

17. SAVI Ranch (PD)

Section 1 – Purposes

The purpose of the PD, Office and Industrial Park Zone is to accommodate the introduction of various office, commercial, and industrial and open space uses into a single comprehensive development. The Office and Industrial Park Zone will facilitate the integration of these uses in a manner which creates a functional and aesthetically pleasing employment complex. Five land use categories constitute this zone in accordance with the following purposes (refer to attached map for location of land use areas):

- A. Office and Commercial – this area is intended as a location for uses of an office or primarily retail commercial function. The area will accommodate multi-story office buildings as well as retail commercial uses serving a clientele located outside as well as within the Office and Industrial Park Zone.
- B. Support Commercial – this area is intended as a location for low intensity commercial, office, or recreational uses. Topographic considerations such as significant slopes and land area preclude high intensity development yet offer opportunities for low intensity uses having good visibility from the Riverside Freeway.
- C. Industrial/Research and Development – this area is intended as a location for high technology industries primarily in fields of electronics, instruments, and machinery which are labor-intensive, growth oriented, and environmentally clean, as well as related and complimentary light industrial and service commercial uses.
- D. Open Space Preserve – this area is intended for passive and active open space uses. It is intended that this area will serve as an open space link between Yorba and Featherly Regional Park, as well as an area for the recreational uses ancillary to the employment complex. This area is adjacent to Orange County Flood Control District owned property.
- E. Commercial Retail – this area is intended for commercial retail users, primarily “big box” development, major retailers of considerable size, and support commercial uses within the designated retail center.

Section 2 – Permitted Uses

(The “C” designation following a use denotes that a Conditional Use Permit is required)

- A. Office and Commercial
 - Offices
 - General retail
 - Food services
 - Hotels and motels
 - Medical, dental and related health care services for humans
 - Nurseries
 - Public service utility offices
 - Service stations
 - Parking facilities

- Theaters and entertainment complexes
- Veterinary offices
- Public utility installations
- Roads
- Temporary uses as permitted by the Planning Director
- Uses of similar nature and intensity as the above
 - However, uses such as commercial recreation (e.g. dance and martial arts studios), tutoring facilities, and churches/temples/religious institutions are expressly prohibited within the zone.

B. Support Commercial

- Convenience packaged-good retail stores
- Hotels, motels, inns
- Food service
- Offices
- Public utility installation
- Roads
- Temporary uses as permitted by the Planning Director
- Uses of a similar nature and intensity as the above
 - ◆ However, uses such as commercial recreation (e.g. dance and martial arts studios), tutoring facilities, and churches/temples/religious institutions are expressly prohibited within the zone.

C. Industrial/Research and Development

- Blueprinting, printing, Xerox and related service uses
- Distribution, storage, wholesaling and warehousing uses
- Food service
- General manufacturing and assembly uses
- Industrial and office condominiums
- Offices
- Repair shops
- Testing facilities
- Uses engaged in research, laboratories and compatible light manufacturing
- Parking facilities
- Public utility installations
- Roads
- Temporary uses as permitted by the Planning Director
- Uses of similar nature and intensity as the above
 - ◆ However, uses such as commercial recreation (e.g. dance and martial arts studios), tutoring facilities, and churches/temples/religious institutions are expressly prohibited within the zone.

D. Open Space Preserve

- Flood and Road Projects – flood control channels, levees, spreading grounds and basins, roads, bridges and storm drains constructed in accordance with plans meeting the approval of the City Engineer.

- Agriculture – all permitted agricultural use types except agricultural processing and tree crops.
- Park Projects – parks, campgrounds, picnic grounds, trails, wildlife and natural preserves, and similar open space uses.
- Public utility facilities - C
- Temporary structures which can be readily removed within the time available for flood warning - C
- Recreation areas, parks, campgrounds, playgrounds, fishing lakes, hunting clubs, riding and hiking trails, golf courses, athletic fields, parking lots, wildlife and natural preserves, and similar open space uses without permanent structures or improvements, except restrooms - C
- Excavation and removal of rock, sand, gravel and other materials - C

The following uses are specifically prohibited:

- Landfills
- Excavations that will tend to broaden the floodplain or direct flood flows out of the natural floodplain
- Human habitations
- Storage of floatable substances or materials which will add to the debris load of a stream or watercourse
- Storage of Dangerous Material – storage of chemicals, explosives, flammable liquids or other toxic materials

E. Commercial Retail

- Alcoholic beverage sales - C
- Ancillary food & beverage sales
- Apparel store
- Appliance store
- Books, gifts & stationary store
- Cellular antenna sites - C
- Commercial recreation facilities - C
- Computer store
- Convenience store – C
- Department store
- Drive thru restaurants – C
- Drug store/pharmacy
- Furniture store
- General retail
- Grocery store – C
- Hardware/home improvement
- Health club – C
- Hotel/motel – C
- Movie theater – C
- Music/video store
- Office supplies
- Pet store
- Restaurant – C
- Retail ware house store

- Sporting goods store
- Toy store
- Vehicle sale and leasing
- Video arcade – C
- Uses of a similar nature and intensity as the above, as well as temporary uses, may be permitted with the approval of the Community Development Director.
- Uses which do not pertain to a retail commercial center would not be permitted. Such uses include, but are not limited to the following: service\gas stations, car washes, churches, educational facilities, office uses, catering, medical facilities, etc.

Section 3 – Property Development Standards

A. General Requirements

Table 17.1 Development Standards

General Requirements	Office and Commercial	Support Commercial	Industrial/ Research & Development	Commercial Retail
Lot area *, minimum	½ acre	½ acre	½ acre	10,000 sf
Lot width, in feet, minimum	150	100	100	60
Lot depth, in feet, minimum	150	100	150	100
Front yard, in feet, minimum	20	20	15	5
Side yard, in feet, minimum	10	10	10	-
Side yard, street side, minimum	20	20	15	5
Rear yard, in feet, minimum	10	10	0	-
Lot coverage, maximum	60%	35%	50%	-
Building height, in feet, maximum	**	35	55	45

* Condominium sites for office, commercial, and industrial uses shall not have minimum building parcel size.

** No building shall exceed a height of 55 feet, except that subject to a Conditional Use Permit buildings (in the Office and Commercial area) may be constructed to a height of 12 stories.

- B. Off-street parking standards shall be the same as expressed in Section 18.22 of the Yorba Linda Zoning Ordinance, except that a maximum of twenty-five (25) percent of required off-street parking spaces may be designed to accommodate compact automobiles. Compact vehicle parking spaces shall have a minimum dimension of 8 feet by 16 feet.

- C. Commercial Retail Parking Standards: Off street parking standards shall be the same as expressed in Section 18.22 of the Yorba Linda Zoning Ordinance, except that a combination of six foot wide planters and/or diamond shaped tree wells between the facing rows of parking will be permitted in the Commercial Retail designation of the Savi Ranch PD Zone.

Section 4 – Performance Standards

Performance standards, governing noise standards; landscaping maintenance, screening of mechanical equipment, odor, radioactivity, heat and glare, vibration, fire and explosion hazard and outdoor storage area shall be governed by Chapter 18.12 (for commercial uses) and Chapter 18.14 (for industrial uses) of the City of Yorba Linda Zoning Ordinance.

Section 5 – Signs

Signs shall be governed according to land use areas in the following manner:

- A. All Land Use Areas

Chapter 18.24 of the Yorba Linda Zoning Ordinance.

- B. Office and Commercial

- 1. Office Uses:

Chapter 18.24, with the exception that buildings in excess of two (2) stories shall be permitted to exceed 30 square feet per building sign subject to the approval of the Planning Director.

- 2. Commercial Uses:

Chapter 18.24.

- C. Support Commercial

Chapter 18.24, with the exception that for each use, one lighted freestanding sign shall not exceed 75 square feet in area.

- D. Industrial/Research and Development

Chapter 18.24, with the exception that freestanding signs shall be ground-mounted or monument type signs (as opposed to pole or pylon) and shall not exceed a height of six (6) feet.

- E. Commercial Retail

- 1. For the shopping center, there shall be allowed two illuminated, freestanding-base mounted identification signs at the entrance to the center, not to exceed 100 square feet in area per side and eight feet in height. A minimum of 15 percent or more of said sign shall be allocated

for the shopping center's name, with not more than 85% of the sign being allocated for up to eight individual tenant i.d. panels.

2. For each use/tenant, one primary sign over the front entrance is allowable with the following maximum sign area:

<u>Building Square Footage</u>	<u>Max. Sign Area</u>	<u>Letter Height</u>
Tenants 45,000 s.f. to 130,00 s.f.	300 square feet	7 feet*
Tenants 20,000 s.f. to 44,999 s.f.	200 square feet	6 feet*
Tenants 12,000 s.f. to 19,999 s.f.	150 square feet	4 feet*
Tenants under 12,000 s.f.	100 square feet	3 feet*

**Initial capital letter may exceed letter height by 1 foot.*

3. For each use/tenant, a secondary sign is permitted, which shall be placed on a side of the building fronting on a street, parking lot or major drive aisle, and may not exceed 60% of the sign area of the primary sign allowed for such tenant. If a building has more than two sides fronting onto a street, parking lot or major drive aisle, the tenant may request approval for a third sign from the Community Development Director.
4. Individual monument signs, internal directional signs, menu boards shall follow the specification of the Zoning Code, or as otherwise approved by the Community Development Director.
5. A movie theater marquee must be mounted on the theater building and may not exceed the maximum sign area established above. The theater marquee shall be in addition to the allowable building signage for the theater.

General sign specifications shall be the same as those described Chapter 18.24 of the Yorba Linda Zoning Code.

PD-17 Savi Ranch Planned Development Zone Sub-Areas

