

## 2 Land Use and Development Standards

### 2.1 Introduction

This Chapter contains the land use goals, policies, development standards, and allowable uses applicable to the DRSP. In general, the DRSP consists of both single-family and multi-family residential land uses as well as commercial land uses planned near the project's frontage adjacent to U.S. Highway 101. More specifically, individual commercial land uses include a village center, flex commercial, neighborhood barn, hotel, as well as an educational/training campus. A component of the DRSP includes areas reserved for a daycare center, public recreation, pocket parks, trails, and open space.

#### *Public Benefits Associated with Adoption of the Specific Plan*

As part of the DRSP, a variety of public benefits will be included. Examples include a day care center, satellite junior college campus for Cuesta College, and affordable housing consistent with the County's General Plan Housing Element, as described further within this Chapter.

### 2.2 Land Use Categories

The Land Use Element of the County's General Plan defines and identifies the purpose and character for each of the County's 14 land use categories. These land use categories, which serve as both the County's Land Use Element and zoning maps, comprise the County's "single map" system for land use and development. To implement the DRSP, the subject property will be redesignated from the Residential Rural land use category to a 15<sup>th</sup> County land use category called "DRSP." The DRSP land use category will direct future landowners and developers to this Specific Plan for allowable land uses, development standards, and permitting requirements.

The DRSP contains its own land use categories separate from the County's 14 land use categories. These categories determine the intended future use of each parcel of land within the DRSP. They describe allowable uses and development standards. The proposed land uses are separated into three primary categories, which include Residential, Commercial, and Recreation and Open Space.

The DRSP includes the following land use categories:

#### *Residential Land Uses*

- *Residential Single-Family-1 (DR-SF1)*
- *Residential Single-Family-2 (DR-SF2)*
- *Residential Multi-Family (DR-MF)*

#### *Commercial Land Uses*

- *Village Commercial (DR-VC)*
- *Flex Commercial (DR-FC)*

#### *Recreation and Open Space Land Uses*

- *Recreation (DR-REC)*
- *Open Space (DR-OS)*

As part of the DRSP, no change of the existing Residential Rural land use categories are proposed for APN's 091-301-031 and 091-301-029 and they are included within the DRSP only for the purposes of providing access and infrastructure, open space, and potential location for public safety facilities as described herein.

Table 2.1 includes an overview of all proposed land uses and the associated numeric information within the DRSP area. This table lists the proposed land uses and is correlated with the Land Use Map (Exhibit 2-1a/b) and Concept Master Plan Map (Exhibit 2-2a/b).

Table 2.1: Land Use Summary

Land Use	Acres	Density Range	Potential Units <sup>2</sup>	Potential Square Feet <sup>2</sup>
<b>RESIDENTIAL</b>				
Residential Single-Family-1 (DR-SF1)	<del>130.8</del> 8.1 <sup>1</sup>	4-7 du/ac	<del>707</del> 124	
Residential Single-Family-2 (DR-SF2)	<del>15.3</del> 16.2 <sub>1</sub>	<del>11-13</del> 12 du/ac		
Residential Multi-Family (DR-MF)	<del>22.2</del> 25.7 <sub>1</sub>	148-264 du/ac	<del>423</del> 539	
Recreation (DR-REC)				
• Neighborhood Park (4.8 ac)				
• Equestrian Staging (1 ac)				
• Daycare (0.5 ac)				
Pocket Parks <sup>3</sup>	-			
Primary Roads	22			
Residential Rural (RR) – Existing <sup>6</sup>	10			
<b>SUBTOTAL</b>	<del>210.1</del> 4.84		<del>1,370</del> 42	
<b>COMMERCIAL AND NON-RESIDENTIAL</b>				
Village and Flex Commercial				113k sf
Visitor Serving / Hotel	22.3 <sup>1</sup>			60k sf
Education				30k sf
Internal Neighborhood Roads <sup>3</sup>	-			
Park and Ride <sup>4</sup>	-			
<b>SUBTOTAL</b>	22.3			203k sf
<b>OPEN SPACE/RECREATION</b>				
Open Space (DR-OS)				
○ Open Space	<del>55.6</del> 60.8			
○ Trails	<del>6</del> 6 <sup>5</sup>			
○ Basins				
<b>SUBTOTAL</b>	<del>55.6</del> 60.8 6			
<b>TOTAL</b>	<b>288.0</b>		<del>1,370</del> 42	<b>110-203k sf</b>
<b>Notes:</b> <sup>1</sup> All acreage and potential units can be adjusted up to 10% to address site specific constraints and more suitable site design, subject to County review. <sup>2</sup> k indicates thousand. <sup>3</sup> Internal Neighborhood Roads and Pocket Park acreage located within Residential Single-Family land use acreage calculation. <sup>4</sup> Park and Ride acreage located within public Collector Roads. <sup>5</sup> Minimum Requirement.				

<sup>6</sup>Includes approximately 2-acre fire station and a potential 1-acre public safety facility.




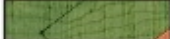
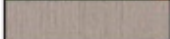




<sup>7</sup>~~In addition to the Potential Units, a minimum of 100 Accessory Dwelling Units (ADU) will be constructed in Neighborhoods 4, 5, 6, 7, 8, and/or 9.~~



Exhibit 2-1a: Land Use Map



Exhibit 2-1b: Land Use Map Legend

COLOR	LAND USE	ACRES	%
	RESIDENTIAL MULTI-FAMILY (DR-MF)	22.2	7.7%
	RESIDENTIAL SINGLE FAMILY- TRADITIONAL (DR-SF1)	128.1	44.5%
	RESIDENTIAL SINGLE FAMILY (DR-SF2)	16.2	5.7%
	RECREATION (DR-REC)	6.34	2.2%
	PRIMARY ROADS	22	7.6%
	RURAL RESIDENTIAL (RR) - EXISTING	10	3.5%
	<b>RESIDENTIAL SUBTOTAL:</b>	<b>204.84</b>	<b>71.2%</b>
	FLEX COMMERCIAL (DR-FC)	17.9	6.2%
	VILLAGE COMMERCIAL (DR-VC)	4.4	1.5%
	<b>COMMERCIAL SUBTOTAL:</b>	<b>22.3</b>	<b>7.7%</b>
	OPEN SPACE (DR-OS)	60.86	21.1%
	<b>TOTAL:</b>	<b>288</b>	<b>100%</b>

GROSS TOTAL ACREAGE OF SITE = 288 ACRES

\* ALL STATISTICS ARE APPROXIMATE



Exhibit 2-2a: Concept Master Plan



Exhibit 2-2b: Concept Master Plan Legends

GROSS ACREAGE SUMMARY:		
UNDEVELOPED SITE ACRES*	=	70.86 ACRES = 24.6%
DEVELOPED SITE ACRES	=	217.14 ACRES = 75.4%
<b>GROSS ACREAGE OF SITE = 288 ACRES</b>		

UNDEVELOPED SITE COMPRISE OF 60.86 AC OF OPEN SPACE (OS) & 10 AC OF RESIDENTIAL RURAL (RR)

NET DEVELOPED AREAS		% OF NET SITE
HOUSING DEVELOPMENT	= 166.5 ACRES	= 76.68%
PARKS/RECREATION	= 6.34 ACRES	= 2.92%
PUBLIC COLLECTORS	= 22.0 ACRES	= 10.13%
COMMERCIAL	= 22.3 ACRES	= 10.27%
<b>DEVELOPED ACREAGE OF SITE = 217.14 ACRES</b>		

## MAP FEATURES

-  Primary Entry Feature
-  Secondary Entry Feature
-  8' deep Storm water Basin
-  Shallow 2 foot deep Storm Water Basin
-  Lots Requiring Single Story Architecture
-  Traffic Signal Controlled Intersection
-  Bus Pullout / Transit Stop Locations
-  Equestrian Trail Head
-  Equestrian Trail (3.3 miles)
-  Pedestrian Trail (3.8 miles)



## HOUSING DEVELOPMENT NEIGHBORHOOD TOTALS ON GROSS SITE

### LAND USE TOTALS

NBD	PRODUCT TYPE	LAND USE	LAND USE ACRES	% OF GROSS SITE	UNIT COUNT
1	MULTI-FAMILY	DR-MF	8.7	3.0%	193
2	MULTI-FAMILY	DR-MF	10.5	3.7%	152
3	3,300-4,499 SF LOT	DR-SF2	16.2	5.7%	124
4	4,000-10,000 SF LOT	DR-SF1	11.4	4.0%	72
5	4,000-10,000 SF LOT	DR-SF1	16.9	5.9%	104
6	4,000-10,000 SF LOT	DR-SF1	18.6	6.5%	114
7	4,000-10,000 SF LOT	DR-SF1	27.5	9.5%	149
8	4,000-10,000 SF LOT	DR-SF1	16.8	5.8%	62
9	4,000-10,000 SF LOT	DR-SF1	36.9	12.8%	194
SUBTOTAL:			163.5	56.9%	1,164
10	AFFORDABLE	DR-MF	3.0	1.0%	78 MIN
AFFORDABLE SUBTOTAL:		DR-MF	3.0	1.0%	78 MIN
N/A	INTERNAL NEIGHBORHOOD ROADS <sup>1</sup>	-	-	-	-
N/A	POCKET PARKS (PARK) <sup>1</sup>	-	-	-	-
N/A	RECREATION	DR-REC	6.34	2.2%	-
N/A	PRIMARY ROADS	-	22	7.6%	-
N/A	PARK AND RIDE <sup>2</sup>	-	-	-	-
N/A	RESIDENTIAL RURAL <sup>3</sup>	RR	10	3.5%	-
TOTAL:			204.84	71.2%	1,242

\* All land use, % of gross site, and unit counts shown above are approximate.

<sup>1</sup> Internal Neighborhood Roads and Pocket Park acreage accounted for under Residential Neighborhood totals.

<sup>2</sup> Park and Ride acreage accounted for under public Collector Roads.

<sup>3</sup> Residential Rural is an existing land use and only included for the purposes of access and infrastructure.

## COMMERCIAL TOTALS ON GROSS SITE

### LAND USE TOTALS

	LAND USE	LAND USE ACRES	% OF GROSS SITE
FLEX COMMERCIAL	DR-FC	17.9	6.2%
VILLAGE COMMERCIAL	DR-VC	4.4	1.5%
TOTAL:		22.3	7.7%

## OPEN SPACE ON GROSS SITE

### LAND USE TOTALS

	LAND USE	LAND USE ACRES	% OF GROSS SITE
OPEN SPACE	DR-OS	60.86	21.1%
TOTAL:		60.86	21.1%

\* All land use, % of gross site, and unit counts shown above are approximate.

## 2.3 Residential Land Uses

### 2.3.1. Residential Land Use Descriptions

The DRSP contains a variety of residential land uses with varying density ranges. These include Residential Single-Family 1, Residential Single-Family 2, and Residential Multi-Family, as further described below.

#### *Residential Single-Family 1 (DR-SF1)*

##### Purpose

- a. To provide for single-family homes on lots ranging from 4,000 sf to 10,000 sf that may be detached or attached and one- or two-stories.
- b. To allow accessory uses that complement single-family neighborhoods.
- c. To discourage incompatible non-residential uses in single-family neighborhoods.

##### Character

- a. Areas with single-family dwellings at gross densities from four to seven dwelling units per acre.
- b. Areas having appropriate level of services and located within an urban reserve line.

#### *Residential Single-Family 2 (DR-SF2)*

##### Purpose

- a. To provide for single-family homes on lots ranging from 3,300 sf to ~~4,4993,999~~ sf that may be detached or attached and one- or two-stories.
- b. To allow accessory uses that complement single-family neighborhoods.
- c. To discourage incompatible non-residential uses in single-family neighborhoods.

##### Character

- a. Areas with single-family dwellings at gross densities from ~~eleven~~-seven to thirteen dwelling units per acre.
- b. Areas having appropriate level of services and located within an urban reserve line.

#### *Residential Multi-Family (DR-MF)*

##### Purpose

- a. To provide areas for residential multi-family development with a wide range of housing types that may be detached or attached and one-, two-, or three-stories.
- b. To locate higher residential densities in close proximity to commercial areas and community services and facilities.
- c. To relate allowed densities to adequate outdoor space supportive of private recreational activity.

### Character

- a. Areas with multiple-family dwellings at gross densities from ~~eighteen~~fourteen to twenty~~four~~six dwelling units per acre.
- b. Areas having appropriate level of services and located within an urban reserve line.
- c. Areas close to neighborhood commercial, where infrastructure, circulation, and neighborhood facilities can accommodate multi-family residential development.

### *Exhibit 2-3: Residential Single-Family Concept*



#### 2.3.2. *Residential Land Use Goals, Objectives, and Policies*

The following overarching DRSP goals and objectives are brought forward from Chapter 1 of this document and associated policies are provided to guide the range and density of residential development envisioned within the DRSP area.

#### **Goal 1**

**Provide a mix of land uses that offers a range of amenities accessible to residents and community members.**

#### *Residential Policy 1.a*

*A variety of single-family and multi-family residential land uses shall be provided in varying configurations and densities.*

#### *Residential Policy 1.b*

*Single-family land uses shall be located within the DRSP area to transition from existing, surrounding Residential Suburban land uses.*

## **Goal 4**

**Incorporate the rural history of the community through architectural design, as guided by Appendix A – Objective Design Standards and Design Guidelines.**

### *Residential Policy 4.a*

*Each residential neighborhood within the DRSP area should provide a unique aesthetic and design – including signage, consistent with the overarching vision for the DRSP area.*

### *Residential Policy 4.b*

*While no specific architectural style is dictated herein, residential architecture character should be reflective of the rural history of the community, as outlined in Appendix A – Objective Design Standards and Design Guidelines.*

## **Goal 5**

**Provide a diversity of housing types and opportunities for home ownership and rental, including affordable homes consistent with goals and policies of the Housing Element of the General Plan and regional housing needs.**

### *Residential Policy 5.a*

*A variety of for sale single-family and for sale/rental multi-family housing types shall be provided within the DRSP area to appeal to a broad range of customers.*

### *Residential Policy 5.b*

*Affordable housing shall be constructed within the DRSP area to provide housing to meet the needs of area employees.*

### *Residential Policy 5.c*

*Multi-family homes should have private open space features, such as balconies or patios, and have access to common outdoor areas on-site.*

### *Residential Policy 5.d*

*All common outdoor areas (pocket parks, trails, and open space) within individual residential neighborhoods shall be privately maintained.*

## **Goal 10**

**Meet the State law requirements for energy efficiencies, State law and Nipomo Community Services District (NCSD) policies and ordinances relating to water conservation, and County Building Code requirements for energy efficiencies and water savings.**

### *Residential Policy 10.a*

*All residential development within the DRSP area shall meet the Building Code requirements for energy efficiencies and water savings at the time of development.*

#### **2.3.3. Residential Development Standards**

Residential development standards ensure consistency with the overarching DRSP vision while guiding the implementation and review of housing development project proposals by the County.

Customized land use categories are provided to implement the land uses identified in Chapter 2. Land use categories included herein supersede the County's Land Use Ordinance (Title 22) except



where the DRSP is silent. In such cases, existing County land use category standards, including specific use standards in Article 4, shall apply.

The development standards for Residential Single-Family and Residential Multi-Family are provided in Table 2.2 and Table 2.3 and are categorized based on land use type and density. It is assumed that these standards will be supplemented by additional covenants, conditions, and restrictions (CC&Rs), which will also be consistent with the DRSP. To guide potential development of Accessory Dwelling Units within the DRSP, Table 2.4 has been provided to outline relevant development standards.

Applicants should refer to Appendix A for applicable design direction for residential site planning, architecture, and landscaping.

*Table 2.2: Residential Single-Family Development Standards*

	<i>DR-SF1</i>	<i>DR-SF2</i>
<i>Minimum Setbacks</i>		
<i>Front</i>	15 ft; 10 ft if ADU provided	10 ft
<i>Side</i>	5 ft	0 - 5 ft
<i>Street</i>	10 ft	10 ft
<i>Rear</i>	10 ft	5 ft
<i>Garage</i>	20 ft from back of sidewalk	5 ft from Motorcourt
<i>Maximum Porch Encroachment</i>		
	6 ft	N/A
<i>Maximum Lot Coverage<sup>1</sup></i>		
	NBD 4-7 = 55% NBD 8-9 = 60%	65%
<i>Maximum Height<sup>2</sup></i>		
	30 ft, 2-stories; refer to Special Height Restrictions for NBDs 7, 8, and 9 below	35 ft, 2- stories; <a href="#">refer to Special Height Restrictions for NBD 3 below</a>
<i>Special Height Restrictions</i>		
<i>Neighborhoods <a href="#">3</a>, 7, 8, and 9 (Refer to Exhibit 2.2a for location)</i>	Lots directly adjacent to Hetrick Ave. and Sandydale Dr. are limited to 22 ft, 1-story in height.	<a href="#">Lots adjacent to the southern property line are limited to 22 ft, 1-story in height - two lots deep in Neighborhood <a href="#">3</a>.</a>
<i>Lot Size Ranges<sup>3</sup></i>		
	4,000 sf - 10,000 sf	3,300 sf - <del>3,94</del> 499 sf

	DR-SF1	DR-SF2
Pocket Park Space <sup>3,4</sup>		
NBD 3		0.6 - 1.0 ac
NBD 4	0. <del>75</del> - 0.9 ac	
NBD 5	1. <del>40</del> - 1.5 ac	
NBD 6	0.7 - 1.0 ac	
NBD 7	<del>2.4</del> <del>1.9</del> - <del>3.0</del> <del>2.5</del> ac	
NBD 8	0. <del>65</del> - 1.1 ac	
NBD 9	1. <del>85</del> - 2. <del>50</del> ac	
Pocket Park Total	<del>7.66.7</del> -- 10 <u>ac</u>	
Minimum Private Open Space		
	200 sf rear yard w/ 12 ft min. depth	200 sf side and/or rear yard w/ 10 ft min. depth
Parking		
	2 enclosed off-street parking spaces per home	2 enclosed off-street parking spaces per home; plus 1 guest space per 5 homes
Notes:		
<sup>1</sup> Accessory Dwelling Units are allowable and do not count towards lot coverage.		
<sup>2</sup> A building may exceed the height indicated if it has a pitched roof with a slope greater than 2.5/ 12, and the additional height above the maximum allowed is used to achieve this pitched roof.		
<sup>3</sup> Sizes shown are approximate and may vary.		
<sup>4</sup> In addition to pocket park space, one private amenity space of approximately 3 acres in size may be located in Neighborhoods 7, 8, or 9 for use by residents of these neighborhoods.		

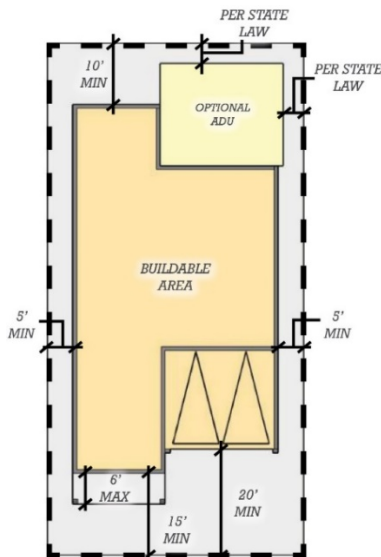


Exhibit 2-4: DR-SF1 Standards

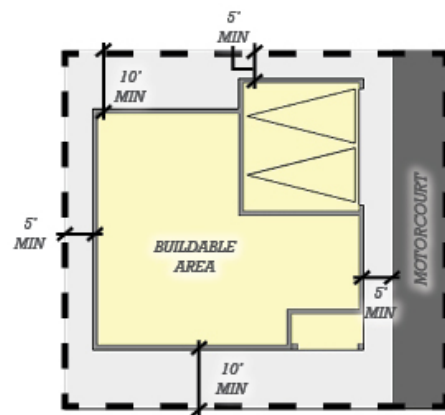


Exhibit 2-5: DR-SF2 Standards

*Table 2.3: Residential Multi-Family Development Standards*

	<i>DR-MF</i>
<b>Minimum Setbacks</b>	
<i>Front</i>	10 ft
<i>Side</i>	5 ft
<i>Street</i>	10 ft
<i>Rear</i>	10 ft
<i>Garage/Carport</i>	20 ft from back of sidewalk
<b>Minimum Building Separation</b>	
<i>Principal Building</i>	10 ft
<i>Between Facing Garages</i>	28 ft
<b>Porch Encroachment</b>	
	3 ft
<b>Allowable Density</b>	
	184-264 du/ac <sup>1,2</sup>
<b>Maximum Lot Coverage<sup>5</sup></b>	
	70% (net)
<b>Maximum Height<sup>3</sup></b>	
	45 ft, 3-stories <sup>4</sup>
<b>Minimum Lot Size</b>	
	600 sf <sup>6</sup>
<b>Minimum Common Open Space</b>	
	30% net site area
<b>Minimum Private Open Space</b>	
	80 sf per home (may include patios, decks, balconies, or porches)
<b>Parking</b>	
	1 sp./studio or 1 bdrm.; 1.5 sp./2-bdrm.; 2.0 sp./3+ bdrm. 1 guest sp. per 5 homes.
<b>Notes:</b> <sup>1</sup> Allowable dwellings for DR-MF land use based on units per gross acre. <sup>2</sup> Excludes density bonuses <sup>3</sup> A building may exceed the height indicated if it has a pitched roof with a slope greater than 2.5/12, and the additional height above the maximum allowed is used to achieve this pitched roof. <sup>4</sup> 36-ft to the top of plate, 45-ft to the roof. <sup>5</sup> Accessory Dwelling Units are allowable and do not count towards lot coverage. <sup>6</sup> Not applicable to PUDs, Condos, or Townhomes.	

Table 2.4: Accessory Dwelling Unit Development Standards

	Attached	Detached
Minimum Setbacks		
Front	Shall comply with the requirements applicable to the attached single-family dwelling.	n/a
Side	Per state law.	
Rear	Per state law.	
Maximum Size	Per state law.	
Maximum Height	Per state law.	
Parking		
	Per state law.	

2.3.4. *Residential Allowable Uses*

Table 2.5 below outlines the allowable land uses and permit requirements for the Residential Single-Family and Multi-Family land uses within the DRSP area. Table 2.5 supersedes the permitting requirements in Article 2 and Article 4 of the Land Use Ordinance (LUO), except as otherwise provided herein. The land uses in the DRSP may be subject to LUO standards, including specific use standards, when this chapter is silent on a standard or requirement. For example, a detached garage will continue to be subject to a 1,000 square-foot size limitation as provided in LUO Section 22.30.410 because the DRSP does not allow for a larger detached garage. An applicant for a use within the DRSP may request to waive or modify an LUO standard through a MUP or CUP when there are procedures to do so in the LUO. In which case, the MUP or CUP requirement would supersede the permit level in Table 2.5. The Director has the authority to refer a Zoning Clearance or Site Plan to the Planning Commission if questions arise regarding the applicability of a policy, standard, or mitigation measure to a proposed land use or development within the DRSP.

As indicated in the table, primary uses are those that are a primary use within the residential land use category, while secondary uses are those that are subordinate to or in support of a primary use.

To review applicable permit types and processes referenced in Table 2.5, refer to Chapter 7 – Implementation and Administration.

Table 2.5: Residential Use Table

	DR-SF1	DR-SF2	DR-MF
<i>Primary Uses</i>			
Single-Family Dwellings (Neighborhoods 3, 4, 5, and 6)	ZC	ZC	N
Single-Family Dwellings (Neighborhoods 7, 8, and 9)	CUP	N	N
Multi-Family Dwellings (Neighborhoods 1, 2, and 10A and 10B)	N	N	SP
<i>Secondary Uses</i>			
Accessory Dwelling Unit (Secondary Dwelling) <sup>1</sup>	ZC	ZC	ZC
Child DayCare – Family Day Care Homes (less than 12 children)	SP	SP	SP
Child DayCare – Family Day Care Homes (12 or more children)	MUP	MUP	MUP
Community Center/Clubhouse/Pool	SP	SP	SP
Community Garden	SP	SP	SP
Home Occupation <sup>2</sup>	ZC	ZC	ZC
Pocket Park	ZC	ZC	ZC
Residential Accessory Uses <sup>3</sup>	SP	SP	SP
Residential Care Home, 6 or Fewer Boarders	ZC	ZC	ZC
Residential Care Home, 7 or More Boarders	N	N	MUP
<i>Notes:</i> ZC: Zoning Clearance    SP: Site Plan Review    MUP: Minor Use Permit CUP: Conditional Use Permit    N: Not Permitted Uses listed above consistent with County use definitions, where applicable. <sup>1</sup> Governed by applicable State law and County LUO Section 22.30.470 <sup>2</sup> Home Occupation uses are home business that meet the County's home occupation requirements in LUO Section 22.30.230 (e.g., no more than one customer at a time, no signage, etc.) <sup>3</sup> Residential Accessory Uses include garages, sheds, workshops, guesthouses, studio, etc. These uses are subject to the standards in LUO Section 22.30.410.			

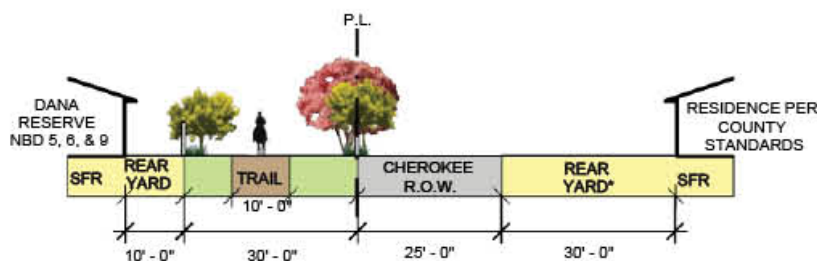
#### 2.3.5. Edge Condition Development Standards

With the property being located in between existing residential development to the north, south, and west, layout of the DRSP has been conducted to allow for additional buffering of these existing residential areas, as described further below. It should be noted that the referenced building to building setbacks shown below are minimums when considering existing building locations on properties adjacent to the DRSP.

##### *Northern DRSP Property Line*

For Neighborhoods 5, 6, and 9, edge conditions along the northern property line will result in a minimum separation between buildings of 97 feet (Exhibit 2-6). Beginning in Neighborhood 5 and 6 on the DRSP property, this includes a minimum 10-foot rear yard setback, 30-foot equestrian trail, 25-foot Cherokee Place, and a minimum 30-foot rear yard setback for the existing Residential Rural lots north of Cherokee Place.

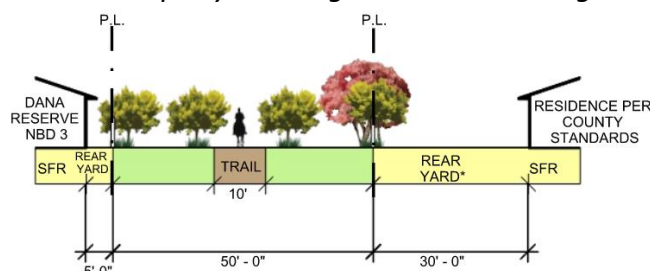
*Exhibit 2-6: Northern DRSP Property Line Edge Condition at Neighborhoods 5, 6, and 9*



## *Southern DRSP Property Line*

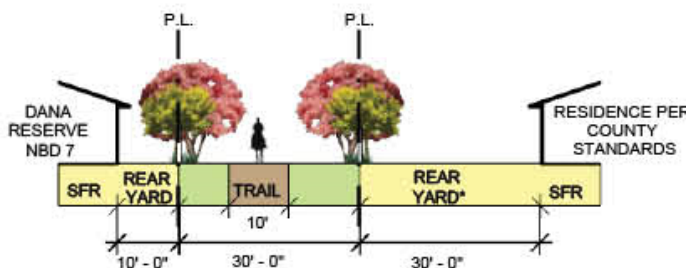
For Neighborhood 3, edge conditions along the southern property line will result in a minimum separation between buildings of 110-85 feet (Exhibit 2-7). Beginning in Neighborhood 3 on the DRSP property, this includes a minimum 5-foot rear yard setback, 7550-foot equestrian trail, and a minimum 30-foot rear yard setback for the existing Residential Suburban lots fronting onto Sandydale Drive. Homes in Neighborhood 3 immediately adjacent to the southern DRSP property line, two lots deep, will be two-story.

*Exhibit 2-7: Southern DRSP Property Line Edge Condition at Neighborhood 3*



For Neighborhood 7, edge conditions along the southern property line will result in a minimum separation between buildings of 72 feet (Exhibit 2-8). Beginning in Neighborhood 7 on the DRSP property, this includes a minimum 10-foot rear yard setback, 30-foot equestrian trail, and a minimum 30-foot rear yard setback for the existing Residential Suburban lots fronting onto Sandydale Drive. Homes in Neighborhood 7 immediately adjacent to the southern DRSP property line will be one-story.

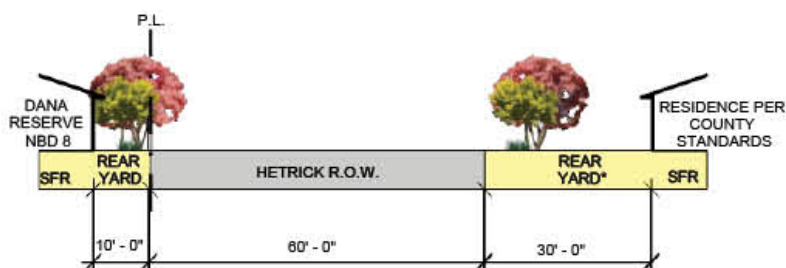
*Exhibit 2-8: Southern DRSP Property Line Edge Condition at Neighborhood 7*



### Western DRSP Property Line

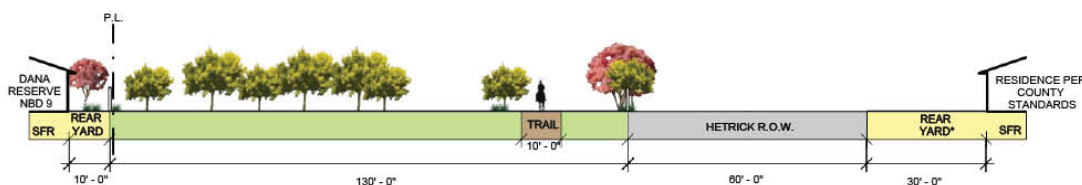
For Neighborhood 8, edge conditions along the western property line will result in a minimum separation between buildings of 102 feet (Exhibit 2-9). Beginning in Neighborhood 8 on the DRSP property, this includes a minimum 10-foot rear yard setback, 60-foot Hetrick Avenue right-of-way, and a minimum 30-foot side/rear yard setback for the existing Residential Suburban lots fronting onto Pomeroy Road or Calimex Place. Homes in Neighborhood 8 immediately adjacent to the western DRSP property line will be one-story.

Exhibit 2-9: Western DRSP Property Line Edge Condition at Neighborhood 8



For Neighborhood 9, edge conditions along the western property line will result in a minimum separation between buildings of 130-230 feet (Exhibit 2-10). Beginning in Neighborhood 9 on the DRSP property, this includes a minimum 10-foot rear yard setback, 130-foot equestrian trail open space with equestrian trail, 60-foot Hetrick Avenue right-of-way, and a minimum 30-foot side-rear yard setback for the existing Residential Suburban lots siding onto Hetrick Avenue. Homes in Neighborhood 9 immediately adjacent to the western DRSP property line will be one-story.

Exhibit 2-10: Western DRSP Property Line Edge Condition at Neighborhood 9



### 2.3.6. Architectural Design Guidance

As noted above, no specific architectural style is required for the DRSP. However, in order to implement the vision and character of the DRSP outlined in Chapter 1, objective design standards and design guidelines have been provided in Appendix A that will guide the design of future projects as they are submitted. Applicants should refer to Appendix A for applicable design direction for residential site planning, architecture, and landscaping.

### 2.3.7. Residential Fencing Standards

Table 2.6: Residential Fencing Standards below outline fencing standards which apply to all residentially designated land uses within the DRSP. This includes fencing standards related to location, height, type and materials, as well as prohibited styles. In general, the intent of the residential fencing standards is to allow for individual properties to take advantage of adjacencies

to park and open spaces on-site while providing privacy for future homeowners. All fences to be provided by the developer and maintained by the Homeowners Association. Refer to Appendix A – Objective Design Standards and Design Guidelines for recommended locations for residential fencing.

*Table 2.6: Residential Fencing Standards*

<i>Location</i>
<p>A. Fencing is permitted along the front, side, and rear property lines. Fencing within the required street setback area is prohibited.</p> <p>B. Property line fencing at the side or street yards connecting to the primary residence shall be setback a minimum of 5-feet from the primary street facing facade.</p> <p><del>Where a Residential Multi-Family designated property is located adjacent to a Flex Commercial designated property, fencing is required on the Residential Multi-Family property only.</del></p>
<i>Height</i>
<p>A. Front – Forty-Two (42) inches maximum.</p> <p>B. Side and Rear Yard – Six (6) feet minimum/maximum.</p>

#### 2.3.8. *Affordable Housing*

As discussed below, the County’s Housing Element (2020-2028) outlines the goals, objectives, policies, and implementation programs to provide for a variety of housing types at various affordability levels across the County. It is the goal of the DRSP to provide for a diversity of housing types and opportunities for home ownership and apartments, with priority given to those who live and work in southern San Luis Obispo County. For more specific housing related policies, refer to Section 2.3.2 above.

##### *General Plan Housing Element*

The County’s current Housing Element (2020-2028) is intended to facilitate the provision of needed housing in the context of the General Plan Land Use Element and related ordinance. It is also intended to meet the requirements of State law. It contains a number of relevant goals, objectives, policies, and implementation programs to ensure the County meets its goals of meeting the housing needs while remaining consistent with State law.

The overall goal of the County Housing Element is to:

*“Achieve an adequate supply of safe and decent housing that is affordable to all residents of the unincorporated county.”*

Relevant primary objectives and associated policies include:

*“Objective HE 1.00 – Facilitate the development and preservation of housing units that are diverse in type, size, and ownership level to meet the needs of residents of varying lifestyles and income levels.”*



*Policy HE 1.01 - Support and prioritize new residential development in areas identified for strategic regional residential development and other areas that are (a) located along priority transportation corridors (i.e. highways identified by San Luis Obispo Council of Governments as priorities for regional infrastructure investments), (b) located in or between areas with higher concentration of jobs and services, and (c) located within or in close proximity to existing urbanized areas or communities. This includes, but is not limited to, supporting and prioritizing the following in such areas:*

- *improvements to infrastructure and facilities;*
- *reductions in infrastructure constraints for the development of housing to the extent possible; and*
- *increases in the supply of land for residential uses.*

*Policy HE 1.02 - Prioritize proximity to jobs, services, schools, parks, and transportation systems when designating land for housing.*

*Policy HE 1.04 - Encourage proposed residential developments to provide safe and attractive living environments through incorporation of high-quality architectural design, materials, site planning, and site amenities.*

To ensure the County meets this objective and associated policies during the current Housing Element term and to position the County to meet future, longer-term housing needs, the following implementation program is identified:

*“Program C: Designation of additional land for residential uses.”*

#### *Specific Plan Application*

The DRSP will implement the goals and policies of the County Housing Element by donating improved land to a local non-profit to allow for construction of deed-restricted affordable units on-site. As shown on Exhibit 2-2a, Neighborhoods ~~10A and 10B~~ have been appropriately sized and located to accommodate these ~~156~~ 78 affordable units.

~~In addition to deed-restricted affordable units on-site, the DRSP will also include building 100 attached Accessory Dwelling Units (ADUs) in Neighborhoods 4, 5, 6, 7, 8, and/or 9.~~

#### *Local Preference Program*

Following recordation of the Final Map, Neighborhood 10 will be donated to the Lucia Mar School District, which will enter into a ground lease with People’s Self-Help Housing, for development of the 78 affordable units, evenly split between very low- and low-income units. The affordable units will be available to qualifying households in the following order of preference: first to employees of the Lucia Mar School District, second to other local municipal employees, and third to other local qualifying households identified by People’s Self-Help Housing. As part of the DRSP, a local preference program for housing will be included. The local preference program will give priority to individuals who live or work in the Lucia Mar Unified School District boundaries.

## 2.4 Commercial Land Uses

### 2.4.1 Commercial Land Uses

The DRSP contains a variety of commercial land uses with varying density ranges. These include Village Commercial and Flex Commercial, as further described below.

#### *Village Commercial (DR-VC)*

##### Purpose

- a. To provide convenient locations for retail commercial and service establishments to meet daily shopping needs of residents and visitors.
- b. To provide opportunities for community gathering and meeting spaces.

##### Character

- a. Focused areas where small-scale neighborhood commercial, services, and community uses can be allowed to provide day-to-day shopping needs for adjacent residential neighborhoods.
- b. Locations adjacent to residential areas along Collector or Arterial streets which will reduce the number of shipping trips for daily needs and ~~to~~ encourage walking or bicycling.
- c. Areas having appropriate level of services and located within an urban reserve line.

#### *Flex Commercial (DR-FC)*

##### Purpose

- a. To provide areas for commercial, office, and light manufacturing to support local job generating businesses.
- b. To provide limited areas for highway traveler services and uses associated with tourists and vacationers within urban areas on Collectors.
- c. To provide areas for development of public facilities and/or educational facilities to meet the public needs.

##### Character

- a. Areas characterized by commercial, service, and small-scale industrial uses.
- b. Areas where uses serve both occasional needs and day-to-day needs.
- c. Areas that serve resident, transient, and tourist needs.
- d. Areas that satisfy the specialized site location requirements of public agencies and/or educational facilities, where facilities will be visible and accessible to their users.
- e. Areas having appropriate level of services and located within an urban reserve line.

Exhibit 2-11: Village Commercial Neighborhood Barn Concept



Exhibit 2-12: Village Commercial Site Plan Concept





## 2.4.2 Commercial Land Use Goals, Objectives, and Policies

The following overarching DRSP goals and objectives brought forward from Chapter 1 of this document and associated policies are provided to guide the range of commercial development envisioned within the DRSP area.

### **Goal 1**

**Provide a mix of land uses that offers a range of amenities accessible to residents and community members.**

#### *Commercial Policy 1.a*

*A range of commercial, office, hospitality, and education space shall be provided within the commercial areas of the DRSP to provide flexibility of future uses.*

#### *Commercial Policy 1.b*

*Outdoor seating and pedestrian amenities should be provided in conjunction with commercial land uses for residents, visitors, and employees.*

### **Goal 2**

**Respect Old Town Nipomo, the small, neighborhood-oriented village commercial area has been designed to be limited in size, rather than compete with, Old Town Nipomo.**

#### *Commercial Policy 2.a*

*The Village Commercial Center shall include a variety of neighborhood serving uses that accommodate the day-to-day needs of the neighborhood. This may include a neighborhood barn, an event venue to accommodate neighborhood or community events.*

### **Goal 4**

**Incorporate the rural history of the community through architectural design, as guided by Appendix A – Objective Design Standards and Design Guidelines.**

#### *Commercial Policy 4.a*

*While no specific architectural style is dictated, commercial or residential architecture character should be reflective of the rural history of the community, as outlined in Appendix A – Objective Design Standards and Design Guidelines*

### **Goal 6**

**Create new employment and job training opportunities for the community and the broader south San Luis Obispo County area.**

#### *Commercial Policy 6.a*

*The Flex and Village Commercial land use categories shall provide a variety of tenant space configurations to accommodate a range of business types and sizes for new employment opportunities and through a donation will also include an educational campus to provide ongoing job training and life-long learning opportunities. High speed fiber optic will also be provided for work from home opportunities.*

**Goal 10**

**Meet the State law requirements for energy efficiencies, State law and Nipomo Community Services District (NCSD) policies and ordinances relating to water conversation, and County Building Code requirements for energy efficiencies and water savings.**

*Commercial Policy 10.a*

*All commercial development within the DRSP shall meet the minimum Building Code requirements for energy efficiencies and water savings.*

**2.4.3 Commercial Development Standards**

Commercial development standards apply to the Village Commercial (DR-VC) and Flex Commercial (DR-FC) land uses within the DRSP and are intended to ensure consistency with the DRSP vision while guiding the implementation and review of individual development proposals by the County.

Customized land use categories are provided to implement the land uses identified in Chapter 2. Land use categories included herein supersede the County's Land Use Ordinance (Title 22) except where the DRSP is silent. In such cases, the existing County land use category standards shall apply.

The commercial development standards for Village Commercial and Flex Commercial land uses are provided in Table 2.7 below.

Applicants should refer to Appendix A for applicable design direction for commercial site planning, architecture, and landscaping.

**Table 2.7: Commercial Development Standards**

	<i>DR-VC</i>	<i>DR-FC</i>
<b>Minimum Building Setbacks</b>		
<i>Front</i>	0-ft	10-ft
<i>Interior Side</i>	0-ft	0-ft
<i>Street</i>	0-ft	10-ft
<i>Rear</i>	Per Building Code requirements, except 10' when adj. to a Res. use.	20-ft
<b>Minimum Lot Size</b>		
	No minimum	0.5 ac
<b>Maximum Lot Coverage</b>		
	100%	70%
<b>Maximum Floor Area Ratio</b>		
	1.5; 2.5 for lodging or school uses	1.5; 2.5 for lodging or school uses
<b>Maximum Height</b>		
	35-ft, 2-stories; 50-ft, 4-stories for lodging or schools uses	35-ft, 2-stories; 50-ft, 4-stories for lodging or school uses

	DR-VC	DR-FC
<i>Minimum Private/Common Area Landscaping</i>		
	5% of parking area	10%
<i>Landscape Buffer</i>		
	-	20-ft along Highway 101 <sup>3</sup>
<i>Minimum Parking Requirements</i> <sup>1, 2</sup>		
	<i>Restaurants &amp; Bars –</i> 1/200 sf <i>Commercial/Retail -</i> 1 sp/250 sf <i>Lodging -</i> 1 sp/room + 5% of total spaces <i>Schools (Colleges/University)</i> – 1 sp/3.4 students <i>Child Day Care Centers –</i> 1 sp/1 staff member plus 1 sp for each 5 children <i>Office –</i> 1/300 sf <i>Medical Office –</i> 1/200 sf <i>Residential –</i> as required by Table 2.3: Residential Multi-Family Development Standards	<i>Restaurant &amp; Bars –</i> 1/200 sf <i>Commercial/Retail -</i> 1 sp/250 sf <i>Commercial Service –</i> 1 sp/250 sf <i>Schools (Pre-Schools to Secondary) –</i> 1 sp/staff member plus 1 space per 5 children <i>Schools (Colleges/University)</i> – 1 sp/3.4 students <i>Lodging -</i> 1 sp/room + 5% of total spaces <i>Small Scale Manufacturing –</i> 1 sp/500 <i>Office –</i> 1/300 sf <i>Medical Office –</i> 1/200 sf <i>Residential –</i> as required by Table 2.3: Residential Multi-Family Development Standards
<i>Notes:</i> <sup>1</sup> Where two or more nonresidential uses are located on a single property, the number of parking spaces may be reduced at a rate of 5% for each nonresidential use, up to a maximum of 20%. <sup>2</sup> Minimum parking requirements shall be calculated based on the net floor area in both Village and Flex Commercial areas of useable space within a building. However, parking requirement calculations shall not include storage areas or mechanical space. <sup>3</sup> In addition to landscaping, vehicular circulation and fencing may be located within the westerly 10 feet of the landscape buffer development standard requirements.		

#### 2.4.4 Commercial Allowable Uses

Table 2.8 below outlines the allowable land uses for the Village Commercial and Flex Commercial/Light Industrial land uses within the DRSP area. Table 2.8 supersedes the permitting requirements in Article 2 and Article 4 of the LUO, except as otherwise provided herein. The land uses in the DRSP may be subject to LUO standards, including specific use standards, when this chapter is silent on a standard or requirement. An applicant for a use within the DRSP may request to waive or modify an LUO standard through a MUP or CUP when there are procedures to do so in the LUO. In which case, the MUP or CUP requirement would supersede the permit level in Table 2.8. The Director has the authority to refer a Zoning Clearance or Site Plan to the Planning Commission if questions arise regarding the applicability of a policy, standard, or mitigation measure to a proposed land use or development within the DRSP.

To review applicable permit types and processes referenced in Table 2.8, refer to Chapter 7 – Implementation and Administration. Other uses not listed below may be approved by the Director that are consistent with the intent of the DRSP and will not result in increased impacts through a MUP.

*Table 2.8: Commercial Use Table<sup>2</sup>*

	<i>DR-VC</i>	<i>DR-FC</i>
Alternative Fueling Stations	ZC	ZC
Animal Hospitals and Veterinary Medical Facilities	N	CUP
Automobile, Mobile Home & Vehicular Dealers and Supplies	N	N
Automobile Service Stations & Gas Stations	N	N
Building Materials and Hardware	N	CUP
Child Day Care Centers	ZC	ZC
Drive-In and Drive-Thru Services	N	CUP
Food and Beverage Products	N	CUP
Furniture & Fixture Products, Cabinet Shops	N	CUP
General Retail	CUP	CUP
Health Care Services	CUP	CUP
Indoor Amusement and Recreation - Health/Fitness Club	CUP	CUP
Heavy Manufacturing	N	N
Lodging – Hotels & Motels, 40 or more units	CUP	CUP
Grocery – Neighborhood Market (<10,000 sf)	CUP	CUP
Grocery – Neighborhood Market (<50,000 sf)	N	CUP
Personal Services	CUP	CUP
Public Assembly and Entertainment Facilities	CUP	CUP
Offices	CUP	CUP
Residential <sup>1</sup>	CUP	CUP
Restaurant and Bars (including breweries, wine tasting, and distilleries)	CUP	CUP
Schools – Specialized Education and Training	CUP	CUP

	DR-VC	DR-FC
Schools – College and University	CUP	CUP
Schools – Preschool to Secondary	CUP	CUP
Small Scale Manufacturing	N	CUP
Warehousing	N	N
<b>Notes:</b> ZC: Zoning Clearance    SP: Site Plan    MUP: Minor Use Permit CUP: Conditional Use Permit    N: Not Permitted Uses listed above consistent with County use definitions, where applicable. <sup>1</sup> Governed by applicable State law and relevant portions of the County Land Use Ordinance. <sup>2</sup> New tenants in existing buildings shall be subject to the requirements of LUO Section 22.08.030, Table 2-3 (5).		

## 2.4.5 Architectural Design Guidance

As noted above, no specific architectural style is required for the DRSP. However, in order to implement the vision and character of the DRSP outlined in Chapter 1, objective design standards and design guidelines have been provided in Appendix A that will guide the design of future projects as they are submitted. Applicants should refer to Appendix A for applicable design direction for commercial site planning, architecture, and landscaping.

## 2.4.6 Commercial Fencing Standards

Table 2.9: Commercial Fencing Standards below outlines the fencing standards which apply to all commercially designated land uses within the DRSP. This includes fencing standards related to location, height, type and materials, as well as prohibited styles. Refer to Appendix A – Objective Design Standards and Design Guidelines for recommended locations for commercial fencing.

*Table 2.9: Commercial Fencing Standards*

Location
A. Fencing is permitted along the side and rear yard property lines. Fencing within the front setback areas is prohibited. B. No fencing is required adjacent to U.S. Highway 101, other than required by Caltrans. <del>C. Where a Residential Multi-Family designated property is located adjacent to a Flex Commercial designated property, fencing is only required on the Flex Commercial property.</del> <del>D.C.</del> No fencing is required adjacent to the Recreation or Open Space land use, unless otherwise specified.
Height
A. Side and Rear Yard – Six (6) feet minimum/maximum.



## 2.5 Recreation and Open Space Land Uses

### 2.5.1 *Recreation and Open Space Land Use Descriptions*

The DRSP contains a variety of recreation and open space land uses. These include Recreation (DR-REC) and Open Space (DR-OS), as further described below.

#### *Recreation (DR-REC)*

##### Purpose

- a. To identify areas having recreational potential where private or public development of recreational uses can be encouraged.
- b. To provide for private or public park, equestrian trailhead, and recreation areas to serve neighborhood and community residents and visitors.
- c. To allow for child day care centers to serve neighborhood and community residents.

##### Character

- a. Areas of existing or proposed recreational uses that emphasize and retain a recreational resource on a portion of a property.
- b. Areas with natural or man-made recreational resource that will serve particular private or public recreational needs.
- c. Areas adjacent to recreational uses that can accommodate a child day care center.

#### *Open Space (DR-OS)*

##### Purpose

- a. To identify lands having value as natural areas.
- b. To identify lands that are capable of supporting passive recreational activities.

##### Character

- a. Portions of a site with natural features such as unique topography or vegetation.
- b. Areas for passive, non-intensive recreational uses such as picnic areas and hiking trails.

*Exhibit 2-13: Neighborhood Park Concept*



## 2.5.2 *Recreation and Open Space Land Use Goals, Objectives, and Policies*

The following DRSP goals and objectives brought forward from Chapter 1 of this document and associated policies are provided to guide the recreation and open space land use categories envisioned within the DRSP area. For additional goals and policies related to Recreation and Open Space, refer to Chapter 3.

### **Goal 1**

**Provide a mix of land uses that offers a range of amenities accessible to residents and community members.**

#### *Recreation and Open Space Policy 1.a*

*Recreation and Open Space land uses shall be distributed throughout the DRSP area to provide access to both residents and the community.*

#### *Recreation and Open Space Policy 1.b*

*Recreation and Open Space land uses should be utilized to provide a buffer between the DRSP area and the surrounding neighborhoods to the extent practical.*

#### *Recreation and Open Space Policy 1.c*

*Open space land uses shall serve a variety of functions including but not limited to recreation, trails, stormwater management, and habitat conservation.*

#### *Recreation and Open Space Policy 1.d*

*Recreation land use shall, through a donation of an improved site, provide a child day care center to a non-profit organization to accommodate both residents and the community.*

### 2.5.3 Recreation and Open Space Standards

Recreation and open space standards apply to the Recreation (REC) and Open Space (OS) land uses within DRSP. They are intended to ensure consistency with the DRSP vision while guiding the long-term implementation and review of individual proposals by the County.

Customized land use categories are provided to implement the land uses identified in Chapter 2. Land use categories included herein supersede the County's Land Use Ordinance (Title 22) except where the DRSP is silent. In such cases, the existing County land use category standards shall apply.

For additional standards related to Recreation and Open Space land uses, refer to Chapter 3.

*Table 2.10: Recreation and Open Space Development Standards*

	DR-REC <sup>9</sup>	DR-OS
<i>Minimum Parking Requirements</i>		
	Daycare - 1 sp/1 staff member plus 1 sp for each 5 children	-

### 2.5.4 Recreation and Open Space Allowable Uses

Table 2.11 below outlines the allowable land uses for the Recreation and Open Space land uses within the DRSP area. Table 2.11 supersedes the permitting requirements in Article 2 and Article 4 of the LUO, except as otherwise provided herein. The land uses in the DRSP may be subject to LUO standards, including specific use standards, when this chapter is silent on a standard or requirement. An applicant for a use within the DRSP may request to waive or modify an LUO standard through a MUP or CUP when there are procedures to do so in the LUO. In which case, the MUP or CUP requirement would supersede the permit level in Table 2.11. The Director has the authority to refer a Zoning Clearance or Site Plan to the Planning Commission if questions arise regarding the applicability of a policy, standard, or mitigation measure to a proposed land use or development within the DRSP.

*Table 2.11: Recreation and Open Space Use Table*

	<i>DR-REC</i>	<i>DR-OS</i>
<i>Primary Uses</i>		
Equestrian Facilities (trails and trailhead)	ZC	ZC
Neighborhood Park	SP	N
Outdoor Athletic Facilities	SP	N
Pedestrian Trails	ZC	ZC <sup>1</sup>
Parks and Playgrounds	SP	N
Child Day Care Centers	SP	N
<i>Secondary Uses</i>		
Mobile Homes	N	N
Public Utility Facilities (Basins, Pumphouses)	SP	SP
Outdoor Sports and Recreational Facilities - Private	SP	N
Outdoor Sports and Recreational Facilities - Public	SP	N
Storage – Accessory	MUP	MUP
Temporary Events <sup>2</sup>	MUP	MUP
<i>Notes:</i> ZC: Zoning Clearance    SP: Site Plan    MUP: Minor Use Permit    N: Not Permitted Per County use definitions, where applicable. <sup>1</sup> Pedestrian trails in the Open Space Land Uses shall be unpaved. <sup>2</sup> Temporary Events are subject to the Site Design Standard requirements outlined in Title 22, Section 22.30.610 of the County LUO.		

#### 2.5.5 Recreation and Open Space Fencing Standards

Table 2.12: Recreation and Open Space Fencing Standards below outlines the fencing standards which apply to all recreation and open space designated land uses within the DRSP. This includes fencing standards related to location, height, type and materials, as well as prohibited styles. Refer to Appendix A – Objective Design Standards and Design Guidelines for recommended locations for recreation and open space fencing.

*Table 2.12: Recreation and Open Space Fencing Standards*

<i>Location</i>
A. Not required along streets or trails, unless an equestrian trail is located adjacent to a street, in which case a 4-foot high, split rail fence is required. B. Fencing within the front setback areas of child day care centers is prohibited, unless required by State law.
<i>Height</i>
A. Adjacent to Streets, Parks, and Open Space - Four (4) feet maximum. B. Adjacent to child day care centers – Six (6) feet minimum/maximum C. Adjacent to Detention Basin - Per County requirements.

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