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 Article 2, Subarticle 2 – Base Districts  
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<b>TABLE 7-9-34.2: LAND USE REGULATIONS—EMPLOYMENT DISTRICTS</b>				
Please note in the following table, new land uses are <u>underlined</u> , and re-named uses are not.				
	<u>RP</u>	<u>PA</u>	<u>M1</u>	<u>Additional Regulations</u>
Medical Clinic	⋮	⋮	SDP	Shall be limited to: emergency health service facilities Per section 7-9-134/135
<b>COMMERCIAL</b>				
<u>Administrative and Professional Offices</u>	SDP	SDP	SDP	Shall be limited to: business, professional, technology, medical/dental, and offices with walk-in clientele. Per section 7-9-134/135
Automobile/Truck Rental Agencies	⋮	⋮	SDP	Per section 7-9-134
Automobile/Vehicle Sales and Services	⋮	⋮	UP	Per section 7-9-134.4
Automobile/Vehicle Service and Repair, Major	⋮	⋮	UP	Per section 7-9-134.4
Automobile/Vehicle Service and Repair, Minor	⋮	⋮	UP	Per section 7-9-134.4
<u>Banks and Financial Institutions</u>	⋮	SDP	SDP	Shall be limited to: credit unions and commercial credit institutions Per section 7-9-134.4
Building and Industrial Materials Storage	⋮	⋮	UP	Per section 7-9-134.5
<u>Eating and Drinking Establishments</u>	⋮	⋮	SDP	Shall be limited to: Restaurant (Full service), Restaurant (Limited Service and Take-Out/Take Out Only), Bars, and Lounges Per section 7-9-134/135
Fitness Centers	⋮	⋮	SDP	Per section 7-9-134
Freight terminals and transfer stations	⋮	⋮	UP	Per section 7-9-134
<u>General Personal Services</u>	⋮	⋮	SDP	Shall be limited to: barber and beauty shops, florists without arrangement displays, photoengraving, printing and bookbinding

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<b>TABLE 7-9-34.2: LAND USE REGULATIONS—EMPLOYMENT DISTRICTS</b>				
Please note in the following table, new land uses are <u>underlined</u> , and re-named uses are not.				
	<u>RP</u>	<u>PA</u>	<u>M1</u>	<u>Additional Regulations</u>
				<u>Per section 7-9-134</u>
Hotel and Motels	⋮	⋮	<u>UP</u>	<u>Per section 7-9-135</u>
Mail-Order Businesses	⋮	⋮	<u>SDP</u>	<u>Per section 7-9-135</u>
Manufacturing and/or Assembly of Component or Finished Products	⋮	⋮	<u>SDP</u>	<u>Per section 7-9-134.5</u>
Metal Plating Businesses	⋮	⋮	<u>UP</u>	<u>Per section 7-9-135</u>
Other industry-supporting commercial activities the Director finds consistent with the purpose and intent of this district <del>not described in section 7-9-95.2</del>	⋮	⋮	<u>UP</u>	
Other types of professional and administrative offices the Director finds consistent with the purpose and intent of this district <del>not described in section 7-9-95.2</del>	⋮	⋮	<u>UP</u>	
Recycling businesses for beverage and food containers and paper products	⋮	⋮	<u>SDP</u>	<u>Per section 7-9-134.5/135</u>
Recycling, Transfer, and Materials Recovery Facility	⋮	<u>UP</u>	<u>UP</u>	<u>Per section 7-9-146-12, 119</u>
Rental, repair, and storage yards for construction, farming, and industrial vehicles/equipment	⋮	⋮	<u>UP</u>	<u>Per section 7-9-134.5</u>
Wholesale Businesses	⋮	⋮	<u>SDP</u>	<u>Per section 7-9-134.4</u>
<b>INDUSTRIAL</b>				
Automobile Salvage and Wrecking	⋮	⋮	<u>UP</u>	<u>Per section 7-9-134.5</u>

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<b>TABLE 7-9-34.2: LAND USE REGULATIONS—EMPLOYMENT DISTRICTS</b>				
Please note in the following table, new land uses are <u>underlined</u> , and re-named uses are not.				
	<u>RP</u>	PA	<u>M1</u>	<u>Additional Regulations</u>
<u>Media Production Facility</u>	⋮	⋮	SDP	Shall be limited to: motion picture and recording studios; radio or television stations <u>Per section 7-9-134.5</u>
Mini-Storage Facilities or Warehouses	⋮	⋮	SDP	<u>Per section 7-9-135</u>
<b>TRANSPORTATION, COMMUNICATION, AND UTILITIES</b>				
<u>Antenna and Transmission Towers</u>	SDP/UP <sup>3</sup>	⋮	SDP/UP <sup>3</sup>	Shall be limited to: wireless communications facilities. <u>Per section 7-9-<del>146-13</del>-109</u>
Heliports	⋮	⋮	UP	<u>Per section 134.6</u>
<u>Utilities, Major</u>	SDP	⋮	SDP	Shall be limited to: public/private utility buildings and structures <u>Per section 7-9-<del>146-10</del>-121</u>
<u>Utilities, Minor</u>	SDP	⋮	SDP	Shall be limited to: overhead or underground utility facilities <u>Per section 7-9-134</u>
<b>ACCESSORY</b>				
Accessory uses and structures are permitted when <del>customarily</del> associated and subordinate to a permitted principal use on the same building site				
<u>Accessory building(s) and structures not usable as a guesthouse or accessory dwelling unit</u> <u>Detached Buildings</u>	P	P	P	<u>Per section 7-9-<del>137</del>-116</u>
Accessory uses the Director, <del>EMA</del> , finds consistent with the purpose and intent of this district.	P	P	P	<u>Per section 7-9-<del>135</del>-116</u>
Caretaker Unit	⋮	⋮	P	<u>Per section 7-9-134.8</u>
Fences, Walls, and Hedges	P	P	P	<u>Per section 7-9-<del>137-5</del>-64</u>

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<b>TABLE 7-9-34.2: LAND USE REGULATIONS—EMPLOYMENT DISTRICTS</b>				
Please note in the following table, new land uses are <u>underlined</u> , and re-named uses are not.				
	<u>RP</u>	PA	<u>M1</u>	<u>Additional Regulations</u>
Satellite Dish Antenna	<u>P<sup>d</sup></u>	<del>P</del>	<u>P<sup>d</sup></u>	<u>Per section 7-9-<del>127-30-34</del></u>
<b>ANY OTHER USE</b>				
All <del>Any</del> other uses shall be prohibited <u>permitted subject to the approval of a</u> unless a Use Permit by the Planning Commission is obtained	<u>UP</u>	<u>UP</u>	<u>UP</u>	<u>Required finding: The proposed use is consistent with the purpose and intent of this district.</u> <u>Per section 7-9-126.1</u>
<b>TEMPORARY</b>				
Commercial Coaches	<u>P</u>	<del>P</del>	<del>I</del>	<u>Per section 7-9-<del>127-161.9</del></u>
Construction Offices	<u>P</u>	<del>P</del>	<u>P</u>	<u>Per section 7-9-<del>127-161.9</del></u>
Seasonal Product and Temporary Outdoor Sales <del>Christmas and Halloween</del>	<u>P</u>	<del>P</del>	<del>I</del>	<u>Per section 7-9-<del>127-161.9</del></u>
<b>Notes:</b>				
1. Facilities serving more than fourteen (14) persons permitted subject to approval of a Use Permit by the Planning Commission.				
2. Fire and police stations shall be the only government buildings permitted.				
3. Wireless communication facilities permitted subject to a Site Development Permit or Use Permit, depending on their distance from a residential or open space district. See section 7-9- <del>146-13 109</del> .				
4. Satellite dish antennas shall be two (2) meters or less in diameter.				

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**Sec. 7-9-34.3. - Site Development Standards**

Table 7-9-34.3 and section 7-9-34.4, “Supplemental regulations,” prescribe the development standards for the Employment District. Additional regulations are denoted with section numbers in the right-hand column, which refer to other related sections of this Zoning Code.

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**TABLE 7-9-34.3: SITE DEVELOPMENT STANDARDS—EMPLOYMENT DISTRICTS**

Please note in the following table, new development standards are underlined, and re-named standards are ~~new~~

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Standard	RP	PA	M1	Additional Standards
<b>BUILDING HEIGHT AND SITE REQUIREMENTS</b>				
Maximum Building Height (ft)	35	<del>35</del>	35	Except for section 7-9- <del>126.1</del> <u>61.2</u>
Maximum Building Site Coverage (% of lot)	NA	35	NA	Per section 7-9-135
Minimum Building Site Area (sq ft)	7,200	<del>10,000</del>	10,000	Except for section 7-9- <del>126.1</del> <u>61.2</u>
Minimum Building Site Width (ft)	NA	<del>75</del>	NA	Except for section 7-9- <del>126.1</del> <u>61.2</u>
Minimum Net Land Area Per Unit (sq ft)	3,000	NA	NA	Except for section 7-9- <del>126.1</del> <u>61.2</u>
<b>MINIMUM BUILDING SETBACKS (FT)</b>				
Front Setback From Ultimate Street R/W Line	20	<del>10</del>	20	Per section 7-9- <del>127.1</del> <u>61.9</u>
Side Setback From Ultimate Street R/W Line	5	<del>10</del>	20	Per section 7-9- <del>127.1</del> <u>61.9</u>
Rear Setback From Ultimate Street R/W Line	25	<del>10</del>	20	Per section 7-9- <del>127.1</del> <u>61.9</u>
Front Setback From Alley	20	<del>10</del>	20	Per section 7-9- <del>127.1</del> <u>61.9</u>
Side Setback From Alley	5	<del>0</del>	10	Per section 7-9- <del>127.1</del> <u>61.9</u>

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**TABLE 7-9-34.3: SITE DEVELOPMENT STANDARDS—EMPLOYMENT DISTRICTS**

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Please note in the following table, new development standards are underlined, and re-named standards are ~~noted~~.

Standard	RP	PA	M1	Additional Standards
Rear Setback From Alley	25	<del>10</del>	10	Per section 7-9- <del>127.1-61.9</del>
Side Setback From Property Line Abutting A, R, or E Districts	5	<del>10</del>	30 or E	Per section 7-9- <del>127.1-61.9</del>
Rear Setback From Property Line Abutting A, R, or E Districts	25	<del>10</del>	30 or E	Per section 7-9- <del>127.1-61.9</del>
Side Setback From Property Line Abutting Districts Other Than A, R, or E Districts	5	<del>10*</del>	20*	Per section 7-9- <del>127.1-61.9</del>
Rear Setback From Property Line Abutting Districts Other Than A, R, or E Districts	25	<del>10</del>	10	Per section 7-9- <del>127.1-61.9</del>
OTHER				
Elevated Driveway	P	<del>P</del>	P	Per section 7-9- <del>137.8-65</del>
Fences, Walls, <u>and Hedges</u>	P	<del>P</del>	P	Per section 7-9- <del>137-116</del>
Swimming Pools <u>and Spas</u>	Swimming pools shall not be constructed within three (3) feet of an ultimate vehicular right-of-way or property line or within those areas described by section 7-9- <del>137.5-64</del> (d) and (e) and Figure 7-9-73			Per section 7-9- <del>137.5-64</del> (d) and (e)

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Notes:

R/W: Right-of-Way

A Districts: Agricultural Districts

E Districts: Estates Districts

R Districts: Residential Districts

\* Required for one (1) side of building site only.

- A. Ten (10) percent of average ultimate net width of building site—Maximum twenty (20) feet.
- B. Five (5) feet; add one (1) foot for each additional story over two (2).
- C. Ten (10) feet one (1) side only or ten (10) feet total of two (2) sides combined.
- D. In computing the depth or a rear setback from any building where such setback opens on alley, private street, public park or public beach, one-half (½) of the width of such alley, street, park or beach may be deemed to be a portion of the rear setback, except that under this provision, no rear setback shall be less than fifteen (15) feet.
- E. If no openings, such as windows, doors and circulation vents, exist on the side of the building facing the property line, this setback may be reduced to fifteen (15) feet.

**Sec. 7-9-34.4. - Supplemental regulations.**

- (a) Accessory uses and structures: Per section 7-9-~~137~~ 116.
- (b) Landscaping and irrigation: Per section 7-9-~~133~~ 68.
- (b) Lighting and illumination: Per section 7-9-67.
- (c) Nonconforming uses and structures: Per section 7-9-~~151~~ 115.
- (d) Off-street parking and loading: Per section 7-9-~~145~~ 70.

~~For PA: Parking on the front half of the lot shall have no direct access to the street and shall be roofed unless adequate screening of open parking can be provided by beaming, fencing, or landscaping as shown on an approved site development or Use Permit.~~

- (1) For M1: All loading operations shall be performed on the building site and shall be screened by a landscape or architectural feature in such a manner as not to be visible from a public street or from adjacent residential or agricultural districts.

- (e) Screening and landscaping: Per section 7-9-~~132~~ 71.
- (f) Signs: Per section 7-9-~~141~~ 114.
- (g) Temporary uses and structures: Per Section 7-9-~~136~~ 117.
- (h) Trash and Storage Area: All storage of cartons, containers and trash shall be enclosed by a building or by a wall not less than six (6) feet in height. If unroofed, no such area shall be located within forty (40) feet of any district zoned for residential or agricultural use.
- (i) Waste management and hazardous materials: Per section 7-9-~~146~~ 4 118.

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**Sec. 7-9-35. - ~~Sec. 7-9-104.1~~ SG Sand and Gravel Extraction District.**

**Sec. 7-9-35.1. - ~~Sec. 7-9-104.1~~ Purpose and intent.**

Rock, sand, aggregate, gravel, earth, clay and similar materials are valuable natural resources whose recovery in a responsible manner is encouraged. These regulations are intended to provide for surface mining, and quarrying, and processing of these materials in a manner that is both environmentally sensitive and compatible with existing and future land uses. These regulations are also intended to implement the Surface Mining and Reclamation Act (SMARA) and the regulations of the State Mining and Geology Board (California Code of Regulations, Title 14, Division 2, Chapter 8, Subchapter 1, Section 3500 et seq., as may be amended). These regulations, together with the "Sand, Gravel and Mineral Extraction Code of the County of Orange" (Division 10), are intended to ensure that sites are excavated in a safe and reasonable manner with progressive reclamation to a natural appearing or otherwise usable condition compatible with adjacent areas. When a conflict exists between this Code and SMARA, SMARA and the associated State regulations shall be the controlling authority.

**Sec. 7-9-35.2. - ~~Sec. 7-9-104.7.~~ Miscellaneous provisions Applicability.**

These regulations apply to all existing and future pits or operations that are being used or are proposed to be used for mining, quarrying, or commercial extraction of sand, gravel, rock, aggregate, clay or similar materials within the unincorporated territory of the County of Orange. As to For any site placed in the SG "Sand and Gravel Extraction" District between March 30, 1973, and January 1, 1976, the legal description of the property, the general plan of operation, the ultimate use proposal, and the Rehabilitation Plan and any amendments thereto in effect on January 1, 1976, and the standards formerly set forth in Section 7-9-351.8 of the Codified Ordinances of the County of Orange shall constitute an SG Site Permit for purposes of these regulations. Such permits may be acted upon pursuant to Sections 7-9-~~150.7~~ 125.9 and 7-9-~~150.8~~ 125.8 of this Code without effect to the underlying property SG zoning. Pursuant to State Public Resources Code, Section 2714, as may be amended, these regulations shall not apply to the following:

- (a) Excavation operations incidental to the development of property in which a specified quantity of material is to be removed to a predetermined elevation so that, upon completion, the site shall be left suitable for development, and for which a valid grading permit is in force. The predetermined elevation shall be the finished surface shown on the grading plan. However, this exception shall not apply to any such excavation operations which are not completed within one (1) year from the date excavation operations are commenced. There shall be no renewals or extensions of this one (1) year period.
- (b) Commercial batch plants and processing, or storage of sand, gravel, rock, aggregate, clay or similar materials where no extraction or excavation operations are conducted on the

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site. A grading permit may be required for disposal of waste material, as determined by the Building Official.

### **Sec. 7-9-35.3. - Definitions.**

In addition to section 7-9-21, the following definitions shall apply to the SG District. This section defines terms that have specific application to the SG "Sand and Gravel Extraction" District and shall apply in addition to the definitions in Article 1, Division 10 of Title 7, the Sand, Gravel and Mineral Extraction Code. Definitions of terms that apply in all County zoning districts are in Article 2, Subarticle 7, General Terms, of this Zoning Code.

*Extraction Plan:* See "Operation Plan."

*Operation Plan:* A map or set of maps supported by text and map notes which fully illustrate and set forth the mining limits of operation for each extraction area within the project. The plan also depicts all additional permitted uses, the horizontal and vertical limits of grading, cross sections of slopes to be formed or modified, existing vegetation, stockpile areas for storage of overburden, office, weigh station, roads, driveways and parking areas internal to the site.

*Reclamation:* The combined process of land treatment that minimizes water degradation, air pollution, damage to aquatic or wildlife habitat, flooding, erosion, and other adverse effects from surface mining operations, including adverse surface effects incidental to underground mines, so that mined lands are reclaimed to a usable condition which is readily adaptable for alternate land uses and create no danger to public health or safety. The process may extend to affected lands surrounding mined lands and may require backfilling, grading, resoiling, revegetation, soil compaction, stabilization, or other measures.

*Reclamation Plan:* A map or set of maps supported by text and map notes which fully illustrate and set forth the logistics (means and project phasing) to restore to a natural appearing or otherwise usable condition the project site in conformance with Sections 2772 and 2773 of SMARA and Section 3500 of the State Mining and Geology Board regulations. In addition, when appropriate the plan shall include a landscaping plan for the revegetation of the site prepared by a licensed landscape architect.

*Sand and Gravel Site Permit:* A discretionary permit which sets forth the means and order which an area zoned SG "Sand and Gravel Extraction" ~~will~~ shall be surface mined or quarried and restored to a natural or otherwise usable condition following such activities. The permit is supported by a comprehensive set of maps and text delineating all uses permitted on the particular site. The permit also consists of an operation plan, a drainage and erosion control plan, a vehicular access plan and the reclamation plan.

### **Sec. 7-9-35.4. ~~7-9-104.3~~ Uses permitted subject to an SG Site Permit.**

The following uses may be permitted with an SG Site Permit. Land use classifications and definitions are in sections 7-9-134 and 7-9-135. In cases where a specific land use or activity is

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not defined, the Director shall assign the land use or activity to a classification that is substantially similar in character. Use classifications and sub-classifications not listed below or not found to be substantially similar to the uses below shall be prohibited.

- (a) Surface mining and quarrying of rock, sand, gravel, aggregate, earth, clay and similar materials.
- (b) Storage, stockpiling, distribution and sale of rock, sand, gravel, aggregate, earth, clay and similar materials.
- (c) The installation and operation of plants or apparatus for rock, aggregate, and other salvaged construction materials such as salvaged asphalt, rubber tires (rubberized asphalt), glass (road base) or concrete crushing or cement treatment of base materials, and appurtenant screening, blending, washing, loading, and conveyer facilities.
- (d) Concrete batching plants and mixing plants for either portland cement or asphaltic concrete, and other related products.
- (e) The manufacture of concrete and clay products and prestressed structural units in conjunction and concurrent with excavation on the site.
- (f) Sanitary landfilling, including inert materials disposal sites.
- (g) Shops, garages and warehouses for the repair, maintenance and storage of equipment and supplies necessary for the conduct of the uses permitted.
- (h) Offices for the conduct of the uses permitted.
- (i) Not more than two (2) single-family dwelling units for employees engaged in guarding or carrying on the uses permitted.
- (j) Public and private parks and recreation areas and appurtenant buildings and improvements when they are compatible with all other authorized uses on the site and the reclamation of the site.
- (k) Agricultural and other types of open space uses.
- (l) Other uses necessary or incidental to surface mining and quarrying operations on the site, including but not limited to the storage and servicing of mining and constructive equipment used on-site.

**Sec. 7-9-35.5. - ~~7-9-104.5~~ Site Development Standards.**

The establishment, operation, and maintenance of the uses permitted in the SG District by section 7-9-~~104.3~~ 35.4 shall be in compliance with the following standards unless otherwise provided for by an SG Site Permit approved by the Planning Commission.

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- (a) *Depth:* ~~In no event shall~~ Excavation in any pit-type of mining operation ~~be permitted in excess shall not exceed~~ one hundred fifty (150) feet in depth as measured from existing grade.
- (b) *Drainage and erosion control:* Surface drainage shall be controlled to prevent the addition of silt or loose material above that naturally occurring in any existing drainage course or encroaching upon adjoining property and improvements. All provisions to control watercourses shall be designed to prevent overflow or diversion of water away from the natural point of discharge.
- (c) *Dust control:* Roads, driveways and parking areas on the site shall be maintained to control dust.
- (d) *Off-Street Parking and Loading:* Per SG Site Permit.
- (1) All loading operations shall be performed on the building site and shall be screened by a landscape or architectural feature in such a manner as not to be visible from a public street or from adjacent residential or agricultural districts.
- (h) *Nonconforming Use and Structures:* Per section 7-9-115.
- (i) *Reclamation schedule:* Reclamation of each area shall commence as soon as excavation operations or other SG related operations have been completed within an area, and continue in a diligent manner prior to or concurrently with the extension of excavation operations to a new area.
- (j) *Removal of buildings and equipment:* Buildings and equipment used in surface mining and quarrying operations shall be removed within six months of the termination of surface mining and quarrying operations on the site.
- (k) *Screening and Landscaping:* Extracting and processing operations shall be screened in such a manner that they are not readily visible from any public street. Screening shall be set back at least twenty (20) feet from any intersection of driveways, streets or sidewalks.
- (l) *Setbacks:* Per sections 7-9-127, 7-9-128, and 7-9-137.
- (m) *Signs:* Per section 7-9-~~144~~114.
- (n) *Waste Management and Hazardous Materials:* Per section 7-9-118.

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**Sec. 7-9-35.6. – ~~Sec. 7-9-104.4.~~ Contents of SG Site Permit applications.**

Applications for SG Site Permits shall include all the information required by Section 2772 of the California Public Resources Code (SMARA), including the following:

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(a) *Plan of operations:*

- (1) Recent aerial photograph of the site.
- (2) Property lines and lease lines, including a legal description of the site.
- (3) The existing topography of the site and land within five hundred (500) feet of the site and any existing structures, watercourses, levees, drainage facilities, utility easements and facilities, roads and driveways existing within said areas.
- (4) The location and condition of any abandoned pits and previously mined areas on the site.
- (5) The area or areas to be excavated and typical cross sections of slopes to be formed or modified.
- (6) The depth of all proposed excavations.
- (7) The sequence and approximate time frames within which the areas shown are proposed to be excavated and otherwise used including days and hours of operation.
- (8) The location of all proposed structures, including processing plants and appurtenant equipment and fences. Where such facilities are proposed to be relocated over the course of the life of the SG Site Permit, their various proposed locations shall be shown.
- (9) Existing vegetation.
- (10) A report of a comprehensive soils engineering and engineering geological investigation prepared by a registered civil engineer and a certified engineering geologist, relative to the setbacks, slopes and excavations proposed.
- (11) Landscaping, if any, proposed to be planted in addition to that indicated on the reclamation plan.
- (12) Details of areas for the storage of overburden and waste material and any proposed berms.
- (13) Roads, driveways and parking areas on the site for all equipment and employees' cars.

(b) *Drainage and erosion control plan:*

- (1) The location and approximate depth of proposed settling basins, desilting ponds, recycling ponds and other bodies of water. Where such facilities

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are proposed to be relocated over the course of the life of the SG Site Permit, their various proposed locations shall be shown.

- (2) The existing groundwater level and annual fluctuation of all areas to be excavated where appropriate.
  - (3) Methods to be taken for the disposition of drainage and for the control of erosion, erosion cutback and sedimentation.
  - (4) If applicable, provisions to be taken for the conservation and protection of groundwater. Approvals obtained or required from the appropriate Regional Water Quality Control Board shall be indicated.
- (c) *Vehicular access plan:* A vehicular access plan describing, in addition to the points of ingress and egress to the site, the streets and highways to be used by vehicles going to and coming from the site, and the type and size and quantity of vehicles anticipated. This plan shall be designed in a manner so as to minimize additional vehicular traffic over local residential streets.
- (d) *Reclamation plan:* A reclamation plan consisting of a map or maps and appurtenant notes which fully illustrate and set forth how and when each portion of the site shall be restored to a natural appearing or otherwise usable condition which is readily adaptable for alternative land uses and creates no danger to public health or safety. In addition, the plan shall include a revegetation or landscaping plan. The revegetation or landscaping plan shall take into account the nature of the soil on the site and appropriate plant materials. The reclamation plan ~~must~~ shall conform to SMARA, the Orange County Sand, Gravel, and Mineral Extraction Code, and the regulations of the State Mining and Geology Board, as may be amended, (California Code of Regulations, Chapter 8, Title 14, Section 3500 et seq.)
- (e) Other exhibits and plans as may be required in compliance with current provisions of SMARA.

**Sec. 7-9-35.7 ~~7-9-104.6~~ - Approval of SG Site Permit applications.**

- (a) SG Site Permits shall be processed for approval in the same manner as area plans per section ~~7-9-150~~ 125.
- (b) Reclamation plans and any amendments thereto shall be transmitted to the State Department of Conservation for review and comment forty-five (45) days prior to any approval action by the County.
- (c) The Director may approve operations which deviate from an SG Site Permit for a period of up to one hundred twenty (120) days, provided that changed circumstances necessitate such a deviation and that the public health, safety, or welfare are not

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endangered by such a deviation. If the Director approves the temporary deviation, then the Director shall notify the Planning Commission who may then revoke or modify the approval. There may not be an extension beyond the initial 120-day period of the deviation.

**Sec. 7-9-35.8. - ~~7-9-104.8.~~ - Reclamation of mined areas required.**

- (a) Where an SG Site Permit has been issued or a reclamation plan has been approved, persons owning the land which is the subject of the SG Site Permit or reclamation plan shall undertake or cause to be undertaken, in a timely manner, the reclamation of any area used for surface mining and quarrying operations in accordance with said SG Site Permit or reclamation plan.
- (b) The failure to undertake or cause to be undertaken reclamation work required by subsection (a) in a timely manner shall be, and the same is hereby declared to be, unlawful and a public nuisance endangering the health, safety, and general welfare of the public and a detriment to the surrounding community. There shall be a hearing held by the Board of Supervisors on due notice to the owner and operator to determine the fact of noncompliance with subsection (a) and the extent of the public nuisance.
- (c) In addition to any other remedy provided by law for the abatement, removal and enjoinder of such public nuisance, the Board of Supervisors, after notice and hearing as per subsection (b), may cause the necessary remedial and reclamation work to be done, and the cost thereof shall be assessed against the owners of the property. The notice shall be in writing and mailed to all persons whose names appear on the latest equalized assessment roll as owners of the real property at the addresses shown on said assessment roll, or as otherwise known by the Board of Supervisors to be the owners or operators of the property involved. The Director shall also cause at least one (1) copy of such notice to be posted in a conspicuous place on the premises. No assessment shall be held invalid for failure to post or to mail or correctly address any notice if this section has been substantially complied with.
- (d) The Board of Supervisors shall at the hearing make findings which specify the unlawful condition and the corrective work required to be done, and if said corrective work is not commenced thirty (30) days after receipt of such order and diligently prosecuted to completion, the County of Orange may cause such work to be done; in which case, the cost and expense of such work, including the incidental expenses incurred by the County, shall be assessed against the owners of the property and become a lien upon such property.
- (e) If upon the expiration of the thirty-day period provided for in this section the work has not been done or commenced, and is not being prosecuted with diligence, the County shall proceed to do such work or cause such work to be done. Upon completion of such work, the Director shall file a written report with the Board of Supervisors setting forth









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~~The B1 District is established to provide open space areas for the purpose of (1) buffering two (2) areas of use that are incompatible, or (2) preserving an area with unique or sensitive environmental features, or (3) linking other open space areas, or (4) shaping urban form. Normally, such areas would be narrow strips or small plots of land.~~

~~Sec. 7-9-57.2. — Principal uses permitted~~

~~The following principal uses complying with section 7-9-146.10 are permitted:~~

- ~~(a) — Archeological, paleontological, and historical sites.~~
- ~~(b) — Beach access.~~
- ~~(c) — Marine preserves.~~
- ~~(d) — Passive parks and greenbelts.~~
- ~~(e) — Riding and hiking trails.~~
- ~~(f) — Viewpoints.~~
- ~~(g) — Wildlife corridors.~~

~~Sec. 7-9-57.3. — Principal uses permitted subject to a site development permit~~

~~The following principal uses are permitted subject to the approval of a site development permit per section 7-9-150.~~

- ~~(a) — Active parks, playgrounds, athletic fields, and golf courses.~~
- ~~(b) — Agriculture.~~
- ~~(c) — Commercial parking lots per section 7-9-145.~~
- ~~(d) — Overhead or underground utility facilities.~~
- ~~(e) — Walls or opaque fences over three and one half (3½) feet in height.~~
- ~~(f) — Any use or structure per section 7-9-57.2 which requires a grading permit or building permit.~~

~~Sec. 7-9-57.4. — Principal uses permitted subject to a use permit~~

~~Any use which the Planning Commission finds consistent with the purpose and intent of this district.~~

~~Sec. 7-9-57.5. — Accessory uses permitted~~

~~Accessory uses and structures which are customarily associated with and subordinate to a permitted principal use on the same building site and which are consistent with the purpose and intent of this district are permitted.~~

~~Sec. 7-9-57.6. — Prohibited uses~~

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~~Notwithstanding sections 7-9-57.2 through 7-9-57.5, the following uses are specifically prohibited:~~

- ~~(a) Retail sales.~~
- ~~(b) Business signs.~~
- ~~(c) Uses not permitted by sections 7-9-57.2 through 7-9-57.5.~~

~~Sec. 7-9-58. – OS "Open Space" District regulations.~~

~~All references to this section shall include sections 7-9-58.1 through 7-9-58.7.~~

~~Sec. 7-9-58.1. – Purpose and intent.~~

~~The OS District is established to provide relatively large open space areas for the preservation of natural resources, for the protection of valuable environmental features, for outdoor recreation and education, and for the public health and welfare.~~

~~Sec. 7-9-58.2. – Principal uses permitted~~

~~The following principal uses complying with section 7-9-146.10 are permitted:~~

- ~~(a) Archaeological, paleontological and historical site or districts.~~
- ~~(b) Beach access.~~
- ~~(c) Grazing.~~
- ~~(d) Greenbelts.~~
- ~~(e) Marine preserves.~~
- ~~(f) National forests.~~
- ~~(g) Parks, playgrounds, and outdoor recreation facilities (non-commercial).~~
- ~~(h) Water recharge, percolation, and watershed areas.~~
- ~~(i) Wildlife preserves and sanctuaries.~~

~~Sec. 7-9-58.3. – Principal uses permitted subject to a site development permit~~

~~The following principal uses are permitted subject to the approval of a site development permit per section 7-9-150:~~

- ~~(a) Agriculture.~~
- ~~(b) Apiaries.~~
- ~~(c) Communication transmitting, reception or relay facilities.~~
- ~~(d) Grading and excavation over five thousand (5,000) cubic yards per section 7-9-139.~~

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~~(e) Landfill gas recovery operations.~~

~~(f) Public/private utility buildings and structures.~~

~~Sec. 7-9-58.4. Principal uses permitted subject to a use permit~~

~~(a) The following principal uses are permitted subject to the approval of a use permit by the Zoning Administrator per section 7-9-150.~~

~~(2) Cemeteries.~~

~~(3) Commercial parking lots per section 7-9-145.~~

~~(4) Commercial stables.~~

~~(5) Country clubs, golf courses, riding clubs, swimming clubs, tennis clubs and yacht clubs.~~

~~(6) Helistops.~~

~~(7) Libraries and museums.~~

~~(8) Restaurant serving daytime visitors/tourists only.~~

~~(9) Retail sales service daytime visitors/tourists only.~~

~~(10) Sanitary land-fills.~~

~~(11) Recycling and transfer materials recovery facilities per section 7-9-146.12.~~

~~(b) Any other use is permitted which the Planning Commission finds consistent with the purpose and intent of this district per section 7-9-150.~~

~~Sec. 7-9-58.5. Accessory uses permitted~~

~~The following accessory uses, and structures are permitted, when customarily associated with and subordinate to a permitted principal use on the same building site:~~

~~(a) Uses per section 7-9-137 which include:~~

~~(1) Detached buildings.~~

~~(2) Garages and carports.~~

~~(3) Fences and walls.~~

~~(b) Signs per section 7-9-144, except no business signs.~~

~~(c) Pets and animals per section 7-9-146.3.~~

~~(d) Rest rooms.~~

~~(e) Information centers.~~

~~(f) Maintenance buildings.~~

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~~(g) — Ranger stations.~~

~~(h) — Riding and hiking trails.~~

~~(i) — Accessory uses and structures which the Director, EMA, finds to be consistent with the purpose and intent of this district.~~

~~Sec. 7-9-58.6. — Prohibited uses~~

~~Notwithstanding sections 7-9-58.2 through 7-9-58.5, the following uses are specifically prohibited:~~

~~(a) — Commercial stockpiling or processing of manure.~~

~~(b) — Livestock feeding ranches.~~

~~(c) — Retail sales not directly related to visitor/tourist serving needs.~~

~~(d) — Uses not permitted by sections 7-9-58.2 through 7-9-58.5.~~

~~Sec. 7-9-98.2. — Principal uses permitted.~~

~~The following principal uses complying with section 7-9-146.10 are permitted:~~

~~(a) — Agriculture.~~

~~(b) — Parks, playgrounds, and athletic fields (non-commercial).~~

~~(c) — Riding and hiking trails.~~

~~Sec. 7-9-98.3. — Principal uses permitted subject to a site development permit.~~

~~The following principal uses are permitted subject to the approval of a site development permit per section 7-9-150:~~

~~(a) — Wireless communications facilities (unless within one hundred (100) feet of a residential or open space zoning district, as defined by 7-9-146.13, as measured from the parcel line).~~

~~(b) — Grading and excavation over five thousand (5,000) cubic yards per section 7-9-139.~~

~~(c) — Landfill gas recovery operations per section 7-9-146.8.~~

~~(d) — Public/private utility structures and uses.~~

~~Sec. 7-9-98.4. — Principal uses permitted subject to a use permit.~~

~~(a) — The following principal uses are permitted subject to the approval of a use permit by the Zoning Administrator per section 7-9-150:~~

~~(1) — Churches, temples, and other places of worship.~~

~~(2) — Educational institutions.~~

~~(3) — Heliports.~~

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~~(4) — Research, development, and testing laboratories and facilities.~~

~~(5) — Wireless communications facilities (if within one hundred (100) feet of a residential or open space zoning district, as defined by 7-9-146.13, as measured from the parcel line).~~

~~(b) — Any other use is permitted which the Planning Commission finds consistent with the purpose and intent of this district per section 7-9-150.~~

~~Sec. 7-9-98.5. — Temporary uses permitted.~~

~~Certain temporary uses, permitted per section 7-9-136, include the following:~~

~~(a) — Construction offices.~~

~~(b) — Mobile coaches.~~

~~Sec. 7-9-98.6. — Accessory uses permitted.~~

~~The following accessory uses, and structures are permitted when customarily associated with and subordinate to a permitted principal use on the same building site:~~

~~(a) — Uses per section 7-9-137 which include:~~

~~(1) — Detached buildings.~~

~~(2) — Fences/walls.~~

~~(b) — Signs per section 7-9-144 except no business signs. Additionally, the following signs are permitted in conformance with an approved site development permit:~~

~~One (1) monument/ground sign for each street frontage. The maximum height of the sign shall not exceed four (4) feet above finished grade. The maximum area of the sign shall not exceed one hundred (100) square feet.~~

~~(c) — Manufacturing, assembly, compounding and storage of items studied or developed as part of the research and testing activities on the premises, including the keeping of animals for those activities.~~

~~(d) — Administrative offices, and corporate headquarters.~~

~~(e) — Cafeterias and food services.~~

~~(f) — Automobile parking lots and parking structures per section 7-9-145.~~

~~(g) — Conference centers and training centers.~~

~~(h) — Dormitories solely for the housing of visitors.~~

~~(i) — Caretaker housing.~~

~~(j) — Health care facilities.~~

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~~(k) — Accessory uses and structures which the Director, EMA finds to be consistent with the purpose and intent of this district.~~

~~Sec. 7-9-98.7. — Prohibited uses.~~

~~Uses not permitted by sections 7-9-98.2 through 7-9-98.6 are specifically prohibited.~~

~~Sec. 7-9-55.8. — Site development standards~~

- ~~(a) — Building Site Area: Four (4) acres minimum except per section 7-9-126.1.~~
- ~~(b) — Building Site Width: Seventy (70) feet minimum except per section 7-9-126.1.~~
- ~~(c) — Building Height: Thirty five (35) feet maximum except per section 7-9-126.1.~~
- ~~(d) — Building Setbacks: Per sections 7-9-127, 7-9-128 and 7-9-137.~~
- ~~(e) — Off-Street Parking: Per section 7-9-145.~~
- ~~(f) — Lights: All lights shall be designed and located so that direct light rays shall be confined to the premises.~~
- ~~(g) — [Waste Management:] Compliance with section 7-9-146.4, "Waste management and hazardous materials disclosure."~~

~~Sec. 7-9-57.7. — Site development standards~~

- ~~(a) — Building Site Area: No minimum except per section 7-9-126.1.~~
- ~~(b) — Building Height: Eighteen (18) feet maximum unless otherwise provided for by an approved use permit.~~
- ~~(c) — Building Setbacks: Twenty (20) feet minimum from all property lines.~~
- ~~(d) — Off-Street Parking: Per section 7-9-145.~~
- ~~(e) — Signs: [Repealed.]~~

~~Sec. 7-9-58.7. — Site development standards~~

- ~~(a) — Building Site Area: One (1) acre minimum except per section 7-9-126.1.~~
- ~~(b) — Building Height: Eighteen (18) feet maximum except as otherwise provided for by an approved use permit.~~
- ~~(c) — Building Site Coverage: Ten (10) percent maximum.~~
- ~~(d) — Setbacks: All buildings, structures, and off-street parking facilities shall be set back a minimum of fifty (50) feet from any public or private street.~~
- ~~(e) — Off-Street Parking: Per section 7-9-145.~~

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- (f) ~~Screening: Walls and fences over three and one-half (3½) feet in height shall be installed in accordance with the following limitations unless otherwise provided or by an approved site development permit or use permit:~~
- (1) ~~Non-opaque fences shall be a minimum of twenty (20) feet from the ultimate right-of-way line of any street or highway.~~
- (2) ~~Masonry or solid wood fences shall be shielded from view from any street or highway by landscaping, berm, or other topographic feature, and they shall be set back a minimum distance of fifty (50) feet from the ultimate right-of-way line of any street or highway.~~
- (g) ~~Lights: All lights shall be designed and located so that direct light rays shall be confined to the premises.~~
- (h) ~~[Waste Management:] Compliance with section 7-9-146.4, "Waste management and hazardous materials."~~

Sec. 7-9-98.8. – Site development standards.

- (a) ~~Building Site Area: Fifty (50) acres minimum except per section 7-9-126.1.~~
- (b) ~~Building Site Coverage: Twenty (20) percent maximum.~~
- (c) ~~Building Setbacks:~~
- (1) ~~Front: One hundred fifty (150) feet minimum (accessory building: 25 feet minimum).~~
- (2) ~~Side and rear: One hundred fifty (150) feet minimum when abutting a public right-of-way; otherwise, fifty (50) feet minimum.~~
- (d) ~~Building Height: Thirty five (35) feet maximum except per section 7-9-126.1.~~
- (e) ~~Open Space Requirement: A minimum of fifty (50) percent of each site shall consist of indigenous vegetation except for fuel modification areas which may include non-indigenous vegetation.~~
- (f) ~~Off-Street Parking: Off-street parking shall be provided as required by section 7-9-145 of the Zoning Code except that medical research uses shall provide one (1) stall per four hundred (400) square feet of gross floor area.~~
- (g) ~~Open Space: Whenever this district is established, eighty (80) percent of the area so zoned shall be retained as open space without buildings or structures. The majority of this open space area shall be included in an open space, scenic or other easement, agreement or device to maintain the open space character of the site.~~
- (h) ~~Architecture: Whenever this district is established, an architectural theme, including a list of exterior building materials and colors, shall be established by the site development permit. All structures, including accessory structures and signs, shall~~

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~~adhere to the established theme and utilize the approved exterior building materials. In cases where contiguous land subject to this district is divided among more than one (1) landowner, then the theme and materials established by the first approved site development permit shall be used in subsequent permits.~~

- ~~(i) — *Landscaping*. Per section 7-9-132.2.~~
- ~~(j) — *Outdoor Uses*: Except for agricultural grazing and outdoor recreation, all uses permitted in this district shall be conducted inside an enclosed building except as otherwise specified in the approved permit.~~
- ~~(k) — *Loading Areas*: All loading operations shall be performed on-site and loading areas shall be screened by landscaping or architectural features in such a manner as to screen such areas from view from public street rights-of-way and property boundaries.~~
- ~~(l) — *Roof Equipment Screening*: Roof equipment (air conditioner, heating, etc.) shall be screened from view from adjacent public street rights-of-way and property boundaries. Solar collector panels shall be excepted from this requirement.~~
- ~~(m) — *Trash and Storage Areas*: All storage of cartons, refuse and other trash shall be stored within a building or within an area enclosed by a masonry wall not less than six (6) feet in height. If unroofed, no such area shall be within fifty (50) feet of any residential or agricultural zoning district boundary.~~
- ~~(n) — *Utility Placement*: On-site utility lines shall be placed underground, unless alternative locations are approved by a use permit.~~
- ~~(o) — *Environmental Control*: All uses shall be conducted in such a manner as to preclude the occurrence of any nuisance, hazard, or recognized offensive conditions, including the creation or emission of dust, smoke, noise, fumes, odors, vibration, particulate matter, electrical disturbance, humidity, heat, cold or glare.~~
- ~~(p) — *Fencing Within Setback Areas*: Fencing shall be of a rustic or rural character and per section 7-9-137.5.~~
- ~~(q) — *Screening*: Per section 7-9-132.1.~~
- ~~(r) — *Lights*: All lights shall be designed and located so that direct light rays shall be confined to the premises.~~
- ~~(s) — *[Waste:]* Compliance with section 7-9-146.4, waste management and hazardous materials.~~

~~Secs. 7-9-99 – 7-9-102. – Reserved.~~

~~Sec. 7-9-59. – AR "Agricultural Residential" District regulations.~~

~~All references to this section shall include sections 7-9-59.1 through 7-9-59.8.~~

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~~Sec. 7-9-59.1. Purpose and intent.~~

~~—The AR District is established to provide for the development and maintenance of medium density single family residential neighborhoods in conjunction with agricultural and outdoor recreational uses.~~

~~Sec. 7-9-59.2. Principal uses permitted~~

~~The following principal uses complying with section 7-9-146.10 are permitted:~~

- ~~(a) — Agriculture.~~
- ~~(b) — Parks, playgrounds, and athletic fields (non-commercial).~~
- ~~(c) — Single family detached dwelling or mobile home per section 7-9-149.5 (one (1) per building site).~~

~~Sec. 7-9-59.3. Principal uses permitted subject to a site development permit~~

~~The following principal uses are permitted subject to the approval of a site development permit per section 7-9-150:~~

- ~~(a) — Animal hospitals and clinics per section 7-9-146.1.~~
- ~~(b) — Communication transmitting, reception or relay facilities.~~
- ~~(c) — Grading and excavation over five thousand (5,000) cubic yards per section 7-9-139.~~
- ~~(d) — Landfill gas recovery operations.~~
- ~~(e) — Public libraries and museums.~~
- ~~(f) — Public/private utility buildings and structures.~~
- ~~(g) — Wholesale nurseries.~~

~~Sec. 7-9-59.4. Principal uses permitted subject to a use permit~~

~~(a) — The following principal uses are permitted subject to the approval of a use permit by the Zoning Administrator per section 7-9-150:~~

- ~~(1) — Apiaries.~~
- ~~(2) — Cemeteries and mausoleums.~~
- ~~(3) — Churches, temples, and other places of worship.~~
- ~~(4) — Commercial raising of farm or ranch type animals except for livestock feeding ranches.~~
- ~~(5) — Commercial stables.~~

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- ~~(6) — County clubs, golf courses, riding clubs, swimming clubs, tennis clubs and yacht clubs.~~
  - ~~(7) — Educational institutions.~~
  - ~~(8) — Kennels.~~
  - ~~(9) — Permanent facilities for sale of agricultural products grown on the site.~~
  - ~~(10) — Storage of recreational vehicles, campers, trailers, and boats.~~
  - ~~(b) — Any other use is permitted which the Planning Commission finds consistent with the purpose and intent of this district per section 7-9-150.~~

Sec. 7-9-59.5. — Temporary uses permitted

Certain temporary uses, permitted per section 7-9-136, include the following:

- ~~(a) — Noncommercial coaches.~~
- ~~(b) — Mobilehome residence during construction of a dwelling.~~
- ~~(c) — Christmas tree sales.~~
- ~~(d) — Halloween pumpkin sales.~~
- ~~(e) — Model homes and real estate offices.~~
- ~~(f) — Continued use of an existing building during construction of a new building.~~

Sec. 7-9-59.6. — Accessory uses permitted

The following accessory uses and structures are permitted when customarily associated with and subordinate to a permitted principal use on the same building site:

- ~~(a) — Uses per section 7-9-137 which include:
 
  - ~~(1) — Accessory building(s) not usable as a guesthouse or second residential unit.~~
  - ~~(2) — Fences and walls.~~
  - ~~(3) — Garages and carports.~~
  - ~~(4) — Patio covers.~~
  - ~~(5) — Swimming pools.~~~~
- ~~(b) — Signs per section 7-9-144 except no business signs.~~
- ~~(c) — Pets and animals per section 7-9-146.3.~~
- ~~(d) — Home occupations per section 7-9-146.6.~~
- ~~(e) — Riding and hiking trails.~~

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Decrease in Regulations – Highlighted in yellow

Increase in Regulations – Highlighted in green

~~(f) Sale of agricultural products per sections 7-9-136.8, 7-9-136.10, and 7-9-136.12.~~

~~(g) Accessory uses and structures which the Director, EMA, finds to be consistent with the purpose and intent of this district.~~

Sec. 7-9-59.7. Prohibited uses

Notwithstanding sections 7-9-59.2 through 7-9-59.6, the following uses are specifically prohibited:

~~(a) Commercial stockpiling or processing of manure.~~

~~(b) Livestock feeding ranches.~~

~~(c) Uses not permitted by sections 7-9-59.2 through 7-9-59.6.~~

Sec. 7-9-65. E1 "Estates" District regulations.

All references to this section shall include sections 7-9-65.1 through 7-9-65.8.

Sec. 7-9-65.1. Purpose and intent.

The E1 District is established to provide for the development and maintenance of very-low density single-family residential neighborhoods in conjunction with limited agricultural uses. A rural or estate type character with open space and deep setbacks shall predominate. Only those uses are permitted that are complementary to, and can exist in harmony with, this character.

Sec. 7-9-65.2. Principal uses permitted

The following principal uses complying with section 7-9-146.10 are permitted:

~~(a) Agriculture.~~

~~(b) Parks, playgrounds, and athletic fields (non-commercial).~~

~~(c) Single-family dwelling or mobilehome per section 7-9-149.5 (one (1) per building site).~~

Sec. 7-9-65.3. Principal uses permitted subject to a site development permit

The following principal uses are permitted subject to the approval of a site development permit per section 7-9-150:

~~(a) Communication transmitting, reception or relay facilities.~~

~~(b) Grading and excavation over five thousand (5,000) cubic yards per section 7-9-139.~~

~~(c) Libraries and museums.~~

~~(d) Public/private utility buildings and structures.~~

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~~(e) Wholesale nurseries.~~

~~Sec. 7-9-65.4. Principal uses permitted subject to a use permit~~

~~(a) The following principal uses are permitted subject to the approval of a use permit by the Zoning Administrator per section 7-9-150:~~

~~(1) Apiaries.~~

~~(2) Churches, temples, and other places of worship.~~

~~(3) Country clubs, golf courses, riding clubs, swimming clubs, tennis clubs and yacht clubs.~~

~~(4) Educational institutions.~~

~~(b) Any other use is permitted which the Planning Commission finds consistent with the purpose and intent of this district per section 7-9-150.~~

~~Sec. 7-9-65.5. Temporary uses permitted~~

~~Certain temporary uses, permitted per section 7-9-136, include the following:~~

~~(a) Noncommercial coaches.~~

~~(b) Mobilehome residence during construction of a dwelling.~~

~~(c) Christmas tree sales.~~

~~(d) Halloween pumpkin sales.~~

~~(e) Continued use of an existing building during construction of a new building.~~

~~Sec. 7-9-65.6. Accessory uses permitted~~

~~The following accessory uses, and structures are permitted when customarily associated with and subordinate to a permitted principal use on the same building site:~~

~~(a) Uses per section 7-9-137 which include:~~

~~(1) Accessory building(s) not usable as a guesthouse or second residential unit.~~

~~(2) Fences and walls.~~

~~(3) Garages and carports.~~

~~(4) Patio covers.~~

~~(5) Swimming pools.~~

~~(b) Signs per section 7-9-144 except no business signs.~~

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- ~~(c) — Guesthouse or second residential unit (one (1) per building site) permitted per section 7-9-146.5.~~
- ~~(d) — Pets and animals per section 7-9-146.3.~~
- ~~(e) — Home occupations per section 7-9-146.6.~~
- ~~(f) — Riding and hiking trails.~~
- ~~(g) — Sale of agricultural products per sections 7-9-136.8, 7-9-136.10, and 7-9-136.12.~~
- ~~(h) — Accessory uses and structures which the Director, EMA, finds consistent with the purpose and intent of this district.~~

Sec. 7-9-65.7. — Prohibited uses

Notwithstanding sections 7-9-65.2 through 7-9-65.6 the following uses are specifically prohibited:

- ~~(a) — Retail nurseries.~~
- ~~(b) — The storage of vehicles, equipment, or products related to a commercial activity not permitted in this district.~~
- ~~(c) — Uses not permitted by sections 7-9-65.2 through 7-9-65.6.~~

Sec. 7-9-66. — RHE "Residential Hillside Estates" District regulations.

All references to this section shall include sections 7-9-66.1 through 7-9-66.8.

Sec. 7-9-66.1. — Purpose and intent.

The RHE District is established to provide for the development and maintenance of low-medium density single-family residential neighborhoods in hillside areas in such a manner that they may be compatible with areas of steep irregular terrain. Only those uses are permitted which are complementary to and can exist in harmony with such a hillside residential neighborhood.

Sec. 7-9-66.2. — Principal uses permitted

The following principal uses complying with section 7-9-146.10 are permitted.

- ~~(a) — Parks, playgrounds, and athletic fields (non-commercial).~~
- ~~(b) — Single-family dwelling or mobile home per section 7-9-149.5 (one (1) per building site).~~

Sec. 7-9-66.3. — Principal uses permitted subject to a site development permit

The following principal uses are permitted subject to the approval of a site development permit per section 7-9-150:

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- ~~(a) — Communication transmitting, reception or relay facilities.~~
- ~~(b) — Grading and excavation over five thousand (5,000) cubic yards per section 7-9-139.~~
- ~~(c) — Public libraries and museums.~~
- ~~(d) — Public/private utility buildings and structures.~~

~~Sec. 7-9-66.4. — Principal uses permitted subject to a use permit~~

~~(a) — The following principal uses are permitted subject to the approval of a use permit by the Zoning Administrator per section 7-9-150:~~

- ~~(1) — Apiaries.~~
- ~~(2) — Churches, temples, and other places of worship.~~
- ~~(3) — Country clubs, golf courses, riding clubs, swimming clubs, and tennis clubs.~~
- ~~(4) — Educational institutions.~~

~~(b) — Any other use is permitted which the Planning Commission finds consistent with the purpose and intent of this district per section 7-9-150.~~

~~Sec. 7-9-66.5. — Temporary uses permitted~~

~~Certain temporary uses, permitted per section 7-9-136, include the following:~~

- ~~(a) — Model homes and real estate offices.~~
- ~~(b) — Mobilehome residence during construction of a dwelling.~~
- ~~(c) — Continued use of an existing building during construction of a new building.~~
- ~~(d) — Christmas tree sales.~~
- ~~(e) — Halloween pumpkin sales.~~

~~Sec. 7-9-66.6. — Accessory uses permitted~~

~~The following accessory uses, and structures are permitted when customarily associated with and subordinate to a permitted principal use on the same building site:~~

- ~~(a) — Uses per section 7-9-137 which include:~~
  - ~~(1) — Accessory building(s) not usable as a guesthouse or second residential unit.~~
  - ~~(2) — Fences and walls.~~
  - ~~(3) — Garages and carports.~~

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- ~~(4) — Patio covers.~~
- ~~(5) — Swimming pools.~~
- ~~(b) — Signs per section 7-9-144 except no business signs.~~
- ~~(c) — Guesthouse or second residential unit (one (1) per building site) permitted per section 7-9-146.5.~~
- ~~(d) — Noncommercial keeping of pets and animals per section 7-9-146.3.~~
- ~~(e) — Home occupations per section 7-9-146.6.~~
- ~~(f) — Riding and hiking trails.~~
- ~~(g) — Accessory uses and structures which the Director, EMA, finds consistent with the purpose and intent of this district.~~

~~Sec. 7-9-66.7. — Prohibited uses~~

~~Notwithstanding sections 7-9-66.2 through 7-9-66.6, the following uses are specifically prohibited:~~

- ~~(a) — Keeping pets or animals for any commercial purpose unless otherwise provided for by an approved use permit.~~
- ~~(b) — The storage of vehicles, equipment, or products related to a commercial activity not permitted in this district.~~
- ~~(c) — Uses not permitted by sections 7-9-66.2 through 7-9-66.6.~~

~~Sec. 7-9-67. — E4 "Small Estates" District regulations.~~

~~All references to this section shall include sections 7-9-67.1 through 7-9-67.8.~~

~~Sec. 7-9-67.1. — Purposes and intent.~~

~~The E4 District is established to provide for the development and maintenance of low-medium density single family residential neighborhoods in which open spaces and deep setbacks predominate. Only those uses are permitted that are complementary to and can exist in harmony with such a residential neighborhood.~~

~~Sec. 7-9-67.2. — Principal uses permitted~~

~~The following principal uses complying with section 7-9-146.10 are permitted:~~

- ~~(a) — Parks, playgrounds, and athletic fields (non-commercial).~~
- ~~(b) — Single family dwelling or mobilehome per section 7-9-149.5 (one (1) per building site).~~

~~Sec. 7-9-67.3. — Principal uses permitted subject to a site development permit~~

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Increase in Regulations – Highlighted in green

The following principal uses are permitted subject to the approval of a site development permit per section 7-9-150:

- (a) ~~Communication transmitting, reception, or relay facilities.~~
- (b) ~~Grading and excavation over five thousand (5,000) cubic yards per section 7-9-139.~~
- (c) ~~Public libraries and museums.~~
- (d) ~~Public/private utility buildings and structures.~~

Sec. 7-9-67.4. ~~Principal uses permitted subject to a use permit~~

(a) ~~The following principal uses are permitted subject to the approval of a use permit by the Zoning Administrator per section 7-9-150:~~

- (1) ~~Apiaries.~~
- (2) ~~Churches, temples, and other places of worship.~~
- (3) ~~Country clubs, golf courses, riding clubs, swimming clubs, and tennis clubs.~~
- (4) ~~Educational institutions.~~
- (b) ~~Any other use is permitted which the Planning Commission finds consistent with the purpose and intent of this district per section 7-9-150.~~

Sec. 7-9-67.5. ~~Temporary uses permitted~~

~~Certain temporary uses, permitted per section 7-9-136, include the following:~~

- (a) ~~Model homes and real estate offices.~~
- (b) ~~Mobilehome residence during construction of a dwelling.~~
- (c) ~~Continued use of an existing building during construction of a new building.~~
- (d) ~~Christmas tree sales.~~
- (e) ~~Halloween pumpkin sales.~~

Sec. 7-9-67.6. ~~Accessory uses permitted~~

~~The following accessory uses, and structures are permitted when customarily associated with and subordinate to a permitted principal use on the same building site:~~

- (a) ~~Uses per section 7-9-137 which include:~~
  - (1) ~~Accessory building(s) not usable as a guesthouse or second residential unit.~~
  - (2) ~~Fences and walls.~~

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- ~~(3) — Garages and carports.~~
- ~~(4) — Patio covers.~~
- ~~(5) — Swimming pools.~~
- ~~(b) — Signs per second 7-9-144 except no business signs.~~
- ~~(c) — Guesthouse or second residential unit (one (1) per building site) permitted per section 7-9-146.5.~~
- ~~(d) — Noncommercial keeping of pets and animals per section 7-9-146.3.~~
- ~~(e) — Home occupations per section 7-9-146.6.~~
- ~~(f) — Riding and hiking trails.~~
- ~~(g) — Accessory uses and structures which the Director, EMA, finds consistent with the purpose and intent of this district.~~

~~Sec. 7-9-67.7. — Prohibited uses~~

~~Notwithstanding sections 7-9-67.2 through 7-9-67.6, the following uses are specifically prohibited:~~

- ~~(a) — Keeping pets or animals for any commercial purpose unless otherwise provided for by an approved use permit.~~
- ~~(b) — The storage of vehicles, equipment, or products related to a commercial activity not permitted in this district.~~
- ~~(c) — Uses not permitted by sections 7-9-67.2 through 7-9-67.6.~~

~~Sec. 7-9-68. RE "Residential Estates" District regulations.~~

~~All references to this section shall include sections 7-9-68.1 through 7-9-68.8~~

~~Sec. 7-9-68.1 — Intent and Purpose~~

~~The RE District is established to provide for the development and maintenance of low-density single family residential neighborhoods in which large building sites and generous open spaces are featured. Only those uses are permitted that are complementary to and can exist in harmony with such a residential neighborhood.~~

~~Sec. 7-9-68.2. — Principal uses permitted~~

~~The following principal uses complying with section 7-9-146.10 are permitted.~~

- ~~(a) — Parks, playgrounds, and athletic fields (non-commercial).~~

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~~(b) Single family dwelling or mobile home per section 7-9-149.5 (one (1) per building site).~~

~~Sec. 7-9-68.3. Principal uses permitted subject to a site development permit~~

~~The following uses are permitted subject to the approval of a site development permit per section 7-9-150:~~

~~(a) Communication transmitting, reception or relay facilities.~~

~~(b) Grading and excavation over five thousand (5,000) cubic yards per section 7-9-139.~~

~~(c) Libraries and museums.~~

~~(d) Public/private utility buildings and structures.~~

~~7-9-68.4. Principal uses permitted subject to a use permit~~

~~(a) The following principal uses are permitted subject to the approval of a use permit by the Zoning Administrator per section 7-9-150:~~

~~(1) Apiaries.~~

~~(2) Churches, temples, and other places of worship.~~

~~(3) Country clubs, golf courses, riding clubs, swimming clubs, tennis clubs and yacht clubs.~~

~~(4) Educational institutions.~~

~~(b) Any other use is permitted which the Planning Commission finds consistent with the purpose and intent of this district per section 7-9-150.~~

~~Sec. 7-9-68.5. Temporary uses permitted~~

~~Certain temporary uses, permitted per section 7-9-136, include the following:~~

~~(a) Model homes and real estate offices.~~

~~(b) Mobilehome residence during construction of a dwelling.~~

~~(c) Continued use of an existing building during construction of a new building.~~

~~(d) Christmas tree sales.~~

~~(e) Halloween pumpkin sales.~~

~~Sec. 7-9-68.6. Accessory uses permitted~~

~~The following accessory uses, and structures are permitted when customarily associated with and subordinate to a permitted principal use on the same building site:~~

~~(a) Uses per section 7-9-137 which include:~~

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**Increase in Regulations – Highlighted in green**

- ~~(1) — Accessory building(s) not usable as a guesthouse or second residential unit.~~
- ~~(2) — Fences and walls.~~
- ~~(3) — Garages and carports.~~
- ~~(4) — Patio covers.~~
- ~~(5) — Swimming pools.~~
- ~~(b) — Signs per section 7-9-144 except no business signs.~~
- ~~(c) — Guesthouse or second residential unit (one (1) per building site) permitted per section 7-9-146.5.~~
- ~~(d) — Noncommercial keeping of pets and animals per section 7-9-146.3.~~
- ~~(e) — Home occupations per section 7-9-146.6.~~
- ~~(f) — Riding and hiking trails.~~
- ~~(g) — Accessory uses and structures which the Director, EMA, finds consistent with the purpose and intent of this district.~~

~~Sec. 7-9-68.7. — Prohibited uses~~

~~Notwithstanding sections 7-9-68.2 through 7-9-68.6, the following uses are specifically prohibited:~~

- ~~(a) — Keeping pets or animals for any commercial purpose unless otherwise provided for by an approved use permit.~~
- ~~(b) — The storage of vehicles, equipment, or products related to a commercial activity not permitted in this district.~~
- ~~(c) — Uses not permitted by sections 7-9-68.2 through 7-9-68.6.~~

~~Sec. 7-9-74. — R1 "Single Family Residence" District regulations.~~

~~All references to this section shall include sections 7-9-74.1 through 7-9-74.8.~~

~~Sec. 7-9-74.1. — Purpose and intent.~~

~~— The R1 District is established to provide for the development and maintenance of medium density single family detached residential neighborhoods. Only those uses are permitted that are complementary to and can exist in harmony with such a residential neighborhood.~~

~~Sec. 7-9-74.2. — Principal uses permitted~~

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Increase in Regulations – Highlighted in green

The following principal uses are permitted:

- (a) ~~\_\_\_\_\_ Parks, playgrounds, and athletic fields (non-commercial).~~
- (b) ~~\_\_\_\_\_ Single family detached dwelling or mobilehome per section 7-9-149.5 (one (1) per building site).~~

Sec. 7-9-74.3. ~~\_\_\_\_\_ Principal uses permitted subject to a site development permit~~

The following principal uses are permitted subject to the approval of a site development permit per section 7-9-150:

- (a) ~~\_\_\_\_\_ Communication transmitting, reception, or relay facilities.~~
- (b) ~~\_\_\_\_\_ Public libraries and museums.~~
- (c) ~~\_\_\_\_\_ Public/private utility buildings and structures.~~

Sec. 7-9-74.4. ~~\_\_\_\_\_ Principal uses permitted subject to a use permit~~

(a) ~~\_\_\_\_\_ The following principal uses are permitted subject to the approval of a use permit by the Zoning Administrator per section 7-9-150:~~

- (1) ~~\_\_\_\_\_ Churches, temples, and other places of worship.~~
- (2) ~~\_\_\_\_\_ Educational institutions.~~

(b) ~~\_\_\_\_\_ Any other use is permitted which the Planning Commission finds consistent with the purpose and intent of this district per section 7-9-150.~~

Sec. 7-9-74.5. ~~\_\_\_\_\_ Temporary uses permitted~~

Certain temporary uses, permitted per section 7-9-136, include the following:

- (a) ~~\_\_\_\_\_ Christmas tree sales.~~
- (b) ~~\_\_\_\_\_ Continued use of an existing building during construction of a new building.~~
- (c) ~~\_\_\_\_\_ Halloween pumpkin sales.~~
- (d) ~~\_\_\_\_\_ Mobilehome residence during construction of a dwelling.~~
- (e) ~~\_\_\_\_\_ Model homes and real estate offices.~~

Sec. 7-9-74.6. ~~\_\_\_\_\_ Accessory uses permitted~~

The following accessory uses, and structures are permitted when customarily associated with and subordinate to a permitted principal use on the same building site:

(a) ~~\_\_\_\_\_ Uses per section 7-9-137 which include:~~

- (1) ~~\_\_\_\_\_ Garages and carports.~~
- (2) ~~\_\_\_\_\_ Fences and walls.~~

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- ~~(3) — Patio covers.~~
- ~~(4) — Swimming pools.~~
- ~~(b) — Signs per section 7-9-144 except no business signs.~~
- ~~(c) — Noncommercial keeping of pets and animals per section 7-9-146.3.~~
- ~~(d) — Home occupations per section 7-9-146.6.~~
- ~~(e) — Riding and hiking trails.~~
- ~~(f) — Accessory uses and structures which the Director, EMA, finds consistent with the purpose and intent of this district.~~

~~Sec. 7-9-74.7. — Prohibited uses~~

~~Notwithstanding sections 7-9-74.2 through 7-9-74.6, the following uses are specifically prohibited:~~

- ~~(a) — Apiaries.~~
- ~~(b) — Keeping pets or animals for any commercial purpose unless otherwise provided for by an approved use permit.~~
- ~~(c) — The storage of vehicles, equipment, or products related to a commercial activity not permitted in this district.~~
- ~~(d) — Uses not permitted by sections 7-9-74.2 through 7-9-74.6.~~

~~Sec. 7-9-75. — RS "Residential, Single Family" District regulations.~~

~~All references to this section shall include sections 7-9-75.1 through 7-9-75.8.~~

~~Sec. 7-9-75.1. — Purpose and intent.~~

~~The RS District is established to provide for the development and maintenance of medium density single family attached or detached residential neighborhoods in which flexibility of development and optimum utilization of each building site are featured. Only those uses are permitted that are complementary to and can exist in harmony with such a residential neighborhood.~~

~~Sec. 7-9-75.2. — Principal uses permitted~~

~~The following principal uses are permitted.~~

- ~~(a) — Parks, playgrounds, and athletic fields (non-commercial).~~
- ~~(b) — Single family dwelling or mobilehome per section 7-9-149.5 (one (1) per building site).~~

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~~Sec. 7-9-75.3. — Principal uses permitted subject to a site development permit~~

~~The following principal uses are permitted subject to the approval of a site development permit per section 7-9-150:~~

- ~~(a) — Communication transmitting, reception, or relay facilities.~~
- ~~(b) — Public libraries and museums.~~
- ~~(c) — Public/private utility buildings and structures.~~

~~Sec. 7-9-75.4. — Principal uses permitted subject to a use permit~~

~~(a) — The following principal uses are permitted subject to the approval of a use permit by the Zoning Administrator per section 7-9-150:~~

- ~~(1) — Churches, temples, and other places of worship.~~
- ~~(2) — Educational institutions.~~

~~(b) — Any other use is permitted which the Planning Commission finds consistent with the purpose and intent of this district per section 7-9-150.~~

~~Sec. 7-9-75.5. — Temporary uses permitted~~

~~Certain temporary uses, permitted per section 7-9-136, include the following:~~

- ~~(a) — Model homes and real estate offices.~~
- ~~(b) — Mobilehome residence during construction of a dwelling.~~
- ~~(c) — Continued use of an existing building during construction of a new building.~~
- ~~(d) — Christmas tree sales.~~
- ~~(e) — Halloween pumpkin sales.~~

~~Sec. 7-9-75.6. — Accessory uses permitted~~

~~The following accessory uses, and structures are permitted when customarily associated with and subordinate to a permitted principal use on the same building site:~~

- ~~(a) — Use per section 7-9-137 which include:~~
  - ~~(12) Fences and walls.~~
  - ~~(13) Garages and carports.~~
  - ~~(14) Patio covers.~~
  - ~~(15) Swimming pools.~~
- ~~(b) — Signs per section 7-9-144 except no business signs.~~
- ~~(c) — Noncommercial keeping of pets and animals per section 7-9-146.3.~~

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~~(d) Home occupations per section 7-9-146.6.~~

~~(e) Riding and hiking trails.~~

~~(f) Accessory uses and structures which the Director, EMA, finds consistent with purpose and intent of this district.~~

~~Sec. 7-9-75.7. Prohibited uses~~

~~Notwithstanding sections 7-9-75.2 through 7-9-75.6, the following uses are specifically prohibited:~~

~~(a) Apiaries.~~

~~(b) Keeping pets or animals for any commercial purpose unless otherwise provided for by an approved use permit.~~

~~(c) The storage of vehicles, equipment, or products related to a commercial activity not permitted in this district.~~

~~(d) Uses not permitted by sections 7-9-75.2 through 7-9-75.6.~~

~~Sec. 7-9-59.8. Site development standards~~

~~(a) Building Site Area: Seventy two hundred (7,200) square feet minimum except per section 7-9-126.1.~~

~~(b) Building Height: Thirty five (35) feet maximum except per section 7-9-126.1.~~

~~(c) Building Setbacks: Per sections 7-9-127, 7-9-128, and 7-9-137.~~

~~(d) Building Site Coverage: Thirty five (35) percent maximum.~~

~~(e) Off-Street Parking: Per section 7-9-145.~~

~~(f) Lights: All lights shall be designed and located so that direct light rays shall be confined to the premises.~~

~~(g) [Waste Management:] Compliance with section 7-9-146.4, "Waste management and hazardous materials disclosure."~~

~~Sec. 7-9-65.8. Site development standards~~

~~(a) Building Site Area: One (1) acre minimum except per section 7-9-126.1.~~

~~(b) Building Height: Thirty five (35) feet maximum except per section 7-9-126.1.~~

~~(c) Building Site Coverage: Thirty five (35) percent maximum.~~

~~(d) Building Setbacks: Per sections 7-9-127, 7-9-128 and 7-9-137.~~

~~(e) Off-Street Parking: Per section 7-9-145.~~

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 New language is underlined. Deleted language is ~~struck~~.

Proposed revisions have been highlighted as follows:

Neutral/No Change in Regulations – Highlighted in gray

Decrease in Regulations – Highlighted in yellow

Increase in Regulations – Highlighted in green

- (f) ~~Lights: All lights shall be designed and located so that direct light rays shall be confined to the premises.~~

~~Sec. 7-9-66.8. Site development standards~~

- (a) ~~Building Site Area: Ten thousand (10,000) square feet minimum except per section 7-9-126.1.~~
- (b) ~~Building Height: Thirty five (35) feet maximum except per section 7-9-126.1.~~
- (c) ~~Building Setbacks: Per sections 7-9-127, 7-9-128, and 7-9-137.~~
- (d) ~~Off-Street Parking: Per section 7-9-145.~~
- (e) ~~Building Site Coverage: Thirty five (35) percent maximum.~~
- (f) ~~Lights: All lights shall be designed and located so that direct light rays shall be confined to the premises.~~

~~Sec. 7-9-67.8. Site development standards~~

- (a) ~~Building Site Area: Ten thousand (10,000) square feet minimum except per section 7-9-126.1.~~
- (b) ~~Building Height: Thirty five (35) feet maximum except per section 7-9-126.1.~~
- (c) ~~Building Site Coverage: Thirty five (35) percent maximum.~~
- (d) ~~Building Setbacks: Per sections 7-9-127, 7-9-128, and 7-9-137.~~
- (e) ~~Off-Street Parking: Per section 7-9-145.~~
- (f) ~~Lights: All lights shall be designed and located so that direct light rays shall be confined to the premises.~~

~~Sec. 7-9-68.8. Site development standards~~

- (a) ~~Building Site Area: Twenty thousand (20,000) square feet minimum except per section 7-9-126.1.~~
- (b) ~~Building Height: Thirty five (35) feet maximum except per section 7-9-126.1.~~
- (c) ~~Building Site Coverage: Thirty five (35) percent maximum.~~
- (d) ~~Building Setbacks: Per sections 7-9-127, 7-9-128, and 7-9-137.~~
- (e) ~~Off-Street Parking: Per section 7-9-145.~~
- (f) ~~Lights: All lights shall be designed and located so that direct light rays shall be confined to the premises.~~

~~Sec. 7-9-74.8. Site development standards~~

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Increase in Regulations – Highlighted in green

- 
- (a) ~~Building Site Area: Seventy two hundred (7,200) square feet minimum except per section 7-9-126.1.~~
  - (b) ~~Building Height: Thirty five (35) feet maximum except per section 7-9-126.1.~~
  - (c) ~~Building Setbacks: Per sections 7-9-127, 7-9-128, and 7-9-137.~~
  - (d) ~~Off street Parking: Per section 7-9-145.~~
  - (e) ~~Lights: All lights shall be designed and located so that direct light rays shall be confined to the premises.~~

~~Sec. 7-9-75.8. Site development standards~~

- (a) ~~Building Site Area: Seven thousand (7,000) square feet minimum except per section 7-9-126.1.~~
- (b) ~~Building Height: Thirty five (35) feet maximum except per section 7-9-126.1.~~
- (c) ~~Building Site Coverage: Thirty five (35) percent maximum.~~
- (d) ~~Building Setbacks: Per sections 7-9-127, 7-9-128, and 7-9-137.~~
- (e) ~~Off Street Parking: Per section 7-9-145.~~
- (f) ~~Lights: All lights shall be designed and located so that direct light rays shall be confined to the premises.~~

~~Sec. 7-9-76. "R2D "Two-Family Residence" District regulations.~~

~~All references to this section shall include sections 7-9-76.1 through 7-9-76.8.~~

~~Sec. 7-9-76.1. Purpose and intent.~~

~~The R2D District is established to provide for the development and maintenance of medium high density single family and duplex residential neighborhoods. Only those uses are permitted that are complementary to and can exist in harmony with such a residential neighborhood.~~

~~Sec. 7-9-76.2. Principal uses permitted~~

~~Any of the following principal uses are permitted:~~

- (a) ~~Duplexes (one (1) per building site).~~
- (b) ~~Parks, playgrounds and athletic fields (non-commercial).~~
- (c) ~~Single family dwellings or mobilehomes per section 7-9-149.5.~~

~~Sec. 7-9-76.3. Principal uses permitted subject to a site development permit~~

~~The following principal uses are permitted subject to the approval of a permit per section 7-9-150:~~

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~~(a) — Communication transmitting, reception, or relay facilities.~~

~~(b) — Public libraries and museums.~~

~~(c) — Public/private utility buildings and structures.~~

~~Sec. 7-9-76.4. — Principal uses permitted subject to a use permit~~

~~(a) — The following principal uses are permitted subject to the approval of a use permit by the Zoning Administrator per section 7-9-150:~~

~~(1) — Churches, temples, and other places of worship.~~

~~(2) — Educational institutions.~~

~~(3) — Residential condominium, stock cooperative, and community apartment projects per section 7-9-147 (two (2) units maximum).~~

~~(b) — Any other use is permitted which the Planning Commission finds consistent with the purpose and intent of this district per section 7-9-150.~~

~~Sec. 7-9-76.5. — Temporary uses permitted~~

~~Certain temporary uses, permitted per section 7-9-136, include the following:~~

~~(a) — Model homes and real estate offices.~~

~~(b) — Mobilehome residence during construction of a dwelling.~~

~~(c) — Christmas tree sales.~~

~~(d) — Halloween pumpkin sales.~~

~~(e) — Continued use of an existing building during construction of a new building.~~

~~Sec. 7-9-76.6. — Accessory uses permitted~~

~~The following accessory uses, and structures are permitted when customarily associated with and subordinate to a permitted principal use on the same building site:~~

~~(a) — Uses per section 7-9-137 which include:~~

~~(1) — Fences and walls.~~

~~(2) — Garages and carports.~~

~~(3) — Patio covers.~~

~~(4) — Swimming pools.~~

~~(b) — Signs per section 7-9-144 except no business signs.~~

~~(c) — Noncommercial keeping of pets and animals per section 7-9-146.3.~~

~~(d) — Home occupations per section 7-9-146.6.~~

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**Increase in Regulations – Highlighted in green**

- ~~(e) — Accessory uses and structures which the Director, EMA, finds consistent with the purpose and intent of this district.~~

~~Sec. 7-9-76.7. — Prohibited uses~~

~~Notwithstanding sections 7-9-76.2 through 7-9-76.6, the following uses are specifically prohibited:~~

- ~~(a) — Apiaries.~~
- ~~(b) — Keeping pets or animals for any commercial purpose unless otherwise provided for by an approved use permit.~~
- ~~(c) — The storage of vehicles, equipment, or products related to a commercial activity not permitted in this district.~~
- ~~(d) — Uses not permitted by sections 7-9-76.2 through 7-9-76.6.~~

~~Sec. 7-9-77. — R2 "Multifamily Dwellings" District regulations.~~

~~All references to this section shall include sections 7-9-77.1 through 7-9-77.8.~~

~~Sec. 7-9-77.1. — Purpose and intent.~~

~~The R2 District is established to provide for the development and maintenance of very high-density multifamily residential neighborhoods with a low building height and a minimum amount of open space. Those uses are permitted that are complementary to and compatible with such a residential neighborhood.~~

~~Sec. 7-9-77.2. — Principal uses permitted~~

~~The following principal uses are permitted.~~

- ~~(a) — Multifamily projects of four (4) or less dwelling units.~~
- ~~(b) — Parks, playgrounds, and athletic fields (non-commercial).~~
- ~~(c) — Single-family dwellings and mobilehomes per section 7-9-149.~~

~~Sec. 7-9-77.3. — Principal uses subject to a site development permit~~

~~The following principal uses are permitted subject to the approval of a site development per section 7-9-150:~~

- ~~(a) — Communication transmitting, reception, or relay facilities.~~
- ~~(b) — Fire and police stations.~~
- ~~(c) — Libraries and museums.~~
- ~~(d) — Multifamily projects of five (5) or more dwelling units (except condominium, stock cooperative, and community apartment projects) per section 7-9-146.7.~~

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~~(e) — Public/private utility buildings and structures.~~

~~Sec. 7-9-77.4. — Principal uses permitted subject to a use permit~~

~~(a) — The following principal uses are permitted subject to the approval of a use permit by the Zoning Administrator per section 7-9-150:~~

- ~~(1) — Churches, temples, and other places of worship.~~
- ~~(2) — Educational institutions.~~
- ~~(3) — Mobilehome developments per section 7-9-149.~~
- ~~(4) — Residential condominium, stock cooperative, and community apartment projects per section 7-9-146.7.~~
- ~~(5) — Wireless Communication facilities.~~

~~(b) — The following principal uses are permitted subject to the approval of a use permit by the Planning Commission per section 7-9-150.~~

- ~~(1) — Residential planned (unit) developments per site development standards of section 7-9-110.~~
- ~~(2) — Any other use which the Planning Commission finds consistent with the purpose and intent of this district.~~

~~Sec. 7-9-77.5. — Temporary uses permitted~~

~~Certain temporary uses, permitted per section 7-9-136, include the following:~~

- ~~(a) — Christmas tree sales.~~
- ~~(b) — Halloween pumpkin sales.~~

~~Sec. 7-9-77.6. — Accessory uses permitted~~

~~The following accessory uses, and structures are permitted when customarily associated with and subordinate to a permitted principal use on the same building site:~~

~~(a) — Uses per section 7-9-137 which include:~~

- ~~(1) — Detached buildings.~~
- ~~(2) — Fences and walls.~~
- ~~(3) — Garages and carports.~~
- ~~(4) — Patio covers.~~
- ~~(5) — Swimming pools.~~

~~(b) — Signs per section 7-9-144 except no business signs.~~

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~~(c) — Noncommercial keeping of pets and animals per section 7-9-146.3.~~

~~(d) — Home occupations per section 7-9-146.6.~~

~~(e) — Accessory uses and structures which the Director, EMA, finds consistent with the purpose and intent of this district.~~

Sec. 7-9-77.7. — Prohibited uses

Notwithstanding sections 7-9-77.2 through 7-9-77.6, the following uses are specifically prohibited:

~~(a) — Keeping pets or animals for any commercial purpose.~~

~~(b) — The storage of vehicles, equipment, or products related to a commercial activity not permitted in this district.~~

~~(c) — Uses not permitted by sections 7-9-77.2 through 7-9-77.6.~~

Sec. 7-9-78. — R3 "Apartment" District regulations.

All references to this section shall include sections 7-9-78.1 through 7-9-78.8.

Sec. 7-9-78.1. — Purpose and intent.

— See The R3 District is established to provide for the development and maintenance of very high density multi-family residential neighborhoods with taller buildings and a minimum amount of open space. Only those uses which are compatible with very high density residential uses are permitted.

Sec. 7-9-78.2. — Principal uses permitted

The following principal uses are permitted:

~~(a) — Boarding houses serving six (6) or fewer persons.~~

~~(b) — Multifamily projects of four (4) or less dwelling units.~~

~~(c) — Parks, playgrounds, and athletic fields (non-commercial).~~

~~(d) — Single family dwellings and mobilehomes per section 7-9-149.~~

Sec. 7-9-78.3. — Principal uses permitted subject to a site development permit

The following principal uses are permitted subject to the approval of a site development permit per section 7-9-150:

~~(a) — Boarding and rooming houses serving more than six (6) persons.~~

~~(b) — Communication transmitting, reception, or relay facilities.~~

~~(c) — Fire and police stations.~~

~~(d) — Fraternity or sorority houses.~~

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Increase in Regulations – Highlighted in green

~~(e) — Libraries and museums.~~

~~(f) — Multifamily projects of five (5) or more dwelling units (except condominium, stock cooperative, and community apartment projects) per section 7-9-146.7.~~

~~(g) — Public/private utility buildings and structures.~~

~~Sec. 7-9-78.4. — Principal uses permitted subject to a use permit~~

~~(a) — The following principal uses are permitted subject to the approval of a use permit by the Zoning Administrator per section 7-9-150:~~

~~(1) — Churches, temples, and other places of worship.~~

~~(2) — Educational institutions.~~

~~(3) — Hotels~~

~~(4) — Mobilehome developments per section 7-9-149.~~

~~(5) — Residential condominium, stock cooperative, and community apartment projects per section 7-9-146.7.~~

~~(b) — The following principal uses are permitted subject to the approval of a use permit by the Planning Commission per section 7-9-150.~~

~~(1) — Residential planned (unit) developments per site development standards of section 7-9-110.~~

~~(2) — Any other use which the Planning Commission finds consistent with the purpose and intent of this district.~~

~~Sec. 7-9-78.5. — Temporary uses permitted~~

~~Certain temporary uses, permitted per section 7-9-136, include the following:~~

~~(a) — Christmas tree sales.~~

~~(b) — Halloween pumpkin sales.~~

~~Sec. 7-9-78.6. — Accessory uses permitted~~

~~The following accessory uses, and structures are permitted when customarily associated with and subordinate to a permitted principal use on the same building site:~~

~~(a) — Uses per section 7-9-137 which include:~~

~~(1) — Detached buildings.~~

~~(2) — Fences and walls.~~

~~(3) — Garages and carports.~~

~~(4) — Patio covers.~~

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- ~~(5) — Swimming pools.~~
- ~~(b) — Signs per section 7-9-144 except no business signs.~~
- ~~(c) — Noncommercial keeping of pets and animals per section 7-9-146.3.~~
- ~~(d) — Home occupations per section 7-9-146.6.~~
- ~~(e) — Accessory uses and structures which the Director, EMA, finds consistent with the purpose and intent of this district.~~

~~Sec. 7-9-78.7. — Prohibited uses~~

~~Notwithstanding sections 7-9-78.2 through 7-9-78.6, the following uses are specifically prohibited:~~

- ~~(a) — Keeping pets or animals for any commercial purpose.~~
- ~~(b) — The storage of vehicles, equipment, or products related to a commercial activity not permitted in this district.~~
- ~~(c) — Uses not permitted by sections 7-9-78.2 through 7-9-78.6.~~

~~Sec. 7-9-79. — R4 "Suburban Multifamily Residential" District regulations.~~

~~All references to this section shall include sections 7-9-79.1 through 7-9-79.8.~~

~~Sec. 7-9-79.1. — Purpose and intent.~~

~~—The R4 District is established to provide for the development and maintenance of high-density multi-family residential neighborhoods with a moderate amount of open spaces. Only those uses are permitted that are complementary to and are compatible with such a residential neighborhood.~~

~~Sec. 7-9-79.2. — Principal uses permitted~~

~~The following principal uses are permitted:~~

- ~~(a) — Multifamily projects of four (4) or less dwelling units.~~
- ~~(b) — Parks, playgrounds, and athletic fields (non-commercial).~~
- ~~(c) — Single-family dwellings or mobilehomes per section 7-9-149.~~

~~Sec. 7-9-79.3. — Principal uses permitted subject to a site development permit~~

~~The following principal uses are permitted subject to the approval of a site development permit per section 7-9-150:~~

- ~~(a) — Communication transmitting, reception, or relay facilities.~~
- ~~(b) — Fire and police stations.~~
- ~~(c) — Libraries and museums.~~

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~~(d) Multifamily projects of five (5) or more dwelling units (except condominium, stock cooperative, and community apartment projects) per section 7-9-146.7.~~

~~(e) Public/private utility buildings and structures.~~

~~Sec. 7-9-79.4. Principal uses permitted subject to a use permit~~

~~(a) The following principal uses are permitted subject to the approval of a use permit by the Zoning Administrator per section 7-9-150:~~

~~(1) Churches, temples, and other places of worship.~~

~~(2) Educational institutions.~~

~~(3) Mobilehome developments per section 7-9-149.~~

~~(4) Residential condominium, stock cooperative, and community apartment projects per section 7-9-146.7.~~

~~(b) The following principal uses are permitted subject to the approval of a use permit by the Planning Commission per section 7-9-150.~~

~~(1) Residential planned (unit) developments per site development standards of section 7-9-110.~~

~~(2) Any other use which the Planning Commission finds consistent with the purpose and intent of this district.~~

~~Sec. 7-9-79.5. Temporary uses permitted~~

~~Certain temporary uses, permitted per section 7-9-136, include the following:~~

~~(a) Christmas tree sales.~~

~~(b) Halloween pumpkin sales.~~

~~Sec. 7-9-79.6. Accessory uses permitted~~

~~The following accessory uses, and structures are permitted when customarily associated with and subordinate to a permitted principal use on the same building site:~~

~~(a) Uses per section 7-9-137 which include:~~

~~(1) Detached buildings.~~

~~(2) Fences and walls.~~

~~(3) Garages and carports.~~

~~(4) Patio covers.~~

~~(5) Swimming pools.~~

~~(b) Signs per section 7-9-144 except no business signs.~~

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~~(c) Noncommercial keeping of pets and animals per section 7-9-146.3.~~

~~(d) Home occupations, per section 7-9-146.6.~~

~~(e) Accessory uses and structures which the Director, EMA, finds consistent with the purpose and intent of this district.~~

~~Sec. 7-9-79.7. Prohibited uses~~

~~Notwithstanding sections 7-9-79.2 through 7-9-79.6, the following uses are specifically prohibited:~~

~~(a) Keeping pets or animals for any commercial purpose.~~

~~(b) The storage of vehicles, equipment, or products related to a commercial activity not permitted in this district.~~

~~(c) Uses not permitted by sections 7-9-79.2 through 7-9-79.6.~~

~~Sec. 7-9-76.8. Site development standards~~

~~(a) Building Site Area: Seventy-two hundred (7,200) square feet minimum except per section 7-9-126.1.~~

~~(b) Building Height: Thirty-five (35) feet maximum except per section 7-9-126.1.~~

~~(c) Building Site Coverage: Sixty (60) percent maximum.~~

~~(d) Building Setbacks: Per sections 7-9-127, 7-9-128, and 7-9-137.~~

~~(e) Off-Street Parking: Per section 7-9-145.~~

~~(f) Lights: All lights shall be designed and located so that direct light rays shall be confined to the premises.~~

~~Sec. 7-9-77.8. R2 "Multifamily Dwellings" – Site development standards~~

~~(a) Building site area. Seven thousand two hundred (7,200) square feet minimum except per section 7-9-126.1.~~

~~(b) Building height. Thirty-five (35) feet maximum except per section 7-9-126.1.~~

~~(c) Area per unit. One thousand (1,000) square feet minimum net land area per dwelling unit except per section 7-9-126.1.~~

~~(d) Distance between principal structures. Ten (10) feet minimum.~~

~~(e) Building setbacks. Per sections 7-9-127, 7-9-128, and 7-9-137.~~

~~(f) Off-street parking. Per section 7-9-145.~~

~~(g) Lights. All lights shall be designed and located so that direct light rays shall be confined to the premises.~~

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~~7-9-78.8. R3 "Apartment" Site development standards~~

- ~~(a) Building site area. Seven thousand two hundred (7,200) square feet minimum except per section 7-9-126.1.~~
- ~~(b) Building height. Sixty five (65) feet maximum except per section 7-9-126.1.~~
- ~~(c) Area per unit. One thousand (1,000) square feet minimum net land area per dwelling unit unless otherwise provided for by an approved use permit.~~
- ~~(d) Distance between principal structures. Fifteen (15) feet minimum.~~
- ~~(e) Building setbacks. Per sections 7-9-127, 7-9-128, and 7-9-137.~~
- ~~(f) Off-street parking. Per section 7-9-145.~~
- ~~(g) Lights. All lights shall be designed and located so that direct light rays shall be confined to the premises.~~

~~Sec. 7-9-79.8. R4 "Suburban Multifamily Residential" Site development standards~~

- ~~(a) Building site area. Seven thousand two hundred (7,200) square feet minimum except per section 7-9-126.1.~~
- ~~(b) Building height. Thirty five (35) feet maximum except per section 7-9-126.1.~~
- ~~(c) Area per unit. Three thousand (3,000) square feet minimum net land area per dwelling unit except per section 7-9-126.1.~~
- ~~(d) Distance between principal structures. Fifteen (15) feet minimum.~~
- ~~(e) Building setbacks. Per sections 7-9-127, 7-9-128, and 7-9-137.~~
- ~~(f) Off-street parking. Per section 7-9-145.~~
- ~~(g) Lights. All lights shall be designed and located so that direct light rays shall be confined to the premises.~~

~~Sec. 7-9-80.2 Principal Uses Permitted~~

~~The following principal uses are permitted:~~

- ~~(a) Parks, playgrounds, and athletic fields (non-commercial).~~
- ~~(b) Single family dwelling or mobilehome per section 7-9-149.5 (one (1) per building site).~~

~~Sec. 7-9-80.3 Principal Uses Permitted Subject To A Site Development Permit~~

~~The following principal uses are permitted subject to the approval of a site development permit per section 7-9-150:~~

- ~~(a) Churches, temples, and other places of worship.~~

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- ~~(b) — Civic and government uses.~~
- ~~(c) — Libraries and museums.~~
- ~~(d) — Professional and administrative offices.~~
- ~~(e) — Public/private utility buildings and structures.~~

#### Sec. 7-9-80.4 Principal Uses Permitted Subject To A Use Permit

The following principal uses are permitted subject to the approval of a use permit by the Zoning Administrator per section 7-9-150:

- ~~(a) — Educational institutions.~~
- ~~(b) — Multifamily projects of four (4) or less dwelling units.~~
- ~~(c) — Wireless communications facilities.~~
- ~~(d) — Any other use is permitted which the Planning Commission finds consistent with the purpose and intent of this district per section 7-9-150.~~

#### Sec. 7-9-80.5 Temporary Uses Permitted

Certain temporary uses, permitted per section 7-9-136, include the following:

- ~~(a) — Christmas tree sales.~~
- ~~(b) — Halloween pumpkin sales.~~
- ~~(c) — Commercial coaches.~~

#### Sec. 7-9-80.6 Accessory Uses Permitted

The following accessory uses, and structures are permitted when customarily associated with and subordinate to a permitted principal use on the same building site:

- ~~(a) — Uses per section 7-9-137 which include:
 
  - ~~(1) — Garages and carports.~~
  - ~~(2) — Fences and walls.~~
  - ~~(3) — Patio covers.~~
  - ~~(4) — Swimming pools.~~~~
- ~~(a) — Signs per section 7-9-144 except no business signs, roof signs, or projecting signs.~~
- ~~(b) — Noncommercial keeping of pets and animals per section 7-9-146.3.~~
- ~~(c) — Home occupations per section 7-9-146.6.~~

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**Increase in Regulations – Highlighted in green**

- ~~(d) — Accessory uses and structures which the Director, EMA, finds consistent with the purpose and intent of this district.~~

**Sec. 7-9-80.7 Prohibited Uses**

Notwithstanding sections 7-9-80.2 through 7-9-80.6, the following uses are specifically prohibited:

- ~~(a) — Keeping pets or animals for any commercial purpose.  
 (b) — Uses not permitted by sections 7-9-80.2 through 7-9-80.6.~~

**Sec. 7-9-84.2 Principal Uses Permitted Subject To A Site Development Permit**

The following principal uses shall be permitted subject to the approval of a site development permit per section 7-9-150:

- ~~(a) — Administrative/professional offices (except as exempted per section 7-9-150.10).  
 (b) — Animal clinics per section 7-9-146.1.  
 (c) — Automobile parking lots and structures per section 7-9-145.  
 (d) — Automobile repair specialty shops.  
 (e) — Churches, temples, and other places of worship.  
 (f) — Civic and government uses.  
 (g) — Commercial recreation.  
 (h) — Wireless communications facilities (unless within one hundred (100) feet of a residential or open space zoning district, as defined by 7-9-146.13, as measured from the parcel line).  
 (i) — Financial institutions.  
 (j) — Hotels and motels.  
 (k) — Libraries and museums.  
 (l) — Public/private utility buildings and structures.  
 (m) — Restaurants.  
 (n) — Retail/service businesses (except as exempted per section 7-9-150.10).  
 (o) — Wholesale business offices with samples on the premises but not to include warehousing.~~

**Sec. 7-9-84.3 Principal Uses Permitted Subject To A Use Permit**

County of Orange Draft Update Zoning Code – Third Draft  
 Article 2, Subarticle 2 – Base Districts  
 New language is underlined. Deleted language is ~~struck~~.

Proposed revisions have been highlighted as follows:

Neutral/No Change in Regulations – Highlighted in gray

Decrease in Regulations – Highlighted in yellow

Increase in Regulations – Highlighted in green

- ~~(a) The following principal uses are permitted subject to the approval of a use permit by the Zoning Administrator per section 7-9-150:~~
- ~~(1) Automobile service stations per the standards in section 7-9-114.~~
  - ~~(2) Helistops.~~
  - ~~(3) Hospitals.~~
  - ~~(4) Mini-storage facilities.~~
  - ~~(5) Mortuaries and crematories.~~
  - ~~(6) Outdoor advertising signs per section 7-9-144.~~
  - ~~(7) Vehicle washing facilities.~~
  - ~~(8) Warehouses.~~
  - ~~(9) Wireless communications facilities (if within one hundred (100) feet of a residential or open space zoning district, as defined by 7-9-146.13, as measured from the parcel line).~~
- ~~(b) Any other use is permitted which the Planning Commission finds consistent with the purpose and intent of this district per section 7-9-150.~~

#### ~~Sec. 7-9-84.4 Temporary Uses Permitted~~

~~Certain temporary uses, permitted per section 7-9-136, include the following:~~

- ~~(a) Commercial coaches.~~
- ~~(b) Christmas tree sales.~~
- ~~(c) Halloween pumpkin sales.~~

#### ~~Sec. 7-9-84.5 Accessory Uses Permitted~~

~~The following accessory uses and structures are permitted when customarily associated with and subordinate to a permitted principal use on the same building site:~~

- ~~(a) Uses per section 7-9-137 which include:
 
  - ~~(1) Detached buildings.~~
  - ~~(2) Fences and walls.~~~~
- ~~(b) Signs per section 7-9-144.~~
- ~~(c) Accessory uses and structures which the Director, EMA, finds to be consistent with the purpose and intent of this district.~~

#### ~~Sec. 7-9-84.6. Prohibited uses.~~

County of Orange Draft Update Zoning Code – Third Draft  
 Article 2, Subarticle 2 – Base Districts  
 New language is underlined. Deleted language is ~~struck~~.

Proposed revisions have been highlighted as follows:

Neutral/No Change in Regulations – Highlighted in gray

Decrease in Regulations – Highlighted in yellow

Increase in Regulations – Highlighted in green

~~Notwithstanding sections 7-9-84.2 through 7-9-84.5, the following uses are specifically prohibited:~~

- ~~(a) Automobile wrecking, junk and salvage yards.~~
- ~~(b) Bottling plants.~~
- ~~(c) Contractors' storage and equipment yards, work and fabricating areas.~~
- ~~(d) Rental and sales agencies for agricultural, industrial and construction equipment.~~
- ~~(e) Vehicle engine/transmission rebuilding, tire retreading, body repair and paint shops.~~
- ~~(f) Welding shops and metal plating.~~
- ~~(g) Uses not permitted by sections 7-9-84.2 through 7-9-84.5. 9-84.6 Prohibited Uses~~

~~Sec. 7-9-85.2. Principal uses permitted subject to a site development permit.~~

~~The following principal uses shall be permitted subject to the approval of a site development permit per section 7-9-150:~~

- ~~(a) Administrative/professional offices (except as exempted per sec. 7-9-150.10).~~
- ~~(b) Animal clinics and hospitals per section 7-9-146.1.~~
- ~~(c) Automobile parking lots and structures per section 7-9-145.~~
- ~~(d) Automobile repair specialty shops.~~
- ~~(e) Civic and government uses.~~
- ~~(f) Commercial recreation.~~
- ~~(g) Wireless communications facilities (unless within one hundred (100) feet of a residential or open space zoning district, as defined by 7-9-146.13, as measured from the parcel line).~~
- ~~(h) Financial institutions.~~
- ~~(i) Hotels and motels.~~
- ~~(j) Libraries and museums.~~
- ~~(k) Public/private utility buildings and structures.~~
- ~~(l) Restaurants.~~
- ~~(m) Retail/service businesses (except as exempted per section 7-9-150.10).~~
- ~~(n) Vehicle washing facilities.~~

County of Orange Draft Update Zoning Code – Third Draft  
 Article 2, Subarticle 2 – Base Districts  
 New language is underlined. Deleted language is ~~struck~~.

Proposed revisions have been highlighted as follows:

Neutral/No Change in Regulations – Highlighted in gray

Decrease in Regulations – Highlighted in yellow

Increase in Regulations – Highlighted in green

~~(e) Wholesale businesses.~~

Sec. 7-9-85.3. Principal uses permitted subject to a use permit.

(a) The following principal uses are permitted subject to the approval of a use permit by the Zoning Administrator per section 7-9-150:

- ~~(1) Automobile and truck maintenance and repair.~~
- ~~(2) Automobile and truck paint shops.~~
- ~~(3) Automobile service stations per the standards in section 7-9-114.~~
- ~~(4) Automobile wrecking and salvage yards.~~
- ~~(5) Bottling plants.~~
- ~~(6) Cleaning, dyeing and laundry plants.~~
- ~~(7) Contractors' storage yards, work and fabricating areas.~~
- ~~(8) Helistops.~~
- ~~(9) Metal plating.~~
- ~~(10) Mini-storage facilities.~~
- ~~(11) Mortuaries and crematories.~~
- ~~(12) Outdoor advertising signs per section 7-9-144.~~
- ~~(13) Storage of automobiles, trucks, trailers, boats, motorcycles and other types of vehicles and equipment.~~
- ~~(14) Tire retreading.~~
- ~~(15) Warehouses.~~
- ~~(16) Welding shops.~~
- ~~(17) Recycling and transfer/materials recovery facilities per section 7-9-146.12.~~
- ~~(18) Wireless communications facilities (if within one hundred (100) feet of a residential or open space zoning district, as defined by 7-9-146.13, as measured from the parcel line).~~

(b) Any other use is permitted which the Planning Commission finds consistent with the purpose and intent of this district per section 7-9-150.

Sec. 7-9-85.4. Temporary uses permitted.

Certain temporary uses, permitted per section 7-9-136, include the following:

County of Orange Draft Update Zoning Code – Third Draft  
 Article 2, Subarticle 2 – Base Districts  
 New language is underlined. Deleted language is ~~struck~~.

Proposed revisions have been highlighted as follows:

Neutral/No Change in Regulations – Highlighted in gray

Decrease in Regulations – Highlighted in yellow

Increase in Regulations – Highlighted in green

- ~~(a) Commercial coaches.~~
- ~~(b) Christmas tree sales.~~
- ~~(c) Halloween pumpkin sales.~~

~~Sec. 7-9-85.5. – Accessory uses permitted.~~

~~The following accessory uses and structures are permitted when customarily associated with and subordinate to a permitted principal use on the same building site:~~

- ~~(a) Uses per section 7-9-137 which include:
 
  - ~~(1) Detached buildings.~~
  - ~~(2) Fences and walls.~~~~
- ~~(b) Signs per section 7-9-144.~~
- ~~(c) Accessory uses and structures which the Director, EMA, finds to be consistent with the purpose and intent of this district.~~

~~Sec. 7-9-85.6. – Prohibited uses.~~

~~Uses not permitted by sections 7-9-85.2 through 7-9-85.5 are specifically prohibited.~~

~~7-9-87.2 Principal Uses Permitted Subject To A Site Development Permit~~

~~The following principal uses shall be permitted subject to the approval of a site development permit per section 7-9-150:~~

- ~~(a) Administrative/professional offices (except as exempted per sec. 7-9-150.10).~~
- ~~(b) Animal clinics per section 7-9-146.1.~~
- ~~(c) Automobile parking lots and structures per section 7-9-145.~~
- ~~(d) Automobile repair specialty shops.~~
- ~~(e) Churches, temples, and other places of worship.~~
- ~~(f) Civic and government uses.~~
- ~~(g) Commercial recreation.~~
- ~~(h) Wireless communications facilities (unless within one hundred (100) feet of a residential or open space zoning district, as defined by 7-9-146.13, as measured from the parcel line).~~
- ~~(i) Financial institutions.~~
- ~~(j) Libraries and museums.~~
- ~~(k) Public/private utility buildings and structures.~~

County of Orange Draft Update Zoning Code – Third Draft  
 Article 2, Subarticle 2 – Base Districts  
 New language is underlined. Deleted language is ~~struck~~.

Proposed revisions have been highlighted as follows:

Neutral/No Change in Regulations – Highlighted in gray

Decrease in Regulations – Highlighted in yellow

Increase in Regulations – Highlighted in green

~~(l) — Restaurants.~~

~~(m) — Retail/service businesses (except as exempted per section 7-9-150.10).~~

~~(n) — Wholesale businesses without warehousing.~~

~~Sec. 7-9-87.3. — Principal uses permitted subject to a use permit.~~

~~(a) — The following principal uses are permitted subject to the approval of a use permit by the Zoning Administrator per section 7-9-150:~~

~~(1) — Automobile service stations per the standards in section 7-9-114.~~

~~(2) — Helistops.~~

~~(3) — Hospitals.~~

~~(4) — Hotels and motels.~~

~~(5) — Mini-storage facilities.~~

~~(6) — Mortuaries and crematories.~~

~~(7) — Outdoor advertising signs per section 7-9-144.~~

~~(8) — Vehicle washing facilities.~~

~~(9) — Wireless communications facilities (if within one hundred (100) feet of a residential or open space zoning district, as defined by 7-9-146.13, as measured from the parcel line).~~

~~(b) — Any other use is permitted which the Planning Commission finds consistent with the purpose and intent of this district per section 7-9-150.~~

~~Sec. 7-9-87.4. — Temporary uses permitted.~~

~~Certain temporary uses, permitted per section 7-9-136, include the following:~~

~~(a) — Commercial coaches.~~

~~(b) — Christmas tree sales facility.~~

~~(c) — Halloween pumpkin sales.~~

~~Sec. 7-9-87.5. — Accessory uses permitted.~~

~~The following accessory uses and structures are permitted when customarily associated with and subordinate to a permitted principal use on the same building site:~~

~~(a) — Uses per section 7-9-137 which include:~~

~~(1) — Detached buildings.~~

~~(2) — Fences and walls.~~

County of Orange Draft Update Zoning Code – Third Draft  
 Article 2, Subarticle 2 – Base Districts  
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Proposed revisions have been highlighted as follows:

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Decrease in Regulations – Highlighted in yellow

Increase in Regulations – Highlighted in green

~~(b) — Signs per section 7-9-144.~~

~~(c) — Accessory uses and structures which the Director, EMA, finds to be consistent with the purpose and intent of this district.~~

~~Sec. 7-9-87.6. Prohibited uses.~~

~~Notwithstanding sections 7-9-87.2 through 7-9-87.5, the following uses are specifically prohibited:~~

~~(a) — Automobile wrecking, junk and salvage yards.~~

~~(b) — Bottling plants.~~

~~(c) — Cleaning, dyeing and laundry plants.~~

~~(d) — Contractors' storage and equipment yards, work and fabricating areas.~~

~~(e) — Rental and sales agencies for agricultural, industrial and construction equipment.~~

~~(f) — Vehicle engine/transmission rebuilding, tire retreading, body repair and paint shops.~~

~~(g) — Welding shops and metal plating.~~

~~(h) — Uses not permitted by sections 7-9-87.2 through 7-9-87.5~~

~~Sec. 7-9-88.2. Principal uses permitted subject to a site development permit.~~

~~The following principal uses shall be permitted subject to the approval of a site development permit per section 7-9-150:~~

~~(a) — Animal clinics per section 7-9-146.1.~~

~~(b) — Automobile parking lots and structures per section 7-9-145.~~

~~(c) — Automobile repair specialty shops.~~

~~(d) — Bus, railroad and taxi stations.~~

~~(e) — Commercial recreation.~~

~~(f) — Wireless communications facilities (unless within one hundred (100) feet of a residential or open space zoning district, as defined by 7-9-146.13, as measured from the parcel line).~~

~~(g) — Financial institutions.~~

~~(h) — Hotels and motels.~~

~~(i) — Police and fire stations.~~

~~(j) — Public/private utility buildings and structures.~~

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Increase in Regulations – Highlighted in green

~~(k) — Restaurants.~~

~~(l) — Retail/service businesses (except as exempted per section 7-9-150.10).~~

~~Sec. 7-9-88.3. — Principal uses permitted subject to a use permit.~~

~~(a) — The following principal uses are permitted subject to the approval of a use permit by the Zoning Administrator per section 7-9-150:~~

~~(1) — Automobile and truck maintenance and repair.~~

~~(2) — Automobile service stations per the Standards in section 7-9-114.~~

~~(3) — Impound and auto storage yards.~~

~~(4) — Mini-storage facilities.~~

~~(5) — Outdoor advertising signs per section 7-9-144.~~

~~(6) — Rental and sales agencies for agricultural, industrial and construction equipment.~~

~~(7) — Vehicle washing facilities.~~

~~(8) — Recycling and transfer/materials recovery facilities per section 7-9-146.12.~~

~~(9) — Wireless communications facilities (if within one hundred (100) feet of a residential or open space zoning district, as defined by 7-9-146.13, as measured from the parcel line).~~

~~(b) — Any other use is permitted which the Planning Commission finds consistent with the purpose and intent of this district per section 7-9-150.~~

~~Sec. 7-9-88.4. — Temporary uses permitted.~~

~~Certain temporary uses, permitted per section 7-9-136, include the following:~~

~~(a) — Commercial coaches.~~

~~(b) — Christmas tree sales.~~

~~(c) — Halloween pumpkin sales.~~

~~Sec. 7-9-88.5. — Accessory uses permitted.~~

~~The following accessory uses and structures are permitted when customarily associated with and subordinate to a permitted principal use on the same building site:~~

~~(a) — Uses per section 7-9-137 which include:~~

~~(1) — Detached buildings.~~

~~(2) — Fences and walls.~~

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Increase in Regulations – Highlighted in green

~~(b) — Signs per section 7-9-144.~~

~~(c) — Accessory uses and structures which the Director, EMA, finds to be consistent with the purpose and intent of this district.~~

~~Sec. 7-9-88.6. — Prohibited uses.~~

~~Uses not permitted by sections 7-9-88.2 through 7-9-88.5 are specifically prohibited.~~

~~Sec. 7-9-89.2. — Principal uses permitted subject to a site development permit.~~

~~The following principal uses shall be permitted subject to the approval of a site development permit per section 7-9-150:~~

~~(a) — Administrative/professional offices (except as exempted per sec. 7-9-150.10).~~

~~(b) — Animal clinics per section 7-9-146.1.~~

~~(c) — Civic and government uses.~~

~~(d) — Churches, temples, and other places of worship.~~

~~(e) — Wireless communications facilities (unless within one hundred (100) feet of a residential or open space zoning district, as defined by 7-9-146.13, as measured from the parcel line).~~

~~(f) — Financial institutions.~~

~~(g) — Libraries and museums.~~

~~(h) — Public/private utility buildings and structures.~~

~~(i) — Restaurants.~~

~~(j) — Retail/service businesses (except as exempted per section 7-9-150.10).~~

~~Sec. 7-9-89.3. — Principal uses permit subject to a use permit.~~

~~(a) — The following principal uses are permitted subject to the approval of a use permit by the Zoning Administrator per section 7-9-150:~~

~~(1) — Automobile service stations per the standards in section 7-9-114.2~~

~~(2) — Mini storage facilities.~~

~~(3) — Wireless communications facilities (if with within one hundred (100) feet of a residential or open space zoning district, as defined by 7-9-146.13, as measured from the parcel line).~~

~~(b) — Any other use is permitted which the Planning Commission finds consistent with the purpose and intent of this district per section 7-9-150.~~

~~Sec. 7-9-89.4. — Temporary use permitted.~~

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Decrease in Regulations – Highlighted in yellow

Increase in Regulations – Highlighted in green

~~Certain temporary uses, permitted per section 7-9-136, include the following:~~

- ~~(a) Commercial coaches.~~
- ~~(b) Christmas tree sales.~~
- ~~(c) Halloween pumpkin sales.~~

~~Sec. 7-9-89.5. Accessory uses permitted.~~

~~The following accessory uses and structures are permitted when customarily associated with and subordinate to a permitted principal use on the same building site:~~

- ~~(a) Uses per section 7-9-137 which include:
 
  - ~~(1) Detached buildings.~~
  - ~~(2) Fences and walls.~~~~
- ~~(b) Signs per section 7-9-144, except no business signs, roof signs, or projecting signs.
 
  - ~~(1) Wall signs: There shall be no more than one (1) such sign per public entrance for each use.~~
  - ~~(2) Freestanding signs: Not more than one (1) freestanding sign shall be permitted on each site.~~~~
- ~~(c) Accessory uses and structures which the Director, EMA, finds to be consistent with the purpose and intent of this district.~~

~~Sec. 7-9-89.6. Prohibited uses.~~

~~Notwithstanding sections 7-9-89.2 through 7-9-89.5, the following uses are specifically prohibited:~~

- ~~(a) Automobile wrecking, junk and salvage yards.~~
- ~~(b) Bottling plants.~~
- ~~(c) Cleaning, dyeing and laundry plants.~~
- ~~(d) Commercial recreation.~~
- ~~(e) Contractors storage and equipment yards, work and fabricating areas.~~
- ~~(f) Hotels and motels.~~
- ~~(g) Rental and sales agencies for agricultural, industrial, and construction equipment.~~
- ~~(h) Rental and sales agencies for automobiles, trailers, boats and trucks.~~
- ~~(i) Residential uses.~~

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- ~~(j) Vehicle engine/transmission rebuilding, tire retreading, body repair and paint shops.~~
- ~~(k) Vehicle washing facilities.~~
- ~~(l) Welding shops and metal plating.~~
- ~~(m) Wholesale businesses.~~

~~(n) Uses not permitted by sections 7-9-89.2 through 7-9-89.5.~~

~~Sec. 7-9-90.2 Principal uses permitted subject to a site development permit.~~

~~The following principal uses are permitted subject to the approval of a site development permit per section 7-9-150:~~

- ~~(a) Automobile parking lots per section 7-9-145.~~
- ~~(b) Churches, temples, and other places of worship.~~
- ~~(c) Civic and government uses.~~
- ~~(d) Communication transmitting, reception, or relay facilities.~~
- ~~(e) Educational institutions serving adults.~~
- ~~(f) Financial institutions.~~
- ~~(g) Libraries and museums.~~
- ~~(h) Administrative/professional offices (except as exempted per section 7-9-150.10).~~
- ~~(i) Public/private utility buildings and structures.~~

~~Sec. 7-9-90.3 Principal uses permitted subject to a use permit~~

~~The following principal uses are permitted subject to the approval of a use permit by the Planning Commission per section 7-9-150:~~

- ~~(a) Wireless communications facilities (if within one hundred (100) feet of a residential or open space zoning district, as defined by 7-9-146.13, as measured from the parcel line).~~
- ~~(b) Any use which the Planning Commission finds consistent with the purpose and intent of this district.~~

~~Sec. 7-9-90.4 Temporary uses permitted~~

~~Certain temporary uses, permitted per section 7-9-136, include the following:~~

- ~~(i) Commercial coaches.~~
- ~~(k) Christmas tree sales~~

County of Orange Draft Update Zoning Code – Third Draft  
 Article 2, Subarticle 2 – Base Districts  
 New language is underlined. Deleted language is ~~struck~~.

Proposed revisions have been highlighted as follows:

Neutral/No Change in Regulations – Highlighted in gray

Decrease in Regulations – Highlighted in yellow

Increase in Regulations – Highlighted in green

~~(l) Halloween pumpkin sales.~~

~~Sec. 7-9-90.5. Accessory uses permitted~~

~~The following accessory uses and structures are permitted when customarily associated with and subordinate to a permitted principal use on the same building site:~~

~~(a) Uses per section 7-9-137 which include:~~

~~(1) Detached buildings.~~

~~(2) Fences and walls.~~

~~(b) Signs per section 7-9-144 except no business signs, roof signs, or projecting signs.~~

~~(c) Accessory uses and structures which the Director, EMA, finds to be consistent with the purpose and intent of this district.~~

~~Sec. 7-9-90.6. Prohibited uses~~

~~Notwithstanding sections 7-9-90.2 through 7-9-90.5, the following uses are specifically prohibited:~~

~~(a) Uses not permitted by sections 7-9-90.2 through 7-9-90.5.~~

~~Sec. 7-9-95.2. Principal uses permitted subject to a site development permit~~

~~The following principal uses are permitted, subject to the approval of a site development permit per section 7-9-150:~~

~~(a) Assembly of component or finished products.~~

~~(b) Automobile parking lots and structures per section 7-9-145.~~

~~(c) Communication transmitting, reception, or relay facilities.~~

~~(d) Mail order businesses.~~

~~(e) Manufacturing of component or finished products.~~

~~(f) Mini storage facilities or warehouses.~~

~~(g) Motion picture and recording studios; radio or television stations.~~

~~(h) Police and fire stations.~~

~~(i) Recycling businesses for beverage and food containers and paper products.~~

~~(j) Utility facilities.~~

~~(k) Wholesale businesses.~~

~~(l) Industry supporting commercial activities.~~

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Increase in Regulations – Highlighted in green

- 
- (1) ~~Administrative, professional and business offices (defined as labor/business associations, commercial insurance, loan brokerage, commodity brokers and dealers, security services, accountants, planning, engineering and design firms, attorneys, and related uses).~~
- (2) ~~Advertising and publishing businesses.~~
- (3) ~~Answering (and communication) services.~~
- (4) ~~Automobile and truck rental agencies.~~
- (5) ~~Barber and beauty shops.~~
- (6) ~~Blueprinting, reproduction and copying services, and photo supplies.~~
- (7) ~~Cocktail lounges and bars.~~
- (8) ~~Credit unions (and commercial credit institutions).~~
- (9) ~~Delicatessen (specialty food product) sales and catering.~~
- (10) ~~Dispensing pharmacy.~~
- (11) ~~Emergency health service facilities.~~
- (12) ~~Employment search, placement, and temporary help agencies.~~
- (13) ~~Engineering and stationery supplies.~~
- (14) ~~Florists without arrangement displays.~~
- (15) ~~Health and athletic clubs.~~
- (16) ~~Janitorial businesses.~~
- (17) ~~Landscaping businesses.~~
- (18) ~~Messenger, mail and delivery service.~~
- (19) ~~Office furniture, equipment, and supplies (including computer equipment, office furnishing, installation, and interior decoration).~~
- (20) ~~Photoengraving, printing and bookbinding.~~
- (21) ~~Restaurants.~~
- (22) ~~Travel agencies.~~
- (23) ~~Vocational schools.~~

Sec. 7-9-95.3. Principal uses permitted subject to a use permit

- (a) ~~The following principal uses are permitted subject to the approval of a use permit by the Zoning Administrator per section 7-9-150:~~

County of Orange Draft Update Zoning Code – Third Draft  
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 New language is underlined. Deleted language is ~~struck~~.

Proposed revisions have been highlighted as follows:

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**Decrease in Regulations – Highlighted in yellow**

**Increase in Regulations – Highlighted in green**

- ~~(1) — Automobile service stations per the standards in section 7-9-114.~~
- ~~(2) — Automobile wrecking and salvage yards.~~
- ~~(3) — Building and industrial materials storage.~~
- ~~(4) — Freight terminals and transfer station.~~
- ~~(5) — Heliports.~~
- ~~(6) — Hotels and motels.~~
- ~~(7) — Metal plating businesses.~~
- ~~(8) — Other industry supporting commercial activities not described in section 7-9-95.2.~~
- ~~(9) — Other types of professional and administrative offices not described in section 7-9-95.2.~~
- ~~(10) — Outdoor advertising signs per section 7-9-144.~~
- ~~(11) — Rental, repair, and storage yards for construction, farming, and industrial vehicles/equipment.~~
- ~~(12) — Research, testing and development laboratories.~~
- ~~(13) — Quarters for employee temporary use.~~
- ~~(14) — Tire retreading.~~
- ~~(15) — Vehicle engine/transmission rebuilding, fender and body repair, and paint shops.~~
- ~~(16) — Recycling and transfer/materials recovery facilities per section 7-9-146.12.~~
- ~~(b) — Any other use is permitted which the Planning Commission finds consistent with the purpose and intent of this district per section 7-9-150.~~

~~Sec. 7-9-95.4. Temporary uses permitted~~

~~Certain temporary uses, permitted per section 7-9-136, include but are not limited to the following:~~

- ~~(a) — Construction offices.~~
- ~~(b) — Mobile coaches.~~

~~Sec. 7-9-95.5. Accessory uses permitted~~

~~The following accessory uses and structures are permitted when customarily associated with and subordinate to a permitted principal use on the same building site:~~

- ~~(a) — Uses per section 7-9-137:~~

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**Increase in Regulations – Highlighted in green**

- ~~(1) — Detached buildings.~~
- ~~(2) — Fences and walls.~~
- ~~(b) — Signs per section 7-9-144.~~
- ~~(c) — On-site caretaker's quarters.~~
- ~~(d) — Other accessory uses and structures which the Director, EMA, finds to be consistent with the purpose and intent of this district.~~

~~Sec. 7-9-95.6. Prohibited uses~~

~~Notwithstanding sections 7-9-95.2 through 7-9-95.5, the following uses are specifically prohibited:~~

- ~~(a) — Mining or processing of cement, sand, gravel, clays and other minerals or earth products.~~
- ~~(b) — Uses not permitted by sections 7-9-95.2 through 7-9-95.5.~~

~~Sec. 7-9-90.7. Site development standards~~

- ~~(a) — Building Site Area: Ten thousand (10,000) square feet minimum except per section 7-9-126.1.~~
- ~~(b) — Building Site Width: Seventy five (75) feet minimum except per section 7-9-126.1.~~
- ~~(c) — Building Height: Thirty five (35) feet maximum unless otherwise provided for by an approved use permit.~~
- ~~(d) — Building Site Coverage: Thirty five (35) percent maximum.~~
- ~~(e) — Building Setbacks: Per sections 7-9-127, 7-9-128, and 7-9-137.~~
- ~~(f) — Off-Street Parking:
 
  - ~~(1) — Parking shall be provided as required by section 7-9-145.~~
  - ~~(2) — Parking on the front half of the lot shall have no direct access to the street and shall be roofed unless adequate screening of open parking can be provided by berming, fencing, or landscaping as shown on an approved site plan or use permit.~~~~
- ~~(g) — Lighting: All lighting shall be designed and located so as to confine direct rays to the premises.~~
- ~~(h) — Trash and Storage Area: All storage of cartons, containers and trash shall be enclosed by a building or by a wall not less than six (6) feet in height. If~~

County of Orange Draft Update Zoning Code – Third Draft  
 Article 2, Subarticle 2 – Base Districts  
 New language is underlined. Deleted language is ~~struck~~.

Proposed revisions have been highlighted as follows:

Neutral/No Change in Regulations – Highlighted in gray

Decrease in Regulations – Highlighted in yellow

Increase in Regulations – Highlighted in green

~~unroofed, no such area shall be located within forty (40) feet of any district zoned for residential or agricultural use.~~

- ~~(i) Enclosed Uses: All commercial and office uses and their related products shall be contained entirely within a completely enclosed structure except for parking and loading areas and except for outdoor uses expressly permitted by an approved site development permit or use permit.~~
- ~~(j) Screening: Per section 7-9-132.1.~~
- ~~(k) Landscaping: Per section 7-9-132.2.~~

~~Sec. 7-9-95.7. Site development standards~~

- ~~(a) Building Site Area: Ten thousand (10,000) square feet minimum except per section 7-9-126.1.~~
- ~~(b) Building Height: Thirty five (35) feet maximum except per section 7-9-126.1.~~
- ~~(c) Building Setbacks: Per sections 7-9-127, 7-9-128 and 7-9-137.~~
- ~~(d) Off-Street Parking: Per section 7-9-145.~~
- ~~(e) Loading: All loading operations shall be performed on the building site and shall be screened by a landscape or architectural feature in such a manner as not to be visible from a public street or from adjacent residential or agricultural districts.~~
- ~~(f) Trash and Storage Areas: All storage of cartons, containers and trash shall be enclosed by a building or by a wall not less than six (6) feet in height. If unroofed, no such area shall be located within forty (40) feet of any district zoned for residential or agricultural use.~~
- ~~(g) Roof Appurtenances: All roof structures, such as air conditioning units, or ventilation devices, shall be screened from view.~~
- ~~(h) Screening: Per section 7-9-132.1.~~
- ~~(i) Landscaping: Per section 7-9-132.2.~~
- ~~(j) Vibration: No machine, process or operation shall produce a vibration discernible without instruments at or beyond a property line of the building site upon which the source is located.~~
- ~~(k) Lights: All lights shall be designed and located so that direct light rays shall be confined to the premises.~~
- ~~(l) Waste Management and Hazardous Materials: Compliance with section 7-9-146.4 required.~~