

PART 3 — HARBOR CORRIDOR SPECIFIC PLAN

(Added by Ordinance No. 1900, dated June 10, 1985.)

9360. Introduction and Intent.

(a) These regulations constitute the primary zoning provisions for the Harbor Corridor Specific Plan. Exhibit 1 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 Municipal Code. Where there is a conflict the regulations herein will prevail.

(c) The overall intent of these regulations is to guide development within all Planning Districts 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, multiple family and mobile home residential environments where they abut the Corridor.

3) Provide for the scale 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 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 Corridor to help stimulate business activity.

6) Expand the traffic handling capacity of arterial highways, local streets, alleys and drive-ways that serve the area to accommodate new development and redevelopment or rehabilitation of existing areas; made possible in part by use changes or intensification.

7) Establish a sense of place, as well as continuity and consistency of development standards within the Corridor.

9360.1. 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 Specific Plan. This section 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 (Section 9360.3) are allowed.

Table III-1

Specific Plan Use District	Use Zone Base District
TC Tourist Commercial "A" and "B"	C-1 Limited Commercial
TN Transition Zone North	R-3 Multiple Residential and
	O-P Office Professional
DC District Commercial	C-1 Limited Commercial
OP Office Professional	O-P Office Professional
TW Transition Zone West	R-3 Multiple Residential and
	C-1 Limited Commercial
TS Transition Zone South	C-1 Limited Commercial
SD Swing District	Primary/Secondary Uses

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9360.2. General Provisions. The following regulations apply to all Districts and uses within the Specific Plan area.

9360.2.1. Solar Setbacks.

(a) This setback shall apply primarily to proposed developments with five stories or more. Other cases are spelled out in the individual district regulations. 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 building calculations.

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

1) In any commercial, office or mixed use district where the subject property line is also a district boundary adjacent to a residentially designated 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.

9360.2.2. 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.

9360.2.3. 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 comply with the requirements of other applicable City policies. Light standards shall not exceed twenty-foot

(20') height or the height of the building, whichever is less.

9360.2.4. Lot Consolidation.

(a) Purpose and Intent. The consolidation or integration of small lots is encouraged particularly for new development or large scale rehabilitation so as to benefit from greater land use efficiencies and reduced incremental development costs associated with larger development projects. Lot integration refers to planning and improving distinct single lots as a group with the use of cooperative agreements or easements to bring about development that is comparable to what could occur on a consolidated parcel.

(b) Applicability. The lot minimums specified herein will apply to all new development, intensifications to use and redevelopment projects. Rehabilitation project will be subject to these minimums only where the structural area is increased twenty-five percent (25%) or more.

(c) Minimum Lot Size and Lot Frontages. As a means to achieve lot consolidation or integration the minimum lot sizes and frontages in Table III-2 shall be required. Optimum lot sizes in Table III-2 are encouraged by not mandatory.

ARTICLE IX

TABLE III-2

MINIMUM LOT SIZE AND LOT FRONTAGE

District	Minimum Lot Size (in square feet)	Minimum Lot Frontage (in feet)	Optimum Lot Size Range (in square feet)
TOURIST-COMMERCIAL			
-Apartment conversion area	150,000	180	—
-Remainder	50,000	180	50,001– 100,000
TRANSITION ZONE- NORTH			
-Residential use lots	15,000	150	15,001– 150,000
-Office use lots	10,000	100	15,000– 20,000
DISTRICT COMMERCIAL	50,000	300	50,001– 300,000
OFFICE PROFESSIONAL			
-South of Garden Grove Blvd.	50,000	200	—
-North of Garden Grove Blvd.	50,000	200	50,001– 150,000
TRANSITION ZONE-WEST	50,000	200	50,001– 150,000
TRANSITION ZONE-SOUTH			
-West of Harbor	50,000	150	50,001– 100,000
-East of Harbor	50,000	150	50,001– 150,000

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(d) Assistance and Incentive Program Criteria.

1) Two levels of City/Agency actions are envisioned by this plan. The first level consists of ways in which property owners and developers may be assisted in either legally consolidating lots to meet minimum area/frontages requirements or completing integrated plans for adjacent parcels which accomplish the same effect as if the land were under common ownership. The second level is aimed at providing incentives for parcels to be either combined or jointly planned in excess of minimum area/frontage requirements.

2) In either case, merely satisfying regulatory requirements in the Specific Plan will not justify either assistance or incentive commitments by the City or Agency. Rather, the following criteria will be used to determine the appropriate public role.

3) Three basic criteria will operate:

- a. Priority of use;
- b. Plan capacity; and
- c. Design guideline responsiveness.

4) All three must be responded to in order for lot consolidation assistance or incentives to be brought into play.

5) The first, priority of use, is the degree to which a proposed project represents the maximum effective use of the property and capitalizes on market potential. This can be ascertained by reference to Tables II-2 and II-3, as well as the Target Of Opportunity Exhibit, all in Chapter II of this plan. As noted, the use priorities may vary from district to district.

6) The second criterion, plan capacity, is simply the feasibility of accommodating the proposed project without major off-site public improvements being required or without major expenditure of public funds if such improvements are needed.

7) These first two criteria are fundamental because they relate to the physical, geographical and market appropriateness of the proposed use.

8) Beyond that, however, the most pivotal criterion is the extent to which the proposed project responds to the Harbor Corridor Specific Plan Design Guidelines. That responsiveness is the most direct indication of the quality of the project in terms of the plan's intent.

9) In order to qualify under this third criterion, the plan must positively document how it responds to all of the following design categories and guidelines described in the design

notebook beyond the strict regulatory code requirements:

- a. Design objectives;
- b. Building location and relationship to on-site and off-site structures;
- c. Parking - adequacy of spaces and quality of design;
- d. Landscape design;
- e. Lighting;
- f. Signs; and
- g. Combined overall implementation of the district's visual intent.

10) Degree of responsiveness is and will always be a matter of judgement. However, failure to address all the required subject is not. They must all be addressed.

(e) Assistance and Incentive Program Actions. Providing all three criteria above are satisfied and, to the degree that they are satisfied, any or all of the following actions may be taken by the City or the Agency as either assistance or incentive programs to achieve lot consolidation or integrated planning. The extent of each individual action or combination of actions taken may vary on a case-by-case basis and will be the result of negotiations between the project applicant and the City.

1) Reduction or waiver of processing fees - may vary from a percentage to the total of such fees (e.g., Site Plan Review, Initial Study, etc.);

2) Service fee advance - partial or total payment or required utility service fees, subject to recovery on a mutually agreeable pay-back schedule;

3) Agency loan for infrastructure improvements - partial or total funding of required infrastructure improvements, subject to recovery on a mutually agreeable pay-back schedule;

4) Legal assistance - City legal or Agency staff assistance in lot consolidation transactions, title searches, reciprocal easement establishment or lease cancellation, buy-out or amortization procedures and instruments;

5) Loan source assistance - research and establishment of financial contacts to assist in project financing;

6) Parking reductions - relaxation of required parking standards so long as adequacy of proposed parking can be documented and required ratios are reduced by no more than twenty percent (20%);

7) Nonresidential intensity increase* - added square footage up to a maximum of twenty percent (20%) above the prescribed square footage;

8) Residential density increase* - added dwelling units up to a maximum of twenty percent (20%) above the prescribed density;

9) Site planning assistance - funding of site planning costs on a partial or total basis; and

10) Agency land purchase, lease or write-down - amount of lease rate adjustment or write-down if offered, to be determined on a case-by-case basis.

9360.2.5 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, or converted in any manner unless equivalent facilities approved by the City are provided 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 more than a twenty percent (20%) reduction in the parking requirements be allowed unless special circumstances are demonstrated to the Planning Commission.

(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 dwelling unit

For guest parking: .25 spaces per dwelling unit

(g) Required Number of Spaces: Nonresidential. Except as provided herein, the required number of spaces shall be as required by Section 9217 of the Garden Grove Municipal Code

* Site development standards may be adjusted as necessary to achieve increased square footage or dwelling units.

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(Article IX - Land Use). The criteria for shopping centers over one acre shall, however, be one space for every 225 square feet.

(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:

a. Residential parking spaces shall be nine (9) feet wide by nineteen (19) feet long.

b. Nonresidential parking spaces shall be nine (9) feet wide by nineteen (19) feet long.

c. Compact car space: thirty (30) percent of the required parking for nonresidential uses may be provided as compact car spaces. Compact car spaces shall be a size of seven and one-half (7½) by fifteen (15) feet. Every stall designed to accommodate compact cars shall be clearly marked as a compact car stall.

2) Location:

a. Offstreet parking spaces may be located in the required street frontage setback areas as specified elsewhere in the General Provisions and 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. The design of parking areas shall not require the moving of any car to gain access to a required parking space.

e. 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.

(j) Reduction in Required Parking. Subject to the limitation described in the General Provisions, required parking may be reduced on a case by case basis. Any such adjustment must be documented in one of two ways:

1) A localized parking survey to determine whether standard requirements would generate excess parking and, if so, the amount, reasons and probable duration of such excess; or

2) Where historical data can document a different parking requirement for a particular land use based upon peak usage, spaces or space needs in similar circumstances but different areas in the City, at its discretion, the Planning Commission may use alternative parking requirements based on such historical data.

Where judgments are uncertain as to the proper amount of reduction appropriate, adequacy of spaces, efficiency of site design and quality of development are to be weighed in arriving at the final determination.

(k) 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.

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 (one (1) tree per eight (8) parking spaces) 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 concrete curbs.

b. All ends of parking lanes shall have landscaped islands.

(1) 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 parking nor with pedestrian circulation.

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

(m) 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.

9360.2.6. Landscaping.

(a) General Standards. Landscape standards shall be as provided in Section 9400 of the Municipal Code (Article IX - Land Use) provided that specific exceptions or additions (generally with respect to coverage) may be specified in

the supplementary regulations. Landscape cover in these regulations includes all landscaped areas including decorative hardscape such as containers, planting areas and parking lot landscaping.

(b) Flexibility in Coverage. A reduction in landscaping coverage may be sought and approved in recognition of quality design. For purposes of this provision, quality considerations include: superior visual buffering; visually creative massing of materials; maximum provision of shade; visually pleasing combinations of landscape/hardscape/textures/contouring; noise attenuation value; theme reinforcement; use of courtyards, atriums and other effective treatment of ground floor public space; creative use of water, sculpture or art work; effective use of specimen trees; overall visual interest; ease of maintenance in mature condition and water conservation effectiveness. The amount of such reduction, if deemed appropriate, shall not reduce the basic requirement by more than one percentage point.

(c) 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.

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.

9360.2.7. Signage. Signage shall be regulated as provided by Section 9500 of the Zoning Code (Article IX - Land Use) except that specific exceptions or additions, if any, shall 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

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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 pole sign.

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.)

9360.2.8. Determination of Use. Whenever a use has not specifically been listed as being a permitted use in a particular use district classification and it is an allowed use in any other use district within the City, 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.

9360.2.9. Landscaping; Design requirements.

(a) 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 concrete and colored concrete.

(b) The following landscape objectives are required of all developments within the Harbor Corridor Specific Plan area. Adhering to these general objectives will insure quality landscape treatments without imposing strict standards for their accomplishment:

1) PARKING AREAS.

a. Notwithstanding any other provisions, landscape boundaries of parking areas shall be landscaped with a minimum five (5) foot wide strip.

b. Landscape the islands at the ends of parking rows with two (2) trees. Total tree numbers in parking areas shall equal one (1) tree per eight (8) parking spaces.

c. Landscape drive borders and any entry medians.

2) STREET SETBACK AREAS.

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

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

3) BUILDING PERIMETERS VISIBLE FROM STREET. A minimum five (5) foot strip (landscape or hardscape) shall be maintained around the visible perimeter of each building. Asphalt parking bays are not considered hardscape material.

4) BUILDING PERIMETERS NOT VISIBLE FROM STREET. A minimum five (5) foot hardscape strip shall be maintained around this perimeter of the building.

5) BUILDING WITHIN TWENTY-FIVE (25) FEET OF FRONT SETBACKS. Any building located closer than twenty-five (25) feet from any street frontage shall have the area landscaped or decoratively hardscaped. All vehicular intrusion shall be prohibited from this area.

6) MINIMUM PERCENTAGES. 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.

Each use district will have its minimum landscape percentages included in the actual district regulations.

9360.2.10. 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.)

9360.3. Supplementary District Regulations. The following regulations and standards will supplement the base district regulations including both deletions and additions to the Base Districts identified in Section 9360.1. The individual regulations are also summarized in Table III-3 Regulation Summary.

TABLE III-3

REGULATION SUMMARY

District	Primary Uses	Secondary Uses	Base District	Minimum Lot Size (in square feet)	Minimum Frontage (in feet)	Height (in feet)	Landscape Coverage	Signing	Comments
TC Tourist Commercial "A"	Tourist Commercial	Office	C-1	50,000	180	None	12%	Monument & wall permitted	150,000 sq. ft. minimum lot size in apartment conversion area
TC Tourist Commercial "B"	Commercial	None	C-1	50,000	180	45	10%		
TN Transition Zone North	Office Residential	Residential Office	R-3 and OP	15,000	150	35	8%	Monument & wall permitted	10,000 sq. ft. lot size & 100' frontage on office use lots
DC District Commercial	Commercial	Office	C-1	50,000	300	45	10%	Monument & wall permitted	
OP Office Profes- sional	Office Professional	Tourist Commercial	OP	50,000	200	None	12%	Monument & wall permitted	
TW Transition Zone West	Residential	Commercial	R-3 and C-1	50,000	200	45	10%	Monument & wall permitted	
TS Transition Zone South	Commercial	Highway Commercial	C-1	50,000	150	45	10%	Monument & wall permitted	

9-162.11

(Garden Grove 9-89)

ARTICLE IX

9360.3

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9360.3.1. Tourist Commercial (T/C).

(a) Tourist Commercial "A."

1) Intent.

a. The Tourist Commercial "A" District is intended as a visitor serving area for tourists visiting nearby recreational attractions and for business people needing medium to high quality overnight or meeting accommodations. Its secondary intent is to provide for mixed use office and limited visitor serving commercial development integrated into the fabric of existing and proposed uses.

b. Ancillary and support uses to reinforce visitor serving potential for the area will be encouraged.

c. Projects will receive a design treatment which establishes an urban character by means of design guidelines and site development standards which help create an entry statement for the Corridor and the City. Eventual urban space orientation will be created at a diagonal to the major intersection at Chapman Avenue and Harbor Boulevard to the maximum extent possible.

2) Regulations and Standards.

a. Primary Use:

Tourist commercial

b. Secondary Use:

Office

c. Base District:

C-1 Limited Commercial

d. Uses Permitted:

Bakeries, retail

Book or Stationery Stores

Barber/Beauty Salons

Clothes cleaning (excluding laundry processing plant)

Clothing stores, new (retail)

Delicatessen Stores

Dry Goods or Notion Stores

Financial Institutions

Fire and Police stations

Florist Shops

Gift Shops

Golf Courses

Health Clubs

Hotels

Jewelry Stores

Liquor Stores (subject to Conditional Use Permit)

Movie Theaters

Outdoor Food Vendors (subject to Conditional Use Permit)(Added by Ordinance No. 2083, dated December 19, 1988.)

Prescription Pharmacies

Private Clubs

Professional Offices (excluding medically related)

Quick Print Shops (Retail)

Radio Broadcasting Studio

Restaurants

Retail sales catering directly to tourist consumers

Shoe Stores or Shoe Repair Shops

Similar Retail Establishments (subject to Advisory Agency approval as outlined in General Provision #8)

Similar Business and Professional Offices (subject to Advisory Agency approval as outlined in General Provision #8)

Tailors

- | | |
|-------------------------------|--|
| e. Height: | Telephone Answering and Secretarial service |
| f. Minimum Site Requirements: | Theaters |
| g. Setbacks: | No height limit |
| | 50,000 sf lot size, 180' street frontage |
| | Street frontage - 5' for a maximum of 75% of the lineal distance of the property line; an average of 20' for the remaining frontage. |
| | Corner cut-off - 15' on a line perpendicular to the mid-point tangent of the intersection. |
| | Interior sideyard - ten feet adjacent to compatible uses; 20' or solar, whichever is more, adjacent to incompatible uses. |
| | Rear yard - same as interior side yards. |
| h. Landscaping: | 12 percent coverage of the entire site |
| i. Signing: | Monument and wall signs are permitted |
| j. Special Regulations: | Movie theatres permitted without a conditional use permit |

(b) Tourist/Commercial "B" (Commercial Commercial).

1) Intent.

a. The Tourist Commercial "B" District is intended to provide retail commercial services on a subregional scale within two (2) to five (5) miles of the Harbor Boulevard/Chapman Avenue intersection. Particular emphasis is placed on home improvement related businesses.

b. Limited convenience retail commercial and service commercial support for adjacent neighborhoods will be allowed.

c. Projects will receive a design treatment which establishes an urban character by means of design guidelines and site development standards which help create an entry statement for the Corridor and the City. Eventual urban space orientation will be created at a diagonal to the major intersection at Chapman Avenue and Harbor Boulevard to the maximum extent possible.

(2) Regulations and Standards

- | | |
|---------------------------|---|
| a. Primary Use: | Commercial |
| b. Secondary Use: | None |
| c. Base District: | C-1 Limited Commercial |
| d. General Uses Excluded: | No O-P uses permitted |
| e. Uses Permitted | Retail Bakeries |
| | Building supply stores |
| | Car Wash (full service) subject to the following: |
| | (1) Conditional use permit required |
| | (2) Site shall have minimum of 4.5 acres integrated and a part of a commercial center (Added by Ord. 2294, dated April 19, 1994.) |
| | Clothing stores, new (retail) |
| | Christmas tree sales lots (subject to restrictions of Municipal Code) |
| | Delicatessen stores |
| | Department stores |
| | Dry Goods or Notion stores |

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Jewelry Stores

Liquor Stores (subject to Conditional Use Permit)

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.)

Plumbing shops

Prescription Pharmacies

Quick print shops

Restaurants

Shoe Stores or Shoe Repair Shops

Similar Retail Establishments (subject to Advisory Agency approval as outlined in General Provision #8)

45'

50,000 sf lot size, 180' street frontage.

Street Frontage - 5' for a maximum of 50% of the lineal distance of the property line; 45' plus vehicular drive area, if any, for the remaining frontage.

Corner cut-off - 15' on a line perpendicular to the mid-point tangent of the intersection.

Interior side yard - 0' adjacent to compatible uses; 20' or solar setback, whichever is greater, adjacent to incompatible uses.

Rear - same as interior side yard.

12 percent coverage of the entire site.

Monument and wall signs are permitted.

f. Height:

g. Minimum Site Requirements:

h. Setbacks:

i. Landscaping:

j. Signage:

9360.3.2. Transition Zone - North (TN)**(a) Intent.**

1) The Transition Zone - North is intended as an area of transition between the Tourist Commercial area to the north and the District Commercial to the south. This transition is to be made in such a way that maximum economic utility of the relatively small, shallow lots along Harbor Boulevard is achieved while, at the same time, avoiding undue impact on the adjacent single family neighborhoods. Basic use intent is for residential or office development. Residential use is preferred throughout, except for the shallow two (2) blocks of residential lots on the west side of Harbor Boulevard north of Lampson Avenue, in which case office use is the exclusive preference. Primary/secondary uses are intended to fit the particular size/configuration of existing parcels in a practical manner.

2) It is intended that either residential or office uses will be established over ground level parking to a maximum height of thirty-five (35) feet and that exclusive office or residential use occur in any one block.

3) Incentives will be provided to consolidate lots and cluster development for cohesive design, appearance and access. A design treatment along Harbor Boulevard which establishes a low height and a narrow corridor with shallow front setbacks will prevail.

4) Urban space will be oriented to the interior of lots or adjacent lots integrated into the development with maximum possible spacing from existing single family development.

(b) Regulations and Standards.

1) Primary Use:

Residential on subarea noted in Exhibit 1

Office on small lots noted on west side of Harbor Boulevard in Exhibit 1

2) Secondary Use:

Office on subarea noted in Exhibit 1. No secondary use on small lot subarea

3) Base Districts:

R-3 Multiple Residential and O-P Office Professional, as appropriate

4) Uses Permitted:

Art, Craft, Photography Studios

Financial Institutions

Day Care Centers (subject to conditional use permit)

Professional Offices (excluding medically related)

Similar Business and Professional Offices (subject to advisory agency approval)

Telephone Answering and Secretarial Services

Travel Agency office

Multiple Family dwellings including Condominiums

Uses permitted in Tourist Commercial "A" and "B" districts (15,000 s.f. minimum lots only)

5) Height:

35 feet maximum

6) Setbacks:

Street Frontage - 5' for 100% of the lineal distance of the property line, exclusive of access points on Harbor Boulevard, if any. For residential development, the structure within the front 45' of lot depth must be an internally oriented parking structure.

Corner cut-off - 15' on a line perpendicular to the mid-point tangent of the intersection.

Interior side yard - 5' adjacent to compatible uses; 10' adjacent to incompatible uses.

Rear - 10' adjacent to compatible uses; 45' adjacent to incompatible uses (may include alley width, if one exists or is proposed).

7) Minimum Lot Requirements:

15,000 sq. ft. lot size, and 150' street frontage

10,000 sq. ft. lot size, and 100' street frontage on smaller lots noted in Exhibit 1

8) Private Recreation and Leisure Area:

Each residential building site shall provide landscape and usable recreational and leisure areas at least 20 percent of the square footage of the unit.

9) Landscaping:

8 percent coverage of entire site on all office lots. 10% coverage on all residential lots.

10) Signing:

Monument and wall signs are permitted.

9360.3.3. Swing District - North (SD-N).

(a) Intent.

1) The Swing District is intended as an area in which the eventual boundary between two adjacent planning districts (Transition Zone

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North and District Commercial) will be established by evolving use decisions and patterns rather than by specific predetermination within this plan. It is intended to provide for the maximum possible flexibility of use where such flexibility does not preclude achievement of the plan's objectives. The Swing District may eventually be entirely in an adjacent District or may partially, in any proportion, take on the character of each adjacent District.

2) Additional ingredients in the purpose and intent of this District include:

a. Uses exclusive to an adjacent use District shall be established according to the regulations and development guidelines for that District.

b. Uses common to an adjacent use District may be established according to the rules of either District unless there is an intervening parcel on which a land pattern of a particular District has already been set by site plan approval. In that event, the use proposed must provide for District continuity and not break the pattern.

c. Special provisions for a Swing District may be established in both regulations and design guidelines where unique circumstances or conditions make nonuniform treatment appropriate.

(b) Residential. Condominiums or rentals are permitted in this category as a separate use. This designation is a continuation of Residential from Transition Zone - North and the intent for this area should be partially derived from Section D2. Where such use takes place, development standards from that section will also apply.

(c) Commercial. This area will be a continuation of District Commercial and the intent for land uses in this area shall be guided by Section D4. See the development standards from that section which would also apply.

(d) Residential - Commercial Interface. As the Swing District will sort two (2) distinct and potentially incompatible land uses, the following specialized regulations will apply:

1) Land uses shall not "leap frog." Rather, when commercial use is established pursuant to City approval in the District all uses to the south will be commercial. Conversely, when residential or office uses are established pursuant to City approval, all uses to the north will be of similar nature.

2) The two (2) lots which become the division between residential and commercial shall be subject to special study to assure that site features are incorporated to avoid use incompatibilities.

3) Each use should increase in land use intensity with increased proximity to the adjoining District and decrease in intensity away from the District.

9360.3.4. District Commercial (DC).

(a) Intent.

1) 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.

2) The District Commercial area is a grouping of existing and proposed commercial centers at the crossroads formed by Harbor Boulevard and Garden Grove Boulevard. Each center features an anchor use with subordinate attached and satellite shops with related uses occupying smaller adjacent properties.

3) 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.

4) It is intended to draw upon markets beyond the City boundary to the extent specific uses are capable of such attraction and to reinforce and expand upon the existing quality commercial centers located at the crossroads.

5) The District will establish and maintain a distinctive urban appearance and character, contrasting with less intense surrounding development.

6) 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.

(b) Regulations and Standards.

1) Primary Use:

Retail Commercial uses, catering to the everyday needs of the community

2) Secondary Use:

Office

3) Base District:

C-1 - Neighborhood Commercial

4) Permitted Uses:

Retail Bakeries

Financial Institutions

Barber shops and beauty salons

Christmas Tree sales lot (subject to restrictions of Municipal Code)

Clothes cleaning (excluding laundry processing plants)

Clothing stores

Delicatessen stores or meat markets

Department stores

Drug stores

Fireworks stands (subject to restrictions of Municipal Code)

Florist shops

Grocery stores (excluding mini markets)

Hardware stores

Jewelry stores

Liquor stores (subject to conditional use permit)

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 Hearing Body.

(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 9.08.060 of the Municipal Code. (Added by Ord. No. 2083, dated Dec. 19, 1988; amended by Ord. No. 2124, dated Aug. 21, 1989.)

Prescription pharmacies

Professional office (including medical) subject to the following:

(a) Medical office uses shall not occupy more than 4,000 square feet or five percent of the total building square footage of a retail shopping development, whichever is less. (Added by Ord. No. 2276, dated Sept. 28, 1993.)

Public Utility commercial offices

Restaurants

Restaurants, with entertainment, subject to the following:

(a) Conditional Use Permit required

(b) Restaurant shall be at least 4,000 square feet in area.

(c) No dancing permitted.

(d) Entertainment shall be incidental to restaurant use (such as background music) (Added by Ord. No. 2276, dated Sept. 28, 1993.)

Real Estate, Insurance and Stock Brokers

Retail Commercial uses

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- 5) Height:
- 6) Setbacks:

- 7) Minimum site requirements:
- 8) Landscape:
- 9) Signing:

Retail Commercial uses
Shoe stores or shoe repair shop
Similar Business and Professional offices (subject to Advisory Agency approved as outlined in General Provision #8)
Studios, interior decorating, photographer, couturier, artist and music (primarily for retail sales)
Tailors
Retail quick print shops
Retail plumbing shops
45 feet
Street Frontage - 10' for a maximum of 40% of the lineal distance of the property line; 45' plus vehicular drive area, if any, for the remaining frontage.
Corner cut-off - 20' on a line perpendicular to the mid-point tangent of the intersection.
Interior side - 0' for compatible uses; 20' or solar setback, whichever is greater, for incompatible uses.
Rear - same as interior side.
50,000 sf lot size, 300' street frontage
10 percent coverage
Wall and monument signs are permitted.

9360.3.5. Swing District South (SD-S)

(a) Intent.

1) The Swing Zone is intended as an area in which the eventual boundary between two (2) adjacent planning districts (Office Professional and District Commercial) will be established by evolving use decisions and patterns rather than by specific predetermination within this plan. It is intended to provide for the maximum possible flexibility of use where such flexibility does not preclude achievement of the plan's objectives. The Swing District may eventually be entirely in an adjacent District or may partially, in any proportion, take on the character of each adjacent District.

2) Additional ingredients in the purpose and intent of this District include:

a. Uses exclusive to an adjacent use District shall be established according to the regulations and development guidelines for that District.

b. Uses common to an adjacent use District may be established according to the

rules of either District unless there is an intervening parcel on which a land use pattern of a particular District has already been set by site plan approval. In that event, the use proposed must provide for District continuity and not break the pattern.

c. Special provisions for a Swing District may be established in both regulations and design guidelines where unique circumstances or conditions make nonuniform treatment appropriate.

(b) Commercial. This designation is a continuation of commercial from District Commercial and the intent and development standards for this area should be derived from Section 9360.3.4.

(c) Office Professional. This designation is a continuation of Office Professional from the adjoining OP District and the intent and development standards for this area should be derived from Section 9360.3.6.

(d) Office Professional - Commercial Interface. As the Swing District will sort two (2)

district land uses in one (1) area, the following specialized regulations will apply.

1) Land uses shall not "leap frog." Rather, when commercial use is established pursuant to City approval in the District all uses to the west will be commercial. Conversely, when office professional uses are established, all uses to the east will be of similar nature.

2) Each use should increase in land use intensity with increased proximity to the adjoining District and decrease in intensity away from the District.

(e) Interim Uses. Until such time as eighty-five (85) percent of all lots within this District are consolidated or otherwise available for coordinated development, the minimum lot area for new development is one hundred fifty thousand (150,000) square feet.

(f) Outdoor food vendors. Outdoor food vendors is a permitted use subject to the following regulations:

1) A Conditional Use Permit is required.

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

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

4) 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.

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

6) Vendors are expressly prohibited on public sidewalks and public streets.

7) 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.)

9360.3.6. Office Professional (OP).

(a) Intent.

1) The Office Professional District is intended primarily as a major office node of Citywide significance, with an emphasis on medical support facilities associated with the existing or expanded hospital complex.

2) 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.

3) Site development standards and guidelines will lend to quality and mix of uses which reinforce existing quality development represented by the hospital and Cedarbrook development.

4) Tourist and business serving facilities will be encouraged where there is a direct freeway exposure at the eastern end of the District, drawing upon a subregional market.

5) 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 urban space along Garden Grove Boulevard and an entry statement for the corridor and the City at the Haster/Garden Grove Boulevard intersection. Incentives will be provided to consolidate development on areas between intersecting streets, creating "super-blocks" where there is sufficient land.

(b) Regulations and Standards.

1) Primary Use:

2) Secondary Use:

3) Base District:

4) Permitted Uses:

Office Professional

Tourist Commercial (east of Sun Grove Street only)

O-P Office Professional

Animal Hospital

Day Care Centers

Barber Shops and Beauty Salons

Day Treatment Hospital

Dental Laboratories

Hospitals

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Hotels

Laboratories

Medical-Dental Building

Motels

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.)

Psychiatric Hospital

Prescription Pharmacies

Private Clubs

Professional Offices/Business Offices

Sanitorium, Convalescent Home and Nursing Home

Similar Business and Professional Offices (subject to Advisory Agency approval)

Surgical Supply Sales

Telephone Answering and Secretarial Services

Veterinary clinics excluding outdoor kennels

No height limit

Street Frontages - 75' for a minimum of 75% of the lineal distance of the property line; 45' for the remaining frontage.

Corner cut-off - 40' on a line perpendicular to the mid-point tangent of the intersection.

Interior side - 5' for compatible uses; 10' ~~minimum or solar setback, whichever is greater,~~ for incompatible uses.

Rear - same as interior side.

50,000 sf lot size, 300' street frontage

12 percent coverage

Wall and Monument Signs are permitted.

5) Height:

6) Setbacks:

7) Minimum site requirements:

8) Landscaping:

9) Signing:

9360.3.7. Transition Zone West (TW).**(a) Intent.**

1) The Transition Zone - West has two (2) primary functions. First, it serves as a residential neighborhood. Second, the zone will serve as a transition zone between the District Commercial area on the east and residential development to the west.

2) Moderate intensity, moderate height suburban development will occur in contrast to the urban character of the District Commercial. Urban spaces, varied landscaped setbacks and a

continuation of the street scene treatment established on Garden Grove Boulevard to the west are all intended to maintain the suburban/urban transition character.

(b) Regulations and Standards.**1) Primary Use:**

Residential

2) Secondary Use:

Commercial

3) Base Districts:

R-3 Multiple Residential and C-1 Limited Commercial

4) General Uses Excluded:

All OP uses

5) Permitted Uses:

Bakeries (Retail)

Book or Stationery Stores

Clothes Cleaning (excluding laundry processing plants)

Clothing Sales (new, retail)

Drug Stores

Fireworks Stands (subject to restrictions of Municipal Code)

Florist Shops

Grocery (not mini markets)

Hardware Stores

Laundries

Limited Print Shop

Liquor Store (subject to conditional use permit)

Meat Market or Delicatessen

Multiple Family Residential

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.

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(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.)

General Retail sales;

Restaurants

Retail Automobile Accessory Stores

Similar Retail or Service Establishments (subject to Advisory Agency approval outlined in General Provision #8)

Tailors

45 feet

Street Frontage - 10' for 100% of the lineal distance of the property line, exclusive of access points on Garden Grove Boulevard, for residential use. For residential development, the structure within the front 45' of lot depth must be an internally oriented parking structure. For commercial uses, setback shall be the same as District Commercial.

Corner cut-off - 20' on a line perpendicular to the mid-point tangent of the intersection.

Interior side - 10' for residential use adjacent to compatible uses; 20' for residential use adjacent to incompatible uses. 0' for commercial use adjacent to compatible uses; 20' or solar setback, whichever is greater, for commercial use adjacent to incompatible uses.

Rear - same as interior side.

50,000 sf lot size, 200' street frontage

10 percent coverage of entire site for residential;
8 percent for commercial

Monument and wall signs are permitted

Each residential building site shall provide landscape and usable recreational and leisure areas at least 20 percent of the square footage of the unit.

6) Height:

7) Setbacks:

8) Minimum Site Requirements:

9) Landscaping:

10) Signing:

11) Private Recreation and Leisure Area:

9360.3.8. Transition Zone South (TS).

(a) Intent.

1) The Transition Zone - South is intended as an area of transition between the freeway oriented highway commercial uses related to the Garden Grove Freeway and the crossroads District Commercial complex to the north.

2) The District will provide for satellite retail commercial, convenience and consumer service establishments. Professional office uses in combination with commercial uses will be allowed, preferably in a second story configuration.

3) It is the intent to provide for limited expansion of highway-oriented use to the north of

Banner Drive so long as they do not constitute a majority of the District's acreage. Eventual urban space should be created with maximum possible depth along Harbor Boulevard.

(b) Regulations and Standards

- 1) Primary Use: Commercial
- 2) Secondary Use: Highway Commercial
- 3) Specially Permitted Use: Service Stations
- 4) Base District: C-1-Neighborhood Commercial
- 5) Permitted Uses:
 - Retail Bakeries
 - Financial Institutions
 - Barber Shops and beauty salons
 - Christmas Tree sales lot (subject to restrictions of Municipal Code)
 - Clothes Cleaning (excluding laundry processing plants)
 - Clothing stores
 - Delicatessen stores or meat markets
 - Drug stores
 - Fireworks stands (subject to restriction of Municipal Code)
 - Florist shops
 - Grocery stores (excluding mini markets)
 - Hardware stores
 - Jewelry stores
 - Liquor stores (subject to conditional use permit)
 - 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 hearing body.
 - (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 9.08.060 of the Municipal Code. (Added by Ord. No. 2083, dated Dec. 19, 1988; amended by Ord. No. 2124, dated Aug. 21, 1989.)
 - Prescription Pharmacies
 - Professional office (including medical) subject to the following:
 - (a) Medical office uses shall not occupy more than 2,000 square feet or three percent of the total building square footage or a retail shopping development, whichever is less. (Added by Ord. No. 2271, dated July 20, 1993.)
 - Public Utility Commercial offices
 - Restaurants
 - Real Estate, Insurance and Stock Brokers
 - Retail Commercial uses
 - Shoe stores or shoe repair shop

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- 6) Height:
- 7) Setbacks:

- 8) Minimum site requirements:
- 9) Landscape:
- 10) Signing:

Similar Business and Professional offices (subject to Advisory Agency approval as outlined in General Provision #8)
Studios, interior decorating, photographer, couturier, artist and music (primarily for retail sales)
Tailors
Retail quick print shops
Retail plumbing shop
45 feet
Street Frontage - 60'
Corner cut-off - 40' on a line perpendicular to the mid-point tangent of the intersection.
Interior side - 0' adjacent to compatible uses; 10' or solar setback, whichever is greater, adjacent to incompatible uses.
Rear - 0' adjacent to compatible uses; 45' adjacent to or opposite incompatible uses.
50,000 sf lot size, 200' street frontage
10 percent coverage
Monument and wall signs permitted.

9360.4. Supplementary Administrative Regulations.

9360.4.1. 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.

9360.4.2 Unclassified Land Uses. All uses not specifically permitted or excluded shall be deemed unclassified. Unclassified land uses shall be subject to the review and approval of the Zoning Administrator if the Zoning Administrator finds that the unclassified use meets the intent of the applicable planning District.

9360.4.3. 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 Study 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.

(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) Applicants 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 Section II.C.5, 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. Any expansion of the conforming use does not exceed fifty (50) percent for buildings with three thousand (3,000) square feet of floor area and less; or twenty-five (25) 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 Services Department within two (2) years of the effective date of adoption of this ordinance. All expansion 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 9360.4.3(c)4b. 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:

a. The use proposed to be expanded was a conforming use prior to adoption of 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 years of the effective date of the adoption of this ordinance. All expansion applied for after said two-year period 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 for expansion shall be on a one-time-only basis. All subsequent expansions of any expansion applied for after the date established by Section 9360.4.3(c)5c. 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).

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(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 constructions 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 City 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 Harbor Corridor 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.

9361. Implementation. Implementation of land use subject to the provisions of this part are further subject to development and implementation regulations set forth in the Harbor Corridor Specific Plan, Design Guidelines, Technical Resource Document, Marketing Technical Report, Circulation Technical Report, Public Facilities Technical Report, Fiscal Impact Report and Implementation Report as may be adopted by resolution of the City Council.