

TITLE 9

DIVISION 3: SITE & DESIGN STANDARDS

[CHAPTER 1: SPECIAL DEVELOPMENT STANDARDS](#)

[CHAPTER 2: LANDSCAPING](#)

[CHAPTER 3: LOT/PARCEL CONFIGURATION](#)

[CHAPTER 4: UTILITY INSTALLATION](#)

[CHAPTER 5: DENSITY BONUS](#)

[CHAPTER 6: MIXED-USE FLEXIBILITY](#)

[CHAPTER 7: REASONABLE ACCOMMODATION](#)

CHAPTER 1: SPECIAL DEVELOPMENT STANDARDS

- § 90301.00 PURPOSE AND APPLICATION
- § 90301.01 DEVELOPMENT STANDARDS (RESIDENTIAL ZONES)
- § 90301.02 DEVELOPMENT STANDARDS (COMMERCIAL & INDUSTRIAL ZONES)
- § 90301.03 PLOT PLAN REVIEW (APPLICATION CONTENT)

§ 90301.00 PURPOSE AND APPLICATION

The purpose of this Chapter is to establish reasonable and necessary development standards for residential, commercial, industrial, institutional and other similar uses to ensure that development subject to this Title, includes the appropriate public improvements and is compatible with surrounding land uses.

§ 90301.01 DEVELOPMENT STANDARDS (RESIDENTIAL ZONES)

All residential developments in the R-1, R-2, R-3 or R-4 Zones shall comply with the following:

- A. Street and road dedication shall be made to the County in the manner described by the Imperial County Public Works Department for all existing or proposed local, secondary or collector highways. The required dedication shall be 30 feet from centerline for local streets, 45 feet from centerline for secondary streets, 55 feet from centerline for collector highways, or as required by adopted, official or specific plans. In the case where a street is on the boundary of a development, a minimum of 40 feet shall be dedicated to the County.
- B. Development in all areas shall provide road or street improvements to County standards. Such street improvements shall include the required base and pavement to tie existing pavement to proposed entrances, exits, etc. Existing pavement shall be soft cut at a match point. If the project site abuts a state highway, road improvements shall be provided as required by the California Department of Transportation.
- C. Obstructions within street right-of-ways shall be removed as specified by Imperial County Public Works Department.
- D. Curbs, gutters and sidewalks shall be constructed as required by County standards.
- F. All new on site utility services shall be placed underground, unless the utility supplier requests otherwise.

- G. Prior to the issuance of any Building Permits for new projects, plans for the management and disposal of all surface drainage water(s) originating on-site shall be approved by the Imperial County Department of Public Works in coordination with the Imperial County Public Health Department, Division of Environmental Health, as needed. All necessary easements, right-of-ways or grant deeds shall be granted to the County for drainage purpose or access thereto as reviewed and approved by the Department of Public Works.
- H. Prior to issuance of any Building Permits, the methods of water supply and sewage disposal shall meet the requirements of and be approved by one or more of the following agencies: Imperial County Division of Environmental Health Services, California Department of Public Health, Regional Water Quality Control Board (Colorado River Basin) of the California Environmental Protection Agency.
- I. Fire protection facilities and access ways shall meet the requirements of and be approved by the Imperial County Fire Department /Office of Emergency Services.
- J. When adjacent to property zoned for non-residential purposes, a seven (7) foot high solid masonry wall shall be constructed between the proposed development and the adjacent property. The wall height shall be reduced to thirty (30) inches if the fence is obscured and forty-two (42) inches if translucent within the required front yard setback area. The proposed wall design and materials shall be approved by the Planning & Development Services Department.
- K. All exterior lighting shall be directed away from adjacent properties, and away from or shielded from public roads.
- L. All trash receptacles shall be screened so that they are not visually obtrusive from any off site location. The location and method of screening for all trash receptacles shall also minimize potential for nuisance, be consistent with ease of solid waste removal, and shall be approved by the Planning Director.
- M. Architectural design of all proposed structures shall be compatible with the surrounding neighborhood.
- N. For developments with ten (10) or more dwellings, a minimum of five (5) percent of the net total parcel area shall be designated and developed as useable open space provided however no less than 400 square feet of useable area shall be designated and developed. The required useable area may be divided into more than one (1) location, provided no single location is less than 400 square feet.
- O. During all on-site grading and construction activities, adequate measures shall be implemented to control fugitive dust emissions.

The Planning & Development Services Department may waive any of the above listed requirements where a documented hardship not involving economics exists, or where there are unusual circumstances that prevent compliance with the required development standards herein above.

§ **90301.02 DEVELOPMENT STANDARDS (COMMERCIAL & INDUSTRIAL ZONES)**

All development in the C-0, C-1, C-2, C-3, M-1, M-2 and M-3 Zones shall comply with the following:

- A. Street and road dedications shall be made to the County in a manner prescribed by Imperial County Public Works Department, for all existing or proposed local, secondary or collector highways. The required dedication shall be 30 feet from centerline for local streets, 45 feet from centerline for secondary streets, 55 feet from centerline for collector streets.
- B. All developments shall provide road or street improvements as required by the Department of Public Works, and to the standards contained within this Title.

- C. Obstruction within street right-of-ways shall be removed as specified by this Title.
- D. Curbs, gutters and sidewalks shall be constructed as required by this Title when required as part of the street improvement.
- E. All access driveways, parking areas and vehicular maneuvering areas shall be surfaced with a minimum of three (3) inches of asphaltic concrete paving or higher quality material.
- F. All new on-site utility services shall be placed underground.
- G. Prior to the issuance of Building Permits, a plan for the disposal of all surface drainage water originating on site shall be approved by the Department of Public Works in coordination with the Imperial County Public Health Department, Environmental Health Division, as needed. Easements or right-of-way deeds shall be granted to the County of Imperial for drainage purposes.
- H. Prior to the issuance of any Building Permit, the method of water supply and sewage disposal shall be as required and approved by one or more of the following agencies: Imperial County Environmental Health Services Division, California Department of Public Health, Regional Water Quality Control Board (Colorado River Basin) of the California Environmental Protection Agency.
- I. Fire protection facilities and access ways shall be as required and approved by the Imperial County Fire Department.
- J. When adjacent to property zoned for single family residential use, a seven (7) foot high masonry wall shall be constructed between the proposed development and the adjacent property.
- K. All exterior lighting shall be shielded and directed away from adjacent properties and away from or shielded from public roads.
- L. All trash receptacles shall be screened in such a manner so that they are not visually obtrusive from any off site location. The location and method of screening for all trash receptacles shall also minimize potential for nuisance, be consistent with ease of solid waste removal, and shall be approved by the Planning Director.
- M. Architectural design of proposed buildings shall be compatible with the surrounding neighborhood.
- N. For industrial or commercial developments utilizing outside storage, the areas devoted to outside storage shall be treated with a dust binder or other dust control measures, as approved by the APCD.
- O. During all on-site grading and construction activities, adequate measures shall be implemented to control fugitive dust.

The Planning & Development Services Department may waive any of the above requirements where a documented hardship not involving an economic hardship exists, or where there are unusual circumstances that prevent compliance with the required development standards listed above.

Except as provided in this Section, no permitted use shall be established, no permitted development shall occur, and no building permit or grading permit shall be issued for any permitted use or development subject to this Title until an application for a plot plan review has been submitted to and approved by the Planning & Development Services Department.

§ 90301.03 PLOT PLAN REVIEW (APPLICATION CONTENT)

An application for a plot plan review shall include the following:

- A. Name and address of applicant.

- B. Name and address of property owner.
- C. Assessor's Parcel Number.
- D. Legal description.
- E. Plot plan drawn to a scale of adequate size to show at a minimum:
 - 1. Topography of proposed grading;
 - 2. Location of all existing buildings and structures above and below ground;
 - 3. Location of all proposed buildings and structures above and below ground;
 - 4. Proposed vehicular circulation and parking areas plan;
 - 5. Imperial County Fire Department approval for accessway and safety setbacks if any, as well as fire protection equipment;
 - 6. Proposed landscaping;
 - 7. Proposed lighting;
 - 8. North arrow.
- F. Elevation of proposed buildings and structures.
- G. Phasing or development schedule if any.
- H. Detailed description of the facility improvements including but not limited to:
 - 1. Curb, gutter, sidewalk and street improvements;
 - 2. Water supply;
 - 3. Sewage collection and disposal;
 - 4. Public utilities;
 - 5. Fencing;
 - 6. Trash enclosures;
 - 7. Other.
- I. Any and all reports, approvals or requirements which may be required by mitigation measures incorporated into an environmental document, adopted for implementation for this zone or sub-zone.

THIS SPACE INTENTIONALLY LEFT BLANK

TITLE 9

DIVISION 3: SITE & DESIGN STANDARDS

CHAPTER 2: LANDSCAPING

§ 90302.00	PURPOSE
§ 90302.01	GENERAL STANDARDS
§ 90302.02	LANDSCAPING STANDARDS - MOBILE HOME/R.V. PARKS
§ 90302.03	LANDSCAPING STANDARDS - INDUSTRIAL USES
§ 90302.04	LANDSCAPING STANDARDS - COMMERCIAL USES
§ 90302.05	LANDSCAPING STANDARDS - MULTI-UNIT RESIDENTIAL
§ 90302.06	LANDSCAPING STANDARDS - SINGLE-UNIT RESIDENTIAL
§ 90302.07	PLOT PLAN - REQUIRED
§ 90302.08	MAINTAINING LANDSCAPING
§ 90302.09	APPLICABILITY
§ 90302.10	IMPLEMENTATION
§ 90302.11	EXCEPTIONS
§ 90302.12	REFERENCE
§ 90302.13	SUBMITTALS
§ 90302.14	IRRIGATION SYSTEM DESIGN CRITERIA
§ 90302.15	PLANT SELECTION
§ 90302.16	CERTIFICATE OF COMPLIANCE
§ 90302.17	MODEL HOME LANDSCAPE CRITERIA
§ 90302.18	SOILS INFILTRATION RATES
§ 90302.19	RELATIVE WATER REQUIREMENTS OF COMMONLY USED PLANTS
§ 90302.20	DEFINITIONS

§ **90302.00 PURPOSE**

The purpose of this Chapter is to insure that all development is aesthetically pleasing and compatible with the surrounding area by requiring the provisions for adequate landscaping in connection with new development and the expansion of existing development, as well as, changes in use. The purpose of the requirements contained herein is to define the standards for the design, installation, and management of landscaped areas in order to utilize available plant, water and land resources, to the greatest benefit of the people of Imperial County. Skillful planting and irrigation design, appropriate use of plants, and intelligent landscape management can assure landscape development that avoids excessive water demands and that is less vulnerable to periods of severe drought.

§ **90302.01 GENERAL STANDARDS**

Landscaping shall be provided in accordance with the minimum conditions set forth herein, and shall meet the water conservation requirements also set forth herein.

Specific project approved landscaping requirements shall supersede these standards.

§ **90302.02 LANDSCAPING STANDARDS - MOBILE HOME/R.V. PARKS**

The following standards shall apply to landscaping in mobile home parks and recreational vehicle parks.

- A. A minimum of ten percent (10%) of the total developed lot area shall be landscaped. This 10% is in addition to other required open space areas.

- B. Set back areas between streets and the perimeter fence of a mobile home/R.V. park, excluding approved driveway entrances and such other approved access points and public sidewalks, shall be landscaped. Within these areas trees shall be planted no further than fifty feet (50') apart and no closer than five feet (5') from the edge of sidewalk. No material that will grow to a height of more than twelve inches (12") shall be planted between the curb edge and sidewalk.
- C. Within the interior of the mobile home/R.V. park at least one tree per space shall be required.
- D. Within each planter or landscaped area an irrigation system and live landscaping shall be provided and continually maintained.
- E. Ornamental or landscaping rock and gravel areas, artificial turf, or other areas covered with artificial materials shall be considered hard surface and not qualify as part of the ten percent (10%) landscaping minimum requirement.
- F. Landscaping materials including trees, shrubs and ground cover should be the type suitable for the climatic conditions of the County of Imperial and shall be low volume water use plants.
- G. Minimum tree size or shrub size to be planted for any new development shall be of the five (5) gallon capacity or larger.

§ 90302.03 LANDSCAPING STANDARDS - INDUSTRIAL USES

The following standards shall apply to landscaping for industrial/manufacturing uses.

- A. Minimum of ten percent (10%) of the developed lot area shall be landscaped.
- B. Along any interior property line abutting a residentially zoned lot, parcel or area, trees shall be planted at least every twenty-five feet (25') in either individual planters or a maintained median planting area.
- C. Along any interior property line abutting commercially zoned lots, parcels or areas, trees shall be planted at least every fifty feet (50').
- D. Within each planter or landscaped area, an irrigation system and live landscaping shall be provided and maintained.
- E. Planters or landscaped areas shall be provided within off-street parking areas at a minimum of five percent (5%) of the total parking area.
- F. Ornamental or landscaping rock and gravel areas, artificial turf, or other areas covered with other artificial materials shall be considered hard surface area, but may or may not be credited toward the minimum ten percent (10%) landscaping requirement.

§ 90302.04 LANDSCAPING STANDARDS - COMMERCIAL USES

The following standards shall apply to landscaping in commercial development areas, recreational development areas, and institutional development areas.

- A. A minimum of ten percent (10%) of the total developed lot or parcel area shall be landscaped.
- B. Along any interior property line abutting residentially zoned lots, parcels, or areas, trees shall be planted at least every thirty feet (30') in either individual planters or continual median type planter.
- C. Planters and/or landscaped areas shall be provided within all off-street parking areas at a minimum of five percent (5%) of the total parking area.

- D. Within each planter or landscaped area, an irrigation system and live landscaping shall be provided and maintained.
- E. Ornamental or landscaping rock and gravel areas, artificial turf or other areas covered with artificial materials shall be considered hard surfaces and may be credited to the minimum ten percent (10%) requirement.
- F. Any commercial development abutting a sensitive receptor, as determined by the Planning Department shall be landscaped with trees spaced at no more than twenty-five feet (25') on center and shrubs, vines, etc. equally spaced between the trees.
- G. All trees and shrubs planted shall be a minimum of five (5) gallon capacity or larger.

§ 90302.05 LANDSCAPING STANDARDS - MULTI-UNIT RESIDENTIAL

The following standards shall apply to landscaping in multi-unit residential developments.

- A. A minimum of fifteen percent (15%) of the total developed lot area shall be landscaped. This 15% is in addition to any required park or open space area.
- B. Front and street side yard setback areas, excluding driveway entrances, maneuvering areas and public sidewalks, shall be landscaped.

Within these areas trees shall be planted no further than thirty feet (30') apart and no closer than five feet (5') from the back of the sidewalk. No plant material that will grow to a height of more than twelve inches (12") shall be planted in the street right-of-way or between the curb edge and sidewalk.

- C. All interior open space area shall be landscaped with live landscaping, which shall be maintained.
- D. Planters and landscaped areas shall be provided within all off-street parking areas, not less than ten percent (10%) of the total parking area required for the development.
- E. Within each planter or landscaped area, an irrigation system and live landscaping shall be provided and maintained.

§ 90302.06 LANDSCAPING STANDARDS - SINGLE-UNIT RESIDENTIAL

The following standards apply to landscaping of single-unit residential developments.

- A. A minimum of twenty percent (20%) of the total developed lot area shall be landscaped.
- B. The front and street side yard setback areas, excluding approved driveway entrances and public walkways, shall be landscaped.

Within this area, trees shall be planted no further than thirty feet (30') apart and no closer than five feet (5') from the back side of sidewalks. No plant material that will grow to a height of more than twelve inches (12") shall be planted within the street right-of-way or between the curb edge and sidewalk edge.

§ 90302.07 PLOT PLAN - REQUIRED

No landscaping or irrigation system required to be provided by this Chapter shall be installed until a landscaping plot plan has been submitted to and approved by the Planning & Development Services Department. No final inspection or inspection approval for the development shall be granted by the County until the adequate landscaping is provided.

§ **90302.08 MAINTAINING LANDSCAPING**

All required landscaping shall be maintained to meet the intent of this Chapter and State law.

§ **90302.09 APPLICABILITY**

These requirements herein shall be applicable to all new and rehabilitated landscaping for industrial, commercial, and institutional developments; to multi-family residential common areas, and to all housing developments. Homeowner provided landscaping for single-family residences and duplexes are excluded.

§ **90302.10 IMPLEMENTATION**

To assure that the purpose of this Chapter is carried out, improvement plans and building permits will not be issued until a submittal of a landscaping plot plan conforming to the specific provisions of this Chapter has been approved.

§ **90301.11 EXCEPTIONS**

The Board of Supervisors of Imperial County ("Board") or its designee may authorize conditional exceptions to any of the design and improvements standards in this Chapter, unless State law specifically states that an exception cannot be granted. Such exceptions may be granted if the Board finds, in writing, that the proposed design or improvement is in substantial compliance with the purpose and intent of the standard to be expected.

§ **90302.12 REFERENCE**

This division is enacted by the County of Imperial pursuant to the requirements of the State of California (Gov. Code 65591-65000). The Board of Supervisors adopts this Chapter and finds that this it a State mandate to comply with the County water conservation landscaping requirements.

§ **90302.13 SUBMITTALS**

The following shall be submitted to the County of Imperial Planning & Development Services Department, for review and approval:

- A. **Landscaping Plan:** The Planting plan shall be drawn on substantial paper (drafting cloth or blueline) in a clear and legible fashion.
1. A scale of no smaller than 1" = 10 ft. shall be used.
 2. Plan: The planting plans shall accurately and clearly identify:
 - a. Landscape materials, trees, shrubs, groundcover, turf, etc. Planting symbols shall be clearly drawn and plants labeled by botanical name, common names, container size, spacing and quantities of each group of plants indicated.
 - b. Property lines.
 - c. Streets, driveways, walkways, and other paved areas.
 - d. Building and structures including elevation if applicable.
 - e. Natural features - rock outcropping, existing trees, shrubs, etc. - to remain.
 - f. Tree staking, soil preparation details, and any other applicable details.

- B. **Irrigation Plan:** The irrigation plan shall be drawn on substantial paper (drafting cloth or blueline) in a clear and legible fashion.
1. The scale shall be equal to that used for the planting plan.
 2. Plan: The irrigation plan shall accurately and clearly identify:
 - a. Flow rate and P.S.I. at the point of connection.
 - b. Coverage of all components of the irrigation system, including main and lateral lines.
 - c. Valves.
 - d. Controllers.
 - e. Heads.
 - f. Quick couplers.
 - g. Head precipitation rates.
 - h. Meter size.
 - i. Moisture sensor devices.
 - j. Rain switches.
 - k. Backflow prevention device.
- C. **Sloped Areas:** Sloped areas shall be indicated by contour lines (this may be shown on grading plan).
- D. **Soil Tests:** A soils report may be required to be prepared by a soil testing company and submitted with the plans. Soil samples shall be collected after grading operations are conducted and prior to the installation of landscape materials. Soil samples shall be sufficiently numerous to account for any soil variations that may be present in the planting areas. At a minimum, the following shall be included:
 - a. Soil Infiltration
 - b. Soil Texture test
 - c. Cation exchange capacity
 - d. Soil fertility including tests for nitrogen, potassium, phosphorous, pH, organic matter and specific conductance (E.C.)

Amendments shall be added to correct for problems as noted by the soils report. A copy of the soils report shall be attached to the irrigation schedule which will be delivered to the owner and controller operator.
- E. **Water Use:** Estimated plant water use calculations for each planting area shall be submitted with the planting plan.
- F. **Irrigation Schedule:** An annual irrigation program with a minimum 4-season water schedule shall be required for both the plant establishment period and established landscape. The water schedule shall include run time and frequency of irrigation for each station. The total average planted area

precipitation shall not exceed 30"/year for established landscapes (See "Plant Selection", Section 90302.15). A copy of the schedule shall be delivered to the owner.

§ **90302.14 IRRIGATION SYSTEM DESIGN CRITERIA.**

- A. Irrigation systems shall be designed so that the application rate does not exceed the infiltration rate of the soil, and will minimize overspray and runoff. The designer shall refer to Section 90302.18, "Soil Infiltration Rates" and the results of the soil tests to meet these design criteria. In general, low volume sprinkler heads; drip emitters and pressure compensation bubblers shall be used throughout the system.
- B. Irrigation stations shall be separated (e.g. drip vs. overhead spray systems). Additional control valves shall be installed to account for different site specific characteristics (i.e. full sun/full shade, level/sloping, shrubs/lawns, street trees, etc.).
- C. Maximum sprinkler spacing for both turf and non-turf areas shall be 50% of the diameter of the throw. (Example: 30' diameter nozzle should be no more than 15' apart). Spacing of sprinklers shall take into account on-site wind conditions.
- D. All irrigation systems shall be operated by an automatic controller. At a minimum, each controller shall have a rain shutoff operation, a 14-day calendar, 2 independent programs, and three cycles/day capabilities.
- E. The irrigation system shall be designed to allow a complete watering cycle within a 14-hour period.
- F. All turf areas shall utilize either pop-up rotary impact heads or spray heads with a minimum riser height of 5 inches.

§ **90302.15 PLANT SELECTION**

- A. Water use criteria.

All landscapes shall comply with the following water use criteria:

- 1. The maximum amount of water that can be applied per year to any landscape shall average no greater than 30 inch of supplemental water.
- 2. The planted area shall balance the water demands of different plant species to create an overall landscape which requires a moderate amount of water. For design purposes, planting area shall be defined as low use, medium use, or high use areas. (Refer to Section 90302.19 for a list of low, medium and high use plants). Water use values (Table I) below reflect the relative water use of each type of planting area. To check a landscape design for compliance, multiply the water use value by its respective planting area.

Example: Assume a 2-acre landscape plan consists of 20% high use plants (turf), 50% medium use plants, and 30% low use plants.

20% (2 acres)	0.40 acres x 1.6 =	0.64
50% (2 acres)	1.0 acres x 1.0 =	1.00
30% (2 acres)	0.60 acres x 0.4 =	<u>0.24</u>
		<u>1.88-2</u>

of a Certificate of Compliance on a form approved by the Planning & Development Services Department. Failure to submit a complete and accurate Certificate of Compliance will delay final approval of the project.

§ 90302.17 MODEL HOME LANDSCAPE CRITERIA

1. For each subdivision with three or more model homes, the developer shall submit a landscape plan and install landscaping for one model home which incorporates the County's water conserving landscape requirements. The intent of this requirement is to demonstrate to prospective home buyers the feasibility and aesthetic qualities of water conserving landscape design.
2. Signs identifying aspects of the landscape design and irrigation shall be placed around the model. These signs should be clearly marked on the landscape plan for the model. The following criteria shall be used in developing and placing the signs.
 - a. **Front Yard Sign Identifying Model:**
A sign, large enough to be visible from the street and sidewalk (at least 2 feet by 2 feet) shall be located in front of the model home. The sign shall indicate that the model is landscaped with water conserving plant materials and irrigation systems.
 - b. **Other Exterior Signs:**
A sign shall be placed within the landscaped area identifying the irrigation system used, the different sub-areas of the landscape, and any other features that contribute to the overall water-conserving theme.
 - c. **Interior Signs or Displays:**
A drawing, or combination of drawings, shall be displayed inside the model providing a schematic of the landscape. These drawings shall include a key identifying the plants in the yards. It is suggested that this schematic also be printed on a one-page handout to be available at the model or the sales office. The drawings could be a simplified rendering of the landscape plan itself, using common names rather than the Latin names for the plants. The drawing(s) should be colorful and easy to read.

Literature describing water conserving landscapes shall be available to individuals touring the model.

§ 90302.18 SOILS INFILTRATION RATES

Soil Texture, Type of Slope		Percent					Over
		0.4%	5-8%	8-12%	12-16%	16%	
		Infiltration Rate (IR)					
		Inches/Hour					
Coarse Sand		1.25	1.00	.75	.50	.31	
Medium Sand	1.06	.85	.64	.42		.27	
Fine Sand		.94	.75	.56	.38	.24	
Loamy Sand		.88	.70	.53	.35	.22	
Sandy Loam		.75	.60	.45	.30	.19	
Fine Sandy Loam		.63	.50	.38	.25	.16	
V. Fine Sandy Loam		.59	.47	.35	.24	.15	

Soil Texture, Type of Slope		Percent					Over
		0.4%	5-8%	8-12%	12-16%	16%	
		Infiltration Rate (IR)					
		Inches/Hour					

Loam		.54	.43	.33	.22	.14
Silt Loam	.50	.40	.30	.20	.13	
Silt		.44	.35	.26	.18	.11
Sandy Clay	.31	.25	.19	.12	.08	
Clay Loam		.25	.20	.15	.10	.06
Silty Clay	.19	.15	.11	.08	.05	
Clay		.13	.10	.08	.05	.03

Note: Rates based on full cover. These figures decrease with time and percent of cover. Derived from USDA information.

§ **90302.19** **RELATIVE WATER REQUIREMENTS OF COMMONLY USED PLANTS.**

A list of plants that are commonly used in landscape designs with water requirement classifications of low (L), medium (M), or high (H), is available from the Planning & Development Services Department.

The list however should not be considered a complete list of plants that can be used in landscape projects. The list is provided to assist the landscape designer in choosing species of appropriate water demands to meet the requirements of this document, and to group species of similar water demands to facilitate efficient irrigation. To use species other than those listed, the designer may provide the County with information indicating the water requirement of the species. Information may include the listing of a plant in an acceptable reference stating its water requirement characteristics, comparing it to a species in the plant life, field data, etc. Acceptable references include the "Sunset Western Garden Book"; "Trees and Shrubs for Dry California Landscapes", Robert Perry; and, "Water Wise Gardening", E.B.M.U.D.

§ **90302.20** **DEFINITIONS**

Unless the context specifically indicates otherwise, the meaning of terms used in this Chapter shall be as defined in this section.

AMENDMENT	Any material added to the soil to alter the pH or improve the physical properties of the soil.
APPLICATION RATE	The rate of irrigation (inches per hour or gallons per minute) at which water is applied by an irrigation system.
AUTOMATIC CONTROL VALVE	A valve in an irrigation system which is activated by an automatic electric controller via an electric control wire.
AUTOMATIC IRRIGATION SYSTEM	An irrigation system that can be controlled without manual manipulation and which operates on a pre-set program.
CONTOUR	A line drawn on a plan which connects all points of equal elevation above or below a known or assumed reference point.
CONTROLLER	An automatic timing device with enclosure, which signals automatic valves to open and close on a present program.
COVERAGE	A general term, used with respect to the spacing of sprinkler heads, which defines the manner in which water is applied.
CYCLE	In irrigation, the complete operation of a controller station.
DRIP IRRIGATION	Low volume irrigation.

GRADING	Earthwork performed to alter the natural contours of an area to be planted.
INFILTRATION RATE	The rate (inches per hour) in which water moves through soil under natural conditions.
IRRIGATION SYSTEM	A complete connection of system components, including the water source, the water distribution network, and the necessary irrigation equipment.
MEDIAN	A planted area which separates two roadways or divides a portion of a road into 2 or more lanes.
MULCH	Materials such as bark or sawdust placed on the soil surface to retain moisture, retard weed growth, or prevent erosion.
OVERSPRAY	Water which is discharged from a pop-up or spray head which lands outside of the planting area.
P.S.I.	Pounds per square inch gauge water pressure.
PERCOLATION	The movement of water through soil.
PERMEABILITY	The quality of a soil, which allows water and air to pass through it.
PLANTING AREA	The parcel area less building pad(s), driveway(s), patio(s), deck(s), walkway(s) and parking area(s). Planting areas include water bodies (i.e. fountains, ponds, lakes) and natural areas.
PLANTING PLAN	A plan showing the features, contours, and dimensions of a plot of land, along with the location and dimensions of elements to be constructed.
POINT OF CONNECTION	Point at which the irrigation system is connected to the public water system. This location is normally identified by the point at which a water meter is located or will be installed.
PRECIPITATION RATE	The amount of water, in inches per hours, discharged by a group of sprinkler heads.
RAIN SHUTOFF	A feature of an automated irrigation system, which interrupts the normal irrigation cycle when it detects a significant amount of rainfall.
REHABILITATED LANDSCAPE	Any planting area(s) in which landscape materials are replaced or modified. Examples include a change of plants or groundcover, installation of a new irrigation system, and grading modifications.
RUNOFF	Water which is not absorbed by the soil to which it is applied. Runoff usually occurs when water is applied at too great a rate or when water is applied to a steep slope.
STATION	A position on an automatic irrigation controller, which indicates the control point of automatic irrigation valves.
TENSIOMETER (OR MOISTURE SENSOR)	An instrument for measuring the moisture content of the soil and capable of interrupting the cycle irrigation when excessive or adequate moisture is detected.
TOE OR SLOPE	A horizontal section located at the base of a slope.

TITLE 9

DIVISION 3: SITE & DESIGN STANDARDS

CHAPTER 3: LOT/PARCEL CONFIGURATION

- § 90303.00 PURPOSE
- § 90303.01 LOT SIZE
- § 90302.02 LENGTH TO WIDTH RATIO

§ 90303.00 PURPOSE

The purpose of this Chapter is to delineate minimum standards for the creation of new lots through the subdivision procedure and to clarify the requirements of "substandard" lots.

§ 90303.01 LOT SIZE

Each new lot/parcel created shall meet the minimum size established within the designated zone. In all cases the lot size, shall be the computation of the total lot area exclusive of public right-of-ways, easements and other restricted areas.

§ 90303.02 LENGTH TO WIDTH RATIO

Any new lot shall not exceed a length to width ratio of more than four to one (4 to 1).

THIS SPACE INTENTIONALLY LEFT BLANK

TITLE 9

DIVISION 3: SITE & DESIGN STANDARDS

CHAPTER 4: UTILITY INSTALLATION

- § 90304.00 PURPOSE
- § 90304.01
- § 90304.02

§ 90304.00 PURPOSE

FOR FUTURE ADOPTION

TITLE 9

DIVISION 3: SITE & DESIGN STANDARDS

CHAPTER 5: DENSITY BONUS

§ 90305.00	PURPOSE
§ 90305.01	APPLICATION
§ 90305.02	DENSITY BONUSES FOR RESIDENTIAL PROJECTS
§ 90305.03	DENSITY BONUS PERMIT REQUIRED
§ 90305.04	PRELIMINARY REVIEW
§ 90305.05	DENSITY BONUS PERMIT APPLICATION CONTENT
§ 90305.06	DEFINITIONS
§ 90305.07	RIGHT OF ENTRY OR INSPECTION
§ 90305.08	MONITORING PROGRAM

§ 90305.00 PURPOSE

The purpose of this Chapter is to implement the General Plan policies and State law requirements for density bonuses within specified residential projects.

Under the policies of the County's General Plan a density bonus of not to exceed twenty percent (20%) may be allowed for specified residential projects that provide complete infrastructure improvements including community water distribution and sewer collection, as well as, treatment systems. Under State law, a density bonus of twenty-five percent (25%) may be granted for specified residential projects of five or more units within which at least twenty-five percent (25%) of the units are affordable to persons and/or families of low or moderate income and/or ten percent (10%) of the units are affordable to lower income households. Only one of the above density bonuses may apply to any qualifying project and they may not be used cumulatively.

§ 90305.01 APPLICATION

The provision of this Chapter may be applied only to qualified low income, very low income, or elderly housing projects in the R-1 (single-family dwelling zone) and/or the R-2 (two-family dwelling unit zone) or R-3 (multi-family dwelling zones) and then only if both central water and central sewer are provided as part of the project.

§ 90305.02 DENSITY BONUSES FOR RESIDENTIAL PROJECTS

- A. A density bonus of up to twenty percent (20%) of the maximum density specified by the applicable General Plan Land Use Category may be allowed for residential project with fifty or more units located within the medium density residential R-2, or the high density residential R-3 or the mobile home park zone, if and only if this residential project provides adequate and full time on-site day care facilities for the care of children. Within the review approval process provisions shall be made to provide for the on-going program, which shall become part of the conditions of approval and may be applied under an association agreement, property owners association or any other mechanism determined legal by County Counsel.
- B. A density bonus of up to twenty percent (20%) of the maximum density specified by the applicable General Plan Land Use Category may be allowed for any residential project of twenty or more units located in the low density residential R-1, medium density R-2, high density R-3 or mobile home park zone, if the residential project provides complete public infrastructure improvements, including all streets, street right-of-ways, roads, curbs, gutters, sidewalks, drainage facilities, and community water distribution and treatment, as well as, sewage collection and treatment systems.
 - 1. If the density bonus provided for by this subsection is used for a qualifying project, no other density bonuses may be applied to the same project.

2. The residential project qualifying for this category density bonus, shall comply with all regulations of the zone applicable for the area within which it is to be located. All other requirements of this Title and all other requirements and regulations of the County of Imperial, as well as the State of California shall be adhered to and no exception shall be made.
 3. If any of the improvements mentioned under subparagraph B are not included then the density bonus under this section shall not be allowed.
- C. A density bonus of twenty percent (20%) of the maximum density specified by the applicable General Plan Land Use Category may be allowed for any new residential project, or condominium conversion project containing ten or more units located within the low density residential R-1, medium density residential R-2, high density residential R-3, or mobile home park zone district, if at least thirty percent (30%) of the total number of units in the residential development will be affordable to persons and/or families of lower moderate income, as defined in the California Health and Safety Code. As an alternative, if at least ten percent (10%) of the total number of units within the residential development will be affordable to the lower income households, as defined within California Health and Safety Code.
1. Residential projects qualifying for this density bonus shall comply with all other regulations of the zone, or area within which it is to be located, and all other requirements of this Chapter, as well as, all requirements and regulations of the County of Imperial and the State of California.
 2. If the density bonus provided by this Chapter is used for qualifying a project, no other density bonus may be applied for the same project.

§ **90305.03 DENSITY BONUS PERMIT REQUIRED**

No development may occur pursuant to this Chapter until all provisions including the application for the density bonus permit have been submitted and approved. The density bonus application must be submitted concurrently with and be part of a subdivision and/or Specific Plan.

§ **90305.04 PRELIMINARY REVIEW**

Prior to submittal of a formal application for a density bonus permit, pursuant to this Chapter, and/or prior to submitting a formal application for a tentative map or conversion of apartments to condominiums, an applicant shall submit to the Planning & Development Services Department a preliminary proposal, in writing, for the residential project or condominium project. The Planning & Development Services Department shall within ninety (90) days of receipt of the written proposal notify the applicant, in writing, of the procedures and the applicant shall follow said procedures in detail.

§ **90305.05 DENSITY BONUS PERMIT APPLICATION CONTENT**

An application for a density bonus permit shall include all information required under Section 90104.00. At a minimum this application shall include the following:

- A. Name and address of applicant
- B. Name and address of property owners
- C. Address and Assessor's Parcel Number or Numbers
- D. Legal description
- E. A site development plan, drawn to scale as specified by the Planning & Development Services Department, which includes at a minimum:
 1. Topography
 2. Proposed street system and parking areas.

3. Lot design
4. Location of buildings
5. Location of other proposed uses
6. Proposed set backs
7. Areas to be reserved for parks, schools, or other public facilities
8. Proposed landscaping
9. Water supply and distribution
10. Sewage collection and disposal
11. Drainage
12. North Orientation

F. A narrative description of the proposed development which must include:

1. Total number of dwelling units, as well as, the number of dwelling units per acre.
2. Number of dwelling units to be made available to persons of lower or moderate income or lower income households, if applicable.
3. Methods of maintaining the affordability of the units described.
4. Building coverage expressed in a percentile of the total area of the property.
5. Area of land devoted to landscaping or open area.
6. Method of sewage disposal.
7. Water supply for both domestic, as well as, fire protection and irrigation.
8. The proposed on-site drainage plan.
9. The proposed method of flood control, if appropriate.
10. Phasing, if applicable.

§ 90305.06 DEFINITIONS

All definitions are those as contained in the Health and Safety Code or within Division 14 of this Title.

§ 90305.07 RIGHT OF ENTRY OR INSPECTION

Representatives from the enforcement agency (Planning & Development Services Department) shall have the right to enter upon any premise at reasonable times to make inspections and tests for the purpose of such enforcement, administration of this Chapter. If any such premises are occupied, the representative shall first present proper credentials before requesting entry. If the same is unoccupied, the representatives shall make a reasonable effort to locate the owner and other persons having charge or control of the premises to request entry. If such entry is refused, the representative shall have recourse and remedies as provided for by law.

§ 90305.08 MONITORING PROGRAM

If it is the determination by the Planning & Development Services Department that the project is or may not be in full compliance with any one or all of the sections of this Chapter specified herein, the issue shall be brought immediately to the appropriate enforcement agency or the Planning Commission/Board of Supervisors for hearing to consider appropriate response including but not limited to the revocation of the density bonus and/or other incentives. The Planning & Development Services Department in the County of Imperial is and has the principle responsibility to coordinate all monitoring, permitting activities for major subdivision projects. This does not mean that the Planning & Development Services Department will exclusively do all the monitoring, but rather will draw upon and coordinate with all involved agencies for the monitoring and reporting program. On an annual basis the owner of the project shall provide to the Department, a report relating to compliance with the conditions specified by this Chapter and the project approval.

THIS SPACE INTENTIONALLY LEFT BLANK

TITLE 9

DIVISION 3: SITE AND DESIGN STANDARDS

CHAPTER 6: MIXED-USE FLEXIBILITY

§ 90306.01	PURPOSE
§ 90306.02	DESIGN REVIEW REQUIRED
§ 90306.03	SITE PLAN REVIEW PERMIT AND REQUIRED FINDINGS
§ 90306.04	DEVELOPMENT STANDARDS
§ 90306.05	DESIGN STANDARDS AND GUIDELINES
§ 90306.06	PERFORMANCE STANDARDS

§ 90306.01 PURPOSE

A. General

The mixed-use flexibility zone is established with the following intents and purposes:

1. To encourage a mixture of compatible and synergistic land uses, such as residential with compatible non-residential uses including office, retail, personal services, public spaces and other community amenities. These uses are allowed as either:
 - a. singular, stand-alone uses that contribute to a mixture of uses within the zone; or
 - b. combined uses in one project as a mixed-use development.
2. To strengthen the interaction between residential, commercial and employment uses in order to reduce dependency on automobiles, improve air quality, decrease urban sprawl, facilitate use of transit and encourage conservation of land resources.
3. To provide opportunities for transit-oriented development.
4. To revitalize deteriorating commercial areas by integrating residential uses and public institutions into the commercial fabric to create an active street life and enhance the vitality of businesses.
5. To provide alternatives to new development of small shopping centers.
6. To foster pedestrian-oriented activity nodes by providing a mix of uses in compact, walkable areas.
7. To increase the area available for residential development and provide alternative types of housing.
8. To provide appropriate locations for a broad range of live/work activities to occur.
9. To encourage medium- and high-density residential development to occur in close proximity to employment and services.
10. To allow for a greater variety of land uses and structures, including adaptive reuse of existing structures and flexibility in site planning.

B. Zones Established

Two base zones are identified for mixed-use flexibility (C1 Light Commercial and C2 General Commercial) to provide development opportunities for integrated, complementary residential and commercial development on the same parcel or a contiguous group of parcels. Singular, stand-alone uses are permitted when they foster an overall mixture of uses in the zone. A wide range of uses is permitted, and it is the intent of these zones to foster a mixture of product types. Development solely as commercial or residential districts is strongly discouraged. Design and development standards for all two zones are directed toward encouraging pedestrian activity and ensuring that mixed commercial and residential uses are designed to be compatible both within the development and with other surrounding areas.

§ **90306.02 DESIGN REVIEW REQUIRED**

No new building, structure, outdoor dining area or sign exterior alteration or enlargement of an existing building, structure, outdoor dining area or sign shall be commenced in any mixed-use zone until Design Review approval has been granted pursuant to Division 3 (Site & Design Standards).

§ **90306.03 SITE PLAN REVIEW PERMIT AND REQUIRED FINDINGS**

A. New development in the Mixed Use – Light Commercial (C1-MU) and General Commercial Use (C2-MU) Zones is subject to a Site Plan Review Permit in accordance with Division 3 of the Land Use Ordinance. Prior to submittal of a Site Plan Review Permit application, a pre-application conference with the Planning Division staff is encouraged.

B. The Planning & Development Services Department may approve a Site Plan Review Permit for new development in the C1-MU and C2-MU Zones upon making the following findings:

1. The proposed development is consistent with the General Plan, any applicable specific plans and the intent and purpose of the mixed-use zones.
2. The proposed development, as conditioned, will not have substantial adverse effects on the surrounding property or uses, and will be compatible with the existing and planned land use character of the surrounding area.
3. The proposed development is appropriate for the site and location by fostering a mixture and variety of land uses within the zone and the general vicinity and contributing to a synergistic relationship between uses. (Note: Mixed-use zones that develop solely as commercial or residential uses do not meet the intent or purpose of their establishment at designated locations throughout the County.)
4. The proposed development is harmonious with its surrounding environment. Buildings within a mixed-use development project must also be compatible with each other and be designed as an integrated, unified project. All proposed development must meet the design standards and guidelines in Division 3. (Site and Design Standards).

§ **90306.04 DEVELOPMENT STANDARDS**

A. General

Certain development standards may be subject to special conditions. These standards are provided here or as otherwise referenced. Under Site Plan Review, more restrictive development standards may be applied by the Planning & Development Services Department.

§ **90306.05 DESIGN STANDARDS AND GUIDELINES**

The purpose of this Section is to facilitate high quality development within mixed-use zones. Innovative project design, particularly involving infill development and reuse of existing structures, is required. These standards and guidelines address site planning and building design, and are in addition to the development standards in Division 3. (Development Standards).

§ **90306.06 PERFORMANCE STANDARDS**

The purpose of this Section is to ensure that residential uses in mixed-use zones are not adversely impacted by adjacent commercial uses, including but not limited to traffic, noise, light and safety impacts. In the interests of both the residents and the businesses, no Site Plan Review Permit shall be approved for a project unless the project is designed to meet the required performance standards.

THIS SPACE INTENTIONALLY LEFT BLANK

TITLE 9

DIVISION 3: SITE & DESIGN STANDARDS

CHAPTER 7: REASONABLE ACCOMMODATION

§ 90307.00	PURPOSE AND APPLICATION
§ 90307.01	APPLICABILITY
§ 90307.02	PROCEDURE
§ 90307.03	REVIEW AUTHORITY
§ 90307.04	REVIEW
§ 90307.05	APPROVAL FINDINGS
§ 90307.06	CONDITIONS OF APPROVAL

§ 90307.00 PURPOSE AND APPLICATION

This section provides a procedure to request reasonable accommodation for persons with disabilities seeking equal access to housing under the Federal Fair Housing Act and the California Fair Employment and Housing Act (together, the acts) in the application of zoning laws and other land use regulations, policies, and procedures.

§ 90307.01 APPLICABILITY

A. A request for reasonable accommodation may be made by any person with a disability, their representative, or any entity, when the application of a requirement of this Zoning Code or other County requirement, policy, or practice acts as a barrier to fair housing opportunities. A person with a disability is a person who has a physical or mental impairment that limits or substantially limits one or more major life activities, anyone who is regarded as having such impairment, or anyone who has a record of such impairment. This section is intended to apply to those persons who are defined as disabled under the acts.

B. A request for reasonable accommodation may include a modification or exception to the rules, standards, and practices for the siting, development, and use of housing or housing related facilities that would eliminate regulatory barriers and provide a person with a disability equal opportunity to housing of their choice.

C. A reasonable accommodation is granted to the household that needs the accommodation and does not apply to successors in interest to the site.

D. A reasonable accommodation may be granted in compliance with this section without the need for the approval of a variance.

§ 90307.02 PROCEDURE

A. Application

A request for reasonable accommodation shall be submitted on an application form provided by the Planning & Development Services Department or in the form of a letter to the Planning Director, and shall contain the following information:

- 1) The applicant's name, address, and telephone number;
- 2) Address of the property for which the request is being made;
- 3) The current actual use of the property;
- 4) The basis for the claim that the individual is considered disabled under the acts;
- 5) The Zoning Code provision, regulation, or policy from which reasonable accommodation is being requested; and
- 6) Why the reasonable accommodation is necessary to make the specific property accessible to the individual.

B. Review with Other Land Use Applications

If the project for which the request for reasonable accommodation is being made also requires some other discretionary approval (including conditional use permit, development review, etc.), then the applicant shall file the information required by subsection "Application" above together for concurrent review with the application for discretionary approval.

§ 90307.03 REVIEW AUTHORITY

A. Director

A request for reasonable accommodation shall be reviewed by the Director if no approval is sought other than the request for reasonable accommodation.

B. Other Review Authority

A request for reasonable accommodation submitted for concurrent review with another discretionary land use application shall be reviewed by the authority reviewing the discretionary land use application.

§ 90307.04 REVIEW

A. Director Review

The director shall make a written determination within forty-five (45) days of the application being deemed complete and either grant, grant with modifications, or deny a request for reasonable accommodation.

B. Other Review Authority

The written determination on whether to grant or deny the request for reasonable accommodation shall be made by the authority responsible for reviewing the discretionary land use application in compliance with the applicable review procedure for the discretionary review.

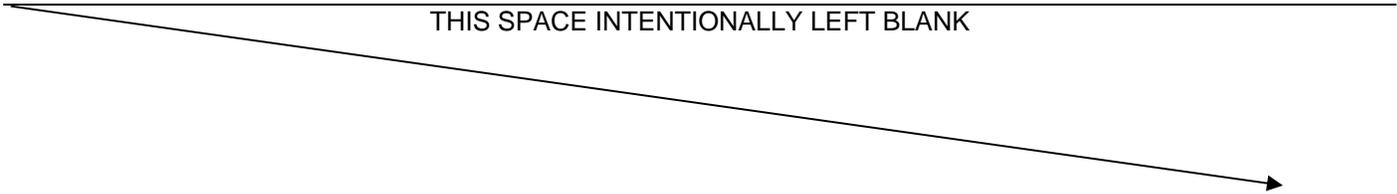
§ 90307.05 APPROVAL FINDINGS

The written decision to grant or deny a request for reasonable accommodation will be consistent with the acts and shall be based on consideration of the following factors:

- A. Whether the housing in the request will be used by an individual considered disabled under the acts;
- B. Whether the request for reasonable accommodation is necessary to make specific housing available to an individual considered disabled under the acts;
- C. Whether the requested reasonable accommodation would impose an undue financial or administrative burden on the County;
- D. Whether the requested reasonable accommodation would require a fundamental alteration in the nature of a County program or law, including but not limited to land use and zoning;
- E. Potential impact on surrounding uses;
- F. Physical attributes of the property and structures; and
- G. Other reasonable accommodations that may provide an equivalent level of benefit.

§ 90307.06 CONDITIONS OF APPROVAL

In granting a request for reasonable accommodation, the review authority may impose any conditions of approval deemed reasonable and necessary to ensure that the reasonable accommodation would comply with the findings. The conditions shall also state whether the accommodation granted shall be removed in the event that the person for whom the accommodation was requested no longer resides on the site.



THIS SPACE INTENTIONALLY LEFT BLANK