

Housing Element Implementation Programs

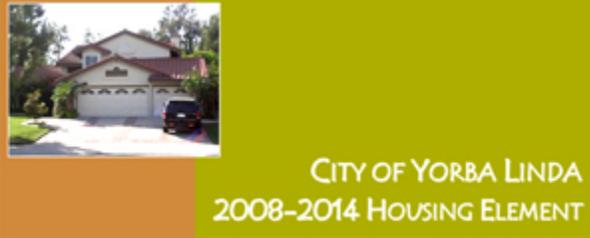


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18.04.010 Applicability--Interpretation of words.

A. For the purpose of this title, certain words, phrases and terms used herein shall have the meaning assigned to them by this chapter.

B. When not inconsistent with the context, words used in the present tense include the future;

Words in the singular number include the plural; and those in the plural number include the singular.

(Ord. 2004-884, 2004)

18.04.020 "A" definitions.

"Abut" means two (2) adjoining parcels of property with a common property line, including two or more lots adjoining only at a corner, except where such common property line is located in a public street right-of-way.

"Access" or "access way" means the place, means, or way by which pedestrians and vehicles shall have safe, adequate and usable ingress and egress to a property or use required by this title.

"Accessory building" means a building, part of a building, or structure, which is incidental or subordinate to the main building or use on the same building site. As used in this Title, accessory building and accessory structure shall mean the same.

"Accessory living quarters" means living quarters on the same building site as a dwelling, designed or used for housing domestic employees or guests, having no cooking or kitchen facilities and not rented or otherwise used as a separate dwelling.

"Accessory use" means a use incidental, related, appropriate and clearly subordinate to the main use of the lot or building, which does not alter the principal use of such lot or building.

"Adult bookstore" see Section 18.20.410.

"Adult cabaret" see Section 18.20.410.

"Adult entertainment" means that as set out in Article V of Chapter 18.20.

"Adult hotel or motel" see Section 18.20.410.

"Adult model studio" see Section 18.20.410.

"Adult motion picture arcade" see Section 18.20.410.

"Adult oriented business" see Section 18.20.410.

~~"Affordable housing" means housing capable of being purchased or rented by a household with "very low," "low," or "moderate," income levels at an affordable housing cost" or "affordable rent" as those terms are defined by the laws of the state of California. The "very low," "low," and "moderate," income levels are defined by the state of California in Sections 50105, 50079.5, and 50093, respectively, of the California Health and Safety Code, and in Subchapter 2 of Chapter 6.5 of Division 1 of Title 25 of the California Code of Regulations, commencing with Section 6900. These income levels are:~~

~~A. Very low income. Up to and including fifty percent of the county of Orange median income, adjusted for family size, as defined by the State law;~~

~~B. Low income. Fifty one percent to eighty percent of the county of Orange median income, adjusted for family size, as defined by the State law;~~

~~C. Moderate income. Eighty-one percent to one hundred twenty percent of the county of Orange median income, adjusted for family size, as defined by State law.~~

~~"Affordable housing cost" and "affordable rent" are defined in Sections 50052.5 and 50053, respectively, of the California Health and Safety Code, and in Subchapter 2 of Chapter 6.5 of Division 1 of Title 25 of the California Code of Regulations, commencing with Section 6900. All of the state laws and regulations referenced above, or their successors, as the same from time to time may be amended, are incorporated herein as though fully set forth. In the event of any inconsistency or discrepancy between the income and affordability levels set forth in this chapter and the levels set in state laws and regulations, the state law provisions shall control.~~

~~"Affordable housing definitions" mean the following terms and phrases that are defined for the purposes of Chapter 18.19 (Density Bonus, Waivers, and Incentives).~~

Affordable ownership housing cost means the Total Housing Costs paid by a qualifying household, which shall not exceed the specified fraction of their gross income as specified in California Health and Safety Code Section 50052.5.

Affordable rent means the Total Housing Costs, including a reasonable utility allowance, paid by a qualifying household, which shall not exceed a specified fraction of their gross income as specified in California Health and Safety Code Section 50053.

Affordable unit means a dwelling unit within a residential development which will be reserved for sale or rent to, and is made available at an affordable rent or affordable ownership cost to, very low, low, or moderate-income households.

Child care facility means a child day care facility other than a family day care home, including, but not limited to, infant centers, preschools, extended day care facilities, and school age child care centers.

Density bonus means an increased residential density of between 20 to 35 percent over the maximum General Plan density which is granted to an owner/developer of a housing project agreeing to construct a prescribed percentage of very low and/or low income dwelling units, as defined by California Government Code Section 65915 (refer to Chapter 18.19 of the Yorba Linda Zoning Code.)

Density bonus units. Means those residential units granted pursuant to the provisions to Chapter 18.19 which exceed the otherwise allowable maximum residential density for the development site.

Developer. Any association, corporation, firm, joint venture, partnership, person, or any entity or combination of entities, which seeks City approval for all or part of a residential project.

Development standard. For Chapter 18.19 (Density Bonus, Waivers and Incentives), a development standard includes a site or construction condition that applies to a residential development pursuant to any ordinance, general plan element, specific plan, or other local condition, law, policy, resolution, or regulation. A development standard subject to waiver does not include additional density beyond that allowed in Chapter 18.19.

Household income levels: very low, low and moderate means households whose gross incomes do not exceed the qualifying very low, low and moderate income limits established in Section 6932 of the California Code of Regulations, and amended periodically based on the U.S. Department of Housing and Urban Development (HUD) estimate of median income in the County of Orange Primary Metropolitan Statistical Area, and as adjusted by the State Department of Housing and Community Development (HCD). Pursuant to Code Sections 6926, 6928 and 6930, these income limits are equivalent to the following:

- Very low income household: 50 percent of area median income, adjusted for household size appropriate for the unit and other factors determined by HUD
- Low income household: 80 percent of area median income, adjusted for household size appropriate for the unit and other factors determined by HUD
- Moderate income household: 120 percent of area median income, adjusted for household size appropriate for the unit and other factors determined by HUD

Housing development. Means one or more groups of projects for residential units constructed or to be constructed in the City for sale or for rent. Housing Development also includes a subdivision, planned unit development, or Condominium Project, the substantial rehabilitation and conversion of an existing commercial building to residential use, and the substantial rehabilitation of an

existing multifamily dwelling, where the rehabilitation or conversion would create a net increase of residential units.

Housing units. Shall mean the total number of residential units in a Housing Development, including the Affordable Units and the market rate units.

Incentives or concessions are defined in Chapter 18.19.

Total housing costs. The total monthly or annual recurring expenses required of a household to obtain shelter. For a rental unit, total housing costs shall include the monthly rent payment and utilities. For an ownership unit, total housing costs shall include the mortgage payment (principal and interest), homeowner's association dues, mortgage insurance, taxes, utilities, and any other related assessments.

"Alley" means any dedicated way, intended for vehicular service to the rear or side property served by a street.

"Ambient level" means that general noise level one finds in a certain area at a given time.

"Animal boarding" means a place where the principal use is the keeping of animals for more than a twenty-four hour period and where the principal use is the provision of food and comfort and at which the provision of medical treatment of animals is an ancillary use.

"Animal hospital" means a place where animals are given medical or surgical treatment and are cared for during the time of such treatment. May be either large animal hospitals which are for the care and medical treatment of equine, bovine, cleft-hoofed and other similar farm animals or small animal hospitals which are for the care and medical treatment of animals which are no larger than the largest breed of dogs, including dogs, cats, fish, birds, reptiles and similar domesticated species. The term includes "veterinarian" and "veterinarian hospital or clinic."

"Apartment" means a building or portion thereof that is used for occupancy by two or more individual persons or families living independently of each other.

"Arcades" means a place of business where five or more electronic or electrical coin-operated games are operated for compensation. For the purposes of this Title, the term shall include desktop computers within the meaning of "electronic operated games," and Internet gaming establishments (a.k.a. "internet cafes," "psybercafes") and other establishments where five or more computers are used for commercial purposes shall be included within the meaning of "arcade."

"Area of shallow flooding" means a designated AH or AO zone on the Flood Insurance Rate Map (F.I.R.M.) in which:

- A. The base flood depth range from one to three feet;
- B. A clearly defined channel does not exist; and
- C. The path of flooding is unpredictable and indeterminate.

"Area of special flood hazard" means the land in the floodplain within a community subject to a one percent or greater chance of flooding in any given year.

"Assisted living facility" see "Managed care facility."

"Automobile service station" means a lot or portion of a lot used for the servicing of motor vehicles. Such servicing may include sale of motor fuel and oils, lubrication, sale and service of tires, tubes, batteries, service of auto accessories, and incidental car washing, waxing and polishing. The term includes either the sole sale of motor fuel, or the sale of fuel in conjunction with any or all of the foregoing sales/services. Such servicing shall not include tire

recapping, sale of major auto accessories, wheel repair or parts, sale or rebuilding of engines, battery manufacturing or rebuilding, radiator repair or steam cleaning, body repair, painting or upholstery, or installation of auto glass.

(Ord. ~~20042011-884XXXX~~, ~~20042011~~)

18.04.030 "B" definitions.

"Bar" means a business serving alcoholic beverages as the main use. The business may also include the sale of minor food items such as sandwiches and snacks to be consumed on site, provided such food service is ancillary to the sale of alcoholic beverages and shall constitute less than fifty percent (50%) of the business gross receipts.

"Base acre" means the gross acreage of a parcel of land exclusive of major roadways, designated public trails, required parkland and ancillary public facilities.

"Base flood" means the flood having a one percent chance of being equaled or exceeded in any given year.

"Basement" means a space having one-half or more of its floor-to-ceiling height below the average level of the adjoining ground and with a floor-to-ceiling height of not less than six and one-half feet.

"Base-mounted sign" means a sign permanently attached to a planter or pedestal as distinguished from the support of a pole or poles.

"Boarding or roominghouse" means a building containing a dwelling unit where lodging is provided with or without meals for compensation for five or more persons.

"Building" means any structure having a roof supported by columns or walls and intended for the shelter, housing, or enclosure of any individual, animal, process, equipment, goods, or materials of any kind.

"Building frontage" means that side of a building, which contains the main entrance for pedestrian ingress and egress. If more than one main entrance exists, the one that more nearly faces or is oriented to the street of highest classification as portrayed on the current General Plan of Circulation shall be considered the building frontage. If all streets are of the same classification, the side of the building with the smallest lineal dimension containing a main entrance shall be considered a building frontage.

"Building height" means the vertical distance from the grade to the highest point of the coping of a flat roof or to the deck line of a mansard roof or to the highest point of the highest gable of a pitch or hip roof, but exclusive of vents, air conditioners, chimneys, or other such incidental appurtenances.

"Building site" means a legally created parcel or contiguous parcels of land in single or joint ownership, which provides the area and the open spaces required by this title, exclusive of all vehicular and pedestrian rights-of-way and all other easements that prohibit the surface use of the property of the owner thereof.

(Ord. 2004-884, 2004)

18.04.040 "C" definitions.

"Cabafia" means any portable, demountable, or permanent cabin, room, enclosure, pool house, or similar structure erected, constructed or placed on a property and used in conjunction with a primary house or dwelling.

"Canopy" means a fixed roofed structure of any material either freestanding or connected to a building, or supported by columns or posts. Included within the meaning of this term are canopy, tent, lean-to, cabana or any structure with a roof cover or walls made of cloth, vinyl, flexible plastic, canvas or other similar material. Temporary car tents, patio umbrellas and children's play structures are not included within the meaning of the term.

"Carport" means a permanent roofed structure with not more than two enclosed sides used or intended to be used for automobile storage for the occupants of the premises.

"Car Tent" means a temporary structure consisting of plastic, canvas or other similar material that is used primarily for sheltering vehicles. The term is not synonymous with the terms "canopy" or "carport" as defined above.

"Child day care center" means a child day care facility operated by a person, corporation or association used primarily for the provision of daytime care, training or education of children at any location other than their normal place of residence. The terms, "Preschool" and "Nursery" are included within the meaning of "Child day care center".

"City" means the City of Yorba Linda.

"Clinic" means a place for medical services to human patients not involving the overnight housing of human patients.

"Club" means an association of persons (whether or not incorporated) for a common purpose, but not including groups organized solely or primarily to render a service as a business for profit.

"Coffee shop" means a completely enclosed restaurant facility wherein the customers are served at a counter and/or tables.

"Co-generation plant" means the production of electricity as a by-product of another use such as the use of heat from a manufacturing process to produce steam or the use of wind used in the generation of power or electricity. As used herein, the term means a use, which is incidental or accessory to another primary use.

"Commercial recreation" means any use or activity where the primary intent is to provide amusement, pleasure or sport but which is operated for financial gain. It includes establishments where food and beverages are sold as an ancillary use, but does not include restaurants, nightclubs and cocktail lounges.

"Common interest development" means any of the following: (1) a community apartment project, (2) a condominium project, (3) a planned development, (4) a stock cooperative.

"Commission" means the Planning Commission of the City of Yorba Linda.

"Community apartment" means a development in which an undivided interest in the land is occupied with the right of exclusive occupancy of an apartment located thereon. For the purposes of this chapter, community apartment will be subject to the same conditions and standards as condominiums.

"Community care facility" means any facility, place or building that is maintained and operated to provide nonmedical residential care, day treatment, adult day care, or foster family agency services for children and/or adults including but not limited to the physically handicapped, mentally impaired, incompetent persons, and abused or neglected children. Article VIII of Chapter 18.20 of this Title contains a list of such facilities.

"Condominium" means an estate in real property consisting of an undivided interest in common in a portion of a parcel of real property, together with a separate interest in space in a residential, industrial or commercial building on such real property, such as an apartment, office or store. "Condominium" shall include townhouses.

"Condominium conversion" means ~~the development of land and attached structures as a condominium project, regardless of the present or prior use of such land or structures, and regardless of whether substantial improvements have been made to such structures~~ a change in ownership of a parcel or parcels of property, together with structures thereon, whereby the parcel or parcels and structures previously used as rental units are changed to condominium ownership.

"Condominium project" means the entire parcel of real property, including all structures thereon, subdivided or to be subdivided for the purpose of converting existing structures to condominium units.

"Congregate living facility" means the same as "Convalescent home."

"Construction office" means a temporary structure or a portion of an existing structure used as the primary management location for buildings or uses under construction.

"Convalescent home" means a facility licensed by the State Department of Public Health, the State Department of Social Welfare, or the County of Orange, which provides bed and ambulatory care for patients with postoperative convalescent, chronically ill or dietary problems, and persons aged or infirmed unable to care for themselves; but not including alcoholics, drug addicts, or persons with mental or contagious diseases or affliction.

"Convenience store" means any small retail establishment offering for sale prepackaged food products, beverages, household items, newspapers, magazines, sandwiches and/or other freshly prepared foods, such as salads for off-site consumption.

"Council" means the City Council of the City of Yorba Linda.

"Corporation yard" means a storage and work area for public maintenance vehicles and equipment.

"County" means the County of Orange.

"County Recorder" means the County Recorder of the County of Orange.

(Ord. [20042011-884XXXX](#), [20042011](#))

18.04.050 "D" definitions.

"Deck" means a platform, either freestanding or attached to a building, which is supported by pillars, posts, or walls. Decks may be covered by open lattice or solid roof structures, but are open on at least one side.

"Density" means the total number of dwelling units permitted on an acre or portion of an acre of land exclusive of all existing public streets and rights-of-way. For the purposes of this Code, a "base acre" as defined above shall be the basis for determining density.

"Design flood" means the flood against which protection is to be provided by means of land use regulation or flood protective or flood control works. When a federal flood control project has been authorized, the design flood will be that defined by the cognizant agency. In all other cases, the design flood shall be either at the one-hundred-year recurrence interval (base flood), or the standard project flood, whichever is determined applicable by the City Engineer.

"Detached (freestanding) sign" means a ground sign with no form of support other than its own structural members.

"Development" means any manmade change to improved or unimproved property, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations, or change in density or intensity of the use of land or any division of land.

"Director" means the Community Development Director of the City of Yorba Linda.

"Dormitory" means a building intended or used principally for sleeping accommodations, where such building is related to an educational institution.

"Double-faced sign" means a sign with two faces only, with each face oriented one hundred eighty degrees from the other.

"Drive-in/drive-through restaurant" means a place of business that sells food products or beverages and which:

A. Delivers such food products or beverages to customers outside of the building in which they are prepared by means of a service window, counter, or similar method or device; or

B. Delivers such food products or beverages to customers within a building that is designed in such a manner that a majority of the customers will remove such food products or beverages from the building for consumption either on the premises or in the immediate vicinity.

"Driveway" means a vehicular passageway providing access from a public or private street to a structure or parking area, or in the case of residences, to a garage, carport, or legal parking space. Residential circular driveways are included in the definition provided that a portion of the driveway is designed in a manner to provide access to a garage, carport, or legal parking space.

"Dwelling" means a building or portion thereof designed exclusively for residential occupancy.

"Dwelling group" means two or more single-family, multiple dwellings, or boarding or rooming houses located on one lot.

"Dwelling, guest" means living quarters within an accessory building for use exclusively by temporary nonpaying guests of the resident family, such quarters having no cooking facilities or kitchen.

"Dwelling, multiple" means a building containing two or more dwelling units or a combination of two or more separate single-family dwelling units on one lot, not including "second residential units" as defined in Section 18.04.200.

"Dwelling, single-family" means a detached building designed primarily for the use of one family.

"Dwelling unit" means one or more rooms and a single kitchen in a single-family dwelling, apartment house or hotel designed as a unit for occupancy by one family for living and sleeping purposes.

(Ord. 2004-884, 2004)

18.04.060 "E" definitions.

"Emergency shelter" means a facility that provides ~~shelter to homeless families and/or individuals on a limited short-term basis. immediate and short-term housing and may offer supplemental services to homeless families and/or individuals on a first-come, first-serve basis where people must vacate the facility each morning and have no guaranteed bed for the next night. Supplemental services may include counseling, food, and access to social programs.~~

"Equestrian center" see "Stable, commercial."

"Estate fencing" means fencing on larger residential zoned parcels, primarily in R-A, RLD and R-E zones, which may be permitted to exceed maximum fence height within the front setback area.

(Ord. ~~2004~~2011-~~884~~XXXX, ~~2004~~2011)

18.04.070 "F" definitions.

"Family" means two or more persons living together as a single housekeeping unit in a single dwelling unit. Family also means the persons living together in a licensed residential facility as that term is defined in California Health & Safety Code Section 1502(a) (1), which serves six or fewer persons, ~~including~~ excluding the licensee, the members of the licensee's family, and persons employed as facility staff who reside at the facility.

"Family day care facility" means a facility as defined by Section 1596.750 of the California Health and Safety Code and which provides non-medical care to children under eighteen years of age in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of the individual on less than a twenty-four hour basis. The terms "Day care facility," "Child day care facility," and "Child day care home" are included within the meaning of "Family day care facility."

"Family day care facility, large" means a facility consistent with Section 1596.78 of the California Health and Safety Code and which provides care, protection and supervision of nine to fourteen children, including children under the age of ten years who reside at the home. "Child care facility" and "Child care home" are included within the meaning of the term.

"Family day care facility, small" means a facility that provides family day care for eight or fewer children, including children under the age of ten years who reside at the home. "Child care facility" and "Child care home" are included within the meaning of the term.

"Flood" means a general and temporary condition of partial or complete inundation of normally dry land areas from:

A. The overflow of inland or tidal waters;

- B. The unusual and rapid accumulation of runoff of surface waters from any source; and/or
- C. Mudslides (i.e., mudflows) that are proximately caused or precipitated by accumulations of water on or under the ground.

"Flood hazard area" means an area having special flood mudslides (i.e. mudflow) and/or flood-related erosion hazards, as shown on a Sectional District Map, Flood Insurance Rate Map (F.I.R.M.) or Flood Boundary and Floodway Map.

"Flood Insurance Rate Map (F.I.R.M.) and Flood Boundary and Floodway Map" mean the official maps on which the Federal Insurance Administration has delineated both the areas of special flood hazards and the risk premium zones applicable to the community.

"Flood Insurance Study" means the official report provided in which the Federal Insurance Administration has provided flood profiles, as well as the boundaries and the water surface elevations of the base flood.

"Floodplain" means the land area adjacent to a watercourse, and/or other land areas susceptible to being inundated by water from any source (see definition of "flood").

"Flood-related erosion" means the collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining, caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm, or by an unanticipated force of nature, such as flash flood or by an abnormal tidal surge, or by some similarly unusual and unforeseeable event which results in flooding.

"Floodway" means the channel of a river or other watercourse and that part of the floodplain reasonably required to discharge the design flood without cumulatively increasing the water surface elevation more than one foot at any point assuming equal conveyance reduction outside the channel from the two sides of the floodplain.

"Floor area" applies not only to the ground floor area, but also to any additional stories or basement of said structure, unless otherwise stated and is exclusive of exterior courts, carports, elevator shafts, light and stair wells. All horizontal dimensions shall be taken from the exterior faces of walls including enclosed porches.

"Floor area ratio" means the ratio of building floor area to the lot area.

"Fowl" means flying birds or poultry of any kind, either wild or domestic.

"Fueling facility" means the same as "automobile service station."

(Ord. ~~20042011-884XXXX~~, ~~20042011~~)

18.04.080 "G" definitions.

"Garage, private" means a detached building or a portion of a main building on the same lot for the parking and temporary storage of vehicles of the occupants of the premises.

"Garage, public" means any garage other than a private garage.

"Garage, repair" means a building other than a private garage used for the service and/or repair of vehicles and related equipment.

"Garage, storage" means any premises used exclusively for the storage of vehicles.

"General Plan" means the General Plan of the City of Yorba Linda, as amended from time to time, and shall consist of the General Plan Map and Document adopted by the City Council.

"Grade" means the average level of the finished ground surfaces surrounding a building.

"Gross area" means the total horizontal area within the lot lines of a lot or parcel of land before public streets, easements or other areas to be dedicated or reserved for public use are deducted from such lot or parcel.

"Guest house" means an attached or detached accessory living quarter which has sanitary facilities, but no cooking facilities or kitchen, and which is used primarily for sleeping purposes by members of the family occupying the main residence and their non-paying guests or domestic employees.

"Guest room" means a room that is designed to be occupied by one or more guests for sleeping purposes, and having no cooking facilities.
(Ord. 2004-884, 2004)

18.04.090 "H" definitions.

"Hardware store, large" means a retail establishment 10,000 square feet and over in floor area that sells tools, equipment, building supplies, and landscaping supplies.

"Hardware store, small" means a retail establishment under 10,000 square feet in floor area which sells tools, equipment, building supplies, and landscaping supplies.

"High-rise building" means a building or structure that exceeds thirty-five feet in height.

"Highway" means a street shown as a freeway, major, primary, or secondary highway on the General Plan of the City.

"Hospital" means an institution for the diagnosis, care and treatment of human illness, including surgery and primary treatment.

"Hotel" means a structure or portion thereof or a group of attached or detached structures containing completely furnished individual guest rooms or suites occupied on a transient basis for compensation.

(Ord. 2004-884, 2004)

18.04.100 "I" definitions.

"Ice machine" means a permanent structure, intended for automatic operation in the vending of crushed, cube, and/or block ice in prepared package sizes.

"Industry" means the manufacture, fabrication, processing, reduction or destruction of any article, substance or commodity, or any other treatment thereof in such a manner as to change the form, character, or appearance thereof, and including storage elevators, truck storage yards, warehouses, wholesale storage and other similar types of enterprise.

"Intermediate care facility" means a facility with a capacity of four to fifteen beds and is an intermediate care facility, a developmentally disabled care facility or a nursing facility as defined by the California Health and Safety Code Section 1250(e) and (h) respectively.

(Ord. 2004-884, 2004)

18.04.110 "J" definitions.

None.

(Ord. 2004-884, 2004)

18.04.120 "K" definitions.

"Kennel, commercial" means any kennel maintained for the purpose of boarding, breeding, raising or training dogs, cats, or other similar small animals such as miniature goats, miniature horses or pot-bellied pigs, over the age of four months for a fee or for sale.

"Kennel, noncommercial" means any property where five or more dogs, cats, or other similar small animals such as miniature goats, miniature horses, or pot-bellied pigs, over the age of four months are kept or maintained for the use and enjoyment of the occupant for noncommercial purposes.

"Key lot" means any lot where the side property line abuts the rear property line on one or more lots and where said lots are not separated by an alley or any other public way.

(Ord. 2004-884, 2004)

18.04.130 "L" definitions.

"Laboratory, analytical" means a use in which products or machines are experimented, tested and analyzed.

"Laboratory, sample" means a use or facility, either as a primary use or accessory use, in which sample material are tested and analyzed, usually related to medical or dental samples or products. Such facilities are typically operated as a medical office and entail patient visits.

"Large animals" means and includes equine or cleft-hoofed animals and shall include such other animals described and assumed by their size, weight, and/or appearance to be large animals.

"Laundromat" means a business premise equipped with individual clothes washing and drying machines either coin-operated or attendant-operated for the use of retail customers, except laundry facilities provided as an accessory use in an apartment house or an apartment hotel.

"Lot" means:

A. A parcel of real property with a separate and distinct number or other designation shown on a plat recorded in the office of the County Recorder; or

B. A parcel of real property delineated on an approved record of survey, parcel map or subdivision map as filed in the office of the County Recorder or in the office of the Planning Department, and abutting at least one public street or right-of-way, or easement determined by the Commission to be adequate for the purpose of access; or

C. A parcel of real property abutting at least one public street or right-of-way or easement determined by the Commission to be adequate for the purpose of access and held under separate ownership from abutting property at the time Orange County Ordinance No. 1477 became effective on May 24, 1962.

"Lot, corner" means a lot located at the intersection or interception of two or more streets at an angle of not more than one hundred thirty-five degrees. If the angle is greater than one hundred thirty-five degrees, the lot shall be considered an "interior lot."

"Lot coverage" means the ratio between the ground floor area of the building or buildings and the net area of the lot, exclusive of the ultimate street right-of-way.

"Lot depth" means the average horizontal distance between the front and rear lot lines measured in the mean direction of the side lot lines.

"Lot, interior" means a lot other than a corner or reverse corner lot.

"Lot line" means any line bounding a lot as herein defined.

"Lot line, front" On an interior lot, the "front lot line" is the property line abutting the street. On a corner or reverse corner lot, the front lot line is the shorter property line abutting a street, except in those cases where the subdivision or parcel map specifies another line as the front lot line. On a through lot or a lot with three or more sides abutting a street or a corner or reverse corner lot with lot lines of equal length, the Director shall determine which property line shall be the front lot line for the purposes of compliance with yard and setback provisions of this title.

"Lot line, interior" means a lot line not abutting a street.

"Lot line, rear" means a lot line not abutting a street that is opposite and most distant from the front lot line. In the case of an irregular-shaped lot, a line within the lot, parallel to and at a maximum distance from the front lot line, having a length of not less than ten feet. A lot that is bounded on all sides by streets may have no rear lot line.

GRAPHIC LINK: [Click here](#)

"Lot line, side" means any lot line not a front lot line or rear lot line.

"Lot, panhandle" means a lot which utilizes a narrow strip as its means of providing vehicular access to the lot, provided that the narrowest portion of the lot shall have a minimum dimension of twenty feet at its narrowest point. The term includes "Flag lot."

"Lot, reverse corner" means a corner lot, the side line of which is substantially a continuation of the front lot lines of the lot to its rear, whether across an alley or not.

"Lot, through" means a lot having frontage on two dedicated parallel or approximately parallel streets.

GRAPHIC LINK:[Click here](#)

"Lot width" means the average horizontal distance between the side lot lines, measured at right angles to the lot depth at a point midway between the front and rear lot lines.
(Ord. 2004-884, 2004)

18.04.140 "M" definitions.

"Managed care facility" means any of the following:

A. "Assisted living facility" means a facility providing care on a monthly basis or longer which is the primary residence of the people served. Such facilities provide services to residents such as dining, medical, transportation and recreation. Any commercial services provided are for the exclusive use of the occupants of the facility. Such facilities may be located in more than one building and/or on contiguous parcels within the building site.

B. "Convalescent hospital" means a facility licensed by the California Department of Health Services which provides bed and ambulatory care for seven or more patients with postoperative convalescent, chronic illness or dietary problems and persons unable to care for themselves, including persons undergoing psychiatric care and treatment both as inpatients and outpatients, but not including persons with contagious diseases or affliction. Convalescent hospitals include nursing homes, convalescent homes, rest homes or homes for the aged.

C. "Residential care facility for the elderly" means those facilities as defined in Section 1569.2 of the California Health and Safety Code, including Alzheimer's care facilities.

"Manufactured home" means a factory built, single-family structure that meets the National Manufactured Home Construction and Safety Standards Act (42 U.S.C. Sec. 54010).

"Membership store/warehouse" means a retail or wholesale establishment that sells goods in bulk quantities. Membership stores/warehouses are typically large in size, consisting of 50,000 or more square feet in floor area.

"Mini-warehouse" means any storage facility in which individual units are rented to the public. The term includes "Self storage facility."

"Mobile home" means a movable or transportable vehicle, other than a motor vehicle, designed as a permanent structure intended for human habitation and having no foundation other than jacks, piers, wheels, or skirtings.

"Mobile home park" means any area or tract of land where two or more mobile home spaces are rented or leased or held out for rent or lease to accommodate mobile home used for human habitation.

"Mobile home space" means a plot of ground within a mobile home park designed for the accommodation of one mobile home.

"Motel" means the same as "hotel."
(Ord. 2004-884, 2004)

18.04.150 "N" definitions.

"Net acre" means all land within a given area or project including residential lots, interior local streets, and other open space which directly serves the residents of the project; but exclusive of all exterior collector streets and other easements which primarily serves the community at large.

"Nonconforming building" means a building or portion thereof which was lawful when established but which does not conform to the provisions of this title.

"Nonconforming lot" means a lot, the area, frontage or dimensions of which do not conform to the provisions of this title.

"Nonconforming use" means a use lawful when established but which does not conform to the provisions of this title.
(Ord. 2004-884, 2004)

18.04.160 "O" definitions.

"Outdoor advertising" means and includes the definitions of "sign."
(Ord. 2004-884, 2004)

18.04.170 "P" definitions.

"Parapet" means the extension of the main walls of a building above the roof level.

GRAPHIC LINK:[Click here](#)

"Patio cover" means a roofed structure, either with the overhead cover partially open or solid, at least two sides of which are open, and is either attached to the main structure or freestanding.

"Planned development (PD)" means commercial, residential, industrial and other land uses, either singularly or in combination, together with related land, buildings and structures, planned and developed as a whole in a single development operation or a programmed series of operations in accordance with detailed, comprehensive plans encompassing such elements as the circulation pattern and parking facilities, open space, utilities, and lots or building sites, together with a program for provision, operation and maintenance of all areas, improvements, facilities and services provided for common use of the residents thereof.

"Porch" means the roofed or covered structure over the front entrance to a building.
(Ord. 2004-884, 2004)

18.04.180 "Q" definitions.

None.

(Ord. 2004-884, 2004)

18.04.190 "R" definitions.

"Reception window" means the area within the direct line between a satellite antenna and those orbiting or fixed-space communications satellites or similar devices.

"Recreational vehicle" means any vehicle or trailer designed and used for temporary or emergency human habitation, including motorhomes, travel trailers, and pick-up trucks with camper shells; components or accessories to a vehicle designed and used for temporary habitation, such as camper shells; boats and other watercraft; vehicles not permitted for street use, such as dune buggies and off-road motorcycles; and all vehicles designed to transport other recreational vehicles and other utility trailers.

"Recyclable material" means reusable material including, but not limited to, metals, glass, plastic and paper, which are intended for reuse, remanufacture, or reconstitution for the purpose of using the altered form. Recyclable material does not include refuse or hazardous materials.

"Recycling centers" means and includes recycling facility, collection facility, processing facility, reverse vending machine(s) and mobile recycling unit as those terms are defined within this chapter.

"Recycling collection facility" means a center for the acceptance by donation, redemption, or purchase of, recyclable materials from the public. Such a facility does not use power-driven processing equipment except as indicated in Chapter 18.32 of this title. Collection facilities may include the following:

- A. Reverse vending machine(s).
- B. Small collection facilities which occupy an area of not more than five hundred square feet and may include:
 - 1. A mobile unit,
 - 2. Bulk reverse vending machines or a grouping of reverse vending machines occupying more than fifty square feet,

3. Kiosk type units which may include permanent structures, and
 4. Unattended containers placed for the donation of recyclable materials.
- C. Large collection facilities that may occupy an area of more than five hundred square feet and may include permanent structures.

"Recycling facility" means a center for the collection and/or processing of recyclable materials. A certified recycling facility or certified processor means a recycling facility certified by the California Department of Conservation as meeting the requirements of the California Beverage Container Recycling and Litter Reduction Act of 1986. A recycling facility does not include storage containers or processing activity located on the premises of a residential, commercial, or manufacturing use and used solely for the recycling of material generated by that residential property, business or manufacturer. Recycling facilities may include the facilities set out in the definitions of "recycling collection facility" and "recycling processing facility."

"Recycling processing facility" means a building or enclosed space used for the collection and processing of recycled materials. Processing means the preparation of material for efficient shipment, or to an end-user's specification, by such means as baling, briquetting, compacting, flattening, grinding, crushing, mechanical sorting, shredding, cleaning, and remanufacturing. Processing facility includes the following:

A. A light processing facility occupies an area of under forty-five thousand square feet of gross collection, processing and storage area and has up to an average of two outbound truck shipments per day. Light processing facilities are limited to baling, briquetting, crushing, compacting, grinding, shredding and sorting or source-separated recyclable materials sufficient to qualify as a certified processing facility. A light processing facility shall not shred, compact or bale ferrous metals other than food and beverage containers.

B. A heavy processing facility is any processing facility other than a light processing facility.

"Recycling unit, mobile" means an automobile, truck, trailer or van, licensed by the Department of Motor Vehicle that is used for the collection of recyclable materials. A mobile recycling unit also means the bins, boxes or containers transported by trucks, vans, or trailers and used for the collection of recyclable materials.

"Rehabilitation facility" means a community care residential facility that provides twenty-four hour non-medical services to adults, including non-medical alcoholism or drug abuse recovery, treatment, or detoxification services.

"Rental housing development" means a structure or set of structures with common financing, ownership and management, and which collectively contain five or more dwelling units. No more than one of the dwelling units may be occupied as a primary residence by a person or household who is the owner of the structure or structures. (Health & Safety Code Section 50675.2)

"Residential care facility for the elderly" means a community care facility, licensed by the state, providing residential health care to elderly persons who reside as a family unit or in a group setting, whether such persons are ambulatory or not.

"Restaurant/retail food" For the purposes of this Title, a restaurant shall be defined as any establishment serving prepared foods which are intended for on-premise consumption. If 25 percent or more of the gross floor area including outdoor dining area is designed for seating/dining areas, the use shall be classified as a restaurant. Retail food establishment shall be defined as those businesses where food is prepared and sold for off-premise consumption. If less than 25 percent of the gross floor area including outdoor dining area is designated for seating/dining area, the use shall be classified as retail food. Typical uses which may be classified as either retail food or restaurant, depending on the 25 percent floor area criterion, include: coffee house/tea house, donut/bagel shop, pizza store, ice cream shop and other similar fast food establishments.

"Retail trade" a business primarily engaged in the selling or offering for sale of merchandise or services directly to the general public for personal or household consumption or use but not for resale.

"Reverse vending machines(s)" mean(s) an automated mechanical device which accepts at least one or more types of empty beverage containers including (but not limited to) aluminum cans, glass and plastic bottles, and issues a cash refund or redeemable credit slip with a value not less than the container's minimum redemption value as determined by the state in accordance with Section 14560 et. seq. of the California Public Resources Code, commonly known as the California Beverage Container Recycling and Letter Reduction Act. A reverse vending machine may sort and process containers mechanically provided that the entire process is enclosed within the machine. In order to accept and temporarily store all three containers types in proportion commensurate with their relative redemption rates as to meet the requirements of certification as a recycling facility, multiple grouping of reverse vending machines may be necessary. A bulk reverse vending machine is a reverse vending machine that is larger than fifty square feet; is designed to accept more than one container at a time; and will pay by weight instead of by container.

"Riding club" see "Stable, commercial."

(Ord. ~~20042011-884XXXX~~, ~~20042011~~)

18.04.200 "S" definitions.

"Satellite antenna" means any antenna used to receive and/or transmit radio or television signals from orbiting or fixed-in space communication satellites or other similar devices designed to transmit and receive signals.

"Satellite receiving antenna diameter" means the diameter of a satellite antenna measured by a line bisecting the dish shaped antenna extending from the outer edge on one side to the outer edge on the opposite site.

"School/educational institution" means a public or private institution conducting regular academic instructions at Kindergarten, elementary, secondary, collegiate levels, and including graduate schools, universities, research institutions and religious institutions. Such institutions must either:

- A. Offer general academic instruction equivalent to the standards prescribed by the State Board of Education; or
- B. Confer degrees as a college or university or undergraduate or graduate standing; or
- C. Conduct research; or
- D. Give religious instructions.

"Second residential unit" means a second dwelling unit located on the same lot as the primary single-family dwelling unit, either attached or detached from the primary residential dwelling unit, and which provides complete independent living facilities for one or more persons. A second unit shall include permanent provisions for living, sleeping, eating, cooking and sanitation on the same parcel that the primary single-family dwelling is situated.

"Self storage facility" see "Mini-warehouse."

"Service stations" means the same as "automobile service station."

"Setback line, front yard" means the line that defines the depth of the required front yard. Said setback line extends across the full width of the lot, and shall be parallel with the street line or the line established by the General Plan.

"Setback line, rear yard or side yard" means the line that defines the width or depth of the required rear or side yard. Said setback line shall be parallel with the property line, removed therefrom by the perpendicular distance prescribed for the yard in the zone. Where the side or rear yard abuts a street, the distance shall be measured as set forth in the "setback line, front yard."

"Sign" means any notice or advertisement, pictorial or otherwise, used as an outdoor display or visible from outside a building for the purpose of advertising the property or the establishment or enterprise, including goods and services, upon which the sign is exhibited, or for use for off-site directional purposes, or otherwise designed to communicate information. This definition shall not include official notices issued by any court or public body or officer or directional warning or information sign or structures required by or authorized by law.

"Single-room occupancy building" means any dwelling or part thereof designed or used primarily for single-room occupancy, containing five or more single-room living units, and which is occupied by the same tenants for an uninterrupted period of not less than one (1) month.

"Single-room occupancy unit", or SRO, is a room used or intended to be used as a residential housekeeping unit by not more than two occupants for living and sleeping, with or without cooking facilities, that contains not more than one habitable room consisting of not more than 250 square feet of floor area excluding from the calculation of floor area any kitchen having less than 70 square feet of floor area.

"Site plan" means a plan, prepared to scale, showing accurately and with complete dimensioning, all of the buildings, structures and uses and the exact manner of development proposed for a specific parcel of land.

"Small diameter satellite antenna" means a satellite antenna with a satellite receiving antenna diameter of eighteen (18) inches or less.

~~"Site plan" means a plan, prepared to scale, showing accurately and with complete dimensioning, all of the buildings, structures and uses and the exact manner of development proposed for a specific parcel of land.~~

"Small animals" means poultry, rabbits, domestic, and those other such comparable-sized animals distinguished from those described as large animals.

"Solar energy system" means any solar collector or other solar energy device whose primary purpose is to provide for the collection, storage and distribution of solar energy for space heating or cooling, or for water heating; or any structural design feature of a building whose primary purpose is to provide for the collection, storage, and distribution of solar energy for space heating or cooling, or for water heating.

"Specified anatomical areas" see Section 18.20.410.

"Specified sexual activities" see Section 18.20.410.

"Stable, commercial" means a stable for horses, mules or ponies that are rented, used or boarded on a commercial basis for compensation.

"Stable, private" means an accessory building for the keeping of horses, mules or ponies owned by the occupants of the premises and not rented, used or boarded on a commercial basis for compensation.

"State" means the state of California.

"Story" means that portion of a building included between the surface of any floor and the surface of the floor next above it, or if there be no floor above it, then the space between such floor and the ceiling next above it.

"Street" means a public thoroughfare or right-of-way or approved private thoroughfare or right-of-way determined by the Commission to be adequate for the purpose of access, which affords the principal means of access for abutting property including avenue, place, way, drive, land, boulevard, highway, road and any other thoroughfare, except as excluded in this title. The word "street" shall include all major and secondary highways, traffic collector streets and local streets.

"Structural alteration" means any change in or alteration to a structure involving a bearing wall, column, beam or girder, floor or ceiling joists, roof rafters, roof diaphragms, foundations, piles, retaining walls, or similar components.

"Structure" means a combination of materials to form a construction for use, occupancy, or ornamentation whether installed on, above, or below the surface of land or water or affixed to

a building. Structures include swimming or wading pools, spas and covered patios, but do not include paved areas, walkways, flat portions of tennis courts and similar outdoor areas, and further excepting fences or walls three feet or less in height.

"Subdivision" means the division of a lot, tract, or parcel of land into two or more lots, tracts, or parcel of land for sale, lease or finance purposes. For the purposes of the sign regulations contained in Chapter 18.24, subdivision shall also mean those lots and/or dwelling units within a specified geographical area and for which a sales office and/or model home complex has been established.

"Supporting structures" means poles, masts, bases, guy wires, eyelets, and any and all other appurtenances to satellite antennas whether used to anchor the antenna, enhance reception, or any other use whatsoever.

"Supportive housing" is housing with no limit on length of stay, that is occupied by the target population, and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. (Health & Safety Code Section 50675.14)

(Ord. ~~20042011-884XXXX~~, 20042011)

18.04.210 "T" definitions.

"Target population" is defined as persons with low incomes having one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health conditions, or individuals eligible for services provided under the Lanterman Developmental Disabilities Services Act (Division 4.5 (commencing with Section 4500) of the Welfare and Institutions Code) and may include, among other populations, adults, emancipated youth, families, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people. (Health & Safety Code Section 50675.14(b)(3).)

"Tattoo parlor" means a business that provides body art both permanent and temporary and includes body piercing.

"Temporary structure" means a structure without any foundation or footings and that is removed when the designated time period, activity, or use for which the temporary structure was erected has ceased.

"Temporary use" means a use established for a limited duration with the intent to discontinue such use upon the expiration of the time period.

"Tenant identification" when used in conjunction with a center identification sign means the name of a business, services or product and may include a business logo.

"Thrift store" means any retail commercial facility in which at least fifty percent (50%) of the gross receipts are from the sale of used merchandise.

"Transitional housing" means temporary housing, usually for a period of six months to a year, for a homeless individual or family who is transitioning to permanent housing. Transitional housing often includes a supportive services component such as job skills training, rehabilitation counseling, etc., to allow individuals to gain necessary life skills in support of independent living. means buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months. (Health & Safety Code Section 50675.2)

(Ord. ~~20042011-884XXXX~~, 20042011)

18.04.220 "U" definitions.

"Use" means the purpose for which land or a building is arranged, designed, or intended, or for which either land or building is or may be legally occupied or maintained.

"Used car sales" means sale of previously owned vehicles in which fifty percent (50%) or more of the gross receipts are for such vehicles.

(Ord. 2004-884, 2004)

18.04.230 "V" definitions.

"Veterinary hospital/clinic" see "Animal hospital."

(Ord. 2004-884, 2004)

18.04.240 "W" definitions.

"Warehousing" means the use of a building or buildings for the storage of goods of any type, when such building or buildings contain more than five hundred square feet of storage space and where no retail operation is conducted.

"Wholesaling" means the selling of any type of goods for purposes of resale.

(Ord. 2004-884, 2004)

18.04.250 "X" definitions.

None.

(Ord. 2004-884, 2004)

18.04.260 "Y" definitions.

"Yard" means any open space on the same lot with a building or dwelling group, which open space is unoccupied and unobstructed except for the projections permitted by this title.

"Yard, front" means a space between the front yard setback line and the front lot line or future street line, and extending the full width of the lot. On a private street or easement, the reference point for determining setback distance shall be the edge of the private street easement, unless, based on the configuration of the private street easement or other circumstance, an alternate point of reference is determined appropriate by the Community Development Director.

"Yard, rear" means the space between the rear yard setback line and the rear lot line, extending the full width of the lot. When the rear yard contains a City trail, landscape, open space, recreational or similar easement, or a private street easement, the reference point for determining setback distance shall be the edge of the City easement or private street easement, unless, based on the configuration of the City easement or private street easement, or other circumstance, an alternate point of reference is determined appropriate by the Community Development Director. When a rear yard contains a slope down to a public street, and the property line is located somewhere other than at the top of the slope, the reference point for determining setback distance shall be the top of the slope, unless, based on the configuration of the slope, or other circumstance, an alternate point of reference is determined appropriate by the Community Development Director.

"Yard, side" means a space extending from the front yard, or from the front yard lot line where no front yard is required by this title, to the rear yard, or rear lot line, between a side lot line and the side yard setback line. When the side yard contains a City trail, landscape, open space, recreational or similar easement, or a private street easement, the reference point for determining setback distance shall be the edge of the City easement or private street easement, unless, based on the configuration of the City easement or private street easement, or other circumstance, an alternate point of reference is determined appropriate by the Community Development Director. When a side yard contains a slope down to a public street, and the

property line is located somewhere other than at the top of the slope, the reference point for determining setback distance shall be the top of the slope, unless, based on the configuration of the slope, or other circumstance, an alternate point of reference is determined appropriate by the Community Development Director.

(Ord. 2004-884, 2004)

18.04.270 "Z" definitions.

"Zoning Ordinance" or "ordinance" means the Comprehensive Zoning Ordinance of the City of Yorba Linda.

(Ord. 2004-884, 2004)

Draft

Chapter 18.10 RESIDENTIAL ZONES

Sections:

[18.10.010 Purpose.](#)

[18.10.020 Residential agricultural \(R-A\) zone.](#)

[18.10.030 Residential low density \(RLD\) zone.](#)

[18.10.040 Residential estate \(R-E\) zone.](#)

[18.10.050 Residential suburban \(R-S\) zone.](#)

[18.10.060 Residential urban \(R-U\) zone.](#)

[18.10.070 Residential multiple-family \(R-M\) zone.](#)

[18.10.071 Residential multiple-family 20 \(R-M-20\) zone.](#)

[18.10.072 Residential multiple-family 30 \(R-M-30\) zone.](#)

[18.10.080 Permitted and conditional uses.](#)

[18.10.090 Property development standards.](#)

[18.10.100 Special requirements.](#)

[18.10.110 Performance standards.](#)

[18.10.120 Accessory structures.](#)

[18.10.130 Wall and fence requirements and restrictions.](#)

18.10.010 Purpose.

In addition to the purpose outlined in Section 18.02.020, the residential zones are included in the zoning regulations to achieve the following objectives:

- A. To reserve appropriately located areas for family living at a broad range of dwelling unit densities consistent with the General Plan and with sound standards of public health, safety and welfare.
 - B. To ensure adequate light, air, privacy and open space for each dwelling.
 - C. To minimize traffic congestion and to avoid the overloading of utilities by preventing the construction of buildings of excessive bulk or number in relation to the land area around them.
 - D. To protect residential properties from noise, illumination, unsightliness, odors, smoke and other objectionable influences.
 - E. To facilitate the provision of utility services and other public facilities commensurate with anticipated population, dwelling unit densities, and service requirements.
- (Ord. 2004-884, 2004)

18.10.020 Residential agricultural (R-A) zone.

This zone is intended as an area for general agricultural purposes and low density residential uses with a minimum lot size of one (1) acre and maximum density of one (1) unit per acre. Only those additional uses are permitted that are complementary to, can exist in harmony with, an agricultural residential neighborhood. The areas included within this land use designation are characterized by large lots, and may consist of large rural estates with abundant open space on each lot, or large parcels devoted to commercial or non-commercial agriculture and/or grazing, which may have a residence and other accessory buildings such as barns, equipment sheds, and other similar buildings. The district also includes the keeping of equine, cleft-hoofed and other animals either as accessory to a residential use, or as the primary use, such as an equestrian center. Farms, ranches, and wholesale nurseries as well as single family residential, are all permitted uses within the R-A zone.

(Ord. 2004-884, 2004)

18.10.030 Residential low-density (RLD) zone.

This zone is intended as an area for low-density residential use with a minimum lot size of thirty-nine thousand (39,000) square feet and maximum density of one (1) unit per acre. Only those

additional uses are permitted that are complementary to, and can exist in harmony with, low-density neighborhoods. Large estate and equestrian-oriented estates are characteristic uses within the RLD zone. The residential neighborhoods within this zone district are usually characterized by ample setbacks, and may include agricultural or other agrarian uses such as commercial farms or ranches, wholesale nurseries, and the keeping of equine or cleft-hoofed animals, although the RLD zone tends to be more residentially oriented than the R-A zone district.

(Ord. 2004-884, 2004)

18.10.040 Residential estate (R-E) zone.

This zone is intended as an area for residential estates with minimum lot sizes of fifteen thousand (15,000) square feet and maximum densities of 1.8 units per acre. Only those additional uses are permitted that are complementary to, and can exist in harmony with, a residential neighborhood. While agrarian uses and the keeping of equine, cleft-hoofed and other animals is permitted in this zone district, these uses are clearly incidental and accessory to the primary single-family residential use. Residential areas within the R-E zone are characterized by large, custom and semi-custom homes.

(Ord. 2004-884, 2004)

18.10.050 Residential suburban (R-S) zone.

This zone is intended as an area for suburban residential development on minimum lot sizes of ten thousand (10,000) square feet and maximum densities of three (3) units per acre. Only those additional uses are permitted that are complementary to, and can exist in harmony with, a residential neighborhood. The homes in the R-S zone district neighborhoods, while not necessarily custom, are individually constructed, often have the appearance of custom homes and are located on large lots.

(Ord. 2004-884, 2004)

18.10.060 Residential urban (R-U) zone.

This zone is intended as an area for urban residential development on minimum lot sizes of 7,500 square feet and maximum densities of four (4) units per acre. Only those additional uses are permitted that are complementary to, and can exist in harmony with, a residential neighborhood. Homes within the R-U zone are characterized as tract construction with entire neighborhoods built in the same time period. While individual homes may appear the same as those constructed in the R-S zone, the R-U zone dwellings are on smaller lots, giving the appearance of a slightly denser neighborhood. Some R-U zone neighborhoods have been constructed as "townhouse" units, which share common walls, but are located on individual lots, often with small rear yards, and/or front and rear courtyards.

(Ord. 2004-884, 2004)

18.10.070 Residential multiple-family (R-M) zone.

This zone is intended as an area for the development of garden apartments with provisions for adequate light, air, open space and landscaped areas at maximum densities of ten units per acre. [The required minimum lot size is 15,000 square feet.](#) Only those additional uses are permitted that are complimentary to, and can exist in harmony with, such residential developments. In addition to garden apartments, the R-M zone permits construction of clustered single-family dwellings, townhouses and, in some cases, stacked condominiums. In the latter examples, residential neighborhoods are characterized with common open areas and homeowner park and recreational facilities, such as swimming pools, tennis courts and clubhouses.

(Ord. 2004-884, 2004)

18.10.071 Residential multiple-family 20 (R-M-20) zone.

This district is intended to promote the development of multi-family rental as well as ownership dwelling units up to twenty units per acre. The required minimum lot size is one (1) acre. Permitted uses include cluster homes, townhouses, rowhouses, triplexes, fourplexes, apartments, stacked condominiums, and group housing. R-M-20 residential neighborhoods are characterized as either individually owned or as rental units. Attached units include common open areas and recreational facilities, such as swimming pools, tennis courts and clubhouses.

18.10.072 Residential multiple-family (R-M-30) zone.

The purpose of the Multi-Family Residential district, also known as the R-M-30 district, is to provide space for multiple family residential developments commonly found in a dense urban environment. The R-M-30 district is intended for intensive residential uses up to 30 dwelling units per acre at readily accessible urban locations. The required minimum lot size is one (1) acre. Permitted uses include apartments, stacked condominiums, studios, and group housing. R-M-30 residential neighborhoods are characterized with common open areas and homeowner park and recreational facilities, such as swimming pools, tennis courts and clubhouses.

18.10.080 Permitted and conditional uses.

Table 18.10-01 contains a listing of permitted uses and accessory uses within the various residential zones. Uses in the table are permitted subject to the permit criteria referenced. Any use not included shall be considered prohibited.

TABLE 18.10-1

RESIDENTIAL LAND USE MATRIX

TABLE INSET:

Use	R-A	RLD	R-E	R-S	R-U	R-M	R-M-20	R-M-30	Comments
Agriculture, horticulture, grazing	P	P	P	P	P	P	<u>C</u>	<u>C</u>	
Animal hospital, large animal	P	P	C	•	•	•	•	•	See Chapter 18.20 Article VIII
Beehives (1-3)	P	P	P	P	C	•	•	•	
Beehives (4 or more)	C	C	C	C	•	•	•	•	
Boarding/rooming house/dormitory	•	•	•	•	•	C	<u>C</u>	<u>C</u>	
Church/temple/religious institutions	C	C	C	C	C	C	<u>C</u>	<u>C</u>	
Co-generation plant	C	C	C	C	C	C	•	•	
Communication facility	C	C	C	C	C	C	<u>C</u>	<u>C</u>	See Chapter 18.20 Article X

Community care facility, large	C	C	C	C	C	C	<u>C</u>	<u>C</u>	See Section 18.20 Article VIII
Community care facility, small	P	P	P	P	P	P	<u>P</u>	<u>P</u>	See Section 18.20 Article VIII
Condominium	•	•	•	•	C	C D	<u>D</u>	<u>D</u>	
Construction office/trailer	T	T	T	T	T	T	<u>I</u>	<u>I</u>	See Chapter 18.20 Article I
Convalescent home/hospital	C	C	•	•	•	•	<u>C</u>	<u>C</u>	
Day care center/nursery	C	C	C	C	C	C	<u>C</u>	<u>C</u>	
Dwelling, multiple family	•	•	•	•	•	C D	<u>D</u>	<u>D</u>	Affordable units - see Chapter 18.18 Article I
Dwelling, single family	P	P	P	P	P	P	•	•	
Equestrian center	C	C	C	•	•	•	•	•	
Family day care, large	C	C	C	C	C	C	<u>C</u>	<u>C</u>	See Chapter 18.20 Article VIII
Family day care, small	P	P	P	P	P	P	<u>P</u>	<u>P</u>	See Chapter 18.20 Article VIII
Farm/ranch, commercial	P	P	P	•	•	•	•	•	
Fruit/vegetable stand	T	T	T	•	•	•	•	•	
Golf course, tennis/swim club	C	C	C	C	C	C	•	•	
Greenhouse, commercial	C	•	•	•	•	•	•	•	
Guest house	A	A	A	A	A	A	•	•	See Chapter 18.20 Article IX
Home occupation	A	A	A	A	A	A	<u>A</u>	<u>A</u>	See Chapter 18.20 Article II
Kennel, commercial	C	C	C	•	•	•	•	•	
Kennel, non-commercial	P	C	C	•	•	•	•	•	
Library/museum, public	•	•	•	C	C	C	<u>C</u>	<u>C</u>	
Manufactured home	D	D	D	D	D	D	•	•	See Section 18.10.100D
Model home complex	T	T	T	T	T	T	<u>I</u>	<u>I</u>	See Chapter 18.20 Article I

Nursery, wholesale	P	P	P	P	P	P	•	•	
Park/recreational facilities, public	C	C	C	C	C	C	<u>C</u>	<u>C</u>	
Public building/grounds	C	C	C	C	C	C	<u>C</u>	<u>C</u>	
Public utility facility	C	C	C	C	C	C	<u>C</u>	<u>C</u>	
Recreational facility, private	C	C	C	C	C	C	<u>C</u>	<u>C</u>	
Recreational vehicles parking	A	A	A	A	A	A	<u>A</u>	<u>A</u>	See Section 18.10.100C
School/educational institution, private	C	C	C	C	C	C	<u>C</u>	<u>C</u>	
Second residential unit	P	P	P	P	P	•	•	•	See Chapter 18.20 Article IX
Single room occupancy housing facility	•	•	•	•	•	C	<u>C</u>	<u>C</u>	
Sports court	C	C	C	C	C	C	<u>C</u>	<u>C</u>	See Chapter 18.20 Article III
Stable, commercial	C	C	C	•	•	•	•	•	
<u>Supportive Housing*</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>Transitional housing*</u>	<u>G</u> <u>-P</u> <u>-</u>	<u>G-P</u>	<u>G</u> <u>-P</u> <u>-</u>	<u>P</u> <u>-P</u> <u>-</u>	<u>P</u> <u>-P</u> <u>-</u>	<u>P</u> <u>-P</u> <u>-</u>	<u>P</u>	<u>P</u>	

(A = Accessory Use; C = Conditional Use; D = Design Review; T = Temporary Use; P = Permitted Use; • = Prohibited Use)

(Ord. 2004-884, 2004)

* Transitional and supportive housing are permitted in residential zoning districts subject to the same standards as similar residential uses. Thus, if transitional or supportive housing is configured as a multi-family structure it would be regulated as such, whereas if it is configured as a single-family structure, it would be subject to single-family regulations.

18.10.090 Property development standards.

Table 18.10-02 contains the development standards that are applicable within the various residential zones. Some of the residential properties developed in hillside areas may be further limited as to use or development due to application of the requirements as contained in Chapter 18.30 of this Title.

TABLE 18.10-2

RESIDENTIAL DEVELOPMENT STANDARDS
TABLE INSET:

	Zones								
Standard	R-A	RLD	R-E	R-S	R-U	R-M	R-M-20	R-M-30	
Maximum density (units per acre)	1.0	1.0	1.8	3.0	4.0	10.0	<u>20.0</u>	<u>30.0</u>	
Minimum lot size 1	1 acre	39,000 sq. ft.	15,000 sq. ft.	10,000 sq. ft.	7,500 sq. ft.	2 acres <u>15,000 sq. ft.</u>	<u>1.0 acre</u>	<u>1.0 acre</u>	
Minimum lot width	130 ft.	110 ft.	100 ft.	80 ft.	75 ft.	135-100 <u>ft. (corner)</u> 165-125 <u>ft. (interior)</u>	<u>135 ft. (corner)</u> <u>165 ft. (interior)</u>	<u>135 ft. (corner)</u> <u>165 ft. (interior)</u>	
Minimum lot depth	150 ft.	170 ft.	150 ft.	100 ft.	100 ft.	135-100 <u>ft. (corner)</u> 165-125 <u>ft. (interior)</u>	<u>135 ft. (corner)</u> <u>165 ft. (interior)</u>	<u>135 ft. (corner)</u> <u>165 ft. (interior)</u>	
Maximum lot coverage	35%	35%	35%	35%	40%	35 <u>45%</u>	<u>65%</u>	<u>70%</u>	
Maximum building height	35 feet, or 2 stories, whichever is less --2						<u>35 ft or 2 stories + ½ story for underground parking</u>	<u>50 feet or 4 stories, whichever is less</u>	
Minimum front yard setback	40 ft.	35 ft.	30 ft.	25 ft.	20 ft.	20 ft.	<u>20 ft</u>	<u>20 ft</u>	
Minimum side yard setback (interior)	-- 3	-- 3	-- 3	10 ft.	-- 4	-- 4	<u>-- 4</u>	<u>-- 4</u>	
Minimum side yard setback (street)	-- 3	-- 3	-- 3	10 ft.	10 ft.	10 ft.	<u>10 ft.</u>	<u>10 ft.</u>	
Minimum rear yard setback	45 ft.	40 ft.	25 ft.	25 ft.	25 ft.	20 ft.	<u>20 ft.</u>	<u>20 ft.</u>	
Minimum building separation	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft. -5	<u>20 ft.</u>	<u>20 ft.</u>	
Minimum dwelling size	1,500 sq. ft.	1,500 sq. ft.	1,500 sq. ft.	1,500 sq. ft.	1,300 sq. ft.	--6 <u>Studio = 750 sf, 1 bd = 900 sf, 2 bd = 1,000 sf, 3 bd = 1,200 sf</u>	<u>Studio = 550 sf, 1 bd = 675 sf, 2 bd = 700 sf, 3 bd = 900 sf</u>	- <u>Studio = 550 sf, 1 bd = 675 sf, 2 bd = 700 sf, 3 bd = 900 sf</u>	
Minimum	2	2	2	2	2	2	<u>Studio = 1</u>	<u>Studio = 1</u>	

covered parking per dwelling unit							covered, 1 bd = 1 covered + 0.6 uncovered, 2bd = 1 covered + 0.8 uncovered, 3+ bd = 1 covered + 1 uncovered, Guest = .25 per unit	covered, 1 bd = 1 covered 2bd = 1 covered + 0.8 uncovered, 3+ bd = 1 covered + 1 uncovered, Guest = .25 per unit
-----------------------------------	--	--	--	--	--	--	---	--

1 Except any lot shown on an official subdivision map duly approved and recorded, or any lot for which a bona fide deed was duly recorded at the time Orange County Ordinance No. 1477 became effective (May 24, 1962), may be used as a building site; excepting therefrom any lot having an area of less than four thousand (4,000) square feet. Each building site shall have a minimum twenty-foot (20) wide vehicular access to a street.

2 Steeples, crosses and other religious symbols on churches and religious institutions may exceed the height limit by an additional ten (10) feet or more as determined by the Planning Commission.

3 Side yard setbacks in R-A, RLD and R-E zones shall be ten percent (10%) of the lot width, but not less than ten (10) feet, and need be no more than twenty (20) feet.

4 Interior side yard setbacks in R-U ~~and~~, R-M, R-M-20, and R-M-30 zones shall have a cumulative total of both side yards of twenty (20) feet; however, in no case shall a side yard be less than five (5) feet.

5 ~~Buildings greater than fifteen feet (15') in height shall maintain a minimum separation of twenty feet (20').~~ Front yard setback requirements shall be applied to all property frontages facing public streets for the R-M, R-M-20, and R-M-30 zones.

~~6 Minimum floor areas for attached housing units shall consist of the following:~~

~~Bachelor—750 sq. ft.~~

~~1 BR—900 sq. ft.~~

~~2 BR—1,000 sq. ft.~~

~~3 BR—1,200 sq. ft.~~

~~(Ord. 2004-884, 2004)~~

18.10.100 Special requirements.

A. Setbacks. In addition to those setbacks set forth in Table 18.10-02, the following additional requirements shall apply:

~~1. Buildings exceeding fifteen (15) feet in height. In any R-M zone, any building exceeding fifteen (15) feet in height shall maintain a minimum setback of fifty (50) feet from any single-family zone; any building less than fifteen (15) feet in height shall maintain a minimum setback of twenty (20) feet from any single-family zone.~~

~~2.1. R-M, R-M-20, and R-M-30 structures that are adjacent to a single-family residential zone shall be setback an additional five (5) feet for two story structures and ten (10) feet for three story structures. Any building less than fifteen (15) feet in height shall maintain a minimum setback of twenty (20) feet from any single-family zone.~~

2. Public or semi-public uses. In any residential zone, public or semi-public uses shall maintain a setback of fifty (50) feet from an adjacent residential property line.

3. Front setback averaging. In any residential zone, front yard setbacks in subdivision developments may be reduced by twenty-five (25) percent on a single lot provided the average of all setbacks in the development is not less than the minimum required for the zone.

4. Setback from active railroad track. In any residential zone, the dwelling structure shall maintain a minimum distance of two hundred and twenty-five (225) feet from any active railroad track.

5. A minimum setback of five (5) feet shall be maintained for any structure from any driveway, trail or ingress-egress easement, except that a minimum setback of twenty-five (25) feet shall be maintained from a public trail for any habitable multiple-family dwelling.

B. Two Story Buildings/Additions. In any residential zone, a two-story building or two-story room addition closer than seventy (70) feet to an existing single-family residence shall require

that a conditional use permit be approved by the Planning Commission or Zoning Administrator, per the requirements of Chapter 18.38, prior to the issuance of a building permit. The seventy (70) feet shall be measured from the edge of any new two-story construction to the closest edge of any existing single-family residence exclusive of the garage. When reviewing a second story room addition application, the Planning Commission or Zoning Administrator shall make the mandatory findings as follows:

1. That the two-story construction does not result in any significant loss of privacy for adjacent residences in a manner that would compromise the neighbors' ability to obtain reasonable and enjoyable use of their own property.
2. For a building addition, that the design of the two-story construction be architecturally integrated with that of the existing house as to be made to appear as part of the original construction.
3. That the design of the structure is sensitive to its environs such that it is architecturally compatible with the neighborhood.
4. For any second story addition to any attached single-family structure, the Planning Commission or Zoning Administrator shall encourage construction which has the least impact on the neighboring attached dwelling unit and which is most structurally sound.

C. Parking. In any residential zone, parking of motor vehicles shall be subject to the requirements of the Sample Residential Lot Plan (Figure 18.10-1) and subject to the following:

1. No vehicle, boat, or trailer may be parked in the front yard, except on paved driveways. The parking of vehicles elsewhere on a residential lot is prohibited unless the vehicle is enclosed within a building or kept under a carport in a lawful manner, or parked on a fenced side or rear yard area on a paved surface and in a manner that eliminates or reduces visibility of the vehicle from surrounding properties or streets to the greatest extent feasible. Acceptable screening methods shall include solid walls and fencing, landscaping, etc., as determined by the Community Development Director.
2. The parking of any inoperable, wrecked or dismantled vehicle on a residential property is prohibited, except as provided in Chapter 8.08 of the Yorba Linda Municipal Code.
3. The parking of any commercial vehicle having a manufacturers unloaded vehicle weight rating of six thousand (6,000) pounds or more, including special equipment and truck-tractors but excluding recreational vehicles, in or on any part of residentially-zoned property is prohibited except as is reasonably necessary to pick up or deliver goods, wares, or merchandise from or to any structure located in such zone, or for such time as is reasonably necessary for the purpose of delivering materials to be used in the actual repair, alteration, remodeling, or construction of any building or structure in such zone for which a building permit has previously been obtained from the City.
4. Parking of recreational vehicles in any residential zone shall be in conformance with Section 18.22.040G.
5. Driveway curb cuts for single-family detached residential units shall be limited to one (1) such curb cut leading to a garage or carport, with the exception that one (1) additional curb cut may be provided where a circular driveway is provided, or in other appropriate cases, and subject to the approval of the Community Development Director and City Engineer. All driveway surfaces shall be paved, surfaced in concrete cement or other permanent material, as approved by the Community Development Director.

GRAPHIC LINK:[Click here](#)

The Sample Residential Lot Plan is set out in Figure 18.10-1 at the end of this chapter.

D. Manufactured Homes. Any manufactured home which is certified under the National Manufactured Housing Construction and Safety Standards Act of 1974 is permitted on any lot within any residential zone, providing the following criteria are met:

1. The application shall be reviewed in accordance with the design review provisions of section 18.36.100 of this title.

2. The structure shall comply with all setback, height and other property development standards of the zone in which it is placed.
3. The manufactured/mobile home shall be placed on a solid concrete or masonry foundation.
4. The exterior siding shall be wood or other material customarily used in conventionally built single-family dwellings.
5. Roofs shall be in compliance with the City Building Code and shall consist of fire-retardant composition shingles or tile, and roof pitch shall be similar to those roofs of the same material on conventionally built single-family dwellings in the neighborhood, but in no case shall roof pitch be less than a ratio of 3:12.
6. Roofs shall have eave and gable-end overhangs of not less than 12 inches.
7. Carports or garages with the same dimensions and number of spaces shall be provided in accordance with Chapter 18.22 and Section 18.10.090 of this chapter.
(Ord. 2004-884, 2004)

18.10.110 Performance standards.

A. Mechanical Equipment. In all residential zones, air conditioners, pool equipment, heating, cooling, ventilating equipment and all other mechanical devices shall not be located within the required front or street side yard. Such equipment shall be located at least fifteen (15) feet from any habitable opening of a structure on an adjacent property, and shall be so operated that they do not disturb the peace, quiet and comfort of neighboring residents and shall be screened from surrounding properties and streets. Additionally, all such equipment shall be installed and operated in accordance with the noise ordinance (Chapter 8.32, Noise Control) of the City Municipal Code and with all other applicable ordinances and regulations. Deviations to the locational requirements of this subsection may be approved with an Administrative Adjustment in accordance with Section 18.38.070.

B. Lighting. All light fixtures, except street lamps, shall be aimed or shielded so that direct illumination is confined to the property boundaries of the source. Particular care shall be taken to ensure that direct illumination does not spill onto or across any public or private street or road, or adjacent property. To reduce glare disturbance, light fixtures shall be designed such that direct views of luminaires from off site are minimized. For security lighting, motion sensing lighting fixtures are encouraged, and shall be properly adjusted, according to the manufacturer's instructions, to turn off when detected motion ceases.

C. Landscaping.

1. In all residential zones, front and street side yards shall be landscaped and shall consist predominantly of plant materials except for necessary walks, drives and fences. For newly constructed homes, the front and street side yard landscaping shall be installed within twelve months from the date of the issuance of final certificate of occupancy. For the purposes of this section, front and street side yards shall mean the entire areas located between the building and the front or street side property lines.

2. In the R-M, R-M-20, and R-M-30 zone, a minimum ~~of thirty-five (35)~~fifty (50) percent of the building site area, exclusive of private patio yards ~~and building footprints, and area~~ shall be landscaped and provided with an adequate underground irrigation system. ~~The required landscaping may include outdoor recreation areas.~~

3. Fifty (50) percent of the landscaped area shall accommodate active uses such as BBQs, playgrounds, hardscape features, and outdoor seating areas.

~~34.~~ All required landscaping shall be permanently maintained in a neat and orderly condition. Where landscaping is required for portions of lot(s) to be publicly dedicated, the landscaping shall be maintained by the property owner for a period of one (1) year from the date of the installation of the landscaping to the time of City acceptance of maintenance responsibilities.

5. In the R-M, R-M-20, and R-M-30 zone, a minimum of fifty (50) square feet of private open space per dwelling unit shall be provided. The private open space may include a balcony.

private porch, or private patio. For first floor dwellings, units shall provide a minimum of 100 square feet of private outdoor space where possible. The private open space may include a balcony, private porch, or private patio, and no dimension may be smaller than six (6) feet.

D. Screening. Where a multiple-family dwelling, including incidental or required accessory uses, abuts property in a single-family zone, a masonry wall six (6) feet in height and screen landscaping at least five (5) feet in width shall be erected and maintained between such uses and the single-family zone.

E. Building Relocations. Relocations (move-ons) will be permitted within residential zones subject to design review approval by the City. (Manufactured housing as defined by this Title shall be regulated in accordance with Section 18.10.100D of this chapter).

F. Solar Energy Systems. In any residential zone, solar energy systems shall be permitted subject to the following provisions:

1. Where practical, solar collector panels shall be roof mounted. Solar storage tanks and associated equipment shall be ground mounted.

2. If the system is on the front roof, or if the system is clearly visible from off site, then the solar units shall be flush mounted or be boxed in a decorative redwood or cedarwood frame, or other similar screen device.

3. If the system is reverse racked to obtain proper orientation, the racking supports are to be housed in an encasement constructed and designed to be architecturally compatible with the house.

4. The collector panels and all exposed piping shall be of a compatible and harmonious color to that of the surface on which they are mounted.

5. Hot water storage tanks shall be located adjacent to existing hot water storage tanks and shall be within an enclosed structure. If within the garage area, the storage tank(s) and other associated equipment shall not encroach into the required parking area.

6. Ground mounted systems shall conform to the requirements for the main structure and shall be screened so as not to be visible from public rights-of-way.

G. Signs. No sign or outdoor advertising structure shall be permitted in any residential zone except as provided in Chapter 18.24.

H. Building Height. In any residential zone, buildings that back onto or side onto an arterial or collector street as defined by the General Plan shall be restricted to one-story in height. Exceptions may be allowed at the time of design review based on design of the structure, roof slope and design, distance from public right-of-way, and pad elevation relative to adjacent street grades. Exceptions also may be allowed for residential projects within the R-M-20 and R-M-30 zones.

I. Building Additions. Building additions to dwellings shall make use of like roofing, siding materials and colors as the main structure to appear as though a part of the original construction.

J. Special Fire Protection Area. For any dwelling located within a special fire protection area, as shown on the Special Fire Protection Area Map on file in the Community Development Department, all structural and defensible space criteria of the Uniform Fire Code shall be met. (Ord. 2004-884, 2004)

18.10.120 Accessory structures.

A. Habitable accessory structures shall meet the setbacks required for main buildings. For the purposes of this subsection, classification of a structure as habitable versus non-habitable shall be as stipulated in the California Building Code.

B. Small accessory structures (e.g., gardening and tool sheds) which are single-story and not greater than eight (8) feet in height, or greater than one hundred twenty (120) square feet in area, shall maintain required setback for the main building within the front yard area, and shall

maintain a minimum five-foot (5 ft.) setback on a side or rear yard adjacent to a street, or from a City landscape easement. Within an interior side or rear yard area, a minimum three-foot (3 ft.) setback shall be provided, unless one-hour fire construction is provided in which case no setback shall be required. If greater than eight (8) feet in height or one hundred twenty (120) square feet in area, then required setbacks for larger accessory structures shall apply as stipulated in subsection C or D below, as applicable, depending on the size and height of the structure. Shipping containers are specifically prohibited in any residential zone.

C. Large accessory structures (e.g., non-habitable garages, barns, cabanas, game rooms, etc.), which are single-story and not greater than fifteen (15) feet in height, or greater than one thousand (1,000) square feet in area, shall maintain the required setback for the main building within the front yard area, and shall maintain a minimum ten-foot (10 ft.) setback on a side or rear yard adjacent to a street. Within interior side or rear yard areas, a minimum five-foot (5 ft.) setback shall be provided. Shipping containers are specifically prohibited in any residential zone.

D. Two-story accessory structures, and one-story accessory structures greater than fifteen (15) feet in height or one thousand (1,000) square feet in area, shall meet the setbacks required for main buildings, with the exception that such structures in RA and RLD zones may maintain a twenty-five-foot (25 ft.) rear yard setback. The provisions of Section 18.10.100.B shall apply to two-story structures where applicable. Shipping containers are specifically prohibited in any residential zone.

E. Architectural design standards. Accessory structures classified pursuant to Sections 18.10.120.A, C and D above shall also adhere to the following design criteria:

1. The structure shall be designed to create a unified, functional and comprehensive site plan with an integrated architectural theme that is compatible with and will compliment and enhance the subject and surrounding properties.
2. With the intent of protecting sensitive land uses, and preserving the aesthetic quality of the street scene, the proposed design shall promote a harmonious and compatible transition in terms of scale and character between the subject property and adjoining properties, and the street. Design considerations in this regard include, but shall not be limited to, roof design, height, slope and materials, window location and treatment, exterior wall cladding, and landscaping.

The Community Development Director shall determine conformance with the foregoing design criteria.

F. Landscaping required. Accessory structures that side or rear along a City landscape easement or a street shall provide screen landscaping within the setback area as approved by the Community Development Director. The type, amount, size and location of landscaping shall be sufficient to adequately diffuse visibility of the structure(s) as seen from the street to prevent degradation of the overall visual quality of the roadway.

G. Setbacks when slope present. When a side or rear yard contains a slope down to a street, and the property line is located somewhere other than at the top of the slope, the reference point for determining accessory structure setback distance shall be the top of the slope, unless, based on the configuration of the slope, or other circumstance, an alternate point of reference is determined appropriate by the Community Development Director.

H. Deviations. Accessory structures that do not conform to the requirements of Sections 18.10.120.C or D may be approved by the Planning Commission, subject to the granting of a conditional use permit.

I. Canopies, patio covers and other similar roofed structures, either freestanding or attached to the main building, or connecting the main building with a detached accessory building shall meet the setbacks for the main structure within the required front and street side yards, but may extend into a required rear or interior side yard provided that portions of such structures extending into the yard:

1. Shall not exceed twelve (12) feet in height or project closer than three (3) feet from an interior side or rear property line. Taller structures up to fifteen (15) feet in height may be permitted based on, but not limited to, building design, roof slope and design, location, topography or other criteria and subject to approval by the Community Development Director. Any two-story gazebo, palapa, pavilion, or similar open-air canopy structure, any 2nd story deck/balcony addition, including landings and stairs, or any single-story canopy structure that is twenty-four (24) feet in height or higher shall require the approval of a conditional use permit by the Zoning Administrator prior to construction. In addition to consideration of building design, massing, roof slope and design, location, topography or other criteria, in evaluating such structures, the Zoning Administrator shall take into consideration the potential for undue impact to privacy on adjoining properties. Single-story structures, greater than fifteen (15) feet in height or two-story structures shall meet the setbacks for the main building.

2. Shall be entirely open on at least three (3) sides except for necessary supporting columns: except that a roof connecting a main building and an accessory building shall be open on two (2) sides.

Car tents and other similar temporary sheltering devices are not considered a canopy or patio cover. Such devices shall not be permitted in any areas between property lines abutting streets and the main structure. Furthermore, such structures shall not exceed twelve (12) feet in height and shall provide a minimum five (5) foot setback from interior side or rear property lines.

(Illustration on file in the City Clerk's Department).

J. Patio Enclosures/Sun Rooms. A patio enclosure/sun room is a solid roofed structure that has a maximum height of twelve (12) feet with at least two side walls having sixty-five percent (65%) or greater screened openable area. Openable area means readily removable windows. The interior space shall not be temperature controlled by mechanical means for either heating or cooling. Qualifying structures may encroach no more than fifty percent (50%) into the required rear yard setback of the main building for that zone district. All patio enclosures/sun rooms built prior to the effective date of this ordinance with valid building permits that exceed this maximum encroachment standard shall be construed as legally non-conforming structures.

K. Projections. Porches, steps, architectural features, such as eaves, awnings, chimneys, balconies, stairways, wing walls or bay windows may project not more than four (4) feet into any required front or rear yard area, nor into any required side yard area more than one-half of said required side yard.

(Ord. No. 2009-937, § 3, 2009; Ord. No. 2005-887, 2005; Ord. 2004-884, 2004)

18.10.130 Wall and fence requirements and restrictions.

A. A wall or fence shall not exceed thirty-six (36) inches in height for any portion of the required front yard located directly in front of the dwelling and for a width equal to the minimum lot width for the zone. All other portions of the required front yard may have a wrought iron fence not exceeding five (5) feet in height or a combination five-foot-high masonry and wrought iron, where the masonry portion does not exceed three (3) feet in height. In order to fence or wall in the required front yard to exceed these requirements, a conditional use permit shall be approved by the Planning Commission after review by the City Traffic Engineer.

B. A wall or fence not more than six (6) feet in height may be maintained along a side or rear property line provided it is not adjacent to a public street, and further provided that such wall or fence does not extend into the required front yard.

C. A wall or fence adjacent to any public street shall be set back a minimum of five (5) feet from the street-abutting side or rear property lines. The Community Development Director may approve deviations from this standard based on property line location, topography or other unique site conditions. Any deviation shall be provided in writing. The area between the fence and the property line shall be landscaped and maintained by the property owner.

The Community Development Director may administratively approve a deviation of ten percent (10%) or less to the provisions contained in subsections A and B above. A deviation of eleven percent (11%) to twenty percent (20%) over the prescribed standards contained in A and B above, and/or retaining walls and/or combination retaining and screen walls up to a maximum height of nine (9) feet may be approved subject to the granting of an administrative adjustment in accordance with the provisions of Chapter 18.38 of this Title.

D. Electrified fences are prohibited in any residential zone.

E. The use of chainlink is prohibited on any portion of a front or street side yard setback, excluding therefrom any chainlink fencing used in conjunction with a sports court or tennis court, or in any public park.

F. The maximum fence height for any fence defined as an "estate fence" in Section 18.04.060, may be permitted to exceed the height limits outlined above, subject to approval of a conditional use permit.

(Ord. 2004-884, 2004)

GRAPHIC LINK:[Click here](#)

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Draft

Chapter 18.14 INDUSTRIAL ZONES

Sections:

[18.14.010 Purpose.](#)

[18.14.020 Light manufacturing \(M-1\) zone.](#)

[18.14.030 Permitted and conditional uses.](#)

[18.14.040 Property development standards.](#)

[18.14.050 Special requirements.](#)

[18.14.060 Performance standards.](#)

[18.14.070 Accessory structures.](#)

[18.14.080 Wall and fence requirements and restrictions.](#)

18.14.10 Purpose.

In addition to the purpose outlined in Section 18.02.020, the industrial zones are included in the zoning regulations to achieve the following objectives:

- A. To reserve appropriately located areas for industrial use and protect these areas from intrusion by dwellings and other inharmonious uses.
- B. To protect residential, commercial and nuisance-free non-hazardous industrial uses from noise, odor, dust, smoke, truck traffic and other objectionable influences from fire, explosion, radiation and other hazards incidental to certain industrial uses.
- C. To provide sufficient open space around industrial structures to protect them from hazard and to minimize the impact of industrial plants on nearby residential or commercial zones.
- D. To minimize traffic congestion and to avoid the overloading of utilities by restricting the construction of buildings of excessive size in relation to the amount of land around them.
- E. To provide space for large-scale wholesale/retail uses which are not appropriate in the commercial zones due to intensity of scale, parking and traffic patterns, and which are more appropriately suited to industrial areas.

(Ord. 2004-884, 2004)

18.14.20 Light manufacturing (M-1) zone.

This zone is intended as an area for light industrial and limited service commercial uses that can meet high performance standards but that frequently do not meet site development standards appropriate to planned research and development parks.

(Ord. 2004-884, 2004)

18.14.30 Permitted and conditional uses.

Table 18.14-1 identifies the permitted uses, and accessory uses within the industrial zones. Uses in the table are permitted subject to the permit criteria referenced. Any use not included shall be considered prohibited.

TABLE 18.14-1

INDUSTRIAL LAND USE MATRIX
TABLE INSET:

Use	M-1	Comments
Adult Oriented Business	P	See Chapter 18.20 -- Article V
Alcoholic beverage sales, accessory	C	
Animal hospital, large animal	C	See Chapter 18.20 -- Article VII
Animal hospital, small animal	C	See Chapter 18.20 -- Article VII
Animal shelter	C	See Chapter 18.20 -- Article VII
Automobile/truck/trailer repair and painting	C	
Bakery, wholesale	P	
Banks/financial institutions	P	
Blueprinting/photocopying	P	
Bottling plant	P	
Caretakers quarters	A	
Cement products manufacturing	P	
Christmas tree/pumpkin sales	T	
Church/temple/religious institution	C	
Citrus/agricultural products processing	C	
Cleaning/dry cleaning plant	C	
Co-generation plant	C	
Communication facility	C	See Chapter 18.20 -- Article XI
Commercial recreation	C	
Commercial tutoring facility	C 1	
Construction office/trailer	T	
Contractors yard	C	
Daycare center/nursery	C	
Electronic manufacturing	P	
<u>Emergency Shelter (up to 30 occupants)</u>	<u>P</u>	<u>See Section 18.14.050</u>
<u>Emergency Shelter (greater than 30 occupants)</u>	<u>C</u>	<u>See Section 18.14.050</u>

Equipment yards, rental/sales	C	
Farms/ranch, commercial	P	
Farm implement/machine sales	C	
Fruit/vegetable stands	T	
Fuel sales, bulk	C	
Instrument manufacturing	P	
Janitorial service/supply	P	
Kennel, commercial	C	See Chapter 18.20 -- Article VII
Laboratory, analytical	P	
Laboratory, sample	C	
Lumber yard/building materials	C	
Maintenance facility	C	
Medical/dental clinic	C	
Mini-warehouse/self storage	C	
Newspaper or magazine printing and publishing	P	
Nursery, wholesale	P	
Office and related machinery manufacturing	P	
Office, business/professional	P	
Outdoor event	T	
Packing house	C	
Pharmaceutical manufacturing	P	
Print shop/lithography	P	
Public building/grounds	C	
Public utility facility	C	
Recycling facility, small	A	See Chapter 18.32
Recycling facility, large	C	See Chapter 18.32
Research and development	P	
Restaurant	C	
Retail food	C	
Retail/service business	C	
Sign painting/manufacturing	P	
Sports court	C	See Chapter 18.20 -- Article III

Stone/monument yard	C	
Taxidermist	P	
Tire retreading/recapping	C	
Truck, trailer sales/service	C	
Vehicle body repair/painting	C	
Vehicle rental/leasing	C	
Vehicle storage yard	C	Excluding trucks over 1 ton in size.
Warehouse/storage	P	
Waste management facility	C	See Chapter 18.32
Welding, machine shops, metal plating	C	

(A = Accessory Use; C = Conditional Use; D = Design Review; T = Temporary Use;

P = Permitted Use; 1 = Conditional Use in Prospect Avenue M-1 zone only.)
(Ord. 2004-884, 2004)

18.14.040 Property development standards.

The standards in Table 18.14-2 shall apply to developments within the industrial zones.

TABLE 18.14-2

INDUSTRIAL DEVELOPMENT STANDARDS

TABLE INSET:

	Standard
Minimum lot area ¹	10,000 sq. ft. ¹
Minimum lot width	100 ft.
Minimum lot depth	100 ft.
Front setback	10 ft.
Side setback, interior	--
Side setback, street	10 ft.
Rear setback	--
Lot coverage, maximum	60%
Building height, maximum	35 ft.
Off street parking	See Chapter 18.22

¹ Except any lot shown on an official subdivision map duly approved and recorded, or any lot for which a bona fide deed was duly recorded at the time Orange County Ordinance No. 1477

became effective (May 24, 1962), may be used as a building site; excepting therefrom any lot having an area of less than four thousand square feet (4,000). Each building site shall have a minimum twenty (20)-foot wide vehicular access to a street.
(Ord. 2004-884, 2004)

18.14.050 Special requirements.

A. When any M zone abuts or is situated across a street from a property in any residential zone, a minimum building setback of one hundred (100) feet shall be required from such residential zone. The twenty-five (25) feet of said setback nearest the street or zone boundary line shall be landscaped and the remainder may be used for off-street parking purposes as provided in Chapter 18.22. A three-foot-high-tall wall or berm shall be constructed in back of the landscaped area along street setbacks. Along all other lot lines adjacent to residential zones, a six-foot-high-tall wall shall be constructed.

B. Emergency Shelters. When establishing an emergency shelter, the following standards shall apply:

1. The maximum number of beds/persons permitted to be served nightly shall be based on the individual capacity of the building and overall facility and shall not be less than fifty (50) square feet per person served;
2. On-site client waiting and intake areas shall be located internally to the building where feasible. If not feasible, an exterior waiting area shall be provided which contains a minimum of 10 square feet per bed provided at the facility. Said waiting area shall be in a location not adjacent to the public right-of-way and shall be visibly separated from public view by a minimum 6-foot tall visual screening mature landscaping or a minimum 6-foot tall decorative masonry wall.;
3. Stays at the facility shall be on a first-come, first-served basis and facility clients must vacate the facility each morning and have no guaranteed bed for the next night;
4. Maximum stay at the facility shall not exceed 180 days in a 365-day period for clients with Yorba Linda residency and shall not exceed 90 days in a 365-day period for all others;
5. A minimum of one employee per 15 beds shall be on duty when the facility is open and shall be maintained during operational hours;
6. Clients shall only be on-site and admitted to the facility between 6:00 p.m. and 8:00 a.m. during Pacific Daylight Time and 5:00 p.m. and 8:00 a.m. during Pacific Standard Time.
7. A minimum distance of 500 feet shall be maintained from any other emergency shelter, any residentially zoned property and any public or private school, as measured from the property line;
8. A minimum of 1 parking stall for every 4 beds or ½ parking space for each bedroom designated for family units with children, plus 1 parking stall for each employee/volunteer on duty, shall be maintained. The number of parking spaces may be reduced by 25% if the shelter site is located within 1,000 feet of a public transit stop. Bicycle rack parking shall also be provided at the facility;
9. Facility improvements shall provide:
 - i) A minimum of 1 toilet for every 8 beds per gender.
 - ii) A minimum of 1 shower for every 8 beds per gender.
 - iii) Private shower and toilet facility for each area designated for use by individual families.
10. Adequate exterior lighting shall be provided for safety and security purposes;
11. An Operations Plan shall be provided for the review and approval of the Community Development Director, and shall remain active throughout the life of the facility. At a minimum, the Operations Plan shall address the following;

- i) Security and safety – addressing both on and off-site needs.
- ii) Loitering control – including specific measures regarding off-site controls to minimize congregation of clients in the vicinity of the facility during hours that clients are not allowed on-site.
- iii) Management of outdoor areas – including a system for daily admittance and discharge procedures and monitoring of waiting areas.
- iv) Staff training – including knowledge and skills to assist clients in obtaining permanent shelter and income.
- v) Communications and outreach – with objectives to maintain good communication and response to operational issues which may arise from the public or City staff.
- vi) Counseling programs -- to be provided with referrals to outside assistance agencies.
- vii) Litter control – to provide for the timely removal of litter attributable to clients within the vicinity of the facility.

12. The facility may provide the following services and facilities in a designated area separate from the sleeping areas:

- i) A recreation area either inside or outside the shelter.
- ii) A counseling center for job placement, educational, health care, legal, or mental health services.
- iii) Laundry facilities to serve the number of clients at the shelter.
- iv) Kitchen for the preparation of meals.
- v) Dining hall.
- vi) Client storage areas (i.e., for the overnight storage of bicycles and personal items).
- vii) Or similar services supporting the needs of homeless clients.

(Ord. 2004-884, 2004)

18.14.060 Performance standards.

A. Landscaping:

1. In all M zones, required front and street side yards shall be landscaped. Said landscaping shall consist predominantly of plant materials except for necessary walks and drives.
2. All required landscaping shall be permanently maintained in a neat and orderly condition. When landscaping is required for portions of lot(s) to be publicly dedicated, the landscaping shall be maintained by the property owner for a period of one (1) year from the date of the installation of the landscaping or until of City acceptance of maintenance responsibilities, whichever occurs first.

B. Screening:

1. All mechanical equipment, including heating and air conditioning units and trash receptacle areas, shall be completely screened from surrounding properties by use of a wall or fence or shall be enclosed within a building.
2. Outdoor storage areas shall be entirely enclosed by a solid masonry wall not less than six (6) feet in height to adequately screen view of outdoor storage areas from the external boundaries or the property, and all materials stored therein shall not exceed the height of the wall. The location of the outdoor storage areas shall be subject to the approval of the Community Development Director.

C. Noise and disturbances:

1. Noise. No use shall be permitted in any M zone that is not in conformance with Chapter 8.32 (Noise Control) of the City of Yorba Linda Municipal Code.
2. Odor. No use shall be permitted which creates annoying odor in such quantities as to be readily detectable beyond the boundaries of the site.
3. Electrical disturbance, heat and cold, glare. No use except a temporary construction operation shall be permitted which creates changes in temperature or direct glare, detectable by

the human senses without the aid of instruments, beyond the boundaries of the site. No use shall be permitted which creates electrical disturbances that affect the operation of any equipment beyond the boundaries of the site.

4. Vibration. No use except a temporary construction operation shall be permitted which generates inherent and recurrent ground vibration perceptible, without instruments, at the boundary of the lot on which the use is located.

D. Hazards:

1. Fire and Explosion Hazards. All storage of and activities involving flammable and explosive materials shall be provided with adequate safety and fire fighting devices to the specifications of the Orange County Fire Authority. All incineration is prohibited.

2. Radioactivity. In all M zones, the use of radioactive materials shall be limited to measuring, gauging, and calibration devices.

E. Whenever there is a question of conformance with the performance standards of this section, the Community Development Director shall require the property owner or operator to engage the services of a certified testing firm. Copies of all such tests shall be furnished to the Community Development Director.

(Ord. 2004-884, 2004)

18.14.070 Accessory structures.

A. In any M zone, accessory structures shall not be located in front of the main building.

B. In any M zone, accessory structures shall meet all of the setback requirements for main buildings.

C. In any M zone, porches, steps, architectural features such as canopies or eaves, and chimneys, balconies or stairways may project not more than four (4) feet into any required yard area.

(Ord. 2004-884, 2004)

18.14.080 Wall and fence requirements and restrictions.

A. In any required front or street side yard area, a wall or fence shall not exceed three (3) feet in height.

B. In any required rear or interior side yard area, a wall or fence shall not exceed six (6) feet in height.

C. The Community Development Director may administratively approve a deviation of ten percent (10%) or less to the height provisions contained in subsections A and B above. A deviation of eleven percent (11%) to twenty percent (20%) over the prescribed standard contained in A and B above, and/or retaining walls and/or combination retaining and screen walls up to a maximum height of nine (9) feet may be approved subject to the granting of an administrative adjustment in accordance with the provisions of Chapter 18.38 of this Title.

(Ord. 2004-884, 2004)

Chapter 18.18 COMBINING ZONES

Sections:

[18.18.010 Established.](#)

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~~[18.18.040 Development incentives--affordable housing.](#)~~

[18.18.040 Eligibility](#)

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Article II. Historic (H) Combining Zone

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Article III. Oil Production (O) Combining Zone

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Article V. Imperial Highway (I) Combining Zone.

[18.18.400 Purpose.](#)

[18.18.410 Permitted and conditional uses.](#)

[18.18.420 Location.](#)

[18.18.430 Property development requirements and standards.](#)

18.18.010 Established.

Because of their special or unique characteristics, the following combining zones are established:

- A. (SH) Special Housing Combining Zone
- B. (H) Historic Combining Zone
- C. (O) Oil Production Combining Zone
- D. (TC) Town Center Combining Zone
- E. (I) Imperial Highway Combining Zone
(Ord. 2004-884, 2004)

Article I. Special Housing (SH) Combining Zone

18.18.020 Purpose.

A. The special housing (SH) combining zone is intended to encourage special housing types that warrant special development standards.

~~B. With respect to affordable housing, the objectives of this Article are:~~

- ~~1. Facilitate the provision of affordable housing units as defined in Chapter 18.04 either through the retention, rehabilitation, including economic rehabilitation, and/or conversion of existing units, or the construction of new units in fulfillment of the City's desire to provide the opportunity and means to meet its regional fair share allotment of affordable housing units and the policies and goals of the Housing Element of the City's General Plan.~~
- ~~2. The regulations as they pertain to affordable housing are intended to encourage the development of affordable housing units by assisting the private sector in making the provision of these units economically viable, while at the same time providing assurances to the City that these units will maintain a high degree of quality and will remain affordable to the target population over a reasonable duration of time.~~
- ~~3. The regulations as they pertain to affordable housing are further intended to create opportunities for the provision of affordable housing through the combination of the (SH) zone with commercial and residential zones within the City where the affordable housing projects are determined to be feasible and are consistent with the City's General Plan. The projects provided within the (SH) zone may be composed entirely of the affordable units, or may be a combination of affordable units and market rate units.~~

~~CB.~~ With respect to senior citizen housing, the objectives of this Article are:

1. Facilitate development of areas suitable for senior citizen residential use.
2. Recognize the special needs of a senior citizen residential development as distinguished from other type residential development.
3. The regulations as they pertain to senior housing are further intended to provide for the opportunity to combine the (SH) zone with any other zone if the City deems it to be in the public interest.

~~(Ord. 2004-884, 2004 Ord. 2011-XXX, 2011)~~

18.18.030 Permitted uses.

~~A. Affordable housing units when provided consistent with the definition in Section 18.04.020, subject to approval of design review.~~

~~BA.~~ Planned senior residential developments when constructed in conjunction with an approved federal, state, or local program found to be in the public interest, and when at least one occupant in each unit is sixty-two (62) years of age or older. The City may upon specific request approve the inclusion of facilities for the handicapped. Such developments shall be subject to approval of a conditional use permit unless classified as affordable units, in which case, the project shall be subject to design review.

~~CB.~~ Accessory uses or structures incidental to the permitted use.

~~DC.~~ Any use permitted by the underlying zone when the Planning Commission and/or City Council determine that both uses are compatible and within the intent of both the underlying zone and the special housing (SH) zone.

~~(Ord. 2004-884, 2004 Ord. 2011-XXXX, 2011)~~

18.18.040 ~~Development incentives--affordable housing.~~ Eligibility

~~A. General. In order to reduce costs associated with the development and construction of affordable housing, the property development standards set forth in subsection C of this section are established for affordable housing projects within the (SH) zone. These property development standards represent a relaxation of standards normally applied to housing in the City and are established in order to facilitate and promote the development of affordable housing in the City. As a further inducement to the development of affordable housing beyond~~

~~the relaxation of development standards, the City, where appropriate, may also extend one or more of the development incentives set forth in subsection D, the selection of which shall depend on the quality, size, nature, and scope of the project being proposed. Incentives shall be targeted to yield the greatest number of affordable units and required level of affordability so as to permit the City to meet its regional fair share allotment of affordable housing and the goals of the Housing Element of the City's General Plan. It is also the intent of the City to facilitate affordable housing by encouraging developer involvement with the City's redevelopment agency and other public and private entities concerned with the provision of affordable housing and by cooperating with such entities.~~

~~BA.~~ Eligibility. To be eligible for the property development standards set forth in subsection C of this section, the developer must meet the applicable provisions of Government Code Section 65915, including that the developer proposes to construct a housing project containing at least:

- ~~1. Twenty percent (20%) of the units for low income households; or~~
- ~~2. Ten percent (10%) of the units for very low income households; or~~
- ~~3. Fifty percent (50%) of the units for senior citizens.~~ The term "senior citizen" as used herein shall have the same meaning as set forth in Civil Code Section 51.3(b)(1) and shall mean a person sixty-two (62) years of age or older, or fifty-five (55) years of age or older in a "senior citizen housing development." The term "senior citizen housing development" as used herein shall have the same meaning as set forth in Civil Code Section 51.3(B)(4) and shall mean a residential development consisting of at least thirty-five (35) dwelling units, which is developed for, or substantially rehabilitated for, senior citizens.

~~C. Property Development Standards. The following development standards shall apply to affordable housing units in the (SH) zone:~~

- ~~1. General. The affordable housing units shall be designed and developed in a manner compatible with and complementary to existing and potential development in the immediate vicinity of the project site. Site planning on the perimeter shall provide for the protection of the property from adverse surrounding influences and shall protect surrounding areas from potentially adverse influences from the property:~~
- ~~2. Minimum Building Site Area and Lot Area Per Dwelling Unit. There shall be no minimum building site area requirement for individual lots or individual dwelling sites in an affordable housing development. The building site area shall be designated on a site plan approved by the Planning Commission pursuant to Article II of Chapter 18.36.~~
- ~~3. Density. In residential zones, overall densities of development within an (SH) zone shall not exceed those designated on the General Plan, except as may be provided through the granting of incentives pursuant to this section. In commercial and industrial zones, density shall not exceed ten (10) dwelling units per acre, except as may be provided through the granting of incentives pursuant to this section. "Density averaging" may be used to achieve an overall acceptable density level for a project. As used herein, "density averaging" means meeting the density requirements by averaging the density on a project-wide basis so as to permit higher density levels in certain project portions in exchange for advantageous project design features.~~
- ~~4. Dwelling Unit Size:~~
 - ~~a. Attached dwelling units in the (SH) zone shall have the following minimum habitable space:~~

—Studio—	550 sq. ft.—
One Bedroom—	675 sq. ft.—
Two Bedrooms—	700 sq. ft.—
Three Bedrooms—	900 sq. ft.—

~~b. Detached dwelling units in the (SH) zone, regardless of the number of bedrooms, shall have a minimum habitable space of one thousand (1,000) square feet.~~

~~5. Habitable Space. For the purposes of this chapter, "habitable space" shall mean space within a structure designed for living, sleeping, eating, or cooking. Habitable space shall not include storage or utility space, garages, balconies, and outdoor patios.~~

~~6. Building Height. Building height shall be a maximum of two (2) stories and a total height not to exceed thirty-five (35) feet. An extra one-half story shall be permitted for parking which is partially constructed underground and which has walls which do not exceed six (6) feet above ground.~~

~~7. Setbacks. The setbacks from the lot line of the project shall apply in accordance with Table 18.18-1.~~

~~**TABLE 18.18-1**~~

~~**SETBACKS**~~

~~TABLE INSET:~~

—	Single-Family	Multiple Housing
-	—	—
Front yard—	20 ft.—	20 ft.—
Side yard—	10 ft. for both side yards combined—	10 ft.—
Rear yard—	20 ft.—	20 ft.—

~~8. Lot Coverage. The maximum lot coverage permitted shall be fifty-five percent (55%) for single-family housing and sixty percent (60%) for multiple-family housing;~~

~~9. Minimum Distance Between Buildings. The minimum distance between buildings shall be ten (10) feet;~~

~~10. Parking:~~

~~a. Attached dwelling units in the (SH) zone shall provide the following minimum parking:~~

~~TABLE INSET:~~

# of Bedrooms	# of Covered Spaces	# of Uncovered Spaces	# of Guest Spaces
-	—	—	—
Studio—	1.0—	—	0.25—
1—	1.0—	0.6—	0.25—
2—	1.0—	0.8—	0.25—
3*—	1.0—	1.0—	0.25—

~~* Plus an additional 0.5 uncovered spaces for each bedroom in excess of three.~~

~~b. Detached dwelling units in the (SH) zone, regardless of the number of bedrooms, shall provide the following minimum parking: 2.0 covered spaces plus 1.0 guest spaces. The required guest spaces for detached dwelling units in the (SH) zone may be met by on-street parking spaces where the applicant can show that such on-street parking is available to service the project site.~~

~~11. Open Space:~~

~~a. Private Open Space. A minimum of fifty (50) square feet of open space directly adjoining the living areas of dwelling units, which is intended for private enjoyment of the resident(s) of the dwelling unit, shall be provided. Private open space shall be defined so that its boundaries are evident. The minimum depth of balconies shall be five (5) feet.~~

~~b.—Common Open Space. Open space shall comprise the greater of (i) twenty percent (20%) of the total area of the development, or (ii) one hundred (100) square feet for each dwelling unit. Land occupied by buildings, streets, driveways, parking spaces, utility units, and trash enclosures shall not be counted in satisfying the open space requirement. Land occupied by recreational buildings and structures may be counted as open space.~~

~~12.—Perimeter Area and Slope. Each building shall be surrounded on all sides by relatively level open space having a slope no greater than ten percent (10%) and extending a minimum distance of ten (10) feet in all directions measured from the furthest projections of the external walls of the building;~~

~~13.—Streets. All public streets within or abutting the proposed planned development shall be dedicated and improved to City specifications for the particular classification of street;~~

~~14.—Accessory Uses and Structures. Accessory uses and structures shall be located as specified on the site plan as approved by the Planning Commission, provided, however, that accessory structures shall meet all of the setbacks for site development.~~

~~15.—Signs. Signs shall be permitted only to the extent allowed under Chapter 18.24.~~

~~16.—Miscellaneous Design Features. To the greatest extent possible, the design of the project shall promote privacy, security and use of passive solar heating and cooling, through proper placement of walls, windows, and landscaping.~~

~~D.—Additional Development Incentives. In addition to the relaxed development standards set forth in subsection C of this section, the city may offer other development incentives should the developer meet the eligibility requirements. The following are examples of further incentives available to the City:~~

~~1.—Density bonus increase of up to one hundred percent (100%) to the project site's existing maximum permissible density, and, if necessary, modification of development and zoning standards which would otherwise inhibit use of the density bonus on the specific site, such as minimum lot size, side yard setbacks, and placement of public works improvements.~~

~~2.—Fast track processing of development plans;~~

~~3.—Waiver of City fees, including but not limited to City imposed development submittal and processing fees;~~

~~4.—Additional liberalization of development standards beyond the relaxed standards set forth in Section 18.18.040C;~~

~~5.—Approval of mixed use zoning, if commercial, office, industrial, or other land uses will reduce the cost of housing development and if such land uses are compatible with the housing project and existing or planned development in the area where the proposed affordable housing project will be located;~~

~~6.—Combination of the above incentives or other valid proposals from the developer or City. (Ord. 2004-884, 2004)~~

~~18.18.050—Assurance of affordability.~~

~~Affordable housing units developed under this chapter shall remain available to persons and families of very low, low, and moderate income, at an affordable housing cost or affordable rental cost, as those income and affordability levels are defined in Chapter 18.04, for the longest feasible time but not less than thirty (30) years, unless a longer period is required by a construction or mortgage financing program, mortgage insurance program, or rental subsidy program. The period of affordability required hereunder shall run concurrently with any period of affordability required by any other agency; provided, however, that the affordability period shall not be less than as set forth in this section. The project developer shall be required to enter into an appropriate agreement with the City to ensure affordability is maintained for the required period.~~

~~(Ord. 2004-884, 2004)~~

18.18.060 Development standards--senior housing.

The following development requirements shall apply to all senior citizen developments:

A. General requirements:

1. The senior citizen development shall be designed and developed in a manner compatible with and complementary to existing and potential development in the immediate vicinity of the project site. Site planning on the perimeter shall provide for the protection of the property from adverse surrounding influences as well as protection of the surrounding areas from potentially adverse influences within the development.
2. All exceptions that apply under state and federal law for residents under age sixty-two (62) shall also apply under this Article.

B. Specific development standards. The specific site development requirements outlined in Table 18.18-2 shall apply to a senior citizen development in any overlay zone. The requirements are minimum unless otherwise stated. In the event that the underlying zone has more restrictive setback requirements, then the more restrictive requirement shall govern.

TABLE 18.18-2

SENIOR CITIZEN PROJECT DEVELOPMENT STANDARDS

TABLE INSET:

	Standards
Minimum site area	2 acres
Minimum lot size	None
Minimum front yard setback	20 ft.
Minimum side yard setback, interior	10 ft.
Minimum side yard setback, street	20 ft.
Minimum rear yard setback	20 ft.
Minimum space between buildings	10 ft.
Maximum building height 1	35 ft.
Maximum density	25 units/net acre
Maximum site coverage	60%
Minimum dwelling unit size	Floor area to be determined by a conditional use permit.
Minimum parking spaces per unit	As required by conditional use permit.

Occupancy	Senior citizen or handicapped; at least one occupant per unit is sixty-two years of age or older.
-----------	---

1 Or as otherwise approved by the Planning Commission in conjunction with a conditional use permit or design review.

C. Open space:

1. Required open space shall comprise at least twenty percent (20%) of the total area of the planned development. Land occupied by buildings, street, driveways or parking spaces may not be counted in satisfying this open space requirement; provided however, that land occupied by recreational buildings and structures may be counted as required open space.

2. All or any part of the required open space shall be reserved for use in common by the residents of the development. The Planning Commission may require that open space easements over the required open space be conveyed to the City.

3. Each building shall be surrounded on all sides by relatively level open space having a slope no greater than ten percent and extending a minimum distance of ten (10) feet in all directions measured from the furthest projection of the external walls of the building.

D. Setback adjacent to streets and common areas. No building, except as hereafter provided, shall be located closer than five (5) feet from any interior vehicular or pedestrian way, trail, court, plaza, open parking lot or any other surfaced area reserved for public use or for use in common by residents of the development. Such setback shall generally be measured from the nearest edge of a surfaced area; provided, however, that where no sidewalk exists in conjunction with a public or private street, such setback shall be measured from the nearest edge of the street right-of-way or private road easement.

E. Streets. All public streets within or abutting the proposed development shall be dedicated and improved to City specification for the particular classification of street. When the developer desires to retain any streets within the development as private streets, such streets shall be permanently reserved and maintained for their intended purpose by means acceptable to the Planning Commission and the City Attorney. Other forms of access, such as pedestrian ways, courts, plazas, driveways or open parking lots shall not be offered for dedication.

F. Accessory uses and structures. Accessory uses and structures shall be located as specified on the development plans as approved by the Planning Commission; provided, however, that accessory structures shall meet all of the setbacks for site development as specified in Section 18.18.040.

G. Signs. No sign or outdoor advertising structure shall be permitted except as prescribed in Chapter 18.24.

(Ord. 2004-884, 2004)

18.18.070 Pre-application procedure.

Prior to submitting an application for an ~~affordable housing development or~~ a senior housing development, the applicant or prospective developer should hold preliminary consultations with the Community Development Department and other city staff to obtain information and guidance before entering into binding commitments incurring substantial expense in the preparation of plans, surveys and other data. Such preliminary consultations should be relative to federal, state, and local program requirements in guaranteeing the project's consistency with the objective of this combining zone. Additionally, during the pre-application process, the developer should be prepared to discuss any requests for incentives and/or a density bonus.

(~~Ord. 2004-884, 2004~~ Ord. 2011-XXXX, 2011)

18.18.080 Application--Development plans and maps required.

An application for ~~an affordable housing development or~~ a senior housing development must be for a parcel or parcels of land which is under the control of the person, corporation, or entity

proposing the development. The application shall be accompanied by the following plan and maps:

- A. A boundary survey map of the property or if the applicant proposes to subdivide the property, a subdivision map in compliance with Chapter 17.08.
- B. Topography of the property and the preliminary proposed finished grade shown at contour intervals of not to exceed two (2) feet.
- C. The gross land area of the development, the present zoning classification and land use of the area surrounding the proposed development, including the location of structures and other improvements.
- D. A general development plan with at least the following details shown to scale and dimensions:
 - 1. Location of each existing and each proposed structure in the development area, the use or uses to be contained therein, the number of stories, gross building and floor areas, approximate location of entrances thereof;
 - 2. All streets, curb cuts, driving lanes, parking areas, public transportation points and illumination facilities for the same;
 - 3. All pedestrian walks, malls and open areas for use of occupants and members of the public;
 - 4. Location and height of all walls, fences and screen planting, including a detailed plan for the landscaping of the development and the method by which such landscaping is to be accomplished;
 - 5. Types of surfacing, such as paving or turfing to be used at various locations;
 - 6. A preliminary grading plan of the area.
- E. Plans and elevations of building and structures sufficient to indicate the architectural style and construction standards.
- F. The proposed means for assuring the continuing existence, maintenance and operation of the project as an affordable housing project.
- G. Such other information as may be required by the Community Development Director to allow for a complete analysis and appraisal of the planned development.

(~~Ord. 2004-884, 2004~~Ord. 2011-XXXX, 2011)

18.18.090 Amendments to site plans--approval required.

All development within the (SH) zone shall comply substantially with the site plans as approved by the design review or conditional use permit. Any modification shall be as prescribed in 18.36.275.

(Ord. 2004-884, 2004)

[NO CHANGES TO REMAINING SECTIONS OF CHAPTER 18.18]

Chapter 18.19 Density Bonus, Waivers and Incentives

Sections:

18.19.010	Purpose.
18.19.020	Applicability.
18.19.030	Definitions.
18.19.040	Density Bonus Allowance.
18.19.050	Concessions and Other Incentives.
18.19.060	Waiver or Reduction of Development Standards.
18.19.070	Land Donation.
18.19.080	Floor Area Bonus and Concessions for Child Care Facility.
18.19.090	Alternative Parking Standards.
18.19.100	Application Requirements and Review.
18.19.110	Assurance of Affordability.
18.19.120	Automatic Incorporation by Reference of Future Amendments to the State Density Bonus Law.
18.19.130	Administrative Procedures.

18.19.010 Purpose.

This Chapter establishes procedures to implement the State of California density bonus law as set forth in Government Code Section 65915. The incentives in this chapter are used by the City as a means of meeting its commitment to encouraging the provisions of affordable housing to all economic groups living within the City.

18.19.020 Applicability.

The provisions of this chapter apply only to multi-family residential and mixed-use development projects consisting of five or more dwelling units not including units granted as a density bonus.

18.19.030 Definitions.

The following terms used in this chapter are defined in Chapter 18.04 (Definitions) under the term "Affordable Housing Definitions."

18.19.040 Density Bonus Allowance.

A. Density Bonus Requirement. A request for a density bonus shall not require any discretionary approval by the City. A request for a density bonus pursuant to this chapter shall only be granted if the applicant seeks and agrees to construct one of the following:

1. At least 5 percent of the units are dedicated to very low-income households; or
2. At least 10 percent of the units are dedicated to low-income and/or very low-income households; or
3. At least 10 percent of the units are dedicated to moderate-income households, are located in a common interest development, and are available to the general public for sale; or
4. At least 35 dwelling units are available exclusively to persons aged 55 and older and to those residing with them.

B. Density Bonus of up to 35 Percent. In calculating the number of units required for very low, low, and moderate-income households, the density bonus units shall not be included. When calculating the number of permitted density bonus units, any calculations resulting in fractional units shall be rounded to the next larger integer.

1. The density bonus for very low-income units shall be calculated as follows:

TABLE 18.19-1

INCREASE IN ALLOWABLE DENSITY FOR VERY LOW-INCOME UNITS

Percentage of Very Low-Income Units	Percentage Density Bonus
5	20
6	22.5
7	25
8	27.5
9	30
10	32.5
11	35

2. The density bonus for low-income units shall be calculated as follows:

TABLE 18.19-2

INCREASE IN ALLOWABLE DENSITY FOR LOW-INCOME UNITS

Percentage of Low-Income Units	Percentage Density Bonus
10	20
11	21.5
12	23
13	24.5
14	26
15	27.5
16	29
17	30.5
18	32
19	33.5
20	35

3. The density bonus for moderate-income ownership units shall be calculated as follows:

TABLE 18.19-3

INCREASE IN ALLOWABLE DENSITY FOR MODERATE-INCOME UNITS

Percentage of Moderate-Income Units	Percentage Density Bonus
10	5
11	6
12	7
13	8
14	9
15	10
16	11
17	12
18	13
19	14
20	15
21	16
22	17
23	18
24	19
25	20
26	21
27	22
28	23
29	24
30	25
31	26
32	27
33	28
34	29

35	30
36	31
37	32
38	33
39	34
40	35

4. The density bonus for a minimum 35 unit project for persons aged 55 and older, and those residing with them, shall be 20 percent. No density bonus is provided for additional units beyond the 35 unit minimum.

C. The bonuses that are available under this section shall not be combined.

D. Regardless of the number of affordable units, the maximum density bonus for any housing development is 35 percent. The developer may request a lesser density bonus than the project is entitled to, but no reduction will be permitted in the required affordable units pursuant to subsection (B) above.

E. In accordance with state law, neither granting the concession or incentive nor the granting of a density bonus shall be interpreted, in and of itself, to require a General Plan amendment, zoning change, or other discretionary approval.

F. If the Community Development Director makes any of the findings set forth in Government Code Section 65915(d)(1), the written findings shall be provided to the developer, who may within 20 days of the postmarked findings, appeal the decision to the City Council by providing a written request to the Director.

18.19.050 Concessions and Other Incentives.

A. An applicant who utilizes the density bonus provisions of this chapter may request one or more of the following concessions or other incentives as follows:

1. One concession or other incentive for projects that include at least 5 percent of the units for very low-income households, 10 percent of the units for low-income households, or 10 percent of the units for moderate-income households in a common interest development when the units are available for sale to the public.

2. Two concessions or other incentives for projects that include at least 10 percent of the units for very low-income households, 20 percent of the units for low-income households, or 20 percent of the units for moderate-income households in a common interest development when the units are available for sale to the public.

3. Three concessions or other incentives for projects that include at least 15 percent of the units for very low-income households, 30 percent of the units for low income households, or 30 percent of the units for moderate-income households in a common interest development when units are available for sale to the public.

B. Development standards modified as incentive or concession. Incentives or concessions that may be requested pursuant to subsection 18.19.050 (A) and 18.19.050 may include a

reduction of site development standards or a modification of zoning code requirements or architectural design requirements which exceed the minimum building standards provided in Part 2.5 (commencing with Section 18901) of Division 13 of the California Health and Safety Code, including but not limited to:

1. Reduced minimum lot sizes and/or dimensions.
2. Reduced minimum lot setbacks.
3. Reduced minimum outdoor and/or private outdoor living area.
4. Increased maximum lot coverage.
5. Increased building height and/or stories.
6. Reduced minimum building separation requirements.
7. Reduced street standards, such as reduced minimum street widths.
8. Reduced required landscaping.
9. Reduced minimum site amenities.
10. Reduced design features and materials.

C. Findings. A concession or other incentive shall be approved upon making the following findings.

1. The concession or incentive is required in order for the designated units to be affordable.
2. The concession or incentive would not have a specific adverse impact on public health, public safety, or the physical environment for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low- and moderate-income households. A specific adverse impact is a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete.

D. Additional development incentives. In addition to the relaxed development standards set forth in subsection A and B of this section, the City may offer other development incentives should the developer meet the eligibility requirements. The following are examples of further incentives potentially available to density bonus applicants.

1. Fast track processing of development plans.
2. Waiver of City fees, including but not limited to city-imposed development submittal and processing fees.
3. Deferred development impact fees.
4. Approval of mixed use zoning in conjunction with the housing development if non-residential land uses will reduce the cost of the housing development and if the City finds that the proposed non-residential uses are compatible with the housing development and with existing or planned development in the area where the proposed housing development would be located.
5. Reductions in parking for housing developments near transit (within 1500 feet).
6. Reductions in parking for projects housing seniors and/or disabled persons to allow for a parking ratio of 0.5 parking spaces/unit.
7. Combination of the above incentives, other regulatory incentives, or concessions proposed by the developer or the City which would result in identifiable, financially sufficient, and actual cost reductions.

18.19.060 Waiver or Reduction of Development Standards.

A. Waiver or reduction of development standards. If compliance with a development standard would physically preclude or make financially infeasible construction of a residential or mixed-use project utilizing a density bonus, or a concession or incentive, in compliance with this chapter, the applicant may submit a proposal for waiver or reduction of the development standard.

B. Findings. A waiver or reduction of development standards shall be approved upon making the following findings:

- 1. The waiver or reduction in a development standard is required for construction of the development project at the density to which the project is entitled and with all concessions or other incentives approved for the project; and
- 2. The waiver or reduction in development standard would not have a specific adverse impact on public health, public safety, or the physical environment for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low- and moderate-income households. A specific adverse impact is a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete.
- 3. The waiver or reduction in development standard is necessary because application of the development standard would physically preclude construction of a project utilizing a density bonus, concession or incentive.

18.19.070 Land Donation.

A. Bonus for Donation of Land. An applicant for a tentative subdivision map, parcel map, or other residential development who donates land to the City shall be entitled to a bonus in residential density for the entire development above the density allowable under the applicable zoning ordinance and the Land Use Element of the General Plan.

B. Requirements for Bonus. A bonus for the donation of land shall meet the following requirements:

- 1. The applicant shall donate and transfer the land no later than the date of approval of the final tract or parcel map, or application for the construction of residential units.
- 2. The development acreage and zoning classification of the land being transferred shall be sufficient to permit construction of units affordable to very low income households in an amount not less than 10 percent of the number of residential units of the proposed development.
- 3. The transferred land shall be at least one acre in size or of sufficient size to permit development of at least 40 units, has the appropriate General Plan designation, is appropriately zoned for development as affordable housing, would not result in an overconcentration of affordable dwelling units for a particular area, and is or will be served by adequate public facilities and infrastructure. The land shall have appropriate zoning and development standards to make the development of the affordable units feasible. No later than the date of approval of the final subdivision map, parcel map, or of the residential development, the transferred land shall have all the permits and approval, other than building permits, necessary for development of the very low income housing units on the transferred land.

4. The land shall be transferred to the City of Yorba Linda, Yorba Linda Redevelopment Agency, or to a housing developer approved by the City of Yorba Linda or Yorba Linda Redevelopment Agency.

5. The transferred land and the very low income units constructed on the land will be subject to a deed restriction ensuring continued affordability of the units constructed consistent with this chapter, which restriction will be recorded on the property at the time of dedication.

6. A bonus shall not be granted unless a source of funding for the very low income units has been committed not later than the date of approval of the final parcel or tract map, or application for the construction of residential units.

7. Denial of requested land donations can be appealed in accordance with Section 18.19.040(F).

C. Density Bonus of up to 35 Percent. The density bonus for donation of land for very low-income units shall be calculated as follows:

TABLE 18.19-4

**INCREASE IN ALLOWABLE DENSITY FOR DONATION OF LAND
FOR VERY LOW-INCOME UNITS**

Percentage of Very Low-Income Units	Percentage Density Bonus
10	15
11	16
12	17
13	18
14	19
15	20
16	21
17	22
18	23
19	24
20	25
21	26
22	27
23	28
24	29
25	30

26	31
27	32
28	33
29	34
30	35

D. When calculating density bonus units, any calculations resulting in fractional units shall be rounded to the next larger integer.

E. Bonuses may be combined. A bonus for the donation of land may be combined with a bonus granted under Section 18.19.040. However, the maximum density bonus for any housing development shall not exceed 35 percent.

18.19.080 Floor Area Bonus and Concessions for Child Care Facility.

A. When a developer proposes to construct a housing development that includes affordable units as specified in Section 18.19.040 and includes a child care facility that will be located on the premises of, as part of, or adjacent to the housing development, the City shall grant either of the following requested by the developer:

1. An additional density bonus that is an amount equal to the square feet of residential space that is equal to or greater than the amount of square feet in the child care facility.
2. An additional concession or incentive that contributes significantly to the economic feasibility of the construction of the child care facility.

B. A housing development shall be eligible for the density bonus or concession described in this section if the City makes all of the following findings:

1. The density bonus or concession would contribute significantly to the economic feasibility of the construction of the child care facility.
2. The density bonus or concession would not have a significant adverse impact on public health, public safety, or the physical environment for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low- and moderate-income households. A specific adverse impact is a significant, quantifiable, direct, and unavoidable impact, based on objective, identified, written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete.
3. The child care facility shall remain in operation for a period of time that equal to or longer than the period of time during which the designated dwelling units are required to remain affordable pursuant to Section 18.19.110.
4. Of the children who attend the child care facility, the percentage of children of very low income households, low income households, or moderate income households shall be equal to or greater than the percentage of dwelling units that are proposed to be affordable to very low income households, low income households, or moderate income households.
5. Notwithstanding any requirement of this section, the City shall not be required to provide a density bonus or concession for a child care facility if it finds, based upon substantial evidence, that the community already has adequate child care facilities.

6. A floor area bonus for the provision of a child care facility may be combined with a bonus granted under Section 18.19.040. However, the maximum density bonus for any housing development shall not exceed 35 percent.

18.19.090 Alternative Parking Standards.

A. Pursuant to state law, an applicant may request the following alternative parking requirements for a housing development that is eligible for a density bonus.

TABLE 18.19-5

ALTERNATIVE PARKING STANDARDS

Number of Bedrooms	On-Site Parking Spaces
0 - 1	1
2 - 3	2
4 or more	2.5

B. These alternative parking standards include guest and handicapped parking, A development may provide on-site parking through tandem parking (to the extent where there are two spaces per unit) or uncovered parking on the project site. A minimum of one covered space per unit shall be required with the exception of studio and/or one-bedroom units. Tandem spaces shall not exceed 25 percent of required spaces.

C. If the total number of parking spaces required for the development is other than a whole number, the number shall be rounded up to the next whole number.

18.19.100 Application Requirements and Review.

A. Pre-application Procedure. Prior to submitting an application for an affordable housing development or a senior housing development, the applicant or prospective developer should hold preliminary consultations with the Community Development Department and other city staff to obtain information and guidance before entering into binding commitments incurring substantial expense in the preparation of plans, surveys and other data. Such preliminary consultations should be relative to federal, state, and local program requirements in guaranteeing the project's consistency with the objective of this ordinance. Additionally, during the pre-application process, the developer should be prepared to discuss any requests for incentives, concessions, and/or a density bonus along with the financial feasibility of the impact of the requests.

B. An application for a density bonus, incentive, concession, waiver, modification, or revised parking standard pursuant to this chapter shall be submitted with the first application for approval of a housing development and processed concurrently with all other applications required for the housing development. The application shall be submitted in a form provided by

the Community Development Director and shall include all information required as provided in this chapter.

B. An application for a density bonus, incentive, concession, waiver, modification, or revised parking standard pursuant to this chapter shall be considered by and acted upon the approval body with authority to approve the housing development. Any decision regarding a density bonus, incentive or concession, waiver, modification, or revised parking standard may be appealed to the Planning Commission and from the Planning Commission to the City Council.

C. Before approving an application for a density bonus, incentive or concession, or other waiver, or reduction, the approval body, whether Community Development Director, Planning Commission, or City Council, shall make the following findings:

1. If the density bonus is based all or in part on donation of land, the findings included in section 18.19.070.
2. If the density bonus, incentive, or concession is based all or in part on the inclusion of a child care facility, the findings included in section 18.19.080.
3. If a waiver or reduction is requested, the developer has shown that the waiver or modification is necessary to make the housing development with affordable units economically feasible.

D. If a request for an incentive or concession is otherwise consistent with this section, the approval body may deny a concession or incentive if it makes a written finding, based upon substantial evidence, of either of the following.

1. The concession or incentive is not required to provide for affordable rents or ownership costs.
2. The concession or incentive would have a specific adverse impact upon public health or safety or the physical environment or on any real property that is listed in the California Register of Historical Resources, and there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low- and moderate-income households. For the purpose of this subsection, "specific adverse impact" means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified, written public health or safety standards, policies, or conditions as they existed on the date that the application was deemed complete.

E. If a request for a waiver or modification other than required incentives or concessions is otherwise consistent with this section, the approval body may deny a waiver or modification if it makes a written finding, based upon substantial evidence, of one of the following.

1. The waiver or modification would have a specific adverse impact upon public health or safety or the physical environment, and there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low- and moderate-income households. For the purpose of this subsection, "specific adverse impact" means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified, written public health or safety standards, policies, or conditions as they existed on the date that the application was deemed complete.
2. The additional waiver(s) or modification(s) would have an adverse impact on any real property that is listed in the California Register of Historical Resources.
3. The additional waiver(s) or modification(s) do not preclude the use of the density bonus or granted incentives or concessions.

F. If a density bonus or incentive or concession is based on the provision of child care facilities, the approval body may deny the bonus or concession if it finds, based on substantial evidence, that the City already has adequate child care facilities.

18.19.110 Assurance of Affordability.

A. Terms of Affordability. Affordable housing units developed under this chapter shall remain available to persons and families of very low, low, and moderate income, at an affordable housing cost or affordable rental cost, as those income and affordability levels are defined in Chapter 18.04, for the longest feasible time but not less than thirty (30) years, unless a longer period is required by a construction or mortgage financing program, mortgage insurance program, or rental subsidy program. Note that Redevelopment regulations require a fifty-five (55) year affordability period for rental units and a forty-five (45) year period for ownership housing. The period of affordability required hereunder shall run concurrently with any period of affordability required by any other agency; provided, however, that the affordability period shall not be less than as set forth in this section. The project developer shall be required to enter into an affordable housing agreement with the City to ensure affordability is maintained for the required period.

B. Affordable Housing Agreement. Developers requesting a density bonus shall enter into an affordable housing agreement with the City. An affordable housing agreement shall be made a condition of the discretionary planning permits for all housing developments pursuant to this chapter and shall be recorded as a restriction on any parcels on which the affordable units or density bonus units will be constructed.

1. The affordable housing agreement shall include but not be limited to the following:
 - a. The total number of units approved for the housing development, the number, location, and level of affordability of affordable units, and the number of density bonus units.
 - b. Standards for determining affordable rent or affordable ownership cost for the affordable units.
 - c. Any requested financial participation on behalf of the Redevelopment Agency, with regards to loans, grants, deferred payments, land acquisitions, dispositions or transfers.
 - d. The location, unit size in square feet, and number of bedrooms of affordable units.
 - e. Provisions to ensure affordability in accordance with Section 18.19.110 of this chapter.
 - f. A schedule for completion and occupancy of affordable units.
 - g. A description of any incentives, concessions, waivers, or reductions being provided by the City.
 - h. A description of remedies for breach of the agreement by either party. The City may identify tenants or qualified purchaser as third party beneficiaries under the agreement.
 - i. Procedures for qualifying tenants and prospective purchasers of affordable units.
 - j. Other provisions to ensure implementation and compliance with this chapter.

2. In the case of for-sale housing developments, the affordable housing agreement shall require the purchaser of each affordable unit to execute an affordable housing agreement, inclusive of promissory note and deed of trust approved by the City and to be recorded against

the parcel including such provisions as the City may require to ensure continued compliance with this chapter.

3. In the case of rental housing developments, the affordable housing agreement shall provide for the following:
 - a. Procedures for establishing affordable rent, filling vacancies, and maintaining affordable units for eligible tenants;
 - b. Provisions requiring verification of household incomes;
 - c. Provisions requiring maintenance of records to demonstrate compliance with this sub-section.
4. Affordable housing agreements for land dedication and child care facilities shall ensure continued compliance with all conditions included in Section 18.19.070 and Section 18.19.080, respectively.
5. The City Manager/Executive Director is authorized to execute agreements upon approval from the City Council/Agency Board, if necessary, referenced in this section which shall be prepared by the City Attorney.

18.19.120 Automatic Incorporation by Reference of Future Amendments to the State Density Bonus Law.

This chapter implements density bonus and other incentives, Government Code Section 65915-65918. In the event these sections are amended, those amended provisions shall be incorporated into this chapter. Should any inconsistencies exist between the amended state law and the provisions set forth herein, the amended state law shall prevail.

18.19.130 Administrative Procedures.

The City Manager or her/his designee may adopt administrative procedures for implementation of this chapter.

Chapter 18.22 OFF-STREET PARKING

Sections:

[18.22.010 Purpose.](#)

[18.22.020 Required.](#)

[18.22.030 Parking space specifications.](#)

[18.22.040 Site development standards.](#)

18.22.010 Purpose.

In order to alleviate or to prevent traffic congestion and shortages of curb space, off-street parking facilities shall be provided for new uses and major alterations and enlargements of existing uses. The number of parking spaces prescribed in this chapter or to be prescribed by the Community Development Director, shall be in proportion to the need for such facilities created by the particular type of use. Off-street parking is to be laid out in a manner that will ensure its usefulness, protect the public safety, and, where appropriate, insulate surrounding land uses from its impact.

(Ord. 2004-884, 2004)

18.22.020 Required.

A. Off-street parking shall be provided for any new building constructed and for any new use established; for any addition or enlargement of an existing building or use; and for any change in the occupancy of any building or the manner in which any use is conducted that would result in additional parking spaces being required, subject to the provisions of this chapter.

B. No existing use of land or structure shall be deemed to be nonconforming solely because of the lack of off-street parking facilities prescribed in this chapter, provided that the facilities being used for off-street parking on the effective date of the ordinance codified in this chapter shall not be reduced in capacity to less than the minimum standards prescribed in this chapter.

C. For additions or enlargements of existing buildings or uses, or any change of occupancy or manner of operation that would increase the number of parking spaces required, the additional parking shall be required only for such addition, enlargement, or change and not for the entire building or use, provided that no additional parking shall be required where the total number of spaces prescribed for the addition, enlargement, or change is less than ten percent (10%) of the number of spaces prescribed for the use as conducted prior to such addition, enlargement or change.

D. Parking required by this chapter for any building or use shall not be considered as providing parking for any other building or use, except in a shopping center or other joint parking facility serving more than one building or use that contains not less than the total number of spaces required for each individual building or use or as determined by a shared parking study.

E. No use shall be required to provide more spaces than prescribed by this chapter or prescribed by any conditional use permit.

F. All off-street parking spaces and areas required by this chapter shall be maintained for the duration of the use requiring such areas. Required parking spaces and areas shall not be used for the sale, display or repair of motor vehicles or other goods and services, with the exception of those applicable permitted temporary uses as specified in Article I of Chapter 18.20.

(Ord. 2004-884, 2004)

18.22.030 Parking space specifications.

A. General. Parking spaces shall be required:

1. In any commercial zone, off-street parking for a shopping center of greater than twenty-five thousand (25,000) square feet of gross floor area shall be provided at a ratio of five (5) spaces for each one thousand (1,000) square feet of gross floor area.

2. In all residential zones, or residential uses off-street parking shall be provided in accordance with Section 18.10.090. All covered parking spaces shall have minimum ten (10) feet by twenty (20) feet gross dimensions.

3. In all other zones and for all other uses, off-street parking shall be provided in accordance with the standards prescribed in subsection B of this section. The requirement for any use not specifically listed shall be determined by the Community Development Director on the basis of the requirement for similar uses.

4. Where the application of the off-street parking requirements results in a fractional number of spaces, a fraction of one-half or greater shall be resolved to the next higher whole number.

5. Where mixed occupancies are located in the same structure or on the same lot, the total requirement shall be the sum of the requirement for each use or occupancy computed separately.

B. Schedule of Off-Street Parking Requirements. Table 18.22-1 contains the minimum number of required off-street parking for each land use listed.

TABLE 18.22-1

PARKING REQUIREMENTS BY USE

TABLE INSET:

Use	Minimum Off-Street Parking Required
Residential	
Boarding or rooming house	1 space for each guest room or guest dwelling
Dwelling, multiple family <u>(excluding R-M-20 and R-M-30 zones)</u>	2 covered spaces per dwelling unit, plus one covered or uncovered space or dwelling unit
<u>Dwelling, multiple family (for R-M-20 and R-M-30 zones)</u>	<u>Studio = 1 covered, 1 bd = 1 covered + 0.6 uncovered, 2bd = 1 covered + 0.8 uncovered, 3+ bd = 1 covered + 1 uncovered, Guest = .25 per unit</u>
Dwelling, single family	2 covered spaces per dwelling unit, plus one covered or uncovered guest space per dwelling unit
Senior citizen housing	To be provided as per parking study and conditional use permit requirement
Community	
Church, chapel, or mortuary, clubs or lodges	1 space for each 3 seats in the main assembly room or one space for each 30 square feet in the main assembly room where no seats are provided, or as otherwise identified by a parking study and approved by the Planning Commission through a conditional use permit
College or university, including auditoriums, stadiums and housing facilities	0.75 spaces for each full-time equivalent student, plus the number of spaces provided for on-campus housing facilities according to this schedule

Convalescent home/hospital	1 space for each 3 patient beds
Day nursery or nursery school	1 space for each staff member plus 1 space for each 10 students
Dormitories or other student housing	1 space for each two guest rooms
Elementary or junior high school	2 spaces for each teaching station
High school, including auditoriums and stadiums on site	7 spaces for each teaching station
Hospital	1.5 spaces for each patient bed
Theater or auditorium not on school site	1 space for each 3 seats in main assembly room; or, 1 space for each 30 square feet in main assembly room where no seats are provided
Commercial	
Automobile, boat, camper, or similar vehicle sales, display or rental uses	1 space for each 500 square feet of gross floor area plus 1 space for each 1,000 square feet of outdoor sales, display or service area
Automobile car wash	Spaces or reservoir parking and drying area equal to 5 times the capacity of the car wash
Bank, financial institution, public or private utility office	1 space for each 200 square feet of gross floor area
Barber or beauty shop, cleaning or laundry use or similar personal service use.	1 space for each 250 square feet of gross floor area
Commercial repair shops and commercial garages	1 space for each 250 square feet of gross floor area including display areas
Commercial service uses	1 space for each 200 square feet of gross floor area
Food store, supermarket or similar use	1 space for each 150 square feet of gross floor area
Furniture store, appliance store, or similar uses which handle only bulky merchandise	1 space for each 500 square feet of gross floor area (including display)
Office--medical, dental, veterinary and other health services	1 space for each 200 square feet of gross floor area
Office--business, professional or administrative	1 space for each 250 square feet of gross floor area

Plant nursery, garden shop	5 spaces, plus 1 additional space for each 500 square feet of outdoor sales or display
Restaurant, cocktail lounge, or similar use for sale or consumption of food or beverage 1	1 space for each 100 square feet of gross floor area, but not less than 10 spaces for each such establishment
Service station	5 spaces
Wholesale uses	1 space for each 500 square feet of gross floor area including display areas
Industrial	
Manufacturing or industrial uses, including office or other incidental operations on the site 2	1 space for each 350 square feet of gross floor area, but not less than 1 space for each employee on the maximum shift
Warehouse or storage building	1 space for each 1,000 square feet of gross floor area but not less than 1 space for each employee on the maximum shift
Self-storage/mini-warehouse	
Vehicular access provided to each unit	10 spaces for the first 100,000 square feet of gross floor area (including office), and 1 space for each 25,000 square feet of gross floor area or fraction thereof over 100,000 square feet
Vehicular access not provided to unit	0.26 space for each 1,000 square feet of gross floor area (including office)
With caretakers living quarters	2 additional spaces within an enclosed garage
Commercial Recreation	
Country club, swim club or recreations use	1 space for each 3 persons based on the maximum anticipated capacity of all facilities capable of simultaneous use as determined by the Community Development Director

1 Retail food uses, as defined in Section 18.04.190, shall be parked at the commercial service rate of one space for each 200 sq. ft. g.f.a.

2 Manufacturing or industrial uses containing more than fifty percent (50%) of the gross floor area devoted to office uses, shall be parked at the office -- business, professional standard of 1 space per 250 sq. ft. g.f.a.
(Ord. 2004-884, 2004)

18.22.040 Site development standards

A. Parking space design:

1. Off-street parking areas shall consist of parking spaces with a minimum rectangular area of not less than nine (9) feet wide by twenty (20) feet long, together with drives, aisles, turning and maneuvering areas and having access at all times to a public street or alley. Provided, however, that a two-foot overhang may be approved in appropriate cases where landscaping or pedestrian walks will not be negatively impacted.

TABLE 18.22-2

PARKING STALL DIMENSIONS

TABLE INSET:

Facility	Min. Width	Min. Length
Covered	10 ft.	20 ft.
Uncovered	9 ft.	20 ft.
Parallel	8 ft.	24 ft.

GRAPHIC LINK:[Click here](#)

2. Angled parking shall maintain the minimum space dimensions in accordance with 18.22.040.A.1, and shall be measured in accordance with the following:

GRAPHIC LINK:[Click here](#)

3. Striping. All parking spaces shall be double striped except as specifically approved by the Community Development Director if no Design Review is required or there are less than three (3) spaces involved.

GRAPHIC LINK:[Click here](#)

B. Drive aisles. Drive aisles shall maintain minimum widths of fourteen (14) feet for one-way traffic, and twenty-four (24) feet for two-way traffic. Angled parking shall maintain minimum one-way drive aisles in accordance with Table 18.22-3. Two-way drive aisles shall be permitted only on ninety degree (90°) parking designs.

TABLE 18.22-3

MINIMUM DRIVE AISLES -- ANGLED PARKING

TABLE INSET:

Parking angle	Aisle width
0-30°	14 ft.
31-45°	18 ft.
46-60°	20 ft.
61-90°	24 ft.

C. Parking lot design:

1. All required parking areas, including those for residential uses, shall be designed so that no more than three (3) spaces would require automobiles to back out directly into a public travelway. For residential uses, the minimum driveway width shall be twenty (20) feet.
2. All off street parking areas shall be constructed and maintained to provide the following:
 - a. Grading, drainage and a minimum of two (2) inches of asphaltic concrete paving over a four (4) inch aggregate base to the specifications of the City Engineer:
 - b. Bumpers, wheel stops, continuous curbing, stall markings and other vehicular control devices shall be approved by both the City Engineer and Community Development Director.
 - c. Curbs shall be installed at minimum of five (5) feet from the face of walls, fences, buildings or other structures. This requirement exempts driveways that are not a part of the maneuvering area for parking. The use of continuous concrete curbing is recommended for all landscaped areas and can be so specified at the discretion of the Community Development Director.
 - d. Curb radius shall be three (3) foot minimum.
 - e. Driveways widths shall be twenty-four (24) foot minimum and constructed to City standards.
 - f. The first parking spaces adjacent to streets in an on-site parking area shall be a minimum ten (10) foot distance from the property line.
 - g. Concrete walks with a minimum width of two (2) feet shall be installed adjacent to parking spaces as indicated.
 - h. Walk openings four (4) feet wide shall be permitted in planting islands every five (5) spaces.
 - i. Lighting shall be to the specifications of the City Engineer, and in all cases such lighting shall be designed and arranged so that direct rays do not shine on adjacent properties or streets.
- D. Landscaping:
 1. Each off street parking area shall provide areas landscaped equivalent to a minimum of twenty (20) square feet for each parking space. Such landscaping shall be provided along the periphery of the parking area and shall consist of trees and plant material. Such landscaped area shall include at least one minimum fifteen (15) gallon tree for each five (5) parking spaces. In addition, one minimum fifteen (15) gallon tree shall be provided in the interior portions of the parking area for each one thousand five hundred (1,500) square feet of parking area. Required landscaped yard or setback areas shall not be construed as satisfying any portion of the landscaped area required by this section.
 2. Any unused space resulting from the design of the parking area shall be used for landscaping.
 3. All required landscaped areas shall be provided with a permanent and adequate means of irrigation and shall be adequately maintained.
 4. Landscape and irrigation plans, including the type and location of plant materials to be used, shall be subject to the approval of the Community Development Director. To ensure aesthetics on a year - round basis and to mitigate "heat island effects" within parking areas, plant materials shall consist predominantly of evergreen species unless otherwise specified by the City Council, Planning Commission or Community Development Director.
 5. Islands shall have a maximum length of one hundred eighty (180) feet and a minimum width of six (6) feet. The minimum average width of islands at the extremities of ninety degree (90°) parking islands shall be six (6) feet. Except, however, the Community Development Director may approve, or the Planning Commission may approve in conjunction with approval of a conditional use permit or design review, alternative planter designs such as individual "diamond-shaped" planters, provided that such individual planters are located a minimum of every fourth parking space in single contiguous rows of parking, or every eighth parking space in double contiguous rows of parking, and in no case shall said planters be less than forty (40) feet apart in any contiguous parking row. When such individual planters are used, the minimum interior dimensions shall be not less than four (4) feet by four (4) feet. In addition, in approving said alternative planter designs, the Community Development Director or the Planning Commission

shall make a finding that the revised design results in an improvement for engineering, drainage or aesthetic purposes.

GRAPHIC LINK: [Click here](#)

E. Shared parking. Mixed use developments in any C, M or PD zone may request approval of shared parking, subject to approval of a conditional use permit by the Planning Commission. Shared parking applications shall meet the following criteria:

1. Preparation of a parking study by a qualified traffic engineer. Said parking study shall be subject to review and approval by the Community Development Director and City Engineer.
2. No parking space(s) shall be separated by a collector or arterial street from the use it is intended to serve.
3. No parking space(s) shall be more than 500 feet from the use they are intended to serve, unless the Planning Commission determines that there are other factors that would justify a greater distance.

F. Handicap parking. Handicap parking spaces shall be provided in accordance with the most recent requirements of Title 24 and as stipulated by the Yorba Linda Building Code. Each required handicap space shall be counted as meeting the total spaces required as outlined in Table 18.22-1.

G. Recreational vehicle parking. Recreational vehicles, including motorhomes, boats, trailers and other similar vehicles, may be stored on any residential zoned property which is developed as single-family detached, subject to the following standards:

1. The vehicle shall be parked on a paved surface.
2. If parked in the front yard setback, the vehicle shall be parked at a perpendicular angle to the street, including those vehicles parked on circular drives, or driveways heading to side-entry garages.
3. If parked in side yards, the vehicle shall be placed behind a six (6) foot high solid wall or fence, including six (6) foot high solid gate(s).
4. No vehicle shall be parked or stored in street side yards of corner lots.
5. No parked or stored vehicle shall encroach into the public right-of-way or onto any public or private access drive, street or pedestrian walkway.
6. The parking of recreational vehicles shall be limited to only those vehicles that are owned by the property owner and/or tenant residing on the property.

GRAPHIC LINK: [Click here](#)

H. Compliance/deviations from standards.

1. Where off-street parking facilities are provided but not required by this Chapter, such facilities shall comply with the development standards of this Section.
2. In the event practical difficulties and hardships result from the strict enforcement due to existing permanent buildings or an irregular-shaped parcel, an administrative variance by the Zoning Administrator may be given for those standards contained in subsections C and D of this Chapter in accordance with the provisions of Section 18.38.060 of this Title.

(Ord. 2004-884, 2004)



CITY OF YORBA LINDA ZONING MAP

LEGEND

- Residential**
 - RA - Residential Agriculture
 - R1D - Residential Low Density
 - RE - Residential Estate
 - RS - Residential Suburban
 - RLU - Residential Urban
 - RM - Residential Multiple
 - RM (20) - Residential Multiple (20)
 - RM (30) - Residential Multiple (30)
 - MHP - Mobile Home Park
- Commercial**
 - CN - Commercial Neighborhood
 - CG - Commercial General
 - CO - Commercial Office
- Industrial**
 - M-1 - Light Manufacturing
- Open / Public Space**
 - OSR - Open Space Ranchette
 - OS - Open Space
 - PS - Public and Semi-Public
- Planned Development**
 - PD - Planned Development
- Unincorporated**
 - Unincorporated
- Other**
 - Combining (C) (S) (FF) (I)
 - Special Studies Zone
 - Faults
 - BNSF Railroad
 - City Boundary
 - Sphere of Influence

DISCLAIMER
This map is a public record of general information. The data and/or content on this map are provided for informational purposes only and are not intended to be used as a legal document. The City of Yorba Linda is not responsible for any errors or omissions on this map. The City of Yorba Linda is not responsible for any damages, including consequential damages, arising from the use of this map. The City of Yorba Linda is not responsible for any damages, including consequential damages, arising from the use of this map.

Schools

- ROSE DRIVE ELEMENTARY SCHOOL
- YORBA LINDA MIDDLE SCHOOL
- MARCEL PARK ELEMENTARY SCHOOL
- LINDA VISTA ELEMENTARY SCHOOL
- PARKMONT ELEMENTARY SCHOOL
- BERNARD YORBA MIDDLE SCHOOL
- TRAVIS RANCH ELEMENTARY SCHOOL
- YORBA LINDA HIGH SCHOOL
- BRIVANT RANCH ELEMENTARY SCHOOL
- HERITAGE OAKS ELEMENTARY SCHOOL
- LAKESHORE ELEMENTARY SCHOOL

Parks

- HERLESS BARTON PARK
- VETERANS SPORTS PARK
- SARATOGA PARK
- BROOKSBOUT
- PHILIP S. FANTON EQUESTRIAN CENTER
- JESSEMYN WEST PARK
- ROLAND E. BOONINGER PARK
- KROESBERG PARK
- HARBORVIEW HILLS PARK
- ROO DEL CIRC PARK
- VIETA DEL RANCHO PARK
- LUCCA HUNT PARK
- NATHAN SHARPEL PARK
- LAS PALOMAS TERRES PARK
- SAN ANTONIO PARK
- ARROYO PARK
- TRAVIS RANCH YOUTH PARK
- SAITTSIDE SPORTS PARK
- BRIVANT RANCH PARK
- WISDOM CANYON PARK
- BOX CANYON PARK
- JEAN WOODWARD PARK
- VIETA DEL VERDE PARK
- BLACK GOLD GOLF CLUB

Planned Developments

- 1- SICHENS DEVELOPMENT
- 2- LYON
- 3- YORBA RIDGE
- 4- CERRO VERDE
- 5- SAND DOLLAR
- 6- TERRA LINDA
- 7- PARKSIDE ESTATES
- 8- PARKMONT HILLS
- 9- LUSH
- 10- EAST LAKE VILLAGE
- 11- YORBA LINDA HILLS
- 12- BOMBALEZ RANCH
- 13- TRAVIS RANCH
- 14- GREEN HILLS
- 15- GREEN HILLS MANUFACTURED
- 16- BOX CANYON
- 17- BOX RANCH
- 18- THE VILLAGES
- 19- HAVASCOPTER
- 20- VIETA DEL RIO
- 21- RIVERBEND APARTMENTS
- 22- COAL CANYON
- 23- LA TERRAZZA
- 24- HISTORIC BRIVANT RANCH
- 25- LEGACY AT BRIVANT RANCH
- 26- WEST BACCHOMUNTRY
- 27- VIETA DEL VERDE
- 28- PRESIDENTIAL WALK
- 29- NORTH YORBA LINDA ESTATES
- 30- HOT HOMES

NO.	DATE	DESCRIPTION
1	08/15/11	ADOPTED
2	08/15/11	ADOPTED
3	08/15/11	ADOPTED
4	08/15/11	ADOPTED
5	08/15/11	ADOPTED
6	08/15/11	ADOPTED
7	08/15/11	ADOPTED
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49	08/15/11	ADOPTED
50	08/15/11	ADOPTED

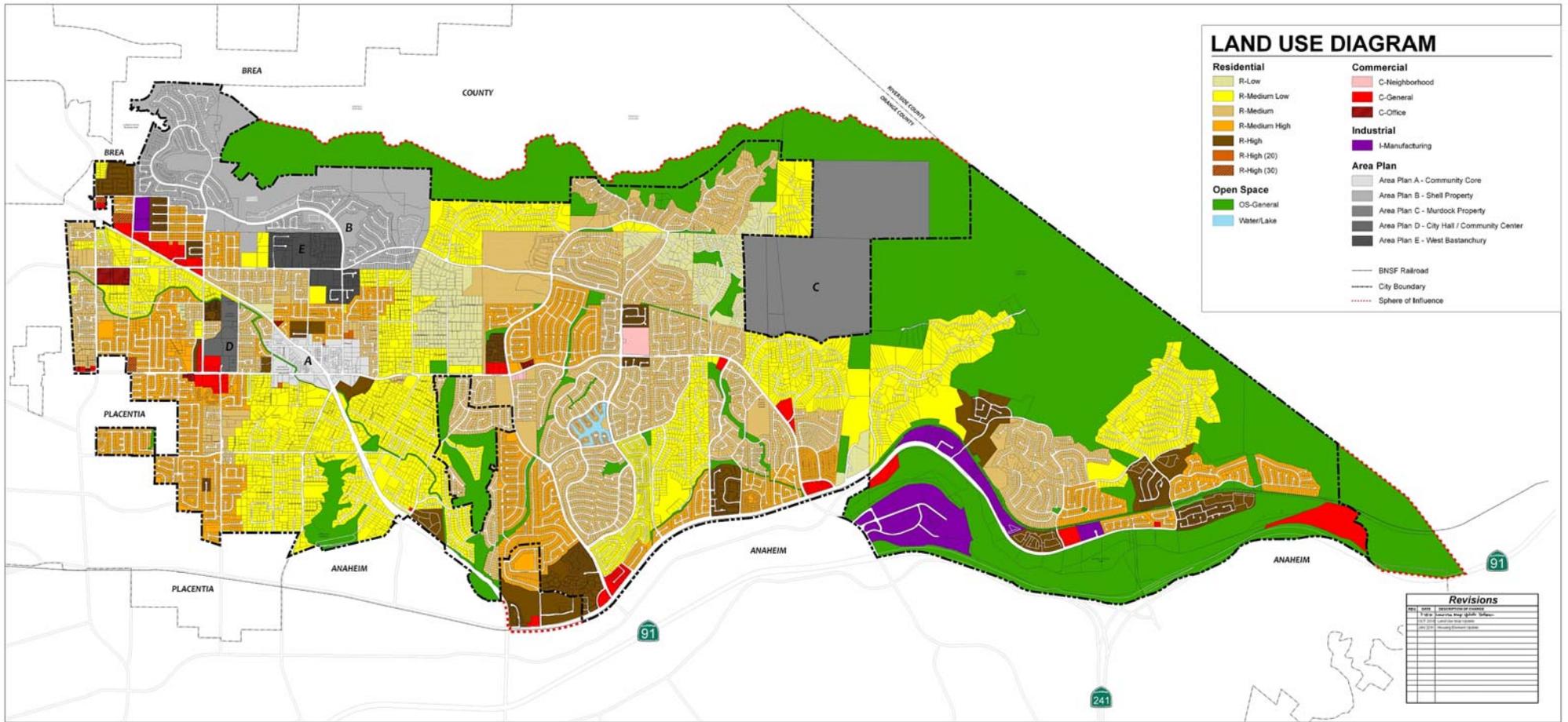


Draft Yorba Linda General Plan Land Use Element Changes to Implement the Draft Housing Element

Page/Location	Amendment/Change
LU-37 – Table LU-2	Citywide data will be comprehensively updated as part of General Plan Update process.
LU-39 – Footnote7	2. The 108 Community Commercial area allows 15 DU/AC on up to 19% of the land area in addition to the 198 existing senior citizen units, for a maximum yield of 444 535 dwelling units.
LU-42 – Second Paragraph	The Land Use Plan proposes a potential maximum of 24,126 <u>25,232</u> dwelling units at General Plan buildout.
LU-42 - Second Paragraph	Population is expected to increase by approximately 20,506 23,990 persons by General Plan buildout.
LU-43	Replace Land Use Diagram with proposed updated version.
LU-46 – High Density Residential	Replace 8.8% with 8.1%
LU-46 and 47	<p>Add the following paragraphs describing two new residential categories:</p> <p>High Density Residential (20) This designation is intended to promote the development of multi-family rental and ownership dwelling units up to twenty units per acre. The General Plan designates a total of 2.4 acres within the planning area with this designation. Envisioned uses include cluster homes, townhouses, rowhouses, triplexes, fourplexes, apartments, stacked condominiums, and group housing. High Density Residential (20) neighborhoods are characterized as either individually owned or as rental units. Attached units include common open areas and recreational facilities, such as swimming pools, tennis courts and clubhouses.</p> <p>High Density Residential (30) Providing more compact design than the High Density Residential (20) land uses, the High Density Residential (30) land use category is intended for residential uses up to thirty dwelling units per acre. The General Plan designates a total of 11.3 acres within the planning area for this designation. Envisioned uses include apartments, stacked condominiums, studios, and group housing. High Density Residential (30) neighborhoods are characterized with common open areas and homeowner park and recreational facilities, such as swimming pools, tennis courts and clubhouses.</p>
LU-47 – General Commercial	The General Plan designates 209.4 <u>197.8</u> acres of commercial land uses throughout the City.
LU-48 – Light Industrial Business Park	The Industrial designation also permits support commercial uses, as are found in the SAVI Ranch. <u>In addition, multi-family housing at up to 30 DU/AC may be considered for specified sites within SAVI Ranch.</u>

LU-51 – Community Commercial District	A maximum of 45% <u>19%</u> of the land area could be permitted for higher intensity residential development, for a potential of 243 <u>337</u> dwelling units. The 198 unit Senior Citizen housing development is also included in this count for a total of 441 <u>535</u> dwelling units.
LU-56 – Table LU-4	See attached updated table.
LU-57 – West Bastanchury -last paragraph	While mixing of densities may be desirable across the different quadrants, the overall density for the entire planning area should not exceed 2.75, to maintain and enhance the overall City average of 2.8 dwelling units per acre.
LU-58– West Bastanchury	<p>Fourth bullet: Density within any individual district should never exceed 3.0 dwelling units per acre (10,000 square foot lot minimum) <u>except for the properties totaling approximately 17 acres south of Bastanchury Road between Lakeview Avenue and Plumosa Drive where maximum densities ranges from 10 to 30 dwelling units per acre;</u> overall density for the area should not exceed 2.75 dwelling units per acre to maintain and enhance the overall City average density of 2.8 dwelling units per acre.;</p> <p>Sixth bullet: Require larger or wider properties along the district edges, at the arterials, to promulgate the visual image of a “low density community” along the major view corridors, <u>except for the properties totaling approximately 17 acres south of Bastanchury Road between Lakeview Avenue and Plumosa Drive where maximum densities ranges from 10 to 30 dwelling units per acre;</u></p> <p>Eighth bullet: Establish minimum planning area of 8 acres to permit further subdivision to facilitate cooperative planning efforts and to avoid piecemeal development, <u>except for the properties totaling approximately 17 acres south of Bastanchury Road between Lakeview Avenue and Plumosa Drive where maximum densities ranges from 10 to 30 dwelling units per acre.</u></p>

Table LU-4 Development Intensity/Density Standards	
Land Use Designation	Development Range Intensity/Density
RESIDENTIAL	
Low Density Residential	0 to 1.0 DU/AC
Medium Low Density Residential	0 to 1.8 DU/AC
Medium Density Residential	0 to 3.0 DU/AC
Medium High Density Residential	0 to 4.0 DU/AC
High Density Residential	0 to 10.0 DU/AC
High Density Residential (20)	10.1 to 20.0 DU/AC
High Density Residential (30)	20.1 to 30.0 DU/AC
COMMERCIAL	
General Commercial	.25 FAR
Neighborhood Commercial	.25 FAR
Office Commercial	.35 FAR
INDUSTRIAL	
Industrial/Manufacturing	.40 FAR
Auto Center	.10 FAR



 CITY OF YORBA LINDA LAND USE MAP

