

Chapter 5

Development Standards

- 501 Residential Low Standards (RL)
- 502 Residential Medium Standards (RM)
- 503 Neighborhood Commercial 1.2 (NC1.2) Standards
- 504 Neighborhood Commercial 2 Standards (NC2)
- 505 Community Commercial 2 Standards (CC2)
- 506 Light Industrial Standards (LI)
- 507 Heavy Industrial Standards (HI)
- 508 Mixed Use 2 Standards (MU2)
- 509 Public Standards (P)
- 510 Open Space Public Standards (OS1)
- 511 Mixed Use Overlay Standards (MU)
- 512 Visitor-Serving Commercial District Overlay Standards (VSCD)
- 513 Professional Business Overlay Standards (PB)
- 514 General Standards

501 Residential Low Standards (RL)

A. Purpose and Applicability

1. Purpose

This Section establishes development and land use standards for Residential Low Density (RL) areas. The purpose and intent of RL areas are described in Chapter 2, Land Use Plan.

2. Applicability

This Section applies to RL areas shown on **Figure 2-1, Land Use Areas**.

3. Review Process

Projects are subject to review procedures in Chapter 6, Administration; and the Zoning Code.

4. Additional Standards and Guidelines

a. General Standards

In addition to this Section, RL areas shall comply with general standards in Section 514 below and standards in the Zoning Code that are not listed in this Specific Plan.

b. Special Use Standards

Land uses may also be subject to special use standards in San Clemente Municipal Code (SCMC) Chapter 17.28, Special Uses.

c. Overlay Standards

Residential Low areas are located within the Coastal Zone Overlay (see **Figure 2-2, Overlays**), therefore RL areas are also subject to overlay standards in SCMC 17.56.

d. Design Guidelines

Development projects that require a discretionary permit are also subject to Design Guidelines in Chapter 3. The RL area located in the Los Molinos Design District as shown in **Figure 3-1, Design Districts**.

B. Permitted Uses

Table 501.A lists permitted and conditionally permitted uses. A use in the table with a blank cell is not permitted. A use with a “P” is permitted, “C” requires a Conditional Use Permit, and “MC” requires a Minor Conditional Use Permit.

Table 501.A – RL Permitted Uses

Use	Allowance for Use
Lodging Uses	
1. Bed and breakfast inns.	C
2. Boarding house.	P
3. Hotels.	P
4. Motels.	P
5. Short-term apartment rental units.	P
6. Timeshares.	P
Public and Quasi-Public Uses	
7. Churches.	C
8. Congregate care.	C
9. Convalescent facility.	C
10. Clubs/social organizations.	C

Use	Allowance for Use
11. Day care facilities.	C
12. Offices, government and public safety facilities.	C
13. Parking lots and structures.	C
14. Parks.	P
15. Schools.	C
Residential Uses	
16. Residential care facilities State licensed to serve six or fewer people.	P
17. Single-family residences.	P

C. Accessory Uses

Table 501.B lists uses allowed in accessory to permitted and conditionally permitted uses. An accessory use in the table with a “P” is permitted, “CUP” requires a Conditional Use Permit, and “MC” requires a Minor Conditional Use Permit.

Table 501.B – RL Accessory Uses

Use	Allowance for Use
1. Accessory buildings.	P
2. Accessory dwelling units.	P
3. Family day care home.	P
4. Home occupations.	P
5. Playground for a conditionally permitted school use.	C

D. Development Standards

In addition to standards in Section 514, land uses shall comply with the following development standards.

Table 501.C – RL Development Standards

Standard	Requirement
1. Lot area minimum.	6,000 square feet
2. Lot width minimum.	60'-0"
3. Density maximum.	24 dwelling units per net acre (1 unit per 1,800 square feet); 15 dwelling units per gross acre applied for projects with a site design that includes a street or right-of-way for egress/ingress
4. Front setback minimum.	20'-0"
5. Setback to street-facing garage or carport, minimum.	20'-0" when standard garage doors are provided; 18'-0" feet, when roll-up garage doors are provided. See also special residential development standards in San Clemente Municipal Code Chapter 17.32 (SCMC 17.32), Residential zone special development standards
6. Interior-side setback minimum.	10 percent of average lot width, up to six feet
7. Street-side setback minimum.	10'-0"
8. Rear setback minimum.	10'-0"
9. Lot coverage maximum.	50 percent
10. Height maximum.	25'-0"
11. Landscaping in the required front setback.	See SCMC 17.68, Landscaping, for landscaping requirements. The City may give vertical plantings credit toward the size of planting area with a Minor Exception Permit.
12. Parking number of spaces.	See SCMC 17.64, Parking and Access Standards, for parking standards, such as minimum number of off-street spaces.

Standard	Requirement
13. Parking off-site.	See SCMC 17.64, Parking and Access Standards off-site parking; for review procedures and provisions to allow required parking to be provided off-site.
14. Parking adjoining on-street space credit.	Parking spaces located within adjoining street frontage of the lot and marked on-street may be credited as required parking spaces for a permitted or conditionally permitted use.
15. Parking in-lieu certificate program.	See SCMC 17.64, In-Lieu Certificates for Off-Street Parking; for review procedures and provisions to allow the sale of certificates in-lieu of providing required off-street parking spaces on a site for a proposed use.
16. Inclusionary housing.	See SCMC 17.24, General Development Standards inclusionary housing requirements; for inclusionary housing requirements for developments of six or more dwelling units.
17. Density bonus.	See SCMC 17.24, General development standards, density bonuses and other incentives for affordable and senior housing projects; for density bonus provisions and requirements for qualifying affordable and senior housing projects.
18. In-bank garage front yard setback adjustment.	See SCMC 17.32, Residential zone and Standards for special development standards, garage encroachment into front yard setback; for provisions and review procedures to allow a reduction of a required front yard setback to in-bank garages.
19. Coastal Zone Overlay standards (see Figure 2-2, Overlays for a location map of properties in the overlay district).	See SCMC 17.56, Coastal Zone Overlay District, for required coastal zoning standards.

502 Residential Medium Standards (RM)

A. Purpose and Applicability

1. Purpose

This Section establishes development and land use standards for Residential Medium Density (RM) areas. The purpose and intent of RM areas is described in Chapter 2, Land Use Plan.

2. Applicability

This Section applies to RM areas shown on **Figure 2-1, Land Use Areas**.

3. Review Process

Projects are subject to review procedures in Chapter 6, Administration; and the Zoning Code.

4. Additional Standards and Guidelines

a. General Standards

In addition to this Section, RM areas shall comply with general standards in Section 514 below and standards in the Zoning Code that are not listed in this Specific Plan.

b. Special Use Standards

Land uses may also be subject to special use standards in San Clemente Municipal Code (SCMC) Chapter 17.28.

c. Overlay Standards

Residential Medium areas are located within the Coastal Zone Overlay (**see Figure 2-2, Overlays**), therefore RM areas are also subject to overlay standards in SCMC 17.56.

d. Design Guidelines.

Development projects that require a discretionary permit are also subject to Design Guidelines in Chapter 3. The RM area is located within the Los Molinos Design District as shown in **Figure 3-1, Design Districts**.

B. Permitted Uses

Table 502.A lists permitted and conditionally permitted uses. A use in the table with a blank cell is not permitted. A use with a “P” is permitted, “C” requires a Conditional Use Permit, and “MC” requires a Minor Conditional Use Permit.

Table 502.A – RM Permitted Uses

Use	Allowance for Use
Lodging Uses	
1. Bed and breakfast inns: a. Five or fewer guest rooms. b. Six or more guest rooms.	MC C
2. Boarding house.	P
3. Hotels.	P
4. Motels.	P
5. Short-term apartment rental units.	P
6. Timeshares.	P
Public and Quasi-Public Uses	
7. Churches.	C
8. Congregate care.	C
9. Convalescent facility.	C
10. Clubs/social organizations.	C
11. Day care facilities.	C
12. Offices, government and public safety facilities.	C
13. Parking lots and structures.	C
14. Parks.	P
15. Schools.	C
Residential Uses	
16. Residential care facilities State licensed to serve six or fewer people.	P
17. Single-family residences.	P
18. Multi-family residential units.	P

C. Accessory Uses

Table 502.B lists uses allowed in accessory to permitted and conditionally permitted uses. An accessory use in the table with a “P” is permitted, “CUP” requires a Conditional Use Permit, and “MC” requires a Minor Conditional Use Permit.

Table 502.B – RM Accessory Uses

Use	Allowance for Use
6. Accessory buildings.	P
7. Accessory dwelling units.	P
8. Family day care home.	P
9. Home occupations.	P
10. Playground for a conditionally permitted school use.	C

D. Development Standards

In addition to general standards in Section 514, uses shall comply with the following development standards.

Table 502.A – RM Development Standards

Standard	Requirement
1. Lot area minimum.	6,000 square feet
2. Lot width minimum.	60'-0"
3. Density maximum.	24 dwelling units per net acre (1 unit per 1,800 square feet); 15 dwelling units per gross acre applied for projects with a site design that includes a street or right-of-way for egress/ingress
4. Front setback minimum.	15'-0"

Standard	Requirement
5. Setback to street-facing garage or carport.	20'-0" when standard garage doors are provided; 18'-0" feet, when roll-up garage doors are provided. See also special residential development standards in San Clemente Municipal Code Chapter 17.32 (SCMC 17.32), Residential zone special development standards
6. Interior-side setback minimum.	5'-0"
7. Street-side setback minimum.	5'-0"
8. Rear setback minimum.	5'-0"
9. Lot coverage maximum.	55 percent
10. Height maximum.	25'-0"
11. Landscaping in the required front setback.	See SCMC 17.68, Landscaping, for landscaping requirements. The City may give vertical plantings credit toward the size of planting area with a Minor Exception Permit.
12. Parking number of spaces.	See SCMC 17.64, Parking and Access Standards, for parking standards, such as minimum number of off-street spaces.
13. Parking off-site.	See SCMC 17.64, Parking and Access Standards off-site parking; for review procedures and provisions to allow required parking to be provided off-site.
14. Parking adjoining on-street space credit.	Parking spaces located within adjoining street frontage of the lot and marked on-street may be credited as required parking spaces for a permitted or conditionally permitted use.
15. Parking in-lieu certificate program.	See SCMC 17.64, In-Lieu Certificates for Off-Street Parking; for review procedures and provisions to allow the sale of certificates in-lieu of providing required off-street parking spaces on a site for a proposed use.

Standard	Requirement
16. Inclusionary housing.	See SCMC 17.24, General development standards, inclusionary housing requirements; for inclusionary housing requirements for developments of six or more dwelling units
17. Density bonus.	See SCMC 17.24, General development standards, density bonuses and other incentives for affordable and senior housing projects; for density bonus provisions and requirements for qualifying affordable and senior housing projects
18. In-bank garage front yard setback adjustment.	See SCMC 17.32, Residential zone special development standards, garage encroachment into front yard setback; for provisions and review procedures to allow a reduction of a required front yard setback to in-bank garages
19. Entrances for multi-family residential projects on side yards.	See SCMC 17.32, Residential zone special development standards, dwelling units with front entrances along side property lines; for standards that apply to multi-family residential projects with front entrances on side yards
20. Coastal Zone Overlay standards (see Figure 2-2, Overlays for a location map of properties in the overlay district).	See SCMC 17.56, Coastal Zone Overlay District, for required coastal zoning standards.

503 Neighborhood Commercial 1.2 Standards (NC1.2)

A. Purpose and Applicability

1. Purpose

This Section establishes development and land use standards for Neighborhood Commercial 1.2 (NC1.2) areas. The purpose and intent of NC1.2 areas is described in Chapter 2, Land Use Plan.

2. Applicability

This Section applies to NC1.2 areas shown on **Figure 2-1, Land Use Areas**.

3. Review Process

Projects are subject to review procedures in Chapter 6, Administration; and the Zoning Code.

4. Additional Standards and Guidelines

a. General Standards.

In addition to this Section, NC1.2 areas shall comply with general standards in Section 514 below and standards in the Zoning Code that are not listed in this Specific Plan.

b. Special Use Standards

Land uses may also be subject to special use standards in San Clemente Municipal Code (SCMC) Chapter 17.28.

c. Overlay Standards

The NC1.2 area is within the Coastal Zone and Architectural Overlay Districts (see **Figure 2-2, Overlays**). Properties within an overlay district are also subject to overlay standards in SCMC 17.56.

d. Design Guidelines

Development projects that require a discretionary permit are also subject to Design Guidelines in Chapter 3. The NC.2 area includes through lot properties with street frontage on El Camino Real, and Calle Valle and Los Obreros Lane. Projects are evaluated for consistency with Design Guidelines of the El Camino Real Design District or Los Molinos Design District depending on whether development is proposed above or below the grade of El Camino Real, as described and shown in Chapter 3.

B. Permitted Uses

Table 503.A lists permitted and conditionally permitted uses. A use in the table with a blank cell is not permitted. A use with a “P” is permitted, “C” requires a Conditional Use Permit, and “MC” requires a Minor Conditional Use Permit.

Table 503.A – NC1.2 Permitted Uses

Use	Allowance for Use
Commercial Uses	
1. Art gallery.	P
2. Banking. a. In-person banking including Automated Teller Machine (ATM) access. b. Banking with drive-through facility.	P C
3. Commercial recreation or entertainment.	C
4. Drinking establishments, such as bars, pubs, or taverns; whose primary business is the sale and on-site consumption of alcoholic beverages.	C
5. Instructional services.	MC
6. Maintenance and repair services.	P
7. Microbreweries with limited production up to 5,000 barrels and tasting room.	C
8. Mortuaries.	C
9. Nurseries, indoors.	P
10. Nurseries, outdoors.	C
11. Offices, business and professional.	P
12. Offices, optometrists with retail space.	P
13. Offices, real estate.	P
14. Offices, veterinary care.	C

Use	Allowance for Use
15. Pawn shop.	C
16. Personal services.	P
17. Pet sales (versus pet supplies only)	MC
18. Recycling facilities, large collection.	C
19. Restaurants and fast food excluding a drive-through.	P
20. Restaurants and fast food with a drive-through.	C
21. Retail sales, excluding alcohol for off-site consumption.	P
22. Retail sales of alcohol for off-site consumption.	MC
23. Secretarial and telemarketing services.	P
24. Travel agencies.	P
Industrial Uses (Portions of Parcels Accessed from Los Obreros Lane and Calle Valle only)	
25. Automotive and truck related uses.	P
26. Construction trades and contractors storage.	P
27. Dry laboratories.	P
28. Light industrial, manufacturing and assembly.	P
29. Research and development.	P
30. Recycling facilities, large collection.	P
31. Storage yards.	P
32. Testing facilities.	P
Lodging Uses	
33. Bed and breakfast inns.	P
34. Boarding house.	P
35. Hotels.	P
36. Motels.	P

Use	Allowance for Use
37. Timeshares.	P
Public and Quasi-Public Uses	
38. Churches.	C
39. Congregate care.	C
40. Convalescent facility.	C
41. Clubs/social organizations.	C
42. Day care facilities.	C
43. Offices, government and public safety facilities.	C
44. Parking lots and structures.	C
45. Parks.	P
46. Schools.	C

C. Accessory Uses

Table 503.B lists uses allowed in accessory to permitted and conditionally permitted uses. An accessory use in the table with a “P” is permitted, “CUP” requires a Conditional Use Permit, and “MC” requires a Minor Conditional Use Permit.

Table 503.B – NC1.2 Accessory Uses

Use	Allowance for Use
1. Accessory buildings.	P
2. Accessory massage services for a primary personal service use.	MC
3. Alcohol sales for indoor on-site consumption in conjunction with a restaurant, lodging, and commercial recreation and entertainment.	P
4. Animal grooming at pet supply retail stores.	MC

Use	Allowance for Use
5. Live entertainment and dancing accessory to primary uses: commercial recreation and entertainment, drinking establishments, lodging, and restaurants. a. Non-amplified indoors. b. Amplified or non-amplified outdoors.	P C
6. Playground for a conditionally permitted school use.	C
7. Recycling facilities, small collection.	MC
8. Wine tasting accessory to retail sales of wine or wine products.	MC
9. Valet parking services for primary uses: commercial recreation and entertainment, drinking establishments, lodging, and restaurants.	C

D. Development Standards

In addition to general standards in Section 514, uses shall comply with the following development standards.

Table 503.C – NC1.2 Development Standards

Standard	Requirement
1. Lot area minimum.	4,000 square feet
2. Lot width minimum.	40'-0"
3. Density maximum, Floor Area Ratio (FAR) [.35
4. Front setback minimum.	0'-0"
5. Interior-side setback minimum.	0'-0"
6. Street-side setback minimum.	0'-0"

Standard	Requirement
7. Rear setback minimum.	0'-0"
8. Lot coverage maximum.	50 percent
9. Height maximum.	33'-0" top of roof height; 26'-0" plate height; 2 story limit
10. Landscaping.	See SCMC 17.68, Landscaping, for landscaping requirements. A minimum of 10 percent of the site's gross lot area shall be landscaped with drought-tolerant plants, and one 15 gallon tree or equivalent shall be planted on-site for every 25 feet of parcel street frontage.
11. Parking number of spaces.	See SCMC 17.64, Parking and access standards, for parking standards, such as minimum number of off-street spaces.
12. Parking off-site.	See SCMC 17.64, Parking and access standards off-site parking; for review procedures and provisions to allow required parking to be provided off-site.
13. Parking adjoining on-street space credit.	Parking spaces located within adjoining street frontage of the lot and marked on-street may be credited as required parking spaces for a permitted or conditionally permitted use.
14. Parking in-lieu certificate program.	See SCMC 17.64, In-Lieu Certificates for Off-Street Parking; for review procedures and provisions to allow the sale of certificates in-lieu of providing required off-street parking spaces on a site for a proposed use.
15. Stacked or tandem parking provision with conditionally permitted valet service.	Stacked or tandem parking may be allowed when valet service is provided with standards determined through the review process. Stacked parking shall be screened from public right-of-way.

Standard	Requirement
16. Coastal Zone Overlay standards (see Figure 2-2, Overlays for a location map of properties in the overlay district).	See SCMC 17.56, Coastal Zone Overlay District, for required coastal zoning standards.
17. Architectural Overlay standards (see Figure 2-2, Overlays for a location map of properties in the overlay district).	New structures and major remodels shall be designed consistent with Chapter 3, Design Guidelines, except when the review authority finds it is impractical or a project involves historically significant structures with other distinctive architectural styles, as set forth in Architectural Overlay requirements within SCMC 17.56, Overlay Districts and Standards.

504 Neighborhood Commercial 2 Standards (NC2)

A. Purpose and Applicability

1. Purpose

This Section establishes development and land use standards for Neighborhood Commercial 2 (NC2) areas. The purpose and intent of NC1.2 areas is described in Chapter 2, Land Use Plan.

2. Applicability

This Section applies to NC2 areas shown on **Figure 2-1, Land Use Areas**.

3. Review Process

Projects are subject to review procedures in Chapter 6, Administration; and the Zoning Code.

4. Additional Standards and Guidelines

a. General Standards

In addition to this Section, NC2 areas shall comply with general standards in Section 514 below and standards in the Zoning Code that are not listed in this Specific Plan.

b. Special Use Standards

Land uses may also be subject to special use standards in San Clemente Municipal Code (SCMC) Chapter 17.28.

c. Overlay Standards

The NC2 area located within the Coastal Zone and Architectural overlay district as shown on **Figure 3-1, Design Districts**. Properties within an overlay district are also subject to overlay standards in this Chapter and in the Zoning Code.

d. Design Guidelines

Development projects that require a discretionary permit are also subject to Design Guidelines in Chapter 3. The NC.2 area includes through lot properties with street frontage on El Camino Real, and Calle Valle and Los Obreros Lane. Projects are evaluated for consistency with Design Guidelines of the El Camino Real Design District or Los Molinos Design District depending on whether development is proposed above or below the grade of El Camino Real, as described and shown in Chapter 3.

B. Permitted Uses

Table 504.A lists permitted and conditionally permitted uses. A use in the table with a blank cell is not permitted. A use with a “P” is permitted, “C” requires a Conditional Use Permit, and “MC” requires a Minor Conditional Use Permit.

Table 504.A – NC2 Permitted Uses

Use	Allowance for Use
Commercial Uses	
1. Art gallery.	P
2. Banking. a. In-person banking including Automated Teller Machine (ATM) access. b. Banking with drive-through facility.	P C
3. Commercial recreation or entertainment.	C
4. Drinking establishments, such as bars, pubs, or taverns; whose primary business is the sale and on-site consumption of alcoholic beverages.	C
5. Instructional services.	MC
6. Maintenance and repair services.	P
7. Microbreweries with limited production up to 5,000 barrels and tasting room.	C
8. Mortuaries.	C
9. Nurseries, indoors.	P
10. Nurseries, outdoors.	C
11. Offices, business and professional.	P
12. Offices, optometrists with retail space.	P
13. Offices, real estate.	P
14. Offices, veterinary care.	C
15. Pawn shop.	C

Use	Allowance for Use
16. Personal services.	P
17. Pet sales (versus pet supplies only)	MC
18. Recycling facilities, large collection.	C
19. Restaurants and fast food excluding a drive-through.	P
20. Restaurants and fast food with a drive-through.	C
21. Retail sales, excluding alcohol for off-site consumption.	P
22. Retail sales of alcohol for off-site consumption.	MC
23. Secretarial and telemarketing services.	P
24. Travel agencies.	P
Industrial Uses (Portions of Parcels Accessed from Los Obreros Lane and Calle Valle only)	
25. Automotive and truck related uses.	P
26. Construction trades and contractors storage.	P
27. Dry laboratories.	P
28. Light industrial, manufacturing and assembly.	P
29. Research and development.	P
30. Recycling facilities, large collection.	P
31. Storage yards.	P
32. Testing facilities.	P
Lodging Uses	
33. Bed and breakfast inns.	P
34. Boarding house.	P
35. Hotels.	P
36. Motels.	P
37. Timeshares.	P

Use	Allowance for Use
Public and Quasi-Public Uses	
38. Churches.	C
39. Congregate care.	C
40. Convalescent facility.	C
41. Clubs/social organizations.	C
42. Day care facilities.	C
43. Offices, government and public safety facilities.	C
44. Parking lots and structures.	C
45. Parks.	P
46. Schools.	C

C. **Accessory Uses**

Table 504.B lists uses allowed in accessory to permitted and conditionally permitted uses. An accessory use in the table with a “P” is permitted, “CUP” requires a Conditional Use Permit, and “MC” requires a Minor Conditional Use Permit.

Table 504.B – NC2 Accessory Uses

Use	Allowance for Use
1. Accessory buildings.	P
2. Accessory massage services for a primary personal service use.	MC
3. Alcohol sales for indoor on-site consumption in conjunction with a restaurant, lodging, and commercial recreation and entertainment.	P
4. Animal grooming at pet supply retail stores.	MC

Use	Allowance for Use
5. Live entertainment and dancing accessory to primary uses: commercial recreation and entertainment, drinking establishments, lodging, and restaurants. a. Non-amplified indoors. b. Amplified or non-amplified outdoors.	P C
6. Playground for a conditionally permitted school use.	C
7. Recycling facilities, small collection.	MC
8. Wine tasting accessory to retail sales of wine or wine products.	MC
9. Valet parking services for primary uses: commercial recreation and entertainment, drinking establishments, lodging, and restaurants.	C

D. Development Standards

In addition to general standards in Section 514, uses shall comply with the following development standards.

Table 504.C – NC2 Development Standards

Standard	Requirement
1. Lot area minimum.	6,000 square feet
2. Lot width minimum.	60'-0"
3. Density maximum, Floor Area Ratio (FAR)	.50
4. Front setback minimum.	0'-0"
5. Interior-side setback minimum.	0'-0"
6. Street-side setback minimum.	0'-0"

Standard	Requirement
7. Rear setback minimum.	0'-0"
8. Lot coverage maximum.	60 percent
9. Height maximum.	33'-0" top of roof height; 26'-0" plate height; 2 story limit
10. Landscaping.	See SCMC 17.68, Landscaping, for landscaping requirements. A minimum of 10 percent of the site's gross lot area shall be landscaped with drought-tolerant plants, and one 15 gallon tree or equivalent shall be planted on-site for every 25 feet of parcel street frontage.
11. Parking number of spaces.	See SCMC 17.64, Parking and access standards, for parking standards, such as minimum number of off-street spaces.
12. Parking off-site.	See SCMC 17.64, Parking and access standards off-site parking; for review procedures and provisions to allow required parking to be provided off-site.
13. Parking adjoining on-street space credit.	Parking spaces located within adjoining street frontage of the lot and marked on-street may be credited as required parking spaces for a permitted or conditionally permitted use.
14. Parking in-lieu certificate program.	See SCMC 17.64, In-Lieu Certificates for Off-Street Parking; for review procedures and provisions to allow the sale of certificates in-lieu of providing required off-street parking spaces on a site for a proposed use.
15. Stacked or tandem parking provision with conditionally permitted valet service.	Stacked or tandem parking may be allowed when valet service is provided with standards determined through the review process. Stacked parking shall be screened from public right-of-way.

Standard	Requirement
16. Coastal Zone Overlay standards (see Figure 2-2, Overlays for a location map of properties in the overlay district).	See SCMC 17.56, Coastal Zone Overlay District, for required coastal zoning standards.
17. Architectural Overlay standards (see Figure 2-2, Overlays for a location map of properties in the overlay district).	New structures and major remodels shall be designed consistent with Chapter 3, Design Guidelines, except when the review authority finds it is impractical or a project involves historically significant structures with other distinctive architectural styles, as set forth in Architectural Overlay requirements within SCMC 17.56, Overlay Districts and Standards.

505 Community Commercial 2 Standards (CC2)

A. Purpose and Applicability

1. Purpose

This Section establishes development and land use standards for Community Commercial 2 (CC2) areas. The purpose and intent of CC2 areas is described in Chapter 2, Land Use Plan.

2. Applicability

This Section applies to CC2 areas shown on **Figure 2-1, Land Use Areas**.

3. Review Process

Projects are subject to review procedures in Chapter 6, Administration; and the Zoning Code.

4. Additional Standards and Guidelines

a. General Standards

In addition to this Section, CC2 areas shall comply with general standards in Section 514 below and standards in the Zoning Code that are not listed in this Specific Plan.

b. Special Use Standards

Land uses may also be subject to special use standards in San Clemente Municipal Code (SCMC) Chapter 17.28.

c. Overlay Standards

Portions of the CC2 area are located within the Professional Business Overlay and Coastal Zone Overlay as shown on Figure 2-2, Overlays. Properties within an overlay district are also subject to overlay standards in this Chapter and in the Zoning Code.

d. Design Guidelines

Development projects that require a discretionary permit are also subject to Design Guidelines in Chapter 3. The CC2 area is located within the Spanish Colonial Revival Design District as described and shown in Chapter 3.

B. Permitted Uses

Table 505.A lists permitted and conditionally permitted uses. A use in the table with a blank cell is not permitted. A use with a “P” is permitted, “C” requires a Conditional Use Permit, and “MC” requires a Minor Conditional Use Permit.

Table 505.A – CC2 Permitted Uses

Use	Allowance for Use
Commercial Uses	
1. Art gallery.	P
2. Banking. a. In-person banking including Automated Teller Machine (ATM) access. b. Banking with drive-through facility.	P C
3. Commercial recreation or entertainment.	C
4. Drinking establishments, such as bars, pubs, or taverns; whose primary business is the sale and on-site consumption of alcoholic beverages.	C
5. Instructional services.	MC
6. Maintenance and repair services.	P
7. Microbreweries with limited production up to 5,000 barrels and tasting room.	C
8. Mortuaries.	C
9. Nurseries, indoors.	P
10. Nurseries, outdoors.	C
11. Offices, business and professional.	P
12. Offices, optometrists with retail space.	P
13. Offices, real estate.	P
14. Offices, veterinary care.	C
15. Pawn shop.	C
16. Personal services.	P
17. Pet sales (versus pet supplies only)	MC
18. Recycling facilities, large collection.	C

Use	Allowance for Use
19. Restaurants and fast food excluding a drive-through.	P
20. Restaurants and fast food with a drive-through.	C
21. Retail sales, excluding alcohol for off-site consumption.	P
22. Retail sales of alcohol for off-site consumption.	MC
23. Secretarial and telemarketing services.	P
24. Travel agencies.	P
Industrial Uses (Parcels on Avenida Navarro, Calle De Los Molinos, and Calle De Industrias north of Avenida Pico)	
25. Automotive and truck related uses.	P
26. Construction trades and contractors storage.	P
27. Dry laboratories.	P
28. Light industrial, manufacturing and assembly.	P
29. Research and development.	P
30. Recycling facilities, large collection.	P
31. Storage yards.	P
32. Testing facilities.	P
Lodging Uses	
33. Bed and breakfast inns.	P
34. Boarding house.	P
35. Hotels.	P
36. Motels.	P
37. Timeshares.	P
Public and Quasi-Public Uses	
38. Churches.	C
39. Congregate care.	C

Use	Allowance for Use
40. Convalescent facility.	C
41. Clubs/social organizations.	C
42. Day care facilities.	C
43. Offices, government and public safety facilities.	C
44. Parking lots and structures.	C
45. Parks.	P
46. Schools.	C

C. **Accessory Uses**

Table 505.B lists uses allowed in accessory to permitted and conditionally permitted uses. An accessory use in the table with a “P” is permitted, “CUP” requires a Conditional Use Permit, and “MC” requires a Minor Conditional Use Permit.

Table 505.B – CC2 Accessory Uses

Use	Allowance for Use
1. Accessory buildings.	P
2. Accessory massage services for a primary personal service use.	MC
3. Alcohol sales for indoor on-site consumption in conjunction with a restaurant, lodging, and commercial recreation and entertainment.	P
4. Animal grooming at pet supply retail stores.	MC
5. Live entertainment and dancing accessory to primary uses: commercial recreation and entertainment, drinking establishments, lodging, and restaurants.	
a. Non-amplified indoors.	P
b. Amplified or non-amplified outdoors.	C

Use	Allowance for Use
6. Playground for a conditionally permitted school use.	C
7. Recycling facilities, small collection.	MC
8. Wine tasting accessory to retail sales of wine or wine products.	MC
9. Valet parking services for primary uses: commercial recreation and entertainment, drinking establishments, lodging, and restaurants.	C

D. Development Standards

In addition to general standards in Section 514, uses shall comply with the following development standards.

Table 505.C – CC2 Development Standards

Standard	Requirement
1. Lot area minimum.	6,000 square feet
2. Lot width minimum.	60'-0"
3. Density maximum, Floor Area Ratio (FAR) (<i>also see standard 17 below for the Professional Business Overlay</i>).	.50
4. Front setback minimum.	0'-0"
5. Interior-side setback minimum.	0'-0"
6. Street-side setback minimum.	0'-0"
7. Rear setback minimum.	0'-0"
8. Lot coverage maximum.	60 percent

Standard	Requirement
9. Height maximum.	45'-0" top of roof height; 37'-0" plate height; 3 story limit
10. Landscaping.	See SCMC 17.68, Landscaping, for landscaping requirements. A minimum of 15 percent of the site's gross lot area shall be landscaped with drought-tolerant plants, and one 15 gallon tree or equivalent shall be planted on-site for every 25 feet of parcel street frontage.
11. Parking number of spaces.	See SCMC 17.64, Parking and access standards, for parking standards, such as minimum number of off-street spaces.
12. Parking off-site.	See SCMC 17.64, Parking and access standards off-site parking; for review procedures and provisions to allow required parking to be provided off-site.
13. Parking adjoining on-street space credit.	Parking spaces located within adjoining street frontage of the lot and marked on-street may be credited as required parking spaces for a permitted or conditionally permitted use.
14. Parking in-lieu certificate program.	See SCMC 17.64, In-Lieu Certificates for Off-Street Parking; for review procedures and provisions to allow the sale of certificates in-lieu of providing required off-street parking spaces on a site for a proposed use.
15. Stacked or tandem parking provision with conditionally permitted valet service.	Stacked or tandem parking may be allowed when valet service is provided with standards determined through the review process. Stacked parking shall be screened from public right-of-way.

Standard	Requirement
16. Coastal Zone Overlay standards (see Figure 2-2, Overlays for a location map of properties in the overlay district).	See SCMC 17.56, Coastal Zone Overlay District, for required coastal zoning standards.
17. Professional Business Overlay (see Figure 2-2, Overlays for a location map of properties in the overlay district).	See Section 513, Professional Business Overlay, for overlay standards that allow a density increase for additional office capacity and institutional uses with a development plan.

506 Light Industrial Standards (LI)

A. Purpose and Applicability

1. Purpose

This Section establishes development and land use standards for Light Industrial (LI) areas. The purpose and intent of LI areas is described in Chapter 2, Land Use Plan.

2. Applicability

This Section applies to LI areas shown on **Figure 2-1, Land Use Areas**.

3. Review Process

Projects are subject to review procedures in Chapter 6, Administration; and the Zoning Code.

4. Additional Standards and Guidelines

a. General Standards

In addition to this Section, LI areas shall comply with general standards in Section 514 below and standards in the Zoning Code that are not listed in this Specific Plan.

b. Special Use Standards

Land uses may also be subject to special use standards in San Clemente Municipal Code (SCMC) Chapter 17.28.

c. Overlay Standards

Properties in an overlay zone are also subject to overlay zoning standards in this Chapter and SCMC 17.56. See **Figure 2-2, Overlays** for a location map of LI properties in overlay districts. Light Industrial (LI) areas are located within the Coastal Zone and properties located at 108 and 1607 Calle Lago, and 1623 North El Camino Real are also located within the overlay zones: Architectural, Mixed Use, North Beach Parking, and Visitor-Serving Commercial District.

d. Design Guidelines

Development projects that require a discretionary permit are also subject to Design Guidelines in Chapter 3. The LI area is located within the Los Molinos Design District as described and shown in Chapter 3.

B. Permitted Uses

Table 506.A lists permitted and conditionally permitted uses. A use in the table with a blank cell is not permitted. A use with a “P” is permitted, “C” requires a Conditional Use Permit, and “MC” requires a Minor Conditional Use Permit.

Table 506.A – LI Permitted Uses

Use	Allowance for Use
Commercial Uses	
1. Art gallery.	P
2. Banking, in-person service including Automated Teller Machines (ATM).	P
3. Drinking establishments, such as bars, pubs, or taverns; whose primary business is the sale and on-site consumption of alcoholic beverages.	C
4. Instructional services.	MC
5. Maintenance and repair services.	P
6. Microbreweries with tasting rooms.	C
7. Nurseries, indoors.	P
8. Nurseries, outdoors.	P
9. Offices, business and professional.	P
10. Offices, optometrists with retail space.	P
11. Offices, real estate.	P
12. Offices, veterinary care.	P
13. Personal services.	P
14. Restaurants and fast food excluding a drive-through.	P
15. Retail sales, excluding alcohol for off-site consumption.	P
16. Retail sales of alcohol for off-site consumption.	MC
17. Secretarial and telemarketing services.	P
18. Travel agencies.	P

Use	Allowance for Use
Industrial Uses	
19. Automotive and truck related uses.	P
20. Construction trades and contractors storage.	P
21. Dry laboratories.	P
22. Light industrial, manufacturing and assembly.	P
23. Research and development.	P
24. Recycling facilities, large collection.	P
25. Storage yards.	P
26. Testing facilities.	P
27. Commercial Storage limited to property at 108 and 1607 Calle Lago and 1623 North El Camino Real.	P
Public and Quasi-Public Uses	
28. Churches.	C
29. Offices, government and public safety facilities.	C
30. Parking lots and structures.	C
31. Parks.	P
32. Schools.	C

C. **Accessory Uses**

Table 506.B lists uses in accessory to permitted and conditionally permitted uses. An accessory use in the table with a “P” is permitted, “CUP” requires a Conditional Use Permit, and “MC” requires a Minor Conditional Use Permit.

Table 506.B – LI Accessory Uses

Use	Allowance for Use
1. Accessory buildings.	P

Use	Allowance for Use
2. Accessory massage services for a primary personal service use.	MC
3. Alcohol sales for indoor on-site consumption in conjunction with a restaurant.	P
4. Animal grooming at pet supply retail stores.	MC
5. Live entertainment and dancing accessory to a restaurant and drinking establishment. a. Non-amplified indoors. b. Amplified or non-amplified outdoors.	P C
6. Playground for a conditionally permitted school use.	C
7. Recycling facilities, small collection.	MC
8. Wine tasting accessory to retail sales of wine or wine products.	MC
9. Valet parking services accessory to drinking establishments and restaurants.	C

D. Development Standards

In addition to general standards in Section 514, uses shall comply with the following development standards.

Table 506.C – LI Development Standards

Standard	Requirement
1. Lot area minimum.	6,000 square feet
2. Lot width minimum.	60'-0"
3. Density maximum, Floor Area Ratio (FAR).	.50

Standard	Requirement
4. Building setback from centerline of public street right-of-way, minimum.	30'-0"
5. Building setback from MU1 and MU2 zoned parcels, minimum.	5'-0"
6. Lot coverage maximum.	50 percent
7. Height maximum.	35'-0" top of roof; 3 stories.
8. Landscaping coverage.	See SCMC 17.68, Landscaping, for landscaping requirements. If required landscaping is provided at ground level, a minimum of 10 percent of the site's lot area shall be landscaped. If required landscaping area is provided above grade and/or vertically, a minimum of 20 percent of the site's lot area shall be landscaped in areas that may include the ground surface, planter boxes at grade, or as vertical planting on walls such as vines on a trellis, planting in gabions, or mounted plant boxes. Vertical planting is counted based on the wall surface area covered with plant material at maturity.
9. Trees along street frontages.	A minimum of one 15 gallon tree or equivalent shall be planted on-site between buildings and the street for every 25 feet of parcel street frontage.
10. Parking number of spaces.	See SCMC 17.64, Parking and access standards, for parking standards, such as minimum number of off-street spaces.
11. Parking off-site.	See SCMC 17.64, Parking and access standards off-site parking; for review procedures and provisions to allow required parking to be provided off-site.

Standard	Requirement
12. Parking adjoining on-street space credit.	Parking spaces located within adjoining street frontage of the lot and marked on-street may be credited as required parking spaces for a permitted or conditionally permitted use.
13. Parking in-lieu certificate program.	See SCMC 17.64, In-Lieu Certificates for Off-Street Parking; for review procedures and provisions to allow the sale of certificates in-lieu of providing required off-street parking spaces on a site for a proposed use.
14. Stacked or tandem parking provision with conditionally permitted valet service.	Stacked or tandem parking may be allowed when valet service is provided with standards determined through the review process. Stacked parking shall be screened from public right-of-way.
15. Coastal Zone Overlay standards (see Figure 2-2, Overlays for a location map of properties in the overlay district).	See SCMC 17.56, Coastal Zone Overlay District, for required coastal zoning standards.
16. Architectural Overlay standards (see Figure 2-2, Overlays for a location map of properties in the overlay district).	New structures and major remodels shall be designed consistent with Chapter 3, Design Guidelines, except when the review authority finds it is impractical or a project involves historically significant structures with other distinctive architectural styles, as set forth in Architectural Overlay requirements within SCMC 17.56, Overlay Districts and Standards.

Standard	Requirement
<p>17. Mixed Use Overlay (see Figure 2-2, Overlays for a location map of properties in the overlay district).</p>	<p>See Section 511, Mixed Use Overlay District, for overlay zoning standards that supersede Light Industrial standards in this section, if light industrial uses are: 1) changed to a commercial or mixed use allowed by the Mixed Use Overlay or Visitor-Serving Commercial District; or 2) discontinued for more than one-year (365 calendar days) and are thus rebuttably presumed to have been abandoned.</p>
<p>18. North Beach Parking Overlay (see Figure 2-2, Overlays for a location map of properties in the overlay district).</p>	<p>See SCMC 17.56, North Beach Parking Overlay District, for reduced parking standards applicable to development that participates in the commercial benefit district by opening on-site parking to the public and agreeing to implement the City’s parking management strategies.</p>
<p>19. Visitor-Serving Commercial District Overlay (see Figure 2-2, Overlays for a location map of properties in the overlay district).</p>	<p>See Section 513, Visitor-Serving Commercial District (VSCD), for active ground-floor dependent uses that are prioritized within 50 feet of street frontage in the overlay area. The VSCD standards apply if there is zoning approval and building permits are issued for the development of a commercial or mixed use project according to standards and permitted uses in this Section and other applicable overlay standards.</p>

507 Heavy Industrial Standards (HI)

A. Purpose and Applicability

1. Purpose

This Section establishes development and land use standards for Heavy Industrial (HI) areas. The purpose and intent of HI areas is described in Chapter 2, Land Use Plan.

2. Applicability

This Section applies to HI areas shown on **Figure 2-1, Land Use Areas**.

3. Review Process

Projects are subject to review procedures in Chapter 6, Administration; and the Zoning Code.

4. Additional Standards and Guidelines

a. General Standards

In addition to this Section, HI areas shall comply with general standards in Section 514 below and standards in the Zoning Code that are not listed in this Specific Plan.

b. Special Use Standards

Land uses may also be subject to special use standards in San Clemente Municipal Code (SCMC) Chapter 17.28.

c. Overlay Standards

High Industrial areas are located within the Coastal Zone Overlay (see **Figure 2-2, Overlays**), therefore HI areas are also subject to overlay standards in SCMC 17.56.

d. Design Guidelines

Development projects that require a discretionary permit are also subject to Design Guidelines in Chapter 3. The HI area is located within the Los Molinos Design District as described and shown in Chapter 3.

B. Permitted Uses

Table 507.A lists permitted and conditionally permitted uses. A use in the table with a blank cell is not permitted. A use with a “P” is permitted, “C” requires a Conditional Use Permit, and “MC” requires a Minor Conditional Use Permit.

Table 507.A – HI Permitted Uses

Use	Allowance for Use
Commercial Uses	
1. Art gallery.	P
2. Banking, in-person service including Automated Teller Machines (ATM).	P
3. Drinking establishments, such as bars, pubs, or taverns; whose primary business is the sale and on-site consumption of alcoholic beverages.	C
4. Instructional services.	MC
5. Maintenance and repair services.	P
6. Microbreweries with tasting rooms.	C
7. Nurseries, indoors.	P
8. Nurseries, outdoors.	P
9. Offices, business and professional.	P
10. Offices, optometrists with retail space.	P
11. Offices, real estate.	P
12. Offices, veterinary care.	P
13. Personal services.	P
14. Restaurants and fast food excluding a drive-through.	P
15. Retail sales, excluding alcohol for off-site consumption.	P
16. Retail sales of alcohol for off-site consumption.	MC
17. Secretarial and telemarketing services.	P
18. Travel agencies.	P
Industrial Uses	
19. Automotive and truck related uses.	P
20. Auto towing and salvage yards.	C

Use	Allowance for Use
21. Concrete batch plants, excluding parcels located on Avenida De La Estrella (Assessor Parcel Numbers 057-020-45 and 057-020-67)	C
22. Construction trades and contractors storage.	P
23. Dry laboratories.	P
24. Light industrial, manufacturing and assembly.	P
25. Research and development.	P
26. Recycling facilities, large collection.	P
27. Storage yards.	P
28. Testing facilities.	P
Public and Quasi-Public Uses	
29. Churches.	C
30. Offices, government and public safety facilities.	C
31. Parking lots and structures.	C
32. Parks.	P
33. Schools.	C

C. Accessory Uses

Table 507.B lists uses allowed in accessory to permitted and conditionally permitted uses. An accessory use in the table with a “P” is permitted, “CUP” requires a Conditional Use Permit, and “MC” requires a Minor Conditional Use Permit.

Table 507.B – HI Accessory Uses

Use	Allowance for Use
1. Accessory buildings.	P
2. Accessory massage services for a primary personal service use.	MC

Use	Allowance for Use
3. Alcohol sales for indoor on-site consumption in conjunction with a restaurant.	P
4. Animal grooming at pet supply retail stores.	MC
5. Live entertainment and dancing accessory to a restaurant and drinking establishment.	
a. Non-amplified indoors.	P
b. Amplified or non-amplified outdoors.	C
6. Playground for a conditionally permitted school use.	C
7. Recycling facilities, small collection.	MC
8. Wine tasting accessory to retail sales of wine or wine products.	MC
9. Valet parking services accessory to drinking establishments and restaurants.	C

D. Development Standards

In addition to general standards in Section 514, uses shall comply with the following development standards.

Table 507.C – HI Development Standards

Standard	Requirement
1. Lot area minimum.	6,000 square feet
2. Lot width minimum.	60'-0"
3. Density maximum, Floor Area Ratio (FAR)	.75
4. Building setback from centerline of public street right-of-way, minimum.	30'-0"

Standard	Requirement
5. Building setback from MU1 and MU2 zoned parcels, minimum.	5'-0"
6. Lot coverage maximum.	50 percent
7. Height maximum.	35'-0" top of roof height; 2 story limit; except structures for concrete batch plants other than buildings may have a maximum height of 70'-0" if the Planning Commission determines the particular nature and characteristics of the use require such a higher structure.
8. Landscaping coverage.	See SCMC 17.68, Landscaping, for landscaping requirements. If required landscaping is provided at ground level, a minimum of 10 percent of the site's lot area shall be landscaped. If required landscaping area is provided above grade and/or vertically, a minimum of 20 percent of the site's lot area shall be landscaped in areas that may include the ground surface, planter boxes at grade, or as vertical planting on walls such as vines on a trellis, planting in gabions, or mounted plant boxes. Vertical planting is counted based on the wall surface area covered with plant material at maturity.
9. Trees planting minimum.	A minimum of one 15 gallon tree or equivalent shall be planted on-site between buildings and the street for every 25 feet of parcel street frontage.
10. Parking number of spaces.	See SCMC 17.64, Parking and access standards, for parking standards, such as minimum number of off-street spaces.
11. Parking off-site.	See SCMC 17.64, Parking and access standards off-site parking; for review procedures and provisions to allow required parking to be provided off-site.

Standard	Requirement
12. Parking adjoining on-street space credit.	Parking spaces located within adjoining street frontage of the lot and marked on-street may be credited as required parking spaces for a permitted or conditionally permitted use.
13. Parking in-lieu certificate program.	See SCMC 17.64, In-Lieu Certificates for Off-Street Parking; for review procedures and provisions to allow the sale of certificates in-lieu of providing required off-street parking spaces on a site for a proposed use.
14. Stacked or tandem parking provision with conditionally permitted valet service.	Stacked or tandem parking may be allowed when valet service is provided with standards determined through the review process. Stacked parking shall be screened from public right-of-way.
15. Coastal Zone Overlay standards (see Figure 2-2, Overlays for a location map of properties in the overlay district).	See SCMC 17.56, Coastal Zone Overlay District, for required coastal zoning standards.

508 Mixed Use 2 Standards (MU2)

A. Purpose and Applicability

1. Purpose

This Section establishes development and land use standards for Mixed Use 2 (MU2) areas. The purpose and intent of MU2 areas is described in Chapter 2, Land Use Plan.

2. Applicability

This Section applies to MU2 areas shown on **Figure 2-1, Land Use Areas**.

3. Review Process

Projects are subject to review procedures in Chapter 6, Administration; and the Zoning Code.

4. Additional Standards and Guidelines

a. General Standards

In addition to this Section, MU2 areas shall comply with general standards in Section 514 below and standards in the Zoning Code that are not listed in this Specific Plan.

b. Special Use Standards

Land uses may also be subject to special use standards in San Clemente Municipal Code (SCMC) Chapter 17.28.

c. Overlay Standards

Mixed Use 2 areas are located within the Coastal Zone Overlay (see **Figure 2-2, Overlays**), therefore MU2 areas are also subject to overlay standards in SCMC 17.56.

d. Design Guidelines

Development projects are also subject to Design Guidelines in Chapter 3. The MU2 area is in the Los Molinos Design District, as described and shown in Chapter 3.

B. Permitted Uses

Table 508.A lists permitted and conditionally permitted uses. A use in the table with a blank cell is not permitted. A use with a “P” is permitted, “C” requires a Conditional Use Permit, and “MC” requires a Minor Conditional Use Permit.

Table 508.A – MU2 Permitted Uses

Use	Allowance for Use
Commercial Uses	
1. Art gallery.	P
2. Banking. a. In-person banking including Automated Teller Machine (ATM) access. b. Banking with drive-through facility.	P C
3. Commercial recreation or entertainment.	C
4. Drinking establishments, such as bars, pubs, or taverns; whose primary business is the sale and on-site consumption of alcoholic beverages.	C
5. Instructional services.	MC
6. Maintenance and repair services.	P
7. Microbreweries with limited production up to 5,000 barrels and tasting room.	C
8. Mortuaries.	C
9. Nurseries, indoors.	P
10. Nurseries, outdoors.	C
11. Offices, business and professional.	P
12. Offices, optometrists with retail space.	P
13. Offices, real estate.	P
14. Offices, veterinary care.	C
15. Pawn shop.	C
16. Personal services.	P
17. Pet sales (versus pet supplies only)	MC
18. Recycling facilities, large collection.	C
19. Restaurants and fast food excluding a drive-through.	P

Use	Allowance for Use
20. Restaurants and fast food with a drive-through.	C
21. Retail sales, excluding alcohol for off-site consumption.	P
22. Retail sales of alcohol for off-site consumption.	MC
23. Secretarial and telemarketing services.	P
24. Travel agencies.	P
Lodging Uses	
25. Bed and breakfast inns.	P
26. Boarding house.	P
27. Hotels.	P
28. Motels.	P
29. Short-term apartment rental units.	P
30. Timeshares.	P
Public and Quasi-Public Uses	
31. Churches.	C
32. Congregate care.	C
33. Convalescent facility.	C
34. Clubs/social organizations.	C
35. Day care facilities.	C
36. Offices, government and public safety facilities.	C
37. Parking lots and structures.	C
38. Parks.	P
39. Schools.	C
Residential Uses Above Ground Floor	
40. Affordable housing.	P
41. Single-family residences.	P

Use	Allowance for Use
42. Multi-family residential	P
43. Supportive housing.	C
44. Transitional housing.	C

C. **Accessory Uses**

Table 508.B lists uses allowed in accessory to permitted and conditionally permitted uses. An accessory use in the table with a “P” is permitted, “CUP” requires a Conditional Use Permit, and “MC” requires a Minor Conditional Use Permit.

Table 508.B – MU2 Accessory Uses

Use	Allowance for Use
10. Accessory buildings.	P
11. Accessory dwelling units for a mixed-use project with residential units.	P
12. Accessory massage services for a primary personal service use.	MC
13. Alcohol sales for indoor on-site consumption in conjunction with a restaurant, lodging, and commercial recreation and entertainment.	P
14. Animal grooming at pet supply retail stores.	MC
15. Live entertainment and dancing accessory to primary uses: commercial recreation and entertainment, drinking establishments, lodging, and restaurants.	
a. Non-amplified indoors.	P
b. Amplified or non-amplified outdoors.	C
16. Playground for a conditionally permitted school use.	C
17. Recycling facilities, small collection.	MC

Use	Allowance for Use
18. Wine tasting accessory to retail sales of wine or wine products.	MC
19. Valet parking services for primary uses: commercial recreation and entertainment, drinking establishments, lodging, and restaurants.	C

D. Development Standards

In addition to general standards in Section 514, uses shall comply with the following development standards.

Table 508.C – MU2 Development Standards

Standard	Requirement
1. Lot area minimum.	6,000 square feet
2. Lot width minimum.	60'-0"
3. Density maximum, residential units in mixed-use project.	36 dwelling units per net acre (1 unit per 1,200 square feet); 24 dwelling units per gross acre (1,800 square feet) applied for projects with a site design that includes a street or right-of-way for egress/ingress.
4. Residential use location.	Residential units shall be located above frontage commercial floor area.
5. Density maximum, Floor Area Ratio (FAR) for commercial projects.	.5
6. Density maximum, FAR for mixed-use projects.	1.50 with a minimum of .20 devoted to commercial uses and maximum of 1.0.
7. Front setback minimum.	0'-0"
8. Interior-side setback minimum.	0'-0"

Standard	Requirement
9. Street-side setback minimum.	0'-0"
10. Rear setback minimum.	0'-0"
11. Lot coverage maximum.	50 percent
12. Height maximum.	For commercial projects: 33'-0" top of roof height, 26'-0" plate height, and 2 story limit. For mixed use projects, 45'-0" top of roof, 37'-0", and 3 story limit.
13. Urban open area as a percentage of a site's lot area.	See SCMC 17.68, Landscaping, for landscaping requirements. Urban open area is required that include courtyards, setbacks, walkways, and other areas of the parcel that are undeveloped between buildings and property lines. Urban open area is required as a percentage of a site's lot area as: 1) 20 percent minimum if required area is provided at the ground floor, and 2) 30 percent if required area is provided on multiple floors, including balconies, decks, and roofs.
14. Landscaping coverage minimum as percentage of urban open area.	See SCMC 17.68, Landscaping, for landscaping requirements. A minimum of 25 percent of required urban open area shall be landscaped in areas that may include the ground surface, planter boxes at grade, or as vertical planting on walls such as vines on a trellis, planting in gabions, or mounted plant boxes. Vertical planting is counted based on the floor's wall surface area covered with plant material at maturity.
15. Trees planting minimum.	See SCMC 17.68, Landscaping, for landscaping requirements. A minimum of one 15 gallon tree or equivalent shall be planted on-site for every 25 feet of parcel street frontage.

Standard	Requirement
16. Parking number of spaces.	See SCMC 17.64, Parking and access standards, for parking standards, such as minimum number of off-street spaces.
17. Parking off-site.	See SCMC 17.64, Parking and access standards off-site parking; for review procedures and provisions to allow required parking to be provided off-site.
18. Parking adjoining on-street space credit.	Parking spaces located within adjoining street frontage of the lot and marked on-street may be credited as required parking spaces for a permitted or conditionally permitted use.
19. Parking in-lieu certificate program.	See SCMC 17.64, In-Lieu Certificates for Off-Street Parking; for review procedures and provisions to allow the sale of certificates in-lieu of providing required off-street parking spaces on a site for a proposed use.
20. Stacked or tandem parking provision with conditionally permitted valet service.	Stacked or tandem parking may be allowed when valet service is provided with standards determined through the review process. Stacked parking shall be screened from public right-of-way.
21. Coastal Zone Overlay standards (see Figure 2-2, Overlays for a location map of properties in the overlay district).	See SCMC 17.56, Coastal Zone Overlay District, for required coastal zoning standards.

509 Public Standards (P)

A. Purpose and Applicability

1. Purpose

This Section establishes development and land use standards for Public (P) areas. The purpose and intent of P areas is described in Chapter 2, Land Use Plan.

2. Applicability

This Section applies to P areas shown on **Figure 2-1, Land Use Areas**.

3. Review Process

Projects are subject to review procedures in Chapter 6, Administration; and the Zoning Code.

4. Additional Standards and Guidelines

a. General Standards

In addition to this Section, P areas shall comply with general standards in Section 514 below and standards in the Zoning Code that are not listed in this Specific Plan.

b. Special Use Standards

Land uses may also be subject to special use standards in San Clemente Municipal Code (SCMC) Chapter 17.28.

c. Overlay Standards

Public areas are located within the Coastal Zone Overlay and North Beach Parking Overlay (see **Figure 2-2, Overlays**), therefore P areas are also subject to overlay standards in SCMC 17.56.

d. Design Guidelines

Development projects that require a discretionary permit are also subject to Design Guidelines in Chapter 3. The P area is located within the Los Molinos Design District as described and shown in Chapter 3.

B. Permitted Uses

Table 509.A lists permitted and conditionally permitted uses. A use in the table with a blank cell is not permitted. A use with a “P” is permitted, “C” requires a Conditional Use Permit, and “MC” requires a Minor Conditional Use Permit.

Table 509.A – P Permitted Uses

Use	Allowance for Use
1. Community centers and halls for conventions, exhibitions, and other community, social, and multi-purposes.	P
2. Cultural facilities.	P
3. Government offices.	P
4. Libraries.	P
5. Museums.	P
6. Parks and open space; public.	P
7. Parking lots and structures.	P
8. Public facilities for maintenance and support of public utilities and services, such as the maintenance yard and water treatment facility.	P
9. Public safety facilities.	P
10. Recreational facilities.	P
11. Recreational concessions.	C
12. Schools.	P

C. Accessory Uses

Table 509.B lists uses allowed in accessory to permitted and conditionally permitted uses. An accessory use in the table with a “P” is permitted, “CUP” requires a Conditional Use Permit, and “MC” requires a Minor Conditional Use Permit.

511.B – P Accessory Uses

Use	Type of tenant space
1. Accessory buildings.	P
2. Alcohol sales for on-site consumption in conjunction with recreational concessions.	C
3. Live entertainment and dancing accessory to recreational concessions:	
a. Non-amplified indoors.	P
b. Amplified or non-amplified outdoors.	C
4. Public facilities for public parks and recreation facilities.	P
5. Storage yards.	P

D. Development Standards

Development shall comply with general standards in Section 514, standards in the Zoning Code (SCMC 17), the standards below, and development standards determined through the discretionary review process.

Table 509.C – P Development Standards

Standard	Requirement
1. Density maximum, Floor Area Ratio (FAR)	Determined through the review process.
2. Building setback from centerline of public street right-of-way, minimum.	Determined through the review process.
3. Lot coverage maximum.	Determined through the review process.

Standard	Requirement
4. Height maximum.	Determined through the review process.
5. Landscaping coverage.	See SCMC 17.68, Landscaping, for landscaping requirements. If required landscaping is provided at ground level, a minimum of 10 percent of the site's lot area shall be landscaped. If required landscaping area is provided above grade and/or vertically, a minimum of 20 percent of the site's lot area shall be landscaped in areas that may include the ground surface, planter boxes at grade, or as vertical planting on walls such as vines on a trellis, planting in gabions, or mounted plant boxes. Vertical planting is counted based on the wall surface area covered with plant material at maturity.
6. Trees planting minimum.	A minimum of one 15 gallon tree or equivalent shall be planted on-site between buildings and the street for every 25 feet of parcel street frontage.
7. Parking number of spaces <i>(also see standard 14 below for the North Beach Parking Overlay District).</i>	See SCMC 17.64, Parking and access standards, for parking standards, such as minimum number of off-street spaces.
8. Parking off-site.	See SCMC 17.64, Parking and access standards off-site parking; for review procedures and provisions to allow required parking to be provided off-site.
9. Parking adjoining on-street space credit.	Parking spaces located within adjoining street frontage of the lot and marked on-street may be credited as required parking spaces for a permitted or conditionally permitted use.

Standard	Requirement
10. Parking in-lieu certificate program.	See SCMC 17.64, In-Lieu Certificates for Off-Street Parking; for review procedures and provisions to allow the sale of certificates in-lieu of providing required off-street parking spaces on a site for a proposed use.
11. Stacked or tandem parking provision with conditionally permitted valet service.	Stacked or tandem parking may be allowed when valet service is provided with standards determined through the review process. Stacked parking shall be screened from public right-of-way.
12. View corridor preservation (designated corridor is shown on in the General Plan and Coastal Land Use Plan)	Development within designated public view corridors shall be sited and designed to protect public views to and along the ocean and coastal bluffs, visually significant ridgelines, and coastal canyons, open spaces, and prominent mature trees on public lands. Development shall be designed and sited in a manner that compliments the natural topography and does not interrupt views within public view corridors. A view analysis shall be required for new development proposed within designated public view corridors
13. Coastal Zone Overlay standards (see Figure 2-2, Overlays for a location map of properties in the overlay district).	See SCMC 17.56, Coastal Zone Overlay District, for required coastal zoning standards.
14. North Beach Parking Overlay (see Figure 2-2, Overlays for a location map of properties in the overlay district).	See SCMC 17.56, North Beach Parking Overlay District, for reduced parking standards applicable to development that participates in the commercial benefit district by opening on-site parking to the public and agreeing to implement the City’s parking management strategies.

510 Open Space Public Standards (OS1)

A. Purpose and Applicability

1. Purpose

This Section establishes development and land use standards for Public Open Space (OS1) areas. The purpose and intent of OS1 areas is described in Chapter 2, Land Use Plan.

2. Applicability

This Section applies to OS1 areas shown on **Figure 2-1, Land Use Areas**.

3. Review Process

Projects are subject to review procedures in Chapter 6, Administration; and the Zoning Code.

4. Additional Standards and Guidelines

a. General Standards

In addition to this Section, OS1 areas shall comply with general standards in Section 514 below and standards in the Zoning Code that are not listed in this Specific Plan.

b. Special Use Standards

Land uses may also be subject to special use standards in San Clemente Municipal Code (SCMC) Chapter 17.28.

c. Overlay Standards

Public Open Space areas are located within the Coastal Zone Overlay (see **Figure 2-2, Overlays**), therefore OS1 areas are also subject to overlay standards in SCMC 17.56.

d. Design Guidelines

Development projects that require a discretionary permit are also subject to Design Guidelines in Chapter 3. The OS1 area is located within the Los Molinos Design District as described and shown in Chapter 3.

B. Permitted Uses

Table 510.A lists permitted and conditionally permitted uses. A use in the table with a blank cell is not permitted. A use with a “P” is permitted, “C” requires a Conditional Use Permit, and “MC” requires a Minor Conditional Use Permit.

Table 510.A – OS1 Permitted Uses

Use	Allowance for Use
1. Amphitheatres and dance pavilions, open air (not including drive-ins)	C
2. Arboretums, public.	C
3. Aquariums.	C
4. Community recreation center.	C
5. Observatories or planetariums.	C
6. Parks and open space; public.	P
7. Parking lots and structures.	C
8. Public safety facilities.	MC
9. Recreational facilities.	C
10. Recreational concessions.	C
11. Tourist information offices.	C

C. Accessory Uses

Table 510.B lists uses allowed in accessory to permitted and conditionally permitted uses. An accessory use in the table with a “P” is permitted, “CUP” requires a Conditional Use Permit, and “MC” requires a Minor Conditional Use Permit.

510.B – OS1 Accessory Uses

Use	Type of tenant space
1. Accessory buildings.	P

2. Alcohol sales for on-site consumption in conjunction with recreational concessions.	C
3. Live entertainment and dancing accessory to recreational concessions: a. Non-amplified indoors. b. Amplified or non-amplified outdoors.	P C
4. Public facilities for public parks and recreation facilities.	P

D. Development Standards

Development shall comply with general standards in Section 514, standards in the Zoning Code (SCMC 17), the standards below, and development standards determined through the discretionary review process.

Table 510.C – OS1 Development Standards

Standard	Requirement
1. Density maximum, Floor Area Ratio (FAR)	Determined through the review process.
2. Building setback from centerline of public street right-of-way, minimum.	Determined through the review process.
3. Lot coverage maximum.	Determined through the review process.
4. Height maximum.	Determined through the review process.

Standard	Requirement
5. Landscaping coverage.	See SCMC 17.68, Landscaping, for landscaping requirements. If required landscaping is provided at ground level, a minimum of 10 percent of the site's lot area shall be landscaped. If required landscaping area is provided above grade and/or vertically, a minimum of 20 percent of the site's lot area shall be landscaped in areas that may include the ground surface, planter boxes at grade, or as vertical planting on walls such as vines on a trellis, planting in gabions, or mounted plant boxes. Vertical planting is counted based on the wall surface area covered with plant material at maturity.
6. Trees planting minimum.	A minimum of one 15 gallon tree or equivalent shall be planted on-site between buildings and the street for every 25 feet of parcel street frontage.
7. Parking number of spaces.	See SCMC 17.64, Parking and access standards, for parking standards, such as minimum number of off-street spaces.
8. Parking off-site.	See SCMC 17.64, Parking and access standards off-site parking; for review procedures and provisions to allow required parking to be provided off-site.
9. Parking adjoining on-street space credit.	Parking spaces located within adjoining street frontage of the lot and marked on-street may be credited as required parking spaces for a permitted or conditionally permitted use.
10. Parking in-lieu certificate program.	See SCMC 17.64, In-Lieu Certificates for Off-Street Parking; for review procedures and provisions to allow the sale of certificates in-lieu of providing required off-street parking spaces on a site for a proposed use.

Standard	Requirement
11. Stacked or tandem parking provision with conditionally permitted valet service.	Stacked or tandem parking may be allowed when valet service is provided with standards determined through the review process. Stacked parking shall be screened from public right-of-way.
12. Coastal Zone Overlay standards (see Figure 2-2, Overlays for a location map of properties in the overlay district).	See SCMC 17.56, Coastal Zone Overlay District, for required coastal zoning standards.

511 Mixed Use Overlay Standards

A. Purpose and Applicability

1. Purpose

This Section establishes development and land use standards for the Mixed Use Overlay. The purpose and intent of the Mixed Use Overlay is described in Chapter 2, Land Use Plan.

2. Applicability

This Section applies to the Mixed Use (MU) Overlay properties located at 108 and 1607 Calle Lago, and 1623 North El Camino Real, shown on **Figure 2-2, Overlays**. Standards for the MU Overlay, North Beach Parking (NBP) Overlay, and Visitor-Serving Commercial District (VSCD) apply and supersede Section 506, Light Industrial Standards (LI), on a parcel until there is zoning approval and building permits are issued for the development of a commercial or mixed use project according to standards and permitted uses in this Section and other applicable overlay standards.

3. Review Process

Projects are subject to review procedures in Chapter 6, Administration; and the Zoning Code.

4. Additional Standards and Guidelines

a. General Standards

In addition to this Section, MU Overlay shall comply with general standards in Section 514 below and standards in the Zoning Code that are not listed in this Specific Plan.

b. Special Use Standards

Land uses may also be subject to special use standards in San Clemente Municipal Code (SCMC) Chapter 17.28.

c. Overlay Standards

The subject properties are also located in Architectural Overlay, Coastal Zone Overlay, North Beach Parking Overlay, and Visitor-Serving Commercial District (VSCD); therefore the overlay area is also subject to standards in SCMC 17.56 and this Chapter as specified.

d. Design Guidelines

Development projects are also subject to Design Guidelines in Chapter 3. The MU Overlay is in the Spanish Colonial Revival Design District as described and shown in Chapter 3.

- B. **Visitor-Serving Commercial District (VSCD).** The VSCD Overlay also applies to the properties subject to this Section. The VSCD requires “active ground-floor dependent uses”, listed in Subsections 511.C and 511.D below, to be located in tenant space at ground-floor within 40 feet of Calle Lago street frontage from the front property line. Active ground-floor dependent uses are required in pedestrian-oriented space to facilitate visitor-serving, pedestrian activity along sidewalks and throughout the area.

1. Reduction of Frontage Depth

With Zoning Administrator approval of a Minor Conditional Use Permit (MCUP), the 40-foot frontage depth of ground-floor may be reduced up to 20 feet.

- a. *Required Findings* - For approval, the Zoning Administrator must make the following findings.

- (1) The proposed use meets the definition of “active ground-floor dependent uses”, which shall mean: “a pedestrian-oriented commercial or public space that is reliant on pedestrian foot traffic, generally open to the public, generates a high volume of customer or visitor traffic, provides ground floor display windows to promote views into the business, and sells goods that are typically consumed on premises or carried away by customers or services of a personal or recreational nature. Inactive uses are typically not open to the general public, generate a lower volume of customer or visitor traffic, tend to have screened windows to maintain privacy (such as offices and residential uses) and are thereby not oriented to pedestrian foot traffic.”
- (2) The proposed use does not require a 40-foot depth to establish an active ground-floor dependent use.
- (3) The proposed use will not cause irreversible modification to the building.
- (4) The 40-foot depth reduction will maintain ground-floor use activity between the business frontage and Calle Lago, the business frontage on any side of the street in the case of corner properties, and the business frontage onto exterior courtyards and yards fronting on Calle Lago.

2. Exception for Non-Visitor Serving Commercial Uses in Vacant Tenant Spaces

Uses identified in Tables 511.A and 511.B, or others found by the Director not to comply with Subsection 511.B.1, require an exception to allow a ground-floor inactive and independent use within 40 feet of Calle Lago frontage depth until a change of business ownership or use, if the following requirements are met.

- a. *Required Findings* - For approval, the Zoning Administrator must make the following findings in addition to general findings for the Minor Conditional Use Permit required identified in Tables 511.A or 511.B.
 - (1) The use meets the definition of a walk-in clientele use below (see Chapter 7): “a ground-floor inactive and independent use such as instructional services, business and professional offices and secretarial and telemarketing services; providing direct services to patrons or clients that may or may not require appointments and maintains a visibly open storefront and regular business hours.
 - (2) The used is proposed in a building space that has been vacant for six or more months during which the applicant demonstrates there has been active marketing of the space for sale or lease for permitted or conditionally permit uses (Subsection 511.C) at an appropriate price.
- b. *Change of Ownership or Use* – The MCUP is valid until a change of ownership or use to a permitted or conditionally permitted visitor serving use identified in Table 511.A. A business change of ownership for includes, but is not limited to, the sale of at least 50 percent of the shares in any type of corporation, or a change in any of the principal officers in a corporation as determined by the Director or his or her designee. However, if the permittee is a partnership and one or more of the partners withdraws, one or more of the remaining partners may acquire by purchase or otherwise the interest of the partner or partners who withdrew without effecting a change in ownership, and in such case the permittee is deemed to be the surviving partner(s).

3. Exception for Accessory Dwelling Units

Accessory Dwelling Units are allowed in MU-VS tenant spaces if there is no feasible option demonstrated to allow the use on above ground floors or further than 40 feet of the Calle Lago street frontage depth from the front property line.

C. **Permitted Uses**

Table 511.A lists permitted and conditionally permitted uses.. A use in the table with a blank cell is not permitted. A use with a “P” is permitted, “C” requires a Conditional Use Permit, and “MC” requires a Minor Conditional Use Permit. The table has two columns for types of tenant space in the overlay zone with different use requirements.

1. Mixed-Use Overlay tenant space (column “MU”). This includes tenant space above ground-floor and ground-floor tenant space located further than 40 feet of Calle Lago street frontage depth from the front property line. This tenant space is not considered visitor-oriented and therefore is not subject to Subsection 511.B.

2. Mixed-Use Overlay Visitor-Serving Commercial District tenant space (column “MU-VS”). This tenant space is subject to Subsection 511.B that requires active ground-floor dependent uses in pedestrian-oriented space in the ground-floor within 40 feet of Calle Lago street frontage from the front property line, unless exceptions are granted.

Table 511.A – MU Overlay Permitted Uses

Use	Type of tenant space	
	MU	MU-VS
Commercial Uses		
1. Art gallery.	P	P
2. Banking.		
a. In-person banking including Automated Teller Machine (ATM) access.	P	P
b. Banking with drive-through facility.	C	
3. Commercial recreation or entertainment.	C	C
4. Drinking establishments, such as bars, pubs, or taverns; whose primary business is the sale and on-site consumption of alcoholic beverages.	C	C
5. Instructional services.	MC	See Section 511.B.2
6. Maintenance and repair services.	P	P
7. Microbreweries with limited production up to 5,000 barrels and tasting room.	C	C
8. Mortuaries.	C	
9. Nurseries, indoors.	P	P
10. Nurseries, outdoors.	C	C

Use	Type of tenant space	
	MU	MU-VS
11. Offices, business and professional.	P	See Section 511.B.
12. Offices, optometrists with retail space.	P	P
13. Offices, real estate.	P	P
14. Offices, veterinary care.	C	C
15. Pawn shop.	C	C
16. Personal services.	P	P
17. Pet sales (versus pet supplies only)	MC	MC
18. Recycling facilities, large collection.	C	
19. Restaurants and fast food excluding a drive-through.	P	P
20. Restaurants and fast food with a drive-through.	C	
21. Retail sales, excluding alcohol for off-site consumption.	P	P
22. Retail sales of alcohol for off-site consumption.	MC	MC
23. Secretarial and telemarketing services.	P	See Section 511.B.
24. Travel agencies.	P	P
Lodging Uses		
25. Bed and breakfast inns.	P	P
26. Boarding house.	P	P
27. Hotels.	P	P

Use	Type of tenant space	
	MU	MU-VS
28. Motels.	P	P
29. Short-term apartment rental units.	P	P
30. Timeshares.	P	P
Public and Quasi-Public Uses		
31. Churches.	C	
32. Congregate care.	C	
33. Convalescent facility.	C	
34. Clubs/social organizations.	C	
35. Day care facilities.	C	
36. Offices, government and public safety facilities.	C	C
37. Parking lots and structures.	C	C
38. Parks.	P	P
39. Schools.	C	
Residential Uses		
40. Affordable housing.	P	
41. Single-family residences.	P	
42. Multi-family residential	P	
43. Supportive housing.	C	
44. Transitional housing.	C	

D. Accessory Uses

Table 511.B lists uses allowed in accessory to permitted and conditionally permitted uses. An accessory use in the table with a “P” is permitted, “C” requires a Conditional Use Permit, and “MC” requires a Minor Conditional Use Permit. The table has two columns for types of tenant space in the overlay zone that have different use requirements.

1. Mixed-Use Overlay tenant space (column “MU”). This includes tenant space above ground-floor and ground-floor tenant space located further than 40 feet of Calle Lago street frontage depth from the front property line. This tenant space is not considered visitor-oriented and therefore is not subject to Subsection 511.B.
2. Mixed-Use Overlay Visitor-Serving Commercial District tenant space (column “MU-VS”). This tenant space is subject to Subsection 511.B that requires active ground-floor dependent uses in pedestrian-oriented space in the ground-floor within 40 feet of Calle Lago street frontage from the front property line, unless exceptions are granted. A use with a “D” requires a Director determination that a proposed use meets the definition of an active ground-floor dependent use in compliance with Subsection 511.B.

Table 511.B – MU Overlay Accessory Uses

Use	Type of tenant space	
	MU	MU-VS
1. Accessory buildings.	P	D
2. Accessory dwelling units.	P	See Section 511.B.3.
3. Accessory massage services for a primary personal service use.	MC	MC
4. Alcohol sales for indoor on-site consumption in conjunction with a restaurant, lodging, and commercial recreation and entertainment.	P	P
5. Animal grooming at pet supply retail stores.	P	MC

Use	Type of tenant space	
	MU	MU-VS
6. Live entertainment and dancing accessory to primary uses: commercial recreation and entertainment, drinking establishments, lodging, and restaurants.	C	C
a. Non-amplified indoors.	P	P
b. Amplified or non-amplified outdoors.	C	C
7. Playground for a conditionally permitted school use.	C	
8. Recycling facilities, small collection.	MC	
9. Wine tasting accessory to retail sales of wine or wine products.	MC	MC
10. Valet parking services for primary uses: commercial recreation and entertainment, drinking establishments, lodging, and restaurants.	C	C

E. Development Standards.

In addition to general standards in Section 514, uses shall comply with the following development standards.

Table 511.C – Mixed Use Overlay Development Standards

Standard	Requirement
1. Lot area minimum.	6,000 square feet
2. Lot width minimum.	60'-0"
3. Density maximum, residential units in mixed-use project.	36 dwelling units per net acre (1 unit per 1,200 square feet); 24 dwelling units per gross acre (1,800 square feet) applied for projects with a site design that includes a street or right-of-way for egress/ingress.

Standard	Requirement
4. Density maximum, Floor Area Ratio (FAR) for commercial projects.	1.0.
5. Density maximum, FAR for mixed-use projects.	2.0 with a minimum of .10 devoted to commercial uses over the entirety of the Mixed Use Overlay parcels, up to a maximum of 1.0.
6. Front setback minimum.	0'-0"
7. Interior-side setback minimum.	0'-0"
8. Street-side setback minimum.	0'-0"
9. Rear setback minimum.	0'-0"
10. Lot coverage maximum.	100 percent
11. Height maximum for lots 12,000 square feet or smaller.	33'-0" top of roof height, 26'-0" plate height, and 2 story limit. With the approval of a Conditional Use Permit, the maximum height may be increased up to 45'-0" top of roof height, 37'-0" plate height, and 3 stories.
12. Height maximum for mixed-use projects on lots larger than 12,000 square feet.	45'-0" top of roof height, 37'-0" plate height, and 3 story limit. If a parking structure is proposed on 1623 North El Camino Real (NECR), then the height and story limit shall be measured above the elevation at the midpoint of the property line along NECR at 1625 and 1629 NECR (APN 057-191-31, 057-191-54).

Standard	Requirement
13. Urban open area as a percentage of a site's lot area.	See SCMC 17.68, Landscaping, for landscaping requirements. Urban open area is required that include courtyards, setbacks, walkways, and other areas of the parcel that are undeveloped between buildings and property lines. Urban open area is required as a percentage of a site's lot area as: 1) 20 percent minimum if required area is provided at the ground floor, and 2) 30 percent if required area is provided on multiple floors, including balconies, decks, and roofs.
14. Landscaping coverage minimum as percentage of urban open area.	See SCMC 17.68, Landscaping, for landscaping requirements. A minimum of 25 percent of required urban open area shall be landscaped in areas that may include the ground surface, planter boxes at grade, or as vertical planting on walls such as vines on a trellis, planting in gabions, or mounted plant boxes. Vertical planting is counted based on the floor's wall surface area covered with plant material.
15. Tree planting minimum.	See SCMC 17.68, Landscaping, for landscaping requirements. A minimum of one 15 gallon tree or equivalent shall be planted on-site for every 25 feet of parcel street frontage.
16. Parking number of spaces <i>(also see standard 22 below for the North Beach Parking Overlay District).</i>	See SCMC 17.64, Parking and access standards, for parking standards, such as minimum number of off-street spaces.
17. Parking off-site.	See SCMC 17.64, Parking and access standards off-site parking; for review procedures and provisions to allow required parking to be provided off-site.

Standard	Requirement
18. Parking in-lieu certificate program.	See SCMC 17.64, In-Lieu Certificates for Off-Street Parking; for review procedures and provisions to allow the sale of certificates in-lieu of providing required off-street parking spaces on a site for a proposed use.
19. Stacked or tandem parking provision with conditionally permitted valet service.	Stacked or tandem parking may be allowed when valet service is provided with standards determined through the review process. Stacked parking shall be screened from public right-of-way.
20. Coastal Zone Overlay standards (see Figure 2-2, Overlays for a location map of properties in the overlay district).	See SCMC 17.56, Coastal Zone Overlay District, for required coastal zoning standards.
21. Architectural Overlay standards (see Figure 2-2, Overlays for a location map of properties in the overlay district).	New structures and major remodels shall be designed consistent with Chapter 3, Design Guidelines, except when the review authority finds it is impractical or a project involves historically significant structures with other distinctive architectural styles, as set forth in Architectural Overlay requirements within SCMC 17.56, Overlay Districts and Standards.
22. North Beach Parking Overlay (see Figure 2-2, Overlays for a location map of properties in the overlay district).	See SCMC 17.56, North Beach Parking Overlay District, for reduced parking standards applicable to development that participates in the commercial benefit district by opening on-site parking to the public and agreeing to implement the City’s parking management strategies.

Standard	Requirement
23. Visitor-Serving Commercial District Overlay (see Figure 2-2, Overlays for a location map of properties in the overlay district).	See Section 512, Visitor-Serving Commercial District (VSCD), for active ground-floor dependent uses that are prioritized within 50 feet of street frontage in the overlay area. The VSCD standards apply if there is zoning approval and building permits are issued for the development of a commercial or mixed use project according to standards and permitted uses in this Section and other applicable overlay standards, that discontinues the existing industrial use.

512 Visitor-Serving Commercial District Standards

A. Purpose and Applicability

1. Purpose

This Section establishes development and land use standards for the Visitor-Serving Commercial District (VSCD). The purpose and intent of the VSCD is described in Chapter 2, Land Use Plan.

2. Applicability

This Section applies to the VSCD properties located at 108 and 1607 Calle Lago, and 1623 North El Camino Real, shown on **Figure 2-2, Overlays**. Standards for the VSCD, Mixed Use (MU) Overlay, and North Beach Parking (NBP) Overlay apply and supersede Section 506, Light Industrial Standards (LI), if there is zoning approval and building permits are issued for the development of a commercial or mixed use project according to standards and permitted uses in this Section and other applicable overlay standards, that discontinues the existing industrial use.

3. Review Process

Projects are subject to review procedures in Chapter 6, Administration; and the Zoning Code.

4. Additional Standards and Guidelines

a. General Standards

In addition to this Section, VSCD properties shall comply with general standards in Section 514 below and standards in the Zoning Code that are not listed in this Specific Plan.

b. Special Use Standards

Land uses may also be subject to special use standards in San Clemente Municipal Code (SCMC) Chapter 17.28.

c. Overlay Standards

The subject properties are also in the Mixed Use Overlay, Coastal Zone Overlay (see **Figure 2-2, Overlays**) Architectural Overlay, and North Beach Parking Overlay; therefore the overlay area is also subject to standards in SCMC 17.56 and this Chapter as specified.

d. Design Guidelines

Development projects are also subject to Design Guidelines in Chapter 3. The Mixed Use Overlay is in the Spanish Colonial Revival Design District as described and shown in Chapter 3.

B. Visitor-Serving Uses in Pedestrian-Oriented Space

The VSCD Overlay also applies to the properties subject to this Section. The VSCD requires “active ground-floor dependent uses”, listed in Subsections 511.C and 511.D, to be located in tenant space at ground-floor within 40 feet of Calle Lago street frontage from the front property line. Active ground-floor dependent uses are required in pedestrian-oriented space to facilitate visitor-serving, pedestrian activity along sidewalks and throughout the area.

1. Reduction of Frontage Depth

With Zoning Administrator approval of a Minor Conditional Use Permit (MCUP), the 40-foot frontage depth may be reduced up to 20 feet.

a. *Required Findings* - For approval, the Zoning Administrator must make the following findings.

- (1) The proposed use meets the definition of “active ground-floor dependent uses”, which shall mean: “a pedestrian-oriented commercial or public space that is reliant on pedestrian foot traffic, generally open to the public, generates a high volume of customer or visitor traffic, provides ground floor display windows to promote views into the business, and sells goods that are typically consumed on premises or carried away by customers or services of a personal or recreational nature. Inactive uses are typically not open to the general public, generate a lower volume of customer or visitor traffic, tend to have screened windows to maintain privacy (such as offices and residential uses) and are thereby not oriented to pedestrian foot traffic.”
- (2) The proposed use does not require a 40-foot depth to establish an active ground-floor dependent use.
- (3) The proposed use will not cause irreversible modification to the building.
- (4) The 40-foot depth reduction will maintain ground-floor use activity between the business frontage and Calle Lago, the business frontage on any side of the street in the case of corner properties, and the business frontage onto exterior courtyards and yards fronting on Calle Lago.

2. Exception for Non-Visitor Serving Commercial Uses in Vacant Tenant Spaces

Uses identified in Tables 511.A and 511.B, or others found by the Director not to comply with Subsection 511.B.1, require an exception to allow a ground-floor inactive and independent use within the first 40 feet of Calle Lago frontage from the property line until a change of business ownership or use, if the following requirements are met.

- a. *Required Findings* - For approval, the Zoning Administrator must make the following findings in addition to general findings for the Minor Conditional Use Permit required identified in Tables 511.A or 511.B.
- (1) The use meets the definition of a walk-in clientele use below (see Chapter 7): *“a ground-floor inactive and independent use such as instructional services, business and professional offices and secretarial and telemarketing services; providing direct services to patrons or clients that may or may not require appointments and maintains a visibly open storefront and regular business hours.*
 - (2) The used is proposed in a building space that has been vacant for six or more months during which the applicant demonstrates there has been active marketing of the space for sale or lease for permitted or conditionally permit uses (Subsection 511.C) at an appropriate price.
- b. *Change of Ownership or Use* – The MCUP is valid until a change of ownership or use to a permitted or conditionally permitted visitor serving use identified in Table 511.A. A business change of ownership for includes, but is not limited to, the sale of at least 50 percent of the shares in any type of corporation, or a change in any of the principal officers in a corporation as determined by the Director or his or her designee. However, if the permittee is a partnership and one or more of the partners withdraws, one or more of the remaining partners may acquire by purchase or otherwise the interest of the partner or partners who withdrew without effecting a change in ownership, and in such case the permittee is deemed to be the surviving partner(s).

513 Professional Business Overlay Standards

A. Purpose and Applicability

1. Purpose

This Section provides development standard exceptions for the Professional Business Overlay. The purpose and intent of the PC is described in Chapter 2, Land Use Plan.

2. Applicability

This Section applies to the PB Overlay shown on **Figure 2-2, Overlays**. Professional Business Overlay standards apply and supersede standards in Section 505 for the underlying zone Community Commercial 2 (CC2), except as follows:

- a. The proposed development does not fully comply with this Section.
- b. The CC2 development standards and permitted uses continue to apply when a comparable standard or permitted use is not specified in this Section.

3. Review Process

Projects are subject to review procedures in Chapter 6, Administration; and the Zoning Code.

B. Development Plan Required

This Section provides a density increase of the underlying Community 2 area for the development of additional office capacity and institutional uses (e.g., small university, college or trade school). To be eligible for this benefit, a development plan shall be submitted in conjunction with an application for required discretionary permits to allow a project. A development plan shall meet the minimum materials for a discretionary permit described in SCMC 17.12 and in the City application packet. Additionally, a development shall include:

1. Detailed Project Description

The development plan shall include a detailed project description that includes necessary information to evaluate whether a density increase is warranted for the proposal. This document shall describe:

- a. Proposed design concept.
- b. Proposed hours of operation.
- c. Proposed uses by site and building and how they will operate compatibility with each other.

- d. Site circulation and parking strategy to support the proposed uses, including any plans to offset parking demand with transit service supported by a parking study.
 - e. The project’s community benefits.
 - f. How the project is consistent with required findings for approval of discretionary permits.
2. Phasing plan if the development will occur in phases.
 3. Parking study if the applicant proposes shared parking, off-street parking, in-lieu parking, or transit service to offset off-street parking requirements.

C. Development Standards

In addition to general standards in Section 514, and underlying CC2 standards in Section 505, a development shall comply with the following development standards.

Table 513.A – PB Overlay Development Standards

Standard	Requirement
1. Density maximum, Floor Area Ratio (FAR).	.70

514 General Standards

A. Purpose and Applicability

1. Purpose

This Section establishes general land use, development, and procedural requirements for this Specific Plan.

2. Applicability

This Section applies to all land use areas of this Specific Plan shown on **Figure 2-1, Land Use Areas**.

B. Development Standards Not Listed

A development standard not specifically addressed in this Specific Plan is subject to the Zoning Ordinance. If the standard is also not specifically addressed in the Zoning Ordinance, Municipal Code Section 17.04.040 (SCMC 17.04.040) governs.

C. Development Review and Permitting Procedures

Requests to modify property or establish uses shall be in compliance with review and permitting procedures. For more details, see Chapter 6 of this Specific Plan for a summary of review procedures, SCMC 17.16, Applications, for application requirements, and Chapter 17.12, Development review process, for general procedural requirements. Site improvements, grading, landscaping, and development subject to a discretionary permit are also reviewed for consistency with design guidelines in Chapter 3.

D. Development Standards

In addition to the specific area standards above, properties shall comply with the following general standards in Table 514.A, unless exceptions are in this Chapter for particular land use areas.

Table 514.A – General Development Standards

Standards	Requirement
1. Accessory buildings and structures, such as patio covers, decks, and stairways.	See San Clemente Municipal Code Chapter 17.24 (SCMC 17.24), Accessory buildings and structures, for accessory building and structure requirements

Standards	Requirement
2. Building equipment screening.	See SCMC 17.24, General development standards, building equipment and services and their screening; for requirements that apply to screening trash, mechanical, and similar types of ground and roof-mounted equipment
3. Coastal Zone Overlay standards for parcels in the Coastal Zone (see Figure 2-2, Overlays).	See SCMC 17.56, Overlay districts and standards Coastal Zone Overlay district; for coastal canyon, bluff, and shoreline standards for setbacks, preservation, and landform alterations.
4. Fences, walls, hedges.	See SCMC 17.24, General development standards, fences, walls, and hedges; for requirements that apply to fences, hedges, and walls, including retaining, skirt, and stem walls. Chain link fencing is prohibited.
5. Height limitations.	See SCMC 17.36, General development standards, height limitations; for height measurement methodology requirements.
6. Lot frontage minimum.	See SCMC 17.24, General development standards, lot frontage requirements minimum; for minimum lot street frontage requirements.
7. Landscaping and urban open area.	See SCMC 17.68, Landscape standards, and see SCMC 17.64, Parking and access standards; for general and zone specific landscaping requirements.
8. Lighting.	See SCMC 17.24, General development standards, lighting; for lighting requirements.

Standards	Requirement
9. Nonconforming uses and structures.	See SCMC 17.72, Nonconforming uses and structures, for regulations that apply to lawfully established uses and structures that do not conform to land use regulations in the Local Coastal Program and Zoning Ordinance.
10. Parking standards.	See SCMC 17.64, Parking and access standards, for parking standards, such as minimum number of off-street spaces, design of off-street spaces, parking lot landscaping, oversized vehicles on residentially zoned or developed properties, and parking waivers.
11. Parking joint use.	Joint-use parking for both public and private lots may be granted through the approval of a Conditional Use Permit processed according to SCMC 17.64, Parking and access standards, shared parking. Standard parking ratios required for individual-use projects may be reduced when a parking study, prepared by a professional traffic engineer, shows a reduced parking demand to the satisfaction of the City Planner for multiple-use projects.
12. Setback adjustments.	See SCMC 17.16, Applications, Minor Exception Permits; for provisions and procedures to request a reduction of setback standards within thresholds provided.
13. Setback encroachments.	See SCMC 17.24, General development standards, encroachments into setbacks and height limits; for provisions to allow site improvements and structures to encroach into required setbacks and height limits.
14. Signage.	See SCMC 17.84, Sign regulations; for signage requirements. Signage that requires a Discretionary Sign Permit is also subject to Design Guidelines in Chapter 3 and the City's Design Guidelines.

Standards	Requirement
15. Subdivisions.	See SCMC 16, Subdivisions, and State law for requirements that apply to subdivision requests.
16. Trash receptacle requirements.	See SCMC 8.66, Litter receptacles, for trash receptacle maintenance and placement requirements.

E. Enclosure of Uses

Permitted and conditionally permitted uses shall be conducted within enclosed structures, except as follows:

1. Uses allowed to occur outdoors according to SCMC 17.28, Special uses (e.g. outdoor dining), or
2. The following uses are allowed to occur outdoors in addition to uses in Subsection E.1 above and outdoor uses permitted in Sections 501-513 above.
 - a. Open space, such as trails, courtyards, gardens; retail nurseries, and storage yards, towing and salvage yard in industrial area, etc.
 - b. Parking lots.
 - c. Playgrounds accessory to a permitted day care facility or school.
 - d. Retail nurseries with outdoor sales display.
 - e. Recreational activities.
 - f. Uses not in this list but are interpreted to be similar to a listed use, subject to interpretation procedures in Chapter 6, Administration.

F. Grading

Grading is not included in the lists of categorized permitted and conditionally permitted uses for land use areas in the Sections above. Grading in any land use area of this Specific Plan shall comply with general requirements in SCMC 15.36, Excavations and grading, and SCMC 17.28.240, Special uses, grading. When major grading is proposed (as defined in SCMC) without an application for development, a Conditional Use Permit is required, unless the City Engineer makes required findings in SCMC 17.28.240.

G. Prohibited Uses

Uses are prohibited if:

1. Uses are not listed as permitted, conditionally permitted, accessory uses, or temporary uses in this Section.
2. Uses are not specifically addressed in the Zoning Ordinance and the uses have not been allowed by an interpretation. Interpretations are processed according to SCMC 17.04.040, Interpretations. In addition to general findings required for use interpretations in SCMC 17.04.040, the review authority shall find the interpretation is consistent with land use policies in the Local Coastal Program Land Use Plan (LUP).
3. The use is a specific prohibition enacted by the City Council within this area or effective City-wide

H. Regional and State Permits

Development is subject to permit requirements of regional and State agencies for water quality, air quality, and other applicable matters.

I. Temporary Uses

Temporary uses are not included in the lists of categorized permitted and conditionally permitted uses for land use areas in the Sections above. Temporary uses in any land use area of this Specific Plan shall comply with the following:

1. For permitted temporary uses, see SCMC 17.28 for provisions and requirements.
2. For special activities on private nonresidential sites, see SCMC 17.28, Special activities; for special activity procedures and requirements. Depending on events proposed, special activities may require discretionary review.
3. For special events on public property, see SCMC 8.72, Special event permits; for event procedures and requirements.

J. Utility Projects

Utility projects are not included in lists of categorized permitted and conditionally permitted uses for land use areas in Sections above. Utility projects in any land use area of this Specific Plan shall comply with procedures in SCMC 17.28.240, Public Utilities.