

2.1 COMMUNITY VISION STATEMENT

The McCabe Ranch II Specific Plan is envisioned as a multi-faceted residential community with parks, schools, commercial/office and other amenities all within a short walk of most of the homes in the planned areas (**Figure 2-1**). The McCabe Ranch II Specific Plan is designed to reduce the dependence on automobiles. The Plan area is inspired by the village concept that draws its citizens from all walks of life and socioeconomic levels through the use of a wide range of residential choices, from multifamily, to starter homes, and estates homes. The village concept also envisions a walkable community with open spaces, trails, paseos, recreation and passive parks, schools, a commercial village center and a business park. The plan also calls for a network of mass transit areas to take advantage of Imperial County's current transit facilities, and connection to the future mass transit lanes planned for Dogwood Road.

2.2 LAND USE PLAN AND COMPONENTS

The McCabe Ranch II Specific Plan (Plan) is a 457 +/--acre mixed use, walkable community. The Plan is comprised of four main components, the conventional residential area, a gated residential community, a business park commercial area, and a village commercial area. In total, the McCabe Ranch II Land Use Plan includes development of a maximum of 2,300 dwelling units. Within these major areas are other uses including, parks, schools, and a community/joint use facilities. Each component may be developed independently from one another over several years based upon market conditions, and may be developed over several phases with associated infrastructure and community facilities provided concurrently.

Land uses proposed in the McCabe Ranch II Specific Plan are listed in **Table 2-1** and described below:

- A community of residential neighborhoods composed of multiple housing types, sizes, and densities to provide housing opportunities that will satisfy the region's diverse housing needs, including: attached and detached single-family homes, along with multi-family units;
- A gated, community featuring residential neighborhoods of large estate lots for detached single-family homes, traditional lots for single-family homes and multi-family units or, if market conditions preclude the development of a gated community, a conventional (non-gated) residential neighborhood may be developed instead, but the overall density and unit types would remain;
- A village commercial center It is intended to be a pedestrian friendly small town area with support orientated retail/commercial, such as small grocery store, coffee shop local restaurants, drycleaners and so fourth;
- A business park commercial area intended be a job sector generator and land for local economic activities providing multi-story office space buildings for lease or as commercial condos, business support services, and highway commercial uses. If the market warrants the Business Park can be expanded in to adjacent multi-family residential area as a mixed use commercial/high density residential area with second-story offices or residential apartments above ground floor commercial uses.
- A hierarchy of parks and recreation facilities including three large parks/retention basins the make up a 52 +/- acres community park complex, there also five smaller parks, two of which are within the gated community. The parks will be a mixture of active recreation uses such as sports facilities and playgrounds, and passive uses walking trails,

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open expanses, benches. The parks will also include area for picnicking. The parks are intended to be due purpose acting as both a park and storm water retention basin.

- The plan also calls for two elementary school sites. Both sites are adjacent to two of the larger parks. It is intended that the school sites and adjacent parks will be developed in a way that creates opportunities for community facilities, such as a community center, library, sports facility, and other joint use facilities where both the schools and community can have access to.
- It is intended that the village commercial area to provide a storefront sheriff office and/or other small public facilities allowed on several sites throughout the Specific Plan area to serve the needs of residents and neighbors;

**TABLE 2-1
LAND USE SUMMARY**

Land Use	Approx. Gross Acres	% of Total Area ¹	Dwelling Units
Residential			
Traditional Lot -Single-Family (6,000sf)	83.9	18.1	420
Small Lot - Single-Family (4,000sf)	31.6	6.8	221
Flex Lot - Single-Family (2,000-3,200sf)	68.6	14.8	617*
High Density Multi-family ⁵ (22 units/acre)	26.7	5.8	587*
Residential Subtotal	210.8	45.5%	1,845*
Gated Community Residential			
Estate Lots Single- Family (1/2 acre)	22.6	4.9	45
Mini-Estate Lots Single-Family (10,000sf)	25.9	5.6	112
Low Density Single-Family (6,000sf)	33.4	7.2	167
High Density Multi-family (24 units/acre)	8.6	1.8	131*
Gated Community Subtotal	82.8	19.5%	455*
Residential Total	293.6	63.3	2,300*
Non Residential Uses			
Business Park	8.4	1.8	N/A
Commercial	3.2	0.7	N/A
Elementary School (McCabe)	13.3	2.9	N/A
Elementary School (Heber)	15.2	3.3	N/A
Non Residential Uses Subtotal	40.1	8.7%	

¹ Percentages are approximate

Land Use	Approx. Gross Acres	% of Total Area ¹	Dwelling Units
Open Space/Recreation			
Parks (open)	36	7.8	N/A
Parks (gated)	15.6	3.4	N/A
Open Space/Recreation Subtotal	51.6	11.1%	
Roads	70.3	15.2%	
Non-Residential Total	162	35.4	
GRAND TOTAL	457	100%	2,300

¹ Percentages are approximate
 * Maximum allowable dwelling units per land use

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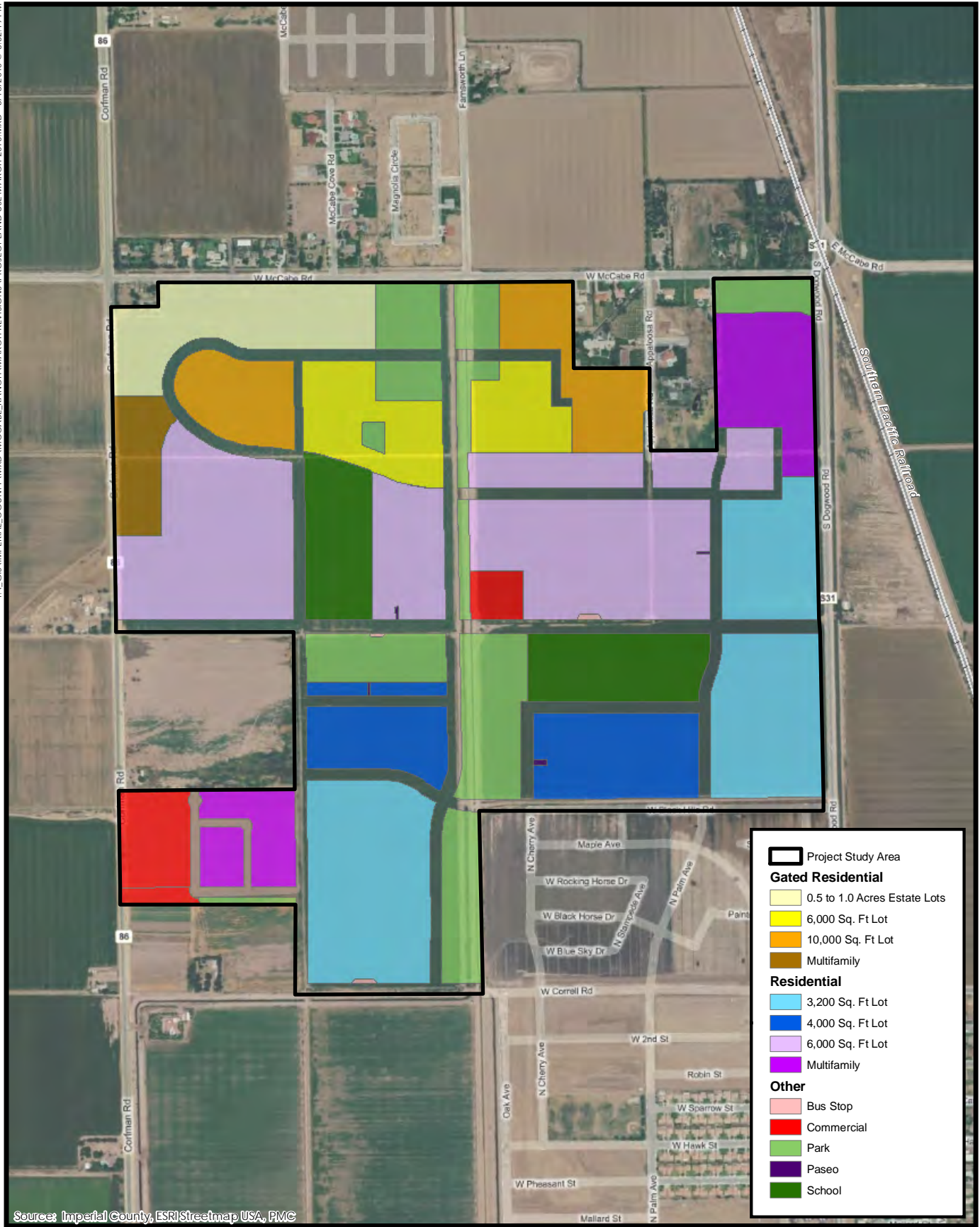


Figure 2-1
Specific Plan Land Use Plan

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The residential neighborhoods are composed of varied housing types, sizes, and densities to provide housing opportunities for diverse groups with different housing needs. In addition, the flex-single family community composed of detached and attached single-family units provides a living environment for economically diverse groups in close proximity to high quality amenities and services.

The McCabe Ranch II Specific Plan's design of both the conventional residential neighborhood and flex-single family community encourages features such as narrow front yard setbacks and dwellings with porches oriented toward the street to create comfortable streetscapes that encourage pedestrian activity, passive visual surveillance, and social interaction. The neighborhood layouts also encourage pedestrian circulation by using short residential blocks and open-ended cul-de-sacs that provide safe pedestrian crossing points.

All streets have a sidewalk or paseo on each side of the street, as part of an extensive system of pedestrian sidewalks, paseos and bicycle paths. The extensive walkway system unifies the Plan area's individual land uses and community amenities into a cohesive community. The interconnected system of streets is designed to disperse traffic efficiently thus reducing the need for excessively wide and dangerous high speed collector roads. The hierarchy of streets provides for easy navigation through the neighborhoods to the central community park. The roadways also include street trees that shade the sidewalks and paseos creating a comfortable spatial scale to further encourage pedestrian activity.

The range of amenities that complement the residential areas encourages recreation and positive social interaction. The neighborhoods and supporting uses are carefully designed in relation to the extensive system of parks. Two of the three large parks are adjacent to one another and form a 30+/- acre centrally located Community Park. The Community Park abuts both elementary schools and the Village Commercial Center. One of the three large parks comprising the Community Park is designed to be developed as a joint-use facility for the residents and the schools. Possible joint-use facilities could include but necessarily be limited to a community center, library, playground and sports facilities. It is the intent of the Plan to have joint-use facilities with the schools so that both the schools and the community can benefit. For example a community center that during school time is the multipurpose gym and theater for the schools and after hours and weekends is open to the community.

The Community Park is centrally-located to provide the Plan area with a distinct identifying element as well as an enjoyable recreational and visual amenity. Neighborhood parks are also strategically located to ensure that nearly all residential dwelling units are located within a three to five minute walk of an open space area or recreational facility that provides for passive and/or active recreation. In addition to the neighborhood parks the flex-single family community and the multi-family areas will provide mini-parks and/or open space for their residents. The gated community will also be developed around two centrally located private parks. It is important to provide convenient public open space in new communities with modest private open space that is indicative of contemporary small lot residential development.

The central location of the elementary schools within the Specific Plan area reflects the importance of placing youth education in the center of community life. Their location paired with the community park also promotes youth recreation and fosters a traditional and healthy community by encouraging children to walk or ride bicycles to school.

The village commercial area of the Plan provides such uses as support orientated retail/commercial, such as small grocery store, coffee shop local restaurants, drycleaners and so fourth for Plan area residents and the adjacent community. The business park area is intended

be a job sector generator providing multi-story office space buildings for lease or as commercial condos, business support services, and highway commercial uses. If the market warrants, the Business Park can be expanded into the adjacent multi-family residential area as a mixed use commercial/high density residential area with second-story offices or residential apartments above ground floor commercial uses. Pedestrian links further encourage residents to walk or bike, rather than drive, to the commercial and mixed use area.

The variety of housing types and associated community amenities provided within McCabe Ranch II encourages households of all types to live, play, and shop within their own walkable community. In order to encourage this type of development within the McCabe Ranch II the following policies shall be implemented:

- Policy LU-1** Implement the Specific Plan to address land use mix, design features, parking, pedestrian movement, traffic and circulation, and open space interconnectedness.
- Policy LU-2** To encourage communication between the County, nearby cities of Imperial and El Centro and the community of to ensure the opportunity to comment on actions having cross-border implications. To address other community interface issues, including land use compatibility, circulation and access, and development standards.
- Policy LU-3** The Specific Plan will buffer residential areas from land use impacts of adjacent non-residential land uses through the use of landscaping, soundwalls, berms, fencing, open space setbacks, terrain features, greenbelts, building orientation and/or other similar techniques.
- Policy LU-4** Review subsequent development proposals for residential development for compatibility with the character and scale of nearby neighborhoods, while providing a variety of densities and housing types as reflected by the land use plan designations of the Specific Plan.
- Policy LU-5** The Specific Plan will buffer residential land uses locating adjacent to non-residential land uses through the use of landscaping, soundwalls, berms, fencing, open space setbacks, terrain features, greenbelts, building orientation, and/or other similar techniques.
- Policy LU-6** The Specific Plan will restrict single family residential units proposed to be located adjacent to non-residential land uses to a single story where appropriate.
- Policy LU-7** The Specific Plan will allow a variety of compatible commercial, service and residential uses that will contribute to an active pedestrian environment. That can be made compatible through the use of landscaping, soundwalls, berms, fencing, open space setbacks, terrain features, greenbelts, building orientation and/or other similar techniques.
- Policy LU-8** All future development proposals to submit project plans and specifications to the County of Imperial Department of Planning and Development Services, as well as to the County of Imperial Department of Public Works. These future development proposals would undergo departmental review for consistency with the County's standards prior to issuance of applicable grading, building,

or occupancy permits, as determined on a project-specific basis by the County.

2.3 RESIDENTIAL NEIGHBORHOODS

2.3.1 MIXED DENSITY RESIDENTIAL NEIGHBORHOOD PLANS

The McCabe Ranch II Specific Plan provides a variety of single- and multi-family housing types, sizes, and densities targeted to meet the housing needs of the region’s diverse socioeconomic groups. The various housing types are mixed throughout the residential neighborhoods to promote social diversity and strong community bonds.

The multi-family units in the Plan area are “ Dwelling (Multiple Family)” defined by the County of Imperial Land Use Ordinance as “a building, or portion thereof, designed for or occupied by three or more families living independently of each other.” A multiple family dwelling unit can be an attached product similar to a townhome and/or typical of a vertically stacked building of up to three stories. Examples of multi-family or multiple family dwellings include such products as townhomes, for-sale condominiums and rental apartments.

The McCabe Ranch II Specific Plan area includes the following residential types:

Estate Lots Single Family (Low Density Residential): Detached single-family dwelling units on lots ½ acre and larger.

Mini-Estate Single Family (Low Density Residential): Detached single-family dwelling units on lots 10,000 square feet and larger.

Traditional Single Family (Low Density Residential): Detached single-family dwelling units on lots 6,000 square feet and larger. Maximum density not to exceed 5 units per acre.

Small Lot Single Family (Medium Density Residential): Detached single-family dwelling units on lots ranging in size from 4,000 to 5,000 square feet. Duplex dwelling units (two attached dwelling units sharing a common wall) are also permitted within this designation. Maximum density not to exceed 7 units per acre.

Flex Single Family (Medium to High Density Residential): Attached or Detached single-family dwelling units on lots ranging in size from 2,000 to 3,400 square feet. Cluster housing, row homes, zero lot line, rear-loaded units, and duplex dwelling units permitted within this designation. Flex Lots shall be developed in a master plan with a cohesive design, a mini-park, pedestrian walks (walkable community), uniform landscaping and signage, guest parking, and other amenities. Maximum density not to exceed 9 units per acre.

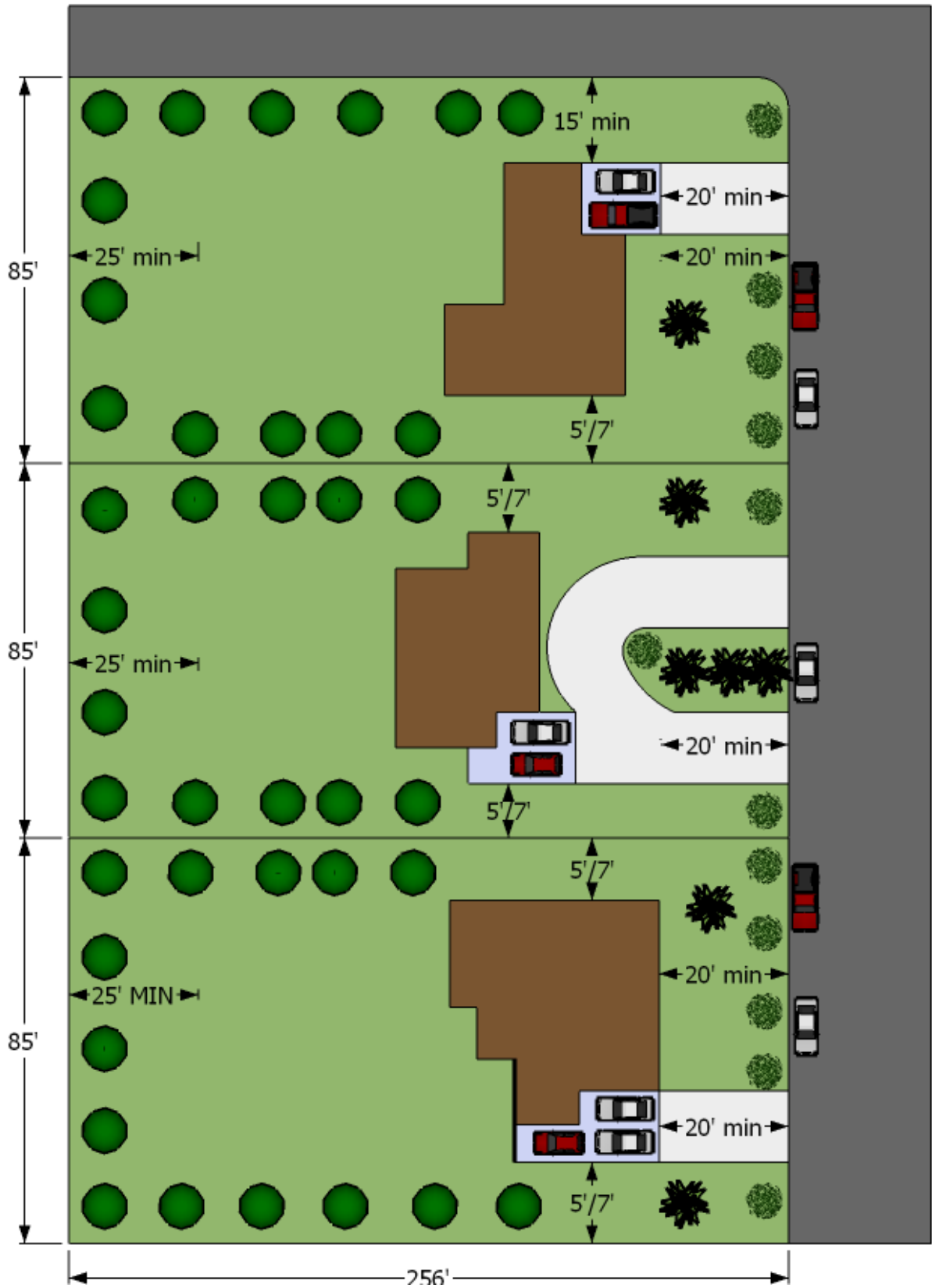
Multi-family(High Density Residential): Attached and Multi-family (multiple units stacked vertically) dwelling units up to 22 dwelling units per acre in the conventional residential area and 24 dwelling units per acre in the gated residential area. Apartments, town homes, or condominiums are permitted within this designation. Multi-family Lots shall be developed in a master plan with a cohesive design, a mini-park, pedestrian walks (walkable community), uniform landscaping and signage, guest parking, and other amenities.

Figure 2-2 shows the typical lot layout of Estate Lots residential units in the Plan area. **Figure 2-3** shows Mini-Estate Lot residential units in the Plan area. **Figure 2-4** shows Traditional Lot residential units in the Plan area. **Figure 2-5** illustrates Small Lot residential units. **Figures 2-6** through **2-10**

illustrate various Flex Lot residential units. **Figures 2-11** illustrates Multi-family Lot residential units in the Plan area. These figures illustrate lot setbacks, building placement and utilization, front porch placement, and appropriate driveway and garage configurations. These figures also illustrate on-street and off-street parking configurations, pedestrian access, and entry visibility.

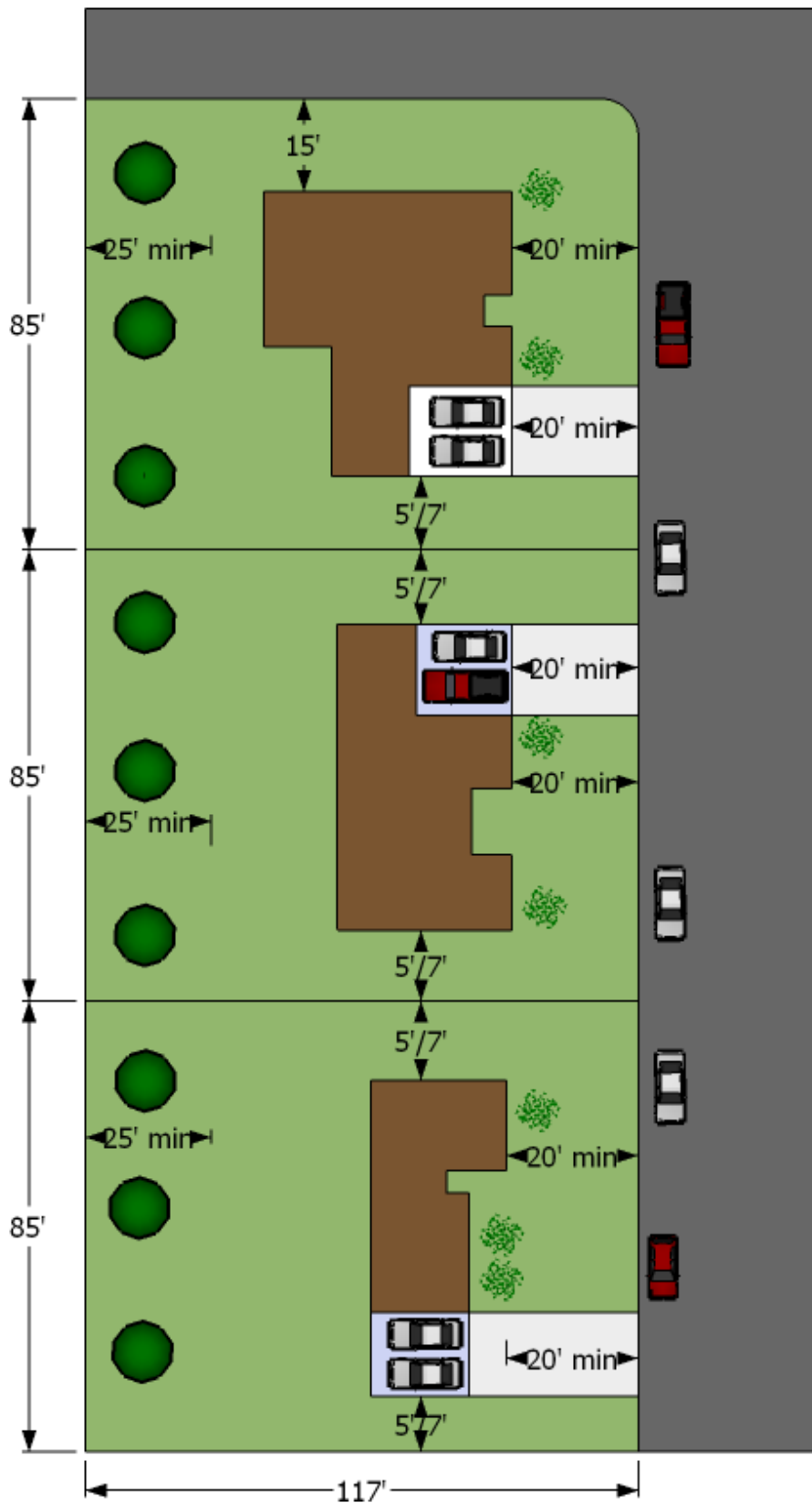
Residential units with front-entry, rear-entry, or swing-in garages all have narrow front yard setbacks that create a comfortable spatial scale on residential streets, front porches that encourage social interaction, and building orientation and design that foster a sense of safety and community by providing "eyes on the street".

Where residential units are located across the street from the community park, (see **Figure 2-1** Specific Plan Map), the number of curb cuts for driveways is required to be limited. This is to ensure that the enhanced streetscape of the Community Park Street (see Section 3.2), which extends around the community park, will not be interrupted by individual driveway curb cuts and highly visible garage doors along its length. Furthermore, by limiting curb cuts here, additional on-street parking is available. This is appropriate for such a high use area that is envisioned to have occasional large events and festivals. This central area is the heart of the community where the enhanced aesthetic quality of the built environment is essential.



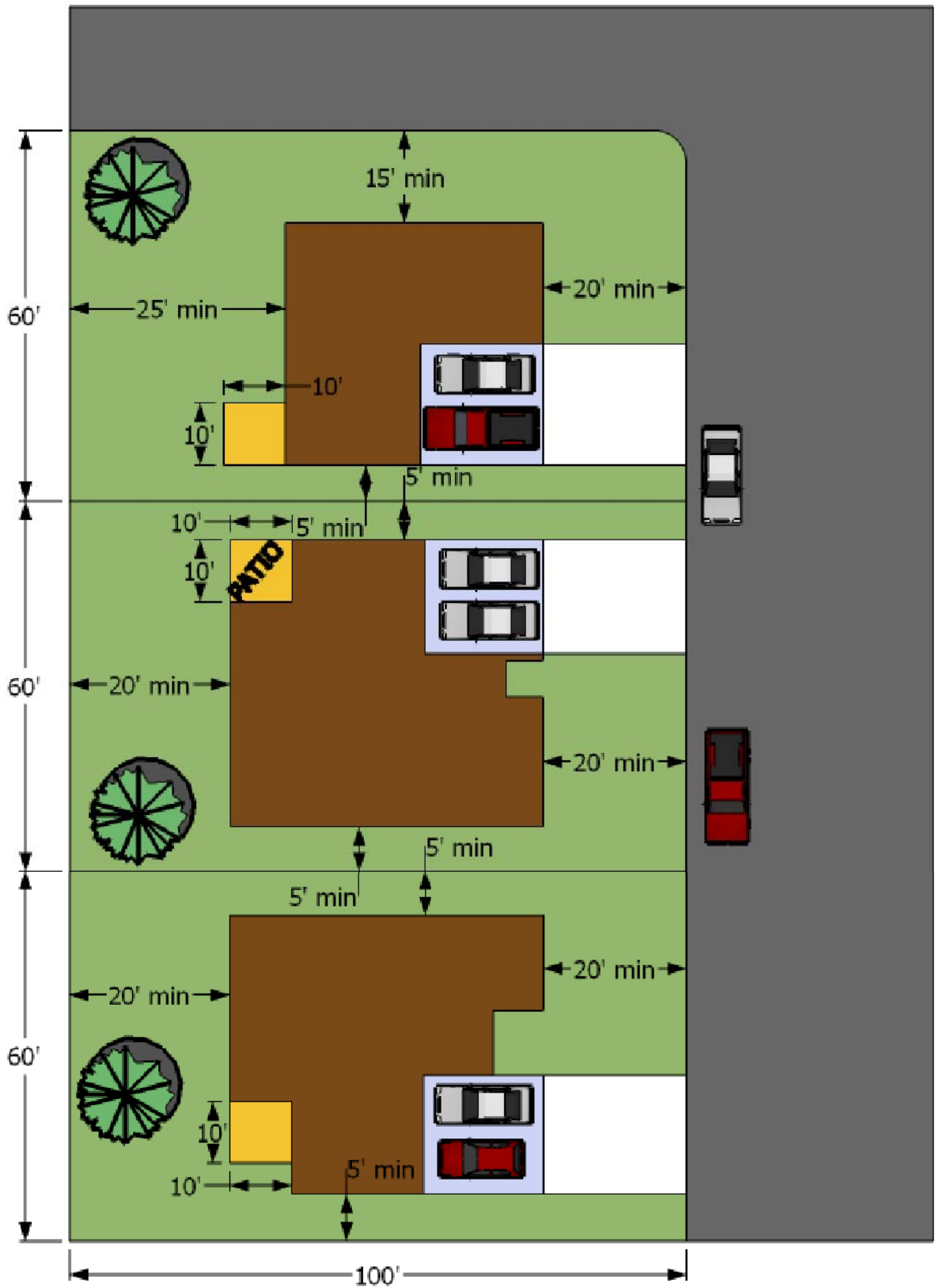
Source: Imperial County, 2009

Figure 2-2
Typical Lot Layout of Estate Lots



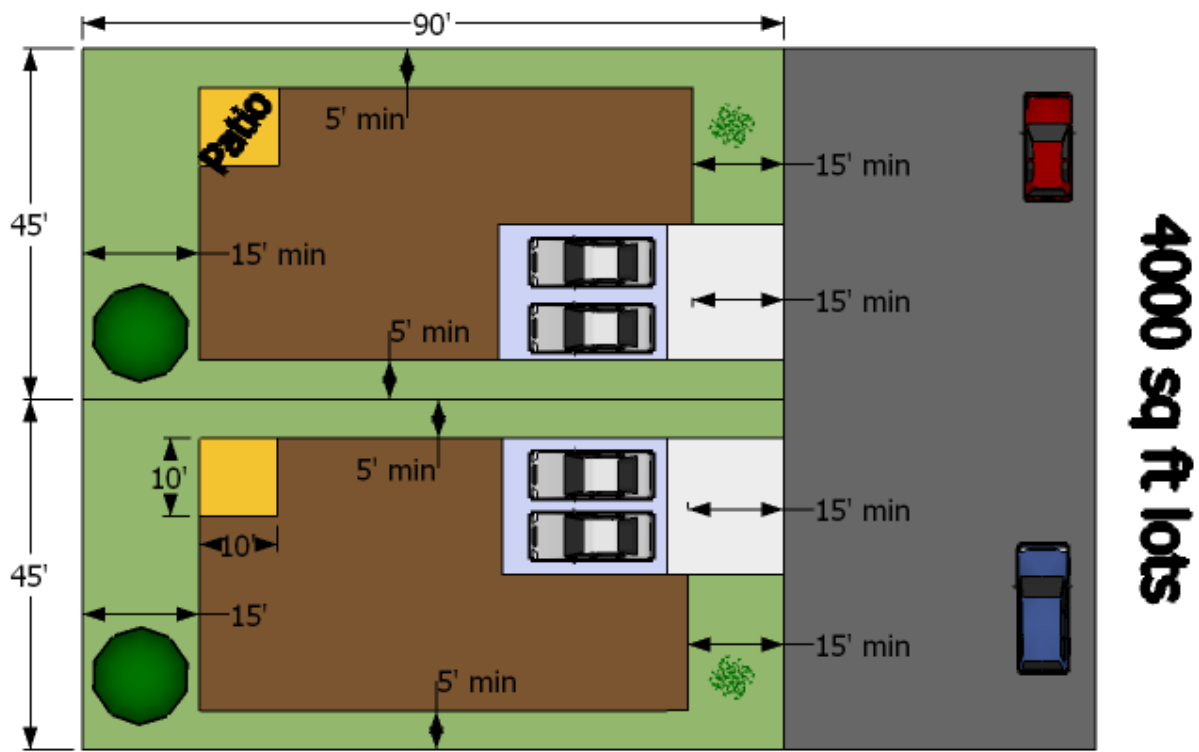
Source: Imperial County, 2009

Figure 2-3
Mini-Estate Lot Residential Units

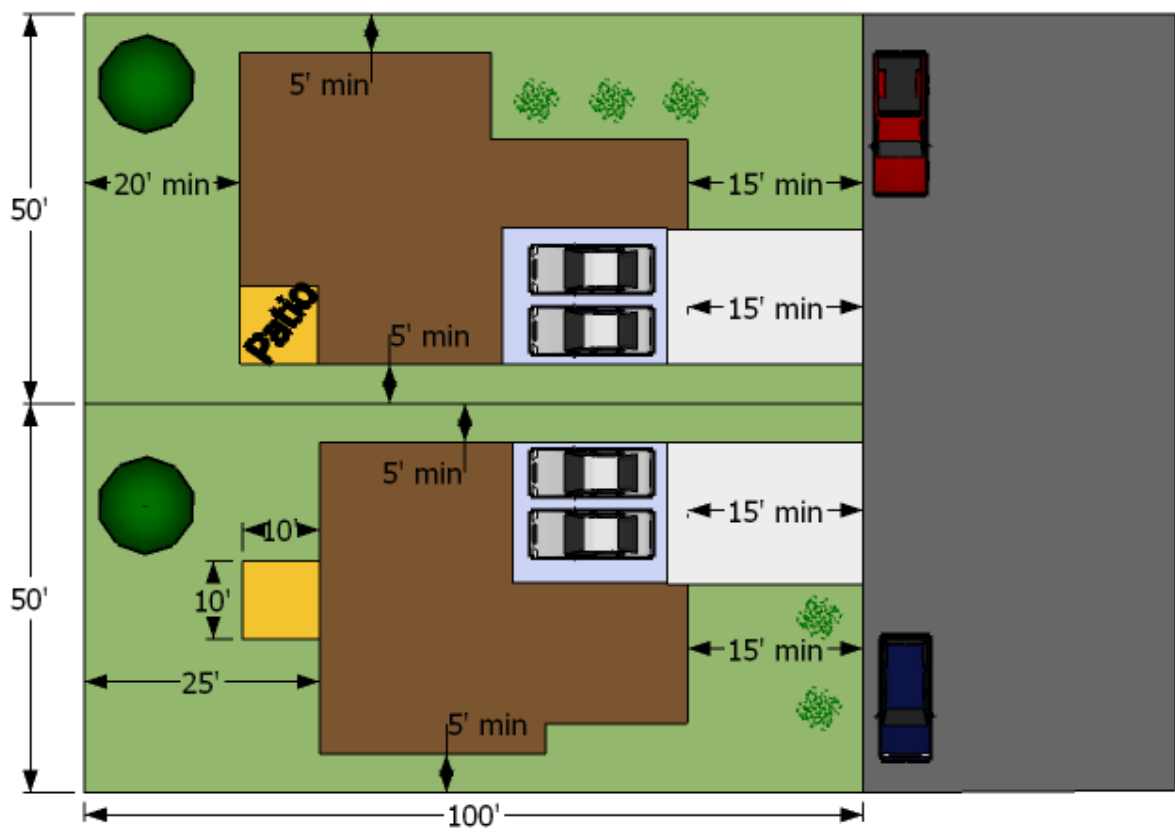


Source: Imperial County, 2009

Figure 2-4
Traditional Lot Residential Units



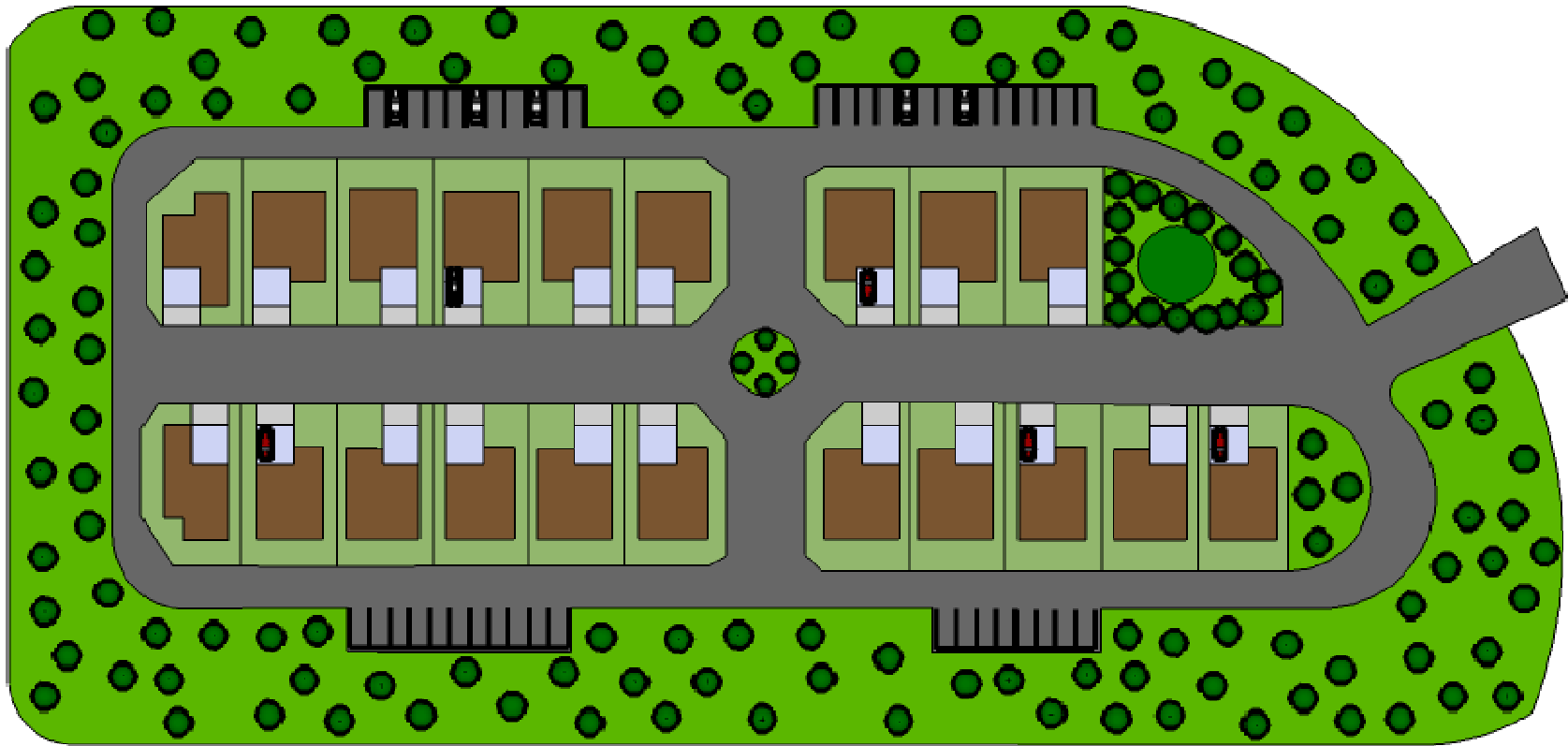
4000 sq ft lots



5000 sq ft lots

Source: Imperial County, 2009

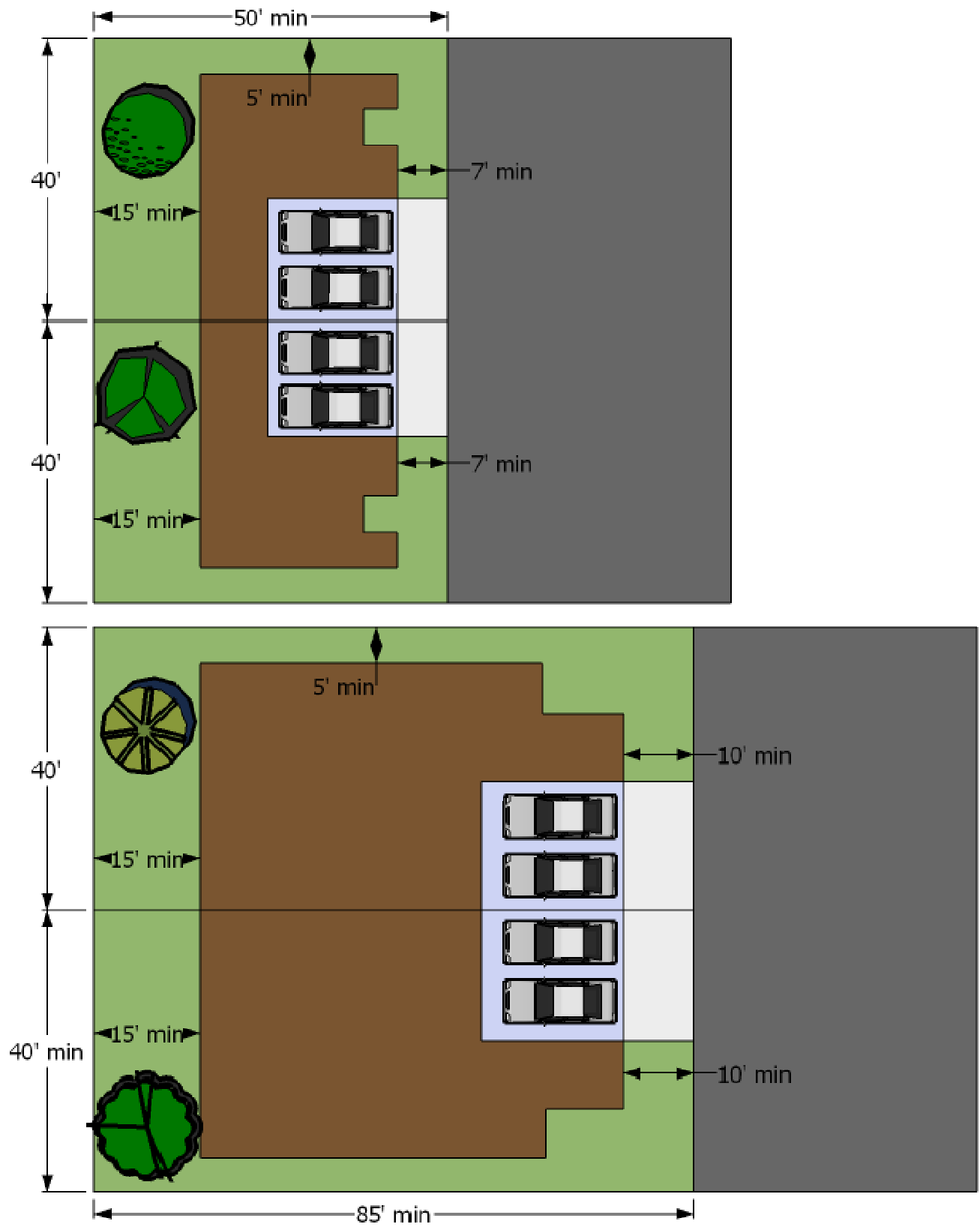
Figure 2-5
Small Lot Residential Units



Source: Imperial County, 2009

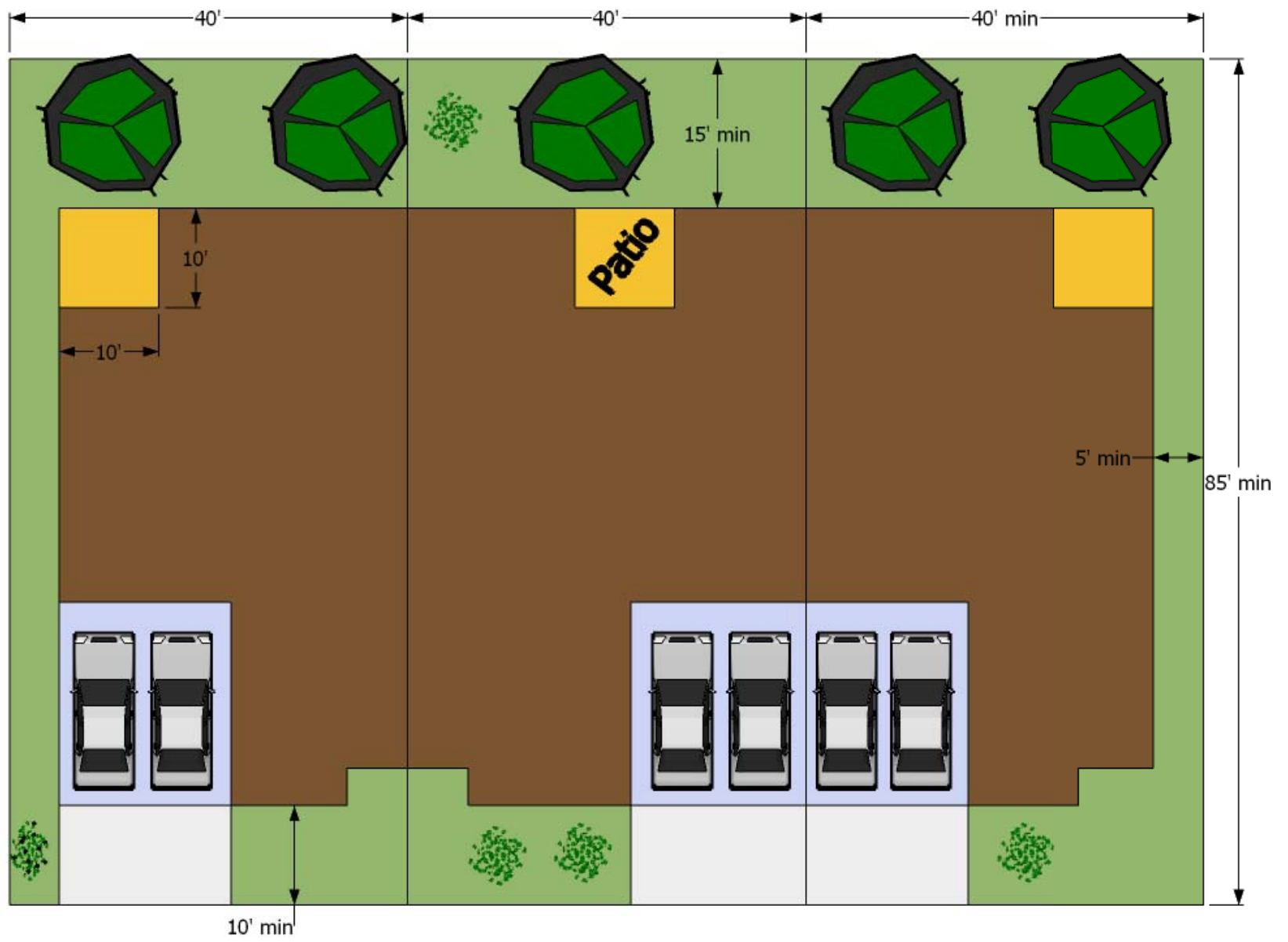
Figure 2-6
Typical Flex Lot Cluster Home





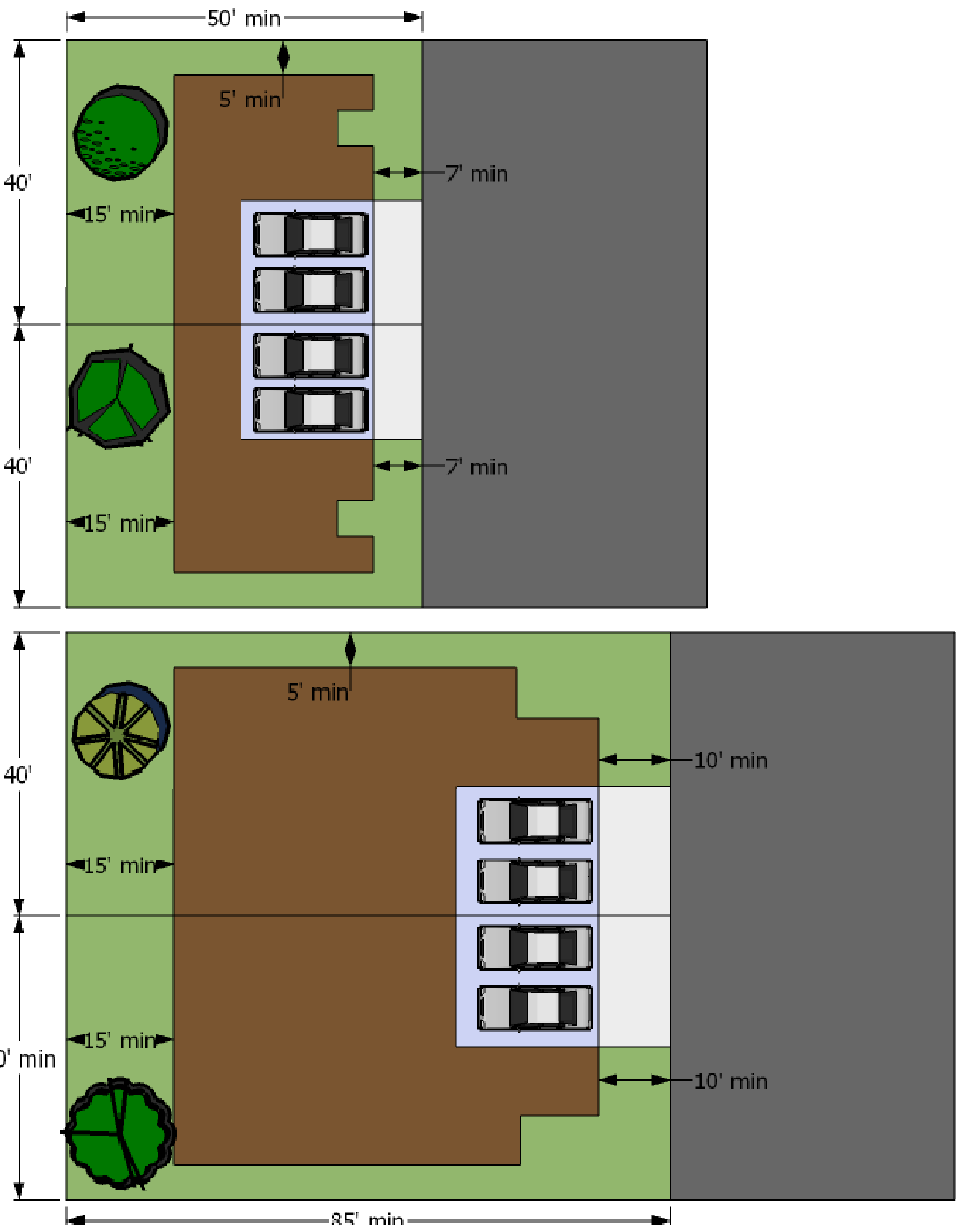
Source: Imperial County, 2009

Figure 2-7
Typical Flex Duplex Home



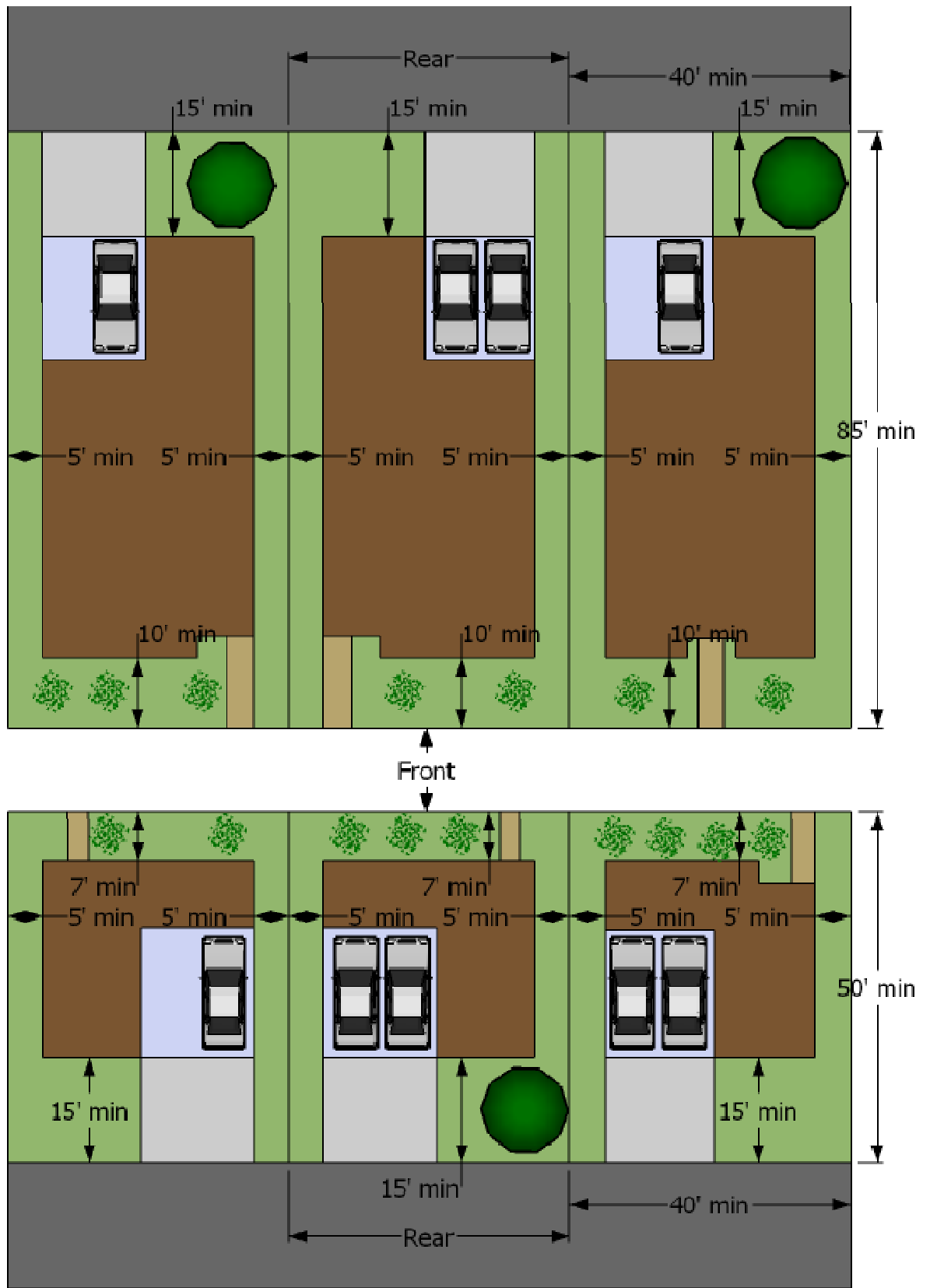
Source: Imperial County, 2009

Figure 2-8
Typical Flex Lot Row Home



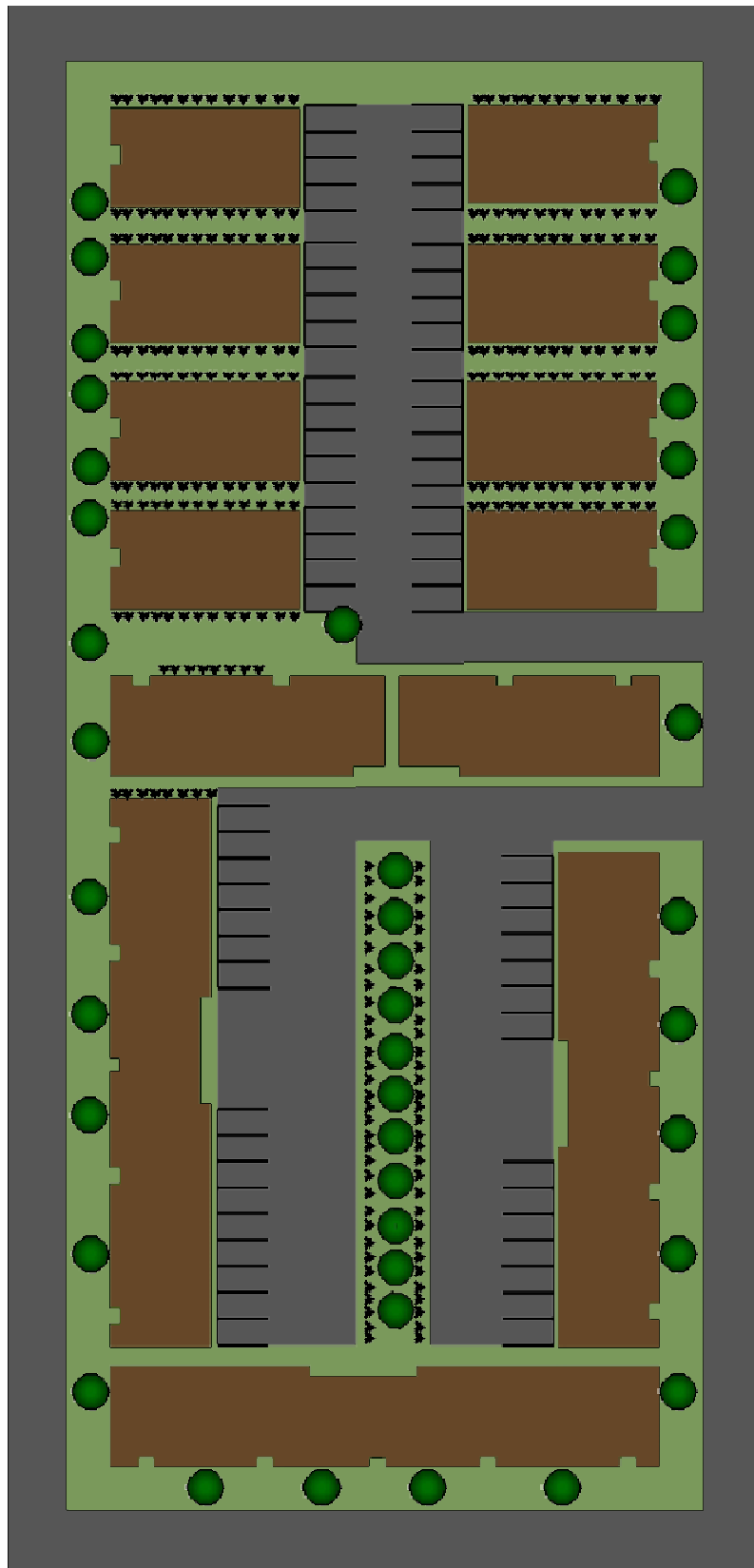
Source: Imperial County, 2009

Figure 2-9
Typical Flex Lot Zero Lot Line Home



Source: Imperial County, 2009

Figure 2-10
Typical Flex Lot Rear Home



Source: Imperial County, 2009

Figure 2-11
Multi-Family Lot Residential

This limit on curb cuts can be accomplished in several ways. The use of rear-loaded dwelling units will almost totally eliminate curb cuts since the only cuts will be those necessary for alley entrances. **Figure 2-10** illustrates the typical lot layout of rear-loaded dwelling units. If the use of rear-loaded dwelling units is not feasible or desirable, other design techniques that eliminate multiple curb cuts may be utilized with the approval of the Planning Director Imperial County. These techniques may include but are not limited to the use of clusters of four to six dwelling units accessed by a single shared common private driveway.

2.4 PROPOSED PHASES

The following describes the proposed development phasing for the McCabe Ranch II Specific Plan (see also **Figure 7-1**). The Plan contains four main components: the conventional residential area; gated community; village commercial area and the business park area. Within some of these major areas are other uses including, mixed use, parks and schools. The Components can be either developed together or independent of one another. Development of the McCabe Ranch II Specific Plan shall be done over several years based upon market conditions.

Additionally, each component may be developed over several phases with associated infrastructure and community facilities provided concurrently, proportionate to the percentage of residential units completed, as discussed in **Section 7.3 – Phasing**. If market conditions preclude the development of the gated community component in the Plan area, a conventional (non-gated) residential neighborhood may be developed in its place.

The Specific Plan is designed to allow flexibility with respect to the density and unit count in each of the neighborhoods that comprise residential components of the Plan. Each neighborhood contains a permitted density range as well as a minimum and maximum dwelling unit count. Additionally, the transfer of dwelling units to other neighborhoods is permitted as long as established targets and residential unit count minimums and maximums are not exceeded for each respective neighborhood or density category. The Specific Plan contains an overall dwelling unit cap of 2,300 consisting of approximately 1,845 conventional residential units and 455 gated community residential units. A total of 2,300 conventional residential units could be developed if market conditions preclude development of the gated community. Refer to **Section 8.0, Implementation**, for a detailed discussion on residential product flexibility.

2.4.1 PHASE 1: CONVENTIONAL RESIDENTIAL NEIGHBORHOOD COMPONENT

The conventional residential neighborhood component consists of four sub-phases:

Sub-Phase 1-A: is located in the southeast portion of the Plan area on approximately 68.5 +/- acres adjacent to the primary entrance and Dogwood Road. This phase includes Traditional Lot, Small Lot, and Flex Lot housing types. This phase also contains approximately 13.1 acres of parks, and a 15.2 acre dedicated elementary school site. Major Road sections include the east to west road sections of the north-half of Black Hills Road and the south half of the Main Entry Parkway from Dogwood Road to southern extension of Farnsworth Road. The north to south road sections include the full-width of the northern extension of Cherry Road and Palm Avenue from Black Hills Road to the Main Entry Parkway, and the east-half of Farnsworth Road from Black Hills Road to the Main Entry Parkway. Additional off-site road improvements shall also be done in accordance with the Environmental Impact Report mitigation measures and Land Use conditions of approval.

Sub-Phase 1-B: is located immediately north of Sub-Phase 1-A and comprises approximately 87.5 +/- acres in the eastern portion of the Plan area and adjacent to the primary entrance and

Dogwood Road. Although not directly accessible from the Plan area this phase also includes the intersection of McCabe Road and Dogwood Road. This phase includes Traditional Lot, Small Lot, Flex Lot, and multi-family housing types. This phase also contains approximately 5.8 acres of parks. This phase also contains Village Commercial Area which is a different component of the overall Phasing Plan. Major Road sections include the east to west road sections of the north half of the Main Entry Parkway from Dogwood Road to southern extension of Farnsworth Road. The north to south road sections include the full-width of the northern extension Palm Avenue from Main Entry Parkway to the Multi-family area, the full-width of the southern extension of Appaloosa Road, and the east-half of Farnsworth Road from the Main Entry Parkway to McCabe Road. Additional off-site road improvements shall also be done in accordance with the Environmental Impact Report mitigation measures and Land Use conditions of approval.

Sub-Phase 1-C: is located immediately west of Sub-Phase 1-B on approximately 89.3+/- acres in the west portion of the Plan area. This phase includes Traditional Lot housing types, a 13.3-acre dedicated elementary school, a 8.5 acre park and a 0.1 acre paseo. Major Road sections include the east to west road sections of the full-width of the Main Entry Parkway from State Route 86 to southern extension of Farnsworth Road. Additional off-site road improvements shall also be done in accordance with the Environmental Impact Report mitigation measures and Land Use conditions of approval.

Sub-Phase 1-D: is located immediately south of Sub-Phase 1-C on approximately 67.8+/- acres in the southwest portion of the Plan area. This phase includes Small Lot, Flex Lot, and multi-family housing types and an 8.5 acre park. This phase also contains Business Park Commercial Area which is a different component of the overall Phasing Plan. Major Road sections include the east to west road sections of the full-width of the western extension of Correll Road from State Route 86 to the existing Correll Road and the western extension of Black Hills Road from Farnsworth Road to the western boundary of the Plan. The north to south road sections include the full-width of the southern extension Farnsworth Road from Black Hills Road to Correll Road. Additional off-site road improvements shall also be done in accordance with the Environmental Impact Report mitigation measures and Land Use conditions of approval.

These phases are planned to take into account access, infrastructure, and logical incremental development. Phase 1-A, first to be developed, has direct road access to Dogwood Road, and is adjacent to developed areas and will bring in land for a future elementary school. Infrastructure connections are therefore nearby and available as outlined in the Water and Wastewater Systems Plans (Chapter 6.0). Phase 1-B will follow, by that time development will have attracted enough families with school-age children to warrant the construction new elementary school, it will also warrant the connection other Plan to McCabe Road. Phase 1-C will connect the Plan to State Route 86 and provide land for a second elementary school. Phase 1-D will then complete the Conventional Residential Neighborhood component

Each of the four conventional development component phases is responsible for improvements to the Community Park, Sub-Phases 1-A, 1-C and 1-D will have direct improvement requirements for the Community Park as they each have a component of the park located with the their respective phase, while Sub-Phase 1-B will have will be responsible for a fair share cost of the Community Park and development of a passive park area/retention at the intersection of McCabe Road and Dogwood Road. All phases and all Components (including Gated and Commercials) of the Plan will contribute a fair share cost to the McCabe Road Park/retention area located at northern entry to the Plan, at the southwest and southeast corners of the intersection of McCabe Road and Farnsworth Road and the paseo connecting the McCabe Road Park and the Community Park along the eastern side of Farnsworth Road.

The phasing plan also offers the potential for maximizing existing agricultural use of the land over longer periods of time.

Within each of the four conventional residential neighborhood phases, it is anticipated that subdivision maps will be prepared and approved by the County on a unitized basis to allow for sub-phasing of the area and related sub-phasing of required infrastructure facilities.

2.4.2 PHASE 2: GATED COMMUNITY COMPONENT

The Gated community component consists of three sub-phases:

Sub-Phase 2-A is located in the northern portion of the Plan area on approximately 30.9+/- acres adjacent to the primary northern entrance to the plan at McCabe Road and Farnsworth Road. This phase includes Mini-Estate Lots and Traditional Lot housing types, the east half of the McCabe Park (2.9 acres), and a 3.7 acre private park. Major Road sections include the north to south road section include the east-half of Farnsworth Road from the Main Entry Parkway to McCabe Road (*Note: the improvement costs of the southern extension of Farnsworth Road from McCabe Road to the Main Entry Parkway and the intersection of McCabe Road and Farnsworth Road shall be the responsibility primarily by Sub-Phases 1-B, 1-C, 2-A, and 2-B, with additional, minor assistance from Phases 3, 4, Sub-Phases 1-A, and 1-D.*) Additional off-site road improvements shall also be done in accordance with the Environmental Impact Report mitigation measures and Land Use conditions of approval.

Sub-Phase 2-B is located in the northwestern portion of the Plan area on approximately 58.8+/- acres adjacent to the primary northern entrance to the plan at McCabe Road and Farnsworth Road and State Route 86. This phase includes Estate Lots, Mini-Estate Lots and Traditional Lot housing types, the west half of the McCabe Park (3.3 acres), and a 5.3 acre private park. Major Road sections include the north to south road section include the west-half of Farnsworth Road from the Main Entry Parkway to McCabe Road. Additional off-site road improvements shall also be done in accordance with the Environmental Impact Report mitigation measures and Land Use conditions of approval.

Sub-Phase 2-C is located in the western portion of the Plan area on approximately 8.6 +/- acres adjacent to the primary west entrance to the plan at State Route 86 and the Main Entry Parkway. This phase includes only the Multi-family housing type. Major Road sections include the east to west road sections of the north half of the Main Entry Parkway from Start Route 86 to southern extension of Farnsworth Road.

Like the Conventional Residential Neighborhood component, the Gated Community will be constructed in phases for reasons similar to that mentioned for phases 1-A through 1-D. In Sub-Phases B-1 and B-2, convenient access to the main entry parkway and to McCabe Road will allow for easy connection to the road infrastructure. Sub-Phase 2-C convenient access to the main entry parkway from State Route 86.

Similar to the conventional residential neighborhood phases, within each of the three gated community sub-phases, it is anticipated that subdivision maps will be prepared and approved by the County on a dwelling unit count basis to allow for sub-phasing of the area and related sub-phasing of required infrastructure facilities.

2.4.3 PHASE 3: VILLAGE COMMERCIAL COMPONENT

The approximately 3.2 acres of village commercial land uses are located in the center of the Plan at the intersection of the southern extension of Farnsworth Road and Main Entry Parkway. It is anticipated that this area will go through various sub-phases as other growth and market conditions permit. Phasing could therefore conceivably be of staggered development, from any direction or piecemealed together, or the entire component could be developed all at one time.

2.4.4 PHASE 4: BUSINESS PARK COMMERCIAL COMPONENT

The approximately 8.4 acres of business park land uses are located on southwestern portion of the Plan along State Route 86 and the western extension of Correll Road. It is anticipated that this area will go through various sub-phases as other growth and market conditions permit. Phasing could therefore conceivably be of staggered development, from any direction or piecemealed together, or the entire component could be developed all at one time.

2.5 RESIDENTIAL USE REGULATIONS AND DEVELOPMENT STANDARDS

2.5.1 USE REGULATIONS

Table 2-2 establishes the use regulations that apply to residential development in the McCabe Ranch II Specific Plan. These use regulations apply to development within the conventional residential neighborhood and the gated community, or, conventional residential community if market conditions preclude the development of a gated community. The maximum development capacity for residential dwelling units is 2,300 units.

Low density: Estate Lots, Mini-Estate Lots and Traditional Lots, are considered to be low density, detached single-family residential development on lots 6,000 square feet and larger shall be subject to the R-1 zone use regulations of the County of Imperial Land Use Ordinance unless otherwise indicated in this Plan. If conflicts between the Specific Plan and the R-1 zone use regulations exist, the regulations in this Specific Plan shall prevail.

Medium density: Small Lots and Flex Lots, detached single-family dwelling units on lots ranging in size from 4,000 to 5,000 square feet, and attached duplex dwelling units on lots ranging in size from 3,400 or larger square feet, shall be subject to the R-2 zone use regulations of the County of Imperial Land Use Ordinance unless otherwise indicated in this Specific Plan. The R-2 zone is provided to accommodate single-family residences and duplexes. Maximum Density is 7 units per acre.

Medium-High density: Flex Lots, attached or detached single-family dwelling units on lots ranging in size from 2,000 to 3,400 square feet, shall be subject to the R-3 zone use regulations of the County of Imperial Land Use Ordinance unless otherwise indicated in this plan such as in the case where the Specific Plan allows for single family detached units while the R-3 zone does not. The R-3 zone is provided to accommodate single-family residences and duplexes. Maximum Density is 9 units per acre.

High density: refers to development of multi-family units, on various lot sizes not to exceed 24 dwelling units per acre. Multi-family residential development is subject to the R-3 use regulations of the County of Imperial Land Use Ordinance unless otherwise indicated in this Specific Plan. The R-3 zone is intended to provide for the development of apartment buildings, condominiums, and supporting community services.

Mixed-Use commercial/high density residential: The Specific Plan has the option to develop a portion of the multi-family residential area adjacent to the Business Park as a vertical mixed use 80/20 mix, with ground floor retail, and residential overhead. The residential component of a mixed-use development is subject to the R-3 use regulations of the County of Imperial Land Use Ordinance unless otherwise indicated in this Plan.

In order to assure development of the project site will have a positive aesthetic impact, the County of Imperial will implement the following policies:

Policy Ae-1 Review proposals for new residential development for compatibility with the character and scale of nearby neighborhoods, while providing a variety of densities and housing types as reflected by the zoning and land use designation of the infill property.

2.5.2 DEVELOPMENT STANDARDS

Table 2-3 shows the development standards for single-family dwelling units, while **Table 2-4** shows the development standards for high density residential dwelling units, including attached and multi-family units. These development standards also apply to stand alone residential structures permitted in the mixed use commercial/high density residential portion of the Plan area. **Table 2-5** illustrates the development standards for residential uses in vertical mixed use development in the mixed use commercial/high density residential portion of the Plan area.

**TABLE 2-2
RESIDENTIAL USE REGULATIONS**

Land Use	Residential Density			Mixed-Use Commercial/ High Density Residential1
	Low	Medium	High	
Single-Family Detached Dwellings				
Dwelling units on 6,000 SF lots and larger	P	P	X	X
Dwelling units on lots from 4,000 SF to 5,999 SF; duplex units on lots 3,400 SF and larger;	X	P	P	X
Cluster single-family development on lots 2,000 SF and larger (Allowed in Flex Lots only).	X	P	P	X
Multi-Family Dwellings				
Apartments, Town homes, Condominiums	X	P	P	P
10 or less dwelling units per acre	X	P	P	P
10 to 25 dwelling units per acre	X	X	P	P
Other Dwellings				
Mobile home and recreational vehicle parks	X	X	X	X
Senior citizen-designated multi-family units	X	X	P	P
Rest-, convalescent-, and nursing-homes	X	X	C	C
Other Uses				
Day care centers, nursery schools	C	C	C	C
Religious Facilities	C	C	C	C

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Land Use	Residential Density			Mixed-Use Commercial/ High Density Residential ¹
	Low	Medium	High	
Private and parochial schools	X	X	X	C
Museums and cultural centers	X	X	X	C
Country clubs	X	X	X	X
Commercial-operated public/private parking lots	X	X	X	X
Accessory Structures and Uses				
Secondary Residential Units**	P	X	X	X
Small family day care home (6 or fewer children)	P	P	P	P
Large family day care home (7-14 children)	C*	C*	C*	C
Small family care home (state-licensed 24 hour non-medical care for 6 or fewer persons)	P	P	P	X
Large family care home (state licensed 24 hour non-medical care for 7-14 persons)	C	C	C	C
Room and board for a maximum of two (2) persons within a single-family dwelling unit only	P	P	X	X
Home occupation	P	P	P	P
Private garages and carports	P	P	P	P
Private rooms and shelters, gazebos, laundry rooms, small buildings for personal storage, hobby rooms (non-business purposes)	P	P	X	X
Private greenhouses and gardens	P	P	X	X

"P" indicates that the use shall be permitted.

"C" indicates that the use may be acceptable with a conditional use permit.

"C*" indicates that the use requires a conditional use permit approved by the Planning Director.

"X" indicates that the use is prohibited.

¹Vertical mixed use opportunities including combinations of dwelling units, business and professional office uses and commercial uses within three-story structures are permitted in the mixed use commercial/high density residential area.

** Secondary residential units or second units are permitted on low-density lots but not on other lot types. Any secondary residential units developed in the Plan area are also subject to the regulations of Title 9, Division 4, Chapter 5 of the County of Imperial Land Use Ordinance. Secondary Residential Units shall require 4,500 square feet of lot area per unit.

**TABLE 2-3
LOW AND MEDIUM DENSITY, SINGLE-FAMILY RESIDENTIAL DEVELOPMENT STANDARDS**

Development Standards	Minimum Residential Lot Size (square feet)						
	10,000 or larger	6,000	5,000	4,000	3,400	2,000	3,1601 (lot within cluster of 4 lots)
General Requirements							
Maximum permitted dwelling units per lot	1*	1*	1*	1	1	1	1
Minimum covered off-street parking spaces required per dwelling unit	2	2	2	2	2	2	2

Development Standards	Minimum Residential Lot Size (square feet)						
	10,000 or larger	6,000	5,000	4,000	3,400	2,000	3,1601 (lot within cluster of 4 lots)
Off-street parking spaces per number of bedrooms							
3 to 4 bedrooms	2	2	2	2	2	2	2
5 to 6 bedrooms	3	3	3	3	3	3	3
7 to 8 bedrooms	4	4	4	4	4	4	4
9 or more bedrooms	.5 space pre additional bedroom						
Maximum structure height	35' / 2 stories**						
Minimum Lot Dimensions							
Minimum lot width ²	85'	60'	50'	40'	40'	40'	55'
Minimum street frontage ³	85'	60'	50'	40'	40'	40'	n/a
Minimum corner lot width ²	90'	70'	60'	50'	45'	45'	n/a
Minimum lot depth ⁴	100'	100'	100'	90'	85'	50'	57'
Minimum Setback Requirements							
Minimum front setback to habitable space	20'	20'	15'	15'	10'	7'	15'
Minimum front setback to garage door face ⁵	20'	20'	18'	18'	10'	7'	2' setback to private drive
Minimum front setback to porch ⁶	15'	15'	8'	8'	5'	5'	8'
Minimum interior side setback ⁷	5' / 7'9	5'	5'	5'	5'	5'	Minimum allowed by Fire Code
Minimum street side setback ^{8,9,10}	15'	15'	15'	10'	10'	10'	10'
Minimum rear setback ^{9,10}	20'	20'	20'	15'	15'	15'	15'
Minimum pool, spa, or pool/spa equipment setback ¹¹	5'	5'	5'	5'	5'	5'	5'
Additional Regulations	Any standard not specifically addressed by this Plan but regulated by the County Land Use Ordinance shall also apply.						

Notes to Table 2-3:

1. Includes shared private driveway serving four lots with private access easements for common use by all four lots.
2. Lot minimum widths shall be measured at the midpoint between the front and rear lot lines.
3. The minimum street frontage for any lot that fronts principally on a turnaround or curving street with a centerline radius of less than 100 feet is 60 percent of the length specified for that dwelling unit type.
4. Lot depths shall be measured along the midpoint of the lot widths extended to the front and rear yard lot lines.
5. The minimum front setback of 18 feet shall apply to roll-up garage doors that do not encroach into the front setback area while opening. For standard garage doors that encroach into the front setback area while opening, the minimum front setback shall be 20 feet.
6. Minimum porch dimensions are as follows: depth of 5 feet; width of 6 feet. Habitable space above or below porch must not encroach into the front setback to habitable space. A wrap-around porch on a corner lot may encroach a maximum of 2 feet into the required side yard setback.
7. Minimum interior setback shall be 5 feet on one side of lot line (with seven feet on the other) to maintain twelve feet of building separation. In the case of duplex units, setback is zero along the shared common wall.
8. Architectural projections (bay windows and other similar enclosed building elements) may be no wider than six feet (with a maximum combined total length of 10 feet for all projections on one side of a structure) and may encroach one foot into all setbacks but not within four feet of a building corner, provided building-to-building separation per fire code is respected.
9. Rear yard encroachment permitted to within five feet of lot line by non-habitable accessory structure (such as greenhouse, pool accessories, shade structure, shed) of one story in height or less.

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10. Rear yard encroachment permitted to lot line by non-habitable accessory structure (such as greenhouse, pool accessories, shade structure, shed) of five feet in height or less.

11. Pool or spa setbacks from the property lines and weight bearing structures in accordance with Imperial County Title 9.

* Plus no more than 1 accessory dwelling unit.

** Building height means the vertical distance from the finished grade to the highest point of the coping of a flat roof, or to the deck line of a mansard roof, or to the average height of the highest gable of a pitch or hip roof.

**TABLE 2-4
HIGH DENSITY RESIDENTIAL DEVELOPMENT STANDARDS***

Development Standards	High Density Residential		
	Attached	Multi-family	
General Requirements			
Maximum permitted dwelling units per gross acre (Flex Lots & Multi-Family Lots)	20	25	
Maximum structure height (ft/stories)	42'/3 stories	45' / 3 stories	
Minimum private open space (per unit) ¹	160 SF	100 SF	
Off street parking spaces required per DU	Varies by quantity and type of units ²		
Minimum Lot Dimensions	n/a		
Minimum Setback Requirements			
Minimum front setback to habitable space ³	15'	15'	
Minimum front setback to garage door face ⁴	18'	18'	
Minimum front setback to porch ^{3,5}	8'	8'	
Minimum side setback (attached units) ⁶	0'	0'	
Minimum side setback to adjacent lot ⁶	5'	15'	
Minimum distance from building to building on same lot ⁶	n/a	Min. allocated by fire code	Min. allocated by fire code
Minimum street side setback	10'	15'	15'
Minimum rear setback ⁴	15'	15'	15'
Additional regulations	Any standard not specifically addressed by this Plan but regulated by the County Land Use Ordinance shall also apply.		

Notes to Table 2-4:

1. Minimum depth of eight feet required for private open space. Private open space may include balconies or decks attached to separate units.
2. 1-Bedroom or studio unit-1 covered space + 0.5 uncovered space, 2-Bedroom unit-2 covered spaces, three or more Bedroom unit-2 covered spaces + 0.25 uncovered spaces. Age restricted unit – 1 covered space. One additional space per five units to be used as guest parking regardless of unit size or household type. Parking areas for tenants shall be located within 150' of the dwelling unit they serve.
3. For Flex Lots front lot setbacks, garage door face, and front porches on 2,000 to 3,400 square foot lots see Table 2-3.
4. The minimum front setback of 18 feet shall apply to roll-up garage doors that do not encroach into the front setback area while opening. For garage doors that encroach into the front setback area while opening, the minimum front setback shall be 20 feet. Minimum setback from the alley to garage door face for rear load units is 5 feet.
5. Porch depth is a minimum of five feet. Habitable space above or below porch must not encroach into the front setback to habitable space.
6. Architectural projections (bay windows and other similar enclosed building elements) may be no wider than six feet (with a maximum combined total length of 10 feet for all projections on one side of a structure) and may encroach one foot into all setbacks but not within four feet of a building corner. Uncovered decks, balconies and trellises may encroach into setbacks, no deeper than seven feet and no closer than 18 inches from a property line.

* These development standards also apply to stand alone residential structures permitted in the mixed use commercial/high density residential portion of the Plan area.

**TABLE 2-5
MIXED USE COMMERCIAL/HIGH DENSITY RESIDENTIAL DEVELOPMENT STANDARDS***

Development Standards	High Density Residential	
	Attached	Multi-family
General Requirements		
Maximum permitted dwelling units per gross acre	20	25
Maximum structure height (ft/stories)	42'/3 stories	45' / 3 stories or 2 stories over commercial
Minimum private open space (per unit) ¹	160 SF	100 SF
Off street parking spaces required per DU	Varies by quantity and type of units ²	
Minimum Lot Dimensions	n/a	
Minimum Setback Requirements		
Minimum building/structure setback from roadway	20'	20'
Minimum building/structure setback from lot line	15'	15'
Minimum building/structure setback from adjacent building/structure	15'	15'
Additional regulations	Any standard not specifically addressed by this Plan but regulated by the County Land Use Ordinance shall also apply.	

Notes to Table 2-5:

1. Minimum depth of eight feet required for private open space. Private open space may include balconies or decks attached to separate units.
2. 1-Bedroom or studio unit-1 covered space + 0.5 uncovered space, 2-Bedroom unit-2 covered spaces, three or more Bedroom unit-2 covered spaces + 0.25 uncovered spaces. Age restricted unit – 1 covered space. One additional space per five units to be used as guest parking regardless of unit size or household type. Parking areas for tenants shall be located within 150' of the dwelling unit they serve. Additionally, residential parking shall be reserved and segregated from commercial parking in vertical mixed use structures which includes combinations of dwelling units, business and professional office uses and commercial uses within three-story vertical mixed use structures.
3. The minimum front setback of 18 feet shall apply to roll-up garage doors that do not encroach into the front setback area while opening. For garage doors that encroach into the front setback area while opening, the minimum front setback shall be 20 feet.
4. Minimum setback from the alley to garage door face for rear load units is 5 feet.
5. Porch depth is a minimum of five feet. Habitable space above or below porch must not encroach into the front setback to habitable space.
6. Architectural projections (bay windows and other similar enclosed building elements) may be no wider than six feet (with a maximum combined total length of 10 feet for all projections on one side of a structure) and may encroach one foot into all setbacks but not within four feet of a building corner. Uncovered decks, balconies and trellises may encroach into setbacks, no deeper than seven feet and no closer than 18 inches from a property line.

* Refer to Table 2-6 for commercial uses in the mixed use commercial/high density residential area.

2.5.3 RESIDENTIAL DESIGN STANDARDS

The following design standards are intended to assist the designer in understanding the requirements pertaining to the proposed residential development within the McCabe Ranch II Specific Plan. These standards provide good examples of potential design solutions and interpretations of the various mandatory development standards. They are intended to ensure a high level of design quality while at the same time providing the flexibility necessary to encourage creativity on the part of project designers. These standards are also intended to promote development that is walkable, safe, and representative of traditional neighborhood design principles.

2.5.4 SINGLE-FAMILY RESIDENTIAL DESIGN STANDARDS

Site Planning and Orientation. Single family residential development is subject to the following site planning and orientation standards:

- **Housing Diversity** – The McCabe Ranch II Specific Plan shall include a variety of compatible housing types and styles.
- **Housing Design and Orientation** – Houses will be oriented to the public right-of-way and public parks with entries, balconies, porches and other architectural features to enliven the public realm and provide “eyes on the street.” Buildings shall be sited in such a way that the building promotes a sense of community and does not appear isolated from the street and surrounding buildings.
- **Lot Orientation** – Lots located on curves or at corners can often be oriented in a different direction than lots at mid-block. Such lots, therefore, can be non-rectangular and angled on the street.
- **Garages** – With the exception of duplex lots, garages must be located and designed so that garage doors are not the visually dominant features of the street façade. Side-drive garages located behind the principal residential façade are preferred over other garage types to reduce the visual prominence of the garage on the streetscape. Side-drive garages have longer driveways, which allow the garage to be placed farther back from the street. They can be attached or detached from the residence.

Garage location, configuration and access shall be dictated by the type of garage and the building type/lot size to which it is associated. Where building type or lot size makes the provision of a side-drive garage infeasible, a recessed and swing-in garage may be provided. These garage types and three-car garages are described below:

- **Recessed Garages** – Recessed Garages are front entry garages accessed from a public street. They have a larger front setback than the main residence and are usually attached to the main residence. All recessed garages shall be set back from the front lot line at least eighteen feet (18') with roll-up door, or twenty feet (20') with a swing-up type door to provide adequate parking area on the driveway. All garages shall be recessed a minimum of five feet (5') behind the street façade of the principal residential structure. Residence façades in the same plane as a recessed garage should be enhanced with a front porch or other design elements. Front entry garages that are on the same building plane as the front door are prohibited.
- **Swing-in Garages** – Swing-in Garages are oriented such that the door is perpendicular to the public street. These structures may be attached to the principal residential structure and the garage door is perpendicular to the street. Swing-in garages have a front setback of a minimum 10 feet from the public right-of-way to the street side of the garage. In order to maintain lively and walkable neighborhoods, the street façade of the garage shall have the same architectural detail as the street façade of the principal residential structure. In addition, swing-in garages shall not exceed 2 cars in width.
- **Three-car garages** – Three-car garages must be split into regular and swing in garage or tandem arrangement. For homes with four or more parking shall follow the three-car garage layout to ensure that the garage is not the visually dominant feature of the lot.

- All garage doors shall be architecturally compatible with the principal residential structure; all garage doors shall incorporate one or more of the following: windows, raised or recessed panels, and/or another architectural feature. Solid, blank garage doors shall be prohibited.
- Varied garage placements are encouraged to break up the monotony of all garage doors being parallel to the street.
- A variety of different yet compatible garage door designs shall be used throughout each residential neighborhood to ensure variety. The design of the garage door shall relate to the particular architectural style selected for the structure.

Lighting. Dark night skies are a unique resource in rural communities and shall be preserved for future generations to enjoy through the following measures:

- Streetlights should be provided as necessary for safety as determined by the County Engineer.
- Spillover lighting shall be minimized through careful selection of the appropriate light standard and light source.
- Light shields shall be utilized on all outdoor lighting standards to prevent light from being directed above the horizontal plane.
- Standard lighting shall be low pressure sodium lights. Public parks and paseos shall be illuminated with low source lighting elevated not more than 16 feet including bollard lighting and pole lighting.
- Single-family residences may have outdoor lighting for safety and security. Light shields shall be required to prevent excessive light spill over. Walkways, stairs, and drives may be illuminated with down-lighting, low voltage lighting or light sources with directional shields.
- Gentle up-lighting may be used to highlight significant architectural features and landscape elements as long as light is not obtrusive to adjacent homes.
- Lighting plans including location, type, materials, details and photometrics of all project lighting shall be submitted concurrent with building permits.

Mass and Scale. Scale and mass are important characteristics of buildings within single-family neighborhoods. Mass and scale should be similar within neighborhoods to create visual consistency. Residential development is subject to the following standards addressing mass and scale:

- The mass and scale of each structure shall relate to the use of the structure as a single-family residence and shall not overwhelm or dominate its surroundings.
- Combinations of one and two-story elements on the same building are encouraged to create visual diversity. Building mass should be articulated to the extent practical to reflect the architectural style.
- Building mass should reflect a reasonable relation to the size of the lot.
- Architectural elements such as chimneys, balconies, porches, and pot shelves are encouraged to be provided for visual diversity.

- Balconies, gables, eaves and other projections may be used to break up simple architectural forms.
- Architectural elements of buildings shall be designed to avoid box-like structures.
- Courtyards, if appropriate to the style, may be used to break up the building mass.

Architecture. Single-family residential development in the Plan area is subject to the following architectural standards:

- **Architectural Style**
 - All residential structures shall be of high quality architectural styles that complement the community and each other.
 - Individual dwelling units shall be distinguishable from one another to reduce monotony and provide an interesting streetscape.
 - Structures shall be made visually and architecturally pleasing by varying the height, color, setback, materials, texture, landscaping, trim, and roof shape.
 - Architectural details and exterior colors shall reinforce and enhance the architectural form and style of the structure.
- **Porches, Windows, and Entry Features.** Attractive front doors, windows, and front porches are strongly encouraged to promote neighborhood interaction and walkable residential streets. All front entrance areas, windows, and porches shall be oriented toward, and easily recognizable from, the public right-of-way and public streets.
 - Porches are encouraged to be covered and extend at least six feet in width along the front wall of the house, not including the garage face. Porches must also be compatible with, and complementary to, the architectural style of the residential structure. Porches may be raised or at ground level and porch floors shall be constructed of hard surface materials such as concrete, wood, tile, brick, or cut or flat stone.
 - Windows and entry features shall be emphasized instead of garage doors on street facades of all principal residential structures. Window and front entry door design shall also be compatible and complementary to the building design of the principal residential structure. The rhythm, size, and proportions of windows and entry features should be consistent for all buildings in a neighborhood. Entryways and windows shall be oriented toward and easily recognizable from the street. In addition, window and front entry door placement shall maximize visibility of the street.
 - Entry features may be accompanied by a projecting overhead element such as a shed, arch, or gable providing roof coverage and weather protection. Entry features shall be an integral architectural feature compatible with the main structure.
 - Window placement should provide for natural light and effective cross ventilation. The design of each dwelling unit shall consider the home's solar orientation for window placement. South- and west-facing windows not shaded by roof overhangs could be shaded with bracketed trellises or awnings. Tailoring window placement to the home's location creates an enhanced streetscape composed of alternating elevations that vary for practical, ecologically sound reasons.

- Simple, unadorned aluminum or similar windows shall be prohibited on any wall visible from a public right-of-way, including building rear elevations facing public right-of-ways. Accent features such as sills, shutters, false canopies, and multi-paned windows shall be used.
- **Building Elevations**
 - Building elevations should be harmonious and compatible with the design elements of the architectural style of the building.
 - Building elevations should be varied and articulated to provide visual interest to the street and pedestrians.
 - Building elevations visible from the public right-of-way and public spaces shall have the same architectural detail as the front elevation.
- **Facade and Roof Articulation**
 - Long, uninterrupted exterior walls in excess of thirty feet shall be avoided on all structures visible from public streets and parks. Larger wall and roof planes are encouraged to include three dimensional features such as porches, balconies, bay window, dormers and similar features.
 - The integration of varied texture, relief, color and design accents on building walls can soften the architecture and is encouraged.
 - For sloped roofs, both vertical and horizontal articulation is encouraged. Rooflines shall be compatible with the design and scale of surrounding dwellings. Roof articulation may be achieved by changes in plane of no less than two and one-half feet and/or the use of traditional roof forms such as gables, hips and dormers. Flat roofs and A-frame type roofs are discouraged unless appropriate to the architectural style of the dwelling.
 - Gable, hip or shed roof forms should be utilized, consistent with the architectural style of the building.
 - Roof pitch may vary from flat to 6:12 according to the style. Varied plate heights and ridge heights may be used to create offsets in the ridgeline to better articulate roof forms and building massing.
 - Roof forms, materials and colors of garages or other detached structures shall be designed to reflect the character and materials of the principal residential structure. While they may vary in color, roof form or materials they must complement the general architecture of the main structure.
 - Roof materials should be appropriate to the style of the house, roof form, and slope. Heavier or more complex roofing materials (tile, concrete tiles) should be placed on simpler roofs - if they are used on complex roofs, they can cause leakage or unnecessary problems. Conversely, more complex roofs require monolithic, simpler materials (shingles). The allowable materials for roofs include tile, slate, concrete tiles, and thicker architectural grade shingles. Built-up asphalt on flat roofs is permitted, while metal is not.

- **Varied Structure Design** – The design of structures within the development shall be varied. A reasonable difference in the massing and composition and finish materials of each adjacent house shall be accomplished in order to reduce monotony and create variety and interest. Each street block shall include a variety of models and building elevations.
- **Materials and Colors**
 - Materials and colors shall be consistently applied on all street facades and be chosen to work harmoniously with adjacent materials and architectural style.
 - Varying the roof and building colors from dwelling to dwelling is encouraged.
 - All structures on a site shall have a consistent and complementary color scheme (including the roof color).
 - Building materials and colors should compliment the corresponding architectural style and natural environment surrounding the project. In general, subdued colors are more appropriate on the body of a structure with brighter or bold colors generally limited to architectural details and window and door trim. Garish or overly bold colors shall be avoided.
 - Stucco, natural or artificial stone having the necessary fire retardant characteristics, is encouraged for exterior surfaces.
 - Color is intended as a primary theme element, and color values should be selected according to the design theme of the home.
 - Accent color should be used for shutters, awnings, trim, fascia, balcony rails, inlaid tile bands or cornice bands, and should relate to the architectural form and character of the building.
 - Asphalt paving is prohibited for driveways.
- **Accessory Structures** – The design of accessory structures shall be architecturally compatible with the principal residential structure through the use of consistent architectural style, exterior building and roofing colors and materials, and landscaping.
- **Additional Building Components**
 - Gutters and downspouts should be placed so as not to detract from or compete with the architectural design of the building.
 - Exposed gutters and downspouts should be painted to match adjacent roof, fascia, trim or wall colors.
 - All flashing, sheet metal, vents and pipes should be painted to match the adjacent surface.
 - If provided, skylights should be incorporated into the roof design to provide natural light and passive solar energy. Frame color should blend with the surrounding roof color, natural aluminum frames are not allowed.
 - Solar panels, if used, should be integrated into the roof design.

- **Landscape Architecture** – All areas on a residential lot that are not covered by structures, drives, parking or hardscape shall be appropriately landscaped and maintained by the property owner.
 - Trees and plants are encouraged to be used as screening to enhance residential privacy.
 - The landscaping installed shall primarily consist of drought-tolerant species requiring minimal irrigation, fertilization, and maintenance.
 - The use of rocks, boulders, and earthen berms are strongly encouraged to create visual interest.
 - Vegetative ground cover should be maximized to absorb rainwater and reduce runoff. Permeable surfaces should be used whenever possible to reduce runoff from paving.
 - The generous use and thoughtful placement of trees with regard to solar orientation shall be encouraged so as to provide adequate shade for both dwellings and private open space.
 - Entrances to alleys should be landscaped. Walls in alleys abutting residential uses shall be screened with landscaping such as clinging vines, rocks, or other low-maintenance solutions. Landscape areas including trees adjacent and between garages in alley-loaded residential areas are encouraged.
- **Screening** – Any heating or cooling equipment or other mechanical equipment, whether on the roof, side of structure or ground, shall be screened. The method of screening must be architecturally compatible in terms of materials, color, shape and size and shall blend with the building design.
- **Walls and Fences** –The Plan area utilizes a wall and fence hierarchy that is an integral component of the community. This system of walls and fences includes '*perimeter*' walls, '*community*' walls, and '*private*' walls and fences. As described below, some walls are required and some are merely recommended. Refer to **Figure 2-12** Wall Location Plan which illustrates the general location of the required perimeter and community walls.
 - First, *perimeter* walls define the limits of the community and buffer the neighborhoods from undesirable noise and visual impacts of the surrounding roadways. At entry locations to the Plan area, the perimeter walls shall be physically or visually integrated into entry features that emphasize the design style of the community and function as enhanced focal points. Along State Route 86, Dogwood Road, and McCabe Road, the perimeter wall is atop a landscaped berm (See **Figure 3-4**).
 - Second, *community* walls extend the visual themes established by the perimeter walls into the Plan area. The community walls extend from the entry features along both sides of each entry road to an appropriate end point at an intersecting street. The Main Entry Parkway differs from this condition as the edges of the commercial land use area. Additional community walls are recommended and may be added at the project developer's discretion to delineate or enhance other public spaces or streetscapes.
 - Third, *private* walls and fences delineate individual lot lines or are for decorative use within residential blocks. Specific wall and/or fence designs are not required by this Specific Plan. Private walls and fences where desired will be constructed by the

individual homebuilders in accordance with the design theme for the specific neighborhood, and will be maintained by the individual homeowner. In some cases, a community wall to delineate the division between individual lots and public spaces is recommended and may be used at the project developer's discretion. Where a lot line is not delineated by a community wall, a private wall or fence may be used.

The following wall and fence mandatory requirements reinforce the consistent identity of the community and help to create a visual continuity that will contribute to the Plan area's overall aesthetic quality:

- Partial community walls and fences are permitted at side yard facing street conditions spanning the rear 50% of the side lot line from the rear lot line to an architecturally suitable end point adjacent to the dwelling. The wall shall be a minimum of 10 feet from the public right-of-way.
- Full community walls are required at rear lot line facing street condition.
- No walls or fences above 3 feet in height are permitted in front yard setbacks.
- Walls and fences shall not exceed 6 feet in height unless a taller wall is specifically required for sound attenuation purposes at the perimeter Plan area only. The height of a wall shall be measured vertically from the highest point at ground level immediately adjacent to the base of wall to the highest point at the top of the wall.
- Where possible, walls and fences are to be integrated with adjacent structures and extend into landscaped areas to blend buildings into their surrounding environments.
- Walls and fences shall be set back from the sidewalk by a landscape easement per street sections in **Chapter 3.0** Circulation Plan. This easement softens the appearance of the wall with vegetation to improve the aesthetic quality of the community. All walls, fences and hedges shall be subject to the height and visibility requirements of the Fences section of the Land Use Ordinance.
- Pilasters or other vertical elements shall be provided at appropriate intervals to break up long horizontal lengths of walls and fences.
- Perimeter walls may be of simple concrete block construction with wall covering vines to provide interest as well as discourage graffiti.
- All walls and fences visible from a public right-of-way shall be constructed of materials, colors, and textures that are consistent throughout the development and are in harmony with the overall theme and character of the development.
- All walls shall be constructed of materials durable in the desert environment. The use of wood is discouraged as it is not durable in these arid conditions.
- Perimeter walls (and any other wall used for sound attenuation) should consist of either concrete block or stucco with capped pilasters.
- On all walls and fences, attention should be paid to railing and cap details.
- The use of a single color and texture of fencing or walls within a builder product area will be encouraged to create a continuity of color, although harmonious diversity and moderate variation are also encouraged when considering the Plan area as a whole.

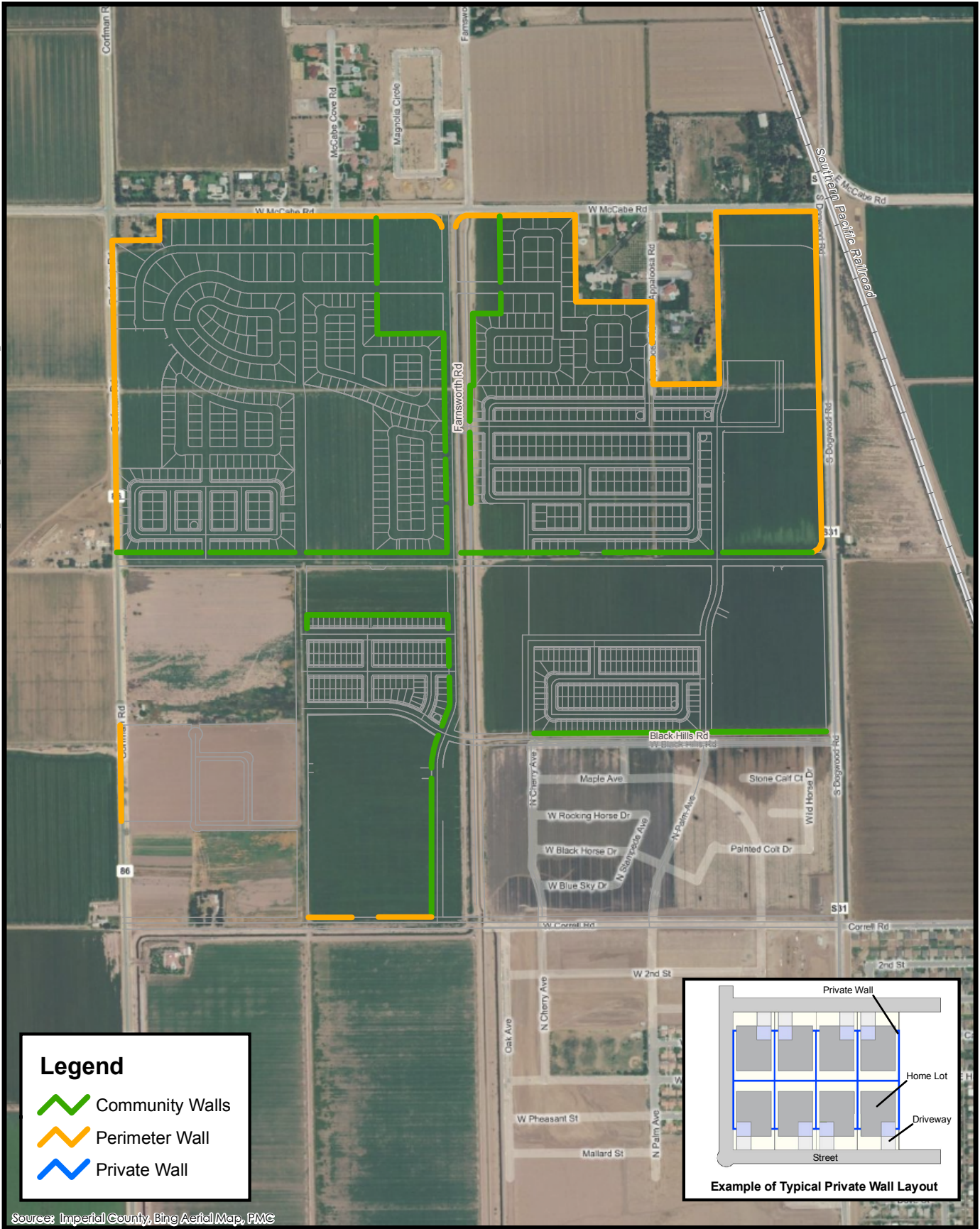


Figure 2-12
Wall Location Plan

2.5.5 HIGH DENSITY MULTI-FAMILY DESIGN STANDARDS

These standards apply to all high density multi-family residential development land use areas and the residential portion of the mixed use commercial/high density residential land use area.

Site Planning and Building Orientation. The following site planning and orientation standards apply to high density multi-family residential development land use areas and the residential portion of the mixed use commercial/high density residential land use area

- Multi-family developments shall be composed of multi-unit buildings with a strong architectural orientation toward the street, entry features such as covered entries that provide direct access to the street, and parking areas that are located to the rear of the units.
- Designs should emphasize the main entrance, place shared facilities in locations easily accessible to all units, and locate buildings in a manner that respects the street and reinforces the streetscape.
- Multi-family developments surrounded by high walls, parking lots, and rows of carports are to be avoided.
- The following specific design standards apply:
 - The front yard setback of a building should be similar to the average setback lines of the buildings located to either side of the building.
 - Buildings located adjacent to streets must face onto the street, or may be grouped around a central green in a configuration which as a whole fronts the street.
 - When buildings front onto a public street, park, or other public area, the street façade(s) and building entries must orient to the street.
 - Building orientation should relate to adjacent uses.
 - Functional covered balconies, decks, covered porches, and other architectural detailing that reflect the style of the building are encouraged.
 - The use of offset window, door, and exterior deck placement to preserve visual privacy for individual units is encouraged.
 - Site buildings to take advantage of open space views, courtyard open spaces or views to private recreational facilities.
 - Townhome buildings shall be limited to a range of three to eight units to avoid overly long building elevations.
 - Pedestrian circulation should be sited with adequate separation from vehicular traffic.
 - Pedestrian walkways should be provided to link dwelling units with facilities within the multi-family project, such as common open space, plazas and courtyards, parking areas, and public sidewalks and paseos. Pedestrian facilities should also link multi-family project to adjacent uses.

- Common facilities shall be located centrally and linked to common outdoor open space.
- Multi-family units shall be uniformly clustered and evenly dispersed throughout the dedicated multi-family areas in the site plan.
- **Visibility** – Whenever possible, design and placement of residential dwellings and other features shall maximize visibility and encourage social interaction. This includes building orientation, placement of windows, doors and balconies, buildings and site entrances, placement and type of landscape materials, types of walls and fences and other physical obstructions.
- **Project Entries** – Project entry areas provide the resident and visitor with an enhanced image of the project and create a positive identity for the development. They should be prominent and visible by providing an attractive area with landscaping, open space areas, and project directories. Multi-family project should provide as many private, ground-level entries to individual units as possible. Special attention should be given to hardscape and landscape treatments to enhance the overall project image.
- **Entry Drives** – The principal vehicular access into a multi-family housing project shall be through an entry drive rather than a parking drive whenever possible. Colored, textured paving treatment at entry drives is encouraged for a minimum length of ten feet (10') located immediately adjacent to the street right-of-way. Landscaping, use of entry monumentation, shade structures and site design should frame and distinguish entry drives and complement the theme of the development.
- **Parking and Drives** – Large, monotonous and undivided parking lots shall not be permitted in multi-family projects. Multiple smaller-scale parking lots shall be provided.
 - Parking areas shall be located to the rear of residential structures or within the interior of the development to allow residential units to front on the street. Dispersed parking courts located to the side of the units are the preferred alternative when environmental considerations or site constraints preclude such parking locations.
 - Parking courts shall be screened from view of adjacent streets in such cases and shall not be located closer to the street than the street facade building line of the principal residential structure.
 - Parking lots should be designed and provided with adequate lighting to ensure pedestrian safety.
 - Landscape bulb-outs in parking areas shall, wherever possible, align with major building entrances to provide pedestrian access to the building entrance from a parking court or drive. Bulb-outs that align with entrances should be at least two car spaces wide and should include a pathway as well as a vertical landscape or architectural element such as a trellis or a tree.
 - Perimeter parking driveways are discouraged.
 - Parking areas should allow easy access and surveillance from housing units.
 - Guest parking should be distributed throughout the development and clearly identified.
 - Residential parking areas shall be separate from commercial areas.

- **Garages**
 - Garages and carports shall be architecturally consistent and integrated with the buildings.
 - Individual garages within residential structures shall be enclosed behind garage doors.
 - Townhouse dwellings that front public streets shall have garages accessible from alleys or internal drives located at the rear of the project.
 - Garages in multi-family developments shall be accessible only from the interior of a development and garage doors shall be oriented to face away from public streets.
 - Garages should be distributed throughout a development to ensure convenient access from residential units.
- **Carports** – Where carports are permitted at apartments only, they must follow the same criteria for spatial arrangement as parking courts. Carports may be incorporated with patio walls or used to define public and private open space, but incorporating carports into exterior project walls adjacent to streets is prohibited. The ends of each cluster of carports shall be landscaped if visible from public or private streets, or adjacent properties.
- **Mailboxes** – Groups of mailboxes shall be provided within the interior of multiple-family residential developments to maximize efficient pedestrian access.
- **Usable Open Space**
 - All residential units shall have safe and efficient access to usable public or private open space that affords opportunity for recreation and/or social activities. The design and orientation of these areas should be sheltered from the wind, noise and traffic on adjacent streets, and incompatible uses to a reasonable extent.
 - Required common open spaces shall be conveniently and centrally located to the majority of units in the development to promote a sense of community. Open space areas located within center courtyards are encouraged to provide residents with privacy and security.
 - Undifferentiated, empty outdoor open spaces shall be avoided.
 - Common usable open spaces and children's play areas shall be visible from individual units and/or shared facilities such as laundry facilities and community rooms to provide passive visual surveillance. They shall be linked to the internal pedestrian system of the development as well.
 - All usable open space areas shall have appropriate lighting and be regularly maintained.
 - Fencing, walls, landscaping or other mechanisms should be used to define the boundaries between public and private outdoor open space.
- **Dwelling Unit Access.** The use of long, monotonous access balconies and corridors to provide access to five (5) or more units shall be prohibited. Instead, access points to units should be clustered in groups of four units or less. To the extent possible, the entrances to individual units shall be plainly visible from nearby parking areas and/or streets as

applicable. The use of distinctive architectural elements and materials to denote individual entrances is encouraged. Individual units located adjacent to a public street should be generally oriented to the street and include an entry feature such as porch that provides direct access to the street where possible.

- **Mass and Scale.** The scale of such projects shall be considered within the context of their surroundings. Large projects should be broken up into groups of structures. Buildings should avoid appearing like one large, undifferentiated mass by incorporating appropriate visual complexity. Multi-family developments should be designed to provide as many residential units as reasonably feasible within prescribed density limitations with individual identities. The use of single “mega-structures” shall be avoided in favor of structures that have a “human” scale through implementation of the following standards:
 - Eliminate box-like forms with large, unvaried roofs by using a variety of building forms and roof-shapes. This may be accomplished by creating clusters of units, variations in height, setback, and roof shape.
 - Combinations of one-, two-, and three-story elements on the same building are encouraged to create visual diversity.
 - Where multi-family projects are located adjacent to single-family residential areas, the taller elements of buildings should increasingly step back from adjacent single-family residences to provide attractive transition between structures and to reduce the visual appearance of mass.
 - Elements such as hipped and gable roof projections and varying recessions should be considered to provide visual relief of mass and bulk.
 - Orient buildings toward the street in a manner that continues the streetscape established in adjacent residential areas.
 - Architectural elements such as chimneys, balconies, porches, and pot shelves (consistent with the architectural style) should be provided for visual diversity.
 - To the extent feasible, entrances to individual units should be plainly visible from the street.
 - Units and buildings should be sited to maximize view opportunities to open spaces. The number of windows should be maximized to enhance view opportunities and make interior spaces feel larger.

Architecture The following architectural standards apply to residential development in the Plan area:

- **Facade and Roof Articulation** - Long, unbroken facades and box-like forms shall be avoided for all multi-family units. To the extent possible, each of the units shall be individually recognizable. For the façades and roofs, variation of planes and heights and the inclusion of elements such as balconies, porches, arcades, dormers and cross gables ameliorate the box-like appearance of long, flat walls and roofs of excessive height. Secondary hipped or gabled roofs covering the entire mass of a building are preferable to mansard roofs or segments of pitched roof applied at the structure's edge. The architectural design of structures shall consider the following:

- All building elevations shall be finished appropriately so as to provide continuity. Material changes are strongly encouraged to be accompanied by changes in plane.
 - Articulate building facades to portray a human scale that assigns identity to individual dwelling units.
 - Each building elevation should be designed with a proper visual balance and sense of cohesion, and all elevations, not just the front elevation, should have detailing appropriate to the style.
 - Incorporate building elements that provide architectural interest.
 - Varied ridge heights should be utilized to create offsets in the ridgeline to better articulate roof forms and building massing.
 - Roof colors and composition should vary within a project to add visual diversity.
 - Roof colors should generally be a neutral earth tone, avoiding high-contrast colors such as red, oranges or ceramic blue.
 - Roof materials should be concrete, clay, heavy asphalt shingle, or other fire resistant materials.
 - Roof forms, materials and colors of garages or other detached structures should be designed to reflect the character and materials of the primary structure.
- **Materials and Colors**
 - Stucco and combinations of stucco, stone or materials of a wood-like appearance, having the necessary fire retardant characteristics, are encouraged for exterior surfaces. Exterior building and roofing colors shall be appropriate to and enhance the architectural style and materials of the structure. Large areas of intense primary color will generally be avoided, as subdued colors are more appropriate for the structure's dominant overall color.
 - Use of stucco on larger mass buildings should be broken up or mixed with other materials.
 - Wherever possible, maintain the number of colors that appear on the structure's exterior at two or three to offer some accent but not so much as to make it aesthetically displeasing.
 - Accent color should be used for shutters, awnings, trim, fascia, balcony rails, inlaid tile bands or cornice bands, and should relate to the architectural form and character of the building.
 - Materials selected for multi-family projects shall be durable, require low maintenance, and be suitable for the local but arid climate. Piecemeal embellishment and frequent changes in materials shall be avoided, and a palette of materials that convey an image of quality and durability shall be used. Painted surfaces shall reinforce and be compatible with the architectural style of the buildings.

- **Exterior Stairs** – When provided, simple, clean, bold projections of stairways are encouraged to complement the architectural massing and form of the multi-family structure. Stairways shall be of smooth stucco, plaster, or wood, with accent trim of complementary colors and railings appropriate to the architectural style of the residential structure. Slender, open metal, prefabricated stairs are not allowed.
- **Accessory Structures**
 - Carports, detached garages and other accessory structures shall be designed as an integral part of the architecture of projects. They shall be similar in materials, colors and detail to the principal structure(s) of a development
 - Carports garages and other accessory structures shall have a roof design and pitch which complements the principal residential structure.
 - A carport’s vertical support structure shall have sufficient mass to be visually as well as structurally harmonious with the roof structure. Thin, unsubstantial appearing posts or poles shall be avoided.
 - Where garages are provided, doors shall appear set into walls rather than flush with the exterior wall.
- **Solar Panels.** Solar panels shall be integrated into the roof design to be flush with the roof slope or fixed to a sloping support structure for a flat roof. Frames shall be colored to match roof colors. A natural aluminum finish is strongly discouraged. Any mechanical equipment shall be enclosed and completely screened from view.
- **Additional Building Components**
 - Exposed gutters and downspouts should be painted to complement or match adjacent roof, fascia, trim or wall colors and not detract from the design of the building.
 - No exterior antennas are allowed with the exception of satellite television dishes with a small diameter so long as they are screened from view from public right-of-way.
 - All flashing, sheet metal, vents and pipes should be painted to match the adjacent surface.
 - Skylights should be incorporated into the roof design to provide natural light and passive solar energy. Frame color should blend with the surrounding roof color; natural aluminum frames are not allowed.
- **Landscape Architecture.** Multi-family projects should incorporate landscaping that defines spatial transitions and complements the building architecture to create a livable environment for residents and pleasant views from adjacent public and private areas. The following standards are provided specifically for multi-family development:
 - Paved areas, especially parking lots, should be shaded to the greatest extent feasible.
 - The provision of seating areas is strongly encouraged in landscaped areas. Such areas should be shaded.

- Landscaping should be used to create transitions between public and private space, and to define pedestrian walkways.
- Varied surfaces and/or decorative paving should be used to delineate pedestrian facilities from vehicular and parking areas.
- The landscape architecture design standards for single-family residential development discussed in Section 2.2.5 shall also apply to multi-family residential development.

Trash Enclosures. Trash enclosures with solid screening shall be distributed throughout a development and sited to allow vehicular access for pick-up vehicles and to minimize visual impact, especially from the public right-of-way.

Screening. The screening design standards for single-family residential development discussed in Section 2.2.5 shall also apply to multi-family residential development.

Fences, Walls, and Hedges. The fences, walls, and hedges design standards for single-family residential development discussed in Section 2.2.5 shall also apply to multi-family residential development.

2.5.6 GATED COMMUNITY LAND USE AND DEVELOPMENT STANDARDS

The following use regulations and development and design standards for the gated community.

Use Regulations

The detached single-family units on lots equal to or greater than 6,000 square feet shall be subject to the residential use regulations for low-density residential lots as set forth in **Table 2-2**. The detached single-family units on lots ranging from 3,800 to 5,999 square feet, and duplex dwelling units (two dwelling units sharing a common wall) on lots ranging in size from 3,400 to 5,999 square feet shall be subject to the residential use regulations for medium-density residential lots as set forth in **Table 2-2**.

Development Standards

The detached single-family dwelling units, including low- and medium-density lots shall be subject to the single-family development standards set forth in **Table 2-3** of Section 2.2.3. The duplex dwelling units shall also be subject to the development standards set forth in **Table 2-3** of Section 2.2.3.

Design Standards

The detached single-family dwelling units, including low- and medium-density shall be subject to the single-family design standards set forth in Section 2.2.5. The duplex dwelling units shall also be subject to the to the development standards set forth in Section 2.2.5. The multi-family units shall be subject to the multi-family design standards set fourth in Section 2.2.6.

2.6 VILLAGE COMMERCIAL

The centrally located Village Commercial area of the McCabe Ranch II Specific Plan provides conveniently accessible basic amenities and services to residents of the Plan area. Appropriate retail uses include, but are not limited to, gas/service stations, convenience stores, pharmacies, ice cream parlors, bakeries, video stores, and dry cleaners.

2.6.1 COMMERCIAL DEVELOPMENT AND DESIGN STANDARDS

Use Regulations and Design Standards

Commercial development in the Plan area is subject to the C-1 zone use regulations of the County of Imperial Land Use Ordinance. The C-1 zone is intended to provide for restricted commercial needs including business and professional offices and limited retail stores to serve local residents. The C-1 zone permits such uses as gas/service stations, food markets, restaurants and other eating establishments, and dry cleaners.

2.6.2 DEVELOPMENT STANDARDS

Table 2-6 identifies the development standards for commercial development in the McCabe Ranch II Specific Plan area.

**TABLE 2-6
COMMERCIAL DEVELOPMENT STANDARDS**

Development Standard	Commercial
Minimum building/structure setback from roadway	20'
Minimum building/structure setback from lot line	15'
Minimum building/structure setback from adjacent building/structure	15'
Maximum building/structure height	2 stories/35'
Minimum off-street parking required	Pursuant to the County of Imperial Land Use Ordinance based on proposed use.
Additional regulations	And standard not specifically addressed by this Plan but regulated by the County Land Use Ordinance shall also apply.

2.7 BUSINESS PARK COMMERCIAL

The Business Park Commercial area of the McCabe Ranch II Specific Plan provides an area intended to be a job sector generator and land for local economic activities providing multi-story office space buildings for lease or as commercial condos, business support services, and highway commercial uses. Located adjacent to State Route 86 it is anticipated that the commercial uses will benefit from drive-by businesses. Office uses can include but are not limited to doctor or dentist offices, small business or other general business services. Appropriate commercial uses include, but are not limited to, coffee shops, bakeries, ice cream parlors, video stores, dry cleaners, pharmacies, convenience stores, and grocery stores.

2.7.1 BUSINESS PARK COMMERCIAL DEVELOPMENT AND DESIGN STANDARDS

Use Regulations and Design Standards

Commercial development in the Plan area is subject to the C-2 zone use regulations of the County of Imperial Land Use Ordinance. The C-2 zone is intended to provide for restricted commercial needs including business and professional offices and limited retail stores to serve local residents. The C-2 zone permits such uses as business offices, doctors, attorney, government offices, along with more commercial uses such as gas/service stations, food

markets, restaurants and other eating establishments, and dry cleaners. It is also intended that the office buildings can be built and/or converted into office condominiums.

2.7.2 DEVELOPMENT STANDARDS

Table 2-7 identifies the development standards for commercial development in the McCabe Ranch II Specific Plan area.

**TABLE 2-7
BUSINESS PARK COMMERCIAL DEVELOPMENT STANDARDS**

Development Standard	Commercial
Minimum building/structure setback from roadway	20'
Minimum building/structure setback from lot line	15'
Minimum building/structure setback from adjacent building/structure	15'
Maximum building/structure height	3 stories/45'
Minimum off-street parking required	Pursuant to the County of Imperial Land Use Ordinance based on proposed use.
Additional regulations	And standard not specifically addressed by this Plan but regulated by the County Land Use Ordinance shall also apply.

2.8 MIXED USE COMMERCIAL OPTION

This section of the Plan discusses optional mixed use commercial element of the mixed use commercial/high density residential land use designation. The mixed use commercial area provides conveniently accessible basic amenities and services to residents of the McCabe Ranch II Specific Plan area and drive-by customers from SR-86. Office uses on ground or higher floors can include but are not limited to doctor or dentist offices, small business or other general business services. Appropriate commercial uses include, but are not limited to, coffee shops, bakeries, ice cream parlors, video stores, dry cleaners, pharmacies, convenience stores, and grocery stores.

Commercial development is located adjacent to residential development within a mixed use area in order to integrate different land uses within the Plan area. These uses are integrated through the use of unified architectural and landscaping themes for both residential and commercial structures, and human-scale design with strong pedestrian orientation. The mixed use commercial area also provides opportunity for vertical mixed use development in the form of second-story office uses or residential units above ground-floor commercial uses. The mixture of commercial, residential and office uses is provided to allow for economic flexibility as market conditions change over time, and to provide opportunity for development of a vibrant, vertical mixed use neighborhood center filled with activity throughout the day.

2.8.1 MIXED USE COMMERCIAL DEVELOPMENT STANDARDS

Use Regulations and Design Standards

Mixed use commercial development in the Plan area is subject to the C-2 zone use regulations of the County of Imperial Land Use Ordinance. The C-2 zone is intended to provide for restricted neighborhood commercial needs including business and professional offices and limited retail

stores to serve local residents. In addition to uses permitted in the C-2 zoning area, kiosks and second and third-story office space or residential units above ground floor commercial or office uses, shall also be permitted.

2.8.2 DEVELOPMENT STANDARDS

Table 2-8 identifies the development standards for mixed use commercial development in the McCabe Ranch II Specific Plan area. These standards apply only to vertical mixed uses including a mixture of residential and non-residential uses on the same parcel. Previous **Table 2-5** describes the residential portion of the mixed use commercial/high density residential development standards that could occur in this portion of the Plan area. Previous **Table 2-7** describes the commercial development standards for stand alone commercial uses within or outside of the mixed use area.

**TABLE 2-8
MIXED USE COMMERCIAL DEVELOPMENT STANDARDS**

Development Standard	Mixed Use Commercial
Minimum building/structure setback from roadway	20'
Minimum building/structure setback from lot line	15'
Minimum building/structure setback from adjacent building/structure	15'
Maximum building/structure height	3 stories/45'
Minimum off-street parking required	Pursuant to the County of Imperial Land Use Ordinance based on proposed use. In addition, parking areas for commercial uses in residential mixed use developments shall be segregated from residential parking areas.
Additional regulations	Mixed use commercial development is also subject to any standard not specifically addressed by this Plan but regulated by the Land Use Ordinance.

2.9 COMMERCIAL DESIGN STANDARDS (VILLAGE, BUSINESS PARK, & MIXED USE)

The following design standards are intended to assist the designer in understanding the requirements pertaining to all commercial development within the McCabe Ranch II Specific Plan. These mandatory standards provide examples of potential design solutions and interpretations of the various mandatory regulations. These standards ensure the highest level of design quality while at the same time providing the flexibility necessary to encourage creativity on the part of project designers. These standards are also intended to promote development that is walkable, safe, and representative of traditional neighborhood design principles.

General Design Principles – The following identifies general design principles for commercial development.

- **Desirable Elements** – The qualities and design elements for commercial and mixed use commercial structures and developments that are most desirable include:
 - Variation in building profile;
 - Richness of surface and texture;

- Significant wall articulation (i.e., insets, canopies, wing walls, trellises, etc.);
 - Pedestrian-orientation with a "human" scale;
 - Variation in sloped roof elements and cornice treatments;
 - Roof overhangs, arcades, awnings, and prominent/attractive entry features;
 - Regular or traditional window rhythm;
 - Outdoor dining areas;
 - Public art;
 - The use of trees, awnings, trellises, or other elements to provide shade;
 - Articulated mass and bulk;
 - Transparency;
 - Significant landscape and hardscape elements;
 - Prominent access driveways;
 - Street oriented primary building entrances;
 - Windows, doors, and balconies placed to facilitate natural surveillance;
 - Landscaped and screened parking;
 - Comprehensive sign programs; and
 - Orientation of buildings to the street.
- **Undesirable Elements** - The following elements are to be avoided:
 - Large blank, monotonous and unarticulated wall surfaces that contribute little to the streetscape and discourage natural surveillance;
 - Highly reflective surfaces;
 - Metal siding on the main facade;
 - Plastic siding;
 - Large Square "boxlike" structures;
 - Mix of unrelated styles (e.g., rustic wood shingles and polished chrome);
 - Large, out of scale signs with flashy colors;
 - Chain link fence and barbed wire

- Materials requiring high maintenance such as stained wood, shingles or metal siding; and
- Visible outdoor storage, loading, trash, and equipment areas

Site Planning. The following site planning standards are to be followed:

- Structures and other improvements should be sited in a manner that maximizes visibility of public areas (e.g., parking lots, plazas), and streets and alleys to maximize opportunities for people engaged in their normal behavior to observe the space around them.
- Buildings should be designed with the primary entrance oriented toward the street. Direct pedestrian access from sidewalks and paseos to building entrances shall be provided.
- When appropriate, new structures should be clustered to create plazas or pedestrian malls to prevent long “barracks-like” rows of structures. When clustering is impractical, a visual link between separate structures should be established through the use of an arcade system, trellis or other open structure. Multiple buildings on the site should have a strong spatial and functional relationship between them and are encouraged to have strong unifying pedestrian connections.
- Structures are to be sited in a manner that complements adjacent structures.
- Structures and on-site circulation systems shall be located to minimize pedestrian/vehicle conflicts where feasible. Structures should be linked to the public sidewalk with Americans with Disabilities Act (ADA)/Title 29 compliant textured paving.
- Landscaping and shade structures such as pergolas should be used to enhance the areas adjacent to structures.
- Where provided, spaces between structures should be utilized as pedestrian accessible areas with clear, recognizable shapes that reflect careful planning. Such spaces should provide amenities such as shade, benches, or fountains.
- Pedestrian walkways with enhanced paving and landscaping are encouraged. Such walkways should provide direct access from sidewalks or paseos to primary building entrances.
- Open space is to be combined where possible into larger aggregate, landscaped areas rather than equally distributing them into areas of low impact such as at building peripheries, behind a structure or in other areas of little impact to the public view.

Fences and Walls – Fences and walls shall be designed pursuant to the following standards:

- Except where required for a specific screening or security purpose, high walls shall not be used within commercial areas. When used, the intent is to keep the walls as low as possible while performing their screening and security functions.
- Where walls are used along property frontages, or screen walls are to be used to conceal storage and equipment areas, they should be designed to be compatible with surrounding architecture.

- Both sides of all perimeter walls or fences should be architecturally treated when visible from public or private streets and public areas such as parking lots and plazas. Landscaping should be used in combination with such walls wherever possible.
- When security fencing is used, it should be a combination of solid walls with pillars and decorative view ports, or short solid wall segments and wrought iron grill work.
- Long expanses of fence or wall surfaces should be offset or architecturally designed to prevent monotony. The use of contrasting elements and materials, such as tile, stone, or brick, or otherwise interesting design, is strongly encouraged to break up long expanses of fence or wall surfaces.
- Landscape pockets or vines on vertical surfaces should be integrated into fencing or screening the development as appropriate whenever feasible.

Mass and Scale

- Promote commercial structures with human scale through building articulation, orientation, and architectural elements such as porches, arcades, and windows to break up the mass. Building scale can be reduced to human-scale through the proper use of window patterns, structural bays, roof overhangs, siding, awnings, moldings, fixtures and other details.
- The scale of buildings should be carefully related to adjacent pedestrian areas (e.g., courtyards) and other structures.
- Large dominating structures should be broken up visually by: creating horizontal emphasis through the use of trim; adding three-dimensional architectural elements; and using combinations of complementary colors and landscape materials.

Architecture – Commercial development is subject to the following architectural standards:

- **Architectural Design** - Avoid the appearance of massive, bulky structures with implementation of the following measures:
 - Vary the planes of the exterior walls in depth and/or direction. Wall planes should not run in a continuous direction for more than 50 feet without an offset proportional to the building size or an architectural feature such as a column to provide visual interest.
 - Building height should be varied so that it appears to be divided into distinct massing elements.
 - Two-story structures should convey visual transition from the ground floor to the second floor through change in materials, colors, awnings, or other techniques to create human-scale.
 - Building facades should be articulated by use of color, arrangement of facade elements or a change in materials.
 - Landscaping and architectural detailing should be used at the ground floor level to lessen the impact of an otherwise bulky building.

- Recessed entries, arcades, and covered awnings are encouraged to provide human scale pedestrian orientation.
- Blank walls should be avoided at the ground floor levels. Utilize windows, trellises, wall articulation, arcades, change in materials, or other features.
- All building facades visible from public streets and public areas (such as parking areas) should be architecturally treated.
- Upper-story decks, balconies, and similar features are permitted subject to the following:
 - Balconies on the front façade should be located and designed to minimize conflicts with pedestrian traffic on the ground level
 - The scale of balconies shall be compatible with the structure to which they are attached
 - Balconies should not obscure visibility of signs or storefronts.
- Parapet walls should be used for screening flat roofs and articulating the building design. Such walls should include detailed architectural elements to define the building roofline. Low-pitched roofs with wide, overhanging eaves and decorative brackets may be used in conjunction with parapet walls.
- **Colors**
 - Exterior building and roofing colors should be appropriate to and enhance the architectural style and materials of the structure. Large areas of intense primary color should generally be avoided as subdued colors are more appropriate as the dominant overall color for a structure.
 - The color palette chosen for new structures should generally be compatible with the colors of adjacent structures. An exception is where the colors of adjacent structures strongly diverge from these design standards.
 - Wherever possible, minimize the number of colors appearing on the structure's exterior. Primary or bold colors may only be used to accent elements, such as door and window frames and architectural details.
 - Roof flashing, rain gutters, and downspouts, vents, and other roof protrusions should be finished to complement the adjacent materials and/or colors.
- **Materials** - Materials should be consistently applied on all facades and chosen to work harmoniously with adjacent materials. Piecemeal embellishment and frequent changes in materials should be avoided. Material changes should not occur at external corners, but may occur at reverse or interior corners or if located at least four feet from the edge of external corners.
- **Roof Treatments**
 - Commercial should have varied and interesting roof forms that are consistent with community design standards.

- All roof top equipment should be screened from public view by screening materials of the same nature as the structure's basic materials. Mechanical equipment should be located below the highest vertical element of the building. Unscreened plain equipment boxes are not acceptable. The following roof materials should not be used: corrugated metal (standing rib metal roofs are permitted); highly reflective surfaces (copper roofs may be considered); and illuminated roofing.
- **Windows and Building Entries**
 - The design and placement of windows shall be consistent for an entire structure.
 - The decoration of windows with architectural elements compatible with the structure's architectural style is encouraged.
- **Awnings and Canopies**
 - Awnings/canopies should not be located in a way that obscures transom windows, piers, pilasters, and other architectural building features and should generally be designed to project over individual doors and window openings where feasible.
 - The size of the awning/canopy shall be proportional in scale with the building to which it is attached.
 - The style of the awning/canopy should complement the architectural style of the building to which it is attached. Awnings should generally have a simple horizontal valance if located over rectangular or square window/door openings. Domed or barrel-shaped awnings are appropriate for buildings with arched window/door openings.
 - An awning/canopy with a single, solid color is preferred. The color of the awning/canopy should be compatible with and complement the exterior color(s) of the building.
 - Awnings/canopies should be regularly cleaned and kept free of visible defects and wear.
 - Awnings/canopies with signs shall require the issuance of a Sign Permit in accordance with the County of Imperial Land Use Ordinance.
- **Landscape Architecture**
 - Landscaping for commercial uses should be used to define specific areas by helping to focus on entrances to buildings and parking lots, define the edges of various land uses, provide transition between neighboring properties (buffering), and provide screening for loading and equipment areas.
 - Landscaping should be scaled to adjacent structures and be of appropriate size at maturity to accomplish its intended purpose.
 - Landscaping around the base of structures that face streets or parking areas is recommended to soften the edge of the structure. Landscaping should be accented at entrances to provide focus. Loading areas or service zones need not have perimeter landscaping if sufficient setback landscaping is in place.

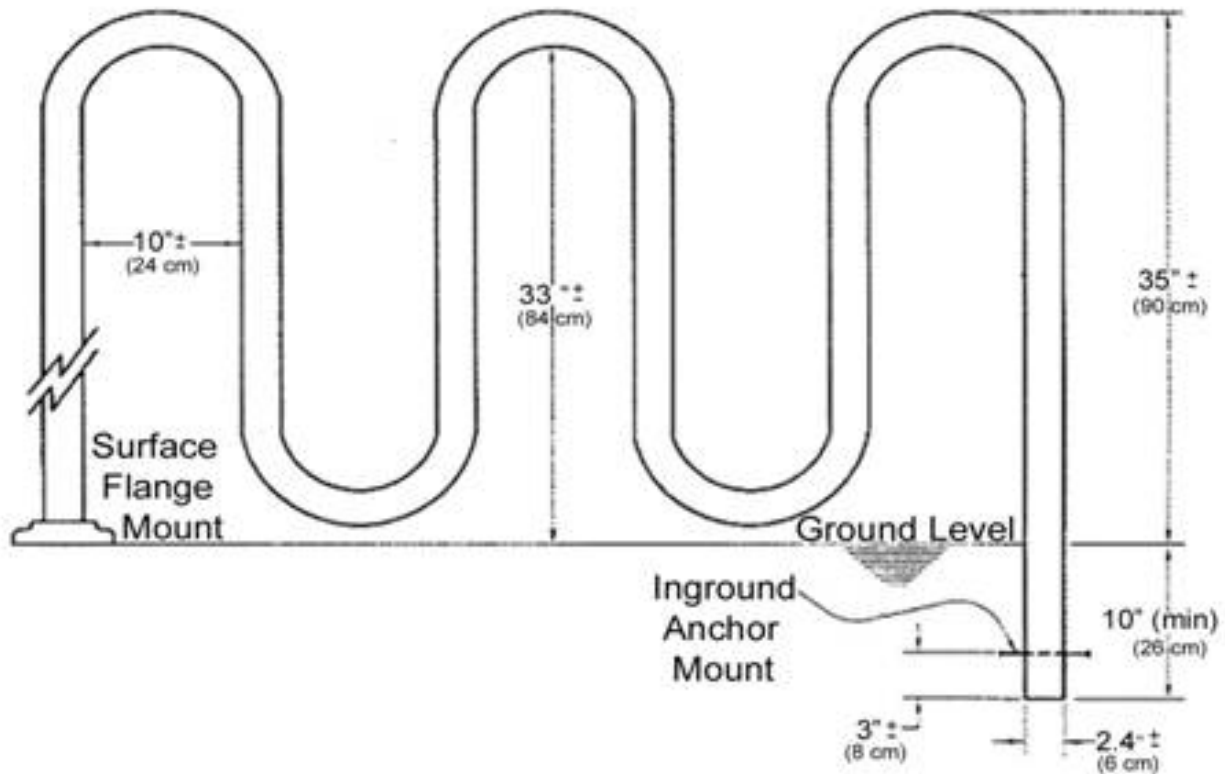
- Trees should be located throughout the parking lot and not simply at the ends of parking aisles. In order to be considered within the parking lot, trees should be located in planters that are bounded on at least three sides by parking area paving.
- Landscaping should be protected from vehicular and pedestrian encroachment by raised planting surfaces, depressed walks or the use of concrete curbs.
- Vines and climbing plants upon trellises, integrated with buildings, and perimeter walls are strongly encouraged.
- At maturity, trees should be able to be trimmed 10 feet above ground and shrubs should be maintained at a height of approximately three feet when visibility is a factor.
- All landscaping shall be irrigated by an automatic system.

Parking and Loading Areas - The following design standards supplement the parking and loading regulations of the County of Imperial Land Use Ordinance.

- **Parking and Circulation**

- Parking lot design should consider the following factors: ingress and egress with consideration to possible conflicts with street traffic; pedestrian and vehicular conflicts; on-site circulation and service vehicle zones; and the overall configuration and appearance of the parking area.
- Parking areas should be placed behind the building at the ground level where feasible. Parking areas should not be located along property frontage adjacent to State Route 86 and the Main Entry Parkway to the extent feasible. When visible from the public right-of-way or residential areas, parking areas should be screened to minimize the visibility of parked vehicles from the street.
- Separate vehicular and pedestrian circulation systems shall be provided. Pedestrian links between uses in commercial developments should be emphasized, including distinct pedestrian access from parking areas in large commercial developments, such as shopping centers. Driveways widths should be minimized and designed with maximum visibility to promote walkable streets.
- Parking aisles should be separated from vehicle circulation routes whenever possible. Parking areas should be designed so that pedestrians walk parallel to moving cars. The need for pedestrians to cross parking aisles and landscaped areas should be minimized.
- Parking areas should be landscaped, receiving interior as well as perimeter treatment.
- Parking areas should be separated from structures by either a raised concrete walkway or landscaped strip, preferably both. Situations where parking spaces directly abut structures should be avoided to the extent feasible.
- Where parking areas are connected, interior circulation should allow for a similar direction of travel and parking bays in all areas to reduce conflict at points of connection.

- Parking access points should be located as far as possible from street intersections so that adequate stacking room is provided. The number of access points should be limited to the minimum amount necessary to provide adequate circulation.
 - Parking areas and pedestrian walkways should be visible from structures to the greatest degree possible.
 - Parking areas which accommodate a significant number of vehicles should be divided into a series of connected smaller lots divided by landscaping or buildings.
 - Use an opaque landscaped wall, landscaped berm, or shrub planting to screen any parking which is visible from the street periphery. A combination of walls, berms and landscape material is required when parking abuts a street frontage. Where practical, lowering the grade of the parking lot from existing street elevations may aid in obscuring views of automobiles while promoting views of architectural elements of the structures beyond.
 - Service areas and parking shall be screened from the street and residential areas by trees, massed planting and decorative walls. Service roads should also act as accessible fire lanes.
 - Parking lot landscaping should be used to avoid expansive appearance of parking lots, provide shaded parking areas, and to mitigate acoustical impacts of the vehicles.
- **Bike Parking**
 - Bike parking must be provided in easily accessible locations from the street and paseo system and building entrance(s) it serves.
 - Bike parking shall be provided in a manner that does not interfere with pedestrian or vehicular circulation and shall be located near building entrances. Bike parking may be provided in a required landscape area provided the parking area is mounted on a concrete pad and direct access to/from the bike parking area is paved.
 - Bike parking facilities should be made out of a durable and strong material, permanently anchored to the ground, and designed such that cyclists can easily secure their bikes.
 - For each bike parking space required, a U-lock compatible, wave type, or other bike rack approved by the County Engineer shall be provided on-site to which a user can secure one wheel and the frame of a bike. An example U-lock compatible, wave type bike rack is shown below.



U-lock Compatible Wave-type Bike Rack

- The stationary component of a bike rack may be either a freestanding bike rack or a wall-mounted bracket. For long-term parking needs, such as secure bike parking for employees during work hours, bike lockers can be installed on-site to meet the bike parking requirements.
- Bike parking must be visible from the building it serves and sufficiently illuminated in order to provide security for parked bikes.
- **Screening**
 - Loading facilities, service areas, and mechanical equipment shall be screened from public view to encourage aesthetically pleasing commercial development as follows:
 - Loading facilities should be located at the rear of the site and screened from public view, when feasible.
 - Where solid enclosures are required for screening purposes, landscaping should be provided to screen solid enclosures from public view, especially where such areas abut primary streets or residential areas.
 - Mechanical equipment should be located behind a structure or on the roof. Such equipment shall be screened from public view with landscaping, parapet walls, or architectural features consistent with the design guidelines.

- Screening for outdoor storage (including cart storage and trash enclosures) should be determined by the height of the material or equipment being screened. When allowed by the provisions of the County Land Use Ordinance and this Specific Plan, exterior storage should be confined to portions of the site that are least visible.
- Where screening is required, a combination of elements should be used including solid masonry walls, berms, and landscaping. Chain link fencing is not permitted. Any outdoor equipment, whether on a roof, side of a structure or on the ground, should be appropriately screened from view. The method of screening should be architecturally integrated with the adjacent structure in terms of materials, color, shape and size. Where several individual pieces of equipment are located, a continuous screen is desirable.
- **Lighting**
 - Exterior lighting shall be provided with the goal of maintaining pedestrian safety and minimizing impacts to adjacent buildings and residential areas. Lighting fixtures should provide visual interest and be compatible with the architectural style and scale of the structure to which such fixtures are attached.
 - The use of exterior lighting to accentuate the building design and highlight architectural details is encouraged. Building entries, sign copy, and addresses should be highlighted with exterior lighting.
 - Flashing, blinking, or extremely bright lights are strongly discouraged.
 - Light shields shall be utilized on all outdoor lighting standards to prevent light from being directed above the horizontal plane and pollute the night sky.
- **Signage.** In addition to the County’s sign regulations in the Land Use Ordinance, signage for commercial development should follow the following guidelines:
 - Special signs, pavement and landscape enhancement should be provided at project entrances. Unified landscape and signs consistent with residential development is encouraged. Carefully scaled, pedestrian friendly store signs and graphics are encouraged.
 - Large illuminated signs should be comprised of individually cut and internally illuminated letters. Box/can type signs are not allowed. Wall signs may be front lit or have rear halo illumination.
- **Kiosks**
 - Where permitted, kiosks shall incorporate architectural style and color(s) compatible with surrounding buildings.

2.10 PARKS

2.10.1 MINI-, NEIGHBORHOOD, AND COMMUNITY PARKS PLAN

The McCabe Ranch II Specific Plan provides three types of public parks to encourage active recreation, social interaction, and passive enjoyment. The three types of public parks serve as focal points within the different sub-areas of the conventional residential neighborhood and gated community. The Community Park shall be developed by the developer and maintained by a special district, assessment district, or other entity acceptable to the County of Imperial. The Gated Community Parks may be maintained by a private assessment district or HOA facilities within their boundaries. Selected mini-parks located within the Flex Lots and Multi-Family Lots may also be developed entirely as private HOA facilities. Any HOA facility will not be included in the park credit calculation as illustrated in **Table 5-3** in Section 5.0 – Public Services and Facilities.

The residential neighborhoods are strategically located in relation to the extensive system of parks and recreation facilities to encourage a walkable community.

The convenient location of public open space is an important complement to a community containing compact lots. All the residents are located very close to these parks that provide abundant open space. The walkable community concept:

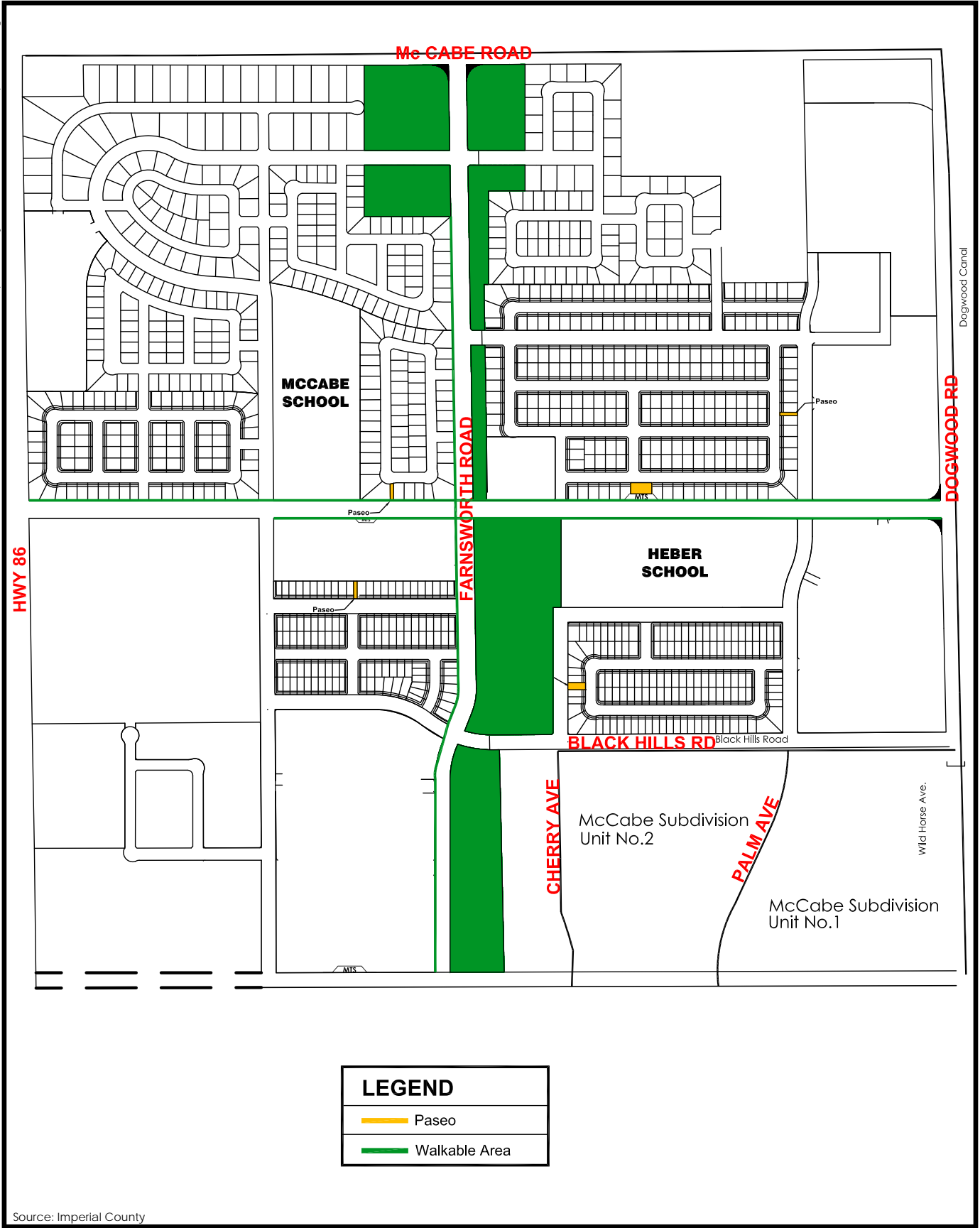
- Promotes healthy lifestyles;
- Reduces local vehicle traffic; and
- Promotes safety and security through increased social interaction.

The emphasis on public open space also fosters opportunity for social interaction and promotes strong community bonds and increased neighborhood identity. The conventional residential neighborhood and gated community are designed such that all residents are within five minutes or less walking distance to public parks and/or private recreation facilities and the opportunities for active and passive recreation, and social interaction which they afford.

The three types of public parks include: the community park; 6 neighborhood parks; and approximately 6 mini-parks (minimum one park per Flex Lot and Multi-Family Development). The locations of these parks are depicted graphically in **Figure 5-1** (Section 5.0). The centrally-located community park is intended to serve both the McCabe Ranch II community and the surrounding region.

A system of smaller neighborhood parks, mini-parks and paseos radiates from the community park throughout the sub-areas of the conventional residential neighborhood to provide recreation and social interaction within walking distance of all homes. The neighborhood parks (gated or open) are smaller than the community park and function as focal points, neighborhood centers, and casual meeting places for the residential neighborhoods surrounding the community park.

The mini-parks provide additional park space to ensure that nearly all residents are within a three to five minute walk of open space. An extensive pedestrian paseo and walkway system connects the individual parks and recreational facilities into a cohesive open space system that facilitates the pedestrian-oriented character of the community.



Source: Imperial County

Not to Scale



Figure 2-13
Walkable Community

Community Park

The approximately 21.6 +/- acres community park, as the focal point of the residential neighborhoods and entire McCabe Ranch II Specific Plan area, will provide a variety of amenities and significant open space to both residents of the community and surrounding areas. As the largest park in the Plan area, it will contain various opportunities for both active and passive recreation. The community park is three large parks combined. This offers each of the parks to be built independent of one another, creating individual character, while maintaining an overall universal theme. The community park is intended to include joint-use facilities for the schools. The parks are located immediately adjacent to school sites to encourage the joint use of these facilities after school hours and the community. Other amenities include recreations sports facilities, playgrounds, benches, gazebos, party/picnic facilities, and passive recreation areas.

The southern most portion (8.5 +/- acres) of the community park is located adjacent to the McCabe Ranch Specific Plan 5 acre park/retention. The existing McCabe Ranch park is hidden from its community behind a row of homes and only visible from Correll Road. The McCabe Ranch II Specific Plan is designed as a walkable community to that end the southern portion of the community park is layout in anticipation of being combined with the existing McCabe Ranch park to further enhance the Heber Community's recreational opportunities.

Neighborhood Parks

Neighborhood parks vary from approximately 3 to 5 acres in size. They serve as focal points within the sub-areas of the conventional residential neighborhood. These parks provide a variety of amenities and open space to the residents of McCabe Ranch II and the surrounding areas. Proposed features of these parks will include open space for active recreation as well as areas for passive recreation including, but are not limited to, sports facilities, seating areas, picnic areas, and children's tot lots or playgrounds.

Mini-Parks

Mini-parks are typically less than 1/2 acre in size and provide a variety of amenities at convenient locations throughout the Flex Lot residential and Multi-family residential developments. These parks will not be characterized by large playing fields as the community park and neighborhood parks but will provide passive open space and smaller amenities for passive recreation. Potential amenities include, but are not limited to, seating areas, picnic areas, and children's tot lots or playgrounds.

2.10.2 PARKS DEVELOPMENT STANDARDS

Use Regulations

Table 2-9 shows the recommended and required uses for parks within the McCabe Ranch II Specific Plan area. If a use is not identified, it is not permitted unless approved during the site plan review process.

**TABLE 2-9
PARKS USE REGULATIONS**

Amenity	Community Park	Neighborhood Parks	Mini-Parks
Parking, Drop-off/ Pick-up	Parking lots and drop-off/ pick-up drives. The required number of parking spaces shall be determined during the site plan review process.	Parking lots and drop-off/ pick-up drives. The required number of parking spaces shall be determined during the site plan review process.	Not required or recommended.
Sports Fields	Fields such as baseball and soccer fields are appropriate uses. These uses are subject to the lighting regulations described below.	Fields such as baseball and soccer fields are appropriate uses. These uses are subject to the lighting regulations described below.	Not required or recommended.
Themed Elements	Special features and themed elements compatible with the Community's overall image are recommended.	Special features and specific themed elements located within the parks to further enhance the character and identity of the each neighborhood. These uses shall be subject to the lighting regulations described below.	No specific theme is required; however, architectural features of any structures should be compatible in scale, mass, and color with surrounding development.
Snack and Convenience Stands	Snack and convenience stands are recommended. Proper acquisition of all required permits is required for the sale of food and nonalcoholic beverages.	Not recommended, but permitted.	Not permitted.
Passive Open Space	A community plaza and open space shall be provided. These uses shall be subject to the lighting regulations described below. Provide extensive shade through landscaping and structures, such as picnic shade structures and gazebos or pergolas.	A neighborhood plaza and open space are appropriate. These uses shall be subject to the lighting regulations described below. Provide extensive shade through landscaping and structures, such as picnic shade structures and gazebos or pergolas.	Passive open space is an integral feature of the Mini-Park. Passive open space shall provide extensive shade through landscaping and structures, such as picnic shade structures and gazebos or pergolas.
Courts	Hard surface sports courts such as basketball and tennis courts are recommended. These uses shall be subject to the lighting regulations described below.	Hard surface sports courts such as basketball and tennis courts are appropriate. These uses shall be subject to the lighting regulations described below.	A half sport court is appropriate. This use shall be subject to the lighting regulations described below.
Dog Run	Fenced, off-leash dog run areas are permitted.	Not recommended.	Not permitted.
4H Facilities	4H pavilion is permitted.	Not permitted.	Not permitted.
Restrooms	Restrooms and changing room/ locker facilities are recommended.	Restroom facilities are permitted, but not required.	Not permitted.
Night Lighting	Night lighting shall require a Conditional Use Permit (CUP) to ensure spillage is reduced. All park and open space lighting shall be fully shielded (i.e., no light is emitted above the horizontal plane on which the light is located) to provide a dark night sky. Intermittent sports field lighting shall be excepted from this requirement.		
Stormwater Management	Where feasible, passive open space landscape areas may be used for detention. The area used for temporary detention shall not exceed 80 percent of the total park area.		

Development Standards

Table 2-10 provides the development standards for the community park, neighborhood parks, and mini-parks.

**TABLE 2-10
PARKS DEVELOPMENT STANDARDS**

Development Standard	Community Park	Neighborhood Parks	Mini-Parks
Minimum building/structure setback from roadway	15'	15'	15'
Minimum building/structure setback from lot line	15'	15'	15'
Minimum building/structure setback from adjacent structure	15'	15'	15'
Maximum building/structure height	30' ¹	18'	15'
Minimum Parking	See Table 2-9	See Table 2-9	Not required.

¹ A central thematic tower is exempted from the maximum height requirement and may achieve a maximum height of 40 feet if provided.

2.10.3 PARKS DESIGN STANDARDS

Architecture

Architecture within parks should be compatible with surrounding development in terms of mass, scale, color, and theme.

Landscaping

The majority of landscaping should consist of an appropriate balance of drought-tolerant, desert plant species and higher water use 'oasis' plant species. Irrigated turf grass fields are permitted. Landscaping should also incorporate shade, enhanced ground cover, and open space areas that provide recreational opportunities.

Soft Ground Cover

Soft ground cover should be used in open grass areas, ball fields, tot lots, and paths. Passive soft ground cover areas within a park may also serve as storm water detention areas as described below.

Detention Facilities

In order to adequately handle sporadic rain events, the Plan area may utilize temporary detention facilities in some areas of the parks to supplement the dedicated detention basins located throughout the Plan area. Refer to the **Figure 6-3**, Drainage Master Plan. These detention facilities prevent flooding from occurring in the community and save on maintenance costs that would otherwise be needed to repair flood damage. These detention facilities are located within passive activity areas characterized by open spaces of grass and/or vegetative groundcover such as the outfield of a baseball facility or informal turf grass areas. Detention facilities within a park shall not exceed 80 percent of the total park area. The final location and configuration of all detention facilities within parks will be determined by a civil engineer.

Lighting

Public recreational facilities lighting should include fully shielded fixtures to minimize the emission of light into the night sky and neighboring properties. The lighting of private recreational facilities such as basketball courts, tennis courts, and ball fields on individual residential lots shall not be permitted. Swimming pools may be internally lit for safety purposes. Private community HOA facilities may illuminate courts with proper shielding, if approved through a CUP.

Parking

Parking lots should be designed and lighted with shielded fixtures to ensure pedestrian safety. Parking facilities should have safe and easily accessible drop-off and pick up areas.

2.11 SCHOOLS

2.11.1 LOCAL NEIGHBORHOOD SCHOOLS PLAN

The Plan area includes two elementary schools to provide for the educational needs of local residents. Middle school and high school students will be provided educational facilities outside the Specific Plan area and offered by the applicable school district. The location of these school sites is shown in **Figure 5-1** (Section 5.0).

2.11.2 SCHOOLS LAND USE AND DEVELOPMENT STANDARDS

Use Regulations

All school buildings and facilities shall be designed in conformance with the policy requirements and regulations of the applicable school district and in compliance with any applicable policies, requirements and regulations of the State architect Office of Public School Construction, Department of Education, and other applicable State departments and statutes.. If a site is not used for a school as decided by the appropriate school district, the site may be developed as single-family detached residential units on lots no smaller than 4,000 square feet.

Development Standards

All school buildings and facilities shall be developed in conformance with the policies requirements and regulation of the applicable school district and in compliance with any applicable policies, requirements and regulations of the State architect.

2.11.3 SCHOOL/PARK DESIGN STANDARDS

Although the County of Imperial has no approval authority over the design of school facilities, the following design standards are encouraged to be considered by the school districts based on the County's desire represent the for the development of quality schools that reflect their importance as central features within the community. The school districts shall have the final decision as to the implementation of all design standards to be applied to the schools.

Architecture

School architecture should be designed compatible with surrounding development and to ensure continuity between both Plan area schools. Each school should choose architecture, materials, and colors based on a common theme that should blend with the architecture, materials, and colors of the surrounding community.

Building Elevations

Building elevations should be harmonious and compatible with the design elements of the architectural style of the building. Each elevation should be designed with a proper visual balance, a sense of cohesion, and all elevations of a building should have detailing appropriate to the style, not just the front elevation.

Façade and Roof Architecture

Roof forms, materials and colors of primary buildings and detached accessory structures should be designed to reflect the character and materials of the primary structure. Roof pitch may vary according to the style.

Accessory Structures

The design of accessory structures should be architecturally compatible with the principal structure through the use of consistent architectural style, exterior building and roofing colors and materials, and landscaping.

Screening

Any heating or cooling equipment or other mechanical equipment, whether on the roof, side of structure or ground as well as any loading or trash receptacle area, should be screened. The method of screening should be architecturally compatible in terms of materials, color, shape, and size and should blend with the building design.

Pedestrian Paths

All schools should be directly linked to the pedestrian and bicycle facilities that traverse the Plan area. The linking of elementary schools with pedestrian facilities improves the walkability of the community.

Fencing

Special use pilasters and fencing are encouraged. Fencing should be constructed of materials, colors, and textures that are consistent throughout the development and are in harmony with the overall theme and character of the development. Such fencing reinforces the identity of the community and creates a visual continuity that contributes to the community's aesthetic quality. Where chain link fencing is used, black vinyl clad fencing is strongly encouraged. Concrete masonry or concrete walls should be constructed along the perimeter of the school site where the property abuts residential land uses.

Lighting

Lighting should be designed to minimize the emission of light into the night sky and minimize emission onto adjacent properties.

Ingress/Egress

Ingress and egress points should coordinate with proposed roadway alignments and allow for safe pedestrian crossings and appropriate intersection spacing. Ingress/egress should provide for adequate visibility of all traffic and pedestrian patterns. Student transportation bus drop-off and pick-up shall be separated from thru public traffic through the design of turnouts.

Recreational Uses

Recreational use areas associated with each school are encouraged to be sited near the adjacent neighborhood parks and away from any adjacent residential units to minimize noise impacts to surrounding residences, where feasible. Active play areas should be designed with tot-lots, baseball fields, soccer fields, basketball courts, handball courts, playground equipment, and other amenities. All recreational areas should be designed in conformance with the programming requirements of the policies, requirements and regulations of the applicable school district and in compliance with any applicable police requirements and regulations of

the State architect, Office of Public School Construction, Department of Education, and other applicable State departments and statues.

Retention /Detention Basins

Open field areas of a school sites will not be used as off-site storm water retention/detention areas for the Specific Plan. The school sites should be designed to retain/detain on-site storm water.

Open field areas of a school sites will not be used as off-site storm water retention /detention areas for the Specific Plan. The school sites should be designed to retain/detain on-site storm water.