

Article 3: Carmel Valley Planned District

(“Carmel Valley Planned District” added 3-27-2007 by O-19590 N.S.; effective 4-26-2007.)

Division 3: Zones

(“Zones” added 3-27-2007 by O-19590 N.S.; effective 4-26-2007.)

§153.0301 Design Criteria

Concurrent with the adoption of the Carmel Valley Planned District Ordinance, the City Council shall by resolution also adopt architectural and design standards which shall be used as a guideline for approving, modifying or disapproving any plans within the Carmel Valley Planned District.

(“Design Criteria” added 3-27-2007 by O-19590 N.S.; effective 4-26-2007.)

§153.0302 Single-Family Zones (SF)

(a) Purpose and Intent

The single-family zones are designed to encourage a variety of housing types and to provide flexibility relative to the development regulations.

(b) Use and Development Regulations

Except as provided in Sections 153.0302(b)(1) through (b)(4), the use and development regulations of Land Development Code Chapter 13, Article 1, Division 4 (Residential Base Zones) for the RS-1-14 zone shall apply.

(1) Minimum Lot Area and Lot Dimensions. The minimum lot areas and dimensions, shown in Table 153-03A, shall apply in the SF zones.

Table 153-03A
Minimum Lot Area and Lot Dimensions

ZONE	MINIMUM AREA IN SQUARE FEET ⁽³⁾	MINIMUM LOT DIMENSIONS IN LINEAR FEET ⁽⁴⁾	
		STREET FRONTAGE ⁽¹⁾	WIDTH (INTERIOR) ⁽²⁾
SF	10,000	65	65
SF1	6,000	50	60
SF1-A	5,500	50	50
SF2	4,500	40	45
SF3, SF4	3,000	25	30

Footnotes to Table 153-03A

- 1** Street frontage may be reduced to 20 feet for any lot which fronts on a turnaround or curving street having a radius of curvature of less than 100 feet.
- 2** Measured at the mid-point of the lot.
- 3** The minimum lot areas shown above may be averaged.
Where such averaging is used, the minimum may be reduced a maximum of 500 square feet.
- 4** Other lot configurations (flag lots, clusters, etc.) appropriate for certain product types may be approved by the appropriate decision maker. Each lot shall have a minimum frontage of 15 feet on a dedicated public street.

- (2) Setback requirements. The following minimum setback dimensions shall apply in the single-family zones.

Table 153-03B
Minimum Setback Requirements for Single Family Zones

Minimum Setback Dimensions in Linear Feet					
Zone	Front Yard Residence	Garage	Side Yard Interior	Street	Rear Yard
SF	20	20	6	10	6 ⁽²⁾
SF1, SF 1-A, SF 2, SF 3	10	15	4 ⁽¹⁾	10	4 ⁽²⁾
SF4	10	10	Minimum of 6 feet between buildings	10	4 ⁽²⁾

Footnotes to Table 153-03B

- ¹ Building walls with no openings may be constructed on the side property line.
² Attached and detached one-story accessory buildings not to exceed 500 square feet may disregard side and rear yards if not used for living or sleeping purposes.

- (3) Maximum Lot Coverage. No building shall cover more than 60 percent of the lot.

- (4) Maximum Structure Height. No building shall be constructed, altered or enlarged to a height greater than 35 feet.

- (c) Parking shall be in conformance with Land Development Code Chapter 14, Article 2, Division 5 (Parking Regulations).

(“Single-Family Zones (SF)” added 3-27-2007 by O-19590 N.S.; effective 4-26-2007.)

§153.0303 Multi-Family Zones (MF)

- (a) Purpose and Intent

The multi-family zones are intended primarily for the development of cluster and multiple residential structures at densities of 5 to 44 dwelling units per net acre.

(b) Use and Development Regulations

Except as provided in Sections 153.0303(b)(1) through (b)(4), the use and development regulations of Land Development Code Chapter 13, Article 1, Division 4 (Residential Base Zones) for the RM-1-1 zone shall apply.

(1) Density Regulations

Table 153-03C
DWELLING UNIT PER NET ACRE PERMITTED

Subarea	Minimum	Maximum
MFL	5	9
MF1	7	15
MF2	13	22
MF3	15	29
MF4	29	44

(2) Minimum Project Area Regulations: The minimum project area in the MFL, MF1, MF2, MF3 and MF4 Subareas shall be 6,000 square feet.

(3) Open Space

(A) The open space provided on the property shall not be less than that shown in Table 153-03D.

Table 153-03D
Minimum Open Space

Subarea	Total Required O.S. Per D.U. (sq. ft.)	Required Usable O.S. Per D.U. (sq. ft.)
MFL and MF1	1,800	900
MF2 and MF3	900	450
MF4	500	250

- (B) Usable open space shall not have an overall grade exceeding 10 percent and shall not be occupied by buildings, streets, driveways, or parking areas, or any land proposed to be dedicated to the City as open space. The land provided must be determined by the appropriate decision maker to be functional usable open space which provides for reasonable use by the resident. Functional open space should include a minimum area of 100 square feet with a minimum dimension of 6 feet on one side. The usable open space may, however, be occupied by recreational facilities excluding buildings, including the following: swimming pools, golf courses, tennis, basketball, volleyball and badminton courts, open handball courts, children's play areas and accompanying equipment, baseball diamonds, shuffleboard courts, croquet and lawn bowling facilities, walks and riding trails, picnic facilities and any other use which the Planning Commission may find to be similar in character to the uses enumerated in this paragraph.
- (4) Maximum Structure Height. No building may be constructed to a height greater than 50 feet, or 4 stories, whichever is less.

(“Multi-Family Zones (MF)” added 3-27-2007 by O-19590 N.S.; effective 4-26-2007.)

§153.0304 Neighborhood Commercial (NC)

The use and development regulations of Land Development Code Chapter 13, Article 1, Division 5 (Commercial Base Zones) for the CN-1-2 zone apply in the Neighborhood Commercial zone, except for the Neighborhood Commercial Center of Neighborhood 6 of the Development Units 4, 5 and 6 Precise Plan area. Within Neighborhood 6, a total of 15 acres (including a detention basin lake) may be developed with Visitor Commercial uses in conformance with the use and development regulations of Land Development Code Chapter 13, Article 1, Division 5 (Commercial Base Zones) for the CV-1-1 zone. Within Neighborhood 6, one development plan shall be processed for the entire neighborhood commercial area and one development plan shall be processed for the entire visitor commercial area, or a combined neighborhood commercial and visitor commercial development plan for the entire site may be processed.

(“Neighborhood Commercial (NC)” added 3-27-2007 by O-19590 N.S.; effective 4-26-2007.)

§153.0305 Visitor Commercial (VC)

The use and development regulations of Land Development Code Chapter 13, Article 1, Division 5 (Commercial Base Zones) for the CV-1-1 zone shall apply.

(“Visitor Commercial (VC)” added 3-27-2007 by O-19590 N.S.; effective 4-26-2007.)

§153.0306 Town Center (TC)

(a) Permitted Uses

In the TC Zone, no building or improvement, or portion thereof, may be erected, constructed, converted, established, altered or enlarged, nor may any premises be used except for one or more of the following purposes:

- (1) Advertising, secretarial and telephone answering services
- (2) Antique shops
- (3) Apartments
- (4) Apparel shops
- (5) Automobile wash establishments
- (6) Bakeries
- (7) Barber shops
- (8) Beauty shops.
- (9) Bicycle shops
- (10) Book stores
- (11) Building materials stores, provided that any open storage areas are completely enclosed by walls or buildings or a combination thereof; said walls and buildings shall be not less than 6 feet in height, and provided also there shall be no outdoor storage of merchandise, materials, equipment or other goods to a height greater than that of any enclosing wall or building

- (12) Business and professional office uses. Such uses may include accountants, advertising agencies, architects, attorneys, contractors, doctors, engineers, financial institutions, insurance agencies, medical clinics (no overnight patients), photographers, real estate brokers, securities brokers, surveyors and graphic artists
 - (A) Such lot or parcel may not be used by one or more practitioners who, among them, medically treat, or medically or psychologically counsel, on a group or individual basis, five or more persons in one calendar year who have committed, been charged by criminal indictment or complaint, or convicted of a sex-related offense outside the family unit as defined in the California Penal Code, Part 1, Title 9, Chapter 1, or in Sections 286, 286.5, 288, 288a, 289 of Chapter 5, or in Section 314 of Chapter 8, or any amendment or recodification of any such sections, if such lot or parcel is located within 1,000 feet of any premises occupied by an elementary, junior, or senior high school.
 - (B) This restriction applies only to medical and counseling services which are directly related to physical or psychological treatment for the sex-related offenses committed and described in the above California Penal Code sections. Court ordered forensic evaluations are exempt services.
- (13) Business machine sales display and service
- (14) Confectioneries
- (15) Curtain and drapery shops
- (16) Dairy stores, including drive-ins
- (17) Drafting and blueprint services
- (18) Drug stores
- (19) Dry cleaning establishments (no truck delivery of finished cleaning)
- (20) Dry cleaning and laundry agencies and self-service dry cleaning and laundry establishments
- (21) Dry goods stores

- (22) Electronic data processing, tabulating and record keeping services
- (23) Employment agencies
- (24) Equipment and tool rental establishments (no man-ridden equipment); provided that any open storage areas are completely enclosed by walls or buildings or a combination thereof; said walls and buildings shall be not less than 6 feet in height, and provided also there shall be no outdoor storage of merchandise, materials, equipment or other goods to a height greater than that of any enclosing wall or building
- (25) Financial institutions
- (26) Florists
- (27) Food stores
- (28) Frozen food lockers
- (29) Furniture stores
- (30) Gymnasium and health studios
- (31) Hardware stores
- (32) Hobby shops
- (33) Jewelry stores
- (34) Labor unions (no hiring halls) and trade associations
- (35) Leather goods and luggage shops
- (36) Library
- (37) Liquor stores
- (38) Locksmith shops
- (39) Medical appliance sales
- (40) Medical, dental, biological and X-ray laboratories

- (41) Music stores
- (42) Nurseries - plant
- (43) Office furniture and equipment sales
- (44) Paint and wallpaper stores
- (45) Pet shops
- (46) Pharmacies
- (47) Photographic equipment, supplies, and film processing stores
- (48) Photographic studios
- (49) Post offices
- (50) Private clubs, fraternal organizations and lodges
- (51) Radio, television and home appliance repair shops
- (52) Recreational facilities including bowling lanes, miniature golf courses, skating rinks, gymnasiums and health centers
- (53) Restaurants
- (54) Shoe repair shops
- (55) Shoe stores
- (56) Sporting goods stores
- (57) Stationers
- (58) Studios for teaching of art, dancing and music
- (59) Theaters, nightclubs and bars, with or without live entertainment, or any combination thereof.

- (60) Trade and business schools
 - (61) Travel Bureaus
 - (62) Variety stores
- (b) Accessory uses for any of the foregoing permitted uses including signs constructed, fabricated, erected, installed, attached, fastened, placed, positioned, operated and abated in accordance with the regulations as set forth in Section 153.0403 (Permanent and Temporary Signage Guidelines), Land Development Code Chapter 12, Article 9, Division 8 (Sign Permit Procedures) and Chapter 14, Article 2, Division 12 (Sign Regulations)
- (c) Any other use which the Planning Commission may find, in accordance with Process Four, to be similar in character to the uses, including accessory uses, enumerated in this section and consistent with the purpose and intent of this zone. The adopted resolution embodying such finding shall be filed in the office of the City Clerk
- (d) Development Regulations

Except as provided in Section 153.0306(e), the development regulations of Land Development Code Chapter 13, Article 1, Division 5 (Commercial Base Zones) for the CC-1-3 zone shall apply.
- (e) Regulations for Residential Development
 - (1) Residential Density. The maximum density allowed within the TC Zone shall be 60 dwelling units per net residential acre. The maximum dwelling units allowed in the total TC Zone area shall be 799 dwelling units.
 - (2) Minimum Project Area Regulations. The minimum project area in the TC Zone shall be 6,000 square feet.

(3) Open Space

- (A) The open space provided on the property shall not be less than that shown in Table 153-03E.

Table 153-03E

Total Required O.S. Per D.U. (sq. ft.)	Required Usable O.S. Per D.U. (sq. ft.)
300	150

- (B) Usable open space shall not have an overall grade exceeding 10 percent and shall not be occupied by buildings, streets, driveways or parking areas, or any land proposed to be dedicated to the City as open space. The land provided must be determined by the appropriate decision maker to be functional usable open space which provides for reasonable use by the resident. Functional open space should include a minimum area of 100 square feet with a minimum dimension of 6 feet on one side. The usable open space may, however, be occupied by recreational facilities excluding buildings, including the following: swimming pools, golf courses, tennis, basketball, volleyball and badminton courts, open handball courts, children's play areas and accompanying equipment, baseball diamonds, shuffleboard courts, croquet and lawn bowling facilities, walks and riding trails, picnic facilities and any other use which the Planning Commission may find, in accordance with Process Four, to be similar in character to the uses enumerated in this paragraph.

(“Town Center (TC)” added 3-27-2007 by O-19590 N.S.; effective 4-26-2007.)

§153.0307 Specialized Commercial (SC)

The use and development regulations of Land Development Code Chapter 13, Article 1, Division 5 (Commercial Base Zones) for the CC-1-3 zone apply except that the following uses are prohibited:

- (a) Apartments
- (b) Truck Sales
- (c) Automobile wash establishments
- (d) Automobile repair and paint shops (including body and fender work if entirely within an enclosed building)
- (e) Boat and trailer sales agencies
- (f) Equipment and tool rental establishments
- (g) Frozen food lockers
- (h) Hotels, motels and time share projects

(“Specialized Commercial (SC)” added 3-27-2007 by O-19590 N.S.; effective 4-26-2007.)

§153.0308 Educational and Park Area (EP)

No premises may be used except for elementary, junior high and senior high school and/or a neighborhood or community parks. In the event an elementary school is not required, the zone appropriate to the alternate land use designated in the approved precise plan is mandated.

(“Educational Park Area (EP)” added 3-27-2007 by O-19590 N.S.; effective 4-26-2007.)

§153.0309 Employment Center (EC)

(a) Permitted Uses

No building, improvement, or portion thereof shall be erected, constructed, converted, established, altered, or enlarged, nor shall any lot or premises be used except for one or more of the following purposes:

- (1) Any use permitted in the IP-1-1 zone (Land Development Code Section 131.0622).
- (2) On Lots 8, 9, 23, 24, 28 and 29 only, as shown in the Precise Plan, the following businesses and services are permitted provided the combined gross floor area of all such uses shall not exceed 25 percent of the combined gross floor area of all other uses permitted:
 - (A) Restaurants
 - (B) Travel bureaus
- (3) Executive health clubs with accessory pro shop, juice bar, shower, sauna and steam room facilities, subject to prohibitions of freestanding health club buildings and outdoor signage; limitation of hours of operation from 7 a.m. to 10 p.m.; and requiring entry to the health club be through a building lobby providing access to other office uses within the structure. On Lots 1 and 3 only, as shown in the Neighborhood 6 Precise Plan, the following businesses and services are permitted providing the combined gross floor area of all such uses shall not exceed 5 percent of the combined gross floor area of all other uses permitted on the lot.
- (4) Establishments engaged primarily in the design, development, manufacturing, fabricating, and/or assembly of manufactured products
- (5) The testing, repairing, servicing and processing of manufactured products when done in conjunction with the manufacturing, fabricating and assembly of those products by manufacturing establishments
- (6) Storage or packaging of products only when a minimum of 50 percent of the gross floor area of the premises is devoted to the manufacturing process of any such product

- (7) Offices of businesses, industry and governmental agencies
- (8) The following business and professional establishments:
 - (A) Accountants
 - (B) Architects
 - (C) Attorneys
 - (D) Contractors
 - (E) Engineers
 - (F) Financial institutions
 - (G) Insurance agencies
 - (H) Photographers
 - (I) Real estate brokers
 - (J) Surveys
 - (K) Graphic artists
 - (L) Business machine sales
 - (M) Drafting and blueprinting
 - (N) Electronic data processing
 - (O) Tabulating and record-keeping services
 - (P) Labor unions and trade associations
 - (Q) Addressing and secretarial services
- (9) Medical offices on Lot 27 (not to exceed 25 percent of the floor area) and on Lot No. 33 (up to 100 percent of the floor area) as shown on Precise Plan titled "Carmel Valley Employment Center, Development Unit No. 2"

- (10) On-premises accessory uses for any of the foregoing uses, including in-plant food service facilities, which are only intended to serve employees and others affiliated with the primary use or uses of the premises
- (11) *Cannabis outlets* are permitted in accordance with Section 141.0504.
- (12) The following manufacturing uses only when secondary and supportive to the primary manufacturing use of the premises:
 - (A) Acid manufacture
 - (B) Gas manufacture
 - (C) Petroleum refining
 - (D) Smelting of metals
- (13) The following uses and classes of uses shall be prohibited from locating in the Employment Center Zone:
 - (A) Residential uses except for watch keeper's quarters, including trailers, when granted a conditional use permit.
 - (B) All uses permitted in all commercial zones except as may be specifically permitted in this section
 - (C) Wholesaling operations
 - (D) Churches
 - (E) Schools, except for training facilities accessory to the primary manufacturing operation
 - (F) Warehousing and storage operations except as permitted in Section 153.0309(a)(6)
- (14) The following manufacturing uses shall be prohibited
 - (A) Cement, lime, gypsum, or plaster of Paris manufacture

- (B) Distillation of bones
- (C) Explosives, manufacturing or storage
- (D) Fat rendering
- (E) Fertilizer manufacture
- (F) Garbage offal or dead animal reduction
- (G) Glue manufacture
- (H) Stockyards or slaughter of animals

(b) Property Development Regulations

Except as provided in Sections 153.0308(b)(1) through (b)(4), the development regulations of Land Development Code Chapter 13, Article 1, Division 5 (Commercial Base Zones) for the CC-1-3 zone shall apply.

- (1) Maximum Floor Area Ratio. The maximum floor area ratio shall be 0.5
- (2) Maximum Lot Coverage
 - (A) Interior Lot - 50 percent
 - (B) Corner Lot - 60 percent
- (3) Maximum Structure Height
 - (A) East of El Camino Real Road - 50 feet
 - (B) West of El Camino Real Road - none
- (4) Minimum Lot Dimensions

The minimum lot area shall be 40,000 square feet. Lots may be resubdivided to a minimum of 20,000 square feet after approval of a Development Plan

(c) Parking Regulations for the Employment Center Zone

Parking shall be in conformance with Land Development Code Chapter 13, Article 2, Division 5 (Parking regulations) except that Business and Professional Office/Government/Regional and Corporate Headquarters shall require 4.0 parking spaces per 1,000 square feet of gross floor area.

(“Employment Center (EC)” added 3-27-2007 by O-19590 N.S.; effective 4-26-2007.)

(Amended 3-25-2014 by O-20356 N.S.; effective 4-24-2014.)

(Amended 2-22-2017 by O-20793 N.S.; effective 4-12-2017.)

(Amended 1-8-2020 by O-21163 N.S.; effective 2-9-2020.)

§153.0310 Special Use Area (SP)

(a) Purpose and Intent

The special use area zone is intended for the development of uses of an educational, recreational, institutional, public or quasi-public nature. In approving a development plan, the Hearing Officer may impose such conditions as it deems necessary and desirable to ensure that the proposed use will not adversely affect the Precise Plan or the Community Plan.

(b) Permitted Uses

The following uses are permitted in the Special Use Area:

- (1) Buildings, structures and uses operated by a public body having the power of eminent domain
- (2) Public parks and playgrounds
- (3) Elementary schools
- (4) Homes for the full-time care of children
- (5) Intermediate health care facilities and nursing homes

- (6) Private recreational facilities or clubs
- (7) Nonprofit institutions whose primary purpose is the promotion of the public health and welfare
- (8) Private clubs, lodges and fraternal organizations, excepting fraternities and sororities
- (9) Electric distribution and gas regulating stations, provided all equipment is located within a building
- (10) Churches
- (11) Accessory uses customarily incidental to any of the foregoing permitted uses
- (12) *Cannabis outlets* are permitted in accordance with Section 141.0504.
- (13) Any other use, including accessory uses, which the Planning Commission may find, in accordance with Process Four, to be similar in character to the uses enumerated above and consistent with the purpose and intent of this zone. The adopted resolution embodying such findings shall be filed in the office of the City Clerk.

(c) Development Regulations

The development regulations of Land Development Code Chapter 13, Article 1, Division 4 (Residential Base Zones) for the RM zones apply.

(d) Off-Street Parking Regulations

Parking shall be in conformance with Land Development Code Chapter 14, Article 2, Division 5 (Parking Regulations).

(“Special Use Area (SP)” added 3-27-2007 by O-19590 N.S.; effective 4-26-2007.)

(Amended 3-25-2014 by O-20356 N.S.; effective 4-24-2014.)

(Amended 2-22-2017 by O-20793 N.S.; effective 4-12-2017.)

(Amended 1-8-2020 by O-21163 N.S.; effective 2-9-2020.)

§153.0311 Mixed-Use Center (MC)

(a) Purpose and Intent

The purpose of the Mixed-Use Center zone is to create a community village which is compact, multi-functional, and pedestrian-oriented. The Mixed-Use Center zone permits a diversity of uses, including residential multiple dwelling units, retail sales, offices, and commercial services. All development shall be consistent with the Carmel Valley Employment Center Development Unit No. 2 Precise Plan.

(b) Use Regulations

- (1) The use regulations for the CC-5-5 zone of the Land Development Code Chapter 13, Article 1, Division 5 (Commercial Base Zones) shall apply, except as specified in this section.
- (2) The minimum percentage of the ground floor development required for each land use component is shown in Table 153.03F. Areas of the site that are required for public rights-of-way and private driveways shall not be included in the calculation of the percentage of the site that is devoted to each use. The percentages listed apply to the ground floor and do not preclude additional uses on upper floors. The balance of the site area may be developed as commercial, residential, mixed use, open space, or public use as needed to implement the applicable land use plan.

**Table 153-03F
Land Use Mix**

Minimum Land Use Mix	
Land Use Component	Percentage of Ground Floor Development
Retail and Commercial Sales	20%
Office	20%
Multiple Dwelling Units	40%
Public Space	10%

(c) Development Regulations

The development regulations of the CC-5-5 zone of Chapter 13, Article 1, Division 5 (Commercial Base Zones) shall apply, except as follows:

(1) Setbacks

- (A) Del Mar Heights Road - 30 feet
- (B) High Bluff Drive - 30 feet
- (C) El Camino Real - 30 feet
- (D) One Paseo Westerly Property Boundary - 15 feet

(2) Maximum Structure Height

The maximum allowable height shall be in accordance with the CC-5-5 zone, except that the maximum allowable height for development where the primary use is commercial office shall be 120 feet.

(3) Maximum Floor Area Ratio

The maximum floor area ratio is 1.2, except for development that consists of 8 to 10 dwelling units which shall be limited to a maximum floor area ratio of 1.25.

For development within a historic district or on a premises with a historical resource included on the State Historic Resources Inventory, as defined in Section 5020.1 of the Public Resources Code, or within a site that is designated as a historical resource consistent with Chapter 12, Article 3, Division 2 of the San Diego Municipal Code the floor area ratio does not increase.

(d) Supplemental Development Regulations

- (1) Density and Intensity - The number of dwelling units or total gross floor area shall comply with the CC-5-5 zone and the applicable land use plan. The dwelling units or total gross floor area may be distributed without regard to the proposed lot boundaries provided the distribution is consistent with the land use transfer provisions of the Carmel Valley Employment Center Development Unit No. 2 Precise Plan.

- (2) A minimum eight-foot wide non-contiguous sidewalk shall be provided on Del Mar Heights Road and El Camino Real.

(e) Parking

The development regulations of Chapter 14, Article 2, Division 5 (Parking Regulations) shall apply, except the required number of parking spaces shall be determined in accordance with a shared parking study approved by the City Manager.

(f) Landscape

The development regulations of Chapter 14, Article 2, Division 4 (Landscape Regulations) shall apply, except as follows:

Table 153-03G
Planting Requirements for the CVPD-MC Zone

Type of Area	Planting Area Required (Percent of Total Area)	Plant Points Required ⁽¹⁾
Street Yard	25%	0.05 points
Remaining Yard	30%	0.05 points
Plaza (includes Paseos)	15%	0.02 points
Private Amenity Open Space	5%	0.02 points

Footnote to Table 153-03G

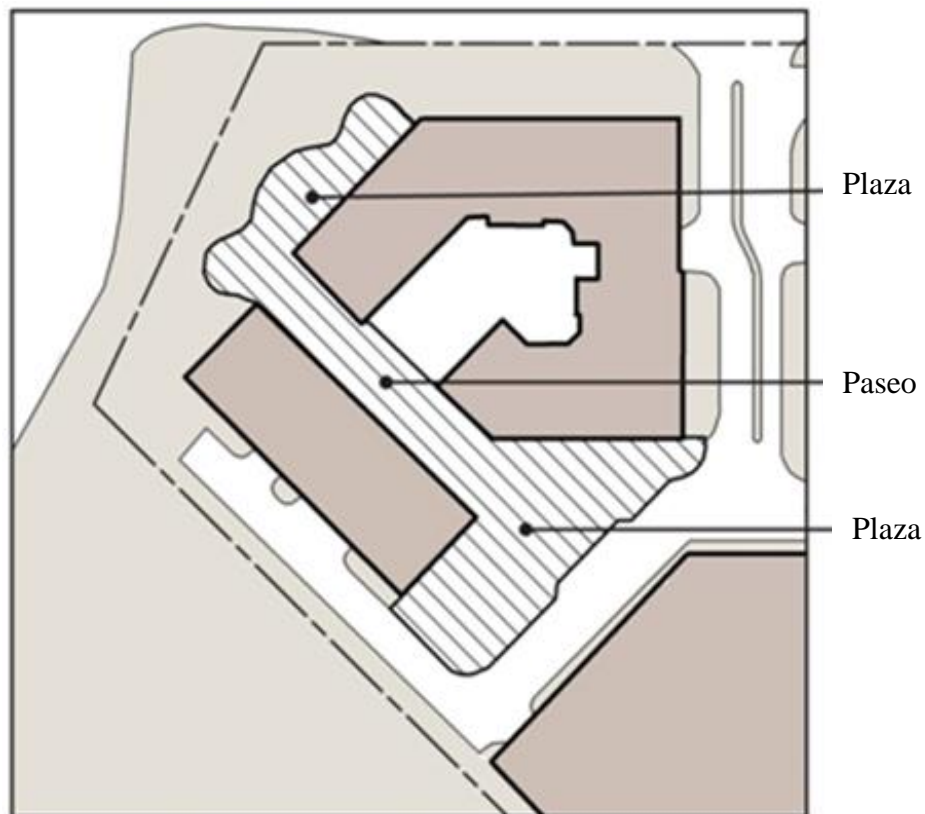
- ¹ Points shall be calculated based upon Table 142-04B Plant Point Schedule in Section 142.0403.

(1) Plazas and Paseos

Plaza means an outdoor area designed to be used as a public space. A Plaza can include one or a combination of paving, play areas, seating areas, water features, useable lawn areas, shrub beds, and plants in containers. Paseos are pedestrian ways that connect a Plaza with other spaces or uses and are considered a part of the Plaza for purposes of overall calculation of landscape area and point requirements for each Plaza. Diagram 153-03C illustrates the relationship between Plazas and Paseos.

- (A) Plazas are subject to the planting area and point requirements in Table 153-03G.
- (B) At least one-half of the required planting points shall be achieved with trees.
- (C) Plazas developed on structural podiums may satisfy all planting area and point requirements with raised planters and pots with a minimum inside dimension of 24 inches. Raised planters and pots for trees shall have a minimum inside width of 48 inches.

Diagram 153-03C
Concept Illustration of Plaza and Paseo



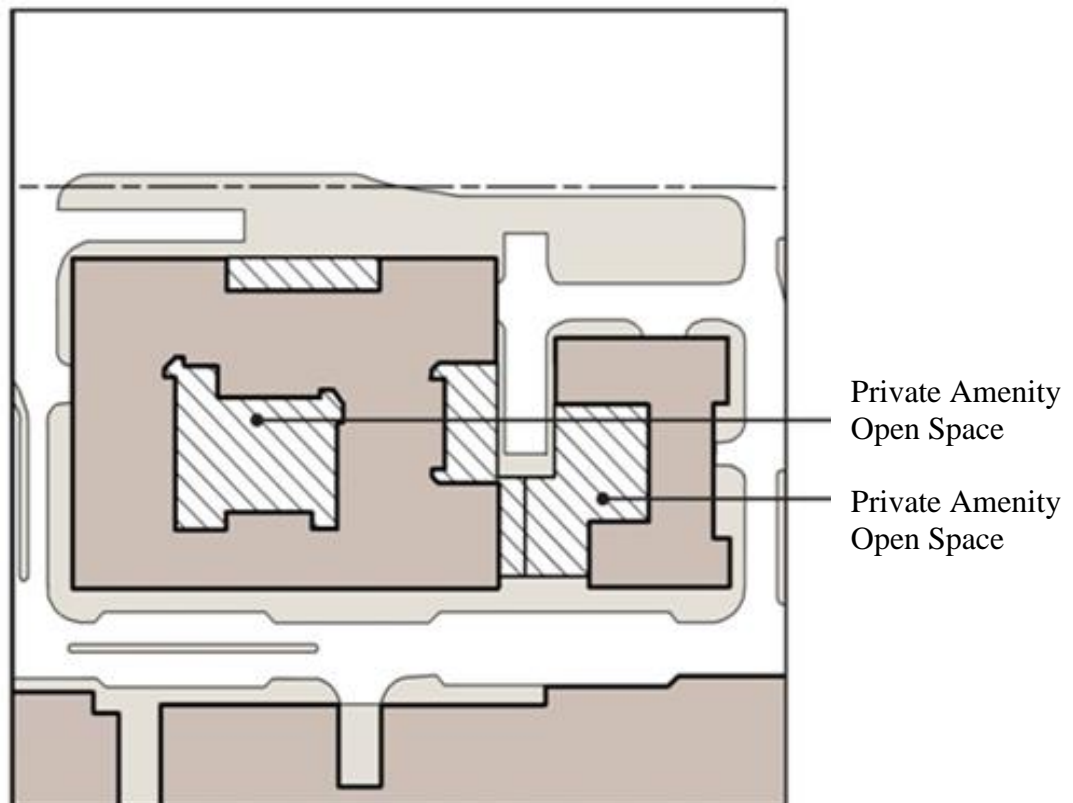
(2) Private Amenity Open Space

Private amenity open space means a private outdoor area intended for the exclusive use of building occupants.

Diagram 153-03B illustrates a private amenity open space area.

- (A) Private amenity open spaces are subject to the planting area and point requirements in Table 153-03G.
- (B) Required planting may be achieved by trees, shrubs, or any combination of the two.
- (C) Planting may be provided in raised planters and pots with a minimum inside dimension of 24 inches including on-structure planters. Raised planters and pots for trees shall have a minimum inside width of 48 inches.

Diagram 153-03B
Conceptual Illustration of
Typical Private Amenity Open Space



(3) Private Drives

Private drive means a nonpublic thoroughfare. Private drives connect public rights-of-way to multiple locations within a development.

- (A) The number of trees required for each private drive frontage shall be calculated at the average rate of one 24 inch box canopy tree for every 40 feet of private drive frontage. Tree spacing may be varied to accommodate site conditions or design considerations.
- (B) Trees shall be planted between the curb and the internal street wall. Where there is no street wall, trees shall be located within 12 feet of the curb-line along the private drive frontage.
- (C) Trees planted along private drives shall be separated from improvements by the minimum distance shown in Table 142-04E in Section 142.0409.

(Amended 3-9-2015 by O-20466 N.S.; effective 4-8-2015. Former Section 153.0311 renumbered to Section 153.0312.)

(Amended 7-12-2016 by O-20675 N.S.; effective 8-11-2016.)

(Amended 3-7-2023 by O-21618 N.S.; effective 5-6-2023.)

§153.0312 Open Space (OS)

- (a) Open space preservation is required. Approval of the final map shall be conditioned upon preservation of the open space through a mechanism acceptable to the City, limiting the future use of the open space and preserving it as an open space.
- (b) A maintenance district shall be established to assure the maintenance of open space, the parkway area of perimeter streets, and the landscaped islands at the entrances to development areas and settling/catchment basins.

(“Open Space (OS)” added 3-27-2007 by O-19590 N.S.; effective 4-26-2007.)

(Renumbered from former Section 153.0311 on 3-9-2015 by O-20466 N.S.; effective 4-8-2015.)

§153.0313 Floodway Zone

The use and development regulations of Land Development Code Chapter 13, Article 1, Division 2 (Open Space Zones) for the OF-1-1 zone apply.

*(“Floodway Zone” added 3-27-2007 by O-19590 N.S.; effective 4-26-2007.)
(Renumbered from former Section 153.0312 on 3-9-2015 by O-20466 N.S.; effective 4-8-2015.)*

§153.0314 Floodplain Fringe Zone

Land Development Code Chapter 14, Article 3, Division 1 (Environmentally Sensitive Lands Regulations) apply.

*(“Floodplain Fringe Zone” added 3-27-2007 by O-19590 N.S.; effective 4-26-2007.)
(Renumbered from former Section 153.0313 on 3-9-2015 by O-20466 N.S.; effective 4-8-2015.)*

§153.0315 A-1-10 Agricultural Zone

The use and development regulations of Land Development Code Chapter 13, Article 1, Division 3 (Agricultural Zones) for the AR-1-1 zone apply.

*(“A-1-10 Agricultural Zone” added 3-27-2007 by O-19590 N.S.;
effective 4-26-2007.)
(Renumbered from former Section 153.0314 on 3-9-2015 by O-20466 N.S.; effective 4-8-2015.)*