

**PART 4 - COMMUNITY CENTER  
SPECIFIC PLAN**

(Added by Ordinance No. 1901, dated June 10, 1985.)

**9370. Introduction and Intent.**

(a) These regulations constitute the primary zoning provisions for the Community Center Specific Plan. Exhibit 4 clearly notes the area which is subject to these regulations.

(b) These regulations are in addition to regular Zone Code provisions (Article IX - Land Use) of the Garden Grove Municipal Code. Where there is a conflict, the regulations herein will prevail.

(c) The overall intent of these regulations is to guide development within the three Planning Districts (Core, Community Center and Study Area) so as to insure that each individual development project contributes to meeting the goals and objectives for the entire district. More specifically, the regulations are intended to:

1) Provide opportunities for economically productive business enterprises.

2) Establish uses, local street design treatments, site development standards and design guidelines which contribute to the preservation and enhancement of adjacent single family and multiple family residential environments where they abut the Specific Plan area.

3) Provide for the sale and nature of uses which can make the most efficient use of the existing development pattern as well as parcel size and shape.

4) Achieve gradual improvement of older commercial, office and residential buildings within the Study Boundary District through expansion of use, redevelopment, consolidation of parcels, rehabilitation, landscaping, design improvements or any combination of these devices desired by the property owner(s) and supportable by the City.

5) Contribute to the improvements of both visual and functional attributes of the Community Center to help stimulate business activity.

6) Develop a pattern of land uses which takes maximum advantage of the Community Center's physical, social and economic potential.

7) Develop a system of incentives which will stimulate private investment in both land use intensification at designated areas and appropriate redevelopment elsewhere.

8) On Main Street, between Garden Grove Boulevard and Acacia Parkway, buildings, structures and other objects shall be designated as a place of special character, historical and aesthetic interest and value. This area shall be regulated by the provisions of the Garden Grove Municipal Code (Article IX - Land Use) Part 13K.

9) Establish a sense of place, as well as continuity and consistency of development standards within the Core Area, Community Center Area and peripheral Study Boundary Area.

10) Achieve dramatic redevelopment and new construction to set a community-wide focus and design theme within the Core Area.

**9370.1. Base Districts.** Table III-1 below notes the use zones of Article IX, Chapter 2 of the Garden Grove Municipal Code which are the basis for development regulations within the Community Center Specific Plan area. Chapter 2 of Article IX of the Municipal Code contains the City's land use and zoning regulations. Only those uses specifically listed as permitted in the Supplementary District Regulations are allowed.

Table III-1

Specific Plan Use District		Use Zone Base District	
MX	Core Mixed Use	HR	Main Street Historical
CR	Core Residential District	OP	Office Professional
BC	Business Center District	R-5	High Rise Density
CC	Community Commercial District	CC-MP	Community Center - Industrial Park
CCO	Community Center Office	C-1	Limited Commercial
CCT	Community Center Transit District	O-P	Office Professional
CPF	Community Center Public Facilities District	T-C	Transportation Corridor Zone
CHD	Community Center Residential District	CC-P	Community Center Public Building Zone
HP	Hospital District	R-3	Multiple Residential
OP	Office Professional	R-5	High Rise - High Density
PR	Peripheral Residential	None	
DC	District Commercial	O-P	Office Professional
		R-3	Multiple Residential
		C-1	Limited Commercial

**9370.2. General Provisions.** The following regulations apply to all Districts and uses within the Community Center Specific Plan Area.

**9370.2.1. Solar Setbacks.**

(a) This setback shall apply only to proposed developments with five stories or more except as provided below. All lots which abut residential lots shall observe a solar rear or side setback intended to maintain full light and air access to the residential unit at all times of the year. The setback shall be determined using the following formula:

$$\text{Setback Distance} = \frac{\text{Height of Buildings}}{\tan \theta}$$

Where  $\theta = 34^\circ$  on north side of building  
 $\theta = 30^\circ$  on west and east side of building

(b) Where a solid wall separation is required along the property line the height of the wall may be included in the height of the building calculations.

(c) In some cases buildings less than five stories will be required or selected. In these cases the following yard provisions shall apply:

1) In any commercial or office district where the subject property line is also a use district boundary between the commercial/office district and a residentially designated use district the setback shall be a minimum of ten (10) feet.

2) If any commercial or office use abuts another commercial or office use the setback shall be zero (0) feet or as required by the advisory agency during site plan review.

**9370.2.2. Equipment Areas.** Equipment, and mechanical devices shall not be located in any required setback area or side yard except for electrical or telephone equipment installed by the utilities. Screening shall be provided so that equipment located in the area is screened from view from all adjacent streets and properties. Chain link fences modified with wood or metal strips are not acceptable as a screen.

**9370.2.3 Outdoor Lighting.** Outdoor lighting shall be designed and installed so that all direct rays are confined to the site and adjacent properties are protected from glare. The level of lighting on the site shall not be over twenty feet (20') high or higher than the building; whichever is less.

**9370.2.4. Pedestrian Open Space, Defined; General Requirements for System.**

(a) The term pedestrian open space shall be construed to mean walkways, plazas, and the like, designed, improved, and maintained for use by pedestrians, and open to general use by the public. Such space shall not be open to vehicular use except for public transit, servicing, and maintenance. Its area shall be computed to include related landscaping.

(b) Pedestrian open space may include pedestrian ways which are sheltered by independent roofs or by projections from or of buildings above them.

(c) Where feasible, pedestrian open space shall be so oriented, proportioned, and improved as to serve as part of a coordinated general pedestrian system connecting principal origins and destinations supplementing public sidewalks along streets.

#### 9370.2.5. Development Bonuses.

(a) Purpose. The primary purposes of these development bonuses are: provision of improved pedestrian access to buildings, and improvement of access to properties, from the various forms of transportation serving the Specific Plan area; improvement of pedestrian movement into and out of buildings, along streets and between streets; provision of pedestrian amenity by means of ground level open space; arrangement of buildings to provide light and air to streets and to other properties; protection and enhancement of views.

(b) The Amenities. There are at least two (2) major categories of amenities felt to be very desirable in the Community Center Specific Plan area. They include:

1) Pedestrian open space amenities (often considered as pedestrian amenities and frequently include amenities that visually enhance streetscape views) - bonuses are granted for plazas, courtyards and other similar public gathering places.

2) Traffic and pedestrian amenities - bonuses are granted for amenities which enhance traffic and pedestrian flow, such as passenger loading areas, rapid transit connections, multiple building entrances and shared parking areas.

(c) The Bonus. The bonus is granted to the developer by increasing the allowable floor area ratio permitted in these regulations. Computations based on floor area are easily understood and quantified by developers. The floor area bonus will be calculated in the following ways.

1) Adding a certain number of square feet of building area for each square foot of plaza or some other amenity; or

2) Adding a certain percentage to the floor area ratio for providing a specified feature, e.g., the floor area ratio may be increased by ten (10) percent for each passenger loading plaza.

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### (d) Bonus Provisions.

Amenity	District	Bonus*
Plaza - A continuous open area along a lot line, not less than 25 feet deep (measured perpendicular to the front lot line), with an area of not less than 3750 square feet, and extending for its entire depth along the full length of such lot line.	Core Area Mixed Use District	The floor area may be increased by 1 square foot for every square foot of pedestrian plaza, e.g., the floor area of a building providing a 3750 s.f. plaza may be increased by 3750 s.f.
Sidewalk Canopy or Awnings - An awning or canopy covering at least 10 feet from the building face for the entire building frontage. In addition to canopies or awnings which are normally separate building features, overhangs or eave extensions which cover the same amount of pedestrian plaza will also be eligible for the bonus provision. Such canopy shall cover a paved pedestrian plaza area, not landscaping or vehicular way and be completely open to the public. The Canopy or Awnings should not be more than 12 feet above grade.	All Districts (except Core Area and Residential Districts)	For the provision of a sidewalk canopy, awning, or eave overhang, the floor area ratio may be increased by up to 20%, e.g., if the existing floor area ratio is .5 and canopies are provided the building floor area ratio increases to .60.
Rear Building Entrance - This bonus shall be available where there is at least one major front entrance and parking provided behind the building. The rear entrance shall be sufficiently signed and lighted for night use if business is open at night. This rear entrance shall be designed as a major entry, fully accessible from rear parking lots or alleys and architecturally compatible with the front of the building.	All districts except residential	For a rear building entry appropriately designed, the floor area ratio may be increased up to 15%.
Parking garage - This bonus shall be available to properties utilizing a single parking structure with more than one level of parking. The parking structure may be a singular structure or it may incorporate into the primary building design where the area provided for parking shall not be factored into the allowable Floor Area Ratio.	Core Area	For structured parking, the floor area ratio may be increased up to 40%. While the overall buildings parking requirement may be reduced by 25%.

Amenity	District	Bonus*
Lower elevation at grade parking - This bonus is available to properties which have at-grade parking whose grade elevation is 7' or more below existing street grade.	Core Area Mixed Use District	For depressed parking the floor area ratio may be increased by 15%.
Rapid Transit Proximity - Any lot within 750 feet walking distance from a designated station of a city or regional rapid transit system.	Any District within Specific Plan Area	Floor area ratio may be increased by up to 15%. In the case of residential districts, the number of dwelling units may be increased by 20%.
Internal Arcade - to qualify for the bonus, an Internal Arcade shall connect: (1) Two public streets, or (2) a public street to a street arcade fronting on another street, or (3) a public street to a plaza fronting on another street, or (4) a street arcade to another street arcade fronting on another street, or (5) a street arcade to a rear parking lot. Said arcade shall not be less than: (1) 10 feet in width if completely separate from sales areas and elevator lobbies. (2) 10 feet in width plus 6 feet for each side containing sales area open direct to the arcade.	Core Area Districts	Floor area ratio may be increased by 15%.
Shared Parking - to qualify for the shared parking bonus a parking facility must serve at least two separate properties, have a common access point and be designed in a manner which accommodates each use in an equal manner. In addition to these, see the requirements of 7(h) Shared Parking Opportunity-Code Section 9217.8.	All Specific Plan Districts except Residential	Overall parking requirement for the sharing properties may be reduced up to 25%.

\*These bonus incentives will only be granted when the Planning Commission feels that the amenities provided are responsive and not in conflict with the intent of the Community Center Specific Plan Design Guidelines.

Extra square footage gained through bonus provisions shall only be required to provide parking for fifty percent (50%) or half (½) of the total bonus area. In no case, however, shall the parking requirements for the total development be reduced by more than twenty percent (20%) unless it is specifically stated or can be demonstrated to the approval of staff and the Planning Commission that extenuating circumstances (overlap coverage, shared parking, structured parking) may warrant a reduction of more than twenty percent (20%).

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## 9370.2.6. Lot Consolidation Incentive.

(a) The consolidation or integration of lots is encouraged so as to benefit from greater land use efficiencies and reduced incremental development costs associated with large development projects. Lot consolidation refers to the legal combination of lots.

(b) As a means to encourage lot consolidation rather than require it by specifying larger than stipulated minimum lot sizes, the City may grant certain incentives to legal lots of record being combined which will exceed the stated minimum lot size requirements. These incentives may include relaxed height limitations, setbacks, density additions, etc.

(c) In order to specifically encourage lot consolidation above and beyond minimum lot sizes, the incentive factor is calculated by adding the combined lot square footages and dividing that number by the minimum site area for the use district or the smallest lot, whichever is greater; thus:

1) Example 1. The minimum site area in this use district is 30,000 sq. ft. and;

Lot A - 17,500 square feet  
Lot B - 10,000 square feet  
Lot C - 10,000 square feet

Total - 37,000 square feet ÷ 30,000 sq. ft.

= 1.23, therefore this consolidation doesn't meet the minimum incentive factor of 1.5 shown on the following Table A. (Amended by Ordinance No. 2115, dated June 19, 1989.)

2) Example 2. The minimum site area in this use district is 30,000 sq. ft. and;

Lot A - 19,500 square feet  
Lot B - 18,000 square feet  
Lot C - 15,500 square feet

Total - 53,000 square feet ÷ 30,000 sq. ft.

= 1.8, therefore this consolidation does qualify for incentives listed under (1.5 - 2.4), as shown on Table A. (Amended by Ordinance No. 2115, dated June 19, 1989.)

TABLE A  
LOT INCENTIVE FACTOR\*

Incentive Description	Factors		
	(1.5 - 2.4)	(2.5 - 3.4)	(3.5 and above)
1. Parking Standard Reduction*	5%	10%	20%
2. Increased Floor Area Ratio/Dwelling Units	10%/3	15%/6	20%/12
3. Processing Fees Reduction	To be considered on a case by case basis.		
4. Increased Height Limit	1 story	2 story	3 story

\*Does not apply to residential projects

As a basis for approving the above noted bonus provisions the following applies:

Those cases that are only site plans, the Planning Commission shall have final approval of the subject bonuses, unless appealed to the City Council;

Those cases involving site plan amendments, planned unit developments and/or similar cases, the City Council shall have final approval of bonus provisions;

In those cases involving density bonuses exceeding the maximum allowed dwelling units per acre, the City Council shall have final approval.

In addition, the approving authority shall evaluate each proposed bonus and shall base the approval or denial on the following criteria:

Approval of the bonus(es) does not render adjoining properties undesirable from a building standpoint (i.e. creates an area less than the minimum lot size, cannot achieve minimum density potential, creates a situation where development standards become too restrictive, creates a situation for an adjoining lot to become an irregularly shaped lot which in turn causes one or more of the above mentioned items to occur, limited access, and other related concerns.);

Projects requesting bonuses must meet the intent and criteria of the design standards as noted in the specific plan;

Added bonuses as well as entire project must meet all applicable development standards for the particular zone district;

Cannot restrict circulation on existing or potential developments surrounding the subject site. (Amended by Ordinance No. 2115, dated June 19, 1989.)

**9370.2.7. Parking.**

(a) Purpose and Intent. The purpose of this section is to assure the provision and maintenance of safe, adequate, well-designed off-street parking facilities in conjunction with any use or development. The intent is to reduce street congestion and traffic hazards and to promote an attractive environment through design and landscaping standards for parking areas. The standards set forth in this section shall be considered minimums, and more extensive parking provisions may be required by the Planning Commission as a condition of project approval although not in excess of existing code provisions. It is also intended that excessive spaces shall not be devoted to parking which reduces the efficiency of the site.

(b) Applicability. Unless otherwise provided in the specific, applicable zone district, the provisions of this section shall apply to all appropriate uses and development within the specific plan area.

(c) Maintenance of Parking Spaces. No parking area or parking space provided for the purpose of complying with the provisions of this section shall thereafter be eliminated, reduced (except for lot incentives), or converted in any manner unless equivalent facilities approved by the City are approved elsewhere in conformity with this section. The permit for the use for which the parking was provided shall immediately become void upon the failure to





comply with the requirements of this section.

(d) Required Number of Spaces: General.

1) The minimum number of parking spaces specified in this section shall be provided and continuously maintained in conjunction with the related use or development.

2) For additions to existing developments, the increased parking requirement shall be based on the aggregate total of the floor area and/or number of employees of all existing and proposed buildings or structures on the property.

3) For the purposes of this section, gross floor area shall be the measure of total square footage for a project; however, open unenclosed corridors and stairways shall be excluded.

4) Where the standards require any fractional space, the next larger whole number shall be the number of spaces required.

5) In the case of mixed use facilities the total requirement shall be the sum of the number of spaces required for the individual uses computed separately except where otherwise provided. If uses are unknown or may change the number of spaces will be the average of those uses permitted in the center.

6) All parking areas shall provide handicap parking spaces and access as required under State law.

7) At no time shall fewer spaces be provided than the number required to adequately serve all employees and customers on the site in which the use is located.

8) At no time shall overall parking requirements be reduced by more than twenty percent (20%) unless it is specifically stated (shared parking) or it can be shown that some other extenuating circumstance may allow a reduction of more than twenty percent (20%).

(e) Revision of Parking Spaces Required Upon the Change of Use. Upon the change of any use, the number of parking spaces to be provided shall be determined according to the requirements of this section for the new use. Any previous parking determinations by the City shall be null and void.

(f) Required Number of Spaces: Residential. Parking spaces to be permanently maintained on the same building site on which the dwelling(s) is located:

For all residential units: 2.0 spaces per unit

For guest parking: .25 spaces per dwelling unit

(g) Required Number of Spaces: Non-residential. The required number of spaces shall be as required by Section 9217 of the Garden Grove Municipal Code (Article IX - Land Use). (Amended by Ordinance No. 2019, dated October 5, 1987.)

(h) Shared Parking Opportunity. (Code section 9217.8) If there is a strong opportunity for a viable shared parking program the required number of spaces may be reduced by the number of shared spaces available. Indicators of a viable shared parking program are as follows:

1) Spaces to be shared are within three hundred fifty feet (350') of the project.

2) The spaces to be shared typically experience a different peak usage period than the project.

3) The spaces to be shared will be available on a continuous basis as evidenced by an agreement between property owners, nonexclusive easement or other instrument as may be approved by the City Attorney.

(i) Size, Location, and Design.

1) Size: Per Part 17 (9217) of the Land Use section of the Municipal Code.

2) Location:

a. Off-street parking spaces shall not be located in the required front or side yard setback area unless specifically permitted in the applicable use district regulations. Provisions shall be made for direct access from the street to each parking space. Such access shall be adequate for standard size automobiles unless the parking area is restricted to compact cars.

b. For all types of dwellings, the required parking spaces shall be provided on the same site on which the dwelling(s) is located unless otherwise approved by the Hearing body.

3) Construction and Design:

a. The structural section of uncovered parking areas and driveways shall be paved to the satisfaction of the City Engineer.

b. Parking spaces shall be marked and access lanes clearly defined. Bumpers and wheel stops shall be installed as necessary.

c. Parking areas shall be so designed that no vehicle shall be required to encroach into a street or sidewalk when backing out of a parking space.

d. Parallel parking in large parking lots is discouraged.

e. The design of parking areas shall not require the moving of any car to gain access to a required parking space (tandum parking).

f. All parking areas serving uses operating at night shall be adequately lighted. Such lighting shall be so arranged as to direct the light away from adjoining residences. Light standards shall not exceed 20' or building height whichever is less.

(j) Landscape/Screening of Parking Areas. Parking area includes the parking spaces and the maneuvering space necessary for use of such spaces.

1) Where trees already exist on the property, the design of the parking area should make the best use of this growth and shade. Whenever a tree over eight inches (8") caliper is removed it must be replaced with a specimen tree of mature size (greater than four inches (4") caliper).

2) Screening shall be provided along the boundary of the parking area consisting of a minimum five (5) foot wide strip, planted with sufficient shrubbery to effectively screen the parking area, or a solid fence or wall. Such fences or walls abutting streets shall be ornamental in texture, pattern, or shadow relief. Planting, fences, or walls abutting streets shall not exceed four (4) feet in height for a distance of twenty-five (25) feet on either side of entrances or exits to the property. This requirement for screening may be waived or modified by the City if adjacent property already has provided a solid wall not less than four (4) feet high.

3) When the total uncovered parking area on the property (including adjoining parcels over which the property has parking privileges) exceeds three thousand six hundred (3,600) square feet, the following shall be required, in addition to other provisions of this section, as part of a landscape plan:

a. Trees, shrubbery, and ground cover shall be as provided at suitable intervals in order to break up the monotony of the parking area. Planting islands for such trees and shrubs shall be protected from automobile traffic by a six-inch (6") concrete curb. Trees shall be provided in Core Area parking lots on a one (1) tree per four (4) parking spaces; other areas shall provide trees on a tree per eight (8) parking spaces.

b. All ends of parking lanes shall have landscaped islands containing a minimum of two (2) trees.

(k) Off-street Loading Facilities.

1) For every building hereafter erected, which is to be occupied by manufacturing, storage, warehouse, retail store, wholesale store, market, hotel, hospital, mortuary, laundry, dry cleaning, or other uses similarly requiring the receipt or distribution of materials and merchandise by vehicles, off-street loading spaces shall, if necessary, be provided.

2) Each loading space shall not be less than ten (10) feet in width, thirty (30) feet in length, and with an overhead clearance of at least fourteen (14) feet.

3) Such space may not be located in any part of any required front or side yard.

4) Such space shall be so designed that it will not interfere with vehicular circulation or general parking nor with pedestrian circulation.

5) Such space shall be sited to avoid views from public streets.

(l) Driveways. Special Requirements. Upon recommendation of the staff or upon their own initiative when considering any project, in seeking to improve site efficiency, the Planning Commission may place special requirements on an individual building site that will have the effect of reducing or increasing the number or width of driveways or prescribing their location on the building site when the Commission determines that such special requirements either reduce or do not create traffic hazards or street parking problems.

9370.2.8. Landscaping. The intent of this provision is to encourage quality landscape design while avoiding difficult and unmanageable requirements. Landscaped cover in these regulations will include landscaping and decorative hardscape such as brick pavers, bomanite, patterned colored concrete.

The following landscape objectives are required of all developments within the Community Center Specific Plan area. Adhering to these general objectives will insure quality landscape treatments without imposing strict standards for their accomplishment.

(a) Parking Areas.

1) Notwithstanding any other provisions, landscape boundaries of parking areas shall be landscaped utilizing a strip which has a minimum inside dimension of five (5) feet.

2) Landscape the islands at the ends of parking rows with two (2) trees. Total tree

numbers in parking areas of the Core Area shall be provided at a minimum of one (1) tree per four (4) parking spaces. Other areas shall provide trees on one (1) tree per eight (8) parking space basis. These islands shall be a minimum of one hundred (100) square feet.

3) Landscape drive borders and any entry medians shall be a minimum of three feet (3') (inside dimension) wide.

(b) Street Setback Areas.

1) Along street frontages the setback area shall have a minimum of fifty percent (50%) of it landscaped and a maximum of fifty percent (50%) hardscaped with decorative or colored paving material.

2) Along street frontages, every seventh (7th) parking space shall be landscaped for the depth of one (1) parking bay.

(c) Building Perimeters Visible From Street. A minimum five feet (5') strip (landscape or hardscaped) shall be maintained around the visible perimeter of each building. Asphalt parking bays are not considered hardscape material.

(d) Building Perimeters Not Visible From Street. A minimum five feet (5') hardscape strip shall be maintained around this perimeter of the building.

(e) Building Within Twenty-Five Feet (25') Of Front Setbacks. Any building located closer than twenty-five feet (25') from any street frontage shall have the area landscaped or decoratively hardscaped. All vehicular intrusion shall be prohibited from this area.

(f) Minimum Percentages.

1) In order to assure minimum landscaped areas for new development, minimal landscaping requirements (percentages) shall be required in addition to the above mentioned requirements. For purposes of figuring minimum landscape percentage, hardscape areas shall not be included in the overall percentage.

2) Each use district will have its minimum landscape percentages included in the actual district regulations. For ease however, they are repeated here.

USE DISTRICT	MINIMUM
Mixed Use District	8%
Core Residential District	10%
Community Center Residential	12%
Hospital District	per PUD #102 - 83
Office Professional	10%
Peripheral Residential District	10%, 12%, 14%
District Commercial	10%

USE DISTRICT

MINIMUM

Business Center District	(A-15%) (B-8%)
Community Commercial District	8%
Community Center Office District	10%
Community Center Transit	NA
Community Center Public Facilities	NA

(g) Landscaping Maintenance.

1) Lawn and groundcovers are to be trimmed or mowed regularly. All planting areas are to be kept free of weeds and debris.

2) All plantings are to be kept in a healthy and growing condition. Fertilization, cultivation and tree pruning shall be a part of regular maintenance.

3) Irrigation systems shall be kept in working condition. Adjustments, replacements, repair and cleaning shall be a part of regular maintenance. Automatic irrigation systems will be required in all Commercial, Office, Business and Mixed Use Zones.

4) Stakes, guys and ties on trees shall be checked regularly for correct function. Ties are to be adjusted to avoid creating abrasions or girdling on trunks or branches.

9370.2.9. Signage. Signage shall be regulated as provided by Section 9500 of the Zoning Code (Article IX - Land Use) except that specific exceptions or additions, may be specified in the Supplementary District Regulations. In general, this Specific Plan varies from the signs permitted in Section 9500 in two main categories: roof signs are prohibited and monument and wall signs are permitted. Pole signs are permitted only as allowed for by the following:

(a) Pole Signs. Pole signs are permitted subject to an approval of a Conditional Use Permit and further subject to the following provisions:

1) Pole signs are permitted only on sites with a minimum development site of five acres.

2) The maximum number of pole signs per development site is one.

3) The maximum height of any pole sign shall not exceed twenty (20) feet.

4) The pole sign shall maintain a minimum distance of fifty (50) feet from any side or rear property line.

5) The pole sign only shall indicate major tenants or shopping center name identification, or a combination thereof.

6) The pole sign shall be architecturally compatible with the existing or proposed development.

7) The applicant shall be required to show proof that the proposed sign will not visually obscure any existing signs on adjacent properties.

8) The pole sign must meet all other applicable Municipal Code provisions.

9) An applicant may make application to the Planning Commission for waiver of any of the aforementioned standards. The waiver shall not be granted unless the Planning Commission shall make all of the following findings:

a. There exists lack of adequate visibility of existing signage or proposed signage if no waiver is granted.

b. Lack of sign visibility is caused by conditions imposed by adjacent properties.

c. There is no other feasible alternative to a pole sign (i.e. lower sign, greater setback of sign, different location of signs, or similar mitigation).

10) If a pole sign is approved by a sign waiver, the following conditions shall apply:

a. Such sign shall be placed within the middle one-third (1/3) of the subject lot, unless otherwise physically restricted from that portion — one pole sign per lot.

b. The maximum height of any pole sign shall be twenty (20) feet, but in no case shall it be higher than that which is minimally necessary for adequate visibility of the sign itself, as determined by the hearing body.

c. The pole sign shall be architecturally compatible with the architecture of the existing buildings. The sign face shall be in scale with the height and placement of the sign pole.

d. The pole sign must be located in and not exceed beyond the confines of a permitted landscaped planter.

e. The pole sign shall be removed when the subject lot is developed/redeveloped in conformance with the Specific Plan criteria.

f. The pole sign must meet all other applicable Municipal Code provisions. (Amended by Ordinance No. 1947, dated April 21, 1986.)

9370.2.10. Determination of Uses. Whenever a use has not specifically been listed as being a permitted use in a particular use district classification within the Specific Plan and it is an allowed use in other Land Use Zones of Article 9 of the Municipal Code, it shall be the duty of the Advisory Agency (as defined in the Municipal Code) to determine if said use is (1) consistent with the intent of the use district and (2) the said use is compatible with other listed permitted uses. The process for determination of use shall be similar in nature to the procedure described under Unclassified Use of the Municipal Code, Article IX - Land Use. Any person aggrieved by the determination may appeal that decision to the City Council pursuant to Section 9224.4 of the City of Garden Grove Municipal Code, Article IX - Land Uses.

TABLE III-2

USE DISTRICT	AREAS
Mixed Use District (MX)	21, 30, 32, 33,
Core Residential District (CR)	31
Community Center Residential (CCR)	20, 22, 25, 35, 46
Hospital District (HP)	5
Office Professional District (OP)	7, 8, 9, 26, 48, 53, 54, 56, 58, 59
Peripheral Residential District (PR)	3, 11, 12, 13, 14, 15, 27, 36, 38, 41, 42, 50, 55, 57
District Commercial (DC)	1, 2, 4, 37, 39, 40
Business Center District (BC)	10, 17, 18, 19, 28, 29
Community Commercial District (CC)	43, 44, 47, 52
Community Center Office District (CCO)	34, 45
Community Center Transit District (CCT)	48
Community Center Public Facilities District (CPF)	6, 16, 23, 24

(Amended by Ordinance No. 1996, dated May 18, 1987.)

**TABLE III-3  
MINIMUM SITE REQUIREMENTS**

AREA	LOT SIZE	FRONTAGE	FRONT SETBACK	SIDE SETBACK	REAR SETBACK
1	18,000 sf	120'	15'	5'	5'
2	*	----	15'	5'	5'
3	17,000 sf	110'	15'	5'	5'
4	*	120'	15'	15'	5'
5	*	As per P.U.D. # 102-83			
6	*	As per 9213.A.3 of Municipal Code			
7	20,000 sf	160'	5' per story	solar	solar
8	18,000 sf	150'	As per 9213.A.3 of Municipal Code		
9	16,000 sf	150'	5' per story	solar	solar
10	*	----	10'	5'	5'
11	30,000 sf	100'	15'	solar	solar
12	30,000 sf	100'	15'	solar	solar
13	17,000 sf	100'	15'	solar	solar
14	20,000 sf	100'	15'	5'	5'
15	60,000 sf	150'	15'	solar	solar
16	NOT APPLICABLE				
17	10,000 sf		10'	5'	5'
18	18,000 sf		10'	5'	5'
19	*		10'	5'	5'
20	20,000 sf	150'	15'	5'	5'
21	20,000 sf	50'	15'	5'	5'
22	As per SPA # 121-83				
23	NOT APPLICABLE				
24	NOT APPLICABLE				
25	35,000 sf	150'	15'	5'	5'
26	40,000 sf	200'	20'	5'	5'
(Except for land area within Greenbrier PUD, where the provisions of PUD-106-82/2nd Revision '89 and site plan approvals for the site shall control.)					
27	As per PUD-106-82/2nd Revision '89 and site plan approvals for the site.				
28	50,000 sf	150'	20'	5'	5'
29	15,000 sf	150'	20'	5'	5'
30	*		10'	0'	0'

# GARDEN GROVE MUNICIPAL CODE

**TABLE III-3  
MINIMUM SITE REQUIREMENTS**

AREA	LOT SIZE	FRONTAGE	FRONT SETBACK	SIDE SETBACK	REAR SETBACK
31	35,000 sf	150'	20'	5'	5'
32	65,000 unless located in Main Street Historical District		10'	0'	0'
33	2 acre minimum unless located in Main Street Historical District		10'	0'	0'
34	40,000 sf	200'	20'	5'	5'
35	25,000 sf	150'	20'	5'	5'
36	20,000 sf	150'	15'	5'	5'
37	20,000 sf	150'	20'	5'	5'
38	20,000 sf	150'	20'	5'	5'
39	20,000 sf	150'	20'	5'	5'
40	20,000 sf	150'	20'	5'	5'
41	20,000 sf	150'	20'	5'	5'
42	20,000 sf	150'	15'	5'	5'
43	50,000 sf	200'	20'	5'	5'
44	50,000 sf	200'	20'	5'	5'
45	25,000 sf	150'	20'	5'	5'
46	8 acres	300'	20'	5'	5'
47	30,000 sf	100'	15'	5'	5'
48	*		15'	5'	5'
49	10,000 sf	100'	15'	5'	5'
50	15,000 sf	100'	15'	5'	5'
51	20,000 sf	150'	15'	5'	5'
52	*		15'	5'	5'
53	30,000 sf	150'	15'	5'	5'
54	15,000 sf	100'	15'	5'	5'
55	20,000 sf	150'	15'	5'	5'
56	15,000 sf	100'	15'	5'	5'
57	65,000 sf	400'	15'	5'	5'
58	20,000 sf	150'	15'	5'	5'
59	12,000 sf	100'	15'	5'	5'
60**	20,000 sf	100'	15'	5'	5'
61**	20,000 sf	100'	15'	5'	5'

\* Denotes that site shall be developed as one parcel.

\*\* Those lots fronting, siding or rearing on 9th Street shall either adhere to the prescribed setback under SPS-101-72, Resolution 4338-72 or Table III-3, whichever is greater.



(Amended by Ordinance No. 1947, dated April 21, 1986; Amended by Ordinance No. 1970, dated November 11, 1986; Amended by Ordinance No. 2011, dated September 14, 1987; Amended by Ordinance No. 2012, dated September 14, 1987; amended by Ordinance No. 2132, dated November 20, 1989.)

**9370.2.11. Underground Tanks out of Service One Year.** Any underground tank which has been abandoned for a period of one year shall be removed from the ground and the hole properly filled. When extraordinary circumstances exist in the opinion of the Fire Chief, underground tanks may be abandoned in place. Such tanks shall be safeguarded in a manner with material approved by the Chief. (Added by Ordinance No. 1994, dated May 11, 1987.)

**9370.3. Supplementary District Regulations.**

**9370.3.1. Core Area.**

**(a) Mixed Use (MX) District**

**Areas: 21, 30, 32, 33**

**1) Intent.**

a. There is special and substantial public interest in this district because it is being proposed as the major financial and office center complete with a system of pedestrian plazas, dramatic architecture, and excellent access to the proposed Transit Corridor. It also contains the Main Street Historical Zone which is not to be affected by these regulations. No change is proposed for development regulations in that Historical Zone.

b. The mixed use zone is intended to limit use in this category primarily to financial institutions, office complexes, restaurants, cultural facilities with limited supporting commercial and service facilities excluding major retailing and apartments.

c. The zone is intended to become the primary City focal area complete with safe, pleasant and efficient pedestrian access within the district.

d. With the proximity of the transit corridor and major streets and the surrounding nature of land use, there is justification for higher intensity of building development in this area. At the same time it is intended that the Main Street Historical area be preserved and enhanced.



## GARDEN GROVE MUNICIPAL CODE

permit the establishment and maintenance of a high density residential area meant to serve the housing needs created in the Core District mixed use area. It is intended that high density developments, both rental and owner occupied units, provide all the facilities and amenities necessary for an urban residential character in close proximity to major transit routes.

---

### 2) Regulations and Standards.

a. Primary Use:

b. Base District:

c. Permitted Uses:

d. Height:

e. Density:

f. Minimum site requirements:

g. Landscaping:

h. Signing:

i. Minimum recreation area:

j. Other uses:

High Density Residential

R-5 High Rise, High Density Residential Zone

Townhouses

Condominiums

Apartments

Churches

70 feet

36 Units per acre maximum

See Table III-3

10% See General Provision #8

Monument and wall signs are permitted.

25% of the units square footage with an absolute minimum of 250 square feet per unit in either private or common open space.

Are permitted as outlined in General Provision #10

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### 9370.3.2. Community Center Area.

(a) Business Center (BC) District

Areas: Zone A - 28, 29

Zone B - 10, 17, 18, 19

#### 1) Intent.

a. The Business Center District is intended to provide a cohesive, enclosed area for the establishment of high quality, architecturally modern, office, light industrial buildings and research development type laboratories. The intended scheme is to restrict the number of access points onto the major boundary streets (Nutwood, Garden Grove Boulevard, Nelson Street and Stanford Avenue). In contrast to the existing multiple entries, major access points will be created at the ends of Acacia Avenue and the proposed extension of Joy Street. Uses along Garden Grove Boulevard and along Nutwood (northerly to Acacia) will be setback from the roadways and will be effectively screened with natural undulating berms to screen parking areas and to provide a high quality yet soft appearance to the developments. Walls will surround the remaining portions of the zone.

## 2) Regulations and Standards.

- a. Primary Use:
- b. Secondary Use:
- c. Base District:
- d. Uses Permitted:

Office

Commercial

O-P Office Professional

Professional Offices

Financial Institutions

Commercial Uses, ancillary in nature to any permitted use, approved during the site plan review process. Limited to under 50% of total floor area of building in which it is contained

Hotels

Outdoor Food Vendors

(a) A Conditional Use Permit is required.

(b) A Conditional Use Permit application shall have the approval of the property owner of the site on which the vendor will operate.

(c) Vendors shall not be located within any required off-street parking space or aisle for vehicular circulation.

(d) Vendors shall be restricted to selling food products only and shall be approved by the Orange County Health Department prior to the issuance of a Conditional Use Permit.

(e) The Conditional Use Permit shall have an annual review by the Zoning Administrator.

(f) Vendors are expressly prohibited on public sidewalks and public streets.

(g) Outdoor food vendors in conjunction with grand openings or special event sales shall be regulated by Section 9503.16 of the Municipal Code. (Added by Ordinance No. 2083, dated December 19, 1988; amended by Ordinance No. 2124, dated August 21, 1989.)

Public Parking areas and structures

Theaters

Restaurants (except drive-through)

Any other use consistent with the purpose and intent statement similar in nature to the above listed uses as outlined in General Provision #10

No Limit

8% see General Provision #8

.5

Wall and monument signs are permitted

See Table III-3

e. Height:

f. Landscape:

g. Floor Area Ratio:

h. Signing:

i. Minimum site requirements:

## (b) Core Residential (CR) District.

Area: 31

1) Intent. This residential area has the proposed Transit Corridor along one edge and Acacia Street along another. Given these high intensity transit routes, the purpose of this district is to provide the regulations which will

b. It is intended that an internalized circulation system, enhanced by the use of satellite, shared parking areas will improve visual images and views into the area.

c. It is also intended that the higher image, garden office uses will be primarily located along Garden Grove Boulevard with Pearl Street and Acacia Avenue being the northerly extent of these developments (Zone A). It is envisioned that these offices will range from low rise to mid-rise structures. The remainder of the area, northerly of Acacia and Pearl will be predominantly one to two story light industrial uses (Zone B).

---

2) Regulations and Standards.

a. Primary Uses:

b. Secondary Uses:

c. Base District:

d. Permitted Uses:

Mid Rise Office in Zone A

Light Industrial in Zone B

Limited commercial (Zone A)

Light manufacturing and assembly uses (Zone B)

CC-MP-Community Center-Industrial Park

Offices

Auto Repair (Zone B only)

Financial Institutions

Dental Laboratories

Light Manufacturing (Zone B only)

Similar Business and Professional Offices

Delicatessens

Outdoor Food Vendors, subject to the following regulations:

(a) A Conditional Use Permit is required.

(b) A Conditional Use Permit application shall have the approval of the property owner of the site on which the vendor will operate.

(c) Vendors shall not be located within any required off-street parking space or aisle for vehicular circulation.

(d) Vendors shall be restricted to selling food products only and shall be approved by the Orange County Health Department prior to the issuance of a Conditional Use Permit.

(e) The Conditional Use Permit shall have an annual review by the Zoning Administrator.

(f) Vendors are expressly prohibited on public sidewalks and public streets.

(g) Outdoor food vendors in conjunction with grand openings or special event sales shall be regulated by Section 9503.16 of the Municipal Code. (Added by Ordinance No. 2083, dated December 19, 1988; amended by Ordinance No. 2124, dated August 21, 1989.)

e. Other uses:

Are permitted as outlined in General Provision #10.

## GARDEN GROVE MUNICIPAL CODE

- |   |  |
|---|--|
| f. Height:  | Zone A - 60 feet<br>Zone B - 35 feet   |
| g. Landscape:   | Zone A - 15% See General Provision #8<br>Zone B - 8% See General Provision #8  |
| h. Floor Area Ratio:<br>(Amended by Ordinance No. 2108,<br>dated April 17, 1989.) | Zone A - .30<br>Zone B - .50   |
| i. Signs:   | Monument and wall signs are permitted  |
| j. Walls:   | In Zone B, where an open parking area or<br>building is adjacent to either Nutwood, Stan-<br>ford or Nelson Streets, a masonry wall not<br>less than 42 inches high shall be placed on the<br>right-of-way line. |
| k. Minimum Site requirements:   | See Table III-3  |
| l. Yards:   | See Table III-3  |
- 

### (b) Community Commercial (CC) District.

Areas: 43, 44, 47, 52

#### 1) Intent.

a. The Community Commercial District is intended as an area to service local residential and surrounding office uses for the retail commercial sales of a selected variety of products and provision of consumer services.

b. The District is presently a grouping of various commercial and home improvement type uses as well as a variety of small retail commercial type uses attached to an anchor store with related uses occupying smaller adjacent properties.

c. The westerly portion of the District is specifically being designated for home improvement uses and the variety of ancillary uses associated with these. Finally, veterinary clinics will be allowed here as well. (Amended by Ordinance No. 1996, dated May 18, 1987.)

---

#### 2) Regulations and Standards.

- a. Primary Use:
- b. Secondary Use:
- c. Base District:
- d. Permitted Uses:

Retail Commercial  
Service Commercial  
C-1 Limited Commercial  
Advertising Agencies  
Bakeries  
Financial Institutions  
Book or Stationery Stores  
Barber Shops and Beauty Salons  
Clothes Cleaning (excluding laundry processing plants)  
Delicatessen Stores or Meat Markets  
Drug Stores

- Employment Agencies
  - Fire and Police Stations
  - Florist Shops
  - Grocery Stores (not mini markets)
  - Hardware Stores
  - Hotels
  - Jewelry Stores
  - Liquor Store (subject to a conditional use permit)
  - Outdoor Food Vendors (subject to conditional use permit) (Added by Ordinance No. 2083, dated December 19, 1988.)
  - Prescription Pharmacies
  - Private Clubs
  - Professional Offices
  - Public Utility Commercial Offices
  - Restaurants
  - Real Estate, Insurance and Stock Brokers
  - Retail Automotive Accessory Stores
  - Shoe Stores or Shoe Repair Shop
  - Similar Retail Establishments subject to General Provision #10
  - Similar Business and Professional Offices subject to General Provision #10
  - Studios, Interior Decorating, Photographer, Couturier, Artist, and Music
  - Tailors
  - Television and Radio Stations
  - Telephone Answering and Secretarial Service
  - Theater Groups
  - Travel Agencies
  - Retail Paint Stores
  - Retail Sale of Tile, Mastic
  - Retail Sales of Pets and Pet Supplies
  - Veterinary clinics excluding outdoor kennels
  - Bars, cocktail lounges, adult book stores, pool halls
- e. Prohibited Uses:
- f. Height: 30 feet
- g. Landscape: 8% and see General Provision #8
- h. Floor Area Ratio: .40
- i. Signs: Monument and wall signs are permitted
- j. Minimum Site requirements: See Table III-3
- k. Access Limitations: On use parcel #52 only, access to the site will be restricted to Century Blvd. only. Access onto Euclid is prohibited.

---

(c) Community Center Office (CCO) District.  
Areas: 34, 45

1) Intent. The Community Center Office District is intended to act as a transitional buffer zone between the very high intensity uses of the Core Area and the outlying residential areas.

## GARDEN GROVE MUNICIPAL CODE

The development of this district should be distinctively scaled down in comparison to the Core Area. Buildings will take on a less "urban character" by providing additional open space and landscaping.

It is intended that uses will be limited predominantly to offices, banks and supporting commercial and service facilities while excluding major retail uses. A strong pedestrian and street-scape orientation along Euclid Avenue shall be developed to enhance the "entry" image into the Core District.

- 
- |                               |   |
|-------------------------------|---|
| a. Primary Use:               | Office Professional   |
| b. Secondary Use:             | Support Commercial  |
| c. Base District:             | O-P Office Professional   |
| d. Permitted Uses:            | Day Care Centers  |
|                               | Advertising Agencies  |
|                               | Financial Institutions  |
|                               | Barber Shops & Beauty Salons  |
|                               | Copy Centers  |
|                               | Day Treatment Hospital  |
|                               | Dental Laboratories   |
|                               | Employment Agencies   |
|                               | Laboratories  |
|                               | Medical-Dental Buildings  |
|                               | Outdoor Food Vendors (subject to conditional use permit) (Added by Ordinance No. 2083, dated December 19, 1988.)  |
|                               | Psychiatric Hospital  |
|                               | Prescription Pharmacies   |
|                               | Professional Offices  |
|                               | Public Parking lots or structures   |
|                               | Public Utility Commercial Offices   |
|                               | Real Estate, Insurance and Stock Brokers  |
|                               | Small restaurants, (under 7,000 sq. ft.) excluding drive-thru   |
|                               | Surgical Supply Sales   |
|                               | Telephone Answering Services  |
|                               | Travel Agencies   |
|                               | Other uses are permitted subject to the determination of the Advisory Agency as outlined in General Provision #10 |
| e. Height:                    | 60 Feet   |
| f. Landscape:                 | 10% see General Provision #8  |
| g. Floor Area Ratio:          | .55   |
| h. Signs:                     | Wall and Monument Signs are permitted   |
| i. Minimum site requirements: | See Table III-3   |

(d) Community Center Transit (CCT) District.  
Area: 48

1) Intent. The Community Center Transit District is intended as a "holding" zone for a future rapid transit station and appurtenant transit facilities. Presently, the district is a well-planned, viable single-family neighborhood. It is not the desire of this regulation to downgrade or jeopardize the integrity of this residential enclave. Rather it will preclude the area transitioning in use to anything not consistent with a single-family neighborhood until the appropriate time to realize a transit facility. Should the need for a transit station materialize at some date in the future, this site will then be available. Until that time, however, R-1 uses shall be permitted on all lots except the two parcels having frontage on Century Boulevard. These two parcels shall conform to the Community Commercial (CC) District standards. The minimum lot size for these lots shall be their square footage existing as of the effective date of this ordinance. (Amended by Ordinance No. 1947, dated April 21, 1986.)

---

2) Regulations and Standards.

a. Primary Uses:

Transit Station facilities such as stations, parking structures, bus stops, transport vehicle storage, and related public use facilities.

b. Base District:

T-C Transportation Corridor Zone

c. Permitted Uses:

Transit transportation uses of an intermodal nature for intercity and/intracity transport.

Transit and intermodal facilities such as stations, parking structures, bus stops, transport vehicle storage and related public use facilities.

Commercial and office uses directly related and ancillary to the transit facilities. These may include eating and drinking places, news and notion boutiques and the like utilizing portions of the corridor when integrated with intermodal station-interchange and adjacent development. Specific uses shall be determined by the Advisory Agency as outlined in General Provision #10.

Outdoor Food Vendors (subject to conditional use permit) (Added by Ordinance No. 2083, dated December 19, 1988.)

Improved open space, publicly or privately maintained for use of the general public.

d. Site Development Procedures:

See Section 9213L-3 of Article IX of the Garden Grove Municipal Code.

e. General Provisions:

Residential structures shall not be converted to or used for nonresidential purposes.

## GARDEN GROVE MUNICIPAL CODE

Expansion of residential gross floor area shall be in accordance with all applicable provisions of the R-1 Zone of the Garden Grove Municipal Code.

(e) Community Center Public Facilities (CPF) District.

See Section 9213 A of the Garden Grove Municipal Code (Article IX - Land Use)

Areas: 6, 23, 24, 62 (Amended by Ordinance No. 2015, dated September 21, 1987.)

(f) Community Center Residential (CCR) District.

Areas: 20, 22, 25, 35

1) Intent. The Community Center Residential District is intended to serve the housing needs of the working population in the City of Garden Grove, specifically the Core Area. Structures shall take on a decidedly urban character (mid-rise rather than single or two story) with open space amenities being internalized as well as structured parking. It is also intended that the injection of a significant full-time resident population will aid in creating a vital "people oriented" core area.

---

### 2) Regulations and Standards.

#### a. Permitted Uses:

Condominiums

Townhouses

Apartments

Churches

#### b. Base District:

R-3

#### c. Height:

50 feet

#### d. Density:

23 Units per acre (Areas: 20, 25, 35)

36 Units per acre (Areas: 22)

#### e. Minimum Site Requirement:

See Table III-3

#### f. Yards:

See Table III-3

#### g. Landscaping:

12% coverage of entire lot, see General Provision #8

#### h. Signing:

Monument and wall signs are permitted.

#### i. Minimum Recreation Area:

25% of the units square footage with an absolute minimum of 250 square feet per unit in either private or common open space.

(Amended by Ordinance No. 2013, dated September 8, 1987.)

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(g) Community Center Open Space (OS) District. See Section 9213 J of the Garden Grove Municipal Code (Article IX - Land Use)

Area: 16 (Added by Ordinance No. 2015, dated September 21, 1987.)

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**9370.3.3. Study Area.****(a) Hospital (HP) District.****Area: 5**

1) Intent. It is necessary to locate hospitals in compatible surroundings relative to quiet and accessibility. This specialized zone is designated so that this valuable community resource has such a location within the Specific Plan Area on Euclid Avenue.

2) Regulations and Standards. All development standards shall be compatible with the approved site plan for the Kaiser Hospital. For reference purposes see Planned Unit Development #102-83.

3) Amendments. Since the overall plan for the Kaiser Hospital is at least a ten year process, it may become necessary to amend the exact development standards rather than make it necessary to amend this Specific Plan. For that purpose it will only be necessary to amend the original Planned Unit Development and corresponding plans.

**(b) Office Professional (OP) District.****Areas: 7, 8, 9, 26, 49, 53, 54, 56, 58, 59****1) Intent.**

a. The Office Professional District is intended primarily as an office node of Citywide significance, with an emphasis on office support facilities associated with the Core Area or the planned hospital complex.

b. This District will provide general office opportunities of moderate scale and quality as well as ancillary and support uses which reinforce and contribute to the convenience of office complex clientele and employees.

c. Site development standards and guidelines will lend to quality and mix of uses which reinforce existing quality development represented by the Core Area.

d. Business serving facilities will be encouraged where there is a direct Main Street or Euclid Avenue exposure.

e. Projects will receive a design treatment which establishes a spacious office area of campus-like character by means of design guidelines and site development standards which help create a landscaped entry character along Euclid Avenue and Garden Grove Boulevard. Incentives will be provided to consolidate lots on areas between intersecting streets, creating "superblocks" where there is sufficient land.

## GARDEN GROVE MUNICIPAL CODE

### 2) Regulations and Standards.

- a. Primary Use:
- b. Secondary Use:
- c. Base District:
- d. Permitted Uses:

Office Professional  
Service Commercial  
O-P Office Professional  
Day Care Centers (subject to conditional use permit)

Advertising Agencies  
Financial Institutions  
Barber Shops & Beauty Salons  
Contractor's Office  
Day Treatment Hospital  
Dental Laboratories  
Employment Agencies  
Laboratories

Medical-Dental Building

Outdoor Food Vendors, subject to the following regulations:

(a) A Conditional Use Permit is required.

(b) A Conditional Use Permit application shall have the approval of the property owner of the site on which the vendor will operate.

(c) Vendors shall not be located within any required off-street parking space or aisle for vehicular circulation.

(d) Vendors shall be restricted to selling food products only and shall be approved by the Orange County Health Department prior to the issuance of a Conditional Use Permit.

(e) The Conditional Use Permit shall have an annual review by the Zoning Administrator.

(f) Vendors are expressly prohibited on public sidewalks and public streets.

(g) Outdoor food vendors in conjunction with grand openings or special event sales shall be regulated by Section 9503.16 of the Municipal Code. (Added by Ordinance No. 2083, dated December 19, 1988, amended by Ordinance No. 2124, dated August 21, 1989.)

Prescription Pharmacies

Private Clubs

Professional Offices

Public Parking Areas

Public Utility Commercial Offices

Real Estate, Insurance and Stock Brokers

Signs (as specified herein)

Similar Business and Professional Offices

Surgical Supply Sales

Telephone Answering and Secretarial Services

Travel Agencies

Other uses are permitted subject to the determination of the Advisory Agency as outlined in General Provision #10.

## e. Height:

30' (Amended by Ordinance No. 2132, dated November 20, 1989.)

## f. Landscaping:

10% See General Provision #8

## g. Signing:

Wall and Monument Signs are permitted.

## h. Minimum site requirements:

See Table III-3

## i. Floor Area Ratio:

.45

## j. Planned Unit Development:

A Planned Unit Development has been approved for certain of the land area located within Area 26 of the Office Professional District. Unless otherwise specifically noted, the permitted uses, height, landscaping, signing, floor area ratio, setbacks and minimum site and frontage requirements specified in the Office Professional District shall not apply to that portion of Area 26 which is located within the Greenbrier PUD (PUD-106-82/2nd Revision '89). That portion of Area 26 which is located within the Greenbrier PUD shall be subject to the development standards and land use regulations specified in PUD-106-82/2nd Revision '89 and the Site Plan approvals for the site. (Added by Ordinance No. 2132, dated November 20, 1989.)

## (c) Peripheral Residential (PR) District.

Areas: 3, 11, 12, 13, 14, 15, 27, 36, 38, 41, 42, 46, 50, 51, 55, 57, 60, 61 (Amended by Ordinance No. 1947, dated April 21, 1986.)

## 1) Intent.

a. The Peripheral Residential District has two primary functions. First, it serves as a residential neighborhood. Second, the district will serve as a transitional area between the highly developed Core Area and less urban development outside of this Specific Plan Area.

b. Moderate intensity, moderate height suburban residential development will occur in contrast to the urban character of the Core Area. Urban spaces, varied landscaped setbacks and a continuation of the street scene treatments established on Garden Grove Boulevard, Euclid Avenue and Main Street are all intended to maintain the suburban/urban transition character.

## 2) Regulations and Standards.

## a. Primary Use:

Residential

## b. Base Districts:

R-3 Multiple Residential

## c. Density:

8 units per acre (Areas: 55, 57, 14)

23 units per acre (Areas: 3, 11, 12, 13, 15, 36, 38, 41, 42, 50, 51, 61)

36 units per acre (Area: 60)

## d. General Uses Excluded:

All Office and Commercial Uses

## e. Permitted Uses:

Apartments

Condominiums

Other permanent residential structures

Churches

## GARDEN GROVE MUNICIPAL CODE

- f. Height:
- g. Minimum site Requirements:
- h. Fences and Walls:

- i. Landscaping:
- j. Signing:
- k. Planned Unit Development:

Other uses are permitted subject to the determination of the Advisory Agency as outlined in General Provision #10

35 feet

See Table III-3

In Areas 14, 36 and 55 Chainlink fencing and stone walls over 36" high will be prohibited from front yards.

10%, 12%, 14% respectively

Monument and wall signs are permitted.

A Planned Unit Development has been approved for Area 27 of the Peripheral Residential District. Unless otherwise specifically noted, the density, general uses excluded, permitted uses, height, setbacks, fences and walls, landscaping, signing and minimum site and frontage requirements specified in the Peripheral Residential District shall not apply to Area 27. Area 27 shall be subject to the development standards and land use regulations specified in PUD-106-82/2nd Revision '89 and the Site Plan approvals for the site.

(Amended by Ordinance No. 1996, dated May 18, 1987; Amended by Ordinance No. 2011, dated September 14, 1987; Amended by Ordinance No. 2012, dated September 14, 1987; Amended by Ordinance No. 2013, dated September 14, 1987; amended by Ordinance No. 2132, dated November 20, 1989.)

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### (d) District Commercial (DC).

Area: 1, 2, 4, 37, 39, 40

#### 1) Intent.

a. The District Commercial use district is intended as an area of Citywide significance for the retail commercial sales of a selected variety of products and provision of consumer services.

b. The District Commercial area is a grouping of existing and proposed commercial centers on the entry to the Community Center Specific Plan Area (Garden Grove Boulevard). Each center features an anchor use with subordinate attached and satellite shops with related uses occupying smaller adjacent properties.

c. The District is intended to meet City general commercial needs beyond the neighborhood level with a mix of general commercial businesses, offices, specialty shops, and some convenience services, but not approaching the level of a regional center. It is intended to draw upon markets beyond the Specific Plan

boundary to the extent specific uses are capable of such attraction and to reinforce and expand upon the existing quality commercial centers located in the Study Area.

d. The District will establish and maintain a distinctively less urban appearance and character, contrasting with very intense development of the Core Area.

e. Urban spaces along the arterial highways are to be accented by close-in satellite structures with the bulk of landscaped parking and drive areas located between the satellites and main structures. In order to protect adjacent residential neighborhoods commercial access shall be strongly discouraged off of residential streets (Emerson).

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## 2) Regulations and Standards.

- a. Primary Use:
- b. Secondary Use:
- c. Base District:
- d. Permitted Uses:

Commercial  
Office  
C-1 Limited Commercial  
Advertising Agencies  
Bakeries  
Financial Institutions  
Book or Stationery Stores  
Barber Shops and Beauty Salons  
Clothes Cleaning (excluding processing plants)  
Delicatessen Stores or Meat Markets  
Dressmaker or Millinery Shops  
Drug Stores  
Dry Goods or Notions Stores  
Employment Agencies  
Fire and Police Stations  
Florist Shops  
Gift Shops  
Grocery Stores (not mini marts)  
Hardware Stores  
Hotels, Motels  
Jewelry Stores  
Liquor Store (subject to conditional use permit)  
Movie Theater  
Outdoor Food Vendors (subject to conditional use permit) (Added by Ordinance No. 2083, dated December 19, 1988.)  
Prescription Pharmacies  
Private Clubs  
Professional Offices  
Public Utility Commercial Offices

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	Restaurants
	Real Estate, Insurance and Stock Brokers
	Retail Automotive Accessory Stores
	Shoe Stores or Shoe Repair Shop
	Signs
	Similar Retail Establishments (subject to Advisory Agency approval as outlined in General Provision #10)
	Similar Business and Professional Offices (sub- ject to Advisory Agency approval as outlined in General Provision #10)
	Studios, Interior Decorating, Photographer, Couturier, Artist, and Music
	Tailors
	Television and Radio Stations
	Telephone Answering and Secretarial Service
	Theater Groups
	Travel Agencies
	Retail Paint Stores
	Retail Sale of Tile, Mastic
	Retail Sales of Pets and Pet Supplies
e. Height:	35 feet
f. Landscaping:	10% See General Provision #8
g. Signing:	Monument signs are permitted
h. Minimum Site Requirements:	See Table III-3
i. Floor Area Ratio:	.4.

(Added by Ordinance No. 1947, dated April 21, 1986; Amended by Ordinance No. 1996, dated May 18, 1987.)

### 9370.4. Supplementary Administrative Regulations.

9370.4.1. General. All regular provisions of the Garden Grove Municipal Code (Article IX - Land Use) shall apply to all properties within the Specific Plan, including but not limited to conditional use permit, variance, time limit, public notice and hearing provisions. The provisions herein add to or supplement the above referenced provisions.

#### 9370.4.2. Site Plan Review.

(a) A site plan shall be required for all rehabilitation, redevelopment, expansion or intensification of existing use or structures and new development within the Specific Plan Area, except for the following:

1) Additions to single-family residences occupied and used for residential purposes only, except where said addition(s) exceed fifty (50) percent of the floor area of the existing structure. (Amended by Ordinance No. 2073, dated August 15, 1988.)

(b) Applicability. Approval of a Site Plan shall be required prior to or concurrent with a Tentative Tract or Parcel map for all proposed projects within the Specific Plan Area. Where no Tentative Tract or Parcel map is required, approval of a Site Plan shall occur prior to issuance of building permits. Authority for approval of a Site Plan shall rest with the Planning Commission. Any appeals of the Planning Commission's decisions shall be brought before the City Council. Any projects proposed with bonus provisions shall be approved according to the following circumstances:

1) Those cases that are only Site Plans, the Planning Commission shall have final approval of the subject bonuses, unless appealed to the City Council;

2) Those cases involving Site Plan Amendments, Planned Unit Developments and/or similar cases, the City Council shall have final approval of bonus provisions;

3) In those cases involving density bonuses exceeding the maximum allowed dwelling units per acre, the City Council shall have final approval.

Subject criteria to base determination of approval or denial of a proposed bonus(es) shall be that listed under Section 9370.2.6, "Table A - Lot Incentive Factor." (Amended by Ordinance No. 2115, dated June 19, 1989.)

(c) Procedures.

1) Site Plans, which contain plans, drawings, illustrations, designs, reports and other detailed information as required herein, shall be submitted to the City staff for review and comment. Applicants are encouraged to submit preliminary plans for review and comment by the Development Services Department prior to the final preparation of a Site Plan. Comment from other City departments and service agencies shall be sought by the staff prior to preparing a recommendation on the finalized Site Plan.

2) Applicant should insure that they have obtained a copy of the design guidelines which supplement this Specific Plan. This will assist the developer in achieving consistency with the Specific Plan and generally facilitate a quality project.

3) Upon determination that the Site Plan complies with the provisions of the Specific Plan and the review factors described in the

design guidelines, the staff shall prepare a staff report with recommendations which shall be submitted along with the Site Plan to the Planning Commission at the earliest possible regular meeting. The Planning Commission shall approve, deny or conditionally approve the Site Plan.

4) Nonconforming uses and properties shall be subject to the provisions of Chapter 9218, except for existing conforming uses which with the adoption of the Specific Plan cannot meet the minimum lot size and/or setback requirements, in which case the following provisions shall apply:

a. The expansion of the conforming use does not exceed fifty (50) percent for buildings with over three thousand (3,000) square feet of floor area.

b. The request for expansion must be submitted in writing to the Development Service Department within two (2) years of the effective date of adoption of this ordinance. All expansions applied for after said two-year period shall observe all Specific Plan standards.

c. The proposed development conforms to all standards of the specific plan, except lot size or setback which shall conform to the standards of the prior zone.

d. No new freestanding structures are permitted.

e. Such expansion shall be subject to approval of a site plan by the Planning Commission.

f. Approval for expansion shall be on a one-time basis only. All subsequent expansions or any expansion applied for after the date established by Section 9370.4.2(c)4)b. shall observe all Specific Plan standards.

g. Reciprocal access to adjacent property shall be provided by the applicant at the time of development, redevelopment or use intensification of the adjacent property. Documentation of such reciprocal access shall be subject to the approval of the City Attorney. (Amended by Ordinance No. 1947, dated April 21, 1986.)

5) In order to provide for the expansion needs of existing uses which through the adoption of the Specific Plans were rendered nonconforming, the following provisions shall apply:

## GARDEN GROVE MUNICIPAL CODE

a. The use was a conforming use prior to the Specific Plan. If the use was a nonconforming use prior to the adoption of the Specific Plan, these provisions do not apply.

b. The expansion of the existing use does not exceed twenty-five (25) percent of the building's floor area square footage existing at the time the use became nonconforming.

c. The request for expansion must be submitted in writing to the Development Services Department within two (2) years of the effective date of adoption of this ordinance. All expansions applied for after said effective date shall observe all Specific Plan standards.

d. No new freestanding structures are permitted.

e. The proposed expansion does not introduce any new nonconforming uses on the property.

f. The entire development (both existing and proposed expansion) conforms to all standards of the prior zone, including but not limited to parking, landscaping and signing.

g. Such expansion shall be subject to approval of a site plan by the Planning Commission.

h. Approval of expansion shall be on a one-time-only basis. All subsequent expansions or any expansion applied for after the date established by Section 9370.4.2(c)5)c. shall observe all Specific Plan standards.

i. The existing parcel shall not have to meet the minimum lot size requirements of the Specific Plan; however, the lot shall not be subdivided to reduce its square footage below the square footage existing as of the effective date of this ordinance. (Added by Ordinance No. 1947, dated April 21, 1986.)

(d) Environmental Determination. The Site Plan Review process is discretionary, not ministerial, and is therefore subject to the requirements of the California Environmental Quality Act (CEQA).

(e) Time Limitation. Site Plan approval in accordance with this policy, shall be valid for a period of one (1) year plus extensions pursuant to the Municipal Code. If construction of a project does not commence within that period and proceed with due diligence thereafter, the approval of the Site Plan shall terminate and an additional submittal, review and approval will be required.

(f) Revisions. Revisions that are minor in nature or reasonable extensions other than those applied as a condition of approval by the Planning Commission, shall be submitted for review and approval administratively by the Zoning Administrator. Significant changes, additions or omissions shall be submitted for review and approval by the Planning Commission.

(g) Requirements for Site Plan. A Site Plan shall consist of plans, drawings, illustrations, designs, reports and other detailed information as required to determine compliance with the provisions of the Specific Plan and responsiveness to design guidelines. The following list of plans and information is required:

1) All applicable tentative tract maps or tentative parcel maps.

2) A legal and physical description of the site, including boundaries, easements, existing topography, natural features, existing buildings, structures and utilities.

3) Location, grades widths and types of improvements proposed for all streets.

4) A site plan showing location of all structures, landscape and hardscape areas, parking areas, walks, internal circulation, access, adjacent streets, sign type and placement and fence-wall type and placement.

5) Description of the extent to which the Specific Plan design guidelines have been used in the plan.

6) A tabulation of square footage, area devoted to parking, number of full size and compact parking space, landscape coverage, building heights and number of residential units.

7) Such applications and environmental assessment forms as are provided by the City staff.

(h) Mandatory Findings for Approval of a Site Plan. The Planning Commission shall make the following written findings before approving or conditionally approving any Site Plan.

1) The proposed project is compatible with the intent and purpose of the Specific Plan.

2) The plan will not have an adverse impact on the public health, safety, interest, convenience or the general welfare.

3) The Site Plan is compatible with the intent and purpose of the Community Center Design Guidelines.



A determination of compatibility should address all of the following in writing:

- a. Technical development standards;
- b. All statements of purpose and intent;
- c. Goal and objective statements.

#### 9370.5. Streetscape Plan.

##### (a) Introduction.

1) Before the early 1970's most municipalities controlled new development through zoning ordinances and subdivision regulations. Municipalities regulated density by stipulating lot areas, floor area ratios and requiring property line setbacks. Those rigidly applied setbacks and yard dimensions produced repetitious patterns and monotonous streetscapes. Such patterns have little redeeming aesthetic appeal and are becoming less acceptable to corporate office locations as well as the home-buying public.

2) In order to create a more aesthetically pleasing, economically stimulating environment, a streetscape overlay district, superimposed on the use districts of this specific plan has been established.

3) For the purpose of enhancing the appearance of the City, especially on roads which serve as major entries to the Core Area, special streetscape and setback areas shall have special design requirements unlike any others in the City. These regulations will provide the necessary design tools to create special "soft edge" entries into the more urban character of the Core Area. The design "vision" for these streetscapes will be to provide deep, lush setbacks characterized by street trees, undulating earth berms and tree clusters.

(b) Streetscape Zones. The limits of the Streetscape Overlay District (SOD) are shown on Table III-4. Generally the Streetscape Overlay District (SOD) is found on certain sections of Euclid, Garden Grove Boulevard and Century Boulevard. It includes all properties fronting on certain sections of these streets. The streetscape district includes all public rights-of-way and extends twenty (20) feet into abutting private property.

##### (c) Regulations.

1) In the SOD, all the regulations of the regular or base use district shall apply except as amended by this overlay district.

2) From the edge of the R.O.W. line into the property twenty feet (20'); designs incorporating the following elements shall be reviewed by the Advisory Agency:

1. Numerous tree clusters;
2. Rolling earth berms.

3) No building permit shall be issued until proposed plans are reviewed and found consistent with the overall intent of this District by the Advisory Agency.

##### 4) Permitted Uses.

1. Landscaping;
2. Sidewalks;
3. Berms;
4. Monument signs under seven feet (7') in height;
5. Retaining walls.

##### 5) Prohibited Uses.

1. Pole signs;
2. Parking;
3. Trash collection bins;
4. Chain link fence;
5. Buildings.

(d) Table III-4 - Streetscape Overlay District Map. See Table III - 4 on the following page. (Amended by Ordinance No. 2133, dated November 20, 1989.)

9371. Implementation. Implementation of land use subject to the provisions of this part are further subject to development and implementation regulations set forth in the Community Center Specific Plan, Design Guidelines, Technical Resource Document, Marketing Technical Report, Circulation and Public Facilities Technical Report and Implementation Report, as may be adopted by resolution of the City Council.

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TABLE III-4  
Streetscape Overlay District Map

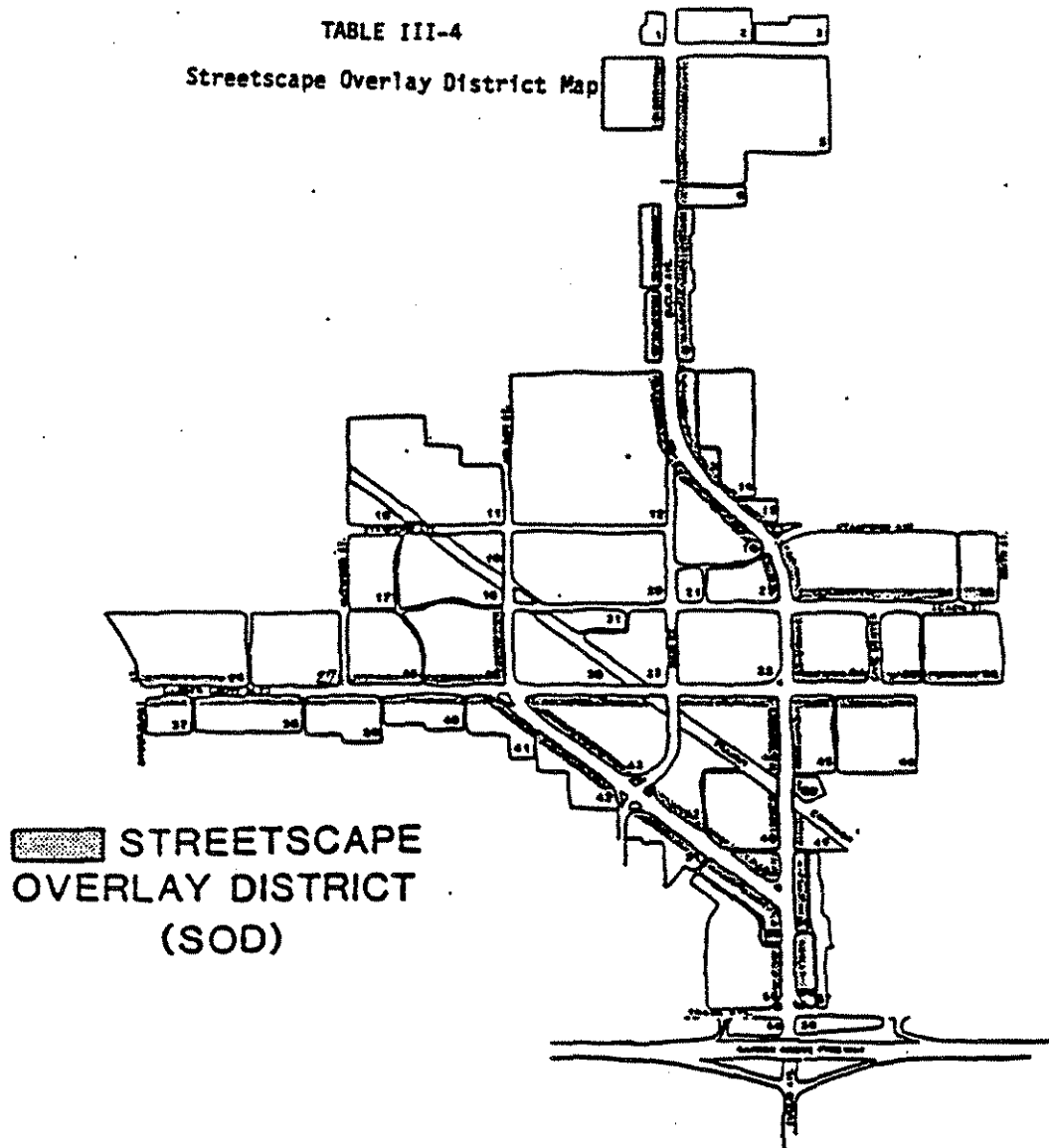
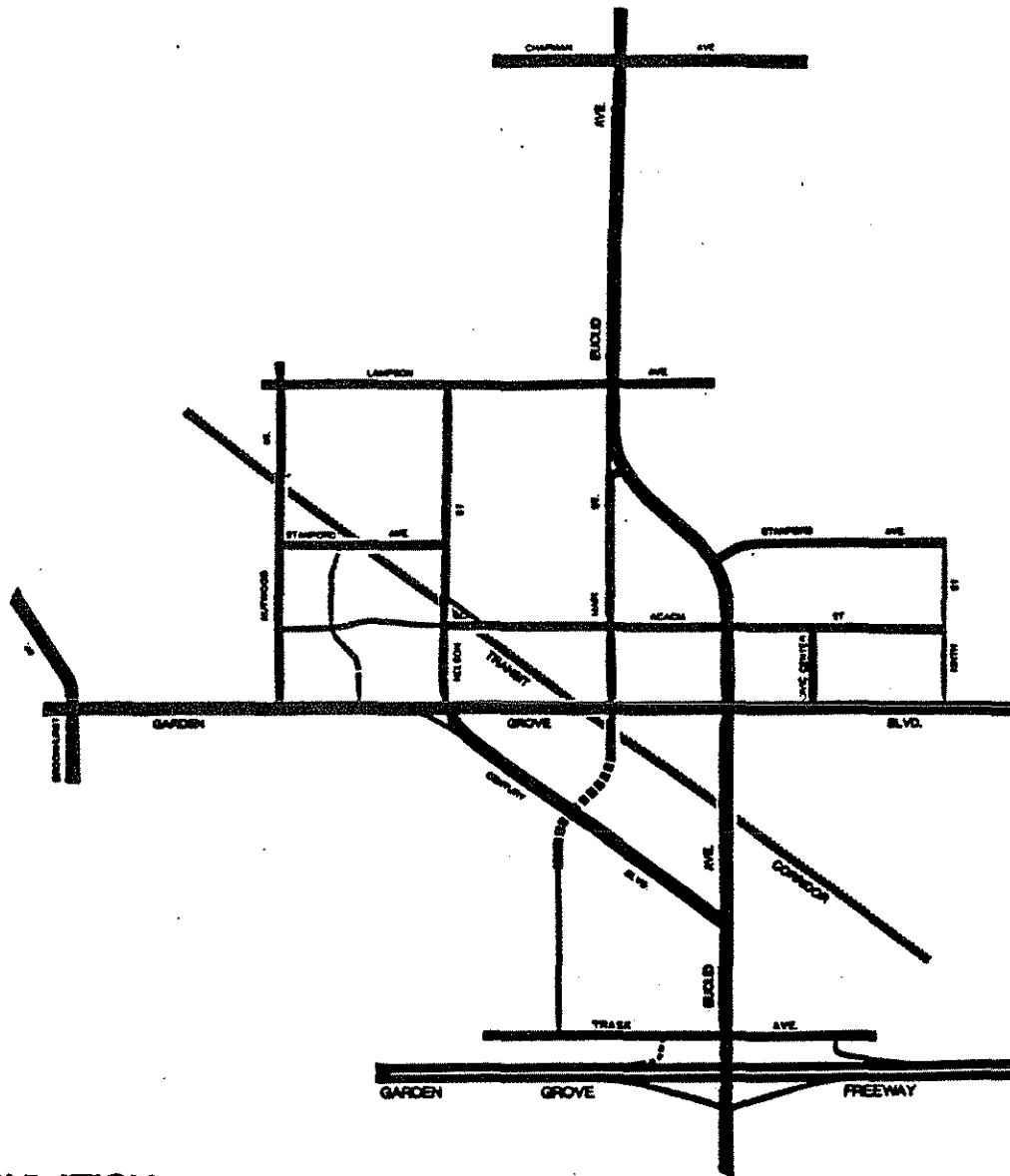


TABLE III-4



COMMUNITY CENTER SPECIFIC PLAN

## ARTICLE IX



## CIRCULATION

**EXHIBIT 3**



# COMMUNITY CENTER SPECIFIC PLAN