



REQUEST FOR CITY COUNCIL ACTION

MEETING DATE: APRIL 26, 2022

TITLE: RESIDENTIAL BEEKEEPING ORDINANCE AND PERMIT FEE
RECOMMENDATION



Director of Community Development

DocuSigned by:


City Manager

RECOMMENDED ACTION

- 1) Conduct the public hearing.
- 2) Introduce for first reading and read by title only – AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF IRVINE APPROVING ZONE CHANGE 00863847-PZC TO AMEND THE ZONING ORDINANCE AND MUNICIPAL CODE TO PROVIDE NEW CITYWIDE REGULATIONS FOR RESIDENTIAL BEEKEEPING
- 3) Adopt – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRVINE, CALIFORNIA ESTABLISHING PERMIT PROCESSING AND INSPECTION FEES FOR A RESIDENTIAL ACCESSORY USE SUCH AS RESIDENTIAL BEEKEEPING AS AN ACCESSORY USE WITHIN RESIDENTIAL ZONING DISTRICTS CITYWIDE

EXECUTIVE SUMMARY

At its June 22, 2021 meeting, the City Council directed staff to develop a Residential Beekeeping Ordinance. Staff developed a draft ordinance in consultation with beekeeping experts and held a public outreach meeting to solicit input on residential beekeeping in the City.

The Residential Beekeeping Ordinance is comprised of two components, Zoning Ordinance Administrative Procedures and Development Standards. Chapter 2-39 establishes the Administrative Procedures for processing a Residential Beekeeping Permit. Chapter 3-41 establishes the development standards and approval requirements for a Residential Beekeeping Permit, including compliance with a newly developed City Best Management Practice (BMP) Manual specific to beekeeping.

The proposed Residential Beekeeping Ordinance will address the following items:

- Administrative procedures;
- Permit process;
- Development standards;
- Best management practices; and

- Public Safety procedures

In addition to the Ordinance, staff is establishing a new Residential Beekeeping permit type and fee, as the current fee schedule does not include a comparable permit or fee.

The intent of the proposed fee is to recover staff time reviewing the initial and renewal permit. The initial permit will have a one-time flat fee of \$304.48, which is comprised of the current hourly charge of Planning's review - \$146.08/hour - and Code Enforcement's review - \$158.40/hour. The renewal fee will utilize a half-hour of Planning's hourly charge for a total of \$73.04.

Staff recommends City Council adoption of the Residential Beekeeping Ordinance as well as the new permit type and fee in Schedule I Planning Deposits and Fees.

COMMISSION / BOARD / COMMITTEE RECOMMENDATION

Planning Commission

At the March 17, 2022 Planning Commission meeting, staff presented the Residential Beekeeping Ordinance. The Planning Commission recommended City Council approval, with a 4-0 vote (Commissioner Knowland absent), subject to minor revisions for clarification purposes:

1. In Chapter 3-41, Section 3-41-3, clarify that single-family attached homes with single property ownership are eligible for residential beekeeping.
2. In Chapter 3-41, Section 3-41-4, simplify the sign text requirements by removing property owner information.

Finance Commission

At the March 21, 2022 Finance Commission meeting, staff presented the proposed fee recommendation for a Residential Accessory Use, specifically for a Residential Beekeeping Permit. During the meeting, one member of the public expressed opposition of the proposed fee recommendation and requested a lower fee similar to the City of Fullerton and City of Eastvale's beekeeping program, which is approximately \$80 to \$100 total.

Additionally, the Finance Commission commented on the Residential Beekeeping Ordinance itself, and suggested that the Green Ribbon Environmental Committee review the ordinance to discuss the project's ecological impacts within the City.

As such, the Finance Commission did not make a motion on staff's original fee recommendation, but rather, made an alternative recommendation related to the Residential Beekeeping Ordinance. The Finance Commission recommended that the City

Council recommend Green Ribbon Committee review of the Residential Beekeeping Ordinance prior to returning to the Finance Commission to recommend City Council adoption of a resolution establishing the Residential Beekeeping permit and inspection fees. The motion passed unanimously with a vote of 5-0.

ANALYSIS

In 2021, the City Council requested a presentation on the potential for a residential beekeeping program due to the growing resident interest in beekeeping. At its June 22, 2021, City Council meeting, staff presented a framework for drafting a citywide Residential Beekeeping Ordinance. As a result, the City Council directed staff to develop a Residential Beekeeping Ordinance.

To accomplish this, staff researched local beekeeping ordinances and coordinated with local beekeeping experts to develop the City's draft ordinance. The City's experts include an Irvine resident beekeeper, the President of the Orange County Beekeepers Association, and a faculty member from UC Davis' California Master Beekeeping Program.

The draft ordinance and permit process procedures are discussed in further detail below.

Residential Beekeeping Ordinance

The Residential Beekeeping Ordinance has been designed to ensure beehives remain ancillary to the primary use of the residential property and do not affect the public health and safety of the neighborhood. The Ordinance will consist of two components, Zoning Ordinance Administrative Procedures and Development Standards, which includes a BMP manual. Each component will be presented in a new chapter in the Zoning Ordinance - Chapter 2-39 and Chapter 3-41.

Chapter 2-39 will establish the Administrative Procedures for processing an eligible Residential Beekeeping Permit including the applicable submittal requirements, approval body, expiration and renewal process, inspections, and revocation procedures. The following summarizes this chapter:

1. A Residential Beekeeping Permit is required for all residential beehives.
2. The permit submittal requirements include, but are not limited to:
 - Completion of a beekeeping course;
 - Proof of notification to adjacent property owners (all properties touching the subject site) regarding the submittal of a Residential Beekeeping Permit;
 - Acknowledgement Form;
 - A deposit or fee as set forth by ordinance or resolution of the City Council; and
 - Registration with County of Orange Agricultural Commissioner.

3. The Director of Community Development, or his or her designee, shall approve a Residential Beekeeping Permit.
4. The Director of Community Development, or his or her designee, shall have the ability to revoke a residential beekeeping permit if it affects the public health and safety of the neighborhood.

Refer to Attachment 1 for the complete list of Administrative Procedures.

Chapter 3-41 of the Zoning Ordinance establishes the development and approval requirements for a Residential Beekeeping Permit. Additionally, new definitions have been incorporated clarifying various beekeeping-related terms used throughout the two chapters and BMP manual. Below is a chart summarizing the development standard requirements.

Provision	Proposed Requirement
Residential Home Type	Single-family detached homes; and Single-family attached homes with single property ownership (<i>homes on a condominium lot with multiple property ownership are prohibited</i>)
Minimum Lot Size	2,400 square feet
Allowable Residential Zoning Districts	2.1 Estate Density Residential 2.2 Low Density Residential 2.3 Medium Density Residential 2.4 Medium High Density Residential 2.5 High Density Residential 3.1 Multi-Use 8.1 Trails and Transit Oriented Development
Bee Species	Western honeybee (<i>apis mellifera</i>)
Maximum number of beehives	Two
Beehive Location	Rear yard

Refer to Attachment 2 for a complete list of requirements.

Best Management Practice (BMP) Manual

The BMP manual is an Irvine resident beekeeper how-to guide for safe and responsible beekeeping. The BMP manual identifies outside resources, including a required beekeeping course as well as recommendations such as joining a local beekeeping

organization, to ensure beekeepers are raising healthy and productive hives that minimize the impact on the surrounding neighborhood.

Chapter 3-41 of the Zoning Ordinance references the BMP manual, which serves as supplemental information and will not be incorporated into the Ordinance. This will allow the Director of Community Development, or his or her designee, to make amendments to the BMP manual that may be necessitated by changes and improvements in beekeeping practices. Such revisions would be technical and administrative in nature and thus not require processing through normal amendatory proceedings of the City. All other revisions shall be approved by resolution of the City Council.

The BMP manual will be available on the City's website and at the Community Development's Planning and Zoning Counter.

Below are the main takeaways from the BMP manual:

1. **Bees.** Maintain western honeybees with docile genetics.
2. **Education.** Complete a beekeeping course prior to obtaining a Residential Beekeeping Permit.
3. **Hive Maintenance.** Inspect a beehive at least once a week to ensure there is enough food, an adequate water source, the hive is queenright, and no disease or pests exist.
4. **Swarm Prevention.** Re-queen a hive at least once every two years to prevent swarming.
5. **Safety Practices.** Locate the beehive away from weeds, leaves, or pine needles to prevent the possibility of starting a fire.
6. **Humane Treatment of Bees.** If bees are removed, relocated, or euthanized from the subject property, it shall be done humanely and lawfully.

Refer to Attachment 3 for the complete draft of the BMP manual.

Residential Beekeeping Permit and Fees

Permit Process

To allow a beehive on a residential property, the property owner must first obtain a Residential Beekeeping Permit. The Community Development Department will administer the permit review process, which will consist of a two-part review. First, is a review by the Planning Division to verify the permit meets the Zoning Ordinance development standards. Second, is an inspection by the Code Enforcement Division to verify the applicant installed the beehive(s) consistent with the issued permit. Staff will approve the permit upon the applicant satisfying all the requirements and it will be valid for one year from the permit approval date.

To maintain a residential beehive on a residential property, the property owner must annually renew their permit with the Community Development Department. The intent of the renewal process is to ensure residential beehives comply with the Zoning Ordinance and adjacent neighbors are kept abreast of nearby residential beehives.

Fees

Staff has proposed a new case type and fee for a Residential Beekeeping Permit as the current fee schedule does not include a comparable case type.

The intent of the proposed fee is to recover the staff time in administering the initial and renewal permit as discussed earlier in the report. The initial permit submittal will have a one-time flat fee of \$304.48. The fee is comprised of the current hourly charge of Planning's review - \$146.08/hour - and Code Enforcement's inspection - \$158.40/hour. The renewal will have a flat fee of \$73.04, which is comprised of a half-hour of Planning's hourly charge. Refer to Attachment 4 for a breakdown of the permit fees.

To streamline the process of future fee types for similar activities, staff is also proposing to classify the residential beekeeping fees under the broader case type "Residential Accessory Uses" in Schedule I Planning Deposits and Fees. The case type will allow the flexibility to include future ancillary residential activities that are comparable to the processing and review of a residential beekeeping permit. Such activities would also be incidental in nature and subordinate to the principal use of the residential property.

Revisions to Municipal Code and Zoning Ordinance

In addition to the draft Residential Beekeeping Ordinance, staff is proposing revisions to the Municipal Code and Zoning Ordinance related to beekeeping for clarity and consistency purposes. Listed below are the proposed revisions:

1. Title 4 – Public Safety, Chapter 10, Section 4-5 1009. Keeping Bees

In "Title 4 – Public Safety, Chapter 10, Section 4-5 1009. Keeping Bees" of the Municipal Code, the existing language prohibits beekeeping within 100 yards of a residential district. Staff is proposing amendments to clarify that the provision only pertains to beekeeping in nonresidential zoning districts and does not include accessory residential beekeeping.

See Attachment 5 for reference.

2. Chapter 3-37 – Zoning District Land Use Regulations and Development Standards

In Chapter 3-37 of the Zoning Ordinance, staff is proposing to revise the list of permitted uses in each residential zoning district to identify the following use:

Residential beekeeping as an accessory use. (Only in single-family detached homes and single-family attached homes with single property ownership of the lot)

Staff will incorporate the language in the following sections of Chapter 3-37:

- Sec. 3-37-12. 2.1 Estate Density Residential
- Sec. 3-27-13. 2.2 Low Density Residential
- Sec. 3-37-14. 2.3 Medium Density Residential
- Sec. 3-37-15. 2.4 Medium-High Density Residential
- Sec. 3-37-16. 2.5 High Density Residential
- Sec. 3-37-17. 3.1 Multi-Use
- Sec. 3-37-39. 8.1 Trails and Transit Oriented Development

See Attachment 6 for reference.

3. Division 7 Signs

In Division 7, Section 7-2-2 of the Zoning Ordinance, staff is proposing to add residential beekeeping signs under the list of exempt signs.

See Attachment 7 for reference.

Public Safety

When developing the Ordinance, staff recognized that the public health and safety of the community is paramount to the City. Therefore, staff developed response strategies that would minimize the impact of a beehive within a neighborhood.

Staff coordinated with Public Safety's Animal Services Division to discuss emergency response procedures for beehives affecting the public health and safety of the neighborhood. Below is a list of emergency response scenarios:

1. Colonies of bees exhibit defensive or objectionable behavior or interfere with normal use of neighboring properties and the property owner does not immediately rectify the situation.
2. Colonies of bees swarm because of failure to re-queen or without immediate owner response to contain or relocate the bees.
3. Colonies of aggressive bees swarm without immediate owner response to contain or relocate.
4. Hives become abandoned by resident bees or by the property owner.
5. Beehives affect the public health and safety of the neighborhood, and the property owner does not rectify the situation.

Should any of these circumstances occur without immediate property owner response, the City will use the Emergency Abatement procedures in Division 11, Sec. 4-11-111 of the Municipal Code. Further, the Director of Community Development, or his or her designee, may revoke the Residential Beekeeping Permit at any time.

PUBLIC OUTREACH

On January 13, 2022, staff held a virtual community workshop to create awareness of and gather input on the draft Residential Beekeeping Ordinance. Staff announced the workshop on the City's website, social media accounts, and public email system. Additionally, Mayor Kahn announced the upcoming workshop at the January 11, 2022 City Council meeting. Thirty-eight members of the public attended the virtual workshop.

During the workshop, staff gave a presentation highlighting the main components of the ordinance and fielded questions about the subject matter. The majority of participants were in support of a residential beekeeping ordinance and expressed interest in a broader application of the ordinance in the City.

On April 7, 2022, a notice of public hearing for the draft Ordinance was published in the Irvine World News. The notice was also posted on the various posting boards throughout the City. As of this writing, staff has not received any comments regarding this project.

ENVIRONMENTAL DETERMINATION

Pursuant to Section 4 of the City of Irvine California Environmental Quality Act (CEQA) procedures and Article 5 of the CEQA Guidelines, it has been determined that the proposed project is covered by the General Rule Exemption [Section 15061(b)(3)], for projects where it can be seen with certainty that the activity in question will have no significant effect on the environment.

ALTERNATIVES CONSIDERED

The City Council may select the Finance Commission's recommendation of the Green Ribbon Environmental Committee's (Committee) review of the Ordinance prior to the Finance Commission's re-review of the fee proposal and prior to City Council action on both the Ordinance and fee proposal. However, this recommendation will delay City Council action by approximately four to five months as the next Committee meeting occurs in June. Further, if the Committee recommends any revisions to the Ordinance, it will also trigger another review by the Planning Commission. Therefore, staff would need to re-circulate the project back to approximately two commissions prior to City Council consideration.

The City Council may also propose to change, alter, or decline to approve any of the proposed revisions in the Residential Beekeeping Ordinance and/or proposed fee recommendation.

FINANCIAL IMPACT

Staff estimates processing five to seven Residential Beekeeping Permits annually for a total revenue of \$1,522.40 to \$2,131.36. The estimated revenue will recover staff time to administer the Residential Beekeeping Permit.

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ATTACHMENTS

1. Draft Zoning Ordinance Chapter 2-39 Administrative Procedures (redlines)
2. Draft Zoning Ordinance Chapter 3-41 Residential Beekeeping Development Standards (redlines)
3. Draft Best Management Practice Manual
4. Community Development Fee Schedules 2021
5. Title 4 – Public Safety, Chapter 10, Section 4-5 1009. Keeping Bees Redlines
6. Zoning Ordinance Chapter 3-37 Sections Redlines:
 - a. 3-37-12. 2.1 Estate Density Residential
 - b. 2-27-13. 2.2 Low Density Residential
 - c. 3-37-14. 2.3 Medium Density Residential
 - d. 3-37-15. 2.4 Medium-High Density Residential
 - e. 3-37-16. 2.5 High Density Residential
 - f. 3-37-17. 3.1 Multi-Use
 - g. 3-37-39. 8.1 Trails and Transit Oriented Development
7. Division 7, Section 7-2-2 Exempt Signs Redlines
8. Draft Residential Beekeeping Permit Checklist
9. Residential Beekeeping Permit Property Owner Acknowledgement Form
10. Ordinance 22-XX Residential Beekeeping Ordinance
11. Resolution 22-XX Fee Recommendation for Schedule I Planning Deposits and Fees

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Files: 00863847-PZC

DRAFT ZONING ORDINANCE CHAPTER 2-39
ADMINISTRATIVE PROCEDURES
(Redlines)

DIVISION 2 – ADMINISTRATION

Chapter 2-39 – Residential Beekeeping Permit

Sec. 2-39-1. – Intent.

- A. It is the intent and purpose of this section to establish procedures whereby the City may grant a Residential Beekeeping Permit.

Sec. 2-39-2. – Need for Beekeeping Permit.

- A. A Residential Beekeeping Permit is required for all residential beehives where the Zoning Ordinance identifies “Residential Beekeeping (Accessory Use)” as a permitted use

Sec. 2-39-3. – Application requirements.

- A. Persons eligible. The property owner or authorized agent of the property owner is eligible to apply for a Residential Beekeeping Permit with the Community Development Department.
- B. All of the information below must be submitted by an eligible person at the time a Residential Beekeeping Permit application is submitted:
1. A complete Residential Beekeeping Permit application signed by the property owner or its authorized representative.
 2. Site Plan - City Form XX-XX - identifying the following information:
 - Proposed beehive location and existing structures;
 - Minimum setbacks of the proposed beehive from all property lines and adjacent streets;
 - Property lines, exterior walls/fences, and all easements of record;
 - Easements on the property, if any; and
 - Surrounding land uses.

3. Required Beehive Information and Acknowledgements form, which includes all of the following acknowledgements:
 - a. Property owner understands that, at any time, an adjoining property resident may submit proof to the City of a medically-certified allergy to the sting of bees, which shall result in the City's initiation of the revocation process of a Residential Beekeeping Permit in accordance with Zoning Ordinance Chapter 2-39.
 - b. Property owner understands that the ability to maintain bees on residential property may be subject to Sec. 4-11-111 - Emergency Abatement - of the Municipal Code if a permit violation exists and/or if any related activity affects the public health and safety of the neighborhood.
 - c. A Residential Beekeeping Permit does not override private property restrictions in Covenants, Conditions and Restrictions (CC&Rs) or Homeowners' Association regulations.
 - d. Property owner has read and understands the City of Irvine's Best Management Practices (BMPs) Manual.
 - e. Property owner certifies that they will maintain bees in a manner that conforms with Chapter 3-41 and the City of Irvine's BMPs Manual.
4. Proof of notification to adjacent property owners abutting the subject site regarding the submittal of a Residential Beekeeping Permit. Proof of Notification shall include the following information:
 - Copies of notification letter;
 - Neighbors signature acknowledging receipt of letter;
 - Contact Information (name, email address, and phone number); and
 - Property address.
5. Homeowners' Association acknowledgement and authorization, if applicable.
6. A deposit or fee as set forth by ordinance or resolution of the City Council.
7. Proof of completion of a beekeeping course.
8. Registration with the County of Orange Agricultural Commissioner on the first day of January of each year or within 30 calendar days of acquiring an apiary consistent with Food and Agricultural Code Sections 29040-

29056. The applicant must submit proof of registration to the City prior to final approval and renewal of a Residential Beekeeping Permit.

Sec. 2-39-4. – Approval body.

The Director of Community Development Department, or his or her designee, shall review applications for Residential Beekeeping Permits.

Sec. 2-39-5. – Appeal.

The decision of the Director of Community Development, or his or her designee, with respect to the Residential Beekeeping Permit shall be final unless appealed in accordance with Chapter 2-5 -Appeal Procedure – of the Zoning Ordinance.

Sec. 2-39-6. – Expiration and Renewal.

- A. A Residential Beekeeping Permit shall expire one (1) year from the date of the final approval of the permit.
- B. The recipient of a Residential Beekeeping Permit shall submit a permit application in accordance with Section 2-39-3 of this Chapter to renew the permit. All permit renewals shall be secured prior to the expiration of the previous year's permit.

Sec. 2-29-7. – Inspections

- A. Subsequent to the approval of an initial residential beekeeping permit, City staff or their designee shall inspect the site to determine that the permit complies with the development standards in Chapter 3-37, Section 3-41 of the Zoning Ordinance.

Sec. 2-39-8. – Enforcement and revocation.

- A. The Director of Community Development, or his or her designee, is authorized to revoke a residential beekeeping permit if any of the following occurs:
 - 1. An adjoining property owner (a property touching the subject site) has provided medical proof of a bee sting allergy.
 - 2. The beehive(s) creates an imminent danger and affects the public health and safety of the community and surrounding area.
 - 3. The permittee violates any of the conditions or terms of approval or any law or ordinance in connection with the permit approval on three (3) separate occasions within a 12-month period.

- B. Upon determining that the grounds for permit revocation exist, the Director of Community Development shall furnish written notice of the revocation to the permittee. Such notice shall summarize the principal reasons for the revocation, and shall be delivered by first class mail and certified mail, return receipt requested and postage prepaid, addressed to the permittee as the name and address appears on the permit. Upon receipt of such notice, the permittee shall immediately suspend all beekeeping activities including removing all bees from the subject property.
- C. Within 30 calendar days after having served notice of revocation, the Director of Community Development, or his or her designee, shall meet with the permittee, permittee's authorized agent, or permittee's successor. The intent of the meeting shall be to discuss reason(s) for the cited revocation of the permit and ways to remedy the revocation, if possible. If no agreement can be reached, the Director of Community Development, or his or her designee, shall permanently revoke the permit. The decision of the Director shall immediately become effective and final unless an appeal is timely made as provided in Sec.2-39-9 of this Chapter.

Sec. 2-39-9. - Appeal.

- A. For purposes of this chapter, the appeal procedure set forth in this section applies to only a revocation of a permit and supersedes that contained in Chapter 2-5.
- B. The permittee shall, within 15 calendar days after having been notified of an adverse determination, file a written notice of appeal with the City Clerk.
- C. The written notice of appeal shall be addressed to the Planning Commission and shall specify the subject matter of the appeal, the date of any original and amended applications or requests, the date of the adverse decision (or receipt of notice thereof), the basis of the appeal, the action requested of the Planning Commission, and the name and address of the permittee.
- D. The appeal shall be accompanied by a deposit or fee as required by City Council resolution.
- E. The City Clerk shall place the appeal on the Planning Commission agenda within 60 calendar days after receipt of it. The permittee shall have the burden of proving that the decision rendered by the Director of Community Development, or his or her designee, was unreasonable, erroneous, or a clear abuse of discretion.
- F. The decision of the Planning Commission shall be final.

Sec. 2-38-9 Emergency abatement.

- A. A residential beehive(s) shall be subject to Division 11, Sec. 4-11-111 – Emergency Abatement – of the Municipal Code should any of the following conditions occur:
1. Colonies of bees exhibit defensive or objectionable behavior or interfere with normal use of neighboring properties without owner's immediate and successful response to rectify the problem.
 2. Colonies of bees swarm because of failure to re-queen without owner's immediate and successful response to rectify the problem.
 3. Colonies of aggressive bees swarm without owner's immediate and successful response to contain or relocate the bees.
 4. Hives become abandoned by the property owner.
 5. Beehives create an imminent public health and safety concern to the neighborhood.
- B. In the event that the City has evidence that any of the following has occurred, a Residential Beekeeping Permit shall be subject to the provisions of the enforcement and revocation procedures in Section 2-38-8 and appeal procedures in Section 2-39-9 of this Chapter.

Sec. 2-38-10 – Judicial Remedies

- A. The City Attorney may bring a civil action and civil penalties against any person who continues to violate any provision of this Chapter or Chapter 3-41 of the Zoning Ordinance. In any civil action that is brought pursuant to this Chapter or Chapter 3-41 of the Zoning Ordinance, a court of competent jurisdiction may award civil penalties and costs to the prevailing party.

A violation of this chapter shall constitute a misdemeanor and may be prosecuted in the name of the people of the State of California. The maximum fine or penalty for any violation shall be the same as established by the general laws for a misdemeanor.

Draft Zoning Ordinance Chapter 3-41 Residential Beekeeping
Development Standards
(redlines)

Chapter 3-41. - RESIDENTIAL BEEKEEPING

Section 3-41-1. – Intent.

This Chapter establishes development standards for residential beekeeping. These standards are intended to protect the public health and safety of the residential home and surrounding neighborhood.

All residential beekeeping activities shall both follow the City’s Best Management Practices (BMP) Manual and be ancillary to the primary residential use of the property.

Section 3-41-2. – Definitions.

Apiary: Single location where one or more beehives are kept.

Bee: Any stage of the common domestic honey bee (apis mellifera species).

Beekeeping (Residential): The raising, breeding, and maintenance of domestic honey bees (apis mellifera species) as an accessory use in residential zones.

Bee Box, Brood Box or Honey Supers: Boxes used in a Langstroth hive with removable frames that have no top or bottom which allow the beekeeper to expand or condense the hive depending on the strength of the hive.

Bee Hive: Structure for the housing of a bee colony.

Beekeeper: A person who keeps honey bees and manages bee hives.

Brood: The eggs, larvae and pupa of the honey bee prior to emerging as an adult bee.

Brood Manipulation: Frames of brood that are taken from a healthy colony and donated to a weaker colony to strengthen its health and success for survival.

Colony: A collection of bees with one queen. This can be anywhere from a few hundred bees to many thousand bees.

Colony Collapse Disorder (CCD): The phenomenon that occurs when the majority of worker bees in a colony disappear and leave behind a queen, plenty of food and a few nurse bees to care for the remaining immature bees and the queen.

Frame: A hive component where bees build their honeycomb.

Hive: An artificial/man-made structure to house a honey bee nest.

Honeycomb: Beeswax cells where honey nectar and brood are stored.

Langstroth Hive: A type of hive that is designed to be expandable or contractible with frames that can be removed for inspection.

No Kill Policy: the preservation, salvation and relocation of honey bees as humanely as possible.

Pollination: The process of collecting pollen from one flower and depositing it on another flower.

Queenright: A hive with a queen is called “queenright”, a hive without a queen is called “queenless”. Queen bees are vital to a colony because they are the only bees capable of laying fertilized eggs, called workers (female honey bees).

Removable Frame: A frame designed to be removed from a hive for inspection purposes.

Requeen: To replace the queen bee in a colony with a new, younger and mated queen, a common practice in beekeeping to prevent bee swarming, increase brood and honey production or reduce hive defensiveness.

Robbing: Bees trying to steal honey from a hive that is not their own and depleting it of its resources.

Smoker: A tool used by a beekeeper to produce smoke to calm the bees.

Swarm: Group of bees in a transitional state leaving their original hive, clustering nearby, and then leaving again to establish a new hive in a new cavity.

Top Bar Hive: A trapezoidal box with slats of wood which the bees will make comb along. These slats can be pulled out with the comb for inspection.

Section 3-41-3. – Allowable zoning districts.

Residential Beekeeping shall be allowed as an accessory use to single-family detached homes and single-family attached homes with single property ownership (*homes on a condominium lot with multiple property ownership are prohibited*) only in the following zoning districts:

- 2.1 Estate Density Residential
- 2.2 Low Density Residential
- 2.3 Medium Density Residential
- 2.4 Medium High Density Residential
- 2.5 High Density Residential
- 3.1 Multi-Use

8.1 Trails and Transit Oriented Development

Section 3-41-4. – Residential beekeeping standards.

All submittals for a residential beekeeping permit shall comply with all of the following requirements and development standards:

1. Allowable bee species: Apis mellifera (Western honey bee)
2. Minimum Lot Size: 2,400 square feet total
3. Maximum Number of Beehives: Two (2) Langstroth beehives
4. Location:
 - a. Beehive shall be located in the rear yard and behind side yard fencing'
 - b. Beehive location shall be secured from unauthorized access; and
 - c. Beehive location shall be screened and not visible from an adjacent street.
5. Beehive Setback: Refer to the building setback standards of the subject property's zoning designation.
6. Beehive Signage: The permittee shall comply with the following sign requirements:
 - a. Location: Front yard gate/fence
 - b. Sign Copy: Text conveying an active beehive (e.g., "Warning: Active Beehive")
 - c. Size: 12"x24" (2 square feet) max. Signs shall be exempt from Division 7 of the Zoning Ordinance.
7. Residential Beekeeping Best Management Practices Manual:

The City's BMPs Manual has been established to provide guidance for beekeepers and to provide information that will safeguard neighbors and the public in close proximity to where beehive(s) are kept.

City of Irvine

Best Practice Management

The City of Irvine has developed a set of Best Management Practices (BMPs) for safe residential beekeeping. The BMPs are also designed to safeguard neighbors and the public who are in close proximity to a residential beehive(s). Failure to adhere to the BMPs may result in the revocation of a Residential Beekeeping Permit and the removal of bees from the subject property.

Those wishing to take up beekeeping should review the BMPs to see if they can conform to these required practices.

Below are key summary points that all residential beekeepers should follow:

- Keep bees with docile genetics (*Apis mellifera*).
- Maintain a maximum of two beehives.
- Keep apiary area clear of flammable material to prevent fires.
- Locate apiary away from lights at night.
- Paint bee hives with light colors to keep the hive cool and reduce swarming tendencies.
- Provide a constant water source for hydrating and cooling the hive.
- Manage hives by splitting, frame manipulation, and/or re-queening to significantly reduce or eliminate swarming.
- Perform Varroa mite inspection regularly and treat when necessary to prevent the spread of this insidious pest to other hives in the area.
- If bees are required to be removed or relocated from the subject, it shall be done in a humane manner.

Humane Treatment of Bees

Residential Beekeepers are required to use humane beekeeping practices at all times. If the presence of Africanized or overly defensive honey bees are found in a residential beehive and become a public nuisance, or if Africanized or overly defensive honey bees from a residential hive are entering land other than the land upon which the hive is located so as to endanger the public health, safety, or welfare or so as to create an unreasonable interference with the use of the property of others, the Residential Beekeeper shall take immediate action necessary to abate the public nuisance, including, but not limited to, moving, selling, or lawfully euthanizing (i.e. the use of pesticides registered with the California Department of Pesticide Regulation), the infested hive and/or bees.

Education

A basic understanding of honeybee biology, foraging habits, and hive management is essential for any beekeeper. Any resident considering beekeeping **is required** to complete a beekeeping course, such as the University of California Davis' California Master Beekeepers Program (Apprentice Assistant Level Course) or classes from the

City of Irvine Best Management Practices

Orange County Beekeepers Association, prior to obtaining a Residential Beekeeping Permit.

Course Link: [Apprentice Assistant | California Master Beekeeper Program \(ucdavis.edu\)](#)

The City also strongly recommends participating in a local beekeeping organization such as the Orange County Beekeepers Association.

Owners Maintenance

Beekeeping requires time and dedication to maintain a hive properly, including routine inspection and management. Depending on the extent of the inspection, the size of the hive, and necessary management tasks, one should expect to take anywhere from five minutes to one hour per hive per week.

A residential beekeeper should inspect a hive about once a week to determine if the hive has each of the following:

- Enough food
- Is queenright
- Adequate space for growth or if it needs to be condensed
- Disease and/or pests
- An adequate water source

Keeping a written record of colony manipulation and observations is also helpful for those just starting out. A colony management log could include a catalog of the equipment used, a record of inspections and findings, a history of actions (e.g., adding / removing honey supers), and any other relevant beehive observations.

Beekeeping Inspections:

The best time to inspect a hive is during the day and when no one else is around, if possible. When it is warm and sunny, a good portion of the colony will be out foraging for food and water versus being crowded in the hive. There will be fewer bees in the hive to disturb and less chance for the colony to get agitated during inspection. Do not open up a hive if your neighbors are in their backyard.

When approximately 80% of the bee box is full, the hive should be expanded to allow for brood and honey growth. If the hive is packed with bees or if the hive is “bearding out” (large clusters of bees on the front of the hive), the frames should be inspected for “swarm cells” (a cell used to raise a queen when the hive wants to swarm) which is an indication that the bees are getting ready to swarm. See “Swarm Prevention” for more information.

City of Irvine Best Management Practices

Bees can be sensitive to vibrations, noise, and exhaust fumes. Beekeepers should avoid opening a hive when machinery is being operated nearby such as lawn mowers, leaf blowers, and more. When opening and manipulating frames, use smoke to keep the bees as calm as possible. To ensure that the hive is open for the least amount of time, work as quickly and safely as possible. Opening hives can entice robbing and can stir up the hive. Be a thoughtful, conscientious, and respectful neighbor.

Maximum Number of Hives

A maximum of two hives shall be allowed on any property provided there is adequate buffer space between the hives and surrounding neighbors. Refer to Chapter 3-41 of the Zoning Standards for additional development standards.

Hive Management

Location

Beehives must be kept in the rear yard of the owner's property at all times and meet the building setback requirements of the respective zoning district of the subject site. Beehives are best placed in the full sun and pointing east to south, if possible. However, if other constraints require the hive to be pointed in another direction or in the shade, that is permissible, but not optimal.

Removable Frames

All residential beekeepers shall maintain their hives with removable frame hives. Bees should only be kept in removable frame hives to allow inspection for size, brood, food, disease, and queen health. The hive shall be in a dark location when the sun goes down. Avoid placing a hive where a light will attract the bees, as it will create a nuisance and will lead to dead bees.

Avoid locating hives where people will walk into the bees' flight path. Hives should not be placed where the bees will cross sidewalks, roads, or other public right-of-ways. Hives should also not be kept in trees, walls, attics, rooftops, or meter boxes where they cannot be managed.

Beehive Barrier

Bees need just a short distance in front of their hive to go in and out. Having a barrier such as a hedge, a tree, or wall that is approximately 6 feet tall will force the bees to fly over and up and into the sky almost unnoticed.

City of Irvine Best Management Practices

Splitting Hives

Beekeepers are required to split hives to prevent swarming and combine hives when the hives naturally shrink over the course of a year.

Hive Color

Hives can be painted a light color. Lighter colors will absorb less heat and the bees will be able to keep the hive cool in the summer months thus reducing the tendency to swarm.

Bee Species

There are two types of bees commonly kept: commercial bees which have been bred for decades by commercial queen breeders and feral or wild bees. Only commercial queen breeders (*Apis mellifera*) are allowed because of their gentleness.

Queens

Queens should only be obtained from reliable sources. Queen breeders are preferred to reduce the chances of introducing Africanized honeybees and to ensure the queen is well-suited to the climate. Beekeepers should ensure their queens are young (less than two years). Each beekeeper must evaluate their queens on a regular basis for performance and hive gentleness. Desirable genetic characteristics for a queen include:

- Gentle Disposition
- Quick Colony Build Up
- Good Honey and Pollen Collectors
- Low Swarming Instinct

Any colony exhibiting unusually defensive behavior or an excessive swarming tendency should be re-queened as soon as possible.

Re-queening

Hives should be re-queened at least once every two years to prevent swarming or in any instance in which a colony exhibits aggressive characteristics. Aggressive characteristics may include stinging or attempting to sting without provocation and unusual disposition towards swarming.

Queens should be selected from stock bred for gentleness and non-swarming characteristics.

Robbing Behavior

When nectar is scarce, honeybees may rob from other hives. When they do, they tend to appear more defensive. Under such conditions, beekeepers should work hives for

City of Irvine Best Management Practices

only short periods of time and only when necessary. Open hives with exposed honey can entice robbing thus stirring up the hive.

All honey and sugar water spills should be cleaned up immediately. Areas used for honey extraction should be bee-proofed to prevent robbing.

Swarm Prevention

Swarming may occur when a hive is either overcrowded or overheated. To prevent overcrowding and overheating, beekeepers should implement the following practices:

- Re-queening. As queen bees age, their queen pheromone fades triggering the hive to swarm.
- Appropriately timed addition of supers for brood rearing and honey storage
- Colony division (splitting a hive)
- Brood chamber manipulation
- Use of screened bottom board

When a queen is old and/or failing, their queen pheromone (i.e. queen scent) weakens at which time they can start laying fewer eggs. This can create a tendency for bees to swarm. As such, beekeepers should change queens with a fresh new queen every one to two years. This has the added benefit of keeping up brood production, which means more bees and more honey.

If swarm cells are found, beekeepers should either split the hive or cut off the swarm cells and create additional space with frame manipulation to prevent it from swarming. If swam cells are found and removed, the hive should be re-inspected every week to confirm that the swarming urge is no longer present.

When a swarm occurs, beekeepers should collect the swarm or call a bee removal company. Beekeepers should frequently monitor the area where the swarm was captured for abnormal defensiveness.

Disease Control

Any hive found to be diseased should be dealt with in the appropriate manner. There are several honeybee diseases and pests. Therefore, it is critical that beekeepers are educated to recognize and respond to diseases.

For example, a disease like American Foulbrood disease is extremely contagious. The only recourse with this disease is burning the equipment or placing it in a sealed bag and disposing of it in a landfill. When evidence of this disease is found, the hive should be treated and the equipment should be promptly removed to avoid spreading the disease to neighboring hives. For this reason, beekeepers should be extremely cautious

City of Irvine Best Management Practices

about mixing hive equipment and purchasing used equipment. It is incumbent on beekeepers to manage all disease and pests to ensure colony health and honey quality.

Beekeepers should perform a Varroa mite inspection monthly and treat the hives when necessary to prevent spreading the mite to other hives in the area. Colonies that are left to die become Varroa bombs (a colony that has been overwhelmed by mites). The neighboring hives will rob the honey left after the colony dies and thereby spread this pest to other hives.

Fire

Smokers can be used by beekeepers to calm bees before and during a hive inspection. Caution should be used as the smoker will occasionally spark (particularly if there is not enough fuel in the smoker).

Beekeepers should clear the apiary area of flammable material such as weeds, leaves or pine needles to prevent the possibility of starting a fire. Beekeepers are required to have a minimum of one fire extinguisher on the subject property.

Water

Beekeepers should place a water source on the property and close to the hive so the bees can easily navigate and access it. The water source can be as simple as a bucket, or wash tub with corks spread across the top to allow for bee to land and drink, or a small fountain.

Beekeepers should also replace the water daily to avoid other insects such as mosquitoes.

Note: If the water source is not be changed out daily at a minimum, Mosquito fish should be placed in the water source to prevent mosquito breeding. These fish can be obtained from Orange County Vector Control. Mosquito tablets can also be used to prevent mosquito larvae.

Revision

The Director of Community Development, or his or her designee, may periodically revise the City's Best Management Practices Manual when it is determined: (1) such amendments are necessitated by changes/improvements in beekeeping practices; (2) such revisions are consistent with the requirements, goals, and objectives of the City as declared by the City Council; and (3) such revisions are essentially technical and/or administrative and conforming in their nature and, thus, do not require processing through normal amendatory proceedings of the City. All other revisions shall be approved by Resolution of the City Council.

Community Development Fee Schedules 2021

[Schedule I:](#) **Planning Deposits and Fees** (effective July 1, 2021)

[Schedule II:](#) **Building and Safety Fees** (effective August 1, 2021)

[Schedule III:](#) **Development Engineering and Other Public Works Related Fees**
(effective July 1, 2021)

[Schedule IV:](#) **Other Fees or charges Stipulated by Separate City Council
Ordinance or Resolution and not included in this schedule**

[Schedule V:](#) **Electrical, Mechanical, and Plumbing Fees** (effective August 1,
2021)

SCHEDULE I
PLANNING DEPOSITS AND FEES

(Effective July 1, 2021)

1. Valuation for purposes of reporting shall be set on the basis of the International Code Council (ICC) published Building Valuation Data Table as published in the Building Safety Journal, or the RS Means Square Foot Costs Manual, where ICC data is not available. If data is not available, appeals concerning valuation may be heard and determined by the Chief Building Official
2. Building plan check and inspection costs are determined based upon staff time and cost data, which is documented on a daily basis. Plan check and inspection fees for each fee category are determined based on this data and the hourly rate established by the City Council.
3. No plan check or inspections fees are required for City funded capital improvement projects. These expenses will be charged directly against individual project budgets.
4. Where a fee is required, but where not specified for a specific circumstance, the Chief Building Official, City Engineer, or Director of Community Development shall determine and set the fee based on the expected City cost of providing plan review, case processing, inspection, or code enforcement services.
5. The cost of expedited or overtime services shall include regular fees plus the additional cost of providing the expedited or overtime service. Approval of requests for expedited or overtime services are at the discretion of the Chief Building Official, Director of Community Development, or City Engineer.
6. Where an applicant believes that unusual circumstances exist that make the scheduled fee inappropriate for a particular project, the following procedure shall apply:
 - a. The applicant shall request a modification of the scheduled fees for the project in writing to the Chief Building Official, Director of Community Development, or City Engineer
 - b. The applicant shall specify in the written request the unusual circumstances that make the scheduled fees inappropriate for the project and include any substantiating documentation.
 - c. The Chief Building Official, Director of Community Development, or City Engineer shall make written findings whether or not usual circumstances exist that make the scheduled fees inappropriate for the project.

SCHEDULE I
PLANNING DEPOSITS AND FEES

(Effective July 1, 2021)

- d. If the Chief Building Official, Director of Community Development, or City Engineer finds unusual circumstances do exist that make the scheduled fees inappropriate for the project, the Chief Building Official, Deputy Director of Community Development, or City Engineer shall determine and set the fee based on the expected City cost of providing plan check, inspection, code enforcement or planning services.

7. Plan Review Payment

When a plan is required by the Administrative Authority to be submitted, a plan review fee shall be paid at the time of plan and specification submittal.

8. Penalty for Returned Checks

A penalty of \$25.00 shall be levied against all returned checks.

SCHEDULE I
PLANNING DEPOSITS AND FEES

(Effective July 1, 2021)

HOURLY CHARGES:

Code	Case Type	<u>Fee Per Hour</u>	<u>Initial Deposit</u>	<u>Minimum Balance</u>
	Environmental Impact Report	\$146.08	\$30,000	\$10,000
	General Plan Amendment*	\$146.08	\$10,000	\$2,000
	Conditional Use Permit (PCPU)	\$146.08	\$10,000	\$2,000
	Zone Change*	\$146.08	\$10,000	\$2,000
	Annexations*	\$146.08	\$10,000	\$2,000
	Concept Plan	\$146.08	\$10,000	\$2,000
	Master Plan*	\$146.08	\$10,000	\$2,000
	Development Agreements*	\$146.08	\$10,000	\$2,000
	Tentative Parcel Map*	\$146.08	\$4,000	\$1,000
	Tentative Tract Map	\$146.08	\$4,000	\$1,000
	Tentative Map Extension	\$146.08	\$4,000	\$1,000
	Park Plan	\$146.08	\$4,000	\$1,000
	Park Design	\$146.08	\$1,500	\$300
	Sexually Oriented Business	\$146.08	\$3,000	\$600
	Sexually Oriented Business Permit/Renewal	\$146.08	\$3,000	\$600
	Pre-Application	\$146.08	\$3,000	\$600
	Street Name Change	\$146.08	\$3,000	\$600
	Conditional Use Permit (PCPM) Minor*	\$146.08	\$3,000	\$600
	Variance	\$146.08	\$3,000	\$300
	Major Code Compliance/Grading (GPRE)*	\$146.08	\$1,500	\$300
	Sign Program	\$146.08	\$3,000	\$600
	Administrative Relief*	\$146.08	\$3,000	\$600
	Minor Modification of an Application*	\$146.08	\$3,000	\$600
	Final Map	\$146.08	\$500	\$200
	Research Letter	\$146.08	\$500	\$200

SCHEDULE I
PLANNING DEPOSITS AND FEES

(Effective July 1, 2021)

Code	Case Type	<u>Fee Per Hour</u>	<u>Initial Deposit</u>	<u>Minimum Balance</u>
	Minor Modification to Approved Sign Program	\$146.08	\$200	
	Project Entitlement	\$146.08		
	Project Specific Expenses (i.e. City Attorney Fees, Advertising expenses, Postage Expenses)	At Cost		
	Appeal of Decision to the City Council or Planning Commission *	\$146.08	\$284	
	*\$162.65 per hour for transportation plan review, if applicable	\$162.65		

FLAT FEES:

Code	Case Type	Current Fee
	Address/Change of Address Residential/Commercial/Industrial for first unit	\$54.70
	Address/Change of Address Residential/Commercial/Industrial per unit after first unit	\$18.23
	Non-Structural (meters, cable, boxes, etc...) for first unit	\$36.47
	Non-Structural (meters, cable, boxes, etc...) per unit after first unit	\$18.23
	Minor Building Permits	\$41.03
	Residential Alterations (RRA)	\$88.89
	Industrial Tenant Improvements Base Fee	\$88.75
	Industrial Tenant Improvements Planning Areas 13, 32, 34, 35, 36	\$157.26
	Non-Residential Additions (CASF)	\$157.26
	Sign Permit per sign	\$140.17
	Use Determination	\$177.78
	Zoning Confirmation	\$132.19
	Temporary Banner Permit - Application Fee	\$20.51
	Temporary Banner Permit - Inspection Fee	\$29.63

SCHEDULE I
PLANNING DEPOSITS AND FEES

(Effective July 1, 2021)

Code	Case Type	Current Fee
	Parking Lot Restriping Permit	\$180.06
	Pushcart Permit	\$98.01
	Sidewalk Vending Permit	\$182.60
	Cannabis Testing Lab Case Fee	\$7,424.56
	Reverse Vending Machine Permit	\$90.03
	Agricultural Sales Permit (See Building and Safety Fee Schedule for Inspection Fee)	\$128.77
	Renewal of Agricultural Sales Permit	\$49.00
	Block Party/Barrier Permit for 8 barriers	\$30.77
	Manufactured Structure	\$87.75
	Planning Cash Bond	\$617.66
	In-Lieu Park Fee	Based on appraisal of the land
	Tree Removal	\$87.02
	<u>Residential Accessory Use Permit Planning Fee</u>	<u>\$146.08</u>
	<u>Residential Accessory Use Permit Inspection Fee</u>	<u>\$158.40</u>
	<u>Residential Accessory Use Permit Renewal</u>	<u>\$73.04</u>
Code Enforcement		
	Administrative Cite, first violation	\$100.00
	Administrative Cite, second violation w/in 1 year	\$200.00
	Administrative Cite, each subsequent violation within 1 year	\$500.00

SCHEDULE II
BUILDING & SAFETY FEES

(Effective August 1, 2021)

	<u>Fees</u>
<u>Code Permit Issuance Fees</u>	
All Commercial, New Residential Construction	\$48.40
Residential (other than New Residential Construction)	\$21.12

Plan Check Submittal Quality Incentive

The purpose of this incentive is to encourage complete initial plan check submittals that comply with City codes and ordinances. This incentive applies to new building construction and new grading projects over two acres. It does not apply to tract production projects, additions, or alterations to existing buildings.

If a qualifying project is approved on the first submittal, 30 percent of plan check fees will be refunded to the applicant. Fees other than plan check fees are not subject to this refund

SCHEDULE II
BUILDING & SAFETY FEES

(Effective August 1, 2021)

<u>Code</u>	<u>Service</u>	<u>Fee</u>
1. NEW COMMERCIAL BUILDINGS AND STRUCTURES:		
A. 0 to 10,000 square feet <u>without</u> interior improvements		
	Plan Check	\$0.374 per sq. ft.
	Inspection	\$0.341 per sq. ft.
B. Over 10,000 to 60,000 square feet <u>without</u> interior improvements:		
	Plan Check	\$3,740.00 + \$0.176 per sq. ft. over 10,000 sq. ft.
	Inspection	\$3,410.00 + \$0.209 per sq. ft. over 10,000 sq. ft.
C. Over 60,000 square feet <u>without</u> interior improvements:		
	Plan Check	\$12,540.00 + \$0.0264 per sq. ft. over 60,000 sq. ft.
	Inspection	\$13,860.00 + \$0.0440 per sq. ft. over 60,000 sq. ft.
D. 0 to 10,000 square feet <u>with</u> interior improvements:		
	Plan Check	\$0.484 per sq. ft.

SCHEDULE II
BUILDING & SAFETY FEES

(Effective August 1, 2021)

<u>Code</u>	<u>Service</u>	<u>Fee</u>
	Inspection	\$0.462 per sq. ft.
 E. Over 10,000 to 60,000 square feet <u>with</u> interior improvements:		
	Plan Check	\$4,840.00 + \$0.242 per sq. ft. over 10,000 sq. ft.
	Inspection	\$4,620.00 + \$0.209 per sq. ft. over 10,000 sq. ft.
 F. Over 60,000 square feet <u>with</u> interior improvements:		
	Plan Check	\$16,940.00 + \$0.0440 per sq. ft. over 60,000 sq. ft.
	Inspection	\$15,070.00 + \$0.110 per sq. ft. over 60,000 sq. ft.
	Minimum Plan Check	\$1,082.40
	Minimum Inspection	\$739.20
 2. COMMERCIAL HIGH RISE BUILDINGS FIVE STORIES OR GREATER (Includes parking structures)		
	Plan Check	\$0.143 per sq. ft.
	Inspection	\$0.132 per sq. ft.

SCHEDULE II
BUILDING & SAFETY FEES

(Effective August 1, 2021)

<u>Code</u>	<u>Service</u>	<u>Fee</u>
3. RESIDENTIAL SINGLE FAMILY DWELLINGS / DETACHED CONDOMINIUMS AND DETACHED APARTMENTS (Includes plumbing, mechanical & electrical fees)		
	Inspection	\$0.374 per sq. ft.
	Model plan check including custom homes	\$0.520 per sq. ft.
	Production plan check	\$0.044 per sq. ft.
4. APARTMENTS AND ATTACHED CONDOMINIUMS (Includes plumbing, mechanical, electrical fees)		
	Inspection	\$0.275 per sq. ft.
	Model plan check	\$0.286 per sq. ft.
	Production plan check	\$0.026 per sq. ft.
5. HOTELS AND MOTELS (Includes plumbing, mechanical, electrical fees)		
	Inspection	\$0.275 per sq. ft.
	Plan Check	\$0.286 per sq. ft.
	Production Plan Check	\$0.0264 per sq. ft.

SCHEDULE II
BUILDING & SAFETY FEES

(Effective August 1, 2021)

<u>Code</u>	<u>Service</u>	<u>Fee</u>
6. PATIO COVERS, TRELIS, CARPORTS, MISCELLANEOUS RESIDENTIAL STRUCTURES		
	Inspection	\$0.440 per sq. ft.
	Minimum Inspection – Each Residential Job	\$63.36
	Minimum Inspection – Each Commercial Job	\$147.84
	Plan Check	\$0.440 per sq. ft.
	Minimum Plan Check – Each Residential Job	\$63.36
	Minimum Plan Check – Each Commercial Job	\$178.20
7. RESIDENTIAL REMODEL AND ADDITIONS (plan check fees include plumbing, electrical and mechanical)		
	Inspection	\$0.88 per sq. ft.
	Minimum Inspection	\$71.28
	Plan Check	\$0.649 per sq. ft.
	Minimum Plan Check	\$63.36
8. SWIMMING POOLS AND SPAS		

SCHEDULE II
BUILDING & SAFETY FEES

(Effective August 1, 2021)

<u>Code</u>	<u>Service</u>	<u>Fee</u>
	Inspection	\$1.06 per sq. ft.
	Minimum Inspection	\$71.28
	Plan Check	\$0.320 per sq. ft.
	Minimum Plan Check	\$63.36
9. FENCES		
	Inspection - Commercial	\$0.055 per sq. ft.
	Minimum Inspection – Commercial	\$264.00
	Inspection – Residential	\$0.055 per sq. ft.
	Minimum Inspection - Residential	\$286.44
	Plan Check	\$0.033 per sq. ft.
	Minimum Plan Check	\$250.80
10. RETAINING WALLS		
	Inspection	\$0.209 per sq. ft.
	Minimum Inspection	\$286.44

SCHEDULE II
BUILDING & SAFETY FEES

(Effective August 1, 2021)

<u>Code</u>	<u>Service</u>	<u>Fee</u>
	Plan Check	\$0.253 per sq. ft.
	Minimum Plan Check	\$278.52
	Maximum Plan Check	\$744.48

11. TENANT IMPROVEMENTS

A. 0 to 8,000 square feet

Inspection	\$316.80 + \$0.292 per sq. ft.
Plan Check	\$303.60 + \$0.233 per sq. ft.

B. Over 8,000 to 20,000 square feet

Inspection	\$2,648.80 + \$0.158 per sq. ft. over 8,000 sq. ft.
Plan Check	\$2,167.60 + \$0.183 per sq. ft. over 8,000 sq. ft.

C. Over 20,000 square feet

Inspection	\$4,548.80 + \$0.132 per sq. ft. over 20,000 sq. ft.
Plan Check	\$4,363.60 + \$ 0.026 per sq. ft. over 20,000 sq. ft.

SCHEDULE II
BUILDING & SAFETY FEES

(Effective August 1, 2021)

<u>Code</u>	<u>Service</u>	<u>Fee</u>
D. <u>Restaurants</u>		
	Inspection	\$292.25 + \$0.610 per sq. ft.
	Plan Check	\$66.00 \$0.572 per sq. ft.
12. SKYLIGHTS, WINDOWS, DOORS, SATELLITE DISHES		
	Inspection – Each Residential Job	\$63.36
	Inspection – Each Commercial Job	\$209.88
	Plan Check – Each Residential Job	\$63.36
	Plan Check – Each Commercial Job	\$192.72
13. COMMERCIAL MISCELLANEOUS STRUCTURES STORAGE RACKS, FLAGPOLES, SPRAY BOOTHS, ABOVE GROUND TANKS, EQUIPMENT FOUNDATIONS, FOUNTAIN STRUCTURES, SKYLIGHTS		
	Plan Check – Each Commercial Job	\$278.52
	Inspection– Each Commercial Job	\$286.44

SCHEDULE II
BUILDING & SAFETY FEES

(Effective August 1, 2021)

<u>Code</u>	<u>Service</u>	<u>Fee</u>
14. SIGNS		
	Plan Check – Each Commercial Job	\$110.88
	Inspection– Each Commercial Job	\$142.56
15. RE-ROOFING		
	Inspection – Each Residential Job	\$170.28
	Inspection – Each Commercial Job	\$249.48
	Plan Check - Each Residential job requiring calculations	\$192.72
16. DEMOLITION (INTERIOR AND ENTIRE BUILDINGS) When not included as part of a Tenant Improvement Permit		
	Inspection	\$192.72 per building
	Plan Check	\$192.72 per building
17. SEISMIC REINFORCEMENT		
	Inspection	20% of Tenant Improvement rates based on building square footage

**SCHEDULE II
BUILDING & SAFETY FEES**

(Effective August 1, 2021)

<u>Code</u>	<u>Service</u>	<u>Fee</u>
	Plan Check	20% of Tenant Improvement rates based on building square footage

18. PARKING LOTS

Restriping Inspection	\$0.858 per space
Resurfacing Inspection	\$0.077 per sq. ft.
Minimum Inspection – Combined Total	\$213.84
Maximum Inspection – Combined Total	\$537.24

**19. MINIMUM FEES FOR MISCELLANEOUS WORK.
All Work Charged By Hourly Rate. Minimum 1/2 Hour for Revision, or Preliminary Plan Check Review**

Inspection	\$158.40 per hour
Plan Check	\$178.20 per hour

20. RE-INSPECTION FEE

SCHEDULE II
BUILDING & SAFETY FEES

(Effective August 1, 2021)

<u>Code</u>	<u>Service</u>	<u>Fee</u>
	Per Inspection	\$158.40 per inspection
21. PRELIMINARY PLAN CHECK REVIEW		
	Per Hour	\$178.20
	Minimum (1/2 hour)	\$89.10
22.	EACH PLAN CHECK SUBMITTAL BEGINNING WITH THE FOURTH SUBMITTAL OF A PROJECT	\$712.80 per review
	(When required by the Chief Building Official)	
23. PLAN CHECK REVISIONS:		
	Hourly Rate	\$178.20
<p>When changes are made to previously submitted plans, an additional plan check fee shall be paid to the Administrative Authority based upon the cost of additional plan review time calculated at an hourly rate of \$178.20, with a one hour minimum charge. In establishing said fee, no allowance for a decreased fee shall be permitted due to the replacement, omission, or lessening of any member or portion of the building shown in the original plans. Said fee may be waived when, in the opinion of the Administrative Authority, the additional fee is not warranted. Please see Plan Check Payment for additional information.</p>		

SCHEDULE II
BUILDING & SAFETY FEES

(Effective August 1, 2021)

<u>Code</u>	<u>Service</u>	<u>Fee</u>
24. ENERGY AND PHYSICALLY DISABLED ACCESS ENFORCEMENT SURCHARGE – STATE MANDATED EXCEPTION: PARKING STRUCTURES		
	Inspection	
	A. For each 1,000 sq. ft., or fraction thereof, up to 4,000 sq. ft.	\$48.84
	B. For each 1,000 sq. ft., or fraction thereof, over 4,000 sq. ft.	\$25.08
	Plan Check	65% of Inspection Fee
25. AUTOMATION FEE		10% of all Building, Grading, Electrical, Plumbing, Mechanical plan check application and inspection permit fees. Exception: Residential remodel projects.
26. STRONG MOTION INSTRUMENTATION PROGRAM (S.M.I.P) FEE		
	State Mandated	
	A. Residential	\$13.00 for each \$100,000 of valuation
	Minimum Fee	\$0.550

**SCHEDULE II
BUILDING & SAFETY FEES**

(Effective August 1, 2021)

<u>Code</u>	<u>Service</u>	<u>Fee</u>
	B. Commercial	\$30.80 for each \$100,000 of valuation
	Minimum Fee	\$0.550
27. IMAGING		\$0.990 per plan page
28. SPECIAL INSPECTIONS		\$286.44 each
29. SPECIAL EVENTS		\$257.40 per event
30. TEMPORARY CERTIFICATE OF OCCUPANCY PER 30 DAYS		\$356.40
31. OCCUPANCY AND REAL ESTATE INSPECTIONS		\$220.00
32. ENERGY PROGRAM OUTSOURCE INSPECTOR CERTIFICATION		\$56.76
33. VARIANCE APPLICATION		\$500.28
	Variance - Homeowner	\$213.84
33 a.	Special Inspector Renewal (Deputy Inspector)	\$22.00 per classification
34. APPEAL BOARD APPLICATION		\$1,716.00 deposit + \$158.40 per hour
35. MAP DOCUMENT	Map Size up to and including 11" x 17"	\$27.72

SCHEDULE II
BUILDING & SAFETY FEES

(Effective August 1, 2021)

<u>Code</u>	<u>Service</u>	<u>Fee</u>
	Map Size up to and including 18" x 26"	\$42.24
	Map Size up to and including 36" x 48"	\$56.76
	Map Size up to and including 50" x 50"	\$71.28
36. CODE ENFORCEMENT FINES AND FEES		\$158.40 per hour for time expended after 30 days
36b. WATER QUALITY MANAGEMENT PLAN REVIEW		\$1,606.29
37. SIGN REMOVAL AND STORAGE		\$17.16 per sign
38. LEAF BLOWER TESTING AND TRAINING		\$42.24 per unit
	Retest	\$21.12 each retest
	Operator Training	\$2.64 per operator for training
39. AGRICULTURAL SALES		\$205.92 each
40. ENCROACHMENT FEE *		\$286.44
	* Add \$286.44 for traffic control plan check, if required.	

<u>Type</u>	<u>Plan Check Fee</u>	<u>Inspection Fee</u>
Curb & Gutter	\$118.80	\$4.11 per linear ft.
Minimum	\$118.80	\$118.80

SCHEDULE II
BUILDING & SAFETY FEES

(Effective August 1, 2021)

<u>Type</u>	<u>Plan Check Fee</u>	<u>Inspection Fee</u>
Driveway - Commercial	\$130.68	\$429.00
Driveway - Residential	\$130.68	\$198.00
Excavation & Roadway Paving	\$176.88	\$286.44
Miscellaneous Construction	\$89.65	Estimated by Chief Building Official (Based on \$158.40/hour inspection fee.)
Road Closure	\$118.80	\$286.44
Sidewalk	\$89.76	\$286.44
Curb Core	\$27.72	\$63.36
Overload Permit - Single	\$16.00	Per Calif. Dept. of Transportation
Overload Permit - Annual	\$90.00	Per Calif. Dept. of Transportation
Tree Removal up to 5 trees		\$77.88
Tree Removal per tree in excess of 5 trees on any parcel		\$10.56
Tree Removal Maximum		\$858.00
Minimum Encroachment Inspection		\$158.40

<u>Code</u>	<u>Service</u>	<u>Fees</u>
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41. RIGHT-OF-WAY IMPROVEMENTS

Right-of-way inspection fees are based on acreage calculated to the nearest one hundredth (0.01) of an acre.

**SCHEDULE II
BUILDING & SAFETY FEES**

(Effective August 1, 2021)

<u>Code</u>	<u>Service</u>	<u>Fees</u>
	Pre-Inspection	\$158.40 per acre for first 3 acres +
	(When required by the Chief Building Official)	\$79.20 per acre over 3 acres
	Inspection	\$3,222.12 per acre
		\$1,259.28 minimum
	Utility Trench	\$2.66 per linear foot \$158.40 minimum
	Service Connection	\$118.80
42. PARK AND LANDSCAPE IMPROVEMENTS		
	<u>A. 0 to 10 acres</u>	
	Inspection	\$1,980.00 per acre
	<u>B. Over 10 acres</u>	
	Inspection	\$19,800.00 + \$343.20 per acre over 10 acres
	Minimum Landscape Inspection	\$686.42
43. BRIDGES		
	Inspection	
	3,000 sq. ft. or less	\$16,756.08
	Over 3,000 sq. ft.	\$16,756.08 + \$0.858 per sq. ft.
44. GRADING FEES		

Grading plan check and inspection fees are based on acreage calculated to the nearest one hundredth (0.01) of an acre.

SCHEDULE II
BUILDING & SAFETY FEES

(Effective August 1, 2021)

<u>Code</u>	<u>Service</u>	<u>Fees</u>
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If the Preliminary or Precise Grading application includes storm drain improvements, refer to storm drain plan check fee under Schedule III, "Right-of-Way Improvements" for additional plan check requirements.

For the issuance of each permit \$48.84

Grading Bond Amount set by
Grading Ordinance

Preliminary Grading Permit:

Pre-Inspection \$158.40 +
\$8.05 per acre over 5 acres

Inspection
A. 0 to 20 acres \$213.84 per acre
\$1,145.76 Minimum

B. Over 20 acres \$4,276.80 +
\$36.96 per acre over 20 acres

Grading Plan Check
A. 0 to 20 acres \$221.76 per acre
\$1,145.76 Minimum

B. Over 20 acres \$4,435.20 +
\$51.48 per acre over 20 acres

Precise Grading Permit:

Pre-Inspection \$158.40 +
\$8.05 each acre over 5
acres
(When required by the Chief
Building Official)

Inspection \$1,716.00 per acre
\$1,145.76 minimum
\$25,779.60 maximum

SCHEDULE II
BUILDING & SAFETY FEES

(Effective August 1, 2021)

<u>Code</u>	<u>Service</u>	<u>Fees</u>
	Grading Plan Check	\$759.00 per acre \$1,145.76 minimum \$11,457.60 maximum
	<u>Stockpile/Underground Tank Removal:</u>	
	Inspection	\$535.92
	Plan Check	\$443.52
	EACH GRADING PLAN CHECK SUBMITTAL BEGINNING WITH THE FOURTH SUBMITTAL OF A PROJECT (When required by Chief Building Official)	\$712.80 per review

SCHEDULE III
DEVELOPMENT ENGINEERING
AND OTHER PUBLIC WORKS RELATED FEES
(Effective July 1, 2021)

<u>Code</u>	<u>Case Type</u>	<u>Fee</u>	<u>*Additional Fee after 3rd Plan Check</u>	<u>Minimum Balance</u>
Traffic Signals/Systems				
1.	Signal New/Modification Inspection	\$6,356.90	\$0.00	\$0.00
2.	Signal New/Modification Plan Check	\$3,888.11	\$613.31	\$750.00
3.	System New/Modification Inspection (Controller/Cabinet)	\$1,688.68	\$0.00	\$0.00
Right of Way Improvements**				
4.	Street Plan Check	\$2,089.61	\$613.31	\$750.00
	per acre			
	min plan check <0.3 acre	\$1320.90		
	> or equal to 0.3 acres	\$2,974.36		
5.	Storm Drain (18" Diameter & Above) Note: storm drains less than 18" diameter, no plan check fee required.	\$3.11 per LF up to 1,000' + \$0.249 ea. additional LF	\$613.31	\$750.00
6.	Utility Trench Plan Check	\$164.82 per plan sheet \$496.24 minimum	\$613.31	\$300.00
7.	Service Connection Plan Check	\$87.02	\$0.00	\$0.00
Grading Hydrology				
8.	Preliminary Plan Check – 0 to 20 acres	\$193.73 per acre; \$700.34 minimum	\$613.31	\$750.00

SCHEDULE III
DEVELOPMENT ENGINEERING
AND OTHER PUBLIC WORKS RELATED FEES
(Effective July 1, 2021)

<u>Code</u>	<u>Case Type</u>	<u>Fee</u>	<u>*Additional Fee after 3rd Plan Check</u>	<u>Minimum Balance</u>
	9. Preliminary Plan Check – over 20 acres	\$3,78347 + \$21.76 per acre above 20; \$5,180.00 maximum	\$613.31	\$750.00
	10. Precise Plan Check	\$282.83 per acre; \$942.76 minimum; \$4,309.76 maximum	\$613.31	\$750.00
	Park & Landscape Improvements ***			
	11. Plan Check	\$1,595.44 per acre	\$613.31	\$750.00
	Minimum Plan Check <0.25 acre	\$162.65		
	> or equal to 0.25 acre	\$1228.70		
	Bridges			
	12. Plan Check – 3,000 sf. Or less	\$6,772.33	\$613.31	\$750.00
	13. Plan Check – over 3,000 sf.	\$6,772.33 + \$0.78 per SF >3,000	\$613.31	\$750.00
	Other ***			
	14. Abandonment Plan Check	\$4,835.01	\$613.31	\$750.00
	15. City Engineer Variance	\$758.35	\$613.31	\$750.00
	16. Easement Deeds	\$3,285.16	\$613.31	\$300.00

SCHEDULE III
DEVELOPMENT ENGINEERING
AND OTHER PUBLIC WORKS RELATED FEES
(Effective July 1, 2021)

<u>Code</u>	<u>Case Type</u>	<u>Fee</u>	<u>*Additional Fee after 3rd Plan Check</u>	<u>Minimum Balance</u>
17.	Final Map Processing			
	1-2 lots/parcel	\$5,631.70	\$613.31	\$750.00
	3 lots/parcel	\$7,002.32	\$613.31	\$750.00
	4-40 lots/parcel	\$7,002.32 + \$171.98 per lot > 3 lots	\$613.31	\$750.00
	41-100 lots/parcel	\$13,398.59 + \$103.60 per lot > 40 lots	\$613.31	\$750.00
	over 100 lots/parcel	\$19,642.56 + \$52.84 per lot > 100 lots	\$613.31	\$750.00
18.	Lot Mergers	\$3,773.11	\$613.31	\$750.00
	Lot Line Adjustment	\$3,773.11	\$613.31	\$750.00
19.	Plan revisions after plan approved by City Engineer	\$736.60	\$613.31	\$750.00
20.	Traffic Signal USA Alert	\$168.87 per intersection	\$0.00	\$0.00
21.	Landscape USA Alert	\$67.34	\$0.00	\$0.00
22.	Maintenance Agreement Fee	\$2,535.09	\$0.00	\$0.00
23.	Construction and Demolition Recycling Plan Fee	\$79.55	\$1.00 per sq. ft.	\$1.00 per sq. ft.
	Deposit: \$1.00 per sq. ft. deposit not to exceed \$50,000		deposit not to exceed \$50,000	deposit not to exceed \$50,000
24.	Automation Fee	10% of all Development Engineering and other related Public Works Fees.		

SCHEDULE III
DEVELOPMENT ENGINEERING
AND OTHER PUBLIC WORKS RELATED FEES
(Effective July 1, 2021)

<u>Code</u>	<u>Case Type</u>	<u>Fee</u>	<u>*Additional Fee after 3rd Plan Check</u>	<u>Minimum Balance</u>
	25. Bicycle Locker Fee (\$50.00 deposit per locker)	\$62.16 annually	\$62.16 annually	

* After three plan checks an additional fee of \$153.33 per hour will be charged to the applicant.

** Includes: Miscellaneous Improvement (MC) , Parcel Improvement Plan (PC) and Tract Improvement Plan (TC) submittals. Please see Schedule II for applicable Building & Safety fees.

*** Please see Schedule II for applicable Building & Safety fees.

Note: City Attorney Services, if applicable, shall be recovered from applicant beginning with the first Flat Fee or Hourly Rate plan check. (Reference page 2, Section C, of the Developer Fee Resolution.)

SCHEDULE IV
 OTHER FEES OR CHARGES STIPULATED BY SEPARATE
 CITY COUNCIL ORDINANCE OR RESOLUTION
 AND NOT INCLUDED IN THIS SCHEDULE:

School District Fees (State Mandated)	Orange County Fire Authority Fees
Transportation Corridor Agency Fees	District 92-1 Fees
SB1473 Fees	Orange County Sanitation District Fees

IMPACT FEES:

1. SYSTEMS DEVELOPMENT CHARGE 1% of Valuation

- Stipulated by separate Municipal Code Section 2-9-601
- Valuation shall be determined on the basis of the International Code Council Building Valuation Data Table as published and updated semi-annually in the Building Safety Journal. Where data is not available, appeals concerning valuation may be heard and determined by the Chief Building Official.
- Applicable to new development except:
 - A. Alterations which do not increase the floor area of a structure
 - B. Additions to single-family residential dwellings which do not constitute the addition of a living unit as defined by the Building Code.

2. SLURRY SEAL FEES FOR ROAD WEAR AND TEAR

Stipulated by Municipal Code Section 6-3-320

A. Commercial, Industrial, Hotel New Construction 5 stories or less	
Buildings 50,000 sq. ft. or less	\$0.03 per sq. ft.
Buildings over 50,000 sq. ft.	\$0.05 per sq. ft.
Maximum per project	\$3,500.00
B. High Rise Buildings over 5 stories or 55 feet high	
	\$0.16 per sq. ft.
Maximum per project	\$3,500.00

SCHEDULE IV
OTHER FEES OR CHARGES STIPULATED BY SEPARATE
CITY COUNCIL ORDINANCE OR RESOLUTION
AND NOT INCLUDED IN THIS SCHEDULE:

C. Tenant Improvements	\$0.01 per sq. ft.
D. New Residential Detached Units	\$0.03 per sq. ft.
New Maximum Fee per unit	\$50.00
Remodels or Additions	\$0.03 per sq. ft.
Maximum Fee per unit	\$50.00
E. Residential Attached Apartment, Condominium, and Townhouses	\$0.03 per sq. ft.
Maximum Fee per unit	\$50.00

**3. IRVINE BUSINESS COMPLEX FEES (Zoning Ordinance Sections
9-36-14 and 9-36-15)**

4. PARK FEE (Municipal Code Section 5-5-1004.E2)

SCHEDULE V
ELECTRICAL, MECHANICAL AND PLUMBING FEES
 (Effective August 1, 2021)

ELECTRICAL PERMITS

1. The following fee schedule shall be used for all electrical work requiring permits, except for new residential structures. New residential electrical permit fees are incorporated into the building permit fees.
2. Where no fee is specified or there is an unusual circumstance, that fee shall be determined by the Chief Building Official as specified in this resolution.

<u>Code</u>	<u>Fee Schedule (Electrical Permits)</u>	<u>Commercial</u>	<u>Residential</u>
	1. For the issuance of each permit	\$48.84	\$21.12
	2. Each self-contained factory wired approved unit such as cooking appliances, home appliances, heaters, vegetable cases, drinking fountains, heating appliances etc.	\$18.85	\$9.97
	3. Fixtures:		
	First 20 fixtures, each	\$2.40	\$1.30
	Each additional fixture	\$1.23	\$0.62
	4. Each pole mounted fixture including base	\$24.49	\$12.95
	5. Power Apparatus:		
	Generators, motors, transformers, rectifiers, synchronous converters, capacitors, industrial heating, cooking or baking equipment, and other apparatus as follows:		
	Rating in horsepower (HP), kilowatts (KW) or kilovolt amps (KVA)		
	Less than 1	\$10.80	\$5.73

SCHEDULE V
ELECTRICAL, MECHANICAL AND PLUMBING FEES
 (Effective August 1, 2021)

<u>Code</u>	<u>Fee Schedule (Electrical Permits)</u>	<u>Commercial</u>	<u>Residential</u>
	1.1 to 10	\$25.92	\$13.73
	10.1 to 50	\$42.97	\$22.72
	50.1 to 100	\$85.95	\$45.43
	100.1 to 500	\$127.29	
	Over 500	\$127.29	
	6. Temporary Generator including switchgear modifications	\$351.19	
	<i>Fees include all switches, circuit breakers, relays & other directly related control equipment.</i>		
	7. <u>Service/Meter:</u>		
	8. Services, 600 volts or less, 0 to 200 amps and 200 to 400 amps, per meter	\$85.95	\$45.43
	9. Services, 600 volts or less, 401 to 800 amps and 801 to 1200 amps, per meter	\$214.83	\$113.63
	10. Services, 600 volts or less, over 1200 amps, per meter	\$427.61	
	11. High voltage substations over 600 volts	\$859.32	
	12. <u>Outlets J Box, Irrigation Controller:</u>		
	13. First 20 outlets, each	\$2.40	\$1.30

SCHEDULE V
ELECTRICAL, MECHANICAL AND PLUMBING FEES
 (Effective August 1, 2021)

<u>Code</u>	<u>Fee Schedule (Electrical Permits)</u>	<u>Commercial</u>	<u>Residential</u>
14.	Each additional outlet	\$1.23	\$.62
15.	Each multiple appliance outlet assembly	\$17.14	\$9.05
<u>16. Signs and High Potential Gas Tubing Lighting:</u>			
17.	One sign and one transformer	\$39.79	\$21.08
18.	Each additional sign and one transformer at the same location (same building)	\$11.57	\$6.33
19.	Each extra transformer, flasher or time clock	\$11.57	\$6.33
20.	Each additional sign and one transformer on same lot	\$39.79	\$21.08
21.	Each sign and one transformer moved to the same new location	\$39.79	\$21.08
22.	Each additional sign and transformer moved to the same new location	\$19.95	\$10.52
23.	For altering or changing letters of an existing sign	\$19.95	\$10.52
24.	For converting of each sign or decorative outlet tubing	\$19.95	\$10.52
<u>25. Temporary Service:</u>			
26.	Non-occupied temporary electrical service (each meter)	\$429.00	\$227.25
27.	Temporary work with service (existing occupancy, each meter)	\$128.41	\$67.34
28.	For service supplying a temporary power pole with meter, pedestal, or piggy back	\$128.41	\$67.34
29.	For a system of distribution and utilization poles for temporary construction power, each pole	\$42.97	\$22.72

SCHEDULE V
ELECTRICAL, MECHANICAL AND PLUMBING FEES
 (Effective August 1, 2021)

<u>Code</u>	<u>Fee Schedule (Electrical Permits)</u>	<u>Commercial</u>	<u>Residential</u>
30. <u>Bus ways/ Cable Tray:</u>			
31.	For trolley and plug-in type bus ways, each 100 ft. or fraction thereof	\$42.94	\$22.72
32. <u>Panel Board/ Switchboard:</u>			
33.	400 amps or less	\$79.60	\$42.09
34.	401 to 1200 amps	\$159.12	\$84.19
35.	Over 1200 amps		
	First section	\$159.12	\$84.19
	Each additional section	\$79.60	\$42.09
36.	Over 600 volts		
	First section	\$364.67	
	Each additional section	\$182.31	
37.	Minimum Inspection Fee	\$79.20	\$42.24
38. <u>Solar Panels per System</u>			
39.	Inspection	\$220.00	\$198.00
40.	Model Plan Check	\$880.00	\$275.00 +\$9.63 per KW over 15 KW
41.	Production Plan check	\$880.00	\$0.00

SCHEDULE V
ELECTRICAL, MECHANICAL AND PLUMBING FEES
 (Effective August 1, 2021)

<u>Code</u>	<u>Fee Schedule (Electrical Permits)</u>	<u>Commercial</u>	<u>Residential</u>
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Fees for Additional Inspections:

A. Each permit shall be entitled to one re-inspection without additional charge, in addition to the required number of inspections established by the City of Irvine. On jobs which may be completely inspected on one inspection trip, two inspection trips will be allowed without additional charge for said second trip.

Exception: The number of inspection trips will not be limited on progress jobs; provided, that one inspection will be permitted for checking a correction. For the purpose of this section, progress jobs are those where circumstances beyond the control of the installer make it impossible for the electrical work to be completed at any specific time.

B. If more inspection trips than specified in the paragraph above are required due to the fault or error on the part of the installer or his employees, an additional fee of \$72.60 may be required of the installer for each such additional inspection trip.

ELECTRICAL PLAN CHECK FEES

A plan check fee shall be paid at the time of plan submittal.

The applicant shall pay a plan check fee.	30% of electrical permit fee	30% of electrical permit fee
Minimum	\$48.84	\$48.84

SCHEDULE V
ELECTRICAL, MECHANICAL AND PLUMBING FEES
 (Effective August 1, 2021)

MECHANICAL PERMITS

1. The following fee schedule shall be used for all mechanical work requiring permits, except for new residential structures. For new residential structures, mechanical permit fees are incorporated into the building permit fees.
2. Where no fee is specified or there is an unusual circumstance, that fee shall be determined by the Chief Building Official as specified in this resolution.

<u>Code</u>	<u>Fee Schedule (Mechanical Permits)</u>	<u>Commercial</u>	<u>Residential</u>
	1. For the issuance of each permit	\$48.84	\$21.12
	2. Up to and including 100,00 BTU for the installation or relocation of each force-air or gravity-type furnace or burner, including ducts and vents attached to each appliance	\$155.28	\$79.32
	3. More than 100,000 BTU to and including 500,000 BTU	\$197.22	\$100.78
	4. More than 500,000 BTU to and including 1,000,000 BTU	\$209.23	\$106.92
	5. More than 1,000,000 BTU to and including 2,000,000 BTU	\$245.08	\$125.23
	6. More than 2,000,000 BTU	\$304.84	
	7. For each evaporative cooler other than portable type	\$35.89	\$23.82
	8. For each environmental vent system	\$35.89	\$23.82

SCHEDULE V
ELECTRICAL, MECHANICAL AND PLUMBING FEES
(Effective August 1, 2021)

<u>Code</u>	<u>Fee Schedule (Mechanical Permits)</u>	<u>Commercial</u>	<u>Residential</u>
9.	For each product conveying vent system	\$35.89	\$23.82
10.	For the installation of each Type I or Type II commercial hood or grease exhaust duct or exhaust fan	\$35.89	\$23.82
11.	For installation of each register/ outlet/ or grille	\$1.74	\$1.21
12.	For the installation or relocation of each commercial or industrial type incinerator	\$131.49	\$87.36
13.	For the installation or relocation or each cooling coil	\$29.91	\$19.86
14.	For the installation or relocation of each reheat coil	\$35.89	\$19.86
15.	For the installation or relocation of each fire protection devices; fire damper or smoke damper or combo smoke or fire damper ceiling radiation damper or corridor damper or smoke detector duct type or smoke detector area type		
	One to five	\$23.21	\$15.95
	Over five, each additional	\$5.70	\$5.30

Note: *This fee for cooling coils, reheat coils, and electric strip heaters shall not apply to an air handling unit which is a portion of a factor assembled appliance, comfort cooling unit, evaporative cooler, or absorption unit for which a permit is required elsewhere in this Code*

SCHEDULE V
ELECTRICAL, MECHANICAL AND PLUMBING FEES
 (Effective August 1, 2021)

<u>Code</u>	<u>Fee Schedule (Mechanical Permits)</u>	<u>Commercial</u>	<u>Residential</u>
16.	For each appliance regulated by this Code, but not classed in other appliance categories or for which no other fee is listed in this Code	\$152.25	\$101.13
17.	Incidental gas piping	\$63.58	\$28.59
18.	For the installation or relocation of each electrical strip heater or suspended heater or recessed wall heater or floor-mounted unit heater, including vent	\$35.89	\$23.82
19.	For the installation, relocation or replacement of each heating appliance or fireplace or appliance vent or chimney listed or metal chimney unlisted	\$35.89	\$23.82
20.	For the installation or relocation of each boiler or AC refrigerant compressor or each absorption system	\$152.25	\$101.13
21.	For each air handling unit, to and including 2,000 cubic feet per minute	\$59.80	\$39.69
22.	For each air handling unit over 2,000 cubic feet per minute and including 10,000 cubic feet per minute	\$71.68	\$47.64
23.	For each air handling unit over 10,000 cubic feet per minute	\$152.25	\$101.13
24.	Residential air conditioning system		\$158.82
25.	Minimum Inspection Fee	\$79.20	\$42.24

Fees for Additional Inspections:

SCHEDULE V
ELECTRICAL, MECHANICAL AND PLUMBING FEES
 (Effective August 1, 2021)

<u>Code</u>	<u>Fee Schedule (Mechanical Permits)</u>	<u>Commercial</u>	<u>Residential</u>
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A. Each permit shall be entitled to one re-inspection without additional charge, in addition to the required number of inspections established by the City of Irvine. On jobs which may be completely inspected on one inspection trip, two inspection trips will be allowed without additional charge for said second trip

Exception: The number of inspection trips will not be limited on progress jobs; provided, however, that one inspection will be permitted for checking a correction. For the purpose of this section, progress jobs are those where circumstances beyond the control of the installer make it impossible for the mechanical work to be completed at any specific time.

B. If more inspection trips than specified in the paragraph above are required due to the fault or error on the part of the installer or his employees, an additional fee of \$72.60 may be required of the installer for each such additional inspection trip.

MECHANICAL PLAN CHECK FEES

A plan check fee shall be paid at the time of plan submittal

The applicant shall pay a plan check fee	30% of the mechanical permit fee	30% of the mechanical permit fee
Minimum	\$48.84	\$48.84

PLUMBING PERMITS

1. The following fee schedule shall be used for all plumbing work requiring permits, except for new residential structures. For new residential structures, plumbing permit fees are incorporated into the building permit fees.
2. Where no fee is specified or there is an unusual circumstance, that fee shall be determined by the Chief Building Official as specified in this resolution.

SCHEDULE V
ELECTRICAL, MECHANICAL AND PLUMBING FEES
 (Effective August 1, 2021)

<u>Code</u>	<u>Fee Schedule (Plumbing Permits)</u>	<u>Commercial</u>	<u>Residential</u>
	1. Permit issuance	\$48.84	\$21.12
	2. For each plumbing fixture or trap, including water, drainage piping devices	\$23.32	\$15.95
	3. For each dishwasher	\$23.32	\$12.27
	4. For each garbage disposal	\$23.32	\$12.27
	5. For each building sewer	\$46.41	\$31.90
	6. For each cesspool	\$46.41	\$31.90
	7. For each private sewage disposal system	\$193.51	\$133.05
	8. For each water heater and/or vent/ thermal expansion tank	\$38.70	\$26.62
	9. For each gas piping of one to five outlets	\$54.21	\$37.24
	10. For each gas piping system of six or more outlets, per outlet	\$3.91	\$2.71
	11. Rainwater system, per drain or subsurface drainage system or each sump pump	\$46.41	\$31.90

SCHEDULE V
ELECTRICAL, MECHANICAL AND PLUMBING FEES
 (Effective August 1, 2021)

<u>Code</u>	<u>Fee Schedule (Plumbing Permits)</u>	<u>Commercial</u>	<u>Residential</u>
12.	For each interceptor, or clarifier or separator including its trap and vent	\$46.41	\$31.90
13.	For installation, alteration, or repair of water piping and/or water treating equipment, including water softeners, booster pump	\$46.41	\$31.90
14.	For repair or alteration of sewer or waste vent piping or each sewage ejector	\$193.51	\$133.05
15.	For each commercial (nonresidential) lawn, gardening, or landscape sprinkling system, including backflow protection devices	\$201.25	
16.	For vacuum breakers or backflow protective devices or pressure regulating valve or building drain or backwater valve or manhole, etc., or for installation on unprotected plumbing fixtures, including necessary water piping:		
	1 to 5	\$23.21	\$15.95
	Over 5, each additional	\$5.70	\$5.30
17.	For each yard water distribution system water and sewer private only starts at easement and needs IRWD approval, per linear foot and each yard recycled water, per linear foot	\$1.74	\$2.60
18.	For each yard gas distribution system, per linear foot	\$2.60	\$2.60

SCHEDULE V
ELECTRICAL, MECHANICAL AND PLUMBING FEES
 (Effective August 1, 2021)

<u>Code</u>	<u>Fee Schedule (Plumbing Permits)</u>	<u>Commercial</u>	<u>Residential</u>
19.	For each yard sewer collection system, per linear foot	\$2.60	\$2.60
20.	For each gas pressure regulator	\$23.21	\$15.95
21.	Swimming pool piping	\$46.41	\$31.88
22.	Solar water heating panels per system	\$670.12	\$412.48
22.	Minimum inspection fee	\$79.20	\$42.24

Fees for Additional Inspections:

A. Each permit shall be entitled to one re-inspection without additional charge, in addition to the required number of inspections established by the City of Irvine. On jobs which may be completely inspected on one inspection trip, two inspection trips will be allowed without additional charge for said second trip

Exception: The number of inspection trips will not be limited on progress jobs; provided, however, that one inspection will be permitted for checking a correction. For the purpose of this section, progress jobs are those where circumstances beyond the control of the installer make it impossible for the plumbing work to be completed at any specific time

B. If more inspection trips than specified in the paragraph above are required due to the fault or error on the part of the installer or his employees, an additional fee of \$79.20 may be required of the installer for each such additional inspection trip.

PLUMBING PLAN CHECK FEES

SCHEDULE V
ELECTRICAL, MECHANICAL AND PLUMBING FEES
 (Effective August 1, 2021)

<u>Code</u>	<u>Fee Schedule (Plumbing Permits)</u>	<u>Commercial</u>	<u>Residential</u>
	A plan check fee shall be paid at the time of plan submittal.		
	The applicant shall pay a plan check fee	30% of the plumbing permit fee	30% of the plumbing permit fee
	Minimum	\$48.84	\$48.84

FIRE SPRINKLER FEES: Fire sprinklers and associated installations are plan checked and inspected by the Orange County Fire Authority (OCFA), and fees are collected by OCFA and are based on their fee schedule.

Title 4 – Public Safety, Chapter 10, Section 4-5 1009. Keeping Bees (Redlines)

Sec. 4-5-1009. Keeping of unpermitted bees.

It shall be unlawful for any person to have, keep or maintain any unpermitted hive or swarm of bees within the City. The provisions of this section shall not apply to the keeping of bees in nonresidential zones as part of an educational institution for study or observation or a physician's office or laboratory for medical research, treatment, or other scientific purposes, provided that the bees are not permitted to fly at large. In any nonresidential zone where City zoning expressly permits the keeping of hives or swarms of bees, bees may be kept and maintained in compliance with all applicable municipal and zoning codes, but in no case may a person keep or maintain any hive or swarm of bees within 100 yards of any bicycle trail or lane, equestrian trail, pedestrian right-of-way, or residential district.

(Ord. No. 09-10, § 1, 9-22-09)

Zoning Ordinance Chapter 3-37-12.
2.1 Estate Density Residential
(Redlines)

Sec. 3-37-12. 2.1 Estate Density Residential.

- A. *Intent.* This category allows zero to 1.0 dwelling units per net acre, which is equivalent to the General Plan designation of Estate Density, of zero to 1.0 dwelling units per gross acre. Both attached and conventional housing are allowed in the category as long as the density averaged over the entire planning area does not exceed 1.0 dwelling unit per net acre.
- B. *Intensity standard.*
- 0—1.0 dwelling units per net acre.
- 0.1—12.5 dwelling units per net acre (2.1A).
- C. *Permitted uses.*¹
1. Accessory use.
 2. Agriculture (interim use).
 3. Cottage food operations.
 4. Home care.
 5. Home occupation permit.
 6. Information center.
 7. Large family child care permit.
 8. Manufactured structure permit (up to two years).
 9. Model home sales complex.
 10. Park.
 11. Public park facility (only in public parks).
 12. Residential beekeeping as an accessory use. (Only in single-family detached homes and single-family attached homes with single property ownership of the lot)
 13. Residential, accessory dwelling unit.
 14. Residential, attached (2.1A only).
 15. Residential, single-family detached.
 16. School, public.
 17. Stable, private (except 2.1A).
 18. Transitional housing — Small.
 19. Wireless communication facility (may require a wireless communication facility permit, a minor conditional use permit, a major conditional use permit or may

be prohibited, depending on the type of installation and the location of the installation site, pursuant to the review procedures matrix in Section 2-37.5-3).

D. *Conditional uses.*²

1. Boarding house.
2. Cemetery, mausoleum, and crematory (prohibited in 2.1A).
3. Child care center.
4. Church³ (footnote #3 does not apply to 2.1A).
5. Community facility.
6. Manufactured structure (over two years).
7. Recreational vehicle storage, private.
8. School, private⁴ (footnote #4 does not apply to 2.1A).
9. Stable, public (2.1A only).
10. Stable, private (conditionally permitted in 2.1A).
11. Transitional housing — Large.
12. Utility building and facility.

E.	<i>Minimum site size</i>	1 acre 20,000 square feet (2.1A only) 2,400 square feet (2.1A only— projects greater than 2.2 du's/net acre)
F.	<i>Maximum site coverage</i>	25% 35% (2.1A only) Not applicable for projects greater than 2.2 du's/net acre—2.1A only)
G.	<i>Maximum building height</i>	50 feet ⁶ 35 feet (projects greater than 2.2 du's/net acre—2.1A only)
H.	<i>Minimum site landscaping</i>	Not applicable to Estate Density Residential 30%—Projects greater than 2.2 du's/net acre—2.1A
I.	<i>Building setbacks⁵from:</i>	
	Freeways, transportation corridors	50 feet
	Major highways	50 feet
	Primary highways	42 feet
	Secondary highways:	
	In nonresidential areas	35 feet
	In residential areas	25 feet

		Commuter highways and local streets	15 feet
		Private drives	10 feet
		Interior boundary if adjacent to residential uses:	
		Side	35 feet 20 feet (2.1A only) ⁷ 5 feet (projects greater than 2.2 du's/net acre—2.1A only)
		Rear	25 feet ⁷ 10 feet (projects greater than 2.2 du's/net acre—2.1A only)
		Interior boundary if adjacent to nonresidential uses:	
		Side	35 feet 10 feet (projects greater than 2.2 du's/net acre—2.1A only)
		Rear	25 feet 10 feet (projects greater than 2.2 du's/net acre—2.1A only)
		Building to building	10 feet 10 feet (projects greater than 2.2 du's/net acre—2.1A only)

¹ Some permitted uses may have to conform to or fulfill conditions of approval imposed in conjunction with previous discretionary approvals. Additionally, a Master Plan application may need to be processed (see Chapter 2-17).

² A Master Plan application may be required in addition to a conditional use permit (see Chapter 2-17).

³ A church that proposes to locate in an existing permanent building and meets all the general development standards will not require a conditional use permit (CUP).

⁴ A private school for adults (18 years and older) that proposes to locate in an existing permanent building and meets all the general development standards will not require a conditional use permit.

⁵ Exceptions to these building setback requirements appear on the setback exceptions matrix in Section 3-27-2.

⁶ The height for homes located in the special height limitation zone in the Planning Area 22 zoning (Chapter 9-22) is subject to a maximum elevation.

⁷ Cabanas and patio/gazebos, solid covered shall be setback a minimum of 15 feet from any property line, measured to the face of the support post. The maximum height is 12 feet.

(Code 1976, § V.E-325.2.1; Ord. No. 92-3, 4-14-92; Ord. No. 92-21, § 6, 11-24-92; Ord. No. 93-7, 6-22-93; Ord. No. 93-14, § 3, 10-12-93; Ord. No. 94-2, § 3, 2-8-94; Ord. No. 94-7, § 3, 6-14-94; Ord. No. 94-15, § 3, 12-13-94; Ord. No. 94-16, 12-13-94; Ord. No. 95-3, § 3B, 4-25-95; Ord. No. 95-4, § 1, 5-9-95; Ord. No. 95-7, § 4, 7-11-95; Ord. No. 95-8, § 3, 7-11-95; Ord. No. 95-12, § 3, 9-12-95; Ord. No. 95-16, § 2, 10-10-95; Ord. No. 96-2, § 2, 1-23-96; Ord. No. 96-18, § 4, 12-10-96; Ord. No. 05-13, § 4, 7-12-05; Ord. No. 05-16, § 2, 7-12-05; Ord. No. 09-02, § 3, 3-24-09; Ord. No. 10-03, § 3, 4-13-10; Res. No. 15-86, § 3(Exh. A), 8-11-15; Ord. No. 18-05 , Exh. A, 4-24-18)

Zoning Ordinance Chapter 3-37-12.
2.2 Low Density Residential
(Redlines)

Sec. 3-37-13. 2.2 Low Density Residential.

A. *Intent.* This category allows zero to 6.5 dwelling units per net acre, which is approximately equivalent to the General Plan Low Density category of zero to five dwelling units per gross acre. Attached and conventional housing, as well as other appropriate uses such as churches and child care centers, are allowed.

(2.2A and 2.2B) University Park (Planning Area 20).

(2.2C) Westpark (Planning Area 14).

(2.2D) Orchard Hills (Planning Area 1).

B. *Intensity standard.*

0—6.5 dwelling units per net acre.

2.2C: 0—6.9 dwelling units per net acre (Westpark).

2.2D: 0—31.0 dwelling units per net acre (Planning Area 1). Individual project densities in 2.2D may exceed 6.5 dwelling units/net acre. However, no individual project may exceed 31.0 dwelling units/net acre and the overall density within all of 2.2D cannot exceed 6.5 dwelling units/net acre. For individual residential projects within 2.2D, the development standards to be applied shall depend on the actual net density of the individual residential product as follows:

1. For projects from 0 to 6.5 dwelling units per net acre, Section 3-37-13 development standards shall apply.
2. For projects from 6.6 to 12.5 dwelling units per net acre, Section 2-37-14 development standards shall apply.
3. For projects from 12.6 to 31.0 dwelling units per net acre, Section 3-37-15 development standards shall apply.

C. *Permitted uses.*^{1, 6}

1. Accessory use.
2. Agriculture (interim use).
3. Cottage food operations.
4. Home care.
5. Home occupation permit.
6. Information center.
7. Large family child care permit.
8. Manufactured structure (up to two years).
9. Model home sales complex.
10. Park.

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11. Public park facility (only in public parks).
 12. Residential beekeeping as an accessory use. (Only in single-family detached homes and single-family attached homes with single property ownership of the lot)
 13. Residential shelter.
 14. Residential, accessory dwelling unit.
 15. Residential, attached.
 16. Residential, single-family detached.
 17. School, public.
 18. Supportive housing — Small.
 19. Transitional housing — Small.
 20. Wireless communication facility (may require a wireless communication facility permit, a minor conditional use permit, a major conditional use permit or may be prohibited, depending on the type of installation and the location of the installation site, pursuant to the review procedures matrix in Section 2-37.5-3).

D. *Conditional uses.*^{2, 6}

1. Boarding house.
2. Child care center.
3. Church.³
4. Community facility.
5. Convalescent home.
6. Manufactured structure (over two years).
7. Recreational vehicle storage, private.
8. Residential care facility.
9. School, private.⁴
10. Senior housing.
11. Supportive housing — Large.
12. Transitional housing — Large.
13. Utility building and facility.

E.	<i>Minimum site size</i>	4,000 square feet
		2.2D: 3,000 square feet
F.	<i>Maximum site coverage</i>	50%

G.	<i>Maximum building height</i>	35 feet
H.	<i>Minimum site landscaping</i>	Not applicable to Low Density Residential
I.	<i>Building setbacks⁵from:</i>	
	Freeways, transportation corridors	50 feet
	Major highways	50 feet
	Primary highways	42 feet
	Secondary highways:	
	In nonresidential areas	35 feet
	In residential areas	25 feet
	Commuter highways and local streets	15 feet 2.2A: 20 feet 2.3C: 15-foot average, 10-foot minimum (Westpark)
	North-south San Diego Creek ROW	2.2C: 50-foot minimum parking setback with 65-foot average setback; 65-foot building setback with 75-foot average setback (Westpark)
	East-west San Diego Creek ROW	2.2C: 30 feet (Westpark)
	Private drives	10 feet
	Interior boundary if adjacent to residential uses:	
	Side	5 feet
	Rear	10 feet
	Interior boundary if adjacent to nonresidential uses:	
	Side	10 feet
	Rear	10 feet
	Building to building	6 feet

¹ Some permitted uses may have to conform to or fulfill conditions of approval imposed in conjunction with previous discretionary approvals. Additionally, a Master Plan application may need to be processed (see Chapter 2-17).

² A Master Plan application may be required in addition to a conditional use permit (see Chapter 2-17).

³ A church that proposes to locate in an existing permanent building and meets all the general development standards will not require a conditional use permit (CUP).

⁴ A private school for adults (18 years and older) that proposes to locate in an existing permanent building and meets all the general development standards will not require a conditional use permit.

⁵ Exceptions to these building setback requirements appear on the setback exceptions matrix in Section 3-27-2.

(Code 1976, § V.E-325.2.2; Ord. No. 92-3, 4-14-92; Ord. No. 92-21, § 6, 11-24-92; Ord. No. 93-7, 6-22-93; Ord. No. 93-14, § 3, 10-12-93; Ord. No. 94-2, § 3, 2-8-94; Ord. No. 94-7, § 3, 6-14-94; Ord. No. 94-15, § 3, 12-13-94; Ord. No. 94-16, 12-13-94; Ord. No. 95-3, § 3B, 4-25-95; Ord. No. 95-4, § 1, 5-9-95; Ord. No. 95-7, § 4, 7-11-95; Ord. No. 95-8, § 3, 7-11-95; Ord. No. 95-12, § 3, 9-12-95; Ord. No. 95-16, § 2, 10-10-95; Ord. No. 96-2, § 2, 1-23-96; Ord. No. 96-18, § 4, 12-10-96; Ord. No. 05-12, § 6, 6-28-05; Ord. No. 05-13, § 4, 7-12-05; Ord. No. 05-16, § 2, 7-12-05; Ord. No. 09-02, § 3, 3-24-09; Ord. No. 12-04, § 5(Exh. A), 3-13-12 ; Ord. No. 12-12 , § 5(Exh. A), 9-25-12; Res. No. 15-86, § 3(Exh. A), 8-11-15; Ord. No. 18-05 , Exh. A, 4-24-18)

Zoning Ordinance Chapter 3-37-12.
2.3 Medium Density Residential
(Redlines)

Sec. 3-37-14. 2.3 Medium Density Residential.

A. *Intent.* This category allows zero to 12.5 dwelling units per net acre as either single-family detached or attached dwelling units. This corresponds to the Medium Density category of zero to 10 dwelling units per gross acre.

(2.3A) University Town Center (Planning Area 24).

(2.3B) University Park (Planning Area 20).

(2.3C) Westpark (Planning Area 14).

(2.3D) Harvard Square (Planning Area 10).

(2.3E) Reserved.

(2.3F) Lower Peters Canyon¹ (Planning Area 4).

(2.3G) Quail Hill (Planning Area 17).

(2.3H) Northwood (Planning Area 8).

(2.3I) Northwood Point (Planning Area 5).

(2.3J) Woodbury, Stonegate, Woodbury East (Planning Area 9A, 9B and C2, and 9C1).

(2.3K) Portola Springs (Planning Area 6).

(2.3L) Westpark II (Planning Area 38 west of Harvard Avenue).

(2.3M) Lambert Ranch Tract 16868 (Planning Area 6).

(2.3N) Cypress Village (Planning Area 40).

(2.3O) Tract 17359 (Planning Area 15).¹⁵

(2.3P) Tract 17358 and Tract 17497 (Planning Area 20).

B. *Intensity standard.*

0—12.5 dwelling units per net acre

2.3C: 0—13.0 dwelling units per net acre (Westpark).

2.3D: Individual project densities may exceed 12.5 dwelling units per acre provided that the total number of dwelling units does not exceed 8,000 within Planning Area 4 (Lower Peters Canyon).

2.3F: Individual project densities may exceed 12.5 dwelling units per acre provided that the total number of dwelling units does not exceed 8,000 within Planning Area 4 (Lower Peters Canyon).

2.3G: Individual project densities may exceed 12.5 dwelling units per acre provided that the total number of dwelling units does not exceed 2,673 within Planning Area 17.

2.3H: Individual project densities may exceed 12.5 dwelling units per acre provided that the provisions of Section 9-6-7.B are met.

2.3I: Individual project densities may exceed 12.5 dwelling units per acre provided that the provisions of Section 9-5-7.B are met.

2.3J: Individual project densities may exceed 12.5 dwelling units per acre provided that the provisions of Section 9-9-7.B are met.²

2.3K: Individual project densities may exceed 12.5 dwelling units per acre provided that the provisions of Section 9-6-7.B are met.

2.3L: Individual project densities may exceed 12.5 dwelling units per acre provided that the total number of dwelling units west of Harvard Avenue in Planning Area 38 does not exceed 552 units, and the total number of dwelling units west of Harvard Avenue south of Warner Avenue does not exceed 409 units.

2.3N: See Sections 9-40-5 and 9-40-7.B.

C. *Permitted uses.*³

1. Accessory use.
2. Agriculture (interim use).
3. Cottage food operations.
4. Home care.
5. Home occupation permit.
6. Information center.
7. Large family child care permit.
8. Manufactured structure (up to two years).
9. Model home sales complex.
10. Park.
11. Public park facility (only in public parks).
12. Residential beekeeping as an accessory use. (Only in single-family detached homes and single-family attached homes with single property ownership of the lot)
13. Residential shelter.
14. Residential, accessory dwelling unit.
15. Residential, attached.
16. Residential, single-family detached.
17. School, public.
18. Supportive housing — Small.

19. Transitional housing — Small.
20. Wireless communication facility (may require a wireless communication facility permit, a minor conditional use permit, a major conditional use permit or may be prohibited, depending on the type of installation and the location of the installation site, pursuant to the review procedures matrix in Section 2-37.5-3).

D. *Conditional uses.*⁴

1. Boarding house.
2. Child care center.
3. Church.⁵
4. Community facility.
5. Congregate care facility.
6. Convalescent home.
7. Manufactured structure (over two years).
8. Recreational vehicle storage, private.
9. Residential care facility.
10. School, private.⁶
11. Senior housing.
12. Supportive housing — Large.
13. Transitional housing — Large.
14. Utility building and facility.

E.	<i>Minimum site size</i>	2,400 square feet
		2.3P: 3,300 square feet (Tract 17358 and Tract 17497 in PA 20)
F.	<i>Minimum building site area</i>	2.3F: 3,000 square feet (Lower Peters Canyon)
G.	<i>Maximum site coverage</i>	
	All uses except single-family detached	Unlimited
	Single-family detached	50%
		2.3P: 50% (Tract 17358 and Tract 17497 in PA 20)
H.	<i>Maximum building height</i>	35 feet ⁷
		2.3A: 50 feet (University Town Center)
		2.3F: 40 feet (Multifamily only) ⁸
		2.3P: 30 feet (Tract 17458 and Tract 17498 in PA 20)

I.	<i>Minimum site landscaping</i>		30%
			2.3F: Not applicable (Lower Peters Canyon)
J.	<i>Minimum open space area</i>		2.3F: 5% (multifamily only) ⁹
K.	<i>Building setbacks¹⁰from:</i>		
	Freeways, transportation corridors:		50 feet
			2.3F ¹¹ : 25 feet, 45 feet along open space spine (Lower Peters Canyon)
	Major highways:		50 feet
			2.3F ¹⁰ : 25 feet, 45 feet along open space spine (Lower Peters Canyon)
	Primary highways:		42 feet
			2.3F ¹⁰ : 25 feet, 45 feet along open space spine (Lower Peters Canyon)
	Secondary highways:		
	In nonresidential areas		35 feet
			2.3F ¹⁰ : 25 feet, 45 feet along open space spine (Lower Peters Canyon)
	In residential areas		25 feet
			2.3F ¹⁰ : 25 feet, 45 feet along open space spine (Lower Peters Canyon)
	Commuter highways and local streets		15 feet
			2.3C, 2.3F ¹⁰ : 15-foot average, 10-foot minimum (Westpark and Lower Peters Canyon)
	North/south San Diego Creek ROW		2.3C: 50-foot minimum parking setback with 65-foot average setback; 65-foot building setback with 75-foot average setback (Westpark)
	East/west San Diego Creek ROW		2.3C: 30 feet (Westpark)
	Private drives		10 feet
	Interior boundary if adjacent to residential uses:		
	Side		5 feet ¹⁷
			2.3O ¹⁵ : To be determined at time of master plan review
	Rear		10 feet ¹⁷
	Interior boundary if adjacent to nonresidential uses:		
	Side		10 feet ¹⁷
	Rear		10 feet ¹⁷
	Building to building		6 feet

		2.3F: (Lower Peters Canyon): ^{12, 13}	
		Front:	
		From sidewalk or back of curb	10 feet
		Garage or carport	8 feet/18 feet ¹⁴
		Side:	
		Interior	No minimum
		From street	10 feet
		Rear	10 feet

¹ Permitted and conditional uses within Planning Area 4 (Lower Peters Canyon) are outlined in Section 9-4-4, as provided through the Lower Peters Canyon development agreement.

² For 2.3J, residential structures within 325 feet of the curb face at the ultimate width of Jeffrey Road, shall be limited to two stories.

³ Some permitted uses may have to conform to or fulfill conditions of approval imposed in conjunction with previous discretionary approvals. Additionally, a Master Plan application may need to be processed (see Chapter 2-17).

⁴ A Master Plan application may be required in addition to a conditional use permit (see Chapter 2-17).

⁵ A church that proposes to locate in an existing permanent building and meets all the general development standards will not require a conditional use permit (CUP).

⁶ A private school for adults (18 years and older) that proposes to locate in an existing permanent building and meets all the general development standards will not require a conditional use permit.

⁷ In 2.3F: (Lower Peters Canyon), screened mechanical units and chimneys that do not exceed 10 percent of the roof area may extend up to 43 feet.

⁸ Multifamily residential buildings within 2.3F: (Lower Peters Canyon) shall allow screened mechanical units and chimneys that do not exceed 10 percent of the roof area to extend up to 48 feet.

⁹ The following elements shall not be included as open space: streets, common driveways, slopes greater than 4:1 incline, and any property not reserved for the sole use and enjoyment of the occupants of the project and their guests.

¹⁰ Exceptions to these building setback requirements (except 2.3F: Lower Peters Canyon) appear on the setback exceptions matrix in Section 3-27-2.

¹¹ Measured from back of curb. See Exhibits 3a and 3b in Chapter 9-4.

¹² No attached or detached covered patio shall be located closer than three feet to a property line. If the patio is located on the streetside property line of a corner lot, the patio shall not be located closer than five feet to the property line.

¹³ Eaves, cornices, chimneys, outside staircases, balconies and similar architectural features may project a maximum of four feet into any required setback or one foot from the property line, whichever is less.

¹⁴ The point of vehicular entry to a garage or carport shall be a distance of eight feet or less from back of curb, or 18 feet or more from the back of the sidewalk, or if there is no sidewalk, from the back of the curb.

¹⁵ Refer to Section 9-15-8 for additional special development requirements.

¹⁶ See special development requirements contained in Section 9-20-7 for permitted and conditionally permitted uses located within the 2.3P zoning district located on either Tract 17358 and/or Tract 17497 in Planning Area 20.

¹⁷ See special development requirements contained in Section 9-20-7 for improvements to properties visible to either Michelson Drive and/or Rosa Drew Lane within the 2.3P zoning district located on either Tract 17358 and/or Tract 17497 in Planning Area 20.

(Code 1976, § V.E-325.2.3; Ord. No. 92-3, 4-14-92; Ord. No. 92-21, § 6, 11-24-92; Ord. No. 93-7, 6-22-93; Ord. No. 93-14, § 3, 10-12-93; Ord. No. 94-2, § 3, 2-8-94; Ord. No. 94-7, § 3, 6-14-94; Ord. No. 94-15, § 3, 12-13-94; Ord. No. 94-16, 12-13-94; Ord. No. 95-3, § 3B, 4-25-95; Ord. No. 95-4, § 1, 5-9-95; Ord. No. 95-7, § 4, 7-11-95; Ord. No. 95-8, § 3, 7-11-95; Ord. No. 95-12, § 3, 9-12-95; Ord. No. 95-16, § 2, 10-10-95; Ord. No. 96-2, § 2, 1-23-96; Ord. No. 96-18, § 4, 12-10-96; Ord. No. 97-06, § 3, 5-13-97; Ord. No. 00-11, § 3.B, 10-10-00; Ord. No. 02-09, §§ 1—7, 6-11-02; Ord. No. 03-02, § 4, 1-14-03; Ord. No. 05-02, § 5, 1-11-05; Ord. No. 05-13, § 4, 7-12-05; Ord. No. 05-16, § 2, 7-12-05; Ord. No. 06-17, § 4, 9-26-06; Ord. No. 08-12, § 3, 9-9-08; Ord. No. 09-02, § 3, 3-24-09; Ord. No. 11-13, § 5(Exh. A), 10-11-11 ; Ord. No. 12-12 , § 5(Exh. A), 9-25-12; Res. No. 15-86, § 3(Exh. A), 8-11-15; Ord. No. 18-05 , Exh. A, 4-24-18)

Zoning Ordinance Chapter 3-37-12.
2.4 Medium-High Density Residential
(Redlines)

Sec. 3-37-15. 2.4 Medium-High Density Residential.

A. *Intent.* This category allows zero to 50.0 dwelling units per net acre and corresponds to the General Plan Medium-High Density category of zero to 25 units per gross acre. This category is intended for attached and detached single-family residential units and compatible uses.

(2.4A) University Town Center (Planning Area 24).

(2.4B) University Town Center (Planning Area 24).

(2.4C) Woodbridge (Planning Area 15).

(2.4D) Woodbridge (Planning Area 15).

(2.4E) Westpark (Planning Area 14).

(2.4F) Lower Peters Canyon (Planning Area 4).

(2.4G) Woodbury, Stonegate, Woodbury East (Planning Area 9A, 9B and 9C2, and 9C1).

(2.4H) Los Olivos (Planning Area 39).

B. *Intensity standard.*

0—31.0 dwelling units per net acre	
(2.4C)	0—31.0 dwelling units per net acre (Woodbridge)
(2.4D)	0—31.0 dwelling units per net acre (Woodbridge)
(2.4E)	0—31.0 dwelling units per net acre (Westpark)
(2.4H)	0—50.0 dwelling units per net acre (Projects may exceed 50 DU/acre in Planning Area 39 subject to Planning Commission approval of a Master Plan and/or Conditional Use Permit)
(2.4I)	See Sections 9-40-5 and 9-40-7B.

C. *Permitted uses.*²

1. Accessory use.
2. Agriculture (interim use).
3. Cottage food operations.
4. Home care.
5. Home occupation permit.
6. Information center.
7. Large family child care permit.
8. Manufactured structure permit (up to two years).
9. Model home sales complex.

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10. Park.
 11. Public park facility (only in public parks).
 12. Residential beekeeping as an accessory use. (Only in single-family detached homes and single-family attached homes with single property ownership of the lot)
 13. Residential shelter.
 14. Residential, accessory dwelling unit.
 15. Residential, attached.
 16. Residential, single-family detached.
 17. School, public.
 18. Supportive housing — Small.
 19. Transitional housing — Small.
 20. Wireless communication facility (may require a wireless communication facility permit, a minor conditional use permit, a major conditional use permit or may be prohibited, depending on the type of installation and the location of the installation site, pursuant to the review procedures matrix in Section 2-37.5-3).

D. *Conditional uses.*³

1. Boarding house.
2. Child care center.
3. Church.⁴
4. Commercial recreation (under 1,500 square feet) (only in 2.4B University Town Center).
5. Commercial recreation (over 1,500 square feet) (only in 2.4B University Town Center).
6. Community facility.
7. Congregate care facility.
8. Convalescent home.
9. Manufactured structure (over two years).
10. Recreational vehicle storage, private.
11. Residential care facility.
12. School, private.⁵
13. Senior housing.
14. Supportive housing — Large.

15. Transitional housing — Large.

16. Utility building and facility.

E.	<i>Minimum site size</i>	0.5 acre (all uses except single-family detached) 2,400 square feet (single-family detached only) 2.4F: Not applicable (Lower Peters Canyon)
F.	<i>Minimum building site area</i>	2.4F: 3,000 square feet (Lower Peters Canyon) ⁶
G.	<i>Maximum site coverage:</i>	
	All uses except single-family detached	Unlimited
	Single-family detached	50%
H.	<i>Maximum building height:</i>	
	All uses except single-family detached	50 feet 2.4A: 6 stories (University Town Center) 2.4E: Architectural features may be permitted to exceed maximum building heights (Westpark) 2.4F: 35 feet ⁷ ; 40 feet (multifamily only) ⁸
	Single-family detached	35 feet
I.	<i>Minimum site landscaping:</i>	
	All uses except single-family detached	30% 2.4F: Not applicable (Lower Peters Canyon)
	Single-family detached	Not applicable
J.	<i>Minimum open space area</i>	2.4F: 5% (multifamily only) ⁹
K.	<i>Building setbacks¹⁰from:</i>	
	Freeways, transportation corridors	50 feet 2.4F ¹¹ : 25 feet, 45 feet along open space spine (Lower Peters Canyon)
	Major highways	50 feet 2.4F ¹¹ : 25 feet, 45 feet along open space spine (Lower Peters Canyon)
	Primary highways	42 feet 2.4F ¹¹ : 25 feet, 45 feet along open space spine (Lower Peters Canyon)
	Secondary highways:	

		In nonresidential areas	35 feet 2.4F ¹¹ : 25 feet, 45 feet along open space spine (Lower Peters Canyon)
		In residential areas	25 feet 2.4F ¹¹ : 25 feet, 45 feet along open space spine (Lower Peters Canyon)
		Commuter highways and local streets	15 feet 2.4E: 15-foot average, 10-foot minimum (Westpark)
		North/south San Diego Creek ROW	2.4E: 50-foot minimum parking setback with 65-foot average setback; 65-foot building setback with 75-foot average setback (Westpark)
		East/west San Diego Creek ROW	2.4E: 30 feet (Westpark)
		Private drives	10 feet
		Interior boundary if adjacent to residential uses:	
		Side, all uses except single-family detached	10 feet plus 2 feet for every 5 feet in height over 30 feet
		Side, single-family detached	5 feet
		Rear	10 feet plus 2 feet for every 5 feet in height over 30 feet
		Interior boundary if adjacent to nonresidential uses:	
		Side	10 feet
		Rear	10 feet
		Building to building:	
		All uses except single-family detached	10 feet
		Single-family detached	6 feet

¹ Permitted and conditional uses within Planning Area 4 (Lower Peters Canyon) are outlined in Section 9-4-4, as provided through the Lower Peters Canyon development agreement.

² Some permitted uses may have to conform to or fulfill conditions of approval imposed in conjunction with previous discretionary approvals. Additionally, a Master Plan application may need to be processed (see Chapter 2-17).

³ A Master Plan application may be required in addition to a conditional use permit (see Chapter 2-17).

⁴ A church that proposes to locate in an existing permanent building and meets all the general development standards will not require a conditional use permit (CUP).

⁵ A private school for adults (18 years and older) that proposes to locate in an existing permanent building and meets all the general development standards will not require a conditional use permit.

⁶ The gross land area per dwelling unit for single-family attached and multifamily residential sites within 2.4F (Lower Peters Canyon) shall be 1,000 square feet, regardless of the slope of the land.

⁷ In 2.4F (Lower Peters Canyon), screened mechanical units and chimneys that do not exceed 10 percent of the roof area may extend up to 43 feet.

⁸ Multifamily residential buildings within 2.3D (Lower Peters Canyon) shall allow screened mechanical units and chimneys that do not exceed 10 percent of the roof area to extend up to 48 feet.

⁹ The following elements shall not be included as open space: streets, common driveways, slopes greater than 4:1 incline, and any property not reserved for the sole use and enjoyment of the occupants of the project and their guests.

¹⁰ Exceptions to these building setback requirements (except 2.4F: Lower Peters Canyon) appear on the setback exceptions matrix in Section 3-27-2.

¹¹ Measured from back of curb. See Exhibits 3a and 3b in Chapter 9-4.

(Code 1976, § V.E-325.2.4; Ord. No. 92-3, 4-14-92; Ord. No. 92-21, § 6, 11-24-92; Ord. No. 93-7, 6-22-93; Ord. No. 93-14, § 3, 10-12-93; Ord. No. 94-2, § 3, 2-8-94; Ord. No. 94-7, § 3, 6-14-94; Ord. No. 94-15, § 3, 12-13-94; Ord. No. 94-16, 12-13-94; Ord. No. 95-3, § 3B, 4-25-95; Ord. No. 95-4, § 1, 5-9-95; Ord. No. 95-7, § 4, 7-11-95; Ord. No. 95-8, § 3, 7-11-95; Ord. No. 95-12, § 3, 9-12-95; Ord. No. 95-16, § 2, 10-10-95; Ord. No. 96-2, § 2, 1-23-96; Ord. No. 96-18, § 4, 12-10-96; Ord. No. 97-06, § 3, 5-13-97; Ord. No. 97-09, § 3, 5-27-97; Ord. No. 04-11, § 3, 9-14-04; Ord. No. 05-13, § 4, 7-12-05; Ord. No. 05-16, § 2, 7-12-05; Ord. No. 06-05, § 6, 6-27-06; Ord. No. 08-12, § 3, 9-9-08; Ord. No. 09-02, § 3, 3-24-09; Ord. No. 12-09, § 3(Exh. A), 5-22-12 ; Res. No. 15-86, § 3(Exh. A), 8-11-15; Ord. No. 18-05 , Exh. A, 4-24-18)

Zoning Ordinance Chapter 3-37-12.
2.5 High Density Residential
(Redlines)

Sec. 3-37-16. 2.5 High Density Residential.

A. *Intent.* This category allows development at zero to 50.0 dwelling units per net acre. This corresponds to the General Plan High Density category of zero to 40 units per gross acre. Attached, detached residential and compatible uses are allowed.

(2.5A) Oak Tree (Planning Area 12).

B. *Intensity standard.*

0—50.0 dwelling units per net acre.

C. *Permitted uses.*¹

1. Accessory use.
2. Agriculture (interim use).
3. Cottage food operations.
4. Home care.
5. Home occupation permit.
6. Information center.
7. Large family child care permit.
8. Manufactured structure permit (up to two years).
9. Model home sales complex.
10. Park.
11. Public park facility (only in public parks).
12. Residential beekeeping as an accessory use. (Only in single-family detached homes and single-family attached homes with single property ownership of the lot)
13. Residential, accessory dwelling unit.
14. Residential, attached.
15. Residential, shelter.
16. Residential, single-family detached.
17. School, public.
18. Supportive housing — Small.
19. Transitional housing — Small.
20. Wireless communication facility (may require a wireless communication facility permit, a minor conditional use permit, a major conditional use permit or may be prohibited, depending on the type of installation and the location of the installation site, pursuant to the review procedures matrix in Section 2-37.5-3).

D. *Conditional uses.*²

1. Boarding house.
2. Child care center.
3. Church.³
4. Community facility.
5. Congregate care facility.
6. Convalescent home.
7. Manufactured structure (over two years).
8. Recreational vehicle storage, private.
9. Residential care facility.
10. School, private.⁴
11. Senior housing.
12. Supportive housing — Large.
13. Transitional housing — Large.
14. Utility building and facility.

E.	<i>Minimum site size</i>	0.5 acre (all uses except single-family detached) 2,400 square feet (single-family detached only)
F.	<i>Maximum site coverage:</i>	
	All uses except single-family detached	Unlimited
	Single-family detached	50%
G.	<i>Maximum building height:</i>	
	All uses except single-family detached	50 feet
	Single-family detached	35 feet
H.	<i>Minimum site landscaping:</i>	
	All uses except single-family detached	30%
	Single-family detached	Not applicable
I.	<i>Building setbacks⁵from:</i>	
	Freeways, transportation corridors	50 feet
	Major highways	50 feet
	Primary highways	42 feet
	Secondary highways:	
	In nonresidential areas	35 feet
	In residential areas	25 feet
	Commuter highways and local streets	15 feet
	Private drives	10 feet

	Interior boundary if adjacent to residential uses:	
	Side, all uses except single-family detached	10 feet plus 2 feet for every 5 feet in height over 30 feet
	Side, single-family detached	5 feet
	Rear	10 feet plus 2 feet for every 5 feet in height over 30 feet
	Interior boundary if adjacent to nonresidential uses:	
	Side	10 feet
	Rear	10 feet
	Building to building:	
	All uses except single-family detached	10 feet
	Single-family detached	6 feet

¹ Some permitted uses may have to conform to or fulfill conditions of approval imposed in conjunction with previous discretionary approvals. Additionally, a Master Plan application may need to be processed (see Chapter 2-17).

² A Master Plan application may be required in addition to a conditional use permit (see Chapter 2-17).

³ A church that proposes to locate in an existing permanent building and meets all the general development standards will not require a conditional use permit (CUP).

⁴ A private school for adults (18 years and older) that proposes to locate in an existing permanent building and meets all the general development standards will not require a conditional use permit.

⁵ Exceptions to these building setback requirements appear on the setback exceptions matrix in Section 3-27-2.

(Code 1976, § V.E-325.2.5; Ord. No. 92-3, 4-14-92; Ord. No. 92-21, § 6, 11-24-92; Ord. No. 93-7, 6-22-93; Ord. No. 93-14, § 3, 10-12-93; Ord. No. 94-2, § 3, 2-8-94; Ord. No. 94-7, § 3, 6-14-94; Ord. No. 94-15, § 3, 12-13-94; Ord. No. 94-16, 12-13-94; Ord. No. 95-3, § 3B, 4-25-95; Ord. No. 95-4, § 1, 5-9-95; Ord. No. 95-7, § 4, 7-11-95; Ord. No. 95-8, § 3, 7-11-95; Ord. No. 95-12, § 3, 9-12-95; Ord. No. 95-16, § 2, 10-10-95; Ord. No. 96-2, § 2, 1-23-96; Ord. No. 96-18, § 4, 12-10-96; Ord. No. 97-09, § 3, 5-27-97; Ord. No. 05-13, § 4, 7-12-05; Ord. No. 05-16, § 2, 7-12-05; Ord. No. 09-02, § 3, 3-24-09; Res. No. 15-86, § 3(Exh. A), 8-11-15; Ord. No. 18-05, Exh. A, 4-24-18)

Zoning Ordinance Chapter 3-37-12.
3.1 Multi-Use
(Redlines)

Sec. 3-37-17. 3.1 Multi-Use.

A. *Intent.* This category corresponds to the Multi-Use land use category as defined in the General Plan. This category allows for a combination of commercial, office, residential, and institutional uses within the same project site. Information on minimum requirements for commercial floor area, office floor area, and residential dwelling units shall be provided with the concept plan, zone change, or Master Plan to ensure a mix of uses is provided.

(3.1)	Woodbridge (Planning Area 15)
(3.1A)	University Town Center (Planning Area 24)
(3.1B)	Westpark (Planning Area 14)
(3.1C)	Lower Peters Canyon ¹ (Planning Area 4)
(3.1D)	Oak Creek (Planning Area 12)
(3.1E)	Woodbury, Stonegate, Woodbury East (Planning Area 9A, 9B and C2, 9C1)
(3.1F)	El Camino Real (Planning Area 11)
(3.1H)	Planning Area 40

B. *Intensity standard.*

0—50.0 dwelling units per net acre.

3.1B: 0—50.0 dwelling units per net acre (Westpark).

3.1C: 12,250 ADT and 6.5-12.5 dwelling units per net acre (Lower Peters Canyon).²

3.1H: 0—50.0 dwelling units per net acre (Planning Area 40).¹²

C. *Permitted uses.*³

1. Accessory use.
2. Agriculture (interim use).
3. Alternative health care provider.
4. Commercial recreation (under 1,500 square feet) (3.1F: prohibited).
5. Cottage food operations.
6. Department store (3.1F: prohibited).
7. Financial institution (except drive-thru) (3.1F: prohibited).
8. Home care.
9. Home occupation permit.
10. Industry, service (3.1E only).
11. Information center (3.1F: prohibited).

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12. Large family child care permit.
 13. Manufactured structure permit (up to two years).
 14. Model home sales complex (3.1F: prohibited).
 15. Office, administrative, business professional.
 16. Office, design professional (3.1E only).
 17. Office, headquarters (3.1E only).
 18. Office, medical.
 19. Outdoor vendor.
 20. Park.
 21. Public park facility (only in public parks).
 22. Pushcart.
 23. Residential, accessory dwelling unit.
 24. Residential beekeeping as an accessory use. (Only in single-family detached homes and single-family attached homes with single property ownership of the lot)
 25. Residential shelter.
 26. Restaurant (3.1F: prohibited).
 27. Restaurant, fast food (except drive-thru) (3.1F: prohibited).
 28. Retail and/or service business, general (except drive-thru) (3.1F: prohibited).
 29. Retail business, home improvement related (3.1F: prohibited).
 30. Reverse vending machine.
 31. School, commercial.
 32. School, public.
 33. Supermarket (3.1F: prohibited).
 34. Supportive housing — Small.¹⁴
 35. Transitional housing — Small.¹⁵
 36. Veterinary service domestic (3.1F: prohibited).
 37. Warehouse and sales outlet (3.1E only).
 38. Wireless communication facility (may require a wireless communication facility permit, a minor conditional use permit, a major conditional use permit or may be prohibited, depending on the type of installation and the location of the installation site, pursuant to the review procedures matrix in Section 2-37.5-3).

D. *Conditional uses.*⁴

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1. Ambulance service (3.1F: prohibited).
 2. Arcade, game (3.1F: prohibited).
 3. Bar, tavern, cocktail lounge (3.1F: prohibited).
 4. Carwash (3.1F: prohibited).
 5. Child care center.
 6. Church.⁵
 7. Commercial recreation (over 1,500 square feet) (3.1F: prohibited).
 8. Community facility.
 9. Conference/convention facility (3.1H only).
 10. Congregate care facility.
 11. Convalescent home.
 12. Convenience or liquor store (3.1F: prohibited).
 13. Domestic animal care facility¹³ (3.1A: Prohibited).
 14. Drive-thru (3.1F: prohibited).
 15. Equipment rental (3.1E only).
 16. Financial institution, drive-thru (3.1F: prohibited).
 17. Fraternal and service club (3.1F: prohibited).
 18. Funeral home/mortuary (3.1F: prohibited).
 19. Gas station/fuel dispenser (3.1F: prohibited).
 20. Government facility.
 21. Health club (3.1F: prohibited).
 22. Manufactured structure (over two years).
 23. Massage establishment.
 24. Outdoor sales (3.1F: prohibited).
 25. Outdoor storage (3.1F: prohibited).
 26. Recreational vehicle storage, private (3.1F and 3.1H: prohibited).
 27. Recreational vehicle storage, public (3.1F and 3.1H: prohibited).
 28. Residential, attached (3.1A and 3.1F: prohibited).
 29. Residential care facility.
 30. Residential, single-family detached (3.1F: prohibited).
 31. Restaurant, "Type 47" ABC License operating after 12:00 a.m. (3.1F: prohibited).

32. Restaurant, fast food (drive-thru) (3.1F: prohibited).
33. School, commercial (3.1H only).
34. School, private.⁶
35. Senior housing.
36. Small collection facility (3.1F: prohibited).
37. Supportive housing — Large.
38. Transitional housing — Large.
39. Utility building and facility.
40. Vehicle repair (3.1F: prohibited).

E.	<i>Minimum site size</i>	0.25 acre (all uses except single-family detached) 2,400 square feet (single-family detached only) 3.1C: Not applicable (Lower Peters Canyon)
F.	<i>Maximum site coverage</i>	65% 3.1 A: 50% (University Town Center)
G.	<i>Maximum building height</i>	70 feet 3.1B: Architectural features may be permitted to exceed maximum building heights (Westpark) 3.1C: 45 feet (Lower Peters Canyon) 3.1D: 35 feet (Oak Park)
H.	<i>Minimum site landscaping</i>	15% 3.1C: Not applicable (Lower Peters Canyon)
I.	<i>Building setbacks⁷from:</i>	
	Freeways, transportation corridors	30 feet
	Major highways:	45 feet
	In nonresidential areas	3.1C: 25 feet ⁸ (Lower Peters Canyon)
	In residential areas	3.1C: 40 feet ⁹ (Lower Peters Canyon)
	Primary highways	45 feet 42 feet (3.1 D residential only, otherwise 45 feet)
	Secondary highways:	
	In nonresidential areas	45 feet
	In residential areas	35 feet
	Commuter highways and local streets:	25 feet

		Adjacent to nonresidential areas	3.1 C: 15 feet ¹⁰ (Lower Peters Canyon)
		Adjacent to residential or open space	3.1C: 40 feet or a distance equal to the height of the building, whichever is greater (Lower Peters Canyon)
		North/south San Diego Creek ROW	3.1B: 50-foot minimum parking setback with 65-foot average setback: 65-foot building setback with 75-foot average setback (Westpark)
		East/west San Diego Creek ROW	3.1B: 30 feet (Westpark)
		Interior boundary if adjacent to residential uses:	
		Side:	To be determined at time of master plan or conditional use permit review
		Rear:	To be determined at time of master plan or conditional use permit review
		Interior boundary if adjacent to nonresidential uses:	
		Side:	To be determined at time of master plan or conditional use permit review
		Rear:	To be determined at time of master plan or conditional use permit review
		Building to building	10 feet 6 feet (3.1 D residential only, otherwise 10 feet)

¹ Permitted and conditional uses within Planning Area 4 (Lower Peters Canyon) are outlined in Section 9-4-4, as provided by the Lower Peters Canyon development agreement.

² All uses in 3.1C (Lower Peters Canyon) shall not generate more than 12,250 ADT unless additional environmental documentation ensures traffic mitigation.

³ Some permitted uses may have to conform to or fulfill conditions of approval imposed in conjunction with previous discretionary approvals. Additionally, a Master Plan application may need to be processed (see Chapter 2-17).

⁴ A Master Plan application may be required in addition to a conditional use permit (see Chapter 2-17).

⁵ A church that proposes to locate in an existing permanent building and meets all the general development standards will not require a conditional use permit (CUP).

⁶ A private school for adults (18 years and older) that proposes to locate in an existing permanent building and meets all the general development standards will not require a conditional use permit.

⁷ Exceptions to these building setback requirements (except 3.1C: Lower Peters Canyon) appear on the setback exceptions matrix in Section 3-27-2.

⁸ Unsupported roofs, sunscreens, or architectural elements serving energy or aesthetic needs may project six feet into the required setback area.

⁹ Structures of less than 20 feet in height may encroach into the required setback area no more than 20 feet and may cover no more than 50 percent of the required setback area.

¹⁰ Unsupported roofs or sunscreens may project six feet into the required setback area.

¹¹ A conditional use permit for a miniwarehouse use in the 3.1D (Woodbridge Parcel A) Multi-Use district shall require review and approval by the Planning Commission.

¹² Up to 1,309 dwelling units may be substituted for square footage in 3.1H on the basis of equivalent traffic generation as set forth in Section 9-40-7.D.

¹³ Domestic animal care facilities shall require a veterinary certificate of health and proof of current vaccinations for distemper, rabies and parvovirus. Animals may be groomed, trained, exercised socialized and kept or boarded overnight, but not bred, sold or let for hire.

¹⁴ A conditional use permit and/or Master Plan are not required for supportive housing — small when occupying an existing, approved residential unit.

¹⁵ A conditional use permit and/or Master Plan are not required for transitional housing — small when occupying an existing, approved residential unit.

(Code 1976, § V.E-325.3.1; Ord. No. 92-3, 4-14-92; Ord. No. 92-21, § 6, 11-24-92; Ord. No. 93-7, 6-22-93; Ord. No. 93-14, § 3, 10-12-93; Ord. No. 94-2, § 3, 2-8-94; Ord. No. 94-7, § 3, 6-14-94; Ord. No. 94-15, § 3, 12-13-94; Ord. No. 94-16, 12-13-94; Ord. No. 95-3, § 3B, 4-25-95; Ord. No. 95-4, § 1, 5-9-95; Ord. No. 95-7, § 4, 7-11-95; Ord. No. 95-8, § 3, 7-11-95; Ord. No. 95-12, § 3, 9-12-95; Ord. No. 95-16, § 2, 10-10-95; Ord. No. 96-2, § 2, 1-23-96; Ord. No. 96-18, § 4, 12-10-96; Ord. No. 97-06, § 3, 5-13-97; Ord. No. 01-04, § 5, 4-10-01; Ord. No. 01-15, § 4, 9-25-01; Ord. No. 02-09, §§ 1—7, 6-11-02; Ord. No. 05-13, § 4, 7-12-05; Ord. No. 05-16, § 2, 7-12-05; Ord. No. 07-16, § 6, 8-14-07; Ord. No. 08-06, § 5, 7-8-08; Ord. No. 08-12, § 3, 9-9-08; Ord. No. 09-02, § 3, 3-24-09; Ord. No. 10-04, § 3, 4-13-10; Res. No. 15-86, § 3(Exh. A), 8-11-15)

Zoning Ordinance Chapter 3-37-12.
8.1 Trails and Transit Oriented Development
(Redlines)

Sec. 3-37-39. 8.1 Trails and Transit Oriented Development.

A. *Intent.* The Trails and Transit Oriented Development zoning district allows a variety of uses on the same site consistent with the Great Park land use category as defined in the General Plan. The Trails and Transit Oriented Development zoning district allows for a mix of residential, commercial, recreational and education uses that support a multi-use environment, and which are complementary to the Irvine Station and to the Orange County Great Park. Pedestrian paths and trails, including, but not limited to, bike paths, sidewalks, and recreational trails, shall be encouraged in the Trails and Transit Oriented Development zoning district. The variety of trail types and transit choices are intended to provide connectivity to the Orange County Great Park, to the Irvine Station, to public open space outside the Orange County Great Park, and to other nearby areas.

8.1 TTOD Great Park Neighborhoods Development (Planning Area 51).

8.1A TTOD Portola Springs (Planning Area 6).

8.1B TTOD Great Park Neighborhoods Development (Planning Area 51).

B. *Intensity standard.*

1. 5.0 to 50.0 dwelling units per net acre.
2. Total maximum development intensity shall not exceed the building intensities described in Section 9-51-6.C and shall not cause the total maximum average daily trips (ADT) in PA 51 to exceed 148,910 ADT, based on the socio-economic-based trip generation (ADT) rates used to analyze the Orange County Great Park traffic impacts, not including the ADT associated with the 1,269 density bonus units granted pursuant to State law, Section 2-3, and Planning Commission Resolution No. 08-2926, and 1,194 density bonus units subsequently granted pursuant to State law.
3. Total maximum development intensity for 8.1A shall not exceed the building intensities described in Section 9-6-9. The development intensity allocated to 8.1A equates to 175,000 square feet of office use and 325,000 square feet of research and development use with a post-2030 trip limit of 5,115 average daily trips, 506 am peak hour trips and 509 pm peak hour trips based on NITM land use rates. Up to 790 dwelling units (in excess of 4,670 maximum number of dwelling units for PA 6) may be substituted for nonresidential square footage. In terms of equivalent traffic generation as set forth in Section 9-6-9.B.

C. *Permitted uses.*

1. Accessory use (Including clubhouses and recreational amenities for the residential community - Prohibited in the Amended and Restated Development Agreement (ARDA) Transfer Site).
2. Agriculture (interim use).
3. Alternative health care provider.

-
4. Caretaker's quarters - (Prohibited in the ARDA Transfer Site).
 5. Commercial recreation (under 1,500 square feet).
 6. Department store.
 7. Domestic animal care facility.¹
 8. Financial institution (except drive-thru).
 9. Home care - (Prohibited in the ARDA Transfer Site).
 10. Home occupation permit - (Prohibited in the ARDA Transfer Site).
 11. Information center.
 12. Manufactured structure permit (up to two years).
 13. Model home sales complex - (Prohibited in the ARDA transfer site).
 14. Office, administrative, business professional.
 15. Office, design professional.
 16. Office, headquarters.
 17. Office, medical.
 18. Outdoor vendor.
 19. Park.
 20. Public park facility (only in public parks).
 21. Pushcart.
 22. Residential, accessory dwelling unit - (Prohibited in the ARDA Transfer Site).
 23. Residential, attached - (Prohibited in the ARDA Transfer Site).
 24. Residential beekeeping as an accessory use. (Only in single-family detached homes and single-family attached homes with single property ownership of the lot)
 25. Residential, single-family detached - (Prohibited in the ARDA Transfer Site).
 26. Residential shelter - (Prohibited in the ARDA Transfer Site).
 27. Research and development.
 28. Restaurant.
 29. Restaurant, fast food (except drive-thru).
 30. Retail business, accessory (subject to requirements in Chapter 3-5-2).
 31. Retail and/or service business, general (except drive-thru).
 32. Reverse vending machine.
 33. School, public.

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34. Stable, private (only within agriculture area).
 35. Supermarket.
 36. Vehicle repair and detailing, mobile.
 37. Warehousing, storage and distribution.²
 38. Wireless communication facility (May require a wireless communication facility permit, a minor conditional use, a major conditional use, or may be prohibited, depending on the type of installation and the location of the installation site, pursuant to the review procedures matrix in Section 2-37.5-3).

See Section 9-51-6(U) for special development requirements.

D. *Conditional uses.*

1. Ambulance service.
2. Arcade, game.
3. Bar, tavern, cocktail lounge.
4. Boarding house - (Prohibited in the ARDA Transfer Site).
5. Car wash.
6. Reserved.
7. Child care center.
8. Church.
9. Commercial recreation (over 1,500 square feet).
10. Community facility.
11. Composting facility. (In conjunction with demolition, removal and recovery of existing buildings, structures and landscaping associated with the former military use of the property.)
12. Concrete recycling facility. (In conjunction with demolition, removal and recovery of existing buildings, structures and landscaping associated with the former military use of the property.)
13. Conference/convention facility.
14. Congregate care facility - (Prohibited in the ARDA Transfer Site).
15. Convalescent home - (Prohibited in the ARDA Transfer Site).
16. Convenience or liquor store.
17. Drive-thru.
18. Financial institutions (drive-thru).
19. Equipment rental.

-
20. Fraternal and service club.
 21. Reserved.
 22. Gas station/fuel dispenser.
 23. Golf course/driving range.
 24. Government facility.
 25. Health club.
 26. Heliport.
 27. Hospital.
 28. Hotel, extended stay - (Prohibited in the ARDA Transfer Site).
 29. Hotel/motel - (Prohibited in the ARDA Transfer Site).
 30. Industry, service.
 31. Large family child care permit - (Prohibited in the ARDA Transfer Site).
 32. Manufacturing, light.
 33. Manufactured structure (over two years).
 34. Massage establishment and related business.
 35. Materials recovery facility. (In conjunction with demolition, removal and recovery of existing buildings, structures and landscaping associated with the former military use of the property.)
 36. Miniwarehouse (8.1A only).
 37. Outdoor sales.
 38. Outdoor storage.
 39. Recreational vehicle storage, private.
 40. Recreational vehicle storage, public.
 41. Residential care facility - (Prohibited in the ARDA Transfer Site).
 42. Residential shelter - (Prohibited in the ARDA Transfer Site).
 43. Restaurant, "Type 47" ABC License operating after 12:00 a.m.
 44. Restaurant, fast food (drive-thru).
 45. Retail business, home improvement related.
 46. School, commercial.
 47. School, private.
 48. Senior housing - (Prohibited in the ARDA Transfer Site).
 49. Small collection facility.

- 50. Sober living facilities - (Prohibited in the ARDA Transfer Site).
- 51. Stable, public (only within agriculture area).
- 52. Utility building and facility.
- 53. Vehicle assembly.³
- 54. Vehicle body repair, paint or restoration.³
- 55. Vehicle leasing and rental.
- 56. Vehicle repair.
- 57. Vehicle sales.
- 58. Veterinary service, domestic.
- 59. Warehouse and sales outlet.

See Section 9-51-6(U) for special development requirements.

- E. Introduction of unique land uses that are not specified in the permitted and conditionally permitted uses but fit within the intent of the Trails and Transit Oriented Development zoning district (Section 3-37-39) shall be encouraged subject to an initial determination by the Director of Community Development and subsequently subject to a conditional use permit for consideration by the Planning Commission.

F. <i>Minimum site size</i>	0.25 acres (all uses except single-family detached) 2,400 square feet (single-family detached only)
G. <i>Maximum site coverage</i>	50% for single-family detached, Unlimited for residential, attached
	65% for non-residential and mixed-use, (8.1B - unlimited)
H. <i>Maximum building height</i>	South of Marine Way and/or south of SCRRRA rail lines 70 feet (residential, attached) 70 feet (nonresidential) except no height limit within 8.1B 90 feet for hotel/hospitality use North of Marine Way and north of SCRRRA rail lines 55 feet (residential, attached and non-residential) in Districts 5 and 6 only 70 feet (residential, attached and non-residential) 35 feet (single family detached) 90 feet for Hotel/hospitality use
I. <i>Minimum site landscaping</i> ⁽⁴⁾	15% for residential, attached and non-residential Not applicable for single-family detached
J. <i>Building setbacks</i> ⁽⁴⁾ from:	
Major highways:	45 feet

Primary Highways:	42 feet
Secondary highways:	
In non-residential areas	35 feet (Alternate setbacks may be approved through a master plan)
In residential areas	25 feet
In mixed use areas	25 feet
Commuter highways and local streets	15 feet
Private Drives (including Private Ways) and Private Streets	8 feet (only applicable to ground floor living area, and garage setbacks per Section 3-27-10.A./B.)
Great Park edge	To be determined at time of master plan review
Interior boundary adjacent to residential or non-residential uses:	
Side	5 feet
Rear	10 feet
Building to Building	
Residential	6 feet
Non-residential	0 feet

¹ Domestic animal care facilities shall require a veterinary certificate of health and proof of current vaccinations for distemper, rabies and parvovirus. Animals may be groomed, trained, exercised socialized and kept or boarded overnight, but not bred, sold or let for hire.

² Permitted within Planning Area 51 Development Districts 2 and 3 only.

³ Conditionally permitted within Planning Area 51 Development Districts 1, 2, 3, and 6 only.

⁴ Unless a lesser amount is approved at the time of Master Plan approval.

(Ord. No. 06-18, § 4, 10-24-06; Ord. No. 09-08, § 4, 9-8-09; Ord. No. 10-04, § 3, 4-13-10; Ord. No. 11-12, § 4(Exh. A), 9-13-11 ; Ord. No. 12-01, § 5(Exh. A), 1-24-12 ; Ord. No. 13-07 , § 4(Exh. A), 12-10-13; Res. No. 15-86, § 3(Exh. A), 8-11-15; Ord. No. 18-05 , Exh. A, 4-24-18; Ord. No. 19-20 , § 4(Exh. A), 12-10-19; Ord. No. 20-05 , § 6, 5-12-20)

Division 7, Section 7-2-2 Exempt Signs (Redlines)

Sec. 7-2-1. Special sign regulations.

A. *Light beams (i.e., searchlights or laser beams).*

1. Searchlights and laser beams are permitted in nonresidential planning areas in conjunction with an approved City of Irvine special event permit for a period not to exceed three consecutive nights. Subject to determination by the Community Development Department, review and approval by the Airport Land Use Commission, may be required. In no circumstance shall these light mechanisms be permitted in residential planning areas or within 300 feet of a residential dwelling unit.
2. Prior to the approval of a special event permit involving a laser, the applicant must provide the Director of Community Development with an approval letter issued by the Federal Aviation Administration (FAA).

B. *Signs requiring a sign program.* The following types of signs shall require a sign program which must be approved prior to issuance of a sign permit. Refer to Chapter 2-31, Sign Program Procedures, for other circumstances requiring a sign program.

1. *Exposed neon sign (also gaseous light and fiber optic tubing).* The use of exposed neon signs, including decorations, shall be permitted only where authorized by other sections of this chapter or as part of a sign program approved by the Planning Commission. Exposed neon signs and decorations located within a business establishment, intended to be read or viewed from outside the business establishment, are not permitted, unless approved as part of a sign program.
2. *Icon sign.* An icon sign is a unique, artistic, two- or three-dimensional image reflective of a company's use, product or service. The image may be illuminated and may include, but is not limited to, exposed neon and animated or moving parts. The image may be a monument, wall or projecting sign. An icon sign shall be incorporated into a sign program and must be approved by the Planning Commission.
3. *Village identification sign.* A sign which displays the name of the village within which it is located. Whenever village identification signs are affixed to significant structures, such as, but not limited to, arch ways or other structures straddling sidewalks, streets or parkways, Planning Commission approval of the underlying structure is required. Approval of such structures shall be processed as a Master Plan prior to or concurrent with approval of the sign program. A village identification sign shall be incorporated into a sign program and must be approved by the Planning Commission.
4. *Lightbulb strings.* An external display of lights which consist of festoons and/or strings of open lightbulbs. The sign program shall demonstrate how the lightbulb strings or "Tivoli lights" are compatible with the project. Lightbulb

strings in a nonresidential village shall be incorporated into a sign program and may be approved by the Director of Community Development. Lightbulb strings in residential villages shall be incorporated into a sign program and must be approved by the Zoning Administrator.

5. *Attraction board sign.* A sign which displays information about events or items offered at sites such as, but not limited to, movie theaters, educational facilities, or concert facilities. An attraction board sign shall be incorporated into a sign program and must be approved by the Planning Commission.
6. *Super graphic sign.* A painted design which covers an area greater than 10 percent of a wall, building facade, or other structure. A super graphic sign in a nonresidential village shall be incorporated into a sign program and may be approved by the Director of Community Development. A super graphic sign in a residential village shall be incorporated into a sign program and must be approved by the Zoning Administrator.
7. *Decorative construction fence sign.* A sign that contains a decorative theme with artistic merit in order to provide interest to the construction fence. A decorative construction sign shall be incorporated into a sign program and may be approved by the Director of Community Development.
8. *Electronic message center.* A changeable copy system that is controlled by an electronic computer. An electronic message center sign shall be incorporated into a sign program and must be approved by the Planning Commission.
9. *Signs in the Jeffrey Open Space Spine.* Any private development project and/or business identification sign located in the Jeffrey Open Space Spine shall be incorporated into a sign program and must be approved by the Planning Commission.

10. Residential Beekeeping signs as required in Chapter 3-37 Section 3-41

(Ord. No. 01-17, § 3, 10-19-01)



RESIDENTIAL BEEKEEPING PERMIT CHECKLIST

A Residential Beekeeping Permit shall be reviewed and approved consistent with the procedures and standards set forth in Chapter 2-39 and Chapter 3-41 of the Zoning Ordinance (ZO). The following items must be provided at the time of submittal: (1) completed Residential Beekeeping Permit Checklist including all documentation required by the checklist and (2) Property Owner Acknowledgment form. Failure to provide the above-mentioned items will cause an application to be denied for processing. Please complete Sections 1-3 below and move to the Checklist items beginning on page 3.

SECTION 1 - APPLICANT DATA

APPLICANT NAME		FIRM NAME	
ADDRESS		PHONE	FAX
CITY	ZIP	EMAIL	

I hereby certify that the information contained herein and in the accompanying exhibits is true and correct to the best of my knowledge and belief. Per State Government Code Section 65483, I acknowledge that I am applying for a development permit.

APPLICANT SIGNATURE

DATE

SECTION 2 - PROPERTY OWNER AUTHORIZATION

PROPERTY OWNER OF RECORD (Print)		
ADDRESS		
CITY	ZIP	PHONE

I am the owner of record, or his/her authorized representative, of the property which is the subject of this application. I approve of the action requested.

PROPERTY OWNER SIGNATURE

DATE

SECTION 3 - PROJECT LOCATION/LEGAL DATA

SITE ADDRESS	PLANNING AREA
LEGAL DESCRIPTION (Tract, Lot, Parcel)	ASSESSOR'S PARCEL NUMBER
PREVIOUSLY APPROVED DEVELOPMENT CASES FOR THIS SITE	

RELATED DEVELOPMENT CASE SUBMITTALS AT THIS TIME? IF YES, PLEASE LIST OTHER CASE TYPES:

YES NO

RESIDENTIAL BEEKEEPING PERMIT CHECKLIST

FOR OFFICE USE ONLY

AUTHORIZATION TO INSTALL BEEHIVE STRUCTURE

- The request demonstrates compliance with all requirements in Chapter 2-39 and development standards in Chapter 3-41 of the Zoning Ordinance.
- The applicant has certified that residential beekeeping practices on the subject property will comply with the City of Irvine's Best Management Practices Manual.

STAFF SIGNATURE

DATE

FINAL APPROVAL/PERMIT ISSUANCE

- Code Enforcement has completed and approved their on-site inspection of the beehive(s).
- The property owner has submitted proof of purchase of western honeybees (*Apis mellifera*).
- The property owner has submitted proof of registration with the Orange County Agricultural Commissioner.

STAFF SIGNATURE

DATE

NOTE: Staff signatures will be provided at the time a Residential Beekeeping Checklist has been determined to be complete and approval of the Residential Beekeeping request has been granted.

RESIDENTIAL BEEKEEPING PERMIT CHECKLIST

CHECKLIST

The following is a list of materials which must be submitted to have a complete application. Consult with the Development Assistance Center if you have questions. Please do not submit your application until all materials have been gathered. Your application will be reviewed for completeness by utilizing the items within this checklist.

PRE-SUBMITTAL MEETING (NOT REQUIRED, BUT RECOMMENDED)

- A meeting with a staff planner to discuss the project and required submittal materials.

SUBMITTAL REQUIREMENTS

- A complete Development Case Application signed by the property owner or authorized representative.
- Required Beehive Information and Acknowledgment form.
- Proof of notification to adjacent property owners (i.e. any property abutting the subject site) regarding the submittal of a Residential Beekeeping Permit. Proof of Notification shall include the following information:
 - Copies of notification letter
 - Neighbor's signature acknowledging receipt of letter
 - Contact information (name, email address, and phone number)
 - Property address
- Homeowners Association acknowledgement and authorization, if applicable.
- Proof of completion of a beekeeping course.

PROCESSING FEES

- A deposit or fee as set forth by ordinance or resolution of the City Council.

SITE PLAN

- Provide a site plan (Form 41-10) depicting and labeling the location of the proposed beehive(s) and all existing structures on the lot.
- Show the setbacks of the proposed beehive from all property lines and adjacent streets.
- Label property lines, exterior walls/fences, and existing easements of record.
- Add a note stating "No easements exist on the property", if applicable.
- Location of beehive signage.

EXHIBITS

- Photo and/or specification of beehive(s).



RESIDENTIAL BEEKEEPING PERMIT PROPERTY OWNER ACKNOWLEDGMENT

BEST MANAGEMENT PRACTICES (BMP) MANUAL

The property owner agrees to adhere to the City of Irvine's Residential Beekeeping development standards and BMP Manual to ensure safe and responsible beekeeping. Failure to abide by the Residential Beekeeping development standards and/or BMPs may result in the revocation of a Residential Beekeeping Permit pursuant to Chapter 2-39, Sec. 2-39-8 of the Zoning Ordinance.

CC&Rs and HOMEOWNERS ASSOCIATION REGULATIONS

The property owner understand that a Residential Beekeeping Permit does not override private property restrictions in Covenants, Conditions and Restrictions (CC&Rs) or Homeowners' Association regulations.

MEDICAL PROOF OF BEE STING ALLERGY

The property owner understands that a Residential Beekeeping Permit may be revoked at any time should an adjacent property owner (any property abutting the subject site) shows medical proof of a bee sting allergy.

EMERGENCY ABATEMENT

The property owner understands that the ability to maintain bees on residential property may be subject to Sec. 4-11-111 - Emergency Abatement - of the Municipal Code if a permit violation exists and/or if any related activity affects the public health and safety of the neighborhood.

WAIVER AND RELEASE OF LIABILITY AND AGREEMENT TO INDEMNIFY THE CITY OF IRVINE

The applicant and all owners and operators hereby waive and releases the City, its employees, insurers, attorneys, officials or agents, from any and all liability for monetary damages related to or arising from the application for a permit, the issuance of the permit, the enforcement of the conditions of the permit and/or the maintenance and operation of an apiary. The applicant certifies that under no circumstances shall the applicant cause any cause of action including an action for monetary damages against the City of Irvine, the permitting official, any City employee, insurer, attorney, official or agent as a result of this permit application, issuance, the enforcement of the conditions of the permit, or the operation or maintenance of bees thereunder.

RELEASE CITY OF IRVINE FROM LIABILITY FOR ISSUING THE APPLICANT A PERMIT

By applying for a Residential Beekeeping Permit and by accepting a permit from the City of Irvine, the applicant/property owners, waives and releases Irvine, and its elected officials, employees, agents, insurers and attorneys, and each of them, from any liability for injuries, damages, costs and expenses of any nature whatsoever that result or relate to the Residential Beekeeping Permit or operation thereunder.

AGREEMENT TO INDEMNIFY CITY OF IRVINE

By applying for a Residential Beekeeping Permit and by accepting a permit from the City of Irvine, the applicant/ property owner agrees to indemnify, defend and hold harmless releases Irvine, and its elected officials, employees, agents, insurers and attorneys, and each of them, against all liability, claims and demands, of any nature whatsoever, including, but not limited to, those arising from bodily injury, sickness, disease, death, property loss and property damage, arising out of or in any manner related to the beekeeping activities that is the subject of the permit.

I declare under penalty of perjury that the information provided on this form is true and correct and do hereby apply for a permit pursuant to Chapter 2-39 and 3-41 of the Zoning Ordinance, and all other applicable Sections of this Ordinance.

SIGNATURE

PRINT NAME

DATE

CITY COUNCIL ORDINANCE NO. 22-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF IRVINE APPROVING ZONE CHANGE 00863847-PZC TO AMEND THE ZONING ORDINANCE AND MUNICIPAL CODE TO PROVIDE NEW CITYWIDE REGULATIONS FOR RESIDENTIAL BEEKEEPING

WHEREAS, the City of Irvine Community Development Department has initiated Zone Change 00863847-PZC to revise the Zoning Ordinance and Municipal Code to establish procedures and development standards for a Residential Beekeeping Permit; and

WHEREAS, Zone Change 00863847-PZC will create two new chapters within the Zoning Ordinance (Chapters 2-39 and 3-41) to establish Administrative Procedures for processing eligible Residential Beekeeping Permits and to establish the development and approval requirements for a Residential Beekeeping Permit, respectively; and

WHEREAS, Zone Change 00863847-PZC will amend Title 4 – Public Safety, Chapter 10, Section 4-5 1009 of the Municipal Code and Chapter 3-37 (Section 3-37- 12 2.1 Estate Density Residential, Section 3-37-13 2.2 Low Density Residential, Section 3-37-14 2.3 Medium Density Residential, Section 3-37-15 2.4 Medium High Density Residential, Section 3-37-16 2.5 High Density Residential, Section 3-37-17 3.1 Multi Use, and Section 3-37-39 8.1 Trails and Transit Oriented Development) of the Zoning Ordinance to ensure consistency by allowing residential beekeeping within residential districts; and

WHEREAS; the Zone Change is considered a “project” under regulations of the State of California Environmental Quality Act; and

WHEREAS, Pursuant to Section 4 of the City of Irvine CEQA procedures and Article 5 of the State of California Environmental Guidelines, the proposed Zone Change is exempt from CEQA under Section 15061(b)(3) as it can be seen with certainty that the proposed ordinance does not have the potential to significantly impact the environment; and

WHEREAS, the Planning Commission of the City of Irvine considered information presented by Community Development Department and other interested parties at a public hearing held March 17, 2022 and recommended City Council approval of the Zone Change subject to minor revisions in Chapter 3-41, Section 3-41-3 and Section 3-41-4 for clarification purposes; and

WHEREAS, the City Council of the City of Irvine has considered information presented by City staff, the applicant, and other interested parties at a public hearing held April 26, 2022.

NOW, THEREFORE, the City Council of the City of Irvine DOES HEREBY ORDAIN as follows:

SECTION 1. Pursuant to Section 4 of the City of Irvine CEQA procedures and Article 5 of the State of California Environmental Guidelines, the proposed project has been found to be exempt from the requirements of CEQA under Section 15061(b)(3) as it can be seen with certainty that the proposed ordinance does not have the potential to significantly impact the environment.

SECTION 2. The findings required for approval of a Zone Change as set forth in Section 2-38-7 of the City of Irvine Zoning Ordinance have been made as follows:

A. The proposed zone change is consistent with the City's General Plan.

The Zone Change is consistent with the City's General Plan as the proposed regulations for a Residential Beekeeping Permit do not conflict with any goal or policy in the General Plan.

B. The proposed zone change is consistent with any applicable concept plan.

There is no Concept Plan associated with this project.

C. The proposed zone change meets all the requirements set forth within division 8 for dedication of permanent open space through a specified phased implementation program for affected planning areas and zoning districts.

This project is not required to dedicate open space because there is no development associated with the zone change.

D. The proposed zone change is in the best interest of the public health, safety, and welfare of the community.

The Zone Change is in the best interest of the public health, safety, and welfare of the community as it establishes administrative procedures and development standards for processing Residential Beekeeping Permits, as well as requirements within the Best Management Practices Manual that will ensure safe and responsible beekeeping. The Residential Beekeeping Ordinance has been designed to ensure beehives remain ancillary to the primary use of residential properties and will not affect the public health and safety of the neighborhood. Furthermore, the Zone Change includes response strategies that have been developed in coordination with Public Safety's Animal Services Division to minimize any potential impacts of beehives within neighborhoods.

- E. Based upon information available at the time of approval, adequate sewer and water lines, utilities, sewage treatment capacity, drainage facilities, police protection, fire protection/emergency medical care, vehicular circulation and school facilities will be available to serve the area affected by the proposed zone change when development occurs.

The Zone Change does not create new development and will only revise and introduce new chapters within the Zoning Ordinance and amend the Municipal Code to establish procedures and regulations pertaining to Residential Beekeeping. Therefore, it will have no impact on any of the aforementioned public facilities or services.

- F. The proposed zone change affects land located within the coastal zone, the proposed zone change will comply with the provisions of the land use plan of the certified local coastal program.

The project does not include any development within the coastal zone.

SECTION 3. Based on the above findings, the City Council of the City of Irvine DOES HEREBY APPROVE Zone Change 00863847-PZC amending the City's Zoning Code and to provide new Citywide regulations for Residential Beekeeping.

SECTION 4. The City Clerk shall certify to the passage of this Ordinance and this Ordinance shall be published as required by law and shall take effect as provided by law.

PASSED AND ADOPTED by the City Council of the City of Irvine at a regular meeting held on the 26th day of April 2022.

MAYOR OF THE CITY OF IRVINE

ATTEST:

CITY CLERK OF THE CITY OF IRVINE

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS
CITY OF IRVINE)

I, Carl Petersen, City Clerk of the City of Irvine, HEREBY DO CERTIFY that the foregoing Ordinance was introduced for first reading on April 26, 2022, and duly adopted at a regular meeting of the City Council of the City of Irvine, by the following vote:

AYES: COUNCILMEMBERS:

NOES: COUNCILMEMBERS:

ABSENT: COUNCILMEMBERS:

CITY CLERK OF THE CITY OF IRVINE

EXHIBIT A

DIVISION 2 – ADMINISTRATION

Chapter 2-39 – Residential Beekeeping Permit

Sec. 2-39-1. – Intent.

A. It is the intent and purpose of this section to establish procedures whereby the City may grant a Residential Beekeeping Permit.

Sec. 2-39-2. – Need for Beekeeping Permit.

A. A Residential Beekeeping Permit is required for all residential beehives where the Zoning Ordinance identifies “Residential Beekeeping (Accessory Use)” as a permitted use

Sec. 2-39-3. – Application requirements.

A. Persons eligible. The property owner or authorized agent of the property owner is eligible to apply for a Residential Beekeeping Permit with the Community Development Department.

B. All of the information below must be submitted by an eligible person at the time a Residential Beekeeping Permit application is submitted:

1. A complete Residential Beekeeping Permit application signed by the property owner or its authorized representative.
2. Site Plan - City Form XX-XX - identifying the following information:
 - Proposed beehive location and existing structures;
 - Minimum setbacks of the proposed beehive from all property lines and adjacent streets;
 - Property lines, exterior walls/fences, and all easements of record;
 - Easements on the property, if any; and
 - Surrounding land uses.
3. Required Beehive Information and Acknowledgements form, which includes all of the following acknowledgements:
 - a. Property owner understands that, at any time, an adjoining property resident may submit proof to the City of a medically-certified allergy to the sting of bees, which shall result in the City’s initiation of the revocation

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process of a Residential Beekeeping Permit in accordance with Zoning Ordinance Chapter 2-39.

b. Property owner understands that the ability to maintain bees on residential property may be subject to Sec. 4-11-111 - Emergency Abatement - of the Municipal Code if a permit violation exists and/or if any related activity affects the public health and safety of the neighborhood.

c. A Residential Beekeeping Permit does not override private property restrictions in Covenants, Conditions and Restrictions (CC&Rs) or Homeowners' Association regulations.

d. Property owner has read and understands the City of Irvine's Best Management Practices (BMPs) Manual.

e. Property owner certifies that they will maintain bees in a manner that conforms with Chapter 3-41 and the City of Irvine's BMPs Manual.

4. Proof of notification to adjacent property owners abutting the subject site regarding the submittal of a Residential Beekeeping Permit. Proof of Notification shall include the following information:

- Copies of notification letter;
 - Neighbors signature acknowledging receipt of letter;
 - Contact Information (name, email address, and phone number);
- and
- Property address.

5. Homeowners' Association acknowledgement and authorization, if applicable.

6. A deposit or fee as set forth by ordinance or resolution of the City Council.

7. Proof of completion of a beekeeping course.

8. Registration with the County of Orange Agricultural Commissioner on the first day of January of each year or within 30 calendar days of acquiring an apiary consistent with Food and Agricultural Code Sections 29040-29056. The applicant must submit proof of registration to the City prior to final approval and renewal of a Residential Beekeeping Permit.

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Sec. 2-39-4. – Approval body.

The Director of Community Development Department, or his or her designee, shall review applications for Residential Beekeeping Permits.

Sec. 2-39-5. – Appeal.

The decision of the Director of Community Development, or his or her designee, with respect to the Residential Beekeeping Permit shall be final unless appealed in accordance with Chapter 2-5 -Appeal Procedure – of the Zoning Ordinance.

Sec. 2-39-6. – Expiration and Renewal.

A. A Residential Beekeeping Permit shall expire one (1) year from the date of the final approval of the permit.

B. The recipient of a Residential Beekeeping Permit shall submit a permit application in accordance with Section 2-39-3 of this Chapter to renew the permit. All permit renewals shall be secured prior to the expiration of the previous year's permit.

Sec. 2-29-7. – Inspections

A. Subsequent to the approval of an initial residential beekeeping permit, City staff or their designee shall inspect the site to determine that the permit complies with the development standards in Chapter 3-37, Section 3-41 of the Zoning Ordinance.

Sec. 2-39-8. – Enforcement and revocation.

A. The Director of Community Development, or his or her designee, is authorized to revoke a residential beekeeping permit if any of the following occurs:

1. An adjoining property owner (a property touching the subject site) has provided medical proof of a bee sting allergy.
2. The beehive(s) creates an imminent danger and affects the public health and safety of the community and surrounding area.
3. The permittee violates any of the conditions or terms of approval or any law or ordinance in connection with the permit approval on three (3) separate occasions within a 12-month period.
- 4.

B. Upon determining that the grounds for permit revocation exist, the Director of Community Development shall furnish written notice of the revocation to the permittee. Such notice shall summarize the principal reasons for the revocation, and shall be delivered by first class mail and certified mail, return receipt requested and postage prepaid, addressed to the permittee as the name and address appears on the permit. Upon receipt of such notice, the permittee shall immediately suspend all beekeeping activities including removing all bees from the subject property.

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C. Within 30 calendar days after having served notice of revocation, the Director of Community Development, or his or her designee, shall meet with the permittee, permittee's authorized agent, or permittee's successor. The intent of the meeting shall be to discuss reason(s) for the cited revocation of the permit and ways to remedy the revocation, if possible. If no agreement can be reached, the Director of Community Development, or his or her designee, shall permanently revoke the permit. The decision of the Director shall immediately become effective and final unless an appeal is timely made as provided in Sec.2-39-9 of this Chapter.

Sec. 2-39-9. - Appeal.

A. For purposes of this chapter, the appeal procedure set forth in this section applies to only a revocation of a permit and supersedes that contained in Chapter 2-5.

B. The permittee shall, within 15 calendar days after having been notified of an adverse determination, file a written notice of appeal with the City Clerk.

C. The written notice of appeal shall be addressed to the Planning Commission and shall specify the subject matter of the appeal, the date of any original and amended applications or requests, the date of the adverse decision (or receipt of notice thereof), the basis of the appeal, the action requested of the Planning Commission, and the name and address of the permittee.

D. The appeal shall be accompanied by a deposit or fee as required by City Council resolution.

E. The City Clerk shall place the appeal on the Planning Commission agenda within 60 calendar days after receipt of it. The permittee shall have the burden of proving that the decision rendered by the Director of Community Development, or his or her designee, was unreasonable, erroneous, or a clear abuse of discretion.

F. The decision of the Planning Commission shall be final.

Sec. 2-38-9 Emergency abatement.

A. A residential beehive(s) shall be subject to Division 11, Sec. 4-11-111 – Emergency Abatement – of the Municipal Code should any of the following conditions occur:

1. Colonies of bees exhibit defensive or objectionable behavior or interfere with normal use of neighboring properties without owner's immediate and successful response to rectify the problem.

2. Colonies of bees swarm because of failure to re-queen without owner's immediate and successful response to rectify the problem.

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3. Colonies of aggressive bees swarm without owner's immediate and successful response to contain or relocate the bees.
4. Hives become abandoned by the property owner.
5. Beehives create an imminent public health and safety concern to the neighborhood.

B. In the event that the City has evidence that any of the following has occurred, a Residential Beekeeping Permit shall be subject to the provisions of the enforcement and revocation procedures in Section 2-38-8 and appeal procedures in Section 2-39-9 of this Chapter.

Sec. 2-38-10 – Judicial Remedies

A. The City Attorney may bring a civil action and civil penalties against any person who continues to violate any provision of this Chapter or Chapter 3-41 of the Zoning Ordinance. In any civil action that is brought pursuant to this Chapter or Chapter 3-41 of the Zoning Ordinance, a court of competent jurisdiction may award civil penalties and costs to the prevailing party.

A violation of this chapter shall constitute a misdemeanor and may be prosecuted in the name of the people of the State of California. The maximum fine or penalty for any violation shall be the same as established by the general laws for a misdemeanor.

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Chapter 3-41. - RESIDENTIAL BEEKEEPING

Section 3-41-1. – Intent.

This Chapter establishes development standards for residential beekeeping. These standards are intended to protect the public health and safety of the residential home and surrounding neighborhood.

All residential beekeeping activities shall both follow the City's Best Management Practices (BMP) Manual and be ancillary to the primary residential use of the property.

Section 3-41-2. – Definitions.

Apiary: Single location where one or more beehives are kept.

Bee: Any stage of the common domestic honey bee (*apis mellifera* species).

Beekeeping (Residential): The raising, breeding, and maintenance of domestic honey bees (*apis mellifera* species) as an accessory use in residential zones.

Bee Box, Brood Box or Honey Supers: Boxes used in a Langstroth hive with removable frames that have no top or bottom which allow the beekeeper to expand or condense the hive depending on the strength of the hive.

Bee Hive: Structure for the housing of a bee colony.

Beekeeper: A person who keeps honey bees and manages bee hives.

Brood: The eggs, larvae and pupa of the honey bee prior to emerging as an adult bee.

Brood Manipulation: Frames of brood that are taken from a healthy colony and donated to a weaker colony to strengthen its health and success for survival.

Colony: A collection of bees with one queen. This can be anywhere from a few hundred bees to many thousand bees.

Colony Collapse Disorder (CCD): The phenomenon that occurs when the majority of worker bees in a colony disappear and leave behind a queen, plenty of food and a few nurse bees to care for the remaining immature bees and the queen.

Frame: A hive component where bees build their honeycomb.

Hive: An artificial/man-made structure to house a honey bee nest.

[Type here]

Honeycomb: Beeswax cells where honey nectar and brood are stored.

Langstroth Hive: A type of hive that is designed to be expandable or contractible with frames that can be removed for inspection.

No Kill Policy: the preservation, salvation and relocation of honey bees as humanely as possible.

Pollination: The process of collecting pollen from one flower and depositing it on another flower.

Queenright: A hive with a queen is called “queenright”, a hive without a queen is called “queenless”. Queen bees are vital to a colony because they are the only bees capable of laying fertilized eggs, called workers (female honey bees).

Removable Frame: A frame designed to be removed from a hive for inspection purposes.

Requeen: To replace the queen bee in a colony with a new, younger and mated queen, a common practice in beekeeping to prevent bee swarming, increase brood and honey production or reduce hive defensiveness.

Robbing: Bees trying to steal honey from a hive that is not their own and depleting it of its resources.

Smoker: A tool used by a beekeeper to produce smoke to calm the bees.

Swarm: Group of bees in a transitional state leaving their original hive, clustering nearby, and then leaving again to establish a new hive in a new cavity.

Top Bar Hive: A trapezoidal box with slats of wood which the bees will make comb along. These slats can be pulled out with the comb for inspection.

Section 3-41-3. – Allowable zoning districts.

Residential Beekeeping shall be allowed as an accessory use to single-family detached and single-family attached homes with single property ownership (*homes on a condominium lot with multiple property ownership are prohibited*) only in the following zoning districts:

- 2.1 Estate Density Residential
- 2.2 Low Density Residential
- 2.3 Medium Density Residential
- 2.4 Medium High Density Residential
- 2.5 High Density Residential
- 3.1 Multi-Use
- 8.1 Trails and Transit Oriented Development

[Type here]

Section 3-41-4. – Residential beekeeping standards.

All submittals for a residential beekeeping permit shall comply with all of the following requirements and development standards:

1. Allowable bee species: *Apis mellifera* (Western honey bee)
2. Minimum Lot Size: 2,400 square feet total
3. Maximum Number of Beehives: Two (2) Langstroth beehives
4. Location:
 - a. Beehive shall be located in the rear yard and behind side yard fencing'
 - b. Beehive location shall be secured from unauthorized access; and
 - c. Beehive location shall be screened and not visible from an adjacent street.
5. Beehive Setback: Refer to the building setback standards of the subject property's zoning designation.
6. Beehive Signage: The permittee shall comply with the following sign requirements:
 - a. Location: Front yard gate/fence
 - b. Sign Copy: Text conveying an active beehive (e.g. "Warning: Active Beehive")
 - c. Size: 12"x24" (2 square feet) max. Signs shall be exempt from Division 7 of the Zoning Ordinance.
7. Residential Beekeeping Best Management Practices Manual:

The City's BMPs Manual has been established to provide guidance for beekeepers and to provide information that will safeguard neighbors and the public in close proximity to where beehive(s) are kept.

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Sec. 4-5-1009. Keeping of unpermitted bees.

It shall be unlawful for any person to have, keep or maintain any unpermitted hive or swarm of bees within the City. The provisions of this section shall not apply to the keeping of bees in nonresidential zones as part of an educational institution for study or observation or a physician's office or laboratory for medical research, treatment, or other scientific purposes, provided that the bees are not permitted to fly at large. In any nonresidential zone where City zoning expressly permits the keeping of hives or swarms of bees, bees may be kept and maintained in compliance with all applicable municipal and zoning codes, but in no case may a person keep or maintain any hive or swarm of bees within 100 yards of any bicycle trail or lane, equestrian trail, pedestrian right-of-way, or residential district.

(Ord. No. 09-10, § 1, 9-22-09)

Sec. 3-37-12. 2.1 Estate Density Residential.

A. *Intent.* This category allows zero to 1.0 dwelling units per net acre, which is equivalent to the General Plan designation of Estate Density, of zero to 1.0 dwelling units per gross acre. Both attached and conventional housing are allowed in the category as long as the density averaged over the entire planning area does not exceed 1.0 dwelling unit per net acre.

B. *Intensity standard.*

0—1.0 dwelling units per net acre.

0.1—12.5 dwelling units per net acre (2.1A).

C. *Permitted uses.*¹

1. Accessory use.
2. Agriculture (interim use).
3. Cottage food operations.
4. Home care.
5. Home occupation permit.
6. Information center.
7. Large family child care permit.
8. Manufactured structure permit (up to two years).
9. Model home sales complex.
10. Park.
11. Public park facility (only in public parks).
12. Residential beekeeping as an accessory use. (Only in single-family detached homes and single-family attached homes with single property ownership of the lot)
13. Residential, accessory dwelling unit.
14. Residential, attached (2.1A only).
15. Residential, single-family detached.

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16. School, public.
17. Stable, private (except 2.1A).
18. Transitional housing — Small.
19. Wireless communication facility (may require a wireless communication facility permit, a minor conditional use permit, a major conditional use permit or may be prohibited, depending on the type of installation and the location of the installation site, pursuant to the review procedures matrix in Section 2-37.5-3).

D. Conditional uses.²

1. Boarding house.
2. Cemetery, mausoleum, and crematory (prohibited in 2.1A).
3. Child care center.
4. Church³ (footnote #3 does not apply to 2.1A).
5. Community facility.
6. Manufactured structure (over two years).
7. Recreational vehicle storage, private.
8. School, private⁴ (footnote #4 does not apply to 2.1A).
9. Stable, public (2.1A only).
10. Stable, private (conditionally permitted in 2.1A).
11. Transitional housing — Large.
12. Utility building and facility.

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E.	<i>Minimum site size</i>	1 acre 20,000 square feet (2.1A only) 2,400 square feet (2.1A only—projects greater than 2.2 du's/net acre)
F.	<i>Maximum site coverage</i>	25% 35% (2.1A only) Not applicable for projects greater than 2.2 du's/net acre—2.1A only)
G.	<i>Maximum building height</i>	50 feet ⁶ 35 feet (projects greater than 2.2 du's/net acre—2.1A only)
H.	<i>Minimum site landscaping</i>	Not applicable to Estate Density Residential 30%—Projects greater than 2.2 du's/net acre—2.1A
I.	<i>Building setbacks⁵from:</i>	
	Freeways, transportation corridors	50 feet
	Major highways	50 feet
	Primary highways	42 feet
	Secondary highways:	
	In nonresidential areas	35 feet
	In residential areas	25 feet
	Commuter highways and local streets	15 feet
	Private drives	10 feet
	Interior boundary if adjacent to residential uses:	
	Side	35 feet 20 feet (2.1A only) ⁷ 5 feet (projects greater than 2.2 du's/net acre—2.1A only)
	Rear	25 feet ⁷ 10 feet (projects greater than 2.2 du's/net acre—2.1A only)
	Interior boundary if adjacent to nonresidential uses:	
	Side	35 feet 10 feet (projects greater than 2.2 du's/net acre—2.1A only)
	Rear	25 feet 10 feet (projects greater than 2.2 du's/net acre—2.1A only)
	Building to building	10 feet 10 feet (projects greater than 2.2 du's/net acre—2.1A only)

[Type here]

¹ Some permitted uses may have to conform to or fulfill conditions of approval imposed in conjunction with previous discretionary approvals. Additionally, a Master Plan application may need to be processed (see Chapter 2-17).

² A Master Plan application may be required in addition to a conditional use permit (see Chapter 2-17).

³ A church that proposes to locate in an existing permanent building and meets all the general development standards will not require a conditional use permit (CUP).

⁴ A private school for adults (18 years and older) that proposes to locate in an existing permanent building and meets all the general development standards will not require a conditional use permit.

⁵ Exceptions to these building setback requirements appear on the setback exceptions matrix in Section 3-27-2.

⁶ The height for homes located in the special height limitation zone in the Planning Area 22 zoning (Chapter 9-22) is subject to a maximum elevation.

⁷ Cabanas and patio/gazebos, solid covered shall be setback a minimum of 15 feet from any property line, measured to the face of the support post. The maximum height is 12 feet. (Code 1976, § V.E-325.2.1; Ord. No. 92-3, 4-14-92; Ord. No. 92-21, § 6, 11-24-92; Ord. No. 93-7, 6-22-93; Ord. No. 93-14, § 3, 10-12-93; Ord. No. 94-2, § 3, 2-8-94; Ord. No. 94-7, § 3, 6-14-94; Ord. No. 94-15, § 3, 12-13-94; Ord. No. 94-16, 12-13-94; Ord. No. 95-3, § 3B, 4-25-95; Ord. No. 95-4, § 1, 5-9-95; Ord. No. 95-7, § 4, 7-11-95; Ord. No. 95-8, § 3, 7-11-95; Ord. No. 95-12, § 3, 9-12-95; Ord. No. 95-16, § 2, 10-10-95; Ord. No. 96-2, § 2, 1-23-96; Ord. No. 96-18, § 4, 12-10-96; Ord. No. 05-13, § 4, 7-12-05; Ord. No. 05-16, § 2, 7-12-05; Ord. No. 09-02, § 3, 3-24-09; Ord. No. 10-03, § 3, 4-13-10; Res. No. 15-86, § 3(Exh. A), 8-11-15; Ord. No. 18-05, Exh. A, 4-24-18)

Sec. 3-37-13. 2.2 Low Density Residential.

A. *Intent.* This category allows zero to 6.5 dwelling units per net acre, which is approximately equivalent to the General Plan Low Density category of zero to five dwelling units per gross acre. Attached and conventional housing, as well as other appropriate uses such as churches and child care centers, are allowed.
(2.2A and 2.2B) University Park (Planning Area 20).
(2.2C) Westpark (Planning Area 14).
(2.2D) Orchard Hills (Planning Area 1).

B. *Intensity standard.*

0—6.5 dwelling units per net acre.

2.2C: 0—6.9 dwelling units per net acre (Westpark).

2.2D: 0—31.0 dwelling units per net acre (Planning Area 1). Individual project densities in 2.2D may exceed 6.5 dwelling units/net acre. However, no individual project may exceed 31.0 dwelling units/net acre and the overall density within all of 2.2D cannot exceed 6.5 dwelling units/net acre. For individual residential projects within 2.2D, the development standards to be applied shall depend on the actual net density of the individual residential product as follows:

1. For projects from 0 to 6.5 dwelling units per net acre, Section 3-37-13 development standards shall apply.

[Type here]

2. For projects from 6.6 to 12.5 dwelling units per net acre, Section 2-37-14 development standards shall apply.
3. For projects from 12.6 to 31.0 dwelling units per net acre, Section 3-37-15 development standards shall apply.

C. Permitted uses.^{1, 6}

1. Accessory use.
2. Agriculture (interim use).
3. Cottage food operations.
4. Home care.
5. Home occupation permit.
6. Information center.
7. Large family child care permit.
8. Manufactured structure (up to two years).
9. Model home sales complex.
10. Park.
11. Public park facility (only in public parks).
12. Residential beekeeping as an accessory use. (Only in single-family detached homes and single-family attached homes with single property ownership of the lot)
13. Residential shelter.
14. Residential, accessory dwelling unit.
15. Residential, attached.
16. Residential, single-family detached.
17. School, public.
18. Supportive housing — Small.
19. Transitional housing — Small.
20. Wireless communication facility (may require a wireless communication facility permit, a minor conditional use permit, a major conditional use permit or may be prohibited, depending on the type of installation and the location of the installation site, pursuant to the review procedures matrix in Section 2-37.5-3).

D. Conditional uses.^{2, 6}

1. Boarding house.
2. Child care center.
3. Church.³
4. Community facility.
5. Convalescent home.
6. Manufactured structure (over two years).
7. Recreational vehicle storage, private.
8. Residential care facility.
9. School, private.⁴
10. Senior housing.
11. Supportive housing — Large.
12. Transitional housing — Large.
13. Utility building and facility.

[Type here]

E.	<i>Minimum site size</i>	4,000 square feet
		2.2D: 3,000 square feet
F.	<i>Maximum site coverage</i>	50%
G.	<i>Maximum building height</i>	35 feet
H.	<i>Minimum site landscaping</i>	Not applicable to Low Density Residential
I.	<i>Building setbacks⁵from:</i>	
	Freeways, transportation corridors	50 feet
	Major highways	50 feet
	Primary highways	42 feet
	Secondary highways:	
	In nonresidential areas	35 feet
	In residential areas	25 feet
	Commuter highways and local streets	15 feet 2.2A: 20 feet 2.3C: 15-foot average, 10-foot minimum (Westpark)
	North-south San Diego Creek ROW	2.2C: 50-foot minimum parking setback with 65-foot average setback; 65-foot building setback with 75-foot average setback (Westpark)
	East-west San Diego Creek ROW	2.2C: 30 feet (Westpark)
	Private drives	10 feet
	Interior boundary if adjacent to residential uses:	
	Side	5 feet
	Rear	10 feet
	Interior boundary if adjacent to nonresidential uses:	
	Side	10 feet
	Rear	10 feet
	Building to building	6 feet

¹ Some permitted uses may have to conform to or fulfill conditions of approval imposed in conjunction with previous discretionary approvals. Additionally, a Master Plan application may need to be processed (see Chapter 2-17).

² A Master Plan application may be required in addition to a conditional use permit (see Chapter 2-17).

³ A church that proposes to locate in an existing permanent building and meets all the general development standards will not require a conditional use permit (CUP).

⁴ A private school for adults (18 years and older) that proposes to locate in an existing permanent building and meets all the general development standards will not require a conditional use permit.

⁵ Exceptions to these building setback requirements appear on the setback exceptions matrix in Section 3-27-2.

[Type here]

(Code 1976, § V.E-325.2.2; Ord. No. 92-3, 4-14-92; Ord. No. 92-21, § 6, 11-24-92; Ord. No. 93-7, 6-22-93; Ord. No. 93-14, § 3, 10-12-93; Ord. No. 94-2, § 3, 2-8-94; Ord. No. 94-7, § 3, 6-14-94; Ord. No. 94-15, § 3, 12-13-94; Ord. No. 94-16, 12-13-94; Ord. No. 95-3, § 3B, 4-25-95; Ord. No. 95-4, § 1, 5-9-95; Ord. No. 95-7, § 4, 7-11-95; Ord. No. 95-8, § 3, 7-11-95; Ord. No. 95-12, § 3, 9-12-95; Ord. No. 95-16, § 2, 10-10-95; Ord. No. 96-2, § 2, 1-23-96; Ord. No. 96-18, § 4, 12-10-96; Ord. No. 05-12, § 6, 6-28-05; Ord. No. 05-13, § 4, 7-12-05; Ord. No. 05-16, § 2, 7-12-05; Ord. No. 09-02, § 3, 3-24-09; Ord. No. 12-04, § 5(Exh. A), 3-13-12 ; Ord. No. 12-12 , § 5(Exh. A), 9-25-12; Res. No. 15-86, § 3(Exh. A), 8-11-15; Ord. No. 18-05 , Exh. A, 4-24-18)

Sec. 3-37-14. 2.3 Medium Density Residential.

A. *Intent.* This category allows zero to 12.5 dwelling units per net acre as either single-family detached or attached dwelling units. This corresponds to the Medium Density category of zero to 10 dwelling units per gross acre.

(2.3A) University Town Center (Planning Area 24).

(2.3B) University Park (Planning Area 20).

(2.3C) Westpark (Planning Area 14).

(2.3D) Harvard Square (Planning Area 10).

(2.3E) Reserved.

(2.3F) Lower Peters Canyon¹ (Planning Area 4).

(2.3G) Quail Hill (Planning Area 17).

(2.3H) Northwood (Planning Area 8).

(2.3I) Northwood Point (Planning Area 5).

(2.3J) Woodbury, Stonegate, Woodbury East (Planning Area 9A, 9B and C2, and 9C1).

(2.3K) Portola Springs (Planning Area 6).

(2.3L) Westpark II (Planning Area 38 west of Harvard Avenue).

(2.3M) Lambert Ranch Tract 16868 (Planning Area 6).

(2.3N) Cypress Village (Planning Area 40).

(2.3O) Tract 17359 (Planning Area 15).¹⁵

(2.3P) Tract 17358 and Tract 17497 (Planning Area 20).

B. *Intensity standard.*

0—12.5 dwelling units per net acre

2.3C: 0—13.0 dwelling units per net acre (Westpark).

2.3D: Individual project densities may exceed 12.5 dwelling units per acre provided that the total number of dwelling units does not exceed 8,000 within Planning Area 4 (Lower Peters Canyon).

2.3F: Individual project densities may exceed 12.5 dwelling units per acre provided that the total number of dwelling units does not exceed 8,000 within Planning Area 4 (Lower Peters Canyon).

2.3G: Individual project densities may exceed 12.5 dwelling units per acre provided that the total number of dwelling units does not exceed 2,673 within Planning Area 17.

2.3H: Individual project densities may exceed 12.5 dwelling units per acre provided that the provisions of Section 9-6-7.B are met.

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2.3I: Individual project densities may exceed 12.5 dwelling units per acre provided that the provisions of Section 9-5-7.B are met.

2.3J: Individual project densities may exceed 12.5 dwelling units per acre provided that the provisions of Section 9-9-7.B are met.²

2.3K: Individual project densities may exceed 12.5 dwelling units per acre provided that the provisions of Section 9-6-7.B are met.

2.3L: Individual project densities may exceed 12.5 dwelling units per acre provided that the total number of dwelling units west of Harvard Avenue in Planning Area 38 does not exceed 552 units, and the total number of dwelling units west of Harvard Avenue south of Warner Avenue does not exceed 409 units.

2.3N: See Sections 9-40-5 and 9-40-7.B.

C. *Permitted uses.*³

1. Accessory use.
2. Agriculture (interim use).
3. Cottage food operations.
4. Home care.
5. Home occupation permit.
6. Information center.
7. Large family child care permit.
8. Manufactured structure (up to two years).
9. Model home sales complex.
10. Park.
11. Public park facility (only in public parks).
12. Residential beekeeping as an accessory use. (Only in single-family detached homes and single-family attached homes with single property ownership of the lot)
13. Residential shelter.
14. Residential, accessory dwelling unit.
15. Residential, attached.
16. Residential, single-family detached.
17. School, public.
18. Supportive housing — Small.
19. Transitional housing — Small.
20. Wireless communication facility (may require a wireless communication facility permit, a minor conditional use permit, a major conditional use permit or may be prohibited, depending on the type of installation and the location of the installation site, pursuant to the review procedures matrix in Section 2-37.5-3).

D. *Conditional uses.*⁴

1. Boarding house.
2. Child care center.
3. Church.⁵
4. Community facility.
5. Congregate care facility.
6. Convalescent home.

[Type here]

7. Manufactured structure (over two years).
8. Recreational vehicle storage, private.
9. Residential care facility.
10. School, private.⁶
11. Senior housing.
12. Supportive housing — Large.
13. Transitional housing — Large.
14. Utility building and facility.

E.	<i>Minimum site size</i>	2,400 square feet
		2.3P: 3,300 square feet (Tract 17358 and Tract 17497 in PA 20)
F.	<i>Minimum building site area</i>	2.3F: 3,000 square feet (Lower Peters Canyon)
G.	<i>Maximum site coverage</i>	
	All uses except single-family detached	Unlimited
	Single-family detached	50%
		2.3P: 50% (Tract 17358 and Tract 17497 in PA 20)
H.	<i>Maximum building height</i>	35 feet ⁷
		2.3A: 50 feet (University Town Center)
		2.3F: 40 feet (Multifamily only) ⁸
		2.3P: 30 feet (Tract 17458 and Tract 17498 in PA 20)
I.	<i>Minimum site landscaping</i>	30%
		2.3F: Not applicable (Lower Peters Canyon)
J.	<i>Minimum open space area</i>	2.3F: 5% (multifamily only) ⁹
K.	<i>Building setbacks¹⁰from:</i>	
	Freeways, transportation corridors:	50 feet
		2.3F ¹¹ : 25 feet, 45 feet along open space spine (Lower Peters Canyon)
	Major highways:	50 feet
		2.3F ¹⁰ : 25 feet, 45 feet along open space spine (Lower Peters Canyon)
	Primary highways:	42 feet
		2.3F ¹⁰ : 25 feet, 45 feet along open space spine (Lower Peters Canyon)
	Secondary highways:	
	In nonresidential areas	35 feet
		2.3F ¹⁰ : 25 feet, 45 feet along open space spine (Lower Peters Canyon)
	In residential areas	25 feet

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			2.3F ¹⁰ : 25 feet, 45 feet along open space spine (Lower Peters Canyon)
		Commuter highways and local streets	15 feet
			2.3C, 2.3F ¹⁰ : 15-foot average, 10-foot minimum (Westpark and Lower Peters Canyon)
		North/south San Diego Creek ROW	2.3C: 50-foot minimum parking setback with 65-foot average setback; 65-foot building setback with 75-foot average setback (Westpark)
		East/west San Diego Creek ROW	2.3C: 30 feet (Westpark)
		Private drives	10 feet
		Interior boundary if adjacent to residential uses:	
		Side	5 feet ¹⁷
			2.3O ¹⁵ : To be determined at time of master plan review
		Rear	10 feet ¹⁷
		Interior boundary if adjacent to nonresidential uses:	
		Side	10 feet ¹⁷
		Rear	10 feet ¹⁷
		Building to building	6 feet
		2.3F: (Lower Peters Canyon): ^{12, 13}	
		Front:	
		From sidewalk or back of curb	10 feet
		Garage or carport	8 feet/18 feet ¹⁴
		Side:	
		Interior	No minimum
		From street	10 feet
		Rear	10 feet

¹ Permitted and conditional uses within Planning Area 4 (Lower Peters Canyon) are outlined in Section 9-4-4, as provided through the Lower Peters Canyon development agreement.

² For 2.3J, residential structures within 325 feet of the curb face at the ultimate width of Jeffrey Road, shall be limited to two stories.

³ Some permitted uses may have to conform to or fulfill conditions of approval imposed in conjunction with previous discretionary approvals. Additionally, a Master Plan application may need to be processed (see Chapter 2-17).

⁴ A Master Plan application may be required in addition to a conditional use permit (see Chapter 2-17).

⁵ A church that proposes to locate in an existing permanent building and meets all the general development standards will not require a conditional use permit (CUP).

⁶ A private school for adults (18 years and older) that proposes to locate in an existing permanent building and meets all the general development standards will not require a conditional use permit.

[Type here]

⁷ In 2.3F: (Lower Peters Canyon), screened mechanical units and chimneys that do not exceed 10 percent of the roof area may extend up to 43 feet.

⁸ Multifamily residential buildings within 2.3F: (Lower Peters Canyon) shall allow screened mechanical units and chimneys that do not exceed 10 percent of the roof area to extend up to 48 feet.

⁹ The following elements shall not be included as open space: streets, common driveways, slopes greater than 4:1 incline, and any property not reserved for the sole use and enjoyment of the occupants of the project and their guests.

¹⁰ Exceptions to these building setback requirements (except 2.3F: Lower Peters Canyon) appear on the setback exceptions matrix in Section 3-27-2.

¹¹ Measured from back of curb. See Exhibits 3a and 3b in Chapter 9-4.

¹² No attached or detached covered patio shall be located closer than three feet to a property line. If the patio is located on the streetside property line of a corner lot, the patio shall not be located closer than five feet to the property line.

¹³ Eaves, cornices, chimneys, outside staircases, balconies and similar architectural features may project a maximum of four feet into any required setback or one foot from the property line, whichever is less.

¹⁴ The point of vehicular entry to a garage or carport shall be a distance of eight feet or less from back of curb, or 18 feet or more from the back of the sidewalk, or if there is no sidewalk, from the back of the curb.

¹⁵ Refer to Section 9-15-8 for additional special development requirements.

¹⁶ See special development requirements contained in Section 9-20-7 for permitted and conditionally permitted uses located within the 2.3P zoning district located on either Tract 17358 and/or Tract 17497 in Planning Area 20.

¹⁷ See special development requirements contained in Section 9-20-7 for improvements to properties visible to either Michelson Drive and/or Rosa Drew Lane within the 2.3P zoning district located on either Tract 17358 and/or Tract 17497 in Planning Area 20.

(Code 1976, § V.E-325.2.3; Ord. No. 92-3, 4-14-92; Ord. No. 92-21, § 6, 11-24-92; Ord. No. 93-7, 6-22-93; Ord. No. 93-14, § 3, 10-12-93; Ord. No. 94-2, § 3, 2-8-94; Ord. No. 94-7, § 3, 6-14-94; Ord. No. 94-15, § 3, 12-13-94; Ord. No. 94-16, 12-13-94; Ord. No. 95-3, § 3B, 4-25-95; Ord. No. 95-4, § 1, 5-9-95; Ord. No. 95-7, § 4, 7-11-95; Ord. No. 95-8, § 3, 7-11-95; Ord. No. 95-12, § 3, 9-12-95; Ord. No. 95-16, § 2, 10-10-95; Ord. No. 96-2, § 2, 1-23-96; Ord. No. 96-18, § 4, 12-10-96; Ord. No. 97-06, § 3, 5-13-97; Ord. No. 00-11, § 3.B, 10-10-00; Ord. No. 02-09, §§ 1—7, 6-11-02; Ord. No. 03-02, § 4, 1-14-03; Ord. No. 05-02, § 5, 1-11-05; Ord. No. 05-13, § 4, 7-12-05; Ord. No. 05-16, § 2, 7-12-05; Ord. No. 06-17, § 4, 9-26-06; Ord. No. 08-12, § 3, 9-9-08; Ord. No. 09-02, § 3, 3-24-09; Ord. No. 11-13, § 5(Exh. A), 10-11-11 ; Ord. No. 12-12 , § 5(Exh. A), 9-25-12; Res. No. 15-86, § 3(Exh. A), 8-11-15; Ord. No. 18-05 , Exh. A, 4-24-18)

Sec. 3-37-15. 2.4 Medium-High Density Residential.

A. *Intent.* This category allows zero to 50.0 dwelling units per net acre and corresponds to the General Plan Medium-High Density category of zero to 25 units per gross acre. This category is intended for attached and detached single-family residential units and compatible uses.

(2.4A) University Town Center (Planning Area 24).

(2.4B) University Town Center (Planning Area 24).

(2.4C) Woodbridge (Planning Area 15).

(2.4D) Woodbridge (Planning Area 15).

(2.4E) Westpark (Planning Area 14).

[Type here]

(2.4F) Lower Peters Canyon (Planning Area 4).

(2.4G) Woodbury, Stonegate, Woodbury East (Planning Area 9A, 9B and 9C2, and 9C1).

(2.4H) Los Olivos (Planning Area 39).

B. Intensity standard.

0—31.0 dwelling units per net acre	
(2.4C)	0—31.0 dwelling units per net acre (Woodbridge)
(2.4D)	0—31.0 dwelling units per net acre (Woodbridge)
(2.4E)	0—31.0 dwelling units per net acre (Westpark)
(2.4H)	0—50.0 dwelling units per net acre (Projects may exceed 50 DU/acre in Planning Area 39 subject to Planning Commission approval of a Master Plan and/or Conditional Use Permit)
(2.4I)	See Sections 9-40-5 and 9-40-7B.

C. Permitted uses.²

1. Accessory use.
2. Agriculture (interim use).
3. Cottage food operations.
4. Home care.
5. Home occupation permit.
6. Information center.
7. Large family child care permit.
8. Manufactured structure permit (up to two years).
9. Model home sales complex.
10. Park.
11. Public park facility (only in public parks).
12. Residential beekeeping as an accessory use. (Only in single-family detached homes and single-family attached homes with single property ownership of the lot)
13. Residential shelter.
14. Residential, accessory dwelling unit.
15. Residential, attached.
16. Residential, single-family detached.
17. School, public.
18. Supportive housing — Small.
19. Transitional housing — Small.
20. Wireless communication facility (may require a wireless communication facility permit, a minor conditional use permit, a major conditional use permit or may be prohibited, depending on the type of installation and the location of the installation site, pursuant to the review procedures matrix in Section 2-37.5-3).

[Type here]

D. *Conditional uses.*³

1. Boarding house.
2. Child care center.
3. Church.⁴
4. Commercial recreation (under 1,500 square feet) (only in 2.4B University Town Center).
5. Commercial recreation (over 1,500 square feet) (only in 2.4B University Town Center).
6. Community facility.
7. Congregate care facility.
8. Convalescent home.
9. Manufactured structure (over two years).
10. Recreational vehicle storage, private.
11. Residential care facility.
12. School, private.⁵
13. Senior housing.
14. Supportive housing — Large.
15. Transitional housing — Large.
16. Utility building and facility.

E.	<i>Minimum site size</i>	0.5 acre (all uses except single-family detached) 2,400 square feet (single-family detached only) 2.4F: Not applicable (Lower Peters Canyon)
F.	<i>Minimum building site area</i>	2.4F: 3,000 square feet (Lower Peters Canyon) ⁶
G.	<i>Maximum site coverage:</i>	
	All uses except single-family detached	Unlimited
	Single-family detached	50%
H.	<i>Maximum building height:</i>	
	All uses except single-family detached	50 feet 2.4A: 6 stories (University Town Center) 2.4E: Architectural features may be permitted to exceed maximum building heights (Westpark) 2.4F: 35 feet ⁷ ; 40 feet (multifamily only) ⁸
	Single-family detached	35 feet
I.	<i>Minimum site landscaping:</i>	

[Type here]

	All uses except single-family detached	30% 2.4F: Not applicable (Lower Peters Canyon)
	Single-family detached	Not applicable
J.	<i>Minimum open space area</i>	2.4F: 5% (multifamily only) ⁹
K.	<i>Building setbacks¹⁰from:</i>	
	Freeways, transportation corridors	50 feet 2.4F ¹¹ : 25 feet, 45 feet along open space spine (Lower Peters Canyon)
	Major highways	50 feet 2.4F ¹¹ : 25 feet, 45 feet along open space spine (Lower Peters Canyon)
	Primary highways	42 feet 2.4F ¹¹ : 25 feet, 45 feet along open space spine (Lower Peters Canyon)
	Secondary highways:	
	In nonresidential areas	35 feet 2.4F ¹¹ : 25 feet, 45 feet along open space spine (Lower Peters Canyon)
	In residential areas	25 feet 2.4F ¹¹ : 25 feet, 45 feet along open space spine (Lower Peters Canyon)
	Commuter highways and local streets	15 feet 2.4E: 15-foot average, 10-foot minimum (Westpark)
	North/south San Diego Creek ROW	2.4E: 50-foot minimum parking setback with 65-foot average setback; 65-foot building setback with 75-foot average setback (Westpark)
	East/west San Diego Creek ROW	2.4E: 30 feet (Westpark)
	Private drives	10 feet
	Interior boundary if adjacent to residential uses:	
	Side, all uses except single-family detached	10 feet plus 2 feet for every 5 feet in height over 30 feet
	Side, single-family detached	5 feet
	Rear	10 feet plus 2 feet for every 5 feet in height over 30 feet
	Interior boundary if adjacent to nonresidential uses:	
	Side	10 feet
	Rear	10 feet
	Building to building:	
	All uses except single-family detached	10 feet

[Type here]

		Single-family detached	6 feet
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¹ Permitted and conditional uses within Planning Area 4 (Lower Peters Canyon) are outlined in Section 9-4-4, as provided through the Lower Peters Canyon development agreement.

² Some permitted uses may have to conform to or fulfill conditions of approval imposed in conjunction with previous discretionary approvals. Additionally, a Master Plan application may need to be processed (see Chapter 2-17).

³ A Master Plan application may be required in addition to a conditional use permit (see Chapter 2-17).

⁴ A church that proposes to locate in an existing permanent building and meets all the general development standards will not require a conditional use permit (CUP).

⁵ A private school for adults (18 years and older) that proposes to locate in an existing permanent building and meets all the general development standards will not require a conditional use permit.

⁶ The gross land area per dwelling unit for single-family attached and multifamily residential sites within 2.4F (Lower Peters Canyon) shall be 1,000 square feet, regardless of the slope of the land.

⁷ In 2.4F (Lower Peters Canyon), screened mechanical units and chimneys that do not exceed 10 percent of the roof area may extend up to 43 feet.

⁸ Multifamily residential buildings within 2.3D (Lower Peters Canyon) shall allow screened mechanical units and chimneys that do not exceed 10 percent of the roof area to extend up to 48 feet.

⁹ The following elements shall not be included as open space: streets, common driveways, slopes greater than 4:1 incline, and any property not reserved for the sole use and enjoyment of the occupants of the project and their guests.

¹⁰ Exceptions to these building setback requirements (except 2.4F: Lower Peters Canyon) appear on the setback exceptions matrix in Section 3-27-2.

¹¹ Measured from back of curb. See Exhibits 3a and 3b in Chapter 9-4.

(Code 1976, § V.E-325.2.4; Ord. No. 92-3, 4-14-92; Ord. No. 92-21, § 6, 11-24-92; Ord. No. 93-7, 6-22-93; Ord. No. 93-14, § 3, 10-12-93; Ord. No. 94-2, § 3, 2-8-94; Ord. No. 94-7, § 3, 6-14-94; Ord. No. 94-15, § 3, 12-13-94; Ord. No. 94-16, 12-13-94; Ord. No. 95-3, § 3B, 4-25-95; Ord. No. 95-4, § 1, 5-9-95; Ord. No. 95-7, § 4, 7-11-95; Ord. No. 95-8, § 3, 7-11-95; Ord. No. 95-12, § 3, 9-12-95; Ord. No. 95-16, § 2, 10-10-95; Ord. No. 96-2, § 2, 1-23-96; Ord. No. 96-18, § 4, 12-10-96; Ord. No. 97-06, § 3, 5-13-97; Ord. No. 97-09, § 3, 5-27-97; Ord. No. 04-11, § 3, 9-14-04; Ord. No. 05-13, § 4, 7-12-05; Ord. No. 05-16, § 2, 7-12-05; Ord. No. 06-05, § 6, 6-27-06; Ord. No. 08-12, § 3, 9-9-08; Ord. No. 09-02, § 3, 3-24-09; Ord. No. 12-09, § 3(Exh. A), 5-22-12; Res. No. 15-86, § 3(Exh. A), 8-11-15; Ord. No. 18-05, Exh. A, 4-24-18)

Sec. 3-37-16. 2.5 High Density Residential.

A. *Intent.* This category allows development at zero to 50.0 dwelling units per net acre.

This corresponds to the General Plan High Density category of zero to 40 units per gross acre. Attached, detached residential and compatible uses are allowed.

(2.5A) Oak Tree (Planning Area 12).

B. *Intensity standard.*

0—50.0 dwelling units per net acre.

[Type here]

*C. Permitted uses.*¹

1. Accessory use.
2. Agriculture (interim use).
3. Cottage food operations.
4. Home care.
5. Home occupation permit.
6. Information center.
7. Large family child care permit.
8. Manufactured structure permit (up to two years).
9. Model home sales complex.
10. Park.
11. Public park facility (only in public parks).
12. Residential beekeeping as an accessory use. (Only in single-family detached homes and single-family attached homes with single property ownership of the lot)
13. Residential, accessory dwelling unit.
14. Residential, attached.
15. Residential, shelter.
16. Residential, single-family detached.
17. School, public.
18. Supportive housing — Small.
19. Transitional housing — Small.
20. Wireless communication facility (may require a wireless communication facility permit, a minor conditional use permit, a major conditional use permit or may be prohibited, depending on the type of installation and the location of the installation site, pursuant to the review procedures matrix in Section 2-37.5-3).

*D. Conditional uses.*²

1. Boarding house.
2. Child care center.
3. Church.³
4. Community facility.
5. Congregate care facility.
6. Convalescent home.
7. Manufactured structure (over two years).
8. Recreational vehicle storage, private.
9. Residential care facility.
10. School, private.⁴
11. Senior housing.
12. Supportive housing — Large.
13. Transitional housing — Large.
14. Utility building and facility.

[Type here]

E.	<i>Minimum site size</i>	0.5 acre (all uses except single-family detached) 2,400 square feet (single-family detached only)
F.	<i>Maximum site coverage:</i>	
	All uses except single-family detached	Unlimited
	Single-family detached	50%
G.	<i>Maximum building height:</i>	
	All uses except single-family detached	50 feet
	Single-family detached	35 feet
H.	<i>Minimum site landscaping:</i>	
	All uses except single-family detached	30%
	Single-family detached	Not applicable
I.	<i>Building setbacks⁵from:</i>	
	Freeways, transportation corridors	50 feet
	Major highways	50 feet
	Primary highways	42 feet
	Secondary highways:	
	In nonresidential areas	35 feet
	In residential areas	25 feet
	Commuter highways and local streets	15 feet
	Private drives	10 feet
	Interior boundary if adjacent to residential uses:	
	Side, all uses except single-family detached	10 feet plus 2 feet for every 5 feet in height over 30 feet
	Side, single-family detached	5 feet
	Rear	10 feet plus 2 feet for every 5 feet in height over 30 feet
	Interior boundary if adjacent to nonresidential uses:	
	Side	10 feet
	Rear	10 feet
	Building to building:	
	All uses except single-family detached	10 feet
	Single-family detached	6 feet

¹ Some permitted uses may have to conform to or fulfill conditions of approval imposed in conjunction with previous discretionary approvals. Additionally, a Master Plan application may need to be processed (see Chapter 2-17).

² A Master Plan application may be required in addition to a conditional use permit (see Chapter 2-17).

[Type here]

³ A church that proposes to locate in an existing permanent building and meets all the general development standards will not require a conditional use permit (CUP).

⁴ A private school for adults (18 years and older) that proposes to locate in an existing permanent building and meets all the general development standards will not require a conditional use permit.

⁵ Exceptions to these building setback requirements appear on the setback exceptions matrix in Section 3-27-2.

(Code 1976, § V.E-325.2.5; Ord. No. 92-3, 4-14-92; Ord. No. 92-21, § 6, 11-24-92; Ord. No. 93-7, 6-22-93; Ord. No. 93-14, § 3, 10-12-93; Ord. No. 94-2, § 3, 2-8-94; Ord. No. 94-7, § 3, 6-14-94; Ord. No. 94-15, § 3, 12-13-94; Ord. No. 94-16, 12-13-94; Ord. No. 95-3, § 3B, 4-25-95; Ord. No. 95-4, § 1, 5-9-95; Ord. No. 95-7, § 4, 7-11-95; Ord. No. 95-8, § 3, 7-11-95; Ord. No. 95-12, § 3, 9-12-95; Ord. No. 95-16, § 2, 10-10-95; Ord. No. 96-2, § 2, 1-23-96; Ord. No. 96-18, § 4, 12-10-96; Ord. No. 97-09, § 3, 5-27-97; Ord. No. 05-13, § 4, 7-12-05; Ord. No. 05-16, § 2, 7-12-05; Ord. No. 09-02, § 3, 3-24-09; Res. No. 15-86, § 3(Exh. A), 8-11-15; Ord. No. 18-05, Exh. A, 4-24-18)

Sec. 3-37-17. 3.1 Multi-Use.

A. *Intent.* This category corresponds to the Multi-Use land use category as defined in the General Plan. This category allows for a combination of commercial, office, residential, and institutional uses within the same project site. Information on minimum requirements for commercial floor area, office floor area, and residential dwelling units shall be provided with the concept plan, zone change, or Master Plan to ensure a mix of uses is provided.

(3.1)	Woodbridge (Planning Area 15)
(3.1A)	University Town Center (Planning Area 24)
(3.1B)	Westpark (Planning Area 14)
(3.1C)	Lower Peters Canyon ¹ (Planning Area 4)
(3.1D)	Oak Creek (Planning Area 12)
(3.1E)	Woodbury, Stonegate, Woodbury East (Planning Area 9A, 9B and C2, 9C1)
(3.1F)	El Camino Real (Planning Area 11)
(3.1H)	Planning Area 40

B. *Intensity standard.*

0—50.0 dwelling units per net acre.

3.1B: 0—50.0 dwelling units per net acre (Westpark).

3.1C: 12,250 ADT and 6.5-12.5 dwelling units per net acre (Lower Peters Canyon).²

3.1H: 0—50.0 dwelling units per net acre (Planning Area 40).¹²

C. *Permitted uses.*³

1. Accessory use.

2. Agriculture (interim use).

3. Alternative health care provider.

[Type here]

4. Commercial recreation (under 1,500 square feet) (3.1F: prohibited).
5. Cottage food operations.
6. Department store (3.1F: prohibited).
7. Financial institution (except drive-thru) (3.1F: prohibited).
8. Home care.
9. Home occupation permit.
10. Industry, service (3.1E only).
11. Information center (3.1F: prohibited).
12. Large family child care permit.
13. Manufactured structure permit (up to two years).
14. Model home sales complex (3.1F: prohibited).
15. Office, administrative, business professional.
16. Office, design professional (3.1E only).
17. Office, headquarters (3.1E only).
18. Office, medical.
19. Outdoor vendor.
20. Park.
21. Public park facility (only in public parks).
22. Pushcart.
23. Residential, accessory dwelling unit.
24. Residential beekeeping as an accessory use. (Only in single-family detached homes and single-family attached homes with single property ownership of the lot)
25. Residential shelter.
26. Restaurant (3.1F: prohibited).
27. Restaurant, fast food (except drive-thru) (3.1F: prohibited).
28. Retail and/or service business, general (except drive-thru) (3.1F: prohibited).
29. Retail business, home improvement related (3.1F: prohibited).
30. Reverse vending machine.
31. School, commercial.
32. School, public.
33. Supermarket (3.1F: prohibited).
34. Supportive housing — Small.¹⁴
35. Transitional housing — Small.¹⁵
36. Veterinary service domestic (3.1F: prohibited).
37. Warehouse and sales outlet (3.1E only).
38. Wireless communication facility (may require a wireless communication facility permit, a minor conditional use permit, a major conditional use permit or may be prohibited, depending on the type of installation and the location of the installation site, pursuant to the review procedures matrix in Section 2-37.5-3).

D. Conditional uses.⁴

1. Ambulance service (3.1F: prohibited).
2. Arcade, game (3.1F: prohibited).
3. Bar, tavern, cocktail lounge (3.1F: prohibited).
4. Carwash (3.1F: prohibited).

[Type here]

5. Child care center.
6. Church.⁵
7. Commercial recreation (over 1,500 square feet) (3.1F: prohibited).
8. Community facility.
9. Conference/convention facility (3.1H only).
10. Congregate care facility.
11. Convalescent home.
12. Convenience or liquor store (3.1F: prohibited).
13. Domestic animal care facility¹³ (3.1A: Prohibited).
14. Drive-thru (3.1F: prohibited).
15. Equipment rental (3.1E only).
16. Financial institution, drive-thru (3.1F: prohibited).
17. Fraternal and service club (3.1F: prohibited).
18. Funeral home/mortuary (3.1F: prohibited).
19. Gas station/fuel dispenser (3.1F: prohibited).
20. Government facility.
21. Health club (3.1F: prohibited).
22. Manufactured structure (over two years).
23. Massage establishment.
24. Outdoor sales (3.1F: prohibited).
25. Outdoor storage (3.1F: prohibited).
26. Recreational vehicle storage, private (3.1F and 3.1H: prohibited).
27. Recreational vehicle storage, public (3.1F and 3.1H: prohibited).
28. Residential, attached (3.1A and 3.1F: prohibited).
29. Residential care facility.
30. Residential, single-family detached (3.1F: prohibited).
31. Restaurant, "Type 47" ABC License operating after 12:00 a.m. (3.1F: prohibited).
32. Restaurant, fast food (drive-thru) (3.1F: prohibited).
33. School, commercial (3.1H only).
34. School, private.⁶
35. Senior housing.
36. Small collection facility (3.1F: prohibited).
37. Supportive housing — Large.
38. Transitional housing — Large.
39. Utility building and facility.
40. Vehicle repair (3.1F: prohibited).

E.	<i>Minimum site size</i>	0.25 acre (all uses except single-family detached) 2,400 square feet (single-family detached only) 3.1C: Not applicable (Lower Peters Canyon)
F.	<i>Maximum site coverage</i>	65% 3.1 A: 50% (University Town Center)

[Type here]

G.	<i>Maximum building height</i>	70 feet 3.1B: Architectural features may be permitted to exceed maximum building heights (Westpark) 3.1C: 45 feet (Lower Peters Canyon) 3.1D: 35 feet (Oak Park)
H.	<i>Minimum site landscaping</i>	15% 3.1C: Not applicable (Lower Peters Canyon)
I.	<i>Building setbacks⁷from:</i>	
	Freeways, transportation corridors	30 feet
	Major highways:	45 feet
	In nonresidential areas	3.1C: 25 feet ⁸ (Lower Peters Canyon)
	In residential areas	3.1C: 40 feet ⁹ (Lower Peters Canyon)
	Primary highways	45 feet 42 feet (3.1 D residential only, otherwise 45 feet)
	Secondary highways:	
	In nonresidential areas	45 feet
	In residential areas	35 feet
	Commuter highways and local streets:	25 feet
	Adjacent to nonresidential areas	3.1 C: 15 feet ¹⁰ (Lower Peters Canyon)
	Adjacent to residential or open space	3.1C: 40 feet or a distance equal to the height of the building, whichever is greater (Lower Peters Canyon)
	North/south San Diego Creek ROW	3.1B: 50-foot minimum parking setback with 65-foot average setback: 65-foot building setback with 75-foot average setback (Westpark)
	East/west San Diego Creek ROW	3.1B: 30 feet (Westpark)
	Interior boundary if adjacent to residential uses:	
	Side:	To be determined at time of master plan or conditional use permit review
	Rear:	To be determined at time of master plan or conditional use permit review
	Interior boundary if adjacent to nonresidential uses:	
	Side:	To be determined at time of master plan or conditional use permit review
	Rear:	To be determined at time of master plan or conditional use permit review

[Type here]

	Building to building	10 feet 6 feet (3.1 D residential only, otherwise 10 feet)
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¹ Permitted and conditional uses within Planning Area 4 (Lower Peters Canyon) are outlined in Section 9-4-4, as provided by the Lower Peters Canyon development agreement.

² All uses in 3.1C (Lower Peters Canyon) shall not generate more than 12,250 ADT unless additional environmental documentation ensures traffic mitigation.

³ Some permitted uses may have to conform to or fulfill conditions of approval imposed in conjunction with previous discretionary approvals. Additionally, a Master Plan application may need to be processed (see Chapter 2-17).

⁴ A Master Plan application may be required in addition to a conditional use permit (see Chapter 2-17).

⁵ A church that proposes to locate in an existing permanent building and meets all the general development standards will not require a conditional use permit (CUP).

⁶ A private school for adults (18 years and older) that proposes to locate in an existing permanent building and meets all the general development standards will not require a conditional use permit.

⁷ Exceptions to these building setback requirements (except 3.1C: Lower Peters Canyon) appear on the setback exceptions matrix in Section 3-27-2.

⁸ Unsupported roofs, sunscreens, or architectural elements serving energy or aesthetic needs may project six feet into the required setback area.

⁹ Structures of less than 20 feet in height may encroach into the required setback area no more than 20 feet and may cover no more than 50 percent of the required setback area.

¹⁰ Unsupported roofs or sunscreens may project six feet into the required setback area.

¹¹ A conditional use permit for a miniwarehouse use in the 3.1D (Woodbridge Parcel A) Multi-Use district shall require review and approval by the Planning Commission.

¹² Up to 1,309 dwelling units may be substituted for square footage in 3.1H on the basis of equivalent traffic generation as set forth in Section 9-40-7.D.

¹³ Domestic animal care facilities shall require a veterinary certificate of health and proof of current vaccinations for distemper, rabies and parvovirus. Animals may be groomed, trained, exercised socialized and kept or boarded overnight, but not bred, sold or let for hire.

¹⁴ A conditional use permit and/or Master Plan are not required for supportive housing — small when occupying an existing, approved residential unit.

¹⁵ A conditional use permit and/or Master Plan are not required for transitional housing — small when occupying an existing, approved residential unit.

(Code 1976, § V.E-325.3.1; Ord. No. 92-3, 4-14-92; Ord. No. 92-21, § 6, 11-24-92; Ord. No. 93-7, 6-22-93; Ord. No. 93-14, § 3, 10-12-93; Ord. No. 94-2, § 3, 2-8-94; Ord. No. 94-7, § 3, 6-14-94; Ord. No. 94-15, § 3, 12-13-94; Ord. No. 94-16, 12-13-94; Ord. No. 95-3, § 3B, 4-25-95; Ord. No. 95-4, § 1, 5-9-95; Ord. No. 95-7, § 4, 7-11-95; Ord. No. 95-8, § 3, 7-11-95; Ord. No. 95-12, § 3, 9-12-95; Ord. No. 95-16, § 2, 10-10-95; Ord. No. 96-2, § 2, 1-23-96; Ord. No. 96-18, § 4, 12-10-96; Ord. No. 97-06, § 3, 5-13-97; Ord. No. 01-04, § 5, 4-10-01; Ord. No. 01-15, § 4, 9-25-01; Ord. No. 02-09, §§ 1—7, 6-11-02; Ord. No. 05-13, § 4, 7-12-05; Ord. No. 05-16, § 2, 7-12-05; Ord. No. 07-16, § 6, 8-14-07; Ord. No. 08-06, § 5, 7-8-08; Ord. No. 08-12, § 3, 9-9-08; Ord. No. 09-02, § 3, 3-24-09; Ord. No. 10-04, § 3, 4-13-10; Res. No. 15-86, § 3(Exh. A), 8-11-15)

[Type here]

Sec. 3-37-39. 8.1 Trails and Transit Oriented Development.

A. *Intent.* The Trails and Transit Oriented Development zoning district allows a variety of uses on the same site consistent with the Great Park land use category as defined in the General Plan. The Trails and Transit Oriented Development zoning district allows for a mix of residential, commercial, recreational and education uses that support a multi-use environment, and which are complementary to the Irvine Station and to the Orange County Great Park. Pedestrian paths and trails, including, but not limited to, bike paths, sidewalks, and recreational trails, shall be encouraged in the Trails and Transit Oriented Development zoning district. The variety of trail types and transit choices are intended to provide connectivity to the Orange County Great Park, to the Irvine Station, to public open space outside the Orange County Great Park, and to other nearby areas.

8.1 TTOD Great Park Neighborhoods Development (Planning Area 51).

8.1A TTOD Portola Springs (Planning Area 6).

8.1B TTOD Great Park Neighborhoods Development (Planning Area 51).

B. *Intensity standard.*

1. 5.0 to 50.0 dwelling units per net acre.
2. Total maximum development intensity shall not exceed the building intensities described in Section 9-51-6.C and shall not cause the total maximum average daily trips (ADT) in PA 51 to exceed 148,910 ADT, based on the socio-economic-based trip generation (ADT) rates used to analyze the Orange County Great Park traffic impacts, not including the ADT associated with the 1,269 density bonus units granted pursuant to State law, Section 2-3, and Planning Commission Resolution No. 08-2926, and 1,194 density bonus units subsequently granted pursuant to State law.
3. Total maximum development intensity for 8.1A shall not exceed the building intensities described in Section 9-6-9. The development intensity allocated to 8.1A equates to 175,000 square feet of office use and 325,000 square feet of research and development use with a post-2030 trip limit of 5,115 average daily trips, 506 am peak hour trips and 509 pm peak hour trips based on NITM land use rates. Up to 790 dwelling units (in excess of 4,670 maximum number of dwelling units for PA 6) may be substituted for nonresidential square footage in terms of equivalent traffic generation as set forth in Section 9-6-9.B.

C. *Permitted uses.*

1. Accessory use (Including clubhouses and recreational amenities for the residential community - Prohibited in the Amended and Restated Development Agreement (ARDA) Transfer Site).
2. Agriculture (interim use).
3. Alternative health care provider.
4. Caretaker's quarters - (Prohibited in the ARDA Transfer Site).
5. Commercial recreation (under 1,500 square feet).
6. Department store.
7. Domestic animal care facility.¹
8. Financial institution (except drive-thru).

[Type here]

9. Home care - (Prohibited in the ARDA Transfer Site).
10. Home occupation permit - (Prohibited in the ARDA Transfer Site).
11. Information center.
12. Manufactured structure permit (up to two years).
13. Model home sales complex - (Prohibited in the ARDA transfer site).
14. Office, administrative, business professional.
15. Office, design professional.
16. Office, headquarters.
17. Office, medical.
18. Outdoor vendor.
19. Park.
20. Public park facility (only in public parks).
21. Pushcart.
22. Residential, accessory dwelling unit - (Prohibited in the ARDA Transfer Site).
23. Residential, attached - (Prohibited in the ARDA Transfer Site).
24. Residential beekeeping as an accessory use. (Only in single-family detached homes and single-family attached homes with single property ownership of the lot)
25. Residential, single-family detached - (Prohibited in the ARDA Transfer Site).
26. Residential shelter - (Prohibited in the ARDA Transfer Site).
27. Research and development.
28. Restaurant.
29. Restaurant, fast food (except drive-thru).
30. Retail business, accessory (subject to requirements in Chapter 3-5-2).
31. Retail and/or service business, general (except drive-thru).
32. Reverse vending machine.
33. School, public.
34. Stable, private (only within agriculture area).
35. Supermarket.
36. Vehicle repair and detailing, mobile.
37. Warehousing, storage and distribution.²
38. Wireless communication facility (May require a wireless communication facility permit, a minor conditional use, a major conditional use, or may be prohibited, depending on the type of installation and the location of the installation site, pursuant to the review procedures matrix in Section 2-37.5-3).
See Section 9-51-6(U) for special development requirements.

D. Conditional uses.

1. Ambulance service.
2. Arcade, game.
3. Bar, tavern, cocktail lounge.
4. Boarding house - (Prohibited in the ARDA Transfer Site).
5. Car wash.
6. Reserved.
7. Child care center.
8. Church.

[Type here]

9. Commercial recreation (over 1,500 square feet).
10. Community facility.
11. Composting facility. (In conjunction with demolition, removal and recovery of existing buildings, structures and landscaping associated with the former military use of the property.)
12. Concrete recycling facility. (In conjunction with demolition, removal and recovery of existing buildings, structures and landscaping associated with the former military use of the property.)
13. Conference/convention facility.
14. Congregate care facility - (Prohibited in the ARDA Transfer Site).
15. Convalescent home - (Prohibited in the ARDA Transfer Site).
16. Convenience or liquor store.
17. Drive-thru.
18. Financial institutions (drive-thru).
19. Equipment rental.
20. Fraternal and service club.
21. Reserved.
22. Gas station/fuel dispenser.
23. Golf course/driving range.
24. Government facility.
25. Health club.
26. Heliport.
27. Hospital.
28. Hotel, extended stay - (Prohibited in the ARDA Transfer Site).
29. Hotel/motel - (Prohibited in the ARDA Transfer Site).
30. Industry, service.
31. Large family child care permit - (Prohibited in the ARDA Transfer Site).
32. Manufacturing, light.
33. Manufactured structure (over two years).
34. Massage establishment and related business.
35. Materials recovery facility. (In conjunction with demolition, removal and recovery of existing buildings, structures and landscaping associated with the former military use of the property.)
36. Miniwarehouse (8.1A only).
37. Outdoor sales.
38. Outdoor storage.
39. Recreational vehicle storage, private.
40. Recreational vehicle storage, public.
41. Residential care facility - (Prohibited in the ARDA Transfer Site).
42. Residential shelter - (Prohibited in the ARDA Transfer Site).
43. Restaurant, "Type 47" ABC License operating after 12:00 a.m.
44. Restaurant, fast food (drive-thru).
45. Retail business, home improvement related.
46. School, commercial.
47. School, private.
48. Senior housing - (Prohibited in the ARDA Transfer Site).

[Type here]

- 49. Small collection facility.
- 50. Sober living facilities - (Prohibited in the ARDA Transfer Site).
- 51. Stable, public (only within agriculture area).
- 52. Utility building and facility.
- 53. Vehicle assembly.³
- 54. Vehicle body repair, paint or restoration.³
- 55. Vehicle leasing and rental.
- 56. Vehicle repair.
- 57. Vehicle sales.
- 58. Veterinary service, domestic.
- 59. Warehouse and sales outlet.

See Section 9-51-6(U) for special development requirements.

E. Introduction of unique land uses that are not specified in the permitted and conditionally permitted uses but fit within the intent of the Trails and Transit Oriented Development zoning district (Section 3-37-39) shall be encouraged subject to an initial determination by the Director of Community Development and subsequently subject to a conditional use permit for consideration by the Planning Commission.

F. <i>Minimum site size</i>	0.25 acres (all uses except single-family detached) 2,400 square feet (single-family detached only)
G. <i>Maximum site coverage</i>	50% for single-family detached, Unlimited for residential, attached
	65% for non-residential and mixed-use, (8.1B - unlimited)
H. <i>Maximum building height</i>	South of Marine Way and/or south of SCRRA rail lines 70 feet (residential, attached) 70 feet (nonresidential) except no height limit within 8.1B 90 feet for hotel/hospitality use North of Marine Way and north of SCRRA rail lines 55 feet (residential, attached and non-residential) in Districts 5 and 6 only 70 feet (residential, attached and non-residential) 35 feet (single family detached) 90 feet for Hotel/hospitality use
I. <i>Minimum site landscaping</i> ⁽⁴⁾	15% for residential, attached and non-residential Not applicable for single-family detached
J. <i>Building setbacks</i> ⁽⁴⁾ from:	
Major highways:	45 feet
Primary Highways:	42 feet
Secondary highways:	
In non-residential areas	35 feet (Alternate setbacks may be approved through a master plan)
In residential areas	25 feet
In mixed use areas	25 feet

[Type here]

Commuter highways and local streets	15 feet
Private Drives (including Private Ways) and Private Streets	8 feet (only applicable to ground floor living area, and garage setbacks per Section 3-27-10.A./B.)
Great Park edge	To be determined at time of master plan review
Interior boundary adjacent to residential or non-residential uses:	
Side	5 feet
Rear	10 feet
Building to Building	
Residential	6 feet
Non-residential	0 feet

¹ Domestic animal care facilities shall require a veterinary certificate of health and proof of current vaccinations for distemper, rabies and parvovirus. Animals may be groomed, trained, exercised socialized and kept or boarded overnight, but not bred, sold or let for hire.

² Permitted within Planning Area 51 Development Districts 2 and 3 only.

³ Conditionally permitted within Planning Area 51 Development Districts 1, 2, 3, and 6 only.

⁴ Unless a lesser amount is approved at the time of Master Plan approval.

(Ord. No. 06-18, § 4, 10-24-06; Ord. No. 09-08, § 4, 9-8-09; Ord. No. 10-04, § 3, 4-13-10; Ord. No. 11-12, § 4(Exh. A), 9-13-11 ; Ord. No. 12-01, § 5(Exh. A), 1-24-12 ; Ord. No. 13-07 , § 4(Exh. A), 12-10-13; Res. No. 15-86, § 3(Exh. A), 8-11-15; Ord. No. 18-05 , Exh. A, 4-24-18; Ord. No. 19-20 , § 4(Exh. A), 12-10-19; Ord. No. 20-05 , § 6, 5-12-20)

[Type here]

Sec. 7-2-1. Special sign regulations.

A. Light beams (i.e., searchlights or laser beams).

1. Searchlights and laser beams are permitted in nonresidential planning areas in conjunction with an approved City of Irvine special event permit for a period not to exceed three consecutive nights. Subject to determination by the Community Development Department, review and approval by the Airport Land Use Commission, may be required. In no circumstance shall these light mechanisms be permitted in residential planning areas or within 300 feet of a residential dwelling unit.
2. Prior to the approval of a special event permit involving a laser, the applicant must provide the Director of Community Development with an approval letter issued by the Federal Aviation Administration (FAA).

B. Signs requiring a sign program. The following types of signs shall require a sign program which must be approved prior to issuance of a sign permit. Refer to Chapter 2-31, Sign Program Procedures, for other circumstances requiring a sign program.

1. *Exposed neon sign (also gaseous light and fiber optic tubing).* The use of exposed neon signs, including decorations, shall be permitted only where authorized by other sections of this chapter or as part of a sign program approved by the Planning Commission. Exposed neon signs and decorations located within a business establishment, intended to be read or viewed from outside the business establishment, are not permitted, unless approved as part of a sign program.
2. *Icon sign.* An icon sign is a unique, artistic, two- or three-dimensional image reflective of a company's use, product or service. The image may be illuminated and may include, but is not limited to, exposed neon and animated or moving parts. The image may be a monument, wall or projecting sign. An icon sign shall be incorporated into a sign program and must be approved by the Planning Commission.
3. *Village identification sign.* A sign which displays the name of the village within which it is located. Whenever village identification signs are affixed to significant structures, such as, but not limited to, arch ways or other structures straddling sidewalks, streets or parkways, Planning Commission approval of the underlying structure is required. Approval of such structures shall be processed as a Master Plan prior to or concurrent with approval of the sign program. A village identification sign shall be incorporated into a sign program and must be approved by the Planning Commission.
4. *Lightbulb strings.* An external display of lights which consist of festoons and/or strings of open lightbulbs. The sign program shall demonstrate how the lightbulb strings or "Tivoli lights" are compatible with the project. Lightbulb strings in a nonresidential village shall be incorporated into a sign program and may be approved by the Director of Community Development. Lightbulb strings in residential villages shall be incorporated into a sign program and must be approved by the Zoning Administrator.

[Type here]

5. *Attraction board sign.* A sign which displays information about events or items offered at sites such as, but not limited to, movie theaters, educational facilities, or concert facilities. An attraction board sign shall be incorporated into a sign program and must be approved by the Planning Commission.
6. *Super graphic sign.* A painted design which covers an area greater than 10 percent of a wall, building facade, or other structure. A super graphic sign in a nonresidential village shall be incorporated into a sign program and may be approved by the Director of Community Development. A super graphic sign in a residential village shall be incorporated into a sign program and must be approved by the Zoning Administrator.
7. *Decorative construction fence sign.* A sign that contains a decorative theme with artistic merit in order to provide interest to the construction fence. A decorative construction sign shall be incorporated into a sign program and may be approved by the Director of Community Development.
8. *Electronic message center.* A changeable copy system that is controlled by an electronic computer. An electronic message center sign shall be incorporated into a sign program and must be approved by the Planning Commission.
9. *Signs in the Jeffrey Open Space Spine.* Any private development project and/or business identification sign located in the Jeffrey Open Space Spine shall be incorporated into a sign program and must be approved by the Planning Commission.
10. Residential Beekeeping signs as required in Chapter 3-37 Section 3-41 (Ord. No. 01-17, § 3, 10-19-01)

CITY COUNCIL RESOLUTION NO. 22-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRVINE, CALIFORNIA, ESTABLISHING PERMIT PROCESSING AND INSPECTION FEES FOR A RESIDENTIAL ACCESSORY USE SUCH AS RESIDENTIAL BEEKEEPING AS AN ACCESSORY USE WITHIN RESIDENTIAL ZONING DISTRICTS CITYWIDE

WHEREAS, there are a number of services provided by the City in processing permits in the City that are of primary benefit to the applicant; and

WHEREAS, the cost of these services should be borne primarily by the applicant receiving benefit from such services and so to ensure timely and effective processing of the applications; and

WHEREAS, the City Council desires to implement a residential beekeeping program to encourage and promote beekeeping as an accessory use for single-family detached residential properties and single-family attached residential properties with single lot ownership; and

WHEREAS, a Residential Beekeeping Permit Application shall be classified under the broader case type “Residential Accessory Use” in Schedule I Planning Deposits and Fee; and

WHEREAS, the Residential Accessory Use fee is comprised of a permit application review based on one-hour of planning review and subsequent on-site inspection based on one-hour of Code Enforcement inspection by the City of Irvine Community Development Department. A subsequent annual permit renewal fee based on half-hour of Planning review hourly charge is required to ensure the permit and its related operations continue to comply with applicable requirements to ensure the public health and safety; and

WHEREAS, the City of Irvine City Code states that permit fees shall be specified by resolution adopted by the City Council; and,

WHEREAS, staff has determined that the proposed action does not constitute a “project” as that term is defined by the California Environmental Quality Act (CEQA), Public Resources Code Section 21000, et seq., and therefore, no environmental review is merited; and,

WHEREAS, the Finance Commission of the City of Irvine has considered information presented by the Community Development Department, and other interested parties at a duly noticed public meeting held March 21, 2022; and

CC Resolution No. 22–XX

WHEREAS, the Finance Commission of the City of Irvine recommended the City Council of the City of Irvine recommend Green Ribbon Environmental Committee review of the Residential Beekeeping Ordinance prior to returning to Finance Commission to recommend City Council adoption of a resolution establishing a Residential Accessory Use fee; and

WHEREAS, the City Council of the City of Irvine has considered information presented by the Community Development Department, and other interested parties at a duly noticed public meeting held April 26, 2022; and

WHEREAS, the proposed fee rate detailed in Schedule I will commence upon City Council adoption of this Resolution.

NOW, THEREFORE, the City Council of the City of Irvine, California, DOES HEREBY RESOLVE as follows:

SECTION 1. The Recitals above are true and correct and incorporated herein by this reference.

SECTION 2. Based upon the evidence presented to it, the City Council finds that the fees recommended to be adopted by this resolution do not exceed the reasonable cost of providing the services for which the fees are charged.

SECTION 3. The City Council of the City of Irvine hereby accepts and adopts that the residential accessory use permit fee rates for the initial application based on one-hour charge of planning review and one-hour charge of Code Enforcement inspection as well as subsequent annual renewals based on half-hour of Planning review hourly charge.

SECTION 4. The City Council hereby accepts and adopts that hourly rates will be automatically adjusted when future hourly rates for the aforementioned activities are adjusted and approved through other fee study/resolution process(es) and/or Consumer Price Index (CPI) mechanisms by the City of Irvine aimed towards full cost recovery of providing the residential accessory use permit application services as outlined in City Council Resolution 21-XX establishing development processing and inspection fees adopted May 25, 2021 and any subsequent actions and resolutions that may supersede it.

SECTION 5. That the City Clerk to the City Council of the City of Irvine, California, shall certify to the passage and adoption of this Resolution and enter it into the book of original Resolutions.

PASSED AND ADOPTED by the City Council of the City of Irvine at a regular meeting held on the ___ day of _____ 2022.

MAYOR OF THE CITY OF IRVINE

ATTEST:

CITY CLERK OF THE CITY OF IRVINE

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS
CITY OF IRVINE)

I, CARL PETERSEN, City Clerk of the City of Irvine, HEREBY DO CERTIFY that the foregoing resolution was duly adopted at a regular meeting of the City Council of the City of Irvine, held on the ___ day of _____ 2022.

AYES: COUNCILMEMBERS:

NOES: COUNCILMEMBERS:

ABSENT: COUNCILMEMBERS:

ABSTAIN: COUNCILMEMBERS:

CITY CLERK OF THE CITY OF IRVINE

EXHIBIT A

Community Development Fee Schedules 2021

Schedule I: **Planning Deposits and Fees** (effective July 1, 2021)

Schedule II: **Building and Safety Fees** (effective August 1, 2021)

Schedule III: **Development Engineering and Other Public Works Related Fees**
(effective July 1, 2021)

Schedule IV: **Other Fees or charges Stipulated by Separate City Council
Ordinance or Resolution and not included in this schedule**

Schedule V: **Electrical, Mechanical, and Plumbing Fees** (effective August 1,
2021)

SCHEDULE I
PLANNING DEPOSITS AND FEES

(Effective July 1, 2021)

1. Valuation for purposes of reporting shall be set on the basis of the International Code Council (ICC) published Building Valuation Data Table as published in the Building Safety Journal, or the RS Means Square Foot Costs Manual, where ICC data is not available. If data is not available, appeals concerning valuation may be heard and determined by the Chief Building Official
2. Building plan check and inspection costs are determined based upon staff time and cost data, which is documented on a daily basis. Plan check and inspection fees for each fee category are determined based on this data and the hourly rate established by the City Council.
3. No plan check or inspections fees are required for City funded capital improvement projects. These expenses will be charged directly against individual project budgets.
4. Where a fee is required, but where not specified for a specific circumstance, the Chief Building Official, City Engineer, or Director of Community Development shall determine and set the fee based on the expected City cost of providing plan review, case processing, inspection, or code enforcement services.
5. The cost of expedited or overtime services shall include regular fees plus the additional cost of providing the expedited or overtime service. Approval of requests for expedited or overtime services are at the discretion of the Chief Building Official, Director of Community Development, or City Engineer.
6. Where an applicant believes that unusual circumstances exist that make the scheduled fee inappropriate for a particular project, the following procedure shall apply:
 - a. The applicant shall request a modification of the scheduled fees for the project in writing to the Chief Building Official, Director of Community Development, or City Engineer
 - b. The applicant shall specify in the written request the unusual circumstances that make the scheduled fees inappropriate for the project and include any substantiating documentation.
 - c. The Chief Building Official, Director of Community Development, or City Engineer shall make written findings whether or not usual circumstances exist that make the scheduled fees inappropriate for the project.

SCHEDULE I
PLANNING DEPOSITS AND FEES

(Effective July 1, 2021)

- d. If the Chief Building Official, Director of Community Development, or City Engineer finds unusual circumstances do exist that make the scheduled fees inappropriate for the project, the Chief Building Official, Deputy Director of Community Development, or City Engineer shall determine and set the fee based on the expected City cost of providing plan check, inspection, code enforcement or planning services.

7. Plan Review Payment

When a plan is required by the Administrative Authority to be submitted, a plan review fee shall be paid at the time of plan and specification submittal.

8. Penalty for Returned Checks

A penalty of \$25.00 shall be levied against all returned checks.

SCHEDULE I
PLANNING DEPOSITS AND FEES

(Effective July 1, 2021)

HOURLY CHARGES:

Code	Case Type	Fee Per Hour	Initial Deposit	Minimum Balance
	Environmental Impact Report	\$146.08	\$30,000	\$10,000
	General Plan Amendment*	\$146.08	\$10,000	\$2,000
	Conditional Use Permit (PCPU)	\$146.08	\$10,000	\$2,000
	Zone Change*	\$146.08	\$10,000	\$2,000
	Annexations*	\$146.08	\$10,000	\$2,000
	Concept Plan	\$146.08	\$10,000	\$2,000
	Master Plan*	\$146.08	\$10,000	\$2,000
	Development Agreements*	\$146.08	\$10,000	\$2,000
	Tentative Parcel Map*	\$146.08	\$4,000	\$1,000
	Tentative Tract Map	\$146.08	\$4,000	\$1,000
	Tentative Map Extension	\$146.08	\$4,000	\$1,000
	Park Plan	\$146.08	\$4,000	\$1,000
	Park Design	\$146.08	\$1,500	\$300
	Sexually Oriented Business	\$146.08	\$3,000	\$600
	Sexually Oriented Business Permit/Renewal	\$146.08	\$3,000	\$600
	Pre-Application	\$146.08	\$3,000	\$600
	Street Name Change	\$146.08	\$3,000	\$600
	Conditional Use Permit (PCPM) Minor*	\$146.08	\$3,000	\$600
	Variance	\$146.08	\$3,000	\$300
	Major Code Compliance/Grading (GPRES)*	\$146.08	\$1,500	\$300
	Sign Program	\$146.08	\$3,000	\$600
	Administrative Relief*	\$146.08	\$3,000	\$600
	Minor Modification of an Application*	\$146.08	\$3,000	\$600
	Final Map	\$146.08	\$500	\$200
	Research Letter	\$146.08	\$500	\$200

SCHEDULE I
PLANNING DEPOSITS AND FEES

(Effective July 1, 2021)

Code	Case Type	Fee Per Hour	Initial Deposit	Minimum Balance
	Minor Modification to Approved Sign Program	\$146.08	\$200	
	Project Entitlement	\$146.08		
	Project Specific Expenses (i.e. City Attorney Fees, Advertising expenses, Postage Expenses)	At Cost		
	Appeal of Decision to the City Council or Planning Commission *	\$146.08	\$284	
	*\$162.65 per hour for transportation plan review, if applicable	\$162.65		

FLAT FEES:

Code	Case Type	Current Fee
	Address/Change of Address Residential/Commercial/Industrial for first unit	\$54.70
	Address/Change of Address Residential/Commercial/Industrial per unit after first unit	\$18.23
	Non-Structural (meters, cable, boxes, etc...) for first unit	\$36.47
	Non-Structural (meters, cable, boxes, etc...) per unit after first unit	\$18.23
	Minor Building Permits	\$41.03
	Residential Alterations (RRA)	\$88.89
	Industrial Tenant Improvements Base Fee	\$88.75
	Industrial Tenant Improvements Planning Areas 13, 32, 34, 35, 36	\$157.26
	Non-Residential Additions (CASF)	\$157.26
	Sign Permit per sign	\$140.17
	Use Determination	\$177.78
	Zoning Confirmation	\$132.19
	Temporary Banner Permit - Application Fee	\$20.51
	Temporary Banner Permit - Inspection Fee	\$29.63

SCHEDULE I
PLANNING DEPOSITS AND FEES

(Effective July 1, 2021)

Code	Case Type	Current Fee
	Parking Lot Restriping Permit	\$180.06
	Pushcart Permit	\$98.01
	Sidewalk Vending Permit	\$182.60
	Cannabis Testing Lab Case Fee	\$7,424.56
	Reverse Vending Machine Permit	\$90.03
	Agricultural Sales Permit (See Building and Safety Fee Schedule for Inspection Fee)	\$128.77
	Renewal of Agricultural Sales Permit	\$49.00
	Block Party/Barrier Permit for 8 barriers	\$30.77
	Manufactured Structure	\$87.75
	Planning Cash Bond	\$617.66
	In-Lieu Park Fee	Based on appraisal of the land
	Tree Removal	\$87.02
	Residential Accessory Use Permit Planning Fee	\$146.08
	Residential Accessory Use Permit Inspection Fee	\$158.40
	Residential Accessory Use Permit Renewal	\$73.04
Code Enforcement		
	Administrative Cite, first violation	\$100.00
	Administrative Cite, second violation w/in 1 year	\$200.00
	Administrative Cite, each subsequent violation within 1 year	\$500.00

SCHEDULE II
BUILDING & SAFETY FEES

(Effective August 1, 2021)

	<u>Fees</u>
<u>Code Permit Issuance Fees</u>	
All Commercial, New Residential Construction	\$48.40
Residential (other than New Residential Construction)	\$21.12

Plan Check Submittal Quality Incentive

The purpose of this incentive is to encourage complete initial plan check submittals that comply with City codes and ordinances. This incentive applies to new building construction and new grading project over two acres. It does not apply to tract production projects, additions, or alterations to existing buildings.

If a qualifying project is approved on the first submittal, 30 percent of plan check fees will be refunded to the applicant. Fees other than plan check fees are not subject to this refund

SCHEDULE II
BUILDING & SAFETY FEES

(Effective August 1, 2021)

<u>Code</u>	<u>Service</u>	<u>Fee</u>
1. NEW COMMERCIAL BUILDINGS AND STRUCTURES:		
A. 0 to 10,000 square feet <u>without</u> interior improvements		
	Plan Check	\$0.374 per sq. ft.
	Inspection	\$0.341 per sq. ft.
B. Over 10,000 to 60,000 square feet <u>without</u> interior improvements:		
	Plan Check	\$3,740.00 + \$0.176 per sq. ft. over 10,000 sq. ft.
	Inspection	\$3,410.00 + \$0.209 per sq. ft. over 10,000 sq. ft.
C. Over 60,000 square feet <u>without</u> interior improvements:		
	Plan Check	\$12,540.00 + \$0.0264 per sq. ft. over 60,000 sq. ft.
	Inspection	\$13,860.00 + \$0.0440 per sq. ft. over 60,000 sq. ft.
D. 0 to 10,000 square feet <u>with</u> interior improvements:		
	Plan Check	\$0.484 per sq. ft.

SCHEDULE II
BUILDING & SAFETY FEES

(Effective August 1, 2021)

<u>Code</u>	<u>Service</u>	<u>Fee</u>
	Inspection	\$0.462 per sq. ft.
 E. Over 10,000 to 60,000 square feet <u>with</u> interior improvements:		
	Plan Check	\$4,840.00 + \$0.242 per sq. ft. over 10,000 sq. ft.
	Inspection	\$4,620.00 + \$0.209 per sq. ft. over 10,000 sq. ft.
 F. Over 60,000 square feet <u>with</u> interior improvements:		
	Plan Check	\$16,940.00 + \$0.0440 per sq. ft. over 60,000 sq. ft.
	Inspection	\$15,070.00 + \$0.110 per sq. ft. over 60,000 sq. ft.
	Minimum Plan Check	\$1,082.40
	Minimum Inspection	\$739.20
 2. COMMERCIAL HIGH RISE BUILDINGS FIVE STORIES OR GREATER (Includes parking structures)		
	Plan Check	\$0.143 per sq. ft.
	Inspection	\$0.132 per sq. ft.

SCHEDULE II
BUILDING & SAFETY FEES

(Effective August 1, 2021)

<u>Code</u>	<u>Service</u>	<u>Fee</u>
3. RESIDENTIAL SINGLE FAMILY DWELLINGS / DETACHED CONDOMINIUMS AND DETACHED APARTMENTS(Includes plumbing, mechanical & electrical fees)		
	Inspection	\$0.374 per sq. ft.
	Model plan check including custom homes	\$0.520 per sq. ft.
	Production plan check	\$0.044 per sq. ft.
4. APARTMENTS AND ATTACHED CONDOMINIUMS (Includes plumbing, mechanical, electrical fees)		
	Inspection	\$0.275 per sq. ft.
	Model plan check	\$0.286 per sq. ft.
	Production plan check	\$0.026 per sq. ft.
5. HOTELS AND MOTELS(Includes plumbing, mechanical, electrical fees)		
	Inspection	\$0.275 per sq. ft.
	Plan Check	\$0.286 per sq. ft.
	Production Plan Check	\$0.0264 per sq. ft.

SCHEDULE II
BUILDING & SAFETY FEES

(Effective August 1, 2021)

<u>Code</u>	<u>Service</u>	<u>Fee</u>
6. PATIO COVERS, TRELIS, CARPORTS, MISCELLANEOUS RESIDENTIAL STRUCTURES		
	Inspection	\$0.440 per sq. ft.
	Minimum Inspection – Each Residential Job	\$63.36
	Minimum Inspection – Each Commercial Job	\$147.84
	Plan Check	\$0.440 per sq. ft.
	Minimum Plan Check –Each Residential Job	\$63.36
	Minimum Plan Check –Each Commercial Job	\$178.20
7. RESIDENTIAL REMODELAND ADDITIONS (plan check fees include plumbing, electrical and mechanical)		
	Inspection	\$0.88 per sq. ft.
	Minimum Inspection	\$71.28
	Plan Check	\$0.649 per sq. ft.
	Minimum Plan Check	\$63.36
8. SWIMMING POOLS AND SPAS		

SCHEDULE II
BUILDING & SAFETY FEES

(Effective August 1, 2021)

<u>Code</u>	<u>Service</u>	<u>Fee</u>
	Inspection	\$1.06 per sq. ft.
	Minimum Inspection	\$71.28
	Plan Check	\$0.320 per sq. ft.
	Minimum Plan Check	\$63.36
9. FENCES		
	Inspection - Commercial	\$0.055 per sq. ft.
	Minimum Inspection –Commercial	\$264.00
	Inspection – Residential	\$0.055 per sq. ft.
	Minimum Inspection -Residential	\$286.44
	Plan Check	\$0.033 per sq. ft.
	Minimum Plan Check	\$250.80
10. RETAINING WALLS		
	Inspection	\$0.209 per sq. ft.
	Minimum Inspection	\$286.44

SCHEDULE II
BUILDING & SAFETY FEES

(Effective August 1, 2021)

<u>Code</u>	<u>Service</u>	<u>Fee</u>
	Plan Check	\$0.253 per sq. ft.
	Minimum Plan Check	\$278.52
	Maximum Plan Check	\$744.48
 11. TENANT IMPROVEMENTS		
A. <u>0 to 8,000 square feet</u>		
	Inspection	\$316.80 + \$0.292 per sq. ft.
	Plan Check	\$303.60 + \$0.233 per sq. ft.
 B. <u>Over 8,000 to 20,000 square feet</u>		
	Inspection	\$2,648.80 + \$0.158 per sq. ft. over 8,000 sq. ft.
	Plan Check	\$2,167.60 + \$0.183 per sq. ft. over 8,000 sq. ft.
 C. <u>Over 20,000 square feet</u>		
	Inspection	\$4,548.80 + \$0.132 per sq. ft. over 20,000 sq. ft.
	Plan Check	\$4,363.60 + \$ 0.026 per sq. ft. over 20,000 sq. ft.

SCHEDULE II
BUILDING & SAFETY FEES

(Effective August 1, 2021)

<u>Code</u>	<u>Service</u>	<u>Fee</u>
	<u>D. Restaurants</u>	
	Inspection	\$292.25 + \$0.610 per sq. ft.
	Plan Check	\$66.00 \$0.572 per sq. ft.
	 12. SKYLIGHTS, WINDOWS, DOORS, SATELLITE DISHES	
	Inspection – Each Residential Job	\$63.36
	Inspection – Each Commercial Job	\$209.88
	Plan Check – Each Residential Job	\$63.36
	Plan Check – Each Commercial Job	\$192.72
	 13. COMMERCIAL MISCELLANEOUS STRUCTURES STORAGE RACKS, FLAGPOLES, SPRAY BOOTHS, ABOVE GROUND TANKS, EQUIPMENT FOUNDATIONS, FOUNTAIN STRUCTURES, SKYLIGHTS	
	Plan Check – Each Commercial Job	\$278.52
	Inspection– Each Commercial Job	\$286.44

SCHEDULE II
BUILDING & SAFETY FEES

(Effective August 1, 2021)

<u>Code</u>	<u>Service</u>	<u>Fee</u>
14. SIGNS		
	Plan Check – Each Commercial Job	\$110.88
	Inspection– Each Commercial Job	\$142.56
15. RE-ROOFING		
	Inspection – Each Residential Job	\$170.28
	Inspection – Each Commercial Job	\$249.48
	Plan Check - Each Residential job requiring calculations	\$192.72
16. DEMOLITION (INTERIOR AND ENTIRE BUILDINGS) When not included as part of a Tenant Improvement Permit		
	Inspection	\$192.72 per building
	Plan Check	\$192.72 per building
17. SEISMIC REINFORCEMENT		
	Inspection	20% of Tenant Improvement rates based on building square footage

SCHEDULE II
BUILDING & SAFETY FEES

(Effective August 1, 2021)

<u>Code</u>	<u>Service</u>	<u>Fee</u>
	Plan Check	20% of Tenant Improvement rates based on building square footage

18. PARKING LOTS

Restriping Inspection	\$0.858 per space
Resurfacing Inspection	\$0.077 per sq. ft.
Minimum Inspection –Combined Total	\$213.84
Maximum Inspection –Combined Total	\$537.24

19. MINIMUM FEES FOR MISCELLANEOUS WORK. All Work Charged By Hourly Rate. Minimum ½ Hour for Revision, or Preliminary Plan Check Review

Inspection	\$158.40 per hour
Plan Check	\$178.20 per hour

20. RE-INSPECTION FEE

SCHEDULE II
BUILDING & SAFETY FEES

(Effective August 1, 2021)

<u>Code</u>	<u>Service</u>	<u>Fee</u>
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	Per Inspection	\$158.40 per inspection
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**21. PRELIMINARY PLAN
CHECK REVIEW**

	Per Hour	\$178.20
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	Minimum (1/2 hour)	\$89.10
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**22. EACH PLAN CHECK
SUBMITTAL BEGINNING
WITH THE FOURTH
SUBMITTAL OF A
PROJECT**

\$712.80	per review
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(When required by the ChiefBuilding Official)

23. PLAN CHECK REVISIONS:

Hourly Rate	\$178.20
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When changes are made to previously submitted plans, an additional plan check fee shall be paid to the Administrative Authority based upon the cost of additional plan review time calculated at an hourly rate of \$178.20, with a one hour minimum charge. In establishing said fee, no allowance for a decreased fee shall be permitted due to the replacement, omission, or lessening of any member or portion of the building shown in the original plans. Said fee may be waived when, in the opinion of the Administrative Authority, the additional fee is not warranted. Please see Plan Check Payment for additional information.

SCHEDULE II
BUILDING & SAFETY FEES

(Effective August 1, 2021)

<u>Code</u>	<u>Service</u>	<u>Fee</u>
24. ENERGY AND PHYSICALLY DISABLED ACCESS ENFORCEMENT SURCHARGE – STATE MANADATED EXCEPTION: PARKING STRUCTURES		
	Inspection	
A.	For each 1,000 sq. ft., or fraction thereof, up to 4,000 sq. ft.	\$48.84
B.	For each 1,000 sq. ft., or fraction thereof, over 4,000 sq. ft.	\$25.08
	Plan Check	65% of Inspection Fee
25. AUTOMATION FEE		
		10% of all Building, Grading, Electrical, Plumbing, Mechanical plan check application and inspection permit fees. Exception: Residential remodel projects.
26. STRONG MOTION INSTRUMENTATION PROGRAM (S.M.I.P) FEE		
	State Mandated	
A.	Residential	\$13.00 for each \$100,000 of valuation
	Minimum Fee	\$0.550

SCHEDULE II
BUILDING & SAFETY FEES

(Effective August 1, 2021)

<u>Code</u>	<u>Service</u>	<u>Fee</u>
B. Commercial		\$30.80 for each \$100,000 of valuation
	Minimum Fee	\$0.550
27. IMAGING		\$0.990 per plan page
28. SPECIAL INSPECTIONS		\$286.44 each
29. SPECIAL EVENTS		\$257.40 per event
30. TEMPORARY CERTIFICATE OF OCCUPANCY PER 30DAYS		\$356.40
31. OCCUPANCY AND REALESTATE INSPECTIONS		\$220.00
32. ENERGY PROGRAM OUTSOURCE INSPECTORCERTIFICATION		\$56.76
33. VARIANCE APPLICATION		\$500.28
Variance - Homeowner		\$213.84
33 a. Special Inspector Renewal (Deputy Inspector)		\$22.00 per classification
34. APPEAL BOARD APPLICATION		\$1,716.00 deposit + \$158.40 per hour
35. MAP DOCUMENT		
Map Size up to andincluding 11" x 17"		\$27.72

SCHEDULE II
BUILDING & SAFETY FEES

(Effective August 1, 2021)

<u>Code</u>	<u>Service</u>	<u>Fee</u>
	Map Size up to and including 18" x 26"	\$42.24
	Map Size up to and including 36" x 48"	\$56.76
	Map Size up to and including 50" x 50"	\$71.28
36. CODE ENFORCEMENT FINES AND FEES		\$158.40 per hour for time expended after 30 days
36b. WATER QUALITY MANAGEMENT PLAN REVIEW		\$1,606.29
37. SIGN REMOVAL AND STORAGE		\$17.16 per sign
38. LEAF BLOWER TESTING AND TRAINING		\$42.24 per unit
	Retest	\$21.12 each retest
	Operator Training	\$2.64 per operator for training
39. AGRICULTURAL SALES		\$205.92 each
40. ENCROACHMENT FEE *		\$286.44
	* Add \$286.44 for traffic control plan check, if required.	

<u>Type</u>	<u>Plan Check Fee</u>	<u>Inspection Fee</u>
Curb & Gutter	\$118.80	\$4.11 per linear ft.
Minimum	\$118.80	\$118.80

SCHEDULE II
BUILDING & SAFETY FEES

(Effective August 1, 2021)

<u>Type</u>	<u>Plan Check Fee</u>	<u>Inspection Fee</u>
Driveway - Commercial	\$130.68	\$429.00
Driveway - Residential	\$130.68	\$198.00
Excavation & Roadway Paving	\$176.88	\$286.44
Miscellaneous Construction	\$89.65	Estimated by Chief Building Official (Based on \$158.40/hour inspection fee.)
Road Closure	\$118.80	\$286.44
Sidewalk	\$89.76	\$286.44
Curb Core	\$27.72	\$63.36
Overload Permit - Single	\$16.00	Per Calif. Dept. of Transportation
Overload Permit - Annual	\$90.00	Per Calif. Dept. of Transportation
Tree Removal up to 5 trees		\$77.88
Tree Removal per tree in excess of 5 trees on any parcel		\$10.56
Tree Removal Maximum		\$858.00
Minimum Encroachment Inspection		\$158.40

<u>Code</u>	<u>Service</u>	<u>Fees</u>
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41. RIGHT-OF-WAY IMPROVEMENTS

Right-of-way inspection fees are based on acreage calculated to the nearest one hundredth (0.01) of an acre.

SCHEDULE II
BUILDING & SAFETY FEES

(Effective August 1, 2021)

<u>Code</u>	<u>Service</u>	<u>Fees</u>
Pre-Inspection		\$158.40 per acre for first 3 acres +
(When required by the Chief Building Official)		\$79.20 per acre over 3 acres
	Inspection	\$3,222.12 per acre
		\$1,259.28 minimum
Utility Trench		\$2.66 per linear foot
		\$158.40 minimum
Service Connection		\$118.80
42. PARK AND LANDSCAPE IMPROVEMENTS		
	<u>A. 0 to 10 acres</u>	
Inspection		\$1,980.00 per acre
	<u>B. Over 10 acres</u>	
Inspection		\$19,800.00 +
		\$343.20 per acre over 10 acres
Minimum Landscape Inspection		\$686.42
43. BRIDGES		
	Inspection	
3,000 sq. ft. or less		\$16,756.08
Over 3,000 sq. ft.		\$16,756.08 +
		\$0.858 per sq. ft.

44. GRADING FEES

Grading plan check and inspection fees are based on acreage calculated to the nearest hundredth (0.01) of an acre.

SCHEDULE II
BUILDING & SAFETY FEES

(Effective August 1, 2021)

<u>Code</u>	<u>Service</u>	<u>Fees</u>
	If the Preliminary or Precise Grading application includes storm drain improvements, refer to storm drain plan check fee under Schedule III, "Right-of-Way Improvements" for additional plan check requirements.	
	For the issuance of each permit	\$48.84
	Grading Bond	Amount set by Grading Ordinance
 <u>Preliminary Grading Permit:</u>		
	Pre-Inspection	\$158.40 + \$8.05 per acre over 5 acres
	Inspection	
	A. 0 to 20 acres	\$213.84 per acre \$1,145.76 Minimum
	B. Over 20 acres	\$4,276.80 + \$36.96 per acre over 20 acres
	Grading Plan Check	
	A. 0 to 20 acres	\$221.76 per acre \$1,145.76 Minimum
	B. Over 20 acres	\$4,435.20 + \$51.48 per acre over 20 acres
 <u>Precise Grading Permit:</u>		
	Pre-Inspection	\$158.40 +
	(When required by the Chief Building Official)	\$8.05 each acre over 5 acres
	Inspection	\$1,716.00 per acre \$1,145.76 minimum \$25,779.60 maximum

SCHEDULE II
BUILDING & SAFETY FEES

(Effective August 1, 2021)

<u>Code</u>	<u>Service</u>	<u>Fees</u>
	Grading Plan Check	\$759.00 per acre \$1,145.76 minimum \$11,457.60 maximum
	<u>Stockpile/Underground Tank Removal:</u>	
	Inspection	\$535.92
	Plan Check	\$443.52
	EACH GRADING PLAN CHECK SUBMITTAL BEGINNING WITH THE FOURTH SUBMITTAL OF A PROJECT (When required by Chief Building Official)	\$712.80 per review

SCHEDULE III DEVELOPMENT
ENGINEERING
AND OTHER PUBLIC WORKS RELATED FEES
(Effective July 1, 2021)

<u>Code</u>	<u>Case Type</u>	<u>Fee</u>	<u>*Additional Fee after 3rd Plan Check</u>	<u>Minimum Balance</u>
Traffic Signals/Systems				
1.	Signal New/Modification Inspection	\$6,356.90	\$0.00	\$0.00
2.	Signal New/Modification Plan Check	\$3,888.11	\$613.31	\$750.00
3.	System New/Modification Inspection (Controller/Cabinet)	\$1,688.68	\$0.00	\$0.00
Right of Way Improvements**				
4.	Street Plan Check	\$2,089.61	\$613.31	\$750.00
	1 per acre	\$1320.90		
	min plan check <0.3 acre	\$2,974.36		
	> or equal to 0.3 acres			
5.	Storm Drain (18" Diameter & Above)Note: storm drains less than 18" diameter, no plan check fee required.	\$3.11 per LF up to 1,000' + \$0.249 ea. additional LF	\$613.31	\$750.00
6.	Utility Trench Plan Check	\$164.82 per plan sheet \$496.24 minimum	\$613.31	\$300.00
7.	Service Connection Plan Check	\$87.02	\$0.00	\$0.00
Grading Hydrology				
8.	Preliminary Plan Check – 0 to 20acres	\$193.73 per acre; \$700.34 minimum	\$613.31	\$750.00

SCHEDULE III DEVELOPMENT
ENGINEERING
AND OTHER PUBLIC WORKS RELATED FEES
(Effective July 1, 2021)

<u>Code</u>	<u>Case Type</u>	<u>Fee</u>	<u>*Additional Fee after 3rd Plan Check</u>	<u>Minimum Balance</u>
9.	Preliminary Plan Check – over 20 acres	\$3,78347 + \$21.76 per acre above 20; \$5,180.00 maximum	\$613.31	\$750.00
10.	Precise Plan Check	\$282.83 per acre; \$942.76 minimum; \$4,309.76 maximum	\$613.31	\$750.00
Park & Landscape Improvements ***				
11.	Plan Check	\$1,595.44 per acre	\$613.31	\$750.00
	Minimum Plan Check <0.25 acre	\$162.65		
	> or equal to 0.25 acre	\$1228.70		
Bridges				
12.	Plan Check – 3,000 sf. Or less	\$6,772.33	\$613.31	\$750.00
13.	Plan Check – over 3,000 sf.	\$6,772.33 + \$0.78 per SF >3,000	\$613.31	\$750.00
Other ***				
14.	Abandonment Plan Check	\$4,835.01	\$613.31	\$750.00
15.	City Engineer Variance	\$758.35	\$613.31	\$750.00
16.	Easement Deeds	\$3,285.16	\$613.31	\$300.00

SCHEDULE III DEVELOPMENT
ENGINEERING
AND OTHER PUBLIC WORKS RELATED FEES
(Effective July 1, 2021)

<u>Code</u>	<u>Case Type</u>	<u>Fee</u>	<u>*Additional Fee after 3rd Plan Check</u>	<u>Minimum Balance</u>
17. Final Map Processing				
	1-2 lots/parcel	\$5,631.70	\$613.31	\$750.00
	3 lots/parcel	\$7,002.32	\$613.31	\$750.00
	4-40 lots/parcel	\$7,002.32 + \$171.98 perlot > 3 lots	\$613.31	\$750.00
	41-100 lots/parcel	\$13,398.59 + \$103.60 perlot > 40 lots	\$613.31	\$750.00
	over 100 lots/parcel	\$19,642.56 + \$52.84 per lot > 100 lots	\$613.31	\$750.00
	18. Lot Mergers	\$3,773.11	\$613.31	\$750.00
	Lot Line Adjustment	\$3,773.11	\$613.31	\$750.00
	19. Plan revisions after plan approved by City Engineer	\$736.60	\$613.31	\$750.00
	20. Traffic Signal USA Alert	\$168.87 per intersection	\$0.00	\$0.00
	21. Landscape USA Alert	\$67.34	\$0.00	\$0.00
	22. Maintenance Agreement Fee	\$2,535.09	\$0.00	\$0.00
	23. Construction and Demolition Recycling Plan Fee	\$79.55	\$1.00 per sq. ft.	\$1.00 per sq. ft.
	Deposit: \$1.00 per sq. ft. deposit not to exceed \$50,000		deposit not to exceed \$50,000	deposit not to exceed \$50,000
	24. Automation Fee	10% of all Development Engineering and other related Public Works Fees.		

SCHEDULE III DEVELOPMENT
ENGINEERING
AND OTHER PUBLIC WORKS RELATED FEES
(Effective July 1, 2021)

<u>Code</u>	<u>Case Type</u>	<u>Fee</u>	<u>*Additional Fee after 3rd Plan Check</u>	<u>Minimum Balance</u>
25.	Bicycle Locker Fee (\$50.00 depositper locker)	\$62.16 annually	\$62.16 annually	

* After three plan checks an additional fee of \$153.33 per hour will be charged to the applicant.

** Includes: Miscellaneous Improvement (MC) , Parcel Improvement Plan (PC) and Tract Improvement Plan (TC) submittals. Please see Schedule II for applicable Building & Safety fees.

*** Please see Schedule II for applicable Building & Safety fees.

Note: City Attorney Services, if applicable, shall be recovered from applicant beginningwith the first Flat Fee or Hourly Rate plan check. (Reference page 2, Section C, of the Developer Fee Resolution.)

SCHEDULE IV
 OTHER FEES OR CHARGES STIPULATED BY SEPARATE
 CITY COUNCIL ORDINANCE OR RESOLUTION
 AND NOT INCLUDED IN THIS SCHEDULE:

School District Fees (State Mandated)	Orange County Fire Authority Fees
Transportation Corridor Agency Fees	District 92-1 Fees
SB1473 Fees	Orange County Sanitation District Fees

IMPACT FEES:

1. SYSTEMS DEVELOPMENT CHARGE 1% of Valuation

- Stipulated by separate Municipal Code Section 2-9-601
- Valuation shall be determined on the basis of the International Code Council Building Valuation Data Table as published and updated semi-annually in the Building Safety Journal. Where data is not available, appeals concerning valuation may be heard and determined by the Chief Building Official.
- Applicable to new development except:
 - A. Alterations which do not increase the floor area of a structure
 - B. Additions to single-family residential dwellings which do not constitute the addition of a living unit as defined by the Building Code.

2. SLURRY SEAL FEES FOR ROAD WEAR AND TEAR

Stipulated by Municipal Code Section 6-3-320

A. Commercial, Industrial, Hotel New Construction 5 stories or less	
Buildings 50,000 sq. ft. or less	\$0.03 per sq. ft.
Buildings over 50,000 sq. ft.	\$0.05 per sq. ft.
Maximum per project	\$3,500.00
B. High Rise Buildings over 5 stories or 55 feet high	
	\$0.16 per sq. ft.
Maximum per project	\$3,500.00

SCHEDULE IV
OTHER FEES OR CHARGES STIPULATED BY SEPARATE
CITY COUNCIL ORDINANCE OR RESOLUTION
AND NOT INCLUDED IN THIS SCHEDULE:

C. Tenant Improvements	\$0.01 per sq. ft.
D. New Residential Detached Units	\$0.03 per sq. ft.
New Maximum Fee per unit	\$50.00
Remodels or Additions	\$0.03 per sq. ft.
Maximum Fee per unit	\$50.00
E. Residential Attached Apartment, Condominium, and Townhouses	\$0.03 per sq. ft.
Maximum Fee per unit	\$50.00

3. IRVINE BUSINESS COMPLEX FEES (Zoning Ordinance Sections 9-36-14 and 9-36-15)

4. PARK FEE (Municipal Code Section 5-5-1004.E2)

SCHEDULE V
ELECTRICAL, MECHANICAL AND PLUMBING FEES
 (Effective August 1, 2021)

ELECTRICAL PERMITS

1. The following fee schedule shall be used for all electrical work requiring permits, except for new residential structures. New residential electrical permit fees are incorporated into the building permit fees.
2. Where no fee is specified or there is an unusual circumstance, that fee shall be determined by the Chief Building Official as specified in this resolution.

<u>Code</u>	<u>Fee Schedule (Electrical Permits)</u>	<u>Commercial</u>	<u>Residential</u>
1.	For the issuance of each permit	\$48.84	\$21.12
2.	Each self-contained factory wired approved unit such as cooking appliances, home appliances, heaters, vegetable cases, drinking fountains, heating appliances etc.	\$18.85	\$9.97
3.	Fixtures:		
	First 20 fixtures, each	\$2.40	\$1.30
	Each additional fixture	\$1.23	\$0.62
4.	Each pole mounted fixture including base	\$24.49	\$12.95
5.	Power Apparatus:		
	Generators, motors, transformers, rectifiers, synchronous converters, capacitors, industrial heating, cooking or baking equipment, and other apparatus as follows:		
	Rating in horsepower (HP), kilowatts (KW) or kilovolt amps (KVA)		
	Less than 1	\$10.80	\$5.73

SCHEDULE V
ELECTRICAL, MECHANICAL AND PLUMBING FEES
 (Effective August 1, 2021)

<u>Code</u>	<u>Fee Schedule (Electrical Permits)</u>	<u>Commercial</u>	<u>Residential</u>
	1.1 to 10	\$25.92	\$13.73
	10.1 to 50	\$42.97	\$22.72
	50.1 to 100	\$85.95	\$45.43
	100.1 to 500	\$127.29	
	Over 500	\$127.29	
	6. Temporary Generator including switchgear modifications	\$351.19	
	<i>Fees include all switches, circuit breakers, relays & other directly related control equipment.</i>		
	7. <u>Service/Meter:</u>		
	8. Services, 600 volts or less, 0 to 200 amps and 200 to 400 amps, per meter	\$85.95	\$45.43
	9. Services, 600 volts or less, 401 to 800 amps and 801 to 1200 amps, per meter	\$214.83	\$113.63
	10. Services, 600 volts or less, over 1200 amps, per meter	\$427.61	
	11. High voltage substations over 600 volts	\$859.32	
	12. <u>Outlets J Box, Irrigation Controller:</u>		
	13. First 20 outlets, each	\$2.40	\$1.30

SCHEDULE V
ELECTRICAL, MECHANICAL AND PLUMBING FEES
 (Effective August 1, 2021)

<u>Code</u>	<u>Fee Schedule (Electrical Permits)</u>	<u>Commercial</u>	<u>Residential</u>
	14. Each additional outlet	\$1.23	\$.62
	15. Each multiple appliance outlet assembly	\$17.14	\$9.05
	<u>16. Signs and High Potential Gas Tubing Lighting:</u>		
	17. One sign and one transformer	\$39.79	\$21.08
	18. Each additional sign and one transformer at the same location (same building)	\$11.57	\$6.33
	19. Each extra transformer, flasher or time clock	\$11.57	\$6.33
	20. Each additional sign and one transformer on same lot	\$39.79	\$21.08
	21. Each sign and one transformer moved to the same new location	\$39.79	\$21.08
	22. Each additional sign and transformer moved to the same new location	\$19.95	\$10.52
	23. For altering or changing letters of an existing sign	\$19.95	\$10.52
	24. For converting of each sign or decorative outlet tubing	\$19.95	\$10.52
	<u>25. Temporary Service:</u>		
	26. Non-occupied temporary electrical service (each meter)	\$429.00	\$227.25
	27. Temporary work with service (existing occupancy, each meter)	\$128.41	\$67.34
	28. For service supplying a temporary power pole with meter, pedestal, or piggy back	\$128.41	\$67.34
	29. For a system of distribution and utilization poles for temporary construction power, each pole	\$42.97	\$22.72

SCHEDULE V
ELECTRICAL, MECHANICAL AND PLUMBING FEES
 (Effective August 1, 2021)

<u>Code</u>	<u>Fee Schedule (Electrical Permits)</u>	<u>Commercial</u>	<u>Residential</u>
30. <u>Bus ways/ Cable Tray:</u>			
31.	For trolley and plug-in type bus ways, each 100 ft. or fraction thereof	\$42.94	\$22.72
32. <u>Panel Board/ Switchboard:</u>			
33.	400 amps or less	\$79.60	\$42.09
34.	401 to 1200 amps	\$159.12	\$84.19
35.	Over 1200 amps		
	First section	\$159.12	\$84.19
	Each additional section	\$79.60	\$42.09
36.	Over 600 volts		
	First section	\$364.67	
	Each additional section	\$182.31	
37.	Minimum Inspection Fee	\$79.20	\$42.24
38. <u>Solar Panels per System</u>			
39.	Inspection	\$220.00	\$198.00
40.	Model Plan Check	\$880.00	\$275.00 +\$9.63 perKW over 15 KW
41.	Production Plan check	\$880.00	\$0.00

SCHEDULE V
ELECTRICAL, MECHANICAL AND PLUMBING FEES
 (Effective August 1, 2021)

<u>Code</u>	<u>Fee Schedule (Electrical Permits)</u>	<u>Commercial</u>	<u>Residential</u>
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Fees for Additional Inspections:

A. Each permit shall be entitled to one re-inspection without additional charge, in addition to the required number of inspections established by the City of Irvine. On jobs which may be completely inspected on one inspection trip, two inspection trips will be allowed without additional charge for said second trip.

Exception: The number of inspection trips will not be limited on progress jobs; provided, that one inspection will be permitted for checking a correction. For the purpose of this section, progress jobs are those where circumstances beyond the control of the installer make it impossible for the electrical work to be completed at any specific time.

B. If more inspection trips than specified in the paragraph above are required due to the fault or error on the part of the installer or his employees, an additional fee of \$72.60 may be required of the installer for each such additional inspection trip.

ELECTRICAL PLAN CHECK FEES

A plan check fee shall be paid at the time of plan submittal.

The applicant shall pay a plan check fee.	30%	of	30%	of
	electrical permit		electrical	
	fee		permit fee	
Minimum			\$48.84	\$48.84

SCHEDULE V
ELECTRICAL, MECHANICAL AND PLUMBING FEES
 (Effective August 1, 2021)

MECHANICAL PERMITS

1. The following fee schedule shall be used for all mechanical work requiring permits, except for new residential structures. For new residential structures, mechanical permit fees are incorporated into the building permit fees.
2. Where no fee is specified or there is an unusual circumstance, that fee shall be determined by the Chief Building Official as specified in this resolution.

<u>Code</u>	<u>Fee Schedule (Mechanical Permits)</u>	<u>Commercial</u>	<u>Residential</u>
	1. For the issuance of each permit	\$48.84	\$21.12
	2. Up to and including 100,00 BTU for the installation or relocation of each force-airor gravity-type furnace or burner, including ducts and vents attached to each appliance	\$155.28	\$79.32
	3. More than 100,000 BTU to and including 500,000 BTU	\$197.22	\$100.78
	4. More than 500,000 BTU to and including 1,000,000 BTU	\$209.23	\$106.92
	5. More than 1,000,000 BTU to and including 2,000,000 BTU	\$245.08	\$125.23
	6. More than 2,000,000 BTU	\$304.84	
	7. For each evaporative cooler other than portable type	\$35.89	\$23.82
	8. For each environmental vent system	\$35.89	\$23.82

SCHEDULE V
ELECTRICAL, MECHANICAL AND PLUMBING FEES
 (Effective August 1, 2021)

<u>Code</u>	<u>Fee Schedule (Mechanical Permits)</u>	<u>Commercial</u>	<u>Residential</u>
	9. For each product conveying vent system	\$35.89	\$23.82
	10. For the installation of each Type I or Type II commercial hood or grease exhaust duct or exhaust fan	\$35.89	\$23.82
	11. For installation of each register/ outlet/ or grille	\$1.74	\$1.21
	12. For the installation or relocation of each commercial or industrial type incinerator	\$131.49	\$87.36
	13. For the installation or relocation or each cooling coil	\$29.91	\$19.86
	14. For the installation or relocation of each reheat coil	\$35.89	\$19.86
	15. For the installation or relocation of each fire protection devices; fire damper or smoke damper or combo smoke or fire damper ceiling radiation damper or corridor damper or smoke detector ducttype or smoke detector area type		
	One to five	\$23.21	\$15.95
	Over five, each additional	\$5.70	\$5.30

Note: *This fee for cooling coils, reheat coils, and electric strip heaters shall not apply to an air handling unit which is a portion of a factory assembled appliance, comfort cooling unit, evaporative cooler, or absorption unit for which a permit is required elsewhere in this Code*

SCHEDULE V
ELECTRICAL, MECHANICAL AND PLUMBING FEES
 (Effective August 1, 2021)

<u>Code</u>	<u>Fee Schedule (Mechanical Permits)</u>	<u>Commercial</u>	<u>Residential</u>
	16. For each appliance regulated by this Code, but not classed in other appliance categories or for which no other fee is listed in this Code	\$152.25	\$101.13
	17. Incidental gas piping	\$63.58	\$28.59
	18. For the installation or relocation of each electrical strip heater or suspended heater or recessed wall heater or floor- mounted unit heater, including vent	\$35.89	\$23.82
	19. For the installation, relocation or replacement of each heating appliance or fireplace or appliance vent or chimneylisted or metal chimney unlisted	\$35.89	\$23.82
	20. For the installation or relocation of each boiler or AC refrigerant compressor or each absorption system	\$152.25	\$101.13
	21. For each air handling unit, to and including 2,000 cubic feet per minute	\$59.80	\$39.69
	22. For each air handling unit over 2,000 cubic feet per minute and including 10,000 cubic feet per minute	\$71.68	\$47.64
	23. For each air handling unit over 10,000 cubic feet per minute	\$152.25	\$101.13
	24. Residential air conditioning system		\$158.82
	25. Minimum Inspection Fee	\$79.20	\$42.24

Fees for Additional Inspections:

SCHEDULE V
ELECTRICAL, MECHANICAL AND PLUMBING FEES
 (Effective August 1, 2021)

<u>Code</u>	<u>Fee Schedule (Mechanical Permits)</u>	<u>Commercial</u>	<u>Residential</u>
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A. Each permit shall be entitled to one re-inspection without additional charge, in addition to the required number of inspections established by the City of Irvine. On jobs which may be completely inspected on one inspection trip, two inspection trips will be allowed without additional charge for said second trip

Exception: The number of inspection trips will not be limited on progress jobs; provided, however, that one inspection will be permitted for checking a correction. For the purpose of this section, progress jobs are those where circumstances beyond the control of the installer make it impossible for the mechanical work to be completed at any specific time.

B. If more inspection trips than specified in the paragraph above are required due to the fault or error on the part of the installer or his employees, an additional fee of \$72.60 may be required of the installer for each such additional inspection trip.

MECHANICAL PLAN CHECK FEES

A plan check fee shall be paid at the time of plan submittal

The applicant shall pay a plan check fee	30% of the mechanical permit fee	30% of the mechanical permit fee
Minimum	\$48.84	\$48.84

PLUMBING PERMITS

1. The following fee schedule shall be used for all plumbing work requiring permits, except for new residential structures. For new residential structures, plumbing permit fees are incorporated into the building permit fees.
2. Where no fee is specified or there is an unusual circumstance, that fee shall be determined by the Chief Building Official as specified in this resolution.

SCHEDULE V
ELECTRICAL, MECHANICAL AND PLUMBING FEES
 (Effective August 1, 2021)

<u>Code</u>	<u>Fee Schedule (Plumbing Permits)</u>	<u>Commercial</u>	<u>Residential</u>
	1. Permit issuance	\$48.84	\$21.12
	2. For each plumbing fixture or trap, including water, drainage piping devices	\$23.32	\$15.95
	3. For each dishwasher	\$23.32	\$12.27
	4. For each garbage disposal	\$23.32	\$12.27
	5. For each building sewer	\$46.41	\$31.90
	6. For each cesspool	\$46.41	\$31.90
	7. For each private sewage disposal system	\$193.51	\$133.05
	8. For each water heater and/or vent/ thermal expansion tank	\$38.70	\$26.62
	9. For each gas piping of one to five outlets	\$54.21	\$37.24
	10. For each gas piping system of six or more outlets, per outlet	\$3.91	\$2.71
	11. Rainwater system, per drain or subsurface drainage system or each sump pump	\$46.41	\$31.90

SCHEDULE V
ELECTRICAL, MECHANICAL AND PLUMBING FEES
 (Effective August 1, 2021)

<u>Code</u>	<u>Fee Schedule (Plumbing Permits)</u>	<u>Commercial</u>	<u>Residential</u>
	12. For each interceptor, or clarifier or separator including its trap and vent	\$46.41	\$31.90
	13. For installation, alteration, or repair of water piping and/or water treating equipment, including water softeners, booster pump	\$46.41	\$31.90
	14. For repair or alteration of sewer or waste vent piping or each sewage ejector	\$193.51	\$133.05
	15. For each commercial (nonresidential) lawn, gardening, or landscape sprinkling system, including backflow protection devices	\$201.25	
	16. For vacuum breakers or backflow protective devices or pressure regulating valve or building drain or backwater valve or manhole, etc., or for installation on unprotected plumbing fixtures, including necessary water piping:		
	1 to 5	\$23.21	\$15.95
	Over 5, each additional	\$5.70	\$5.30
	17. For each yard water distribution system water and sewer private only starts at easement and needs IRWD approval, per linear foot and each yard recycled water, per linear foot	\$1.74	\$2.60
	18. For each yard gas distribution system, per linear foot	\$2.60	\$2.60

SCHEDULE V
ELECTRICAL, MECHANICAL AND PLUMBING FEES
 (Effective August 1, 2021)

<u>Code</u>	<u>Fee Schedule (Plumbing Permits)</u>	<u>Commercial</u>	<u>Residential</u>
	19. For each yard sewer collection system, per linear foot	\$2.60	\$2.60
	20. For each gas pressure regulator	\$23.21	\$15.95
	21. Swimming pool piping	\$46.41	\$31.88
	22. Solar water heating panels per system	\$670.12	\$412.48
	22. Minimum inspection fee	\$79.20	\$42.24

Fees for Additional Inspections:

A. Each permit shall be entitled to one re-inspection without additional charge, in addition to the required number of inspections established by the City of Irvine. On jobs which may be completely inspected on one inspection trip, two inspection trips will be allowed without additional charge for said second trip

Exception: The number of inspection trips will not be limited on progress jobs; provided, however, that one inspection will be permitted for checking a correction. For the purpose of this section, progress jobs are those where circumstances beyond the control of the installer make it impossible for the plumbing work to be completed at any specific time

B. If more inspection trips than specified in the paragraph above are required due to the fault or error on the part of the installer or his employees, an additional fee of \$79.20 may be required of the installer for each such additional inspection trip.

PLUMBING PLAN CHECK FEES

<u>Code</u>	<u>Fee Schedule (Plumbing Permits)</u>	<u>Commercial</u>	<u>Residential</u>
	A plan check fee shall be paid at the time of plan submittal.		
	The applicant shall pay a plan check fee	30% of the plumbing permit fee	30% of the plumbing permit fee
	Minimum	\$48.84	\$48.84

FIRE SPRINKLER FEES: Fire sprinklers and associated installations are plan checked and inspected by the Orange County Fire Authority (OCFA), and fees are collected by OCFA and are based on their fee schedule.