches (30") in height if obscure, or forty-eight inches (48") if translucent.
- vii. Fencing on a corner parcel shall not obstruct or hinder the line of sight for traffic conditions.

4. MULTI-FAMILY/ATTACHED RESIDENTIAL (R-3)

The purpose of this multi-family/attached residential (R-3) zone is to designate and establish standards for medium to high density residential living environments, including apartments, townhomes, condominiums, and attached or detached garden court homes. For purposes of this Specific Plan, the R-3 zone is subdivided into seven (7) categories consisting of attached courtyard, detached garden court homes, attached or detached rowhomes, townhomes, condominiums, and apartments. Although only townhomes and condominiums were specifically included in this zone at the time this Specific Plan was adopted, it is anticipated that the remaining five types of dwellings may be developed over the lifetime of this Specific Plan should market conditions warrant. The maximum density for the R-3 zone shall not exceed twenty (20) dwelling units per gross acre, and any one of these seven residential types may be developed within any of the Neighborhoods/Planning Areas included within this zone, so long as the overall maximum density of this Specific Plan is not exceeded and such subdivision is undertaken pursuant to the provisions of Chapter VI, IMPLEMENTATION, of this Specific Plan. No new R-3 development shall be allowed unless full infrastructure, which at a

minimum shall include sewer, water treatment, and streets meeting County standards, is provided.

A. R-3 Applicable Neighborhoods/Planning Areas

It is intended that the following specific product types shall be implemented within the corresponding Neighborhood/Planning Area listed below. However, as noted above and as provided for within Chapter VI, IMPLEMENTATION, of this Specific Plan, any one of the seven (7) types of housing allowed within this zone may be developed within anyone of the Neighborhoods/Planning Areas listed in this Section A., *R-3 Applicable Neighborhoods/Planning Areas*, so long as the overall maximum density permitted by this Specific Plan is not exceeded.

RESIDENTIAL TYPE	APPLICABLE NEIGHBORHOODS/PLANNING AREAS	# OF HOMES ⁸
Condominiums	52, 63, 64, 87, 88, 95	794
Townhomes	53, 65	296

B. Permitted Uses

The following uses are permitted in the R-3 zone provided they meet the requirements of this Chapter:

- i. Attached or detached garden court homes, attached or detached rowhomes, townhomes, condominiums, and apartments;
- ii. Private recreational facilities and community vegetable gardens created for the exclusive use of a housing type permitted within this zone;
- iii. Residential accessory structure(s);
- iv. Solar energy generation.
- v. Temporary on-site construction office(s).
- vi. Temporary on-site real estate tract sales/rental office(s).
- vii. Private streets and drives

C. Use(s) Permitted Subject to a Conditional Use Permit

USE TYPE	I = INTERMEDIATE CUP M = MINOR CUP
A. Animals in excess of those allowed in Section B.4.L. of this Chapter	I
B. Home occupation Section 9 of this Chapter 4.	M
C. Temporary real estate office/trailer connected with the sale of a given subdivision	M

D. Prohibited Uses

Recreational vehicle storage and all other uses not specifically permitted by this Section B.4. are strictly prohibited in this zone, unless, in the determination of the

⁸ Estimated total per housing category, excluding any allowable transfers within this Zone R-3 category.

Director of Planning and Development Services, a proposed use would be considered consistent with the intent and nature of this zone.

E. Minimum Lot/Parcel Size

The following minimum lot/parcel size is permitted in this R-3 zone provided they meet the requirements of this Chapter:

- i. No lot, parcel or portion thereof of a detached Garden Courtyard or Detached Rowhome within this R-3 zone shall be less than two-thousand five hundred (2,500) square feet, or in the case of Detached Rowhome, have less than twenty-five (25) feet of street frontage.
- ii. Minimum lot/parcel size and minimum dwelling size may be reduced upon the administrative authorization of the Director of Planning and Development Services without amending this Specific Plan.

F. Minimum Setbacks

The following minimum setback dimensions for attached and detached structures, as measured from the edge of the right-of-way nearest the subject lot, shall apply in this R-3 Zone:

FRONT YARD

- i. **Standard:** Ten (10) feet minimum, unless a minimum of two off-street parking spaces per unit plus one visitor parking space for every three units is provided, in which case the minimum may be five (5) feet.
- ii. **Option 1:** Zero (0) front yard setback shall be permissible at the discretion of the Director of Planning and Development Services, if the proposed attached multi-family home product provides a unique opportunity to establish a pedestrian-friendly street setting.

SIDE YARD

There shall be a minimum five (5) feet on each side of the building except for the following:

- i. On a corner lot, the side yard facing the street shall meet the same setback as the front yard.
- ii. On designated zero lot line construction, one side may be zero provided the opposite side is minimum of ten (10) feet and provided further that the zero lot line side of the structure meets all UBC and UFC (Uniform Fire Code) requirements for fire protection.

REAR YARD

- i. Fifteen (15) foot minimum for all primary structures on lots that do not have an alley. Ten (10) foot minimum for all primary structures on lots that have an alley with a minimum width of twenty (20) feet.
- ii. Five feet for accessory structures for lots that do not have an alley.
- iii. Zero feet for accessory structures that abut an alley that have a minimum twenty (20) foot width.

G. Height

The following heights shall apply in this R-3 Zone:

- i. Buildings and structures located in the R-3 zone shall not exceed four (4) stories or sixty (60) feet.
- ii. Detached accessory structures shall not exceed two (2) stories or twenty-six (26) feet, whichever is less.
- iii. Radio and/or television antenna incidental to the structure, chimneys, or another architectural feature shall not exceed five (5) stories or sixty (60) feet in height. However, at no time should such antenna exceed the maximum height of the structure to which it is attached.

H. Parking

Off-street parking shall be provided in the R-3 zone according to the following standards:

- i. Homes with three bedrooms or less shall provide two (2) parking spaces per unit, and residences with four or more bedrooms shall provide three (3) parking spaces per unit.
- ii. In addition to the parking required in Sec. B.4.H.i. (above), one (1) guest space per five (5) units also shall be provided. If the calculation of parking needs results in the requirement for a fraction of a parking space and if that fraction is in excess of .45, an additional space shall be provided.
- iii. No RV's, trailers or other vehicles may be stored on site, unless in an area designated for such purposes.
- iv. Required residential off-street parking space(s) shall be located on the premises that they are intended to serve; shall not be located within the front yard set back area; and shall not be eliminated unless alternate spaces are provided.
- v. Where all off-street parking is provided vis-à-vis enclosed garages or carports that are not readily visible from the street, a front yard setback reduction to five (5) feet may be allowed.

I. Signs

The following signs shall be permitted in the R-3 zone, subject to the provisions of Section 10, General Sign Provisions, of these DEVELOPMENT STANDARDS & REGULATIONS:

- i. Temporary real estate signs not exceeding ten (10) square feet, and advertising the property for sale or lease;
- ii. Temporary community marketing signs not exceeding 25 square feet, advertising the communities of 101 RANCH;
- iii. Temporary construction signs related to construction on the subject property;
- iv. Temporary political, religious, civic and campaigning signs not to be posted in excess of three months;
- v. Institutional signs;
- vi. Signs approved in conjunction with a conditional use permit approved for the site.

J. Yard/Property Maintenance

The areas within a lot area within this R-3 zone shall at all times be maintained so as to not create a fire, health, and/or life safety hazard either to the occupants or the public.

K. Animals

The breeding, keeping or maintaining of large or medium size animals, including fowl, is strictly prohibited

L. Garage/Yard Sales

Garage or yard sales are permitted without special use permits, provided they meet the following conditions:

- i. Sales last no longer than two consecutive days.
- ii. Sales are held no more than two times a year.
- iii. Sales are contained within the property.
- iv. No goods purchased for re-sale are evident.
- v. Directional signs shall be removed immediately after sale ends.
- vi. Directional signs shall not exceed nine square feet.
- vii. Directional signs may be placed on public right-of-way provided they do not interfere with traffic.
- viii. Directional signs on private property shall have property owners (not tenants) permission.
- ix. Directional or other signs not removed within twenty-four (24) hours after sale ends shall be fined fifty dollars (\$50.00.)
- x. No signs shall be posted on utility posts/pole, or other highway information or directional sign.
- xi. Violation of one or all of subsections i. through x. of this section is a misdemeanor and may be cited as such.

M. Fencing

Fencing, if installed, shall at a minimum meet the requirements set forth below:

- i. All fence and other land use separation walls or devices shall meet the regulations established by this section, except for temporary security fencing for construction sites; emergency or security fencing; and/or wood, stucco, wrought iron, or chain link fencing less than six feet (6') in height.
- ii. Fences shall be constructed of approved fencing or construction materials. Materials such as tires, cans, broken glass, used car components, vehicles, or other similar products are not allowed. Barbed, or razor edge wire and electrified fencing are prohibited.
- iii. All fences shall be located on or within the property lines of the residential lot or common area lot. Fences on property lines shall be permitted.
- iv. All fences shall meet code or accepted fence construction standards.
- v. A construction permit for the placement of a fence is required for all retaining walls that are thirty-six inches (36") or more in height and/or retain more than twenty-four inches (24") of fill and for all fences that are more than seventy-two (72) inches in height.

- vi. Fencing located within the required front yard setback area shall not exceed thirty inches (30") in height if obscure, or forty-eight inches (48") if translucent.
- vii. Fencing on a corner parcel shall not obstruct or hinder the line of sight for traffic conditions.

N. Multi-Family Complex Management

Any multi-family complex within this R-3 zone that contains more than ten (10) units shall provide an on-site manager, homeowner association, or off-site contact person for purposes of managing and coordinating maintenance of structures and common areas.

5. COMMUNITY COMMERCIAL/MIXED-USE (CCMU)

The purpose of this community commercial/mixed-use (CCMU) zone is to provide standards and regulations for the provision of community-serving retail commercial, office and employment; a mix of these uses with multi-family attached residential (R-3); and/or multi-family/attached residential (R-3) with no commercial component.

The maximum intensity allowed for community commercial or retail development shall not exceed 150,000 s.f., and the maximum number of residential units that may be developed, whether this zone is developed entirely with residential uses or as a mixed-use development shall be 118 homes. Any residential uses shall be developed pursuant to the provisions and standards of the R-3 zone as set forth in Section B.4. of this Chapter, except if and when residential uses are developed above commercial uses. Where residential units are developed over commercial uses, the provisions of the R-3 zone in Section B.4. shall apply, except for minimum lot/parcel size and setbacks and maximum height provisions, for which the standards of this Section B.5. shall take precedence. Shared parking may be allowed in a mixed-use development, upon preparation of a shared parking study that applies commonly accepted local or national standards and ratios.

A. CCMU Applicable Planning Areas

The CCMU zone shall apply to Planning Area 96.

B. Permitted Uses

The following uses are permitted in the CCMU zone provided they meet the requirements of this Chapter:

- Art gallery
- Artist studio
- Automobile parking
- Auto parts/accessory retail store
- Automobile service station
- Bakeries employing not more than five persons on premises
- Banks
- Bar/tavern/cocktail lounge
- Barber/beauty shop
- Bath house (including saunas, spa, Turkish, steam, or tanning)

- Bicycle sales (including rental and service)
- Book store
- Business or professional office
- Caretaker, security or proprietor residential quarters
- Charitable or public service organizations
- Christmas tree sales (temporary)
- Church
- Clinic (medical for out-patient use only)
- Clothing and apparel stores (small not large department stores)
- Community or senior service center
- Computer stores (retail and repair)
- Confectionery stores
- Construction Management Compound/Staging Area (Temporary)
- Convenience market
- Dress making or millinery shops
- Drive-in food market or dairy
- Driving school
- Drug and pharmacy store
- Dry cleaning, pressing and laundry agencies
- Dry goods and notions stores
- Electric appliance stores and repairs
- Public or Private K-8 school
- Fast food restaurant
- Financial institutions
- Florists shops
- Food store
- Government office or government building
- Grocery, fruit and vegetable stores
- Housing per the R-3 zone (See Residential Uses)
- Health club, tennis or swim club (indoor use only)
- Household pets (with no outside kennel)
- Ice cream parlor (yogurt)
- Ice vending machines
- Instruction school
- Interior decorating
- Jewelry stores
- Laboratory for medical, dental, optical, or biological
- Laundry mat/laundry
- Lawn mower, including repair, sales and service (including service and repairs, provided it is contained within a building)
- Library
- Locksmith and key shop
- Martial arts school
- Meat markets or delicatessen stores
- Museum
- Newspaper, magazine stand
- Offices, business, professional or public utility
- Photographic shops
- Pre-school
- Public buildings
- Real estate offices
- Research and development office
- Residential Uses: Paired-homes, garden court yard homes, condominiums,

- rowhomes, townhomes, or single-family attached homes.
- Restaurant/cafe/coffee shop/tea room where all customers are served at a table or counter (excluding dancing and entertainment)
- Retail appliance store (including service and repairs, provided it is contained within a building)
- Retail store, general
- Satellite dish (sales and repair)
- Self-service laundries
- Shoe stores, shoe repair or shoe sales
- Solar energy generation
- Specialized stores including meat, vegetable, health foods
- Stationary and office supply
- Tailor, clothing or wearing apparel shops
- Taxidermists
- Telegraph
- Tobacco store
- Travel agency
- Variety store
- Video rental

The above specified stores, shops and businesses shall be retail establishments selling new merchandise exclusively and shall be permitted only under the following conditions:

- i. Such stores, shops or businesses except automobile service stations shall be conducted entirely within an enclosed building;
- ii. Products made incidental to a permitted use shall be sold at retail on the premises;
- iii. Any exterior sign displayed shall pertain only to a use conducted within the building;
- iv. The accessory building and structures necessary to such use are located on the same lot or parcel of land, including a storage garage for the exclusive use of the patrons of the above stores or businesses.

C. Use(s) Permitted Subject to a Conditional Use Permit

The following uses are permitted in this CCMU zone, subject to first securing a conditional use permit in accordance with the procedures and standards established within this Chapter:

- | | |
|--|--|
| ▪ Apartment building | ▪ Fire or police station |
| ▪ Auto wash | ▪ Hotels and motels (including bed and breakfasts) |
| ▪ Churches or other places used exclusively for religious worship | ▪ Institutions of a philanthropic nature |
| ▪ City, county, state and federal enterprises, including buildings, facilities and uses of departments or institutions thereof which are necessary or advantageous to the general welfare of the community | ▪ Labor or union hall |
| ▪ Club or lodge | ▪ Libraries, museums, private clubs and golf courses |

- | | |
|---|--|
| <ul style="list-style-type: none"> ▪ Community care facility ▪ Convalescent home ▪ Day nurseries and nursery schools | <ul style="list-style-type: none"> ▪ Movie theater ▪ Pool or billiard parlor |
|---|--|

D. Prohibited Uses

Recreational vehicle storage and all other uses not specifically permitted by this section are strictly prohibited in this zone, unless, in the determination of the Director of Planning and Development Services, a proposed use would be considered consistent with the intent and nature of this zone.

E. Minimum Lot Size

Except as otherwise provided within this CCMU zone, no lot, parcel or portion thereof within this zone shall be less than five thousand (5,000) net square feet, except in the case of:

- i. Conveyances to or from a governmental agency, public entity, or public utility;
- ii. Kiosks or other similar commercial uses;
- iii. Residential uses as otherwise permitted within this zone; or
- iv. Residential uses constructed above retail, office, or other commercial uses.

F. Residential Uses

Where residential uses are permitted within this CCMU zone, they shall be constructed in accordance with the provisions set forth in the R-3 zone of this Specific Plan. Where residential units are developed over commercial uses, the provisions of the R-3 zone in Section B.4. shall apply, except for minimum lot/parcel size and setbacks and maximum height provisions, for which the standards of this Section B.5. shall take precedence.

G. Minimum Setbacks

The following minimum setback dimensions for attached and detached structures as measured from the edge of the right-of-way nearest the subject lot shall apply in this CCMU Zone:

FRONT YARD

Ten (10) feet from front yard property line or right-of-way of public street or easement; or zero feet from property line or right-of-way line, upon the approval of a full site plan review by the Department of Public Works, Imperial County Fire/Office of Environmental Safety, and the Department of Planning and Development Services.

SIDE YARD

None required provided that adequate fire segregation is provided between all structures as required under the Uniform Building Code and Uniform Fire Code.

REAR YARD

At the discretion of the Director of Planning and Development Services, the rear yard setback may be reduced to a minimum of five (5) feet, provided written

concurrence is obtained from Imperial County Fire/Office of Environmental Safety and Imperial County Public Works Department.

RESIDENTIAL

Front, rear and side yard setbacks for residential occupancies permitted within the CCMU zone shall meet the same setbacks as those contained in the R-3 zone.

H. Height

Buildings and/or structures within this CCMU zone shall not exceed five stories or sixty (60) feet, whichever is less.

I. Minimum Distances Between Structures

No minimum distance between buildings and/or structures shall be required in this CCMU zone.

J. Parking

Off-street parking shall be provided in this CCMU zone according to the following standards:

- Hotel or motel: One (1) space per room, plus two (2) spaces for a manager's quarters, plus one (1) space for every one thousand (1,000) square feet of gross building area for general public parking. If the hotel provides meeting room accommodations, parking as determined by the Planning and Development Services Department shall be provided.
- Movie theater: One (1) space per two (2) seats.
- Video game arcades: One (1) space per one hundred (100) square feet of gross building area.
- Business facility or professional offices: One (1) space per two hundred fifty (250) square feet of gross building area.
- Financial institutions including banks, savings and loans, credit unions, etc: One (1) space per two hundred (200) square feet of gross building area.
- Medical or dental office, veterinarian office, clinics, etc.: One (1) space per two hundred (200) square feet of gross building area.
- General retail: One (1) space per two hundred fifty (250) square feet of gross building area.
- Furniture store: One (1) space per five hundred (500) square feet of gross building area.
- Fast food restaurants: One (1) space per seventy-five (75) square feet of gross building area.
- Bars, taverns, cocktail lounges: One (1) space per seventy-five (75) square feet of gross building area.
- Barber and beauty shops: One (1) space per one hundred (100) square feet of gross building area.
- Laundromat, self-service type: One (1) space per three washing machine spaces.
- Church: One (1) space per three (3) seats affixed, or one per fifty (50) square feet of gross building area, whichever is greater.
- Pre-schools: One (1) space per six (6) students for which the facility is licensed, plus one per employee, plus three additional spaces.

- Shared parking may be allowed in a mixed-use development upon preparation of a shared parking study that applies commonly accepted local or national standards and ratios.

K. Signs

The following signs shall be permitted in the CCMU zone, subject to the provisions of Section 10, General Sign Provisions, of these DEVELOPMENT STANDARDS & REGULATIONS:

- i. Signs attached to buildings;
- ii. Monument signs;
- iii. Pole signs advertising on-site identification uses only;
- iv. Temporary real estate signs, advertising property for sale or lease, not to exceed twenty (20) square feet;
- v. Temporary community marketing signs not exceeding 25 square feet, advertising the subdivisions of 101 RANCH;
- vi. Temporary construction signs related to construction on the subject property;
- vii. Temporary subdivision signs;
- viii. Permanent subdivision identification signs, when approved in conjunction with a land use permit
- ix. Temporary political, religious, civic and campaigning signs not to be posted in excess of three months;
- x. Signs and off-site advertising signs approved in conjunction with a conditional use permit approved for the site.

L. Yard/Property Maintenance

The areas within a CCMU-zoned lot area shall at all times be maintained so as to not create a fire or life safety, or health hazards either to the occupants or the public.

M. Multi-Family Complex Management

Any multi-family complex within this CCMU zone that contains more than ten (10) units shall provide an on-site manager, homeowner association, or off-site contact person for purposes of managing and coordinating maintenance of structures and common areas.

N. Fencing and Walls

Fencing and walls, if installed, shall at a minimum meet the requirements set forth below:

- i. All fence and other land use separation walls or devices shall meet the regulations established by this section, except for temporary security fencing for construction sites; emergency or security fencing; and/or wood, stucco, wrought iron, or chain link fencing less than six feet (6') in height.
- ii. Fences shall be constructed of approved fencing or construction materials. Materials such as tires, cans, broken glass, used car components, vehicles, or other similar products are not allowed. Barbed, or razor edge wire and electrified fencing are prohibited.

- iii. All fences shall be located on or within the property lines of the residential lot or common area lot. Fences on property lines may be allowed, by mutual agreement by or between adjacent property owners or as set forth in applicable CC&Rs.
- iv. All fences shall meet code or accepted fence construction standards.
- v. A construction permit for the placement of a fence is required for all retaining walls that are thirty-six inches (36") or more in height and/or retain more than twenty-four inches (24") of fill and for all fences that are more than seventy-two (72) inches in height.
- vi. Fencing located within the required front yard setback area shall not exceed thirty inches (30") in height if obscure, or forty-eight inches (48") if translucent.
- vii. Fencing on a corner parcel shall not obstruct or hinder the line of sight for traffic conditions; and shall not exceed thirty inches (30") in height.

6. EDUCATIONAL INSTITUTIONS (EI)

The purpose of this educational institutions (EI) zone is to provide standards and regulations for the provision of public and private schools. Should any such zoned site be rejected for educational institution purposes, than such site may be developed on minimum 5,000 s.f. lots, and in accordance with the provisions outlined for the Medium Density Residential (R-2) zone, as described within this Specific Plan.

A. EI Applicable Planning Areas

It is intended that the following specific uses shall be implemented within the corresponding Neighborhood/Planning Area listed below. However, any one of these uses may be located within a zone intended for residential uses, so long as the residential uses to be supplanted may be relocated to the previously designated educational institution or public facilities Neighborhood/Planning Area.

USE TYPE	APPLICABLE NEIGHBORHOODS/PLANNING AREAS
Elementary School	7, 40, 72, 97
Junior High School	25

B. Permitted Uses

The following uses are permitted in the EI zone provided they meet the requirements of this Chapter:

<ul style="list-style-type: none"> ▪ Public, private, or charter kindergarten, elementary, middle, and junior high schools ▪ Day care in conjunction with an educational institution ▪ Playgrounds, hard court sports, playfields, and other school related support facilities ▪ Solar energy generation 	<ul style="list-style-type: none"> ▪ In the event that a school facility is not developed, then the site shall alternatively be improved per the R-2 development standards and regulations on 5,000 s.f. minimum lots and/or in accordance with the provisions set forth in Section B.6.A. above.
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C. Prohibited Uses

Recreational vehicle storage and all other uses not specifically permitted by this Section B.6. are strictly prohibited in this zone, unless, in the determination of the Director of Planning and Development Services, a proposed use would be considered consistent with the intent and nature of this zone.

D. Minimum Lot Size

Lot size shall be determined by the applicable school district or agency, except for residential uses, which shall be restricted by the R-2 zone applied to an applicable designated-but-abandoned educational institution site pursuant to the provisions set forth in Sections B.6.A. and 6.B.

E. Residential Uses

Where residential uses are permitted within this EI zone, they shall be constructed in accordance with the provisions set forth in the R-2 zone of this Specific Plan.

F. Minimum Setbacks

Minimum educational institution building setbacks shall be established by the applicable school district or agency. Where residential uses are permitted within this EI zone, minimum setbacks shall be established in accordance with the provisions set forth in the applicable zone of this Specific Plan.

G. Height

Buildings and/or structures employed for educational purposes within this EI zone shall not exceed thirty (35) feet in height. Where residential uses are permitted within this EI zone, maximum height limits shall be established in accordance with the provisions set forth in the applicable zone of this Specific Plan.

H. Minimum Distances Between Structures

Minimum educational institution building setbacks shall be established by the applicable school district or agency. Where residential uses are permitted within this EI zone, minimum distances between structures shall be established in accordance with the provisions set forth in the applicable zone of this Specific Plan.

I. Parking

Off-street parking for educational institutions developed within this EI zone shall be limited to areas directly in front of any such facility. No educational institution parking shall be allowed in residential zones. Where residential uses are permitted within this EI zone, parking requirements shall be established in accordance with the provisions set forth in the applicable zone of this Specific Plan.

J. Signs

Monument, wall, free-standing, and pole signs required for educational institution purposes shall be permitted in accordance with the provisions of the Section 10, General Sign Provisions, of these DEVELOPMENT STANDARDS.

K. Yard/Property Maintenance

The areas within an EI-zoned lot area shall at all times be maintained so as to not create a fire, health, or life safety, hazard either to the occupants or the public.

L. Animals

No animals shall be allowed within this EI zone except as required by a school district or agency for educational purposes or special events.

M. Fences and Walls

Fencing and walls, if installed, shall at a minimum meet the requirements set forth below:

- i. All fence and other land use separation walls or devices shall meet the regulations established by this section, except for temporary security fencing for construction sites; emergency or security fencing; and/or wood, stucco, wrought iron, or chain link fencing less than six feet (6') in height.
- ii. Fences shall be constructed of approved fencing or construction materials. Materials such as tires, cans, broken glass, used car components, vehicles, or other similar products are not allowed. Barbed, or razor edge wire and electrified fencing are prohibited.
- iii. All fences shall be located on or within property lines or common area lot. Fences on property lines may be allowed by mutual agreement by or between adjacent property owners or as set forth in applicable CC&Rs.
- iv. All fences shall meet code or accepted fence construction standards.
- v. A construction permit for the placement of a fence is required for all masonry fence walls, retaining walls or separation walls that are thirty-six inches (36") or more in height and/or retain more than twenty-four inches (24") of fill and for all fences that are more than seventy-two (72) inches in height.
- vi. Fencing on a corner parcel shall not obstruct or hinder the line of sight for traffic conditions; and shall not exceed thirty inches (30") in height.

7. RECREATIONAL VEHICLE STORAGE (VS-1)

The purpose of this VS-1 zone is to designate a specific area for the storage of recreational vehicles.

A. VS-1 Applicable Planning Areas

The VS-1 zone shall apply to Planning Area 57.

B. Permitted Uses

The following uses are permitted in the VS-1 zone provided they meet the requirements of this Chapter:

- i. Long-term self-storage and recreational vehicles, including motor homes, automobiles, buses, campervans, boats, personal water craft, and trailers.
- ii. Solar energy generation.

C. Prohibited Uses

All other uses not specifically permitted by this Section B.4. are strictly prohibited in this VS-1 zone, unless, in the determination of the Director of Planning and Development Services, a proposed use would be considered consistent with the intent and nature of this zone.

D. Minimum Lot Size

No minimum lot size shall apply to this VS-1 zone, except in the case of CCMU uses, which shall comport with the provisions of Section B.5. of this Chapter.

E. Minimum Setbacks

No recreational vehicle may be stored within twenty (20) feet of a residential lot in this VS-1. Should CCMU uses be developed, they shall comport with the provisions of Section B.5. of this Chapter.

F. Height

No height limit shall apply to this VS-1 zone, except that recreational vehicles may not be stored or stacked in a manner that would cause any portion of a stored or stacked vehicle to be visible over the required surrounding fencing, unless shielded by trees or shrubs that obfuscate the view of such vehicle(s). Should CCMU uses be developed, they shall comport with the provisions of Section B.5. of this Chapter.

G. Minimum Distances Between Structures

No minimum distance between structures shall apply to this VS-1 zone. Should CCMU uses be developed, they shall comport with the provisions of Section B.5. of this Chapter.

H. Parking

A minimum of two (2) vehicle parking spaces shall be reserved for purposes of user drop-off, landscape maintenance personnel, and/or any employee of the facility. Should CCMU uses be developed, they shall comport with the provisions of Section B.5 of this Chapter.

I. Signs

One (1) monument or wall sign may be erected for purposes of identifying this use and shall be permitted in accordance with Section 10, General Sign Provisions, of these DEVELOPMENT STANDARDS & REGULATIONS. Should CCMU uses be developed, they shall comport with the provisions of Section B.5. of this Chapter.

J. Yard/Property Maintenance

The areas within a VS-1 zoned lot area shall at all times be maintained so as to not create a fire, health, or life safety, hazard either to the occupants or the public.

K. Animals

No animals shall be allowed within this VS-1 zone, with the exception of dogs employed by security personnel required to protect stored recreation vehicles.

L. Fences and Walls

A solid fence or wall shall be constructed that surrounds the premises of this VS-1 zone and shall at a minimum meet the requirements set forth below:

- i. The required fence or wall shall meet the regulations established by this section, except for temporary security fencing for construction; and shall be constructed of wood, stucco, or chain link that is combined with solid slats.
- ii. Fencing or walls shall be constructed at no less than six feet (6') and no more than eight feet (8') in height.
- iii. Fences shall be constructed of approved fencing or construction materials. Materials such as tires, cans, broken glass, used car components, vehicles, or other similar products are not allowed. Barbed, or razor edge wire and electrified fencing are prohibited.
- iv. All fences shall be located on or within property lines or common area lot. Fences on property lines may be allowed by mutual agreement by or between adjacent property owners or as set forth by applicable CC&Rs.
- v. All fences shall meet code or accepted fence construction standards.
- vi. A construction permit for the placement of a fence or wall shall be required.
- vii. Should CCMU uses be developed, they shall comport with the provisions of Section B.5. of this Chapter.

8. OPEN SPACE/RECREATIONAL (S-1)

The purpose of this S-1 zone is to designate areas established for public and private passive and active recreation, parks, paseos, and trails, as further limited herein.

A. S-1 Applicable Planning Areas

It is intended that the following specific uses shall be implemented within the corresponding Neighborhood/Planning Area listed below. However, any one of these uses may be located within a zone intended for residential uses, so long as the residential uses to be supplanted may be relocated to the previously designated educational institution or public facilities Neighborhood/Planning Area.

RECREATIONAL USE TYPE	APPLICABLE NEIGHBORHOODS/PLANNING AREAS
Parks	8, 17, 26, 41, 55, 73, 98
Community Recreation	9, 54, 74

B. Permitted Uses

The following uses are permitted in this S-1 zone, provided they meet the requirements of this Chapter:

<ul style="list-style-type: none"> ▪ Public or private parks ▪ Community recreational facilities owned by an association or publicly ▪ Community meeting and exercise rooms ▪ Restroom facilities ▪ Passive and active recreation, 	<ul style="list-style-type: none"> ▪ Small water parks intended for use by children ▪ Community vegetable gardens ▪ Public or private swimming clubs ▪ Native or ornamental landscaped open space buffers with or without trails ▪ Dog parks ▪ Accessory structures required to support
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including but not limited to tennis, basketball, volleyball and other hard-court sports facilities, sand volleyball, playing fields, and organized-sport fields

- recreational activities
- Directional signs of not to exceed six square feet in area but not including commercial advertising
- Water features, ponds, and fountains
- Trails and paseos

C. Prohibited Uses

All other uses not specifically permitted by this Section B.8. are strictly prohibited in this zone, unless, in the determination of the Director of Planning and Development Services, a proposed use would be considered consistent with the intent and nature of this zone.

D. Minimum Lot Size

The minimum lot size for the S-1 zone shall be one (1) acre, except that no minimum lot size shall apply to mini-parks, pocket parks, landscaped roundabouts, trails, water features, ponds, fountains, or any allowed recreational amenity contained within a park, community recreation facility, paseo, and/or open space buffer.

E. Minimum Structure Setbacks

No structure or active recreational use shall be placed within twenty-feet of a private road or public right-of-way as measured from the edge of the right-of-way, unless such use is fenced in such a manner as to eliminate the possibility of recreational equipment or those employing such facilities unexpectedly entering areas intended for vehicle use.

F. Height

Buildings or structures in this S-1 zone shall not exceed thirty-five (35) feet in height, except for bell towers and steeples.

G. Minimum Distance Between Structures

There are no applicable distance constraints within this S-1 zone.

H. Parking

Off-street parking within this S-1 zone shall be allowed along any private road or public street abutting a use allowed within this zone, unless parking restriction or prohibition signs are posted. Active recreation areas (parks) consisting of five (5) acres or more shall provide on-site parking in relation to the type of activity(ies) available within such facility.

I. Signs

Monument, wall, free-standing, directional, pennant, and pole signs required for identifying recreation-related amenities shall be permitted in accordance with the provisions of Section 10, General Sign Provisions, of these DEVELOPMENT STANDARDS & REGULATIONS.

J. Animals

No animal keeping shall occur within this S-1 zone with the exception of small pets in the company of their owners or masters. Dogs shall remain on a leash at all times except in areas set aside specifically for them.

K. Fences and Walls

Fencing and walls, if installed, shall at a minimum meet the requirements set forth below:

- i. All fence and other land use separation walls or devices shall meet the regulations established by this section, except for temporary security fencing for construction sites; emergency or security fencing; and/or wood, stucco, wrought iron, or chain link fencing less than six feet (6') in height.
- ii. Fences shall be constructed of approved fencing or construction materials. Materials such as tires, cans, broken glass, used car components, vehicles, or other similar products are not allowed. Barbed, or razor edge wire and electrified fencing are prohibited.
- iii. All fences shall be located on or within property lines or common area lot. Fences on property lines may be allowed by mutual agreement by or between adjacent property owners or as set forth in applicable CC&Rs.
- iv. All fences shall meet code or accepted fence construction standards.
- v. A construction permit for the placement of a fence is required for all masonry fence walls, retaining walls or separation walls that are thirty-six inches (36") or more in height and/or retain more than twenty-four inches (24") of fill and for all fences that are more than seventy-two (72) inches in height.
- vi. Fencing on a corner parcel shall not obstruct or hinder the line of sight for traffic conditions; and shall not exceed thirty inches (30") in height.

9. RETENTION BASIN (RB-1)

A. RB-1 Applicable Planning Areas

It is intended that retention basins be developed under the provisions of this RB-1 zone in Neighborhoods/Planning Areas 10, 18, 27, 28, 56, 58, 75, and 89. However, proper and appropriate stormwater runoff and drainage may be located within a zone intended for residential or other uses, so long as the residential or other uses to be supplanted may be relocated to the previously designated detention basin area without negatively impacting the project's ability to properly and appropriately retain excess flows.

B. Permitted Uses

The following uses are permitted in this RB-1 zone, provided they meet the requirements of this Chapter:

<ul style="list-style-type: none"> ▪ Public or private unimproved parks ▪ Unimproved, dirt or soil surfaces ▪ Treated dirt or soil surfaces ▪ Public or quasi-public facilities and utilities 	<ul style="list-style-type: none"> ▪ Native grasses, turf, or other ground covers included within the Chapter 5, DESIGN GUIDELINES, plant palette ▪ Public and quasi-public passive recreation facilities and paseos
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| <ul style="list-style-type: none">▪ Burrowing owl preservation/restoration facilities and/or other native resource mitigation/preservation uses | <ul style="list-style-type: none">▪ Solar energy generation |
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C. Prohibited Uses

All other uses not specifically permitted by this Section B.9. are strictly prohibited in this RB-1 zone, unless, in the determination of the Director of Planning and Development Services, a proposed use would be considered consistent with the intent and nature of this zone.

D. Minimum Lot Size

No minimum lot size shall apply to this RB-1 zone.

E. Minimum Structure Setbacks

No structures shall be allowed within this RB-1 zone.

F. Height

No height limit is applicable to this RB-1 zone.

G. Minimum Distance Between Structures

There are no minimum distance constraints within this RB-1 zone.

H. Parking

No parking shall be allowed within this RB-1 zone, except for the purpose of providing maintenance and/or repair.

I. Signs

No signs shall be permitted within this RB-1 zone.

J. Animals

No animal keeping shall occur within this RB-1 zone.

K. Fences and Walls

A fence or wall shall be constructed that surrounds the premises of this zone and shall at a minimum meet the requirements set forth below:

- i. The required fence or wall shall meet the regulations established by this section, except for temporary security fencing for construction; and shall be constructed of wood, stucco, chain link, or chain link combined with solid slats.
- ii. Fencing or walls shall be constructed at no less than six feet (6') and no more than eight feet (8') in height.
- iii. Fences shall be constructed of approved fencing or construction materials. Materials such as tires, cans, broken glass, used car components, vehicles, or other similar products are not allowed. Barbed, or razor edge wire and electrified fencing are prohibited.

- iv. All fences shall be located on or within property lines or common area lot. Fences may be allowed by mutual agreement by or between adjacent property owners or as set forth by applicable CC&Rs.
- v. All fences shall meet code or accepted fence construction standards.
- vi. A construction permit for the placement of a fence or wall shall be required.

10. GENERAL SIGN PROVISIONS

The purpose and intent of this section is to provide and promote for the orderly and attractive construction, placement, and display of signs throughout the 101 RANCH Specific Plan Area. The primary purpose of signs is for identification and public information. Signs that cause a distraction and present potential safety hazards, as well as, aesthetic problems or public nuisance problems are discouraged and/or prohibited. The provisions of this section serve as specific development standards to be applied in addition to the sign codes required under the County of Imperial's building construction provisions.

Design and development standards for all signs permitted within 101 RANCH shall be as follows:

A. Monument Signs

Freestanding monument signs shall comply with all of the following standards:

- i. No monument sign shall be located within the existing road right-of-way or designated future road right-of-way.
- ii. The maximum area of the monument sign shall not exceed sixty (60) square feet per side.
- iii. The maximum height of a monument sign shall not exceed six (6) feet above average lot elevation, measured within radius of thirty (30) feet from the center of the sign.
- iv. The monument sign shall be a minimum of ten (10) feet from any common property line, they shall be no closer than twenty (20) feet on center on any property or between properties.
- v. Lighting of monument signs shall be so arranged and installed as not to produce glare on other properties in the vicinity or upon the adjacent highway. Use of neon lighting is prohibited.
- vi. Monument signs shall be no closer than five (5) feet to a public right-of-way.
- vii. Monument signs shall be constructed of durable materials and maintained in an aesthetic acceptable fashion.

B. Pole Signs

Freestanding pole signs (single, double or triple poles) shall comply with the following standards:

- i. The maximum area of the sign shall not exceed two hundred (200) square feet per side.
- ii. Pole signs shall be located so that no part of the sign extends into or beyond any existing street right-of-way or any proposed street right-of-way.

- iii. The maximum height of a pole sign shall not exceed twenty-four (24) feet to the top of the sign.
- iv. Pole signs shall be a minimum of ten (10) feet from any side yard common property line and shall be a minimum of forty (40) feet on center, if on the same property or between properties.
- v. Lighting of pole signs shall be arranged so as not to produce glare on other adjacent properties in the vicinity or upon adjacent highways. Use of neon lighting is prohibited.
- vi. Pole signs shall be at least three (3) feet back from public right-of-way lines.
- vii. Pole signs shall be erected to withstand a minimum of eighty (80) miles an hour wind velocities and meet all UBC requirements.

C. Attached Building Signs

Signs attached to a building or wall shall comply with all of the following standards:

- i. All signs attached to a building or a wall shall be attached flat against the building or wall and parallel thereto and shall not extend more than eighteen (18) inches from the surface of the building/wall. Exceptions to this provision are as follows:
 - a). Signs may be mounted below the soffit of a canopy, or over-hang or below a porch and may be perpendicular to the building provided that they do not exceed twelve (12) inches above the soffit or beam and maintain a minimum of eight foot vertical clearance above any travel way, corridor, exit or court.
 - b). Signs may be attached to a building above the wall or parapet provided the sign does not exceed four feet in height, and does not exceed height limitations set forth elsewhere in this title and does not contribute to the roof loading.
- ii. Lighting of signs attached to buildings shall be arranged as not to produce glare on adjacent properties in the vicinity, and the source of light shall not be visible from adjacent property or a public street.
- iii. Posting of temporary banner signs shall not exceed 30 days.

D. Off-Site Advertising Signs

Off-site advertising signs shall comply with all of the following standards:

- i. Each off-site advertising sign shall be located no less than five hundred (500) feet from any other off-site advertising sign located on the same side of the street or highway. No off-site advertising sign shall be located within one thousand three hundred twenty (1,320) feet of the business or activity, which it advertises. No off-site advertising sign may be located closer than twenty-five (25) feet from any other sign. No off-site advertising sign may be located closer than ten (10) feet from any public street or right-of-way.
- ii. No part of an advertising sign shall be located within an existing right-of-way or proposed street right-of-way.
- iii. Maximum height for off-site advertising signs shall be thirty (30) feet to the top of the sign.

- iv. Lighting of off-site advertising shall be so arranged as not to produce glare on adjacent properties in the vicinity. The source of lighting shall not be visible from the adjacent property or a public street, and the lighting shall not cause glare or nuisance to adjacent street or highway traffic. Use of neon lighting is prohibited.
- v. Off-site advertising signs shall not be located along state, federal or county highways, which either do not permit such signs or are regulated by another regulatory agency.
- vi. Off-site advertising signs shall be installed according to the Uniform Sign Code requirements.

E. Temporary Real Estate Signs

Temporary real estate signs advertising a particular property on which the sign is located shall comply with the following standards:

- i. Not more than one (1) temporary real estate sign shall be placed on any lot, parcel or section of land provided however that auxiliary rider signs may be allowed if attached to the same sign support and further provide that where a lot is bounded by more than one (1) street, one (1) sign with an auxiliary rider may be located along each street frontage.
- ii. Temporary real estate signs shall not be illuminated.
- iii. Temporary real estate signs shall be a minimum of ten (10) feet from any street right-of-way or proposed street right-of-way or property line.
- iv. If attached to a building a temporary real estate sign shall not extend above the roofline or the parapet wall of the building.
- v. If free standing, a temporary real estate sign shall not exceed eight (8) feet in height to the top of the sign.
- vi. This section does not apply and shall not restrict the number of, or size of, temporary real estate signs erected outdoors within a courtyard, or mall space below the height of the enclosed building or within buildable areas or within display windows of existing buildings.
- vii. This section shall not apply to temporary portable directional real estate signs used in conjunction with open house, real estate sales activity, provided that each portable directional sign not to exceed nine square feet, including the support and does not exceed the height of five (5) feet and is not located within any street right-of-way.
- viii. All real estate signs shall be removed from the premises within fifteen (15) days after sale of the property or immediately upon being leased.

F. Temporary Subdivision Signs

Temporary subdivision signs shall comply with the following standards:

- i. Temporary directional subdivision signs shall comply with the following:
 - a). The sign shall be located at primary entrance to the subdivision or entrance to or at the model homes.
 - b). The sign shall be located at primary streets providing directions to the subdivision.

- c). Each sign shall not exceed eight feet in height and thirty-two (32) square feet in area.
 - d). Temporary directional signs shall not be lit.
 - e). Temporary directional signs shall be located a minimum of three feet back from any street right-of-way or proposed street right-of-way.
- ii. On-site subdivision signs shall comply with the following standards:
 - a). The sign shall be located at primary entrance to the subdivision or entrance to or at the model homes.
 - b). Each sign shall not exceed eight feet in height and shall not exceed thirty-two (32) square feet in area.
 - c). Subdivision signs shall not be lit.

G. Permanent Subdivision Signs

Permanent identification signs for the identification of a subdivision; an apartment, townhouse, or condominium complex; or any other residential development project shall comply with the following standards:

- i. Permanent subdivision identification signs may be either attached to an entrance fence or structure or be a monument sign. The sign shall not exceed six feet in height, and thirty-two (32) square feet in size and shall be located in a maintained landscaped area on the parcel for which the advertising is intended.
- ii. The sign may be illuminated, with low silhouette spot lighting that does not create glare to adjoining properties or adjacent streets.
- iii. The design and materials sign shall be approved by the planning director prior to construction and shall meet all UBC requirements.

H. Temporary Construction Signs

Where a building is under construction, temporary signs may be erected to identify the project owner, architect, landscape architect, contractor, builder, proposed business, lender, etc., provided that the following standards are met:

- i. There shall be not more than three (3) such temporary construction signs per project.
- ii. Each sign shall not exceed thirty-two (32) square feet in area.
- iii. The signs shall not be illuminated.
- iv. If attached to a building, the signs shall not exceed above the roof line or parapet wall; if free standing, the maximum height shall not exceed eight (8) feet.
- v. The signs shall be stationary.
- vi. The signs shall be removed within ten (10) days from final inspection date.

I. Temporary Campaign Signs

Temporary political, religious or civic campaign signs may be erected for a period of not to exceed one hundred twenty (120) days and shall comply with the following standards:

- i. All signs shall be removed within fifteen (15) days following the conclusion of the campaign (election day).
- ii. In residential areas each sign shall not exceed twenty (20) square feet in area or a height of six feet.
- iii. Any campaign organization with a campaign sign still remaining twenty (20) days after the end of the campaign shall be subject to a fifty dollar (\$50.00) fine per offending sign.
- iv. These signs shall not be located at road intersections in a manner that obstructs visibility to the motoring public or be a distraction to the vehicle operator.

J. Agricultural Signs

Agricultural signs advertising agricultural products that are raised or produced within this Specific Plan Area may be erected on parcels continuing to be employed for agricultural purposes, provided they comply with the following standards:

- i. There shall not be more than one agricultural sign per farming parcel. However, if the parcel fronts on more than one of the following roadways – Highway 86, Lavender Road (formerly Schartz Road), Harvey Road, and Carey Road, one sign shall be permitted along each such roadway.
- ii. The sign shall not exceed sixteen (16) square feet in area, for parcels less than ten (10) acres and twenty-four (24) square feet for all other acreage. No sign shall exceed eight feet in height.
- iii. The sign shall be a minimum of ten (10) feet from any street or proposed street right-of-way.
- iv. The sign shall not be illuminated.
- v. The sign shall be stationary.
- vi. The sign shall not be for off-site advertising use.

K. Agricultural Industry Signs

A sign identifying agricultural industry as being located within this Specific Plan Area may be erected on parcels providing such industry, provided they comply with the following standards:

- i. There shall not be more than two agricultural industrial signs per legal lot.
- ii. Each sign shall not exceed forty-eight (48) square feet in area, nor exceed twenty (20) feet in height.
- iii. The sign shall be a minimum of ten (10) feet from any street or road right-of-way.
- iv. The sign shall not be illuminated.
- v. The sign shall be stationary.
- vi. The sign shall not be for off-site advertising use.

L. Institutional Identification Signs

Signs that identify churches, public and private schools, colleges, hospitals, universities, fraternal, benevolent or social service organizations, located on the same property shall comply with the following standards. When such institutions are located in the CCMU zone the sign regulations applicable to that zone district shall apply. In addition:

- i. There shall be not more than two institutional identification signs per street frontage per legal lot and shall not exceed a total of six (6) signs on any single lot.
- ii. Each sign shall not exceed forty-eight (48) square feet in area.
- iii. Signs shall not extend into any existing or proposed road or street right-of-way.
- iv. Freestanding signs shall not exceed eight (8) feet in height. Signs attached to buildings shall not exceed above the roof line or parapet wall.
- v. All signs shall be stationary.
- vi. Lighting of institutional identifications signs shall be indirect, non-flashing, and shall not produce light or glare onto adjoining properties or adjacent roadways.
- vii. Generally recognized and accepted religious symbols that are freestanding or attached as part of the church or part of the freestanding sign are exempt.

M. Exempt Signs

The following signs, except as provided elsewhere in this Chapter or in other state or federal laws, are exempt from the provisions of this chapter:

- i. Highway directional signs installed, maintained by appropriate public agency;
- ii. Railroad signal signs;
- iii. Signs prohibiting trespassing and hunting;
- iv. Warning signs required by law or erected by public agencies;
- v. Utility company signs identifying cables, conduits or hazards;
- vi. Public notices and announcements authorized by courts and/or public officials;
- vii. Advertising signs on buses, taxis, or other vehicles;
- viii. Signs attached to bus stops, bus shelters, or kiosks;
- ix. Signs on operational and registered automobiles and trucks that are painted on or attached flat against the vehicle to advertise the associated business, provided that the vehicle is primarily used for the business. However, the parking of vehicles in a manor that creates a billboard is prohibited;
- x. Window display signs;
- xi. Signs that are painted and/or attached to the windshield of a vehicle, or boat;
- xii. Public telephone identification signs;
- xiii. Signs of an instructive nature or which include information required by a county, state or federal enforcement agency, including telephone booth, gas pump instruction, instruction for recreational vehicle dump stations, brake and smog certification, restroom identification, and the like;
- xiv. Signs erected within enclosed buildings or malls;

- xv. Signs erected outdoors within courtyards and malls below the height of the enclosed buildings within buildable portions of the building;
- xvi. Direction warning or identification signs for patrolling and drilling, geothermal drilling, and excavation activities;
- xvii. Residential name and address signs not exceeding three square feet in area.

N. Prohibited Signs

The following signs are prohibited in all zones, unless specifically designated within the zone:

- i. Site affixed or stationary signs which mechanically rotate or move;
- ii. Any sign displaying any obscene, indecent or immoral material;
- iii. Advertising signs that include the words stop, look and listen, or any other word phrases symbol, light, motion, sound, fume, mist, or substance that may interfere, mislead or confuse a driving public;
- iv. Signs extending above roofs and roof signs except where specific provided within the provisions of this Chapter;
- v. Signs projecting from the building, except for where specifically provided for within this Chapter;
- vi. Wind activated signs;
- vii. Any advertising device attached to a building, fence, pole, structure or vehicle, on display not specifically authorized by this Chapter.

O. Special Sign Provisions

- i. An electronic time and temperature sign as part of an approved on-site advertising sign is permitted as regulated by the Imperial County Zoning Ordinance.
- ii. Exit, entrance and other on-site traffic and directional signs are permitted provided the signs do not exceed six (6) feet in height and contain no advertising message, other than directional instructions.
- iii. Illuminated signs in storefront glazing visible from the public street shall be considered signs and complies with this requirement.
- iv. Special signing required for drive-in windows, drive through restaurants, drive through banks or similar businesses are allowed, provided a sign is necessary for the information, instruction or direction.
- v. Signs for uses approved in conjunction with conditional use permits shall be as specified in the conditions of approval for that permit.

P. Nonconforming Signs

The provisions of this section shall apply to all signs located within this Specific Plan Area prior to the approval of this Plan.

A requirement for a nonconforming sign to be removed or altered so as to comply with the requirements of this title may be imposed as a condition on the approval of a subdivision, a conditional use permit, a variance or other discretionary land use entitlement.

11. HOME OCCUPATIONS

A. Purpose and Application

The purpose of this section is to establish standards for home occupations. In general, a home occupation is a residential accessory use, so located and conducted or operated that the average neighbor under normal circumstances would not be aware of its existence. The standards for home occupations in this section are intended to ensure compatibility with other permitted uses and most certainly with the residential character of the neighborhood.

B. Permitted Home Occupations

Home occupations are single person (home occupant and not employee) uses that may include but are not necessarily limited to the following.

- i. Artist, sculptor, photographic studio;
- ii. Architect, engineer, or other one person professional service;
- iii. Author or composer;
- iv. Dressmaker, seamstress or tailor;
- v. Home crafts such as model making, rug weaving, or lapidary work;
- vi. Office of a minister, rabbi or a priest;
- vii. Office of a salesman, sales representative, or manufacturers representative, provided no retail or wholesale transactions are made on the premises;
- viii. Office of an architect, artist, broker, consultant, engineer, instructor in the arts and crafts, insurance agent, land surveyor, musician, bookkeeper, accountant, typist, notary public, or private investigator, provided no on-site sales, limited consulting, visitation, by the public occur;
- ix. Telephone answering service, (not telemarketing services);
- x. Saw sharpening service;
- xi. Key and locksmith service.
- xii. Child Daycare from the hours of 7am to 7pm, not to exceed 6 children per home.

C. Prohibited Home Occupations

Permitted home occupations do not and shall not be deemed to include any of the following or similar uses:

- i. Antique shop (repair or sales);
- ii. Appliance repair;
- iii. Barber or beauty shop;
- iv. Cabinet making or woodworking;
- v. Car repair or small engine repair;
- vi. Day care or pre-school between the hours of 7pm to 7am or exceeding 10 children per home;
- vii. Elementary, junior high, or high school;
- viii. Funeral chapel or funeral home;
- ix. Gift shop;
- x. Medical or dental clinic, hospital;
- xi. Renting of trailers, autos, trucks or motorcycles;

- xii. Restaurant;
- xiii. Stable or kennel;
- xiv. Veterinary clinic or hospital.

D. Minimum Standards

Home occupations shall comply with all of the following standards:

- i. The home occupation shall be conducted solely by the occupant of the residence.
- ii. The home occupation shall be conducted entirely within the primary or approved secondary structure.
- iii. Not more than twenty percent (20%) of the gross floor area of any residence shall be used for such purpose.
- iv. A detached accessory building may be used for a home occupation activity, if approved by the Director of Planning and Development Services.
- v. No use shall require external alterations or involve construction features or the use of electrical or mechanical equipment that would change the fire rating of the structure or the structural integrity of the structure.
- vi. There shall be no outside storage of any kind relating to the home occupation.
- vii. The home occupation shall be a business that can and shall be conducted by appointment only.
- viii. The home occupation shall not require the services of commercial freight deliveries other than normal postal type services.
- ix. No home occupations shall create noise, dust, vibrations, smells, smoke, glare, electrical interference, fire hazard, or any other hazards or nuisance to any greater or frequent extent than that usually experienced by the average residential occupancy.
- x. There shall be no sales of products or merchandise on the premises.
- xi. There shall be no sign permitted on the site indicating the service provided unless specifically allowed by this Specific Plan.

E. Required Home Occupation Permit

No home occupation shall be recognized or established until an application for a home occupation permit has been submitted and approved by the planning director.

F. Application for Home Occupation Permit

An application for home occupation permit shall include the following:

- i. Name and address of the applicant;
- ii. Name and address of the property owner(s);
- iii. Assessor's Parcel Number;
- iv. Description of the home occupation including: Trade name of business; Resale number, if any; and Detailed description of the proposed occupation;
- v. Tools, machinery, equipment required or to be used in the process of the home occupation;
- vi. Other information determined necessary by the planning director.

G. Review and Approval

The home occupation permit application shall be reviewed and approved or denied by the planning director, under the following procedures:

- i. Upon receipt of an application, the Director shall within ten (10) days determine if the application is complete or incomplete.
- ii. Upon determining the application to be complete, and within five (5) days thereafter, the Planning and Development Services Department shall send direct mail notice to the applicant and all interested parties within the immediate surrounding area.
- iii. If at the end of the ten (10) day notice period, opposition is received, the Director shall schedule a public administrative hearing and reach a determination.
- iv. If at the end of the ten (10) day notice period, no opposition (written or oral) has been received, the director shall reach a determination without notice or hearing.

H. Notification

No home occupation permit shall be issued until notice of pending permit has been issued to all property owners within five hundred (500) feet of subject property for a period of ten (10) calendar days.

I. Conditions

The Director of Planning and Development Services and/or the Planning Commission may impose reasonable standards or conditions upon an approved permit, including but not limited to the following:

- i. Time limit;
- ii. Hours of operation;
- iii. Advertising restrictions;
- iv. Annual compliance review/report;
- v. Surety, insurance and bonds;
- vi. On-site area restriction.

J. Permit Revocation Modification

With cause, any permit issued pursuant to this Chapter may be revoked or modified by the Director of Planning and Development Services or the Planning Commission. "Cause" shall include, but not be limited, to a violation of the aforesaid minimum standards, and/or any conditions imposed.

K. Appeal

An appeal of a decision by the Director of Planning and Development Services (Director) may be filed within ten (10) days of the decision. The appeal must be in writing, stating the reasons for the appeal, and must include requisite fees. The Director shall schedule the appeal for the Planning Commission for which notice can be adequately provided. No appeal from the Planning Commission's determination shall be allowed.