

CHAPTER 9.08 SINGLE-FAMILY RESIDENTIAL DEVELOPMENT STANDARDS

Section 9.08.020.030 is hereby amended to read as follows:

Section 9.08.020.030, Table 1, City of Garden Grove Land Use Matrix

Zones Uses	R-1
Residential	
...	
Supportive Housing ¹ , Residential Group Living – 6 Persons or Less	P
Transitional Housing ¹ , Residential Group Living – 6 Persons or Less	P
...	

1. Transitional and supportive housing are permitted in residential zoning districts subject to the same approval requirements, development standards, and restrictions that apply to other residential dwellings of the same type in the same zone, which shall be determined by the City based upon the predominant characteristics of the use.

Section 9.08.030.020 is hereby amended to read as follows:

Section 9.08.030.020.C.2 Planned Unit Development

C. Limitations on the Planned Unit Development. The planned unit development is intended to be applied only to those areas that are large enough to allow for overall planning and design in sufficient detail to achieve greater values and amenities than those achieved by less flexible provisions regulating the successive development of individual lots by numerous different owners. Limitations on use are as follows:

1. Flexibility is provided where land may be designed and developed as a unit by taking advantage of site planning techniques that produce an environment that is compatible with existing or potential development of the surrounding neighborhood.
2. Planned unit development procedures shall apply only to those individual sites having a net area of five acres or more for commercial or industrial development and ~~three-one~~ acres for residential developments. If the project is mixed use development with residential, commercial, office or industrial, then the five acre minimum site area shall apply.
3. The proposed development shall be in conformity with all elements of the General Plan, and any other ordinances of the City.
4. Conformity to related ordinances of the City is required where subdivision into individual lots or the dedication of any streets is involved. Any such procedures shall be processed concurrently with PUD ordinance procedures.
5. Any violation of any planned unit development regulation shall be a misdemeanor penalized pursuant to Section [1.04.010](#) and Chapter [9.32](#) of this code.

Section 9.08.030.060 is hereby amended to read as follows:

Section 9.08.030.060 ~~Density Bonuses and Other Incentives for Affordable Housing~~Reserved

~~A.— Purpose and Intent. The California Legislature has determined that the provision of affordable housing for moderate, lower and very low income individuals and senior citizens, and childcare facilities are of primary importance in the state, and must be encouraged at the local level. The purpose of this section is to establish a methodology pursuant to state law providing incentives to developers proposing affordable housing to the community.~~

~~B.— Applicability. This section shall apply to all housing developments, as defined in this section, consisting of five or more units, unless the City Council makes a finding that the bonus and incentives are not needed to achieve affordability.~~

~~C.— Definitions. As used in this section, the following words and phrases shall have the following meanings:~~

~~1.— “Child care facility” means a child day care facility, other than a family day care home, including, but not limited to, infant centers, preschools, extended day care facilities, and school age child care centers.~~

~~2.— “Concession or incentive” means:~~

~~a.— A reduction in site development standards or a modification of zoning code requirements or architectural design requirements that exceed the minimum building standards approved by the State Building Standards Commission as provided in Part 2.5 (commencing with Section 18901) of Division 13 of the Health and Safety Code, and that result in, including, but not limited to, a reduction in setback and square footage requirements and in the ratio of vehicular parking spaces that would otherwise be required that results in identifiable, financially sufficient, and actual cost reductions; or~~

~~b.— Approval of mixed use zoning in conjunction with a housing project if commercial, office, industrial, or other land uses will reduce the cost of a housing development and if the commercial, office, industrial, or other land uses are compatible with a housing project and the existing or planned development in the area, including the City’s General Plan, where a proposed housing project will be located; or~~

~~c.— Other regulatory incentives or concessions proposed by the applicant or the City that result in identifiable, financially sufficient, and actual cost reductions.~~

~~d.— This subdivision shall not require the City to provide direct financial incentives or publicly owned land for the housing development, or to waive fees or dedication requirements.~~

~~3.— “Density bonus” means a density increase of at least 20% (unless the applicant elects a lower percentage) over the otherwise maximum allowable residential density under the applicable zoning ordinance and land use element of the General Plan for housing developments meeting the criteria of subsection D.1.a.i—iii, of at least five percent for housing developments meeting the criteria of subsection D.1.a.iv (unless the applicant elects a lower percentage), and of at least 15% for housing developments that entail a land donation meeting the criteria of subsection D.1.b (unless the applicant elects a lower percentage).~~

~~a.— The amount of the density bonus to which an applicant is entitled shall vary according to the amount by which the percentage of affordable housing units provided exceeds the percentage established in subsection D. For each one percent increase above 10% in the percentage of units affordable to low income households, the density bonus shall be increased by 1.5% up to a maximum of 35%. For each one percent increase above five percent in the percentage of units affordable to very low income households, the density bonus shall be increased by 2.5% up to a maximum of 35%. For each one percent increase above 10% of the percentage of units affordable to moderate income households, the density bonus shall be increased by one percent up to a maximum of 35%. When calculating the number of permitted density bonus units, any calculation resulting in fractional units shall be rounded to the next higher whole number. The density bonus units shall not be included in the maximum total when determining the number of target units required to qualify for a density bonus.~~

~~b.— Each housing development is entitled to only one density bonus, which may be selected based on the percentage for either very low income target units, low income target units, moderate income target units, or the project’s status as a senior citizen housing development. Density bonuses from more than one category may not be combined.~~

~~c.— The following table summarizes the above information:~~

~~Density Bonus Summary Table~~

Target Group	Minimum %Target Units	Bonus Granted	Additional Bonus for Each 1% Increase in Target Units	% Target Units Required for Maximum 35% Bonus
Very Low Income	5%	20%	2.5%	11%
Low Income	10%	20%	1.5%	20%
Moderate Income (Condo or PUD-Only)	10%	5%	1%	40%
Senior Citizen Housing Development	100%	20%	—	—

4. ~~“Developer” means the legal or equitable owner, or authorized representative, of any lot or parcel within the City who intends to develop such lot in compliance with the provisions of this section.~~

5. ~~“Housing development” means one or more groups of projects for residential units constructed in the planned development of the City. “Housing development” also includes a subdivision or a planned unit development or condominium project, as defined in Civil Code Section 1351, approved by the City and consists of residential units or unimproved residential lots and either a project to substantially rehabilitate and convert an existing commercial building to residential use, or the substantial rehabilitation of an existing multifamily dwelling, as defined in subdivision (d) of Government Code Section 65863.4, where the result of the rehabilitation would be a net increase in available residential units. For the purpose of calculating a density bonus, the residential units do not have to be based upon individual subdivision maps or parcels. The density bonus shall be permitted in geographic areas of the housing development other than the areas where the units for the lower income households are located. The location of units, whether target units or non-restricted units, shall be in conformance with the specific plan, or other zoning regulations, as applicable. Nothing in this chapter shall be construed to require the granting of a density bonus for the construction of multifamily housing in single-family residential zoning districts.~~

6. ~~“Target unit” means a dwelling unit within a housing development that will be reserved for sale or rent to, and is made available at an affordable rent or affordable ownership cost to, very low, low, or moderate income households, or is a unit in a senior citizen housing development.~~

7. ~~“Very low income households, low income households, and moderate income households” means persons or families whose income does not exceed the qualifying limit in Section 50050 et seq., of the California Health and Safety Code.~~

8. ~~“Senior housing” means either a person 62 years of age or older, or 55 years of age or older in a senior citizen housing development as defined in Section 51.3 of the California Civil Code.~~

~~D. Grant of Density Bonus.~~

1. ~~Developer shall be entitled to a density bonus, provided the developer enters into a density bonus housing agreement with the City pursuant to subsection I in which the developer covenants to do one of the following:~~

a. ~~To construct the housing development with at least one of the following:~~

i. ~~At least 10% of the total units of the housing development reserved for lower income households; or~~

ii. ~~At least five percent of the total units of the housing development reserved for very low income households; or~~

iii. ~~A senior citizen housing development; or~~

iv. ~~At least 10% of the total units of a newly constructed condominium project or planned development as target units affordable to moderate income households.~~

b. ~~To donate land to the City as provided for in this subsection. Nothing in this subsection shall be construed to enlarge or diminish the authority of the City to require a developer to donate land as a condition of development. An applicant shall be eligible for the increased density bonus described in this subsection if all of the following conditions are met:~~

i. ~~The applicant donates and transfers the land no later than the date of approval of the final subdivision map, parcel map, or residential development application.~~

- ii. ~~The development acreage and zoning classification of the land being transferred are sufficient to permit construction of units affordable to very low income households in an amount not less than 10% of the number of residential units of the proposed development.~~
- iii. ~~The transferred land is at least one acre in size or of sufficient size to permit development of at least 40 units, has the appropriate General Plan designation, is appropriately zoned for development as affordable housing, and is or will be served by adequate public facilities and infrastructure. The land shall have appropriate zoning and development standards to make the development of the affordable units feasible. No later than the date of approval of the final subdivision map, parcel map, or of the residential development, the transferred land shall have all of the permits and approvals, other than building permits, necessary for the development of the very low income housing units on the transferred land, except that the City may subject the proposed development to subsequent design review to the extent authorized by subdivision (i) of Government Code Section 65583.2 if the design is not reviewed by the City prior to the time of transfer.~~
- iv. ~~The transferred land and the affordable units shall be subject to a deed restriction ensuring continued affordability of the units consistent with paragraphs (1) and (2) of subdivision (c) of Government Code Section 65915, which shall be recorded on the property at the time of dedication.~~
- v. ~~The land is transferred to the City or to a housing developer approved by the City. The City may require the applicant to identify and transfer the land to the developer.~~
- vi. ~~The transferred land shall be within the boundary of the proposed development or, if the City agrees, within one quarter mile of the boundary of the proposed development.~~
2. ~~When an applicant agrees to construct a housing development that conforms to the requirements of subsection D.1 and includes a child care facility that will be located on the premises of, as part of, or adjacent to, the project, unless it finds, based upon substantial evidence, that the community has adequate child care facilities, the City shall grant either:~~
- a. ~~An additional density bonus that is an amount of square feet of residential space that is equal to or greater than the amount of square feet in the child care facility; or~~
- b. ~~An additional concession or incentive that contributes significantly to the economic feasibility of the construction of the child care facility;~~
- c. ~~As a condition of approval of a housing development, the applicant shall ensure that the following occur:~~
- i. ~~The child care facility shall remain in operation for a period of time that is as long as or longer than the period of time during which the density bonus units are required to remain affordable pursuant to subsection F.~~
- ii. ~~of the children who attend the child care facility, the children of very low income households, lower income households, or families of moderate income shall equal a percentage that is equal to or greater than the percentage of dwelling units that are required for very low income households, lower income households, or families of moderate income pursuant to subsection D.~~
- iii. ~~Developer shall also agree to continue affordability of all density bonus units for very low income households, low income households, and moderate income households for the timeframes established in subsection G.~~
- E. ~~Required Concessions or Incentives.~~
1. ~~A developer may submit a proposal to the City for the specific concessions or incentives that the developer requests pursuant to this section, and may request a meeting with the City. The City shall grant the concession or incentive requested by the developer, unless the City makes a written finding, based on substantial evidence, of either of the following:~~
- a. ~~The concessions or incentives are not required in order to provide affordable housing costs as defined in Section 50052.5 of the California Health and Safety Code or for rents for the targeted units to be set as specified in subsection D.3.~~
- b. ~~The concession or incentive would have a specific adverse impact, as defined in Government Code Section 65589.5, subdivision (d), paragraph (2), upon public health and safety or the physical environment or on any real property that is listed in the California Register of Historical Resources and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low and moderate income households.~~
2. ~~The developer shall receive the following number of concessions or incentives:~~

- a. ~~One incentive or concession for projects that include at least 10% of the total units for low-income households, at least five percent for very low-income households, or at least 10% for persons and families of moderate income in a condominium or planned development.~~
- b. ~~Two incentives or concessions for projects that include at least 20% of the total units for low-income households, at least 10% for very low-income households, or at least 20% for persons and families of moderate income in a condominium or planned development.~~
- c. ~~Three incentives or concessions for projects that include at least 30% of the total units for low-income households, at least 15% for very low-income households, or at least 30% for persons and families of moderate income in a condominium or planned development.~~
- d. ~~The following table summarizes the above information:~~

~~Concessions/Incentives Summary Table~~

Target Group	-	Target Units	-
Very Low Income	5%	10%	15%
Low Income	10%	20%	30%
Moderate Income (Condo or PUD Only)	10%	20%	30%
Maximum Incentive(s)/Concession(s)	4	2	3

~~Note: A concession or incentive may be requested only if an application is also made for a density bonus.~~

~~3. Notwithstanding any other site development standards or zoning code requirements set forth in this code, upon request of the developer, the City shall grant a reduction in the vehicular parking ratio, inclusive of handicapped and guest parking, to at least the following ratios:~~

- a. ~~Zero to one bedrooms: one onsite parking space.~~
- b. ~~Two to three bedrooms: two onsite parking spaces.~~
- c. ~~Four and more bedrooms: two and one-half parking spaces.~~
- d. ~~If the total number of parking spaces required for a development is other than a whole number, the number shall be rounded up to the next whole number. For purposes of this section, a development may provide "onsite" parking through tandem parking or uncovered parking, but not through on-street parking.~~
- f. ~~Waiver or Modification. Developers may seek a waiver or modification of development standards that have the effect of precluding the construction of a housing development meeting the criteria of subsection D.1.a at the densities or with the concessions or incentives permitted by the section. The developer shall show that the waiver or modification is necessary to make the housing units economically feasible.~~

~~G. Continued Affordability and Development Standards.~~

- 1. ~~Lower income and very low income target units shall remain affordable to the designated group for a period of 30 years, or a longer period of time if required by the construction or mortgage financing assistance program, mortgage insurance program, or rental subsidy program. Rental units targeted for lower income households shall be affordable at a rent that does not exceed 30% of 60% of the area median income as determined pursuant to Section 50079.5 of the California Health and Safety Code. Rental units targeted for very low income households shall be affordable at a rent that does not exceed 30% of 50% of the area median income, as determined pursuant to Section 50105 of the California Health and Safety Code. For sale units targeted for lower or very low income households shall be affordable at a cost that such households can realistically qualify for such units according to standard lending practices, taking into account any subsidies or other financial assistance.~~
- 2. ~~Moderate income target units shall remain affordable to the initial occupant, which must be persons and families of moderate income, as defined in Health and Safety Code Section 50093. Upon resale, the seller of the unit shall retain the value of any improvements, the down payment, and the seller's proportionate share of appreciation. The City shall recapture its proportionate share of appreciation, which shall then be used within three years for any of the purposes described in subdivision (e) of Health and Safety Code Section 33334.2 that promote homeownership. For purposes of this subdivision, the City's proportionate share of appreciation shall be equal to the percentage by which the initial sale price to the moderate income household was less than the fair market value of the home at the time of initial sale.~~
- 3. ~~Target units shall be constructed concurrently with non-restricted units or pursuant to a schedule included in the density bonus housing agreement.~~
- 4. ~~Target units shall be built on site and shall be dispersed within the housing development. The number of bedrooms of the target units shall be equivalent to the bedroom mix of the non-target units of~~

~~the housing development, except that the developer may include a higher proportion of target units with more bedrooms. The design and appearance of the target units shall be compatible with the design of the total housing development. Housing developments shall comply with all applicable development standards, except those that may be modified as provided by this section.~~

~~H. — Application Requirements and Review.~~

~~1. — Preliminary Proposal. A developer shall submit a preliminary proposal for development to determine the means for complying with this section. The preliminary proposal shall be submitted prior to any formal requests for any land use action. All density calculations resulting in fractional units shall be rounded up to the next whole number. The preliminary proposal shall be subject to the same fees and procedural requirements for a preliminary proposal review. Within 60 days of the receipt of a complete written preliminary proposal, the City shall notify the developer, in writing, of the procedures required to comply with this section.~~

~~2. — Formal Application. An application proposing a housing development pursuant to this section shall be submitted with the first application for approval of a housing development and processed concurrently with all other applications required for the housing development. The application shall be submitted on a form prescribed by the City and shall include at least the following information:~~

~~a. — Site plan showing total number of units, number and location of target units, and number and location of proposed density bonus units.~~

~~b. — Level of affordability of target units and proposals for ensuring affordability.~~

~~c. — Description of any requested concession or incentive, waivers or modifications of development standards, or modified parking standards. For all concessions and incentives, except mixed-use development, the application shall include evidence that the requested incentives and concessions result in identifiable, financially sufficient, and actual cost reductions. For waivers or modifications of development standards, the application shall show that the waiver or modification is necessary to make the housing units economically feasible and that the development standards will have the effect of precluding the construction of a housing development meeting the criteria of subsection D.1.a at the densities or with the concessions or incentives permitted by this section.~~

~~d. — If a density bonus or concession is requested for a land donation, the application shall show the location of the land to be dedicated and provide evidence that each of the findings included in subsection D.1.b can be made.~~

~~e. — If a density bonus or concession is requested for a child care facility, the application shall show the location and square footage of the child care facilities and provide evidence that each of the findings included in subsection D.1.c can be made.~~

~~3. — In accordance with state law, neither the granting of a concession, incentive, waiver, or modification nor the granting of a density bonus shall be interpreted, in and of itself, to require a General Plan amendment, zoning change, variance, or other discretionary approval.~~

~~4. — An application for a density bonus, incentive, concession, waiver, modification, or revised parking standard pursuant to this section shall be considered by and acted upon by the approval body with authority to approve the housing development. Any decision regarding a density bonus, incentive, concession, waiver, modification, or revised parking standard may be appealed to the City Council.~~

~~5. — Before approving an application for a density bonus, concession or incentive, waiver, or modification, the approval body shall make the following findings:~~

~~a. — If the density bonus is based all or in part on donation of land, the findings included in subsection D.1.b.~~

~~b. — If the density bonus or concession or incentive is based all or in part on the inclusion of a child care facility, the findings included in subsection D.2.~~

~~c. — If the concession or incentive includes mixed use development, the finding included in subsection C.2.b.~~

~~d. — If a waiver or modification is requested, the developer has shown that the waiver or modification is necessary to make the housing units the economically feasible.~~

~~6. — If a request for a concession or incentive is developer has shown that the waiver or modification is necessary to make the housing units otherwise consistent with this section, the approval body may deny a concession or incentive if it makes a written finding, based upon substantial evidence, of either of the following:~~

- ~~a. The concession or incentive is not required to provide for affordable rents or affordable ownership costs.~~
- ~~b. The concession or incentive would have a specific adverse impact upon public health or safety or the physical environment or on any real property that is listed in the California Register of Historical Resources, and there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low and moderate income households. For the purpose of this subsection, “specific adverse impact” means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified, written public health or safety standards, policies, or conditions as they existed on the date that the application was deemed complete.~~
- ~~7. If a request for a waiver or modification is otherwise consistent with this section, the approval body may deny the waiver or modification if it makes a written finding, based upon substantial evidence, of either of the following:~~
- ~~a. The waiver or modification is not necessary to make the housing units economically feasible.~~
- ~~b. The waiver or modification would have a specific adverse impact upon health, safety, or the physical environment, and there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low and moderate income households. For the purpose of this subsection, “specific adverse impact” means a significant, quantifiable, direct, and unavoidable impact, based on objective, identifiable, written public health or safety standards, policies, or conditions.~~
- ~~c. The waiver or modification would have an adverse impact on any real property that is listed in the California Register of Historical Resources.~~
- ~~8. If a density bonus or concession is based on the provision of child care facilities, the approval body may deny the bonus or concession if it finds, based on substantial evidence, that the City already has adequate child care facilities.~~
- ~~l. Density Bonus Housing Agreement.~~
- ~~1. Developers requesting a density bonus shall agree to enter into a density bonus housing agreement with the City. A density bonus housing agreement shall be made a condition of the discretionary planning permits for all housing developments pursuant to this section and shall be recorded as a restriction on any parcels on which the target units or density bonus units will be constructed.~~
- ~~2. The density bonus housing agreement shall be recorded prior to final or parcel map approval, or, where the housing development does not include a map, prior to issuance of a building permit for any structure in the housing development. The density bonus housing agreement shall run with the land and bind on all future owners and successors in interest.~~
- ~~3. The density bonus housing agreement shall include, but not be limited to, the following:~~
- ~~a. The total number of units approved for the housing development, the number, location, and level of affordability of target units, and the number of density bonus units.~~
- ~~b. Standards for determining affordable rent or affordable ownership cost for the target units.~~
- ~~c. The location, unit size in square feet, and number of bedrooms of target units.~~
- ~~d. Provisions to ensure affordability in accordance with subsection l.3.g of this section.~~
- ~~e. A schedule for completion and occupancy of target units in relation to construction of non-restricted units.~~
- ~~f. A description of any concessions or incentives or waivers and modifications being provided by the City.~~
- ~~g. A description of remedies for breach of the agreement by either party. The City may identify tenants or qualified purchasers as third party beneficiaries under the agreement.~~
- ~~h. Procedures for qualifying tenants and prospective purchasers of target units.~~
- ~~i. Any other provisions to ensure implementation and compliance with this section.~~
- ~~4. In the case of for-sale housing developments, the density bonus housing agreement shall include the following conditions governing the sale and use of target units during the applicable use restriction period:~~
- ~~a. Target units shall be owner-occupied by eligible very low, low, or moderate income households, or by qualified residents in the case of senior citizen housing developments.~~
- ~~b. The purchaser of each target unit shall execute an instrument approved by the City and to be recorded against the parcel including such provisions as the City may require to ensure continued compliance with this section.~~

- ~~5.— In the case of rental housing developments, the density bonus housing agreement shall provide for the following:~~
 - ~~a.— Procedures for establishing affordable rent, filling vacancies, and maintaining target units for eligible tenants;~~
 - ~~b.— Provisions requiring verification of household incomes;~~
 - ~~c.— Provisions requiring maintenance of records to demonstrate compliance with this subsection.~~
- ~~6.— Density bonus housing agreements for child care facilities and land dedication shall ensure continued compliance with all conditions included in subsections D.2 and 3.~~

Section 9.08.040.020 is hereby amended to read as follows:

9.08.040.020 Residential—General Development Standards

A. Specific development standards for R-1 (Single-Family Residential) zone are in the following table:

R-1 Development Standards Table

Placement	R-1
Setbacks Front (1, 2) Side setback (interior)Street side Rear setback (6)	20 ft. 5 ft. 10 ft. 20% of lot depth not to exceed 25 ft. (Main structures—See diagrams for R-1 required rear yards) 5 ft. (detached accessory structures)
Building height Main structure Accessory structure	Not to exceed35 ft. 17 ft.
Lot coverage (3)	50%
Maximum front setback coverage (4)	50%
Lot area per dwelling (minimum)	15,000 sq. ft. 11,000 sq. ft. 9,000 sq. ft. 7,200 sq. ft. 6,000 sq. ft. 5,000 sq. ft.
Minimum lot area per lot per zoneR-1 (15,000 sq. ft.) R-1 (11,000 sq. ft.) R-1 (9,000 sq. ft.) R-1 (7,200 sq. ft.) R-1 (6,000 sq. ft.) R-1 (5,000 sq. ft.)	15,000 sq. ft. 11,000 sq. ft. 9,000 sq. ft. 7,200 sq. ft. 6,000 sq. ft. 5,000 sq. ft.
Lot width interior lots R-1 (15,000 sq. ft.) R-1 (11,000 sq. ft.) R-1 (9,000 sq. ft.) R-1 (7,200 sq. ft.)	100 ft. 90 ft. 75 ft. 60 ft.
R-1 (6,000 sq. ft.)	60 ft.

R-1 Development Standards Table

Placement	R-1
R-1 (5,000 sq. ft.)	55 ft.
Corner lots	
R-1 (15,000 sq. ft.)	100 ft.
R-1 (11,000 sq. ft.)	90 ft.
R-1 (9,000 sq. ft.)	75 ft.
R-1 (7,200 sq. ft.)	65 ft.
R-1 (6,000 sq. ft.)	65 ft.
R-1 (5,000 sq. ft.)	55 ft.

1. In no case shall the setback be less than 10 feet.
2. Garages opening directly to the street may be permitted to have an 18-foot setback, but only for properties zoned for 5,000 and 6,000 squarefoot lots, and provided that the garage is equipped with a roll-up garage door. Garages may be permitted with 15-foot setbacks on properties zoned for 5,000 and 6,000 square foot lots if the garage door is perpendicular to the front property line.
3. Lot coverage includes all building and structures (primary and accessory) and required uncovered parking areas, and excludes uncoveredswimming pools and permeable or semi-permeable recreational surface areas.
4. Hardscape percentage includes driveways (except allowed standard driveway in the front yard).
5. Applications for density bonuses may be made as provided for by state law.
6. Also see Section 9.08.040.030.A.1 and 2.a.1.

- A. When two or more buildings are, by definition, considered main buildings, then the front setback requirements shall apply only to the buildings closest to the front lot line.
- B. Any construction occurring on a lot, where said lot abuts a street that has not been fully improved, shall observe all building setbacks from the ultimate right-of-way of the street.
- C. Patios, balconies, landings, porches, stairwells, bay windows and chimneys may not encroach into front or sidestreet setbacks.
- D. Minimum Dwelling Unit Area. Every dwelling unit hereafter constructed shall have a minimum floor area, excluding garages, as specified below:

Number of bedrooms	0	1	2	3 or more
Single-family dwellings	—	750 sq. ft.	900 sq. ft.	1,050 sq. ft.

- E. Exceptions: No efficiency units shall be provided without processing of a planned unit development.
- F. For the purposes of open space provisions, swimming pools, spas, patios, and decks shall be counted as openspace, as well as playing courts provided with clear, permanent barriers that preclude their use as parking areas, excluding above grade decking greater than 30 inches above grade or that could be used as both a patio cover and attached deck.
- G. On corner lots, no attached garage shall be located less than 20 feet from the rear property line and shall be provided with a driveway apron that has a depth a minimum of 20 feet from any adjacent property line.

~~H. Maximum Number of Bathrooms Per Number of Bedrooms.~~

~~1. Every dwelling unit hereafter constructed shall provide no more bathrooms than as specified below:~~

Number of sleeping rooms	1	2	3	4	5 or more

Number of bathrooms	1	2	3	4	4
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~~2.1. At least 50% of the bathrooms provided within a residential unit shall be accessed solely from a public area such as a hallway, living room, family room, or a laundry room, and not directly from a sleeping room.~~

H. Bathrooms. All bathrooms shall be accessed from the interior of a dwelling unit unless the intended use is for providing facilities to serve an existing or proposed swimming pool and/or spa.

I. Interior Standards for Single-Family Residential Units.

1. Bedroom Access

- a. Each bedroom must have its own access to a hallway or communal space, except for junior accessory dwelling units permitted subject to Chapter 9.54 (Accessory Dwelling Units and Junior Accessory Dwelling Units).
- b. No bedroom shall have sole access from another bedroom.

2. Sinks and Wet Bars

- a. Sinks are only permitted in a kitchen, a bathroom(s), a laundry/utility room, and/or as part of a permitted wet bar.
- b. Sinks in a laundry room shall only be a deep utility sink.
- c. No more than one (1) wet bar shall be permitted within a dwelling unit. The wet bar shall be located within an open communal area of the dwelling, such as a living room, family room, or recreation room. For purposes of this Section, a wet bar shall mean an area intended for beverage service only, with a sink with running water but no appliances provided for the preparation of food. A wet bar may include a refrigerator with a storage capacity of no more than 2.6 cubic feet.

J. External Access

- 1. External staircases shall lead only into communal areas. Bedrooms shall not be accessed via an external staircase, except for junior accessory dwelling units permitted subject to Chapter 9.54 (Accessory Dwelling Units and Junior Accessory Dwelling Units).
- 2. Stairwells shall be centrally located within the interior of a dwelling unit.
- 3. Except for a master bedroom that leads to a patio or junior accessory dwelling units permitted subject to Chapter 9.54 (Accessory Dwelling Units and Junior Accessory Dwelling Units), no bedroom shall have a door that leads to an exterior area.

K. Required Parking Area of Enclosed Garages

- 1. Each enclosed garage shall maintain the following minimum interior parking clearance based on the number of cars it is designed to hold. No storage cabinets or mechanical equipment, including, but not limited to water heaters, utility sinks, or washers and dryers, shall encroach into the required parking area.
 - a. 10 feet by 20 feet for a one car garage.
 - b. 20 feet by 20 feet for a two-car garage.

c. 20 feet by 30 feet for a three-car garage.

d. 20 feet by 40 feet for a four-car garage.

2. Each garage shall be equipped with an automatic garage door.

3. Each garage shall maintain the ability to park the required number of vehicles at all times.

9.08.040.030 Special Requirements- R-1 Zone

- A. All plans for new construction and/or attached or detached additions to properties zoned for, or improved with, single-family residences shall be reviewed for approval by the City Manager or designee. Approval by the City shall be based on the following criteria. Wherein any of these criteria have not been met, the addition shall be denied.
1. All zoning requirements of the R-1 zone are complied with and no variances or waivers are requested.
 2. The architectural style and building materials are compatible with the existing dwelling unit. The roofing shall be the same style, material and design as the main structure.
 3. The total footprint coverage of the main structure, any accessory structure(s), driveways and uncovered parking does not exceed 50% of the total lot area.
 4. All areas designed and/or intended to be used as living or habitable area are integrated into a single, cohesive dwelling unit.
 5. The nature and character of the new construction or addition are consistent with the nature and character of the neighborhood.
- B. Single Story Attached Additions. In addition to the requirements of Section 9.08.040.030.A, single story additions, including covered and/or enclosed patio structures, may be permitted on the lot in accordance with all development standards, except that structures are permitted in the otherwise required rear yard setback area, provided the following conditions are met:
1. Required rear yards shall be a minimum of 20% of the depth of the lot, to a depth not to exceed 25 feet;
 2. Single story attached additions may encroach into the required rear yards to a depth not to exceed 10 feet from the rear property line, provided that:
 - a. Only a single story is added at this depth,
 - b. One thousand square feet of usable open space is maintained in the required rear yard.
 - c. Exemptions: Manufactured aluminum and metal patio covers and non-habitable enclosures, including sunrooms, shall be exempt from the architectural requirements of Section 9.08.040.030.A, provided they are located to the rear or interior side of the main building.
- C. New Two-Story Structures and Two-Story Additions to Single-Family Residences. In addition to the requirements of Section 9.08.040.030.A the following development standards shall apply to all new two-story structures and two-story additions in the R-1 zone.
1. All of the following privacy provisions shall be complied with:

- a. All new two-story windows shall be situated so that they are not directly opposite those windows of adjacent residential dwelling units;
 - b. Window locations shall take into account adjacent property's recreation areas and amenities such as pools, spas, etc.;
 - c. Where conflicts between proposed window locations occur, visual intrusion mitigation measures shall be provided, such as, the use of high windows, wing walls, view obscuring window treatments, window alignments, etc.
- D. Detached Accessory Structures. In addition to the requirements of Section 9.08.040.030.A, all detached accessory structures, constructed on a property used for single-family residential purposes shall comply with all of the following provisions, unless otherwise required by this title:
1. Maximum floor area for any detached accessory structure shall not exceed 800 square feet inside dimension;
 2. No more than three detached accessory structure may be permitted on a lot;
 3. Maximum height of a detached accessory structure shall not exceed one story and 17 feet;
 4. The combined floor area of all detached accessory structures on a lot shall not exceed 1,000 square feet;
 5. One thousand square feet of usable open space shall be maintained in the required rear yard as defined in Section 9.08.040.030.B.1;
 6. The width of any single accessory structure shall not exceed one-half of the width of the lot;
 7. No kitchens or other food preparation appliances or fixtures shall be provided;
 8. Plumbing may be permitted, but in no case shall more than a one-half bathroom (one water closet and one lavatory) be permitted.

Exemptions:

- a. One-story detached accessory structures used as tool sheds, playhouses and similar uses shall be exempt from the architectural requirements contained in Section 9.08.040.030.A, provided any such structure does not exceed 120 square feet of projected roof area and is located to the rear and interior side of the main building.
- b. Accessory dwelling units, including porch and/or patio areas and enclosed parking areas dedicated to the accessory dwelling unit that are within the maximum area for an accessory dwelling unit, shall be exempt from the provisions of this subsection.

9. Interior Standards for Detached Accessory Structures

- a. Detached accessory structures such as workshop spaces, detached garages, or other similar spaces shall not have wall insulation or heating/cooling equipment.
- b. Each wall within a detached accessory structure shall only have one outlet for every ten (10) feet.
- c. Only non-egress windows are allowed within a detached accessory structure.

10. No detached accessory building walls shall be closer than six (6) feet to any main building walls or other accessory building walls on the same lot or building site, and no detached accessory building eaves shall be closer than four (4) feet to any main building eaves or other accessory building eaves on the same lot or building site. When the distance between either the walls or the eaves of a detached accessory building and a main building or living unit are less than specified in this section, the buildings are deemed attached for the purpose of determining setbacks and both must meet the setbacks prescribed for a main building.

- E. Placement of Buildings. Placement of buildings on any lot in the R-1 (Single-Family Residential) zone shall conform to the following:
1. For any lot abutting an alley, no building shall be constructed closer than 15 feet to the centerline of the alley, but in no case closer than 10 feet from the property line.
 2. All new single-family residential units developed in the multiple-family residential (R-2 and R-3) zones or additions to existing single-family residential units in any zone shall conform to the residential standards as prescribed in the single-family development districts.
 3. Single-family residential properties, that do not have an existing two-car garage, may build a new two-car garage that encroaches no more than two feet into the required front yard setback and that meets the following criteria:
 - a. The new garage shall meet all zoning and building codes relative to size and configuration;
 - b. The garage shall be equipped with a roll-up type door.
- F. Height of Towers, Spires and Unique Structures in the R-1 (Single-Family Residential) Zone.
1. Usable floor space may be provided above allowable height for religious institutions, and public, private or parochial schools when employed as a unique structure, tower or spire, subject to a conditional use permit.
 2. Fire or parapet walls, skylights, flagpoles, chimneys, wireless masts and similar structures may be erected above the height limits prescribed if done so in conjunction with the filing of a conditional use permit.
- G. Landscaping in the R-1 (Single-Family Residential) Zone. Landscaping in the required front yard shall cover no less than 50% of that yard.
- H. Driveway Width. Minimum paved access-way width of 16 feet is required when off-street parking for open or garage spaces is located at the rear of a unit. When a new, conforming, garage is proposed to be constructed to the rear of an existing residence, and when the location of that residence interferes with providing the required 16-foot driveway width, the minimum accessway may be reduced to 12 feet with the approval of the City Manager or designee. (2882 § 5, 2017)

Sections 9.08.040.050 9.08.040.060 are hereby amended to read as follows:

9.08.040.050 Landscaping—General Provisions

- A. General landscaping requirements as defined herein shall be provided in all zones.
- B. Parcels zoned or used for single-family purposes shall provide landscaping in all areas not covered by buildings, structures, patios or driveways.

- C. For the purpose of this section, the front yard shall be ~~determined by a line drawn parallel to the front building plane defined as the front yard setback. This shall also include any accessory structure such as a garage, if the structure is attached.~~
- D. The following regulations are for maximum coverage of hardscape in the R-1 (Single-Family Residential) zone:
1. The maximum permitted percentage of hardscape coverage in the front yard setback, ~~as defined above~~, shall be 50%. Private sidewalks and walkways are excluded from this 50% so long as they do not exceed a width of five feet.
 2. ~~The front yard area shall be measured from the front building plane to the property lines. In areas where no sidewalks exist, t~~The measurement for the front yard setback shall be from the front building plane to the back of sidewalk or street dedication line. The public parkway ~~Any area between the curb and sidewalk that is in a street or sidewalk dedication must be fully landscaped, except for a standard driveway.~~
 3. ~~Sidewalks fronting the property should not be included in the calculations of the front yard; however, parkways or that area between the frontage, sidewalk and the street curb shall be specifically included in the calculated front yard.~~
- E. All developed properties shall be required to be in compliance with the provisions of this subsection when any building additions of one or more square feet are proposed.
- F. It is not the intent of this section to require identical landscape materials or landscape designs for all developments. Where existing mature landscaping is in good, healthful condition, every effort shall be made to retain and to incorporate said landscaping into the overall landscape theme.
- G. The hearing body may, through the site plan review procedure, modify the requirements with consideration to the size and species of trees used, and may require landscaping in excess of the minimum area specified for a proposed development in order to achieve a superior project.
- H. Adjacent uses shall be considered when designing landscaping to mitigate the negative impacts of parking areas, activities, storage, or structures by appropriate screening measures.
- I. Every effort shall be made to provide landscaping that is compatible with neighboring uses.
- J. All unpaved areas shall be planted with an effective combination of trees, grass berms, ground-cover, lawn, shrubbery and/or approved dry decorative landscape material.

9.08.040.060 Landscaping Requirements

All landscaping shall comply with the landscape water efficiency provisions where applicable. ~~W~~hen conflicts between general landscape requirements and the landscape water efficiency requirements found in this section and the *Guidelines* exist, the landscape water efficiency requirements shall have priority.

- A. Minimums. All required landscaped setback areas, including front, ~~rear~~, side, side street, and landscaped areas within parking lots, shall meet the requirements prescribed herein.
- B. Percentage. Ten percent of all parking areas for nonresidential uses permitted in the R-1 (Single-Family Residential) zone, excluding required setbacks and building footprints, shall be landscaped.
- C. Parking Lot Landscaping.
 - 1. Size. For parking facilities, a variety of tree sizes is required for every 10 parking spaces. Trees must be a minimum of 15-gallons diameter with a one-inch caliper trunk, eight feet in height with a two-and-one-half-foot head or larger. These trees may be grouped or clustered and shall conform to the matrix of plant materials established by the City Manager or designee.
 - 2. Street Frontage. One 24-inch box tree of a two-and-one-quarter-inch caliper trunk diameter, 10 feet in height, and a five-foot head is required for ~~every 30-~~ 20 feet of street frontage. (These trees may be grouped or clustered.) All trees shall be placed within a root barrier per city of Garden Grove street tree planting detail specifications.
 - 3. Area. Minimum landscaped area that may be counted is 24 square feet.
- D. Trees.
 - 1. No trees shall be planted under any eave, overhang or balcony.
 - 2. All trees in landscape planters 10 feet in width or less shall be provided with tree root barricades.
- E. Tree Numbers.
 - 1. Parking area—One per eight spaces
 - 2. Street setbacks—One per 20 -linear feet
 - ~~3. Balance of site—One per 600 square feet (less parking area building).~~
- F. Tree Size. Forty percent of the trees on a site shall consist of minimum size 24-inch box, and the remaining 60 percent shall be of minimum size 15 gallons.

Total site:	-	-	-	-
48"	36"	24" box	15 gallons	Other
10%	10%	15%-40%	60%	5%

- G. Tree Staking.
 - ~~1.~~ All trees shall be double staked in accordance with City standards.

HG. Planter Width. ~~1.—Minimum width of finger planter is three feet, inside clear dimens~~ The
~~m~~Minimum width of all planters ~~shall be is~~ three feet clear, interior dimensions, not inclusive of retaining curb or wall.

IH. Shrubbery.

~~1.—Fifty percent (50%) of all required shrubs shall be a minimum size of five (5) gallons at time of planting.~~

JH. Groundcover.

1. Live groundcover shall be planted and maintained where shrubbery is not sufficient to cover exposed soil. Mulch may be used in place of groundcover where groundcover will not grow or where groundcover will cause harm to other plants, but not more than 30 percent of the groundcover area shall have the mulch substitute.-

2. All areas required to be landscaped shall be covered with turf, non-deciduous groundcover or other types of plantings. Artificial turf may be used as a groundcover within the R-1 (Single-Family Residential) zone, provided the turf allows for penetration of irrigation and stormwater runoff.

~~2.—All plant spacing shall be as indicated by the landscape architect according to the latest standards as adopted by the American Society of Landscape Architects, as described in subsection N (Substitute Landscaping), below.-~~

~~3. Groundcover spacing. Groundcover plants shall~~ould~~ be planted at a density and spacing necessary for them to become well established and provide surface coverage within ~~eighteen~~ (18) months of planting.~~

KI. Paved Areas. Only those portions that are required by municipal code or by site plan to be used directly for parking spaces, aisles, refuse storage areas, drives or walkways shall be paved. All other areas not needed for the above shall be landscaped. Patios may be paved.

LJ. Excess of Minimum Areas—Authority. The hearing body may require landscaping in excess of the minimum area specified for a proposed development, provided that the additional landscaping is necessary to:

1. Screen adjacent objectionable uses, parking areas, activities, storage or structures that could cause a negative impact on new development based on aesthetics, noise, odors, etc.; or
2. Provide landscaping that is compatible with neighboring uses; or
3. Screen the use from neighboring negative impacts such as traffic, outside storage, etc.

MK. Landscape Plans.

1. Each landscape plan shall be compatible with the shape and topography of the site and the architectural characteristics of the structure(s) on the site.
2. Each landscape plan shall be compatible with the character of adjacent landscaping, provided the quality of the adjacent landscaping meets the standard of these guidelines.
3. Each landscape plan shall illustrate a concern for design elements such as balance, scale, texture, form and unity.
4. Each landscape plan shall address the functional aspects of landscaping such as drainage, erosion prevention, wind barriers, provisions for shade and reduction of glare.
5. Each landscape plan shall demonstrate a concern for solar access, including exposure and shading of window areas and solar panels.
6. Landscaping shall be used to relieve solid, unbroken elevations and to soften continuous wall expanses.
7. The applicant must submit a planting inventory and plan of existing planting materials on a development site that are to be retained. Every effort shall be taken to ensure that mature existing landscaping is utilized as part of the development plan. A landscaping retention program shall be approved by action of the hearing body, at its discretion.

NE. Substitute Landscaping.

1. Materials such as crushed rock, decomposed granite, redwood chips, pebbles and stone may ~~not~~ be used in lieu of live plant materials for up to 30 percent of the required landscape coverage area, ~~although their limited use may be approved by the hearing body through the site plan review process~~. Artificial plants and synthetic groundcovers are prohibited, except where allowed within the R-1 (Single-Family Residential) zone, subject to the following standards:
 - a. Artificial turf ~~is shall be~~ permitted, provided it complies within the front and rear yards and shall comply with the following:
 - i. ~~Artificial turf shall have a minimum eight-year “No Fade” warranty.~~
 - ii. ~~Artificial turf shall be installed by a licensed professional and shall be installed pursuant to manufacturer’s requirements, except if the artificial turf is installed by the homeowner. The homeowner shall be required to follow the manufacturer’s specifications for installation.~~
 - iii. ~~Artificial turf shall be installed and maintained to effectively simulate the appearance of a well-maintained lawn. The turf shall be maintained in a green fadeless condition and shall be maintained free of weeds, debris, tears, holes, and impressions.~~
 - iv. ~~The use of indoor or outdoor plastic or nylon carpeting as a replacement of artificial turf or natural turf shall be prohibited. No rubber infill is permitted.~~
 - v. ~~Artificial shrubs, flowers, trees, and vines in lieu of living plant material shall be prohibited.~~
 - vi. ~~Areas of living plant material (i.e., flower beds, tree wells, etc.) shall be included in the overall landscape design when installing artificial turf. Living plant~~

material shall include shrubs, vines, trees, and flowering groundcovers and shall constitute a minimum of 25 percent% of the landscape area.-

vii. —Artificial turf shall be separated from flower beds by a concrete mow strip, bender board, or other barriers acceptable to the City ~~in order~~ to prevent intrusion of living plant material into the artificial turf.

viii. —Artificial turf in front yards shall be limited to 75 percent5% of required landscape area and shall not be installed in parkways.

OM. Screening.

1. Landscaping shall be required to screen storage areas, trash enclosures, public utilities, freeways, highways and other similar land uses or elements that do not contribute to the enhancement of the surrounding area. Where plants are required for screening, such screening shall consist of the use of evergreen shrubs and/or trees closely spaced. Berming is suggested as an effective screening measure for parking lots and where adjacent site areas are contiguous to street frontages. Such berming with planting shall not exceed 36 inches above the highest adjacent curb.
2. Perimeter landscaping adjacent to the property lines is required in parking areas. Planter area curbs shall be used in place of wheel stops.

PN. Separation.

1. All landscaping shall be separated from parking and vehicular circulation areas by a raised, continuous six-inch Portland cement concrete curb.
2. Other materials that accomplish the same purpose may be approved by the hearing body through the site plan review process.
- ~~3. —All trees shall be staked in accordance with standards maintained by the City Manager or designee.~~

QQ. Arterial Site Entries.

1. Unless otherwise delineated, all developments having a contiguous property line to a primary or secondary arterial highway shall observe a 15-foot setback that shall be landscaped. All other non-arterial highways shall observe a 10-foot setback, unless otherwise delineated by the governing zone.
2. Landscaping at major entry points are considered the focal points for landscaping emphasis, and shall contain a variety of trees, flowers and shrubs with special concern for visibility and safety.
3. No landscaping material other than trees shall exceed a height of 36 inches above the highest adjacent curb at street entrances and parking lot accessway intersections.
4. ~~No berming~~ with or without landscaping materials, at street entrances and parking lot accessway intersections, shall exceed a total height of 36 inches above the highest adjacent curb.
5. All trees whether singularly placed or placed on clusters shall not inhibit standard visibility parameters.

6. Parking may be designed to overhang landscaped areas. Maximum permitted overhang is two feet where planter areas have a minimum dimension of five feet or more. Otherwise, concrete wheel stops shall be installed. Any broken or damaged wheel stops shall be replaced.

RP. Landscaping and Irrigation Plans Required. Landscape and irrigation plans shall be required for all projects requiring approval by the hearing body and to which the landscape water efficiency provisions apply, except for individual homeowners on single-family or multifamily residential lots that have a total project landscape area, including pools or other water features, but excluding hardscape that is less than 5,000 square feet. Such plans shall be submitted for discretionary approval to the hearing body. Said plans shall be prepared in accordance with requirements and standards established pursuant to this chapter and the *Guidelines* (specifically refer to sections on landscape design plan and irrigation design plan).

SQ. In addition to the above, the following are requirements that shall apply to the landscape design plan and are more fully explained in the *Guidelines* (Appendix 1, Title 9):

1. Any plants may be used in the landscape, providing the estimated applied water use recommended does not exceed the maximum applied water allowance, and that the plants meet the specifications set forth in this section.
2. Plants having similar water use shall be grouped together in distinct hydrozones.
3. Plants shall be selected appropriately based upon their adaptability to the climatic, geologic and topographical conditions of the site. Protection and preservation of native species and natural areas are encouraged. The planting of trees is encouraged wherever it is consistent with the other provisions of this section. To encourage the efficient use of water, the following are highly recommended for inclusion in the landscape design plan:
 - a. The Sunset Western Climate Zone System which takes into account temperature, humidity, elevation, terrain, latitude, and varying degrees of continental and marine influence on local climate;
 - b. The horticultural attributes of plants (i.e., mature plant size, invasive surface roots) to minimize damage to property or infrastructure (e.g., buildings, sidewalks, and power lines); and
 - c. The solar orientation of the site and how plant placement will maximize summer shade and winter solar gain.

IR. Irrigation Requirements.

1. All landscaped areas shall be provided with an approved irrigation system that meets the requirements of this section and the *Guidelines*. An irrigation design plan meeting the design criteria in the *Guidelines* shall be submitted as part of the landscape documentation package for those projects subject to the landscape water efficiency provisions in Section 9.08.040.055.A.
2. Irrigation shall be performed in conformance with city ordinances and with water conservation practices.

US. System Design. For the efficient use of water, an irrigation system shall meet all the requirements listed in the *Guidelines* under Section 2.5, Irrigation Design Plan, and the manufacturers recommendations. The irrigation system and its related components shall be planned and designed to allow for proper installation, management, and maintenance. An irrigation design

plan meeting the design criteria of the *Guidelines* shall be submitted as part of the landscape documentation package.

V.F. In addition to the above, the following are requirements that shall apply to the landscape design plan.

1. Irrigation Design Criteria.

a. Runoff and Overspray. Soil types and infiltration rate shall be considered when designing irrigation systems. All irrigation systems shall be designed to avoid runoff, low-head drainage, overspray or other similar conditions where irrigation water flows onto non-targeted areas, such as adjacent property, non-irrigated areas, hardscapes (walks, etc.), roadways or structures.

b. Special attention shall be given to avoid runoff on slopes and to avoid overspray on narrow and irregularly shaped areas, including turf, less than eight feet in width in any direction. Such narrow and irregularly shaped areas shall be irrigated with subsurface irrigation or a low volume overhead irrigation system.

c. Irrigation Efficiency.

i. For applicable landscape installations or rehabilitation projects subject to Section 9.08.040.055.A, the estimated applied water use allowed for the landscaped areas shall not exceed the MAWA calculated using an ET adjustment factor of 0.7, except for special landscaped areas where the MAWA is calculated using an ET adjustment factor of 1.0; or the design of the landscaped areas shall otherwise be shown to be equivalently water-efficient in a manner acceptable to the City; as provided in the *Guidelines*.

ii. Irrigation of all landscaped areas shall be conducted in a manner conforming to the rules and requirements, and shall be subject to penalties and incentives for water conservation and water waste prevention as determined and implemented by the water services division, or as mutually agreed by the water services division and the local agency.

iii. The project applicant shall understand and implement the requirements in the City of Garden Grove Water Conservation Ordinance.

d. Equipment. The *Guidelines* provide design criteria for irrigation equipment in Section 2.5 “Irrigation Design Plan.”

2. Recycled Water.

a. At such time as recycled water is available, the installation of recycled water irrigation systems (dual distribution systems) shall be required to allow for the current and future use of recycled water.

b. Irrigation systems shall make use of recycled water unless a written exemption has been granted by the local water agency, stating that recycled water meeting all health standards is not available and will not be available in the foreseeable future.

c. The recycled water irrigation systems shall be designed and operated in accordance with all local and state codes.

3. Irrigation Design Plan Specifications. Irrigation systems shall be designed to be consistent with hydrozones. Hydrozone areas shall be designated by number, letter, or other designation

on both the Irrigation Design Plan and the Landscape Design Plan. The irrigation design plan shall be separate from, but use the same format as, the landscape design plan. The scale shall be the same as that used for the landscape design plan. The irrigation design plan at a minimum, shall contain:

- a. Location and size of separate water meters for the landscape;
 - b. Location, type and size of all components of the irrigation system, including controllers, main and lateral lines, valves, sprinkler heads, moisture sensing devices, rain switches, quick couplers and backflow prevention devices;
 - c. Static water pressure at the point of connection to the public water supply;
 - d. Flow rate (gallons per minute), application rate (inches per hour), and design operating pressure (psi) for each station;
 - e. Irrigation schedule parameters necessary to program smart timers specified in the landscape design;
 - f. The following statement: “I have complied with the Landscape Water Efficiency Provisions and the design criteria in the *Guidelines* and applied them accordingly for the efficient use of water in the irrigation design plan”; and
 - g. The signature of a California-licensed landscape professional.
4. Maximum Applied Water Allowance. A project’s maximum applied water allowance shall be calculated in a manner acceptable to the City, as provided in the *Guidelines*.
5. Irrigation Schedules. For the efficient use of water, all irrigation schedules shall be developed, managed, and evaluated to utilize the minimum amount of water required to maintain plant health. Irrigation schedules shall meet the following criteria:
- a. Irrigation scheduling shall be regulated by automatic irrigation controllers.
 - b. Overhead irrigation shall be scheduled in accordance with the local water purveyors (City of Garden Grove, Water Services Division) Water Conservation Ordinance. Operation of the irrigation system outside the normal watering window is allowed for auditing and system maintenance.
6. Certificate of Completion.
- a. Landscape project installation shall not proceed until the landscape documentation package has been approved by the City and any ministerial permits required are issued.
 - b. The project applicant shall notify the City at the beginning of the installation work and at intervals, as necessary, for the duration of the landscape project work to schedule all required inspections.
 - c. Certification of completion of the landscape project shall be obtained through a certificate of use and occupancy or a permit final. The requirements for the final inspection and permit closure include submittal of:
 - i. A landscape installation certificate of completion in the form included as Appendix D in the *Guidelines*, which shall include: (1) certification by a landscape professional that the landscape project has been installed per the approved landscape documentation package; and (2) the following statement: “The landscaping has been installed in substantial conformance with the design plans,

and complies with the City of Garden Grove Landscape Water Efficiency Provisions.”

ii. Documentation of the irrigation scheduling parameters used to set the controller.

iii. An irrigation audit report from a certified irrigation auditor, documentation of enrollment in regional or local water purveyors water conservation programs, and/or documentation that the MAWA and EAWU information for the landscape project has been submitted to the local water purveyor, may be required at the option of the City.