

Talega Specific Plan Residential Standards

CHAPTER 5 • PERMITTED USES AND DEVELOPMENT STANDARDS

- 501 General Applicability
- 502 Residential Land Use Standards
- 503 Business Park Land Use Standards
- 504 Commercial Land Use Standards
- 505 Public Facilities Land Use Standards
- 506 Open Space Standards
- 507 Open Space Reserve Land Use Standards

501 GENERAL APPLICABILITY

The development standards contained within this Chapter are applicable to the 1,604 acres of the Talega Specific Plan area located within the City of San Clemente. Development standards for the 1,906 acres of the Specific Plan area located in the City's sphere-of-influence area have been established by the City through the adoption of the Joint Powers Agreement (attached as Appendix C to this Specific Plan).

502 RESIDENTIAL LAND USE STANDARDS

A. Purpose and Applicability

1. Purpose - The residential standards are established to accommodate detached and attached residential development. The maximum number of dwelling units shall not exceed 2,689 in the City portion of the Talega project, unless a density transfer is approved between the City and sphere-of-influence portions of the Specific Plan area. In total, the maximum number of dwelling units in the City and sphere-of-influence portions of Talega shall not exceed 4,500. The maximum density permitted in each residential category is as follows:

Zoning District:	D.U.s per Gross Acre	D.U.s per Net Acre
Residential Low (RL)	4.5	7.0
Residential Medium Low (RML)	7.0	10.0
Residential Medium (RM)	15.0	24.0
Residential High (RH)	24.0	36.0

2. Applicability - This Section applies to all designated residential areas (see *Figure 2-2* and *Table 2-2*).
3. Standards Not Listed - Development will be regulated by applicable sections of the City of San Clemente Zoning Code.

4. Land Uses Not Listed - In cases where it is not clear whether a proposed land use is permitted under this Section, refer to the Zoning Ordinance. If also not specifically addressed in the Zoning Ordinance, San Clemente Municipal Code Section (SCMC) 17.04.040 governs.
5. Site Plan Review - All projects regulated by this Section shall be subject to site plan review in accordance with Section 601-G.
6. Design Guidelines - All development under this Section shall also be subject to the Design Guidelines set forth in Chapter 3.

B. Principal Uses Permitted

1. Low Density
 - a. Single-family dwellings within conventional subdivisions.
 - b. Single-family detached or attached dwellings, zero lot-line, patio home, townhouses, and condominiums within planned unit developments.
 - c. Child-day care centers.
 - d. Parks and open space, public or private.
 - e. Public schools.
 - f. Homeowner association facilities.
 - g. Second residential unit in accordance with Section 17.28.270 et seq. of the Zoning Code.
2. Low Medium Density Planning Areas
 - a. All uses permitted in Low Density.
 - b. Duplexes.
3. Medium Density Planning Areas
 - a. All uses permitted in Low Density
 - b. Duplexes.
 - c. Apartments.

4. High Density Planning Areas
 - a. All uses permitted in Low Density
 - b. Duplexes
 - c. Apartments, bungalows and time share units

C. Conditional Uses Permitted (if a Use Permit is approved by the City)

1. Low Density and Medium Low Density Planning Areas
 - a. Churches, temples, and other places of worship.
 - b. Clubhouses or recreation centers, private.
 - c. Communication, transmitting, or relay facilities.
 - d. Model home complexes and temporary real estate sales offices in accordance with Section 17.28.300(F) of the Zoning Code, with the following exception. It is not required that model home complexes and/or sales offices be located on the same or adjacent premises as the subdivisions or building project if a previously constructed model home complex and/or sales office within the boundaries of the Talega Specific Plan is proposed to be reused for a non-adjacent tract.
 - e. Public utility buildings and structures, including police and fire stations.
 - f. Schools, private (including child care).
 - h. Senior, age-restricted housing in accordance with the Zoning Code.
2. Medium Density
 - a. All conditional uses permitted in Low Density and Low Medium Density.
 - b. Congregate care facilities.
3. High Density
 - a. All conditional uses permitted in Low density, Low Medium density, and Medium density.

D. Accessory Uses and Structures Permitted

- a. Fences, walls, decks, patios, patio covers, and detached accessory structures.
- b. Garages and carports, detached.
- c. Greenhouses, private non-commercial.
- d. Home occupations in accordance with Section 17.28.160 et seq. of the Zoning Code.
- e. Swimming pools, spas, and related equipment.
- f. Other accessory uses and structures determined by the City to be normally incidental to a permitted principal or conditional use.

E. Temporary Uses and Structures Permitted

- a. Construction activities, including necessary construction offices and materials and equipment storage.

F. Development Standards for Conventional Subdivisions

- 1. Applicability - The development standards of this Paragraph F shall apply to conventional subdivisions. Such conventional subdivisions shall be subject to approval of a site plan prior to issuance of building permits.
- 2. Maximum Height
 - a. Main Building: Thirty-five (35) feet, not to exceed two (2) stories; structures in the Medium and High density zones shall be permitted to contain three (3) stories.
 - b. Accessory Structures: Fifteen (15) feet.
- 3. Building Coverage - No more than fifty (50) percent (55% for Medium Density Residential) of any lot or building site shall be covered with structures. Building coverage does not apply to open patio covers 200 square feet or less. For patio covers in excess of 200 square feet, the excess surface area will be calculated as lot coverage.

4. Minimum Lot Standards

Standard	Low Density	Medium Low Density (SFR/Duplex)	Medium Density	High Density
a. Minimum Lot Area:	6,000 sq. ft.	6,000/9,000 sq. ft.	6,000 sq. ft.	N/A
b. Lot Width:	60 ft.	60/70 ft.	60 ft.	60 ft.
c. Lot Depth:	100 ft.	60 ft.	60 ft.	60 ft.

5. Minimum Usable Open Space Per Residential Lot

a. Low Density:	600 square feet
b. Low Medium Density:	500 square feet
c. Medium Density:	400 square feet
d. High Density:	300 square feet

6. Minimum Setbacks for Main Buildings

a. Front, to first floor of structure:	15 feet to back of sidewalk, or curb where there is no sidewalk
b. Front, to second floor of structure:	20 feet to back of sidewalk, or curb where there is no sidewalk
c. Front, to direct access garage	20 feet to back of sidewalk, or curb where there is no sidewalk. When a roll up garage door is provided, eighteen (18) feet to back of sidewalk or curb, as measured from the face of the garage door.
d. Front, to side access garage opening (turn-in driveway):	10 feet
e. Side, interior lot:	5 feet
f. Side, exterior lot abutting a street: (other than scenic highways)	10 feet
g. Rear, to main structure:	15 feet
h. Rear, to detached accessory structure or open patio cover:	2 feet, or compliance with Uniform Building Code
i. From another structure:	10 feet

- j. From scenic highway right of way:
 - (1) La Pata and Pico: 50 feet average
30 feet minimum
 - (2) Vista Hermosa and Talega: 40 feet average
25 feet minimum

- 7. Fences, Walls, and Hedges - Pursuant to Section 17.24.090 of the Zoning code fences, walls, and hedges serving the same purpose as a fence shall be no greater than six (6) feet in height in required side and rear setbacks and 3.5 feet in height in front setbacks and exterior side setbacks abutting a street. Walls adjacent to scenic highways shall conform to Section 603 design standards.

- 8. Signs - Signing shall be permitted in accordance with a Master Sign Program (see Section 601-H).

- 9. Parking - The following minimum parking spaces shall be provided and shall be kept accessible and usable at all times:
 - a. Resident parking: Two (2) spaces per dwelling unit in a garage.
 - b. Visitor parking: One third (.333) space per dwelling unit (on-street parking is permitted).
 - c. Handicap parking Per California Title 24.

- 10. Swimming Pools and Spas - Swimming pools, spas, and similar facilities shall be regulated by applicable sections of the Zoning Code and Uniform Building Code.

- 11. Porches, Decks, and Stairways - Porches, decks, stairways, and similar structures shall be regulated by Section 17.24.080 of the Zoning Code.

- 12. Private Vehicle Storage - Parked or stored boats, trailers, motor homes, recreational vehicles, or similar vehicles shall not be located in the front-yard setback. Additionally, they shall be screened so as not to be visible from Scenic Highways.

G. Development Standards for Planned Unit Developments (PUDs) Condominiums, and Apartments

- 1. Purpose and Applicability of Standards - The purpose of the planned unit development (PUD), condominium, and apartment standards contained in this Paragraph G is to provide flexible regulations in order to foster innovation, variety, amenity, and workability in the design of residential projects. The overall intent is to

provide for increases in project quality over conventional projects, rather than for increases in unit yields or substandard development. All projects within areas subject to this Section shall conform to these standards and shall undergo Site Plan review concurrent with Tentative Tract Map review.

2. Minimum Site Area - Four (4) acres for PUDs.
3. Maximum Site Coverage - Sixty (60) percent (55% for Medium Density Residential).
4. Minimum Lot Areas for Single Family - Minimum lot width and depth shall be determined through the Site Plan process.
5. Maximum Height of Main Building - Thirty-five (35) feet, not to exceed two (2) stories in low and low medium areas. In medium density areas the maximum height is forty (40) feet, not to exceed three (3) stories. Accessory structures shall not exceed fifteen (15) feet.
6. Bufferyards - Landscaped bufferyards, defined as the area between the usable open area of a residential lot (see Paragraph 7, following) and a vehicular use area of a public street or the Specific Plan boundary, shall be provided at the following minimum widths: eight (8) feet at any point adjacent to a street; twenty (20) feet average adjacent to a street; and ten (10) feet average adjacent to the Specific Plan boundaries.
7. Usable Open Area - Usable common and/or private open area, including patios, cabanas, ramadas, recreation areas, swimming pools, spas, playgrounds, landscaped areas, and similar open space, shall be provided as follows:

RL	Low Density	600 square feet per unit
RML	Low Medium Density	500 square feet per unit
RM	Medium Density	400 square feet per unit
RH	High Density	300 square feet per unit

Areas excluded in computation of such interior open area are required bufferyard area, dwellings, other buildings, parking areas (although parking lot landscaping in excess of the minimum required by the Zoning Code shall be creditable toward the interior open area requirement), streets, driveways, and slopes greater than ten (10) percent.

8. Garage Opening - Garage openings shall be located so that the minimum distance to a public street right of way, sidewalk, or curb is twenty (20) feet. Where a roll up garage door is provided, eighteen (18) feet from the face of the garage door to a public street right of way, sidewalk or curb; but a lesser distance may be considered based on specific site conditions.

9. Setbacks for Single-Family Detached and Attached Dwelling Units (one unit per lot):
 - a. Front: 10 feet minimum, 15 feet average*
 - b. Side, abutting a street: 10 feet average*
 - c. Rear to main structure 10 feet
 - d. Rear to garage or accessory structure 2 feet

* Setback criteria established through the PUD Site Plan process.
10. Minimum Building Separation - Ten (10) feet
11. Building Setback from Scenic Highway Right of Way:
 - a. La Pata and Pico: 50 feet average; 30 feet minimum
 - b. Vista Hermosa and Talega: 40 feet average; 25 feet minimum
12. Fences, Walls, and Hedges - Pursuant to Section 17.24.090 of the Zoning Code, fences, walls, and hedges serving the same purpose as a fence shall be no greater than six (6) feet in height in required side and rear setbacks and 3.5 feet in height in front setbacks and exterior side setbacks abutting a street. Walls adjacent to scenic highways should conform to Chapter 3 design standards.
13. Signs - Signing shall be permitted in accordance with a Master Sign Program (see Section 602-G).
14. Private Vehicle Storage - Parked or stored boats, trailers, motor homes, recreational vehicles, or similar vehicles shall not be located in the front-yard setback. Additionally, they shall be screened so as not to be visible from Scenic Highways.
15. Parking - Parking for PUD's, condominiums, and apartments shall be provided in accordance with the requirements set forth in Section 17.64.050 of the Zoning Code.

503 BUSINESS PARK LAND USE STANDARDS

A. Purpose and Applicability

1. Purpose - The business park standards are established to accommodate business park, research and development, light industrial, and other support uses.
2. Applicability - This section applies to all designated Business Park (BP) areas (see *Figure 2-2* and *Table 2-2*).

3. Standards and Uses Not Listed - A proposed standard or use that is not expressly addressed in this Specific Plan is subject to the general zoning code. If it is not expressly addressed in the general zoning code, section 17.04.040 governs.
4. Site Plan Review - All projects regulated by this Section shall be subject to Site Plan Review in accordance with Section 601.
5. Design Guidelines - All development under this Section shall also be subject to the Design Guidelines set forth in Chapter 3.
6. Signs - All signs shall be subject to a Master Sign Program processed in accordance with Section 602-G.

B. Principal Uses Permitted

1. Business, commercial, and personal services.
2. Civic uses.
3. Clinical services (medical, dental, chiropractic, and veterinary).
4. Food establishment, such as sandwich shops, candy stores, ice cream or frozen yogurt shops, bakeries.
5. General and professional offices.
6. Laboratory, dry.
7. Light manufacturing and assembly.
8. Public and semi-public facilities, such as schools, transit centers, libraries, museums, government offices, fire and police stations, but excluding hospitals and utility stations.
9. Research and development.
10. Warehousing and storage.
11. Wholesaling.

C. Conditional Uses Permitted (If a Use Permit is approved by the City)

1. Alcoholic beverage sale for consumption on the premises but only if incidental to a principal or conditional use such as a restaurant.
2. Ambulance services.

3. Auto washes and detailing shops.
4. Churches, temples, and other places of worship.
5. Clubs and lodges, private.
6. Conference centers.
7. Crematoriums.
8. Kennels.
9. Laboratory, wet.
10. Pest control services.
11. Plumbing repair services.
12. Preschools and child day-care facilities.
13. Recreation uses such as bowling alleys and health clubs (indoor uses).
14. Recycling pick-up facilities more extensive than individual collection or “reverse vending” machines.
15. Regional residential home sales and information center (only one allowed in Talega).
16. Restaurants and other food establishments, with or without live entertainment, having greater than 1,500 square feet of gross floor area.
17. Schools, business, vocational, and professional.
18. Utility substations.

D. Automotive Service Uses Permitted

Automotive Services	Business Park
Vehicle Rentals, Sales, and Dealerships:	
a. Outdoor 10 or fewer vehicles	P
b. Outdoor more than 10 vehicles	MCUP
Electric Vehicle Dealership:	
a. Outdoor 30 or fewer vehicles	P
b. Outdoor more than 30 vehicles	MCUP
Auto-Delivery Center	P
Vehicle Repair:	
a. Major Repair	CUP
b. Minor Repair	P
Service Stations	CUP
Car Wash	CUP
Vehicle Parts Stores (retail only)	P
Private Vehicle Storage	P

E. Accessory Uses and Structures Permitted

1. Fences, walls, patios, and patio covers.
2. Garages and carports.
3. Security office for warehouses.
4. Signs (in accordance with a Master Sign Program - see Section 601).
5. Other accessory uses and structures determined by the City to be normally incidental to a permitted principal or conditional use.

F. Temporary Uses and Structures Permitted

1. Construction activities, including necessary construction offices and materials and equipment storage.
2. Outdoor sales or promotional events such as parking lot sales or the sale of seasonal items, such as Christmas trees, if a temporary use permit is approved in accordance with Section 17.28.300 of the Zoning Code. A temporary use permit for the sale of Christmas trees or similar seasonal items may be for longer than the three (3) calendar days normally permitted under Section 17.28.300.

G. Development Standards

1. Minimum Project Area - One (1) acre for fire stations, one-half (½) acre for other public facilities, and one (1) acre for all other permitted uses. The project area shall be the area included in a Site Plan.
2. Minimum Lot Size - None, except that a Tentative Map proposing lots of less than one (1) acre must be accompanied by an application for Site Plan Review.
3. Maximum Building Coverage - Sixty (60) percent of the project area.
4. Maximum Building Height - Forty-five (45) feet; however, if a conditional use permit is approved in accordance with Section 17.12 et seq. of the Zoning Code, a three (3) story building in excess of forty-five (45) feet may be approved.
5. Floor Area Ratio - FAR of 0.35 for Talega Business Park Phase I, consisting of all lots in Tract 14227 and Tract 15917 and Lots 1, 2 and 9 of Tract 13917. FAR of 0.5 for Talega Business Park Phase II, consisting of lots 3, 4, 5 and 6 of Tract 13917, lots 1, 2, 3 and 4 of Tract 13918, and Parcels 1 and 2 of Lot Line Adjustment LL 2001-129 (exceptions may be granted by the City for uses with first-floor or subterranean parking).
6. Minimum Project Area Landscaping - Fifteen (15) percent
7. Minimum Building Setbacks:
 - a. From Pico or La Pata:
(right of way) 50 feet average
30 feet minimum
 - b. From Vista Hermosa or Talega:
(right of way) 40 feet average
25 feet minimum
 - c. From any other street:
(right of way) 20 feet minimum
(landscaped)
 - d. From any residential property line: 10 feet
 - e. From any alley or accessway: 5 feet
 - f. Garage from alley: 2 feet
8. Fences, Walls, and Hedges Pursuant to Section 17.24.090 of the Zoning Code fences, walls, and hedges serving the same purpose as a fence shall be no greater than six (6) feet in height in required side and rear setbacks and 3.5 feet in height in front setbacks and exterior side setbacks abutting a street. Walls adjacent to scenic highways shall conform to Chapter 6 design standards.

9. Outdoor Storage - No outdoor storage shall be permitted unless adequately screened by an approved screening material. Storage areas shall be screened from all adjacent parcels. All vehicles stored on-site must be inside a closed building or within a screened portion of the site. See section 503.H below for outdoor storage regulations pertaining to Automotive Service uses.
10. Signs - Signing shall be permitted in accordance with a master sign program (see Section 601).
11. Parking - The following minimum off-street parking spaces shall be provided and shall be kept accessible and usable at all times:
 - a. Manufacturing and assembly: One (1) per 500 square feet of gross floor area.
 - b. Warehouse: One (1) per 2,000 square feet of gross floor area.
 - c. General office uses: One (1) per 250 square feet of gross floor area.
 - d. Medical, dental, veterinary, and related practitioners: One (1) per 200 square feet of gross floor area.
 - e. Restaurants and bars: One (1) per 120 square feet of gross floor area (parking shall not be required for unenclosed outdoor seating).
 - f. Loading spaces: As determined necessary by the decision-making body during site plan review.
 - g. Handicapped parking spaces: as required by ADA, City standards and California Title 24.

* A reduction in the required number of spaces may be granted pursuant to Section 17.64.110(E) of the Zoning Code, Shared Parking.

H. Development Standards for Automotive Service Uses

This section establishes specific development and land use standards for Automotive Service uses. Where standards not listed in this section, refer to general development standards in the San Clemente Municipal Code.

1. Outdoor Vehicle Inventory and Display – Auto-Delivery Centers and Vehicle Dealerships, including the sale, renting, and or leasing of new or used vehicles, shall locate outdoor vehicle inventory and vehicles for display in excess of 10 vehicles behind any building façade line of the primary building that faces the public right of way. Vehicles for display shall be located within the display area as designated by any required permit or business license issued by the City. Areas designated for employee and customer parking shall not be used for vehicle inventory or display. Vertical

automobile lifts located outdoors shall not be visible from the public right of way or residential uses within 1,000 feet of the establishment measured from the property line.

Outdoor vehicle inventory and display in excess of 10 vehicles located in front of the building façade line shall incorporate adequate screening from the view of the public right of way and nearby residential uses within 1,000 feet of the establishment measured from the property line and shall be designed in compliance with Section 304 E. - Landscape Buffering and Screening for Automotive Uses. No building permit or business license shall be issued until the required landscaping plan has been submitted and approved.

2. Screening of Equipment and Supplies - Outdoor equipment and supplies including, but not limited to, tire-racks, waste barrels, air compressors, vehicle parts and accessories, and any items deemed similar, shall not be visible from public right-of-way and adjacent residential uses within 1,000 feet of the establishment measured from the property line.
3. Screening of Service Areas – Services related to major and minor repair automotive service uses, including automotive establishments offering ancillary major or minor repair services, shall be entirely contained within the building(s) and access points to the service bays shall not be oriented towards the public right-of-way and residential uses within 1,000 feet of the establishment measured from the property line.
4. Sign Regulations – Automotive Services, including the repair, sale, renting, distribution, and/or leasing of new or used vehicles, shall not incorporate promotional or manufactured retail signage, including banners, stickers, flags, for-sale signs, or similar types of signage on site or attached to vehicles stored or displayed on site, except as approved by a Temporary Banner Permit, Discretionary or Administrative Sign Permit, or Special Activities Permit. On-site signs advertising the business shall strictly adhere to the requirements of the San Clemente Municipal Code and adopted plans and policies.
5. Vehicle Washing Area – Indoor or outdoor vehicle washing areas, including but not limited to car wash bays or outdoor wash racks, and the general washing, cleaning, and/or waxing of automobiles by hand or with manually or automatically operated equipment, as a primary or ancillary use to an automotive service establishment, shall not be located visible or audible from any public street or residential property; and washing activity shall meet all applicable water quality regulations.
6. Parking Requirements – All parking standards and requirements shall be in accordance with Zoning Ordinance. For the purposes of determining required parking, Auto Delivery Centers and Electric Vehicle Dealerships shall be the same numerical requirement as Vehicle Dealerships.

7. Inoperable Vehicles and Junked Parts – No used or discarded automotive parts or equipment or permanently disabled, junked, or wrecked vehicles may be stored outside a building, unless permitted through the Site Plan Permit process established in the Zoning Ordinance.
8. Private Vehicle Storage – For Private Vehicle Storage uses, the parking or storage of automotive vehicles, boats, trailers, recreational vehicles, or similar vehicles, including off-site inventory for any automotive use, shall conform to the Zoning Ordinance. Further, such parked or stored vehicles shall not be visible from the public right-of-way or residential uses within 1,000 feet of the establishment measured from the property line and shall be screened so as not to be visible from any scenic highway.
9. Minimum Operating Standards – In addition to operational standards and regulations listed in Zoning Ordinance sections 17.28.310, Vehicle Dealerships, Rental, and Sales; 17.28.320, Vehicle Service and Repair-Related Facilities; and 17.28.290, Service Stations, the following shall apply to all Automotive Service uses:
 - a. Vehicles for sale shall not be displayed outside of the display area as designated by the approved permit or required business license.
 - b. Auto dealers shall provide to all sales and service employees a map which designates areas for test driving. This map shall note that test driving in residential areas shall be strictly prohibited.
 - c. The establishment shall provide, if applicable, a queuing area for vehicles awaiting service or pick-up to prevent parked or stored vehicles in any portion of the public right-of-way in the city.
 - d. Automotive servicing or repair is permitted as an accessory use for Vehicle Dealerships and Auto-Delivery Centers that offer maintenance and servicing of the type of vehicles sold on site. All auto repairs shall occur within an enclosed building.
 - e. All uses shall operate so as not to generate vibration discernible without instruments by the average person while on or beyond the lot upon which the source is located or within an adjoining enclosed space if more than one establishment occupies a structure. Vibration caused by motor vehicles, and temporary construction activities conducted pursuant to a building permit are exempted from this standard.
 - f. All uses shall meet the air-quality standards of the South Coast Air Quality Management District (AQMD). In addition, all uses shall be operated so as

not to emit particulate matter or air contaminants which are readily detectable without instruments by the average person while outside of, or within in the lot containing such uses.

504 COMMERCIAL LAND USE STANDARDS

A. Purpose and Applicability

1. Purpose - The commercial standards are established to accommodate retail, service, and commercial recreation uses.
2. Applicability - This Section applies to all designated Neighborhood Commercial (NC) areas (see *Figure 2-2* and *Table 2-2*).
3. Standards and Uses Not Listed - A proposed standard or use that is not expressly addressed in this Specific Plan is subject to the general zoning code. If it is not expressly addressed in the general zoning code, section 17.04.040 governs.
4. Site Plan Review - All projects regulated by this Section shall be subject to site Plan Review in accordance with Section 601.
5. Design Guidelines - All development under this Section shall also be subject to the Design Guidelines set forth in Chapter 3.

B. Principal Uses Permitted

1. Commercial Planning Areas
 - a. Auto parts stores.
 - b. Banks and other financial institutions.
 - c. Food establishments, such as sandwich shops, candy stores, ice cream shops, frozen yogurt shops, bakeries, and similar businesses with under 2,500 square feet of gross floor area.
 - d. Garden centers or retail nurseries.
 - e. Medical offices, including doctors, dentists, chiropractors, optometrists, and similar practitioners.
 - f. Offices, general and professional.
 - g. Parks and open space, public or private.

- h. Pet stores.
- i. Printing, copying, blueprinting, and reprographics services.
- j. Public and semi-public facilities such as schools, transit centers, libraries, museums, governmental offices, fire stations, and police stations, but excluding hospitals and utility substations.
- k. Retail uses, including the sale of food products, household goods, appliances, furniture, hardware, cosmetics, pharmaceuticals, flowers, jewelry, apparel, sporting goods, magazines, dry goods, liquor (off-sale only), hobby and art supplies, paint, home decor, audio and video tapes and other recordings, and similar day-to-day consumer products.
- l. Service uses, business, commercial, and personal.
- m. Veterinary offices and pet-grooming parlors.
- n. Wholesaling businesses, not including wholesale nurseries.

C. Conditional Uses Permitted (if a Use Permit is approved by the City)

1. Alcoholic beverage sale for consumption on the premises but only if incidental to a principal or conditional use such as a restaurant.
2. Ambulance services.
3. Auto rental and leasing agencies.
4. Auto repair, tire stores, muffler shops, and similar vehicle service uses.
5. Auto service stations.
6. Auto washes and detailing shops.
7. Churches, temples, and other places of worship.
8. Clubs and lodges, private.
9. Conference centers.
10. Dancing and/or entertainment establishments.
11. Drinking establishments as a primary use; i.e., establishments such as bars and

taverns whose primary business is the sale of alcoholic beverages for consumption on the premises.

12. Golf maintenance facilities not to exceed 0.7 acres in size (in satisfaction of Section 3.3 of the Talega Development Agreement).
13. Hospitals, convalescent homes, and sanitariums.
14. Pest control services.
15. Plumbing repair services.
16. Preschools and child day-care facilities.
17. Recreation uses such as bowling alleys and health clubs (indoor uses).
18. Recycling pick-up facilities more extensive than individual collection or “reverse vending” machines.
19. Regional residential home sales and information center (only one allowed in Talega).
20. Restaurants and other food establishments having greater than 1,500 square feet of gross floor area.
21. Schools, business, vocational, and professional.
22. Utility substations.

D. Accessory Uses and Structures Permitted

1. Fences, walls, patios, and patio covers.
2. Garages and carports
3. Signs (in accordance with a Master Sign Program - see Section 601-H).
4. Other accessory uses and structures determined by the City to be normally incidental to a permitted principal or conditional use.

E. Temporary Uses and Structures Permitted

1. Construction activities including necessary offices, construction materials and equipment storage.
2. Outdoor sales or promotional events such as parking lot sales or the sale of seasonal items, such as Christmas trees, if a temporary use permit is approved in accordance

with Section 17.28.300 of the Zoning Code. A temporary use permit for the sale of Christmas trees or similar seasonal items may be for longer than the three (3) calendar days normally permitted under Section 17.28.300.

F. Development Standards

1. Minimum Project Area - One (1) acre for fire stations, one-half (½) acre for public facilities, and one (1) acre for all other permitted uses. The project area shall be the area included in the Site Plan.
2. Minimum Lot Size – 4,000 square feet
3. Maximum Height of Main Building –
NC 1.2: 33’-0” Top of Roof; 26’-0” Plate; 2 stories
NC 1.3: 45’-0” Top of Roof; 37’-0” Plate; 3 stories
4. Floor Area Ratio - 0.35 for the neighborhood serving commercial uses listed under Principal Uses Permitted.
5. Minimum Project Area Landscaping - Fifteen (15) percent.
6. Usable Open Area - At least fifteen (15) percent of the site shall be usable open space, including pedestrian plazas, walkways, patios, cabanas, ramadas, recreation areas, swimming pools, spas, playground, landscaped areas, and similar open space. Areas not to be included in computation of such open area are required buildings, paved parking areas (although landscaping shall be creditable toward the useable open area requirement), streets, driveways, and slopes greater than ten (10) percent.
7. Minimum Building Setbacks:
 - a. From Pico or La Pata: 50 feet average
(right of way) 30 feet minimum
 - b. From Vista Hermosa or Talega: 40 feet average
(right of way) 25 feet minimum
 - c. From any other street: 10 feet minimum
(right of way) (landscaped)
 - d. From any residential property lines: 10 feet
 - e. From any alley or accessway: 5 feet
8. Fences, Walls, and Hedges Pursuant to Section 17.24.090 of the Zoning Code fences, walls, and hedges serving the same purpose as a fence shall be no greater than six (6)

feet in height in required side and rear setbacks and 3.5 feet in height in front setbacks and exterior side setbacks abutting a street. Walls adjacent to scenic highways shall conform to Chapter 6 design standards.

9. Outdoor Storage - No outdoor storage shall be permitted unless adequately screened by an approved screening material. Storage areas shall be screened from all adjacent parcels. All vehicles stored on-site must be inside a closed building or within a screened portion of the site. See section 503.H for outdoor storage regulations pertaining to Automotive Service uses in commercial zoning districts.
10. Signs - Signing shall be permitted in accordance with a master sign program (see Section 601-G).
11. Parking - The following minimum off-street parking spaces shall be provided and shall be kept accessible and usable at all times. For more specific commercial parking standards, please reference Chapter 17.64 of the City of San Clemente Zoning Code.
 - a. Shopping centers with supermarkets: One (1) per 300 square feet of gross floor area.
 - b. Individual retail and service uses: One (1) per 300 square feet of gross floor area.
 - c. Medical, dental, veterinary, and related practitioners: One (1) per 200 square feet of gross floor area.
 - d. General office uses: One (1) per 300 square feet of gross floor area.
 - e. Restaurants and bars: One (1) per 120 square feet of gross floor area.
 - f. Loading spaces: As determined necessary by the decision-making body during Site Plan Review.
 - g. Handicapped parking spaces: in accordance with California Title 24.
 - A reduction in the required number of spaces may be granted pursuant to Section 17.64.110(E) of the Zoning Code, Joint Use of Parking Facilities.

G. Development Standards for Automotive Service Uses

Automotive Service uses proposed in commercial zoning districts shall comply with development standards listed under section 503.H, Development Standards for Automotive Service Uses, Business Park Land Use Standards.

505 PUBLIC FACILITIES LAND USE STANDARDS

A. Purpose and Applicability

1. Purpose - The purpose of this Section is to provide for schools and parks to serve the Talega community and other nearby inland development.
2. Applicability - This Section applies to all school and park designated areas (see *Figure 2-2* and *Table 2-2*).
3. Standards Not Listed - Whenever a standard or regulation is not set forth in this Specific Plan, the Zoning Code shall regulate.
4. Land Uses Not Listed - In cases where it is not clear whether a proposed use is permitted under this Section, refer to the Zoning Ordinance. If also not specifically addressed in the Zoning Ordinance, SCMC 17.04.040 governs.
5. Design Guidelines - All development under this Section shall also be subject to the Design Guidelines set forth in Chapter 3.

B. Principal Uses Permitted

1. Parks and open space, public or private.
2. Schools, public.

C. Accessory Uses and Structures Permitted

1. Fences, walls, patios, and patio covers.
2. Outdoor storage incidental to a permitted use, provided such outdoor areas are screened from view from off the site.
3. Outdoor vending machines and/or recycling collection machines.
4. Other accessory uses and structures determined by the City to be normally incidental to a permitted principal or conditional use.

D. Temporary Uses and Structures Permitted

Construction activities, including necessary construction offices and materials and equipment storage.

E. Development Standards

Development standards shall be established by the Site Plan Review process.

506 OPEN SPACE STANDARDS

A. Purpose and Applicability

1. Purpose - The purpose of this Section is to provide for the recreational use of and preservation of open space major ridgelines and prominent natural features.
2. Applicability - This section applies to all designated Open Space (OS1 & OS2) Planning Areas (see *Figure 2-2* and *Table 2-2*).
3. Standards Not Listed - Whenever a standard or regulation is not set forth in this Specific Plan, the Zoning Code shall regulate.
4. Land Uses Not Listed - In cases where it is not clear whether a proposed land use is permitted under this Section, the City Planner shall determine if the use is consistent with the purpose set forth hereinabove and is either permitted as a principal, conditional, accessory, or temporary use, or is not permitted.

B. Principal Uses Permitted

1. Animal grazing (excluding feed-lot operations).
2. Archaeological, paleontological, and nature study areas.
3. Fire stations.
4. Infrastructure facilities and extensions necessary to serve the open space area and adjacent development areas, such as roads, utilities, and flood-control improvements, and fuel modification.
5. Open space, undeveloped.
6. Recreation trails, pedestrian, bicycle, and equestrian.
7. Rest areas and vista points, including minor structures such as gazebos and restroom facilities.

C. Conditional Uses Permitted (if a Use Permit is approved by the City)

1. Equestrian centers provided any such facilities are located at least one hundred (100) feet from any dwelling.
2. Farming, crop and tree.
3. Parks, athletic fields, and recreation centers.

4. Public and semi-public institutional facilities, such as schools, libraries, museums, government offices, and police stations.
5. Parking facilities for community facilities and/or institutional uses.
6. Golf Courses (Public/Private) and ancillary facilities such as Clubhouses, restaurants, and bars.

D. Accessory Uses and Structures Permitted

1. Fences, walls, shelters, restrooms, and similar facilities needed to support a permitted use.
2. Other accessory uses and structures determined by the City to be normally incidental to a permitted principal or conditional use.

E. Development Standards

Development standards shall be established through the Site Plan Review process.

507 OPEN SPACE RESERVE LAND USE STANDARDS

The use of the open space reserve shall be consistent with the purpose and intent of the Articles of Incorporation of the Rancho Mission Viejo Land Conservancy (Talega Reserve) or its successor guardian of the reserve for ecological and conservation purposes (see *Appendix C*).