I. INTRODUCTION

The local planning area standards in this chapter are intended to protect and enhance the planning area's abundant natural resources and scenic beauty. At the same time, they provide opportunities to improve jobs, services, recreation, and tourism. The standards implement the vision, goals and policies described in the preceding chapters.

Planning Area standards are mandatory requirements for development, and are intended to respond to concerns in particular areas or communities. Planning area standards can range from special setbacks in one neighborhood, to limits on the kinds of land uses normally allowed by the Land Use Element (Table O, and Coastal Table O, Part I) because of certain community conditions.

Planning area standards apply to certain activities, development, and establishment of new land uses. They must be satisfied before a land use can be established.

Planning area standards apply to development in addition to provisions of the Local Coastal Program Policy Document and the Coastal Zone Land Use Ordinance (CZLUO). Where planning area standards conflict with the CZLUO, these standards control. Any density bonus shall meet the standards of the CZLUO and the Coastal Plan policies of the LCP, unless such density bonus is specifically set forth in the area plan standard. In any case where this area plan designates a property in the Open Space or Recreation land use categories; in the Sensitive Resource or Historic Area combining designations; or where the LUE identifies a need for open space preservation through easement, contract or other
instrument; such designation does not in and of itself convey or imply any right of public use, access, trespass or violation of privacy.

Land dedications and other exactions identified in this plan are intended to mitigate the impacts of specific development proposals, and to insure consistency with the Local Coastal Program. In some circumstances, the county may conduct a nexus and proportionality study to provide the practical and legal basis for the proposed exactions. Dedications and exactions will be pursued consistent with Section 30001.5 of the California Coastal Act considering the need to:

1. Assure the orderly, balanced utilization and conservation of coastal zone resources taking into account the social and economic needs of the people of the state; and

2. Maximize public access to and along the coast and maximize public recreation opportunities in the coastal zone consistent with sound resource conservation principles and constitutionally protected rights of private property owners.

3. Protect, maintain, and where feasible, enhance and restore the overall quality of the coastal zone environment and its natural and artificial resources.

4. Assure priority for coastal-dependent and coastal-related development over other development on the coast.

Estero planning area standards are organized under several headings describing locations in the planning area where they apply. Standards are grouped first by the entire planning area, second by area or community, then by land use category, and finally under headings naming a specific area or location where the standard must be satisfied.

In addition to planning area standards, this chapter also includes guidelines. Guidelines provide further direction on how to implement the goals and policies of this plan. Guidelines are advisory, but are to be used in evaluating projects such as land divisions, Minor Use Permits and Development Plans. A variety of approaches may satisfy the intent of the guidelines.

II. CHAPTER ORGANIZATION

This chapter contains the following major sections:

I. INTRODUCTION

II. CHAPTER ORGANIZATION

III. AREAWIDE STANDARDS. These standards apply throughout the planning area or within identified areas.

IV. RURAL AREA STANDARDS. These standards apply to locations within the rural area located outside of the communities (urban areas) of Los Osos and Cayucos.

V. CAYUCOS URBAN AREA STANDARDS. These standards apply within the urban area (within the urban reserve line) of Cayucos.
VI. LOS OSOS URBAN AREA STANDARDS. These standards apply within the urban area (urban reserve line) of Los Osos.

Types of Standards (applies to items IV., V., and VI. above)

Rural Areawide standards apply in all rural land use categories or in specified rural areas.

Combining Designations standards apply to lands in the specified combining designations. For example, in Cayucos, they are the Geologic Study Area (GSA) and Sensitive Resource Area (SRA) designations.

Land Use Category standards apply to all land within the specified land use categories, unless a sub-heading identifies specific areas or properties where the standard applies. Standards may apply within the following land use categories:

- Agriculture
- Commercial Retail
- Commercial Service
- Industrial
- Office and Professional
- Open Space
- Recreation
- Residential Rural
- Residential Multi-Family
- Residential Single Family
- Residential Suburban
- Rural Lands
- Public Facilities

Example Outline of Planning Area Standards

V. CAYUCOS URBAN AREA STANDARDS (major section)

COMMERCIAL RETAIL: The following standards apply only to lands within the Commercial Retail land use categories

A. Central Business District (subsection)

1. Building Height, Mass, Scale, and Pedestrian Orientation. (standard)
   a. Measurement of Height. (standard)
   b. Building Height. (standard)

   Guidelines (guideline)
   - Reduce building mass as seen from streets by... (guideline)

III. AREAWIDE STANDARDS, EXCLUDING LOS OSOS

The following standards apply throughout the Estero Planning Area, or in the specific locations or land use categories listed, but not in the Los Osos urban area. They are intended to protect natural and cultural resources, encourage high quality residential development, and provide an efficient transportation system that encourages walking, bicycling and other types of transportation.
A. Resource Protection

1. **Clustered or Concentrated Development.** Wherever standards in this chapter call for clustering or concentrating development to protect identified sensitive features, land divisions, Minor Use Permits and Development Plans shall comply with the following (refer also to the Los Osos combining designation standards for Baywood Fine Sands in following Section VI):

   a. **Reports.** When required by the Coastal Zone Land Use Ordinance or the Planning Director, a biological or other applicable report that addresses identified sensitive feature(s) shall be prepared by a qualified professional approved by the Environmental Coordinator. The report shall make recommendations regarding compliance with the following standards b through i., in addition to any applicable requirements of the Coastal Zone Land Use Ordinance.

   b. **Development Location.** Development in land divisions, lot-line adjustments, and other development projects shall be located away from identified sensitive features on or adjacent to the site, and in areas most suitable for development. Development on all proposed building sites shall result in no adverse impacts to environmentally and other sensitive areas, including avoidance of the required setbacks, buffers and fuel modification zones, as verified by the required biological report.

   c. **Setbacks.** Development shall include sufficient setbacks/buffers to protect environmentally sensitive areas (see the following standard A2); at a minimum, the setbacks from environmentally sensitive habitats required in this plan and in Chapter 23.07 of the Coastal Zone Land Use Ordinance, as applicable.

   d. **Extent, Intensity of Development.** The number of dwelling units, intensity of development and site coverage shall be consistent with protection of identified sensitive features on or adjacent to the site.

   e. **Protection of Sensitive Features.** Identified sensitive features shall be protected through building controls, mitigation agreements, easements, participation in a transfer of development credits (TDC) program, or other means, consistent with applicable legal requirements to allow reasonable use of the site.

   f. **Arrangement of Open Space.** Where feasible, open space areas or parcels shall consist of larger, contiguous areas rather than smaller, disconnected pockets of open space. Where feasible, in order to protect biological resources and wildlife migration corridors, open space areas or parcels shall connect to adjacent open spaces areas.

   g. **Cluster Options.** Land divisions shall be designed to comply with preceding standards a - f by using any of the following options. Concentrated development, which results from use of options (2) through
(4), shall fully and permanently protect identified sensitive features without causing adverse environmental impacts:

(1) Cluster land division standards in Chapter 4 of the Coastal Zone Land Use Ordinance.

(2) Cluster land division standards of the Coastal Zone Land Use Ordinance, but with an open space parcel(s) smaller than required.

(3) Conventional land division standards in Chapter 4 of the Coastal Zone Land Use Ordinance.

(4) Any applicable standards for common interest developments and Planned Developments in the Coastal Zone Land Use Ordinance.

2. Environmentally Sensitive Areas—Clustered Development and Habitat Protection Required.

a. Cluster or concentrate development on the least sensitive portions of the site in order to protect and sustain environmentally sensitive areas and the following sensitive features:

(1) Sensitive Resource Areas and Environmentally Sensitive Habitats as defined in the Land Use Element and Local Coastal Plan.

(2) Ecologically significant areas of oak woodland, coastal strand, coastal sage scrub, dune scrub, and maritime chaparral communities—whether or not identified as Sensitive Resource Area combining designations—as defined in the Final EIR for the Estero Area Plan Update and as confirmed in a biological report for proposed development.

(3) All riparian habitat corridors, including riparian woodland and riparian scrub communities as defined in the Final EIR for the Estero Area Plan Update—whether or not they border "blue-line" streams as indicated on U.S.G.S. quadrangle maps—as confirmed in a biological report for proposed development.

(4) Rare, endangered or threatened species as listed by federal or state agencies or as defined in the State CEQA Guidelines.

(5) Other significant stands of vegetation, such as Bishop pine, eucalyptus, and cypress—whether or not identified as Sensitive Resource Area combining designations—that do not need to be removed due to hazardous condition or restoration/enhancement of native habitat.

b. All development within 100 feet of the preceding sensitive features shall comply with the applicable standards for ESH in the Coastal Plan Policies and in Chapter 23.07 of the Coastal Zone Land Use Ordinance, except as otherwise specified in this plan.
c. Development shall not significantly disrupt or cause significant adverse environmental impacts to the preceding sensitive features, and shall not diminish the long-term sustainability of the biological resources.

d. Development on all proposed building sites shall result in no adverse impacts to environmentally and other sensitive areas, including avoidance of the required setbacks, buffers and fuel modification zones, as verified by the required biological report. Land divisions, lot-line adjustments, and development shall be designed so that fuelbreaks and vegetation or fuel modification areas that are needed to reduce fire hazards do not disrupt or cause adverse impacts to the sensitive features listed in preceding paragraph a. Fuelbreaks and vegetation or fuel modification areas shall be located on the development side of required setbacks from sensitive features, and shall be in addition to the required setbacks, as shown in Figure 7-1.

![Figure 7-1: Fuel Modification Areas](image)

**B. Land Division and Development Design**

1. **Overriding Land Division Requirements.** New land divisions shall be prohibited unless all of the following criteria are satisfied:

   a. Development on all proposed building sites results in no adverse impacts to environmentally and other sensitive areas (including as defined in...
preceding standard A2) including avoidance of the required setbacks, buffers and fuel modification zones, as verified by the required biological report.

b. Building sites shall not be located on slopes or ridgetops so that structures are silhouetted against the sky as viewed from public roads, public beaches, the ocean, or the Morro Bay estuary.

c. Development Potential. The residential densities for new land divisions and development specified in this plan and in the Local Coastal Program are a maximum, and shall be reduced as needed to protect the environmentally sensitive areas as defined in preceding Section IIIA of the Areawide Standards.

2. Development Location

a. Environmentally Sensitive Habitat: Site Disturbance. The following standards apply where it is not feasible to locate a building site without causing adverse impacts to environmentally sensitive areas (as defined in preceding standard A2) and the required setbacks therefrom, as verified by the required biological report.

(1) The maximum total, aggregate amount of site disturbance shall be limited to avoid and mitigate adverse environmental effects to the maximum extent feasible, except as otherwise provided in the Los Osos combining designations standards for Los Osos Dune Sands in following Section VI., consistent with applicable legal requirements to allow a reasonable use of the site to avoid a takings of property.

(2) Site disturbance includes disturbance of the following areas in connection with non-agricultural activities: areas covered by structures, roads, utility trenching and pavement; areas on which grading or removal of native vegetation occurs. Site disturbance does not include activities that are consistent with the restoration and maintenance of native plant habitats as guaranteed by project approval.

C. Circulation

1. Consistency with Circulation Element. All proposed public and private development and circulation improvements shall be consistent with the policies and provisions of Chapter 5 of this plan--the Circulation Element--including recommended roadway, pedestrian, intersection, traffic calming, bikeway, and other improvements.
D. Water Quality

1. **Municipal Well-Head Protection--Referrals.** Applications for land divisions, Minor Use Permits and Development Plans within one mile of a municipal well shall be referred to the County Environmental Health Division for review and recommendations in accordance with Chapter 23.06 of the Coastal Zone Land Use Ordinance. Locations of municipal wells include, but are not limited to those shown in Figure 7-2.

E. Coastal Access and Recreation.

   Opportunities for public access to and along the coast shall be maximized as follows:

   1. New development shall be required to provide Public access and improvements to and along the coast, and shall not interfere with the public’s right of access to the sea where acquired through use or legislative authorization.

   2. Public access and improvements to and along the coast shall be consistent with the Circulation Element (see Chapter 5 in this plan) and the coastal access goals and policies in Chapter 8 of this plan.

   3. Public access shall be consistent with protection of sensitive habitat and agriculture.

   4. Any existing free public access to recreational areas shall be maintained.

   5. New publicly-developed coastal access and recreation shall include requirements for resource monitoring and management, and provision of interpretive facilities at points of attraction, consistent with Chapter 23.04 of the Coastal Zone Land Use Ordinance.
Figure 7-2: Location of Municipal Wells (not all-inclusive)
F. City of Morro Bay Planning Impact Area.

1. **Application Referral.** Within the planning impact area shown in Figure 7-3, applications for land divisions, general plan amendments, Minor Use Permits, and Development Plans shall be referred to the city for review, comment and coordination regarding appropriate infrastructure improvements and development standards.

2. **Morro and Chorro Groundwater Basins.** Land divisions, general plan amendments, Minor Use Permits, and Development Plans within the Morro and Chorro groundwater basins shown in Figure 7-4 shall not adversely impact aquatic habitats. Environmental review shall evaluate potential impacts of development on groundwater resources.

G. Cayucos Planning Impact Area.

Within the planning impact area shown in Figure 7-5, applications for land divisions, general plan amendments, Minor Use Permits, and Development Plans shall be referred to the Cayucos Citizens Advisory Council or its successor for review and comment.

H. Light and Glare.

At the time of application for any land division, land use permit or coastal development permit, the applicant shall provide details on any proposed exterior lighting, if applicable. Except as necessary to support agricultural operations, all lighting fixtures shall be shielded so that neither the lamp nor the related reflector interior surface is visible from adjacent properties. Light hoods shall be dark-colored.

I. Shoreline Development.

New development or expansion of existing uses proposed to be located on or adjacent to a beach or coastal bluff are subject to the following standards:

3. **Application Content.** In addition to the application requirements of the Coastal Zone Land Use Ordinance and other Estero Urban Area Plan Standards, applications for new development or expansion of existing uses proposed to be located on or adjacent to a beach or coastal bluff shall include the following:

   a. An analysis of beach erosion, wave run-up, inundation and flood hazards prepared by a licensed civil engineer with expertise in coastal engineering and a slope stability analysis, prepared by a licensed Certified Engineering Geologist and/or Geotechnical Engineer or Registered Civil Engineer with expertise in soils, in accordance with the procedures detailed by Appendix G of this Plan. The report shall include an alternatives analysis to avoid or minimize impacts to public access.

   b. On lots with a legally established shoreline protective device, the analysis shall describe the condition of the existing seawall; identify any impacts it may be having on public access and recreation, scenic views, sand supplies, and other coastal resources; and evaluate opportunities to modify
or replace the existing armoring device in a manner that would eliminate or reduce these impacts. The analysis shall also evaluate whether the development, as proposed or modified, could be safely established on the property for a one hundred year period without a shoreline protective device.

c. Measurements for the form, mass, scale, and roofing and yard features (such as fencing). To the maximum extent feasible, new development shall be compatible with the character of the surrounding neighborhood.

d. Surveyed location of all property lines and the mean high tide line by a licensed surveyor along with written evidence of full consent of any underlying land owner, including, but not limited to the County, State Parks, and State Lands. If application materials indicate that development may impact or encroach on tidelands or public trust lands, the County shall consult with Coastal Commission staff regarding the potential need for a Coastal Development Permit from the Coastal Commission.

e. A preliminary drainage, erosion, and sedimentation plan which demonstrates that no stockpiling of dirt or construction materials will occur on the beach; erosion, runoff, and sedimentation measures to be implemented at the end of each day’s work; all construction debris will be removed from the beach daily and at the completion of development; and no machinery will be allowed in the intertidal zone. If there is no feasible way to keep machinery out of the intertidal zone, authorization from the Coastal Commission is required.

4. **Bluff Setbacks.** The bluff setback is to be determined by the engineering geology analysis required in I.1.a. above adequate to withstand bluff erosion and wave action for a period of 100 years. In no case shall bluff setbacks be less than 25 feet. Alteration or additions to existing development that is non-conforming with respect to bluff setbacks that equals or exceeds 50 percent of the size of the existing structure, on a cumulative basis beginning July 10, 2008, shall not be authorized unless the entire structure is brought into conformance with this setback requirement and all other policies and standards of the LCP. On parcels with legally established shoreline protective devices, the setback distance may account for the additional stability provided by the permitted seawall, based on its existing design, condition, and routine repair and maintenance that maintain the seawall’s approved design life. Expansion and/or other alteration to the seawall shall not be factored into setback calculations.

5. **Seawall Prohibition.** Shoreline and bluff protection structures shall not be permitted to protect new development. All permits for development on blufftop or shoreline lots that do not have a legally established shoreline protection structure shall be conditioned to require that prior to issuance of any grading or construction permits, the property owner record a deed restriction against the property that ensures that no shoreline protection structure shall be proposed or constructed to protect the development, and which expressly waives any future right to construct such devices that may exist pursuant to Public Resources Code Section 30235 and the San Luis Obispo County certified LCP.
6. **Liability.** As a condition of approval of development on a beach or shoreline which is subject to wave action, erosion, flooding, landslides, or other hazards associated with development on a beach or bluff, the property owner shall be required to execute and record a deed restriction which acknowledges and assumes these risks and waives any future claims of damage or liability against the permitting agency and agrees to indemnify the permitting agency against any liability, claims, damages or expenses arising from any injury or damage due to such hazards.

J. **Los Osos Groundwater Basin.**

New development using water from the Los Osos Groundwater Basin (see Figure 7-7) shall be required to offset water use within the Los Osos Groundwater Basin and shall not result in a net increase in water use.
Figure 7-3: City of Morro Bay Planning Impact Area
Figure 7-4: Morro and Chorro Groundwater Basins
Figure 7-5: Cayucos Planning Impact Area
Figure 7-6: Los Osos Planning Impact Area

(For Reference Only)
Figure 7-7: Los Osos Groundwater Basin
IV. RURAL AREA STANDARDS

The following standards apply to lands in the Estero Planning Area outside of urban and village reserve lines, in the land use categories or specific areas listed.

AREAWIDE:
The following standards apply to projects proposed in all rural land use categories or in specified rural areas.

A. Circulation

1. Areawide Systems - New development in land divisions, Minor Use Permits and Developments Plans shall be integrated into areawide circulation and utility easements, providing for future extensions into adjacent undeveloped properties wherever feasible or where known areawide rights-of-way are planned, unless such physical extensions would induce growth potentially inconsistent with the LCP.

2. Driveways - Land divisions, Minor Use Permits and Development Plans shall include, where possible, provisions for combining driveways serving proposed parcels wherever terrain and adequate sight distance allow.

Site Planning Within the Coastal Zone

B. Irish Hills Scenic Backdrop Critical Viewshed and Los Osos Valley Road Scenic Corridor.

The Irish Hills Scenic Backdrop Critical Viewshed and the Los Osos Valley Road Scenic Corridor (see Figure 7-8) are established with the primary purpose of protecting the following: important views of scenic backdrops, background vistas and foreground areas from Los Osos Valley Road; important plant and animal habitats; and watershed resources. All applicable standards in the Coastal Zone Land Use Ordinance apply within this area (e.g., those in Chapter 23.04).

C. Highway 1 - Cayucos Critical Viewshed.

The Highway 1 - Cayucos Critical Viewshed (see Figure 7-9) is established to protect views of this scenic coastal area. All applicable standards in the Coastal Zone Land Use Ordinance apply within this area (e.g., those in Chapter 23.04). Development not exempt pursuant to CZLUO 23.04.210(a) shall be considered a conditional use.

D. Highway 1 and Los Osos Valley Road Scenic Corridors.

Highway 1 and Los Osos Valley Road as shown on Figure 7-8 in the rural portions of the Planning Area are Scenic Corridors. All applicable standards in the Coastal Zone Land Use Ordinance apply (e.g., those in Chapter 23.04).
Figure 7-8: Irish Hills Scenic Backdrop Critical Viewshed and Los Osos Valley Road Scenic Corridor
Figure 7-9: Highway 1-Cayucos Critical Viewshed

This map is for reference purposes only and doesn’t depict all potentially visible areas.
COMBINING DESIGNATIONS:
The following standards apply to lands in the Geologic Study Area (GSA) and Sensitive Resource Area (SRA) combining designations located outside of urban and village reserve lines, as listed below.

A. Geologic Study Areas (GSA)

1. Morro Bay & Cayucos Hillsides. A geologic report prepared by a certified engineering geologist is required for hillside development adjacent to the city of Morro Bay and the Cayucos Urban Reserve Line.

B. Sensitive Resource Area (SRA).

The following standards apply to lands within the Sensitive Resource Area combining designations, including the Critical Viewsheds for the Morros area and the coastal terrace west of Cayucos as shown on the official maps on file in the Department of Planning and Building. The general location of the coastal terrace west of Cayucos is shown in Figure 7-10 for reference purposes only.

The following standards help protect important resources and implement the watershed and visual and scenic resources policies in the Local Coastal Program, and the open space policies in the Agriculture and Open Space Element, including the policies for scenic corridors. The following standards are in addition to any applicable standards in the Coastal Zone Land Use Ordinance; for example, the scenic protection standards in Chapter 23.04 and the standards for Environmentally Sensitive Habitats in Chapter 23.07. Chapter 6 of this plan further discusses the public interests served by these SRA designations and generally describes the geographic areas in which they apply.

1. Morros Area SRA and Critical Viewshed. The Morros Area SRA and Critical Viewshed is established with the primary purpose of protecting the following: important views from Highway 1, Los Osos Valley Road, Turri Road, and South Bay Blvd.; natural landmarks and scenic backdrops; locations of important plant and animal habitats; and watershed resources. The following standards apply within this area, in addition to all other applicable standards in the Coastal Zone Land Use Ordinance (e.g., those in Chapter 23.04).

a. Application Content. A biological report prepared by a qualified professional (unless the Environmental Coordinator determines that the report is unnecessary) shall be submitted with an application for a land use permit or land division that is subject to the scenic protection standards in Chapter 23.04 of the Coastal Zone Land Use Ordinance. The report shall recommend measures to avoid, and if not possible, to mitigate impacts to biological resources.

b. Cluster Requirement - Residential Land Divisions. Residential land divisions that are subject to the scenic protection standards in Chapter 23.04 of the Coastal Zone Land Use Ordinance shall cluster or concentrate development in accordance with Section IIIA of the Areawide standards in...
this plan in order to protect the scenic and other features identified in this standard.

2. **Coastal Terrace SRA and Critical Viewshed West of Cayucos** The Coastal Terrace SRA and Critical Viewshed west of Cayucos is established on the coastal terrace south of Highway One that extends from the Cayucos urban reserve line westward to the planning area boundary. The purpose of this SRA and Critical Viewshed is to protect views of this scenic coastal area as seen from Highway 1, public beaches and the ocean, and to protect sensitive plants. The following standard applies within the portion of this area shown in Figure 7-10, in addition to all other applicable standards in the Coastal Zone Land Use Ordinance (e.g., those in Chapter 23.04).

   a. **Application Content** A biological report prepared by a qualified professional (unless the Environmental Coordinator determines that the report is unnecessary) shall be submitted with an application for a land use permit or land division. The report shall include identification of sensitive plants on the site, sensitive areas due to the presence of marine mammals, and recommendations to avoid, and if not possible, to mitigate any adverse effects on sensitive plants and marine mammals.

3. **Los Osos Dune Sands Habitat (SRA).** In order to ensure the long-term preservation of the rare and sensitive Los Osos Dune Sands habitat in the rural
areas (an Environmentally Sensitive Habitat), new development within this SRA (see Figure 6-3 for location) shall comply with the following standards:

a. **Habitat Conservation Standards.** These provisions are intended to ensure the long-term preservation of the rare and sensitive Los Osos Dune Sands habitat (much of which is an Environmentally Sensitive Habitat), recognizing that habitat in the "Los Osos Dune Sands SRA-TH" area is of relative high quality compared to that on smaller, isolated, undeveloped lots.

b. **Los Osos Dune Sands Habitat (SRA).** The following provisions are intended to ensure the long-term preservation of the rare and sensitive Los Osos Dune Sands habitat (which is an Environmentally Sensitive Habitat). Such habitat is of relative high quality compared to that on smaller, isolated, undeveloped lots. Following are the specific objectives:

- Preserve, maintain, and protect rare and specific endangered species;
- Preserve, maintain, and enhance the following environmentally sensitive areas: 1) Los Osos Dune Sands habitat, and 2) natural land forms that are barren or covered with non-native plants and that are potentially restorable to native plant cover such as Morro manzanita and Indian Knob mountainbalm;
- Eliminate any incentives for the illegal or inappropriate removal of Dune Sands habitat;
- Ensure that all new development is compatible with and sensitive to Los Osos Dune Sands habitat;
- Subordinate all public and private development to the protection of critical natural areas

**Los Osos Dune Sands Development Standards.** The following standards apply to new development within the areas designated "Los Osos Dune Sands SRA-TH" except where the Planning Director determines that the proposed activity is otherwise sufficiently minor that no adverse effects on habitat can result. Within this area, the highest conservation priority is avoiding disturbance of sensitive Los Osos Dunes habitat.

(1) **Required Findings.** Approval of a land use permit shall not occur unless the review authority first finds that, in addition to the required findings for Environmentally Sensitive Habitats specified in Chapter 23.7 of the Coastal Zone Land Use Ordinance, the project incorporates all feasible and reasonable means of maintaining Los Osos Dune Sands habitats.

(2) **Resource Maintenance and Restoration Plan and Biological Survey.** Land use permit applications shall include a resource maintenance and restoration plan and biological survey prepared by a qualified
biologist approved by the Environmental Coordinator. The recommendations of this plan and survey shall be incorporated into the project design and conditions at the discretion of the Planning Director.

(i) Required contents. The resource maintenance and restoration plan and biological survey shall recommend design, construction, restoration/enhancement, maintenance, and monitoring measures for the entire site, as applicable, to achieve the preceding specified purposes of the Los Osos Dune Sands SRA.

(ii) Survey methodology. Biological survey methodology shall at a minimum comply with California Department of Fish and Game and U.S. Fish and Wildlife Service guidelines.

(iii) Monitoring. The monitoring measures recommended in the resource maintenance and restoration plan may include frequent monitoring during and soon after the completion of initial habitat restoration and/or enhancement activities, and less frequent monitoring after plants are well-established.

(iv) Referrals. The resource maintenance and restoration plan and biological survey shall be referred for review and comment to the California Department of Fish and Game, and the California Coastal Commission if requested by the Coastal Commission. The Planning Director may require that the plan be revised to include any additional project modifications recommended by these agencies as being necessary to reduce impacts to sensitive habitat.

(3) Landscaping Plan. A landscaping plan in accordance with Chapter 23.04 of the Coastal Zone Land Use Ordinance shall be required where development will disturb existing or potential native dune plant habitat. The landscaping plan shall include restoration planting on the site, including areas to be permanently protected, as recommended by the required resource maintenance and restoration plan. Invasive, non-native plants, including Pampas grass, Acacia, Genista, and non-native iceplants, pose a threat to the indigenous plant community and shall not be approved as part of proposed landscaping. The use of other non-native plants shall be limited to the outdoor living space immediately adjacent to the proposed development (i.e., within the defined building envelope) and shall not be used within a conservation easement or other area to be set aside for permanent protection.

(4) Conservation Instruments. If proposed development will disturb sensitive habitat supporting or potentially supporting Morro manzanita, Indian Knob mountainbalm, or other rare or endangered
species, as determined by the required resource management and restoration plan and biological survey, all portions of the property beyond the maximum area of site disturbance specified in this standard shall be permanently protected by agreements, easement controls, or other appropriate instrument, consistent with applicable legal requirements to allow reasonable use of the site.

(5) Long-term maintenance and monitoring. When areas to be permanently protected through conservation instruments are to remain in private ownership, the owner shall enter into a long-term maintenance and monitoring agreement with the county prior to issuance of building permits. The agreement and any easement shall provide for, but not be limited to, all of the following.

(i) The ongoing maintenance of remaining Los Osos Dune Sands habitat in a natural state.

(ii) The restoration of native plants, as recommended by the approved resource maintenance and restoration plan, and as shown in the approved landscape plan.

(iii) The long-term monitoring of rare and endangered plants and the maintenance of supporting habitat, as recommended by the approved resource maintenance and restoration plan.

(iv) Requirements for financial security, including guarantees to cover the cost of:

(a) The proper completion of restoration measures (for example, plant installation and the eradication of non-native species) within a specified time; and

(b) The proper maintenance of restored and undisturbed areas over a specified time (for example, five years), and the monitoring of those efforts.

These requirements may also include penalty provisions such as extensions of the monitoring period, in addition to the forfeit of funds provided, in response to a failure to perform as agreed.

(6) Site Disturbance. This standard is intended to provide maximum preservation of Los Osos Dune Sands and its associated habitat of rare and endangered species. New development causing site disturbance shall ensure protection of habitat for Morro manzanita, Indian Knob mountainbalm, or any other rare or endangered species determined to be present on the site. However, limitations on the amount of site disturbance shall be consistent with applicable legal requirements to allow reasonable use of the site.
Site disturbance includes disturbance of the following areas: areas disturbed by structures, roads, utility trenching, and pavement; areas on which grading or removal of native vegetation occurs. Site disturbance does not include activities that are consistent with the restoration and maintenance of native plant habitats as guaranteed by project approval.

(7) Resource Protection During Construction. Habitat containing Morro manzanita, Indian Knob mountainbalm, and other rare and endangered species shall be protected from disturbance by construction activities. Temporary wire mesh fencing shall be placed around such habitat prior to construction, and protected areas shall not be used by workers or for the storage of machinery or materials.

(8) Permanent Fencing. Permanent fencing shall be restricted to that which will not impact the free passage of native wildlife, and shall employ design and materials determined by the review authority to be compatible with the open space character of the Los Osos Dune Sands habitats.

(9) Utilities. Where feasible, utility connections shall be installed in a single corridor, and shall avoid surface disturbance of conservation easements or other areas to be set aside for permanent protection of sensitive habitat.

(10) Destroyed Structures. Where a dwelling has been destroyed pursuant to Coastal Zone Land Use Ordinance Section 23.09.033a, it may be restored or a new dwelling rebuilt within the existing footprint without having to comply with the preceding Los Osos Dune Sands Habitat standards b(1) – b(9). ("Los Osos Dune Sands Development Standards")

AGRICULTURE:
The following standards apply to lands in the Agriculture land use category located outside the urban and village reserve lines.

A. Limitation on Use.

The following standard applies only to lands that are defined by the Agriculture and Open Space Element as Row Crop Terrain and Soils. The intent of this standard is to limit uses to those that are most directly related to agricultural production on lands that support the most intensive farming operations.

1. Allowable uses are limited to: agricultural accessory structures; animal raising and keeping; crop production and grazing; nursery specialties soil dependent; coastal accessways; farm support quarters; home occupations; mobilehomes; residential accessory uses; single family dwellings consistent with the protection
of agriculture; temporary dwelling; water wells and impoundments; pipelines and transmission lines; public utility facilities.

B. **Morro Groundwater Basin**

The following standard shall apply within the Morro groundwater basin as shown in Figure 7-4.

1. **Water Management Plan Implementation Project.** Siting of water management implementation programs and facilities shall not be precluded.

C. **Estero Marine Terminal.**

The following standards apply to the entire Estero Marine Terminal ownership on both the east and west sides of Highway 1, near Toro Creek Road, as shown in Figure 7-11.

1. **Storage Tanks and Related Equipment.** Any unnecessary storage tanks or related above-ground equipment shall be dismantled in accordance with the required Development Plan, and any environmentally hazardous conditions shall be corrected.

2. **Abandonment of the Marine Terminal**

   a. **Permit Requirement.** A Development Plan shall be filed within six months from closure of the offshore components of the marine terminal.

   b. **Application Content.** The Development Plan application shall include the following:

      (1) A site characterization study of soil and groundwater contamination.

      (2) A phasing plan for abandonment indicating the anticipated timetable.

      (3) Plans for proposed decommissioning, site restoration, environmental mitigation, and reuse of existing facilities that will facilitate use of the site for uses allowable in the Agriculture category. The plans shall be coordinated with plans for new uses.

3. **Subsequent Development.** After abandonment of the marine terminal and associated facilities, all subsequent development shall be consistent with the Agriculture land use category.
Figure 7-11: Estero Marine Terminal Ownership
D. Former Los Osos Landfill Site and Vicinity.

Consistent with Section 21090, Title 27, California Code of Regulations:

1. All proposed land uses, other than non-irrigated open space, within the landfill site shall require Minor Use Permit approval, unless Development Plan approval is otherwise required (see Figure 7-12). The application shall be referred to the Regional Water Quality Control Board and the Air Pollution Control District for review.

2. All proposed structures within 1,000 feet of the landfill disposal area shall require Minor Use Permit approval, unless Development Plan approval is otherwise required, and shall comply with the requirements of Section 21190, Title 27, California Code of Regulations (see Figure 7-12).
OPEN SPACE:
The following standards apply to lands in the Open Space land use category located outside the urban and village reserve lines.

A. Morro Bay State Park.

1. Limitation on Use. Allowable uses are limited to crop production and grazing (limited to grazing and pasturing only); recreational uses in the cultural,
education and recreation use group; coastal accessways; water wells and impoundments.

2. **Permit Requirement.** New development shall require Development Plan review, which shall consider potential impacts with regard to surrounding agricultural lands, streams, riparian habitat, wetlands, and traffic on South Bay Boulevard.

**B. Coastal Terrace West of Cayucos.**

The following standard applies to the coastal terrace west of Cayucos, as shown in Figure 7-13.

1. **Limitation on Use.** Allowable uses shall be limited to crop production and grazing (grazing only); coastal accessways; passive recreation; water wells and impoundments; pipelines and transmission lines.
RECREATION:
The following standards apply to lands in the Recreation land use category located outside the urban and village reserve lines.

A. Limitation on Use--Highway 41.

Allowable uses are limited to the existing membership organization facilities, water wells and impoundments, and the existing mobilehome park with recreational vehicle spaces.

B. Limitation on Use and Development--Moñtana de Oro State Parks.

(This is a visitor-serving priority area). Allowable uses, development of recreational facilities, and ongoing management of Montaña de Oro State Park shall be in accordance with approved Development Plan D90119D, as may be amended or superseded. Annual progress reports shall be submitted to the county as called for in the approved Development Plan. Proposed development within the jurisdiction of the California Coastal Commission is subject to Coastal Commission review and approval.

C. Seaward of Highway 1 Between the City of Morro Bay and the Cayucos Urban Reserve Line

1. Limitation on Use. Allowable uses shall be limited to passive recreation; pipelines and transmission lines; coastal accessways; and water wells and impoundments.

2. Development Standards. New development proposals are subject to the following standards:

   a. Geologic bluff setback. As determined by a site stability evaluation prepared by a certified engineering geologist based upon an on-site evaluation, development shall be set back from the top edge of the bluff sufficiently to withstand bluff erosion and wave action for a period of 100 years without the need for construction of shoreline protective structures that require substantial alterations to the natural landforms along bluffs and cliffs. In any case, the minimum setback shall be 25 feet.

   b. Height limit. Development shall not exceed 14 feet in height.

   c. Location. Development shall be located adjacent to the existing developed area to the north, with driveway access from Studio Drive.
RESIDENTIAL SUBURBAN:
The following standards apply to land in the Residential Suburban land use category located outside the urban and village reserve lines.

A. Minimum Parcel Size--Lots Adjoining Agricultural Area North of Tapidero Avenue

Minimum parcel size for lots adjoining the Agriculture land use category north of Tapidero Avenue shall be 5 acres. New development shall assure protection of existing Agricultural areas, through means such as the use of agricultural buffers, right-to-farm restrictions, and agricultural easements as necessary.

RURAL LANDS:
The following standards apply to land in the Rural Lands land use category located outside the urban and village reserve lines.

A. 20-acre Property Near the Terminus of Clark Valley Road.

The following standard applies to the 20-acre property near the terminus of Clark Valley Road, as shown in Figure 7-14.

1. Number of Dwellings. A maximum of one dwelling unit shall be allowable.

B. 26 Acres South of Highway 41 at the Estero Planning Area Boundary.

The following standard applies to the 26 acres south of Highway 41 adjoining the Estero Planning Area boundary, as shown in Figure 7-15.

1. Residential Development. No residential development shall be allowable on this 26 acre-portion of the larger ownership.
Figure 7-14: 20-Acre Property Near the Terminus of Clark Valley Road

Figure 7-15: 26 Acres South of Highway 41 at the Estero Planning Area Boundary
V. CAYUCOS URBAN AREA STANDARDS

The following standards apply within the Cayucos urban reserve line to the particular land use categories or specific areas listed.

COMMUNITYWIDE:
The following standards apply to all lands within the Cayucos Urban Reserve Line unless otherwise specified for certain areas.

A. Resource Capacity and Service Availability

1. **Land Divisions: Finding.** New land divisions, other than condominium conversions, shall not be approved unless the review authority makes a finding that there are sufficient water and sewer capacities to serve development resulting from the proposed land division, existing development (at current rates of water use and occupancy), and all vacant parcels at buildout under this plan.

2. **Land Divisions and Land Use Permits: Application Content.** All applications for new land divisions and land use permits for new development shall be accompanied by letters from the applicable water purveyor and the Cayucos Sanitary District stating their intent to serve the proposed project.

3. **Building Permits: Clearance for Services.** All applications for building permit approval are to be accompanied by a letter or other verification from the Cayucos Fire Protection District, the applicable water purveyor, and the Cayucos Sanitary District indicating that the proposed project has received fire clearance and water service and sewer connection approvals.

B. Building Height.

Exceptions to height limitations pursuant to Chapter 23.04 of the Coastal Zone Land Use Ordinance shall not apply to any planning area standards that specify maximum building height or building face height.

C. Parking Lot Design—Central Business District.

The following standards are intended to facilitate a more pedestrian-friendly environment downtown as illustrated in Figure 7-16. These standards apply to publicly and privately-owned parking lots in the central business district that are defined as vehicle storage per Table O in Coastal Framework for Planning, or are accessory to another allowable principal use. The standards are in addition to the parking design standards in Chapter 23.04 of the Coastal Zone Land Use Ordinance.

1. **Parking Lot Location.** Where feasible, locate parking areas to the rear or side of buildings.
2. **Access.** Minimize the number of driveways. Where feasible, access to parking areas shall be taken from side streets, alleys, or the less busy street.

3. **Size of Parking Areas.** Wherever possible, separate the parking lot into smaller, connected areas of 20 or less cars, interrupted by planted areas and sidewalks.

4. **Pedestrian Connections.** Wherever possible, provide safe, convenient, and landscaped pedestrian connections between parking areas, walkways and businesses; and between businesses and surrounding neighborhoods.

**D. Cayucos Drive Area.**

The following standards apply within the Cayucos Drive Area as shown in Figure 7-17.

1. **Cayucos Elementary School Area.** This standard applies to all parcels within a 120-foot radius around the Cayucos Elementary School, as shown in Figure 7-17.

   a. **Limitation on Uses.** In addition to any applicable limitation on uses described elsewhere in this chapter, the following uses are also not permitted: residential care consisting of drug and alcohol rehabilitation centers and halfway houses; eating and drinking places that serve alcohol; food and beverage retail sales that serve alcohol.

   b. **Land Use Compatibility.** The location, type and design of new development subject to Minor Use Permit and Development Plan approval shall ensure compatibility with the Cayucos Elementary School and nearby residential development. Development proposals shall:

   (i) Minimize the number of vehicle trips.

   (ii) Assure that all manufacturing and processing operations are either conducted within an enclosed building or screened from public streets by a solid wall or fence.

   (iii) Demonstrate compliance with Noise Element policies and implementation measures, and with the air quality and other operational standards in Coastal Zone Land Use Ordinance Chapter 23.06.
Figure 7-16: Parking Lot Design—Central Business District
2. **Office and Professional Category.** See the listing of standards under Office and Professional for additional standards within the Cayucos Drive Area.

E. **West of Cayucos Creek.**

The following standards apply within the area west of Cayucos Creek as shown in Figure 7-18.

1. **Circulation Improvements.** New development shall provide a Class II bikeway and pedestrian walkway adjacent to North Ocean Avenue, and improved pedestrian and bicycle access across Cayucos Creek in the following locations:

   a. Along the frontage of the site

   b. From the site to the east side of Cayucos Creek
Figure 7-17: Cayucos Location Map
F. Setbacks - Communitywide.

Unless specified in other Cayucos Urban Area standards, the following special setbacks in Table 7-1 apply to the respective neighborhoods shown on Figure 7-17.

1. **Bluff Setbacks.** Bluff setbacks shall be in accordance with the Coastal Zone Land Use Ordinance, except that the minimum setback shall be 25 feet in any case.
## Table 7-1, Cayucos Urban Area Special Setbacks—Communitywide

<table>
<thead>
<tr>
<th>AREA</th>
<th>LOCATION</th>
<th>MINIMUM SETBACKS (FT)¹</th>
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<tbody>
<tr>
<td>BLUFF-TOP LOTS</td>
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<td>BLUFF</td>
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<td>WIDE</td>
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<td>MORRO ROCK VIEW, MORRO STRAND AREAS</td>
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<tr>
<td>STUDIO DRIVE AREA (See “Bluff-top lots” where applicable)</td>
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<tr>
<td>PASO ROBLES BEACH AREA (See “Bluff-top Lots” where applicable)</td>
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1 Where no setback is listed, it shall be determined by applicable sections of the Coastal Zone Land Use Ordinance

The following guidelines apply to all new residential development outside of Community Small-scale Design Neighborhoods in order to create visual relief and interest.

- Avoid long, uninterrupted exterior walls on all structures
- Provide detail and articulation on all sides of residences through measures such as:
  - Using relief elements and changes in plane
  - Off-setting the wall plane to express interior spaces and provide outdoor spaces
  - Creating an interesting blend of shadows, in-sets, varied materials and textures
  - Using design measures and elements such as the following: wall bays with relief at least every 20 feet; pop-out, bay windows; in-set windows; window trim; trellises; arcades or verandas; changes in materials
See Figure 7-19 for examples of wall articulation and relief

Figure 7-19: Wall Articulation and Relief
COMBINING DESIGNATIONS:
The following standards apply to lands in the Geologic Study Area (GSA), Local Coastal Plan (LCP) and Sensitive Resource Area (SRA) combining designations located within the Cayucos Urban Reserve Line, as listed below.

A. Geologic Study Areas (GSA)
   1. Morro Bay & Cayucos Hillsides. A geologic report prepared by a certified engineering geologist is required for hillside development proposals.
   2. Seawalls
      a. Design and Appearance. New seawalls and seawall replacements shall be constructed using materials that minimize required maintenance and blend in with the surrounding natural environment.
      b. Location. New seawalls and seawall replacements shall be located entirely on private property, shall minimize beach area footprint, and shall not cause adverse impacts to sensitive habitat.

      Guideline: Proposed seawalls should include undulating irregular forms, rock and rock-like concrete, compatible colors, and planting; discourage straight lines and harsh, smooth surfaces

B. Local Coastal Plan (LCP)
   1. Vehicular Use of Accessways. New development shall not use beach accessways for vehicular access.
   2. Lateral Access Requirement. New development located between the sea and the first public road shall be required to make an offer of dedication of lateral access extending from the toe of the bluff to mean high tide, or where applicable, to the inland boundary of the public beach.

C. Sensitive Resource Area (SRA)
   1. Setbacks - Coastal Streams. Development shall be setback from coastal streams as shown in Table 7-2. Riparian setbacks shall be measured from the upland edge of riparian vegetation or the top of stream bank where no riparian vegetation exists.
### Table 7-2: Coastal Stream Setbacks

<table>
<thead>
<tr>
<th>COASTAL STREAM</th>
<th>SETBACK (FEET)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cayucos Creek</td>
<td>25</td>
</tr>
<tr>
<td>Little Cayucos Creek</td>
<td>20</td>
</tr>
<tr>
<td>Old Creek</td>
<td>50</td>
</tr>
<tr>
<td>Willow Creek, inland of Ocean Blvd.</td>
<td>20</td>
</tr>
<tr>
<td>Willow Creek, seaward of Highway 1, in Tract 1078</td>
<td>50, no residential development within floodplain</td>
</tr>
</tbody>
</table>

1 Required setbacks may be adjusted per Chapter 7, Coastal Zone Land Use Ordinance, except adjacent to Willow Creek, west of Highway 1 in Tract 1078

### COMMERCIAL RETAIL:

The following standards apply only to lands within the Commercial Retail land use categories.

**A. Architectural Character.**

New development shall include a detailed facade plan which reflects western, victorian or nautical/seaside architecture. The facade plan shall show articulation of building facades to create relief and visual interest by using architectural elements, such as 50% wood or wood-appearing materials; detailed window trims and moldings; second-story railings and balconies; wooden porches, railings, entryways, walkways, etc. Examples of architectural elements are shown in Figures 7-20 and 7-21.

**B. Building Height.**

Maximum building height shall be 30 feet, except as otherwise required in the central business district (see the following standard C).
Figure 7-20: Examples of Victorian Architectural Elements
Figure 7-21: Examples of Western and Nautical Architectural Elements
C. **Central Business District.**

The following standards apply within the central business district as shown in Figure 7-17.

1. **Building Location.** In order to create a pedestrian-friendly environment, locate the front facades of new buildings adjacent to the street or other public spaces such as internal plazas.

2. **Pedestrian Connections.** Wherever possible, provide safe, convenient and landscaped pedestrian connections between parking areas, walkways and businesses; and between businesses, recreation areas, and surrounding neighborhoods.

3. **Building Height, Properties With No Frontage on Ocean Avenue.** Maximum building height for properties that do not have any frontage on Ocean Avenue shall be 28 feet.

4. **Building Height, Mass, Scale, and Pedestrian Orientation, Ocean Avenue.** The following standards are intended to reduce the visual massing of buildings in the central business district, while allowing a wide range of two-story building designs. The following standards apply only to properties having frontage on Ocean Avenue, as illustrated in Figure 7-23.

   a. **Measurement of Height.** Building and plate heights shall be measured from the center line of Ocean Avenue, at a point midway between the two side property lines projected to the street center line, to the highest point of the structure. However, on lots having an average natural grade less than the Ocean Avenue center line elevation--as measured above--building and plate heights shall be measured from the average natural grade of the lot to the highest point of the structure.

   b. **Building Height.** All proposed development, including additions and building replacement, shall meet all of the following:

      (1) Buildings shall be no more than two stories, not to exceed 28 feet in height. Basements, parking areas and building floors that are six feet or more below street level and that have a finished floor not more than four feet above street level do not count as a storey.

      (2) Maximum plate height shall be 24 feet. Above that height, only pitched roofs or decorative elements are allowable.

      (3) No wall facing a public street shall be greater than 24 feet above finished grade. No other wall shall be greater than 28 feet above finished grade.
c. **Exceptions.** No exceptions to height limitations pursuant to Chapter 23.04 of the Coastal Zone Land Use Ordinance shall be allowed.

**Guidelines:**

- Reduce building mass as seen from streets by designing the building to appear as several smaller structures where possible, rather than one larger one. This can be accomplished by varying the appearance of the building facade every 20 to 30 feet.

- Place store entrances/display windows at frequent intervals such as 25 feet in order to maintain visual interest for pedestrians.

- Use transparent glass windows or doors that together comprise more than 50 percent of the entry facade at ground level in order to allow pedestrians to see inside.

- Where feasible, use shared driveways or an alley to gain access to uses that front on North and South Ocean Avenues.

5. **Projections into Front Right-of-Way.** Awnings, trellises, and other accessory building structures that are relatively open and do not restrict pedestrian or vehicular movement may project into the front right-of-way, subject to an encroachment permit from the County Public Works Department. Decorative structures or architectural elements may project from upper floors into the front right-of-way, provided that they are not designed to be occupied by persons, and the space between the sidewalk and the first floor building face is open and usable to the general public (see Figure 7-22).

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**Figure 7-22** Projections Into Right-of-Way

The following standards are intended to encourage provision of a mixture of residential and non-residential uses on the same site in appropriate locations, consistent with the intent of this visitor-serving priority area. Such mixed-use development can increase opportunities for development of affordable housing. Development of non-visitor-serving uses in accordance with these standards will not prejudice the provision of adequate visitor-serving facilities to meet the foreseeable demand during the horizon of this plan. Residential development shall be subject to the standards in Chapter 23.08 of the Coastal Zone Land Use Ordinance--Residential uses in Office and Professional or Commercial categories--except that where those standards conflict with the following standards, the following standards shall prevail.

a. Findings Required. Before approving an application for a mixed-use development, the review authority shall make the following findings, in addition to those required by Chapter 23.08 of the Coastal Zone Land Use Ordinance:

(1) Mixed-use development will not remove or convert existing lower-cost visitor-serving or recreational facilities unless replaced by a facility offering comparable opportunities.

(2) Mixed-use development will not adversely affect parking and access for existing or future visitor-serving and recreational uses. In particular, new residential uses will not diminish opportunities for parking for existing or expanded visitor serving or
recreational uses on the same site. This finding may be satisfied if new residential development is accompanied by new visitor-serving or recreational development on the same site.

b. **Secondary Use.** Residential development shall be subordinate to the primary non-residential use(s) on the same site. Residential development, excluding garages, shall comprise no more than 50% of the floor area of the primary non-residential use, except that where this results in a residential floor areas of less than 1,200 square feet, the review authority may approve a greater amount of residential floor area, up to the amount of the primary non-residential use and not to exceed 1,200 square feet.

c. **Location.** Residential development shall only be located on the second or upper story--above the primary non-residential use.

d. **Parking.** Residential development shall have one on-site parking space per bedroom, with a minimum of two spaces per unit.

e. **Floor Area and Open Area.** The maximum floor area and minimum open area requirements in Chapter 23.04 of the Coastal Zone Land Use Ordinance shall not apply. Instead, the land use permit shall require an amount of private open space and common area for privacy, recreation, light, and air that is appropriate for the nature of the project.

f. **Residential Density.** Maximum residential density shall be 10 dwelling units per acre, calculated using the acreage of the entire mixed use site.

g. **Total Residential Development.** The total amount of residential development, including caretaker residences, in the Commercial Retail category within the central business district shall not exceed 96 dwelling units.

h. **Caretaker Residence.** Caretaker residences shall comply with preceding mixed-use standards 6b and 6c.

i. **Transient Lodging.** Hotels, motels and bed and breakfast facilities shall not be converted to residential uses, and residential additions to those transient lodging uses shall not permitted, except for one manager's unit per facility.

**Guideline--Ground Floor Uses**

- *In order to attract customers and promote pedestrian activity, retail uses are encouraged on the ground floor fronting the street, while office, residential and other non-retail uses should be located on the upper floors or on the rear portion of the site.*
D. Ocean Blvd. South of Old Creek Road.

The following standard applies to the area in the Commercial Retail category between Ocean Blvd. And Highway One, south of Old Creek Road, as shown in Figure 7-24. This category is intended to serve primarily neighborhood commercial needs.

1. Limitation on Use. Uses are limited to: nursery specialties--non-soil dependent; broadcasting studios; allowable uses in the cultural, education and recreation use group; recycling collection stations; printing and publishing; caretaker residence; home occupations; multi-family dwellings as a principal use; water wells and impoundments; eating and drinking places; food & beverage retail sales; general merchandise stores; mail order and vending; outdoor retail sales; financial services; health care services; offices; personal services; public safety facilities; consumer repair facilities; pipelines and transmission lines.

Figure 7-24: Commercial Retail: Ocean Blvd. South of Old Creek Road
OFFICE AND PROFESSIONAL:  
The following standards apply only to lands within the Office and Professional land use category.

A. South Ocean Avenue East of 4th Street.

The following standards apply only to the area along South Ocean Avenue east of 4th Street.

1. Building Height, Mass, Scale, and Pedestrian Orientation. For properties having frontage on South Ocean Avenue, all proposed development, including additions and building replacement, shall comply with the preceding Commercial Retail category standards for building height, mass, scale, and pedestrian orientation on Ocean Avenue.

2. Mixed-Use Development. Development of residential and non-residential uses on the same site shall be subject to all preceding mixed-use development standards and guidelines for the Commercial Retail category.

Lots fronting on both South Ocean and Saint Mary Avenues. The following standards apply only to the existing motel on Lots 10 through 12 and 25 through 29, Block 11, Morro Rock View Subdivision No. 4 (see Figure 7-25):

3. Limitation on Use. Allowable uses are limited to a motel and caretaker's residence.
Figure 7-25: Lots Fronting on Both South Ocean and Saint Mary Avenues
4. **Access.** No guest access to the property is permitted from Saint Mary Avenue.

5. **Setbacks.** The building setback from Saint Mary Avenue is to be 10 feet and the side setbacks from adjacent Residential Single Family lots is to be 3 feet.

**B. Cayucos Drive Area.**

The following standards apply within the Office and Professional category in the Cayucos Drive area as shown in Figure 7-17.

1. **Residential Development.** Single-family dwellings on lots smaller than 6,000 square feet and multi-family dwellings on lots of 6,000 square feet and larger may be authorized as principal uses by Minor Use Permit approval and shall have a maximum density of 10 dwelling units per acre. It has been determined that approval of residential uses will not significantly reduce the community's inventory of commercial property needed to serve the population and will not impede the continuing orderly development of this area.

2. **Mixed Use Development.** Mixed use projects that combine residential uses with office or other allowable uses are encouraged. Residential development need not be subordinate to an office or non-residential use, provided that residential density complies with the preceding standard. Residential development may be detached from the building occupied by office or non-residential uses.

3. **Height.** Buildings shall not exceed a height of 28 feet above average natural grade, consistent with Coastal Zone Land Use Ordinance Chapter 23.04.

4. **Setbacks--Residential Uses.** Where a residential use is the primary use of a site, minimum setbacks are as follows:

   a. **Front Setback.**

      (1) Where the garage entrance faces the street: a minimum of 20 feet from the garage, and a minimum of 10 feet from all areas of the dwelling unit other than the garage.

      (2) Where the garage entrance is parallel to the street or not directly visible from the street, and there is sufficient room in the driveway to accommodate one vehicle: 10 feet.

   b. **Side and Rear Setbacks.** As required for Residential land use categories in Coastal Zone Land Use Ordinance Chapter 23.04.

5. **Office and Commercial Development and Design.** New non-residential development shall be designed to be compatible with the residential character of the adjacent neighborhood and shall comply with the following:
a. **Site Design.** Driveways, parking areas and service entrances shall be designed to minimize conflicts with adjacent residential uses or categories.

b. **Setbacks From Residential.** The minimum setback of buildings occupied by non-residential uses from the property lines of residential buildings or land use categories shall be within the building envelope described as follows and illustrated in Figure 7-26. Setback areas shall be landscaped per Coastal Zone Land Use Ordinance Chapter 23.04.

The minimum setback is six feet for the first 12 feet of non-residential building height. For each additional one foot of building height, the setback for that portion of the building is increased by one-half foot.

![Figure 7-26: Office and Commercial Setbacks from Residential](image-url)
RECREATION:
The following standards apply only to lands within the Recreation land use category.

Refer also to Section III, Areawide Standards, for additional development and design standards.

A. The following standards apply to the approximately 1.8-acre property located on the south side of North Ocean Avenue, west of and adjacent to Cayucos Creek, labeled "REC" in Figure 7-31. (This is a visitor serving priority area)

1. Limitation on Use. Allowable uses are limited to the following, as shown for the Recreation land use category in Table O, Coastal Framework for Planning: uses in the "Cultural, Education & Recreation" use group, excluding the following five uses: libraries and museums, membership organization facilities, off-road vehicle courses, schools (specialized education and pre to secondary), and social service organizations eating and drinking places; general merchandise stores (limited to tourist-oriented uses such as gift shops and art galleries); bed and breakfast facilities; hotels, motels; and pipelines and transmission lines.

2. Site Design Criteria – Public Access. Site design shall incorporate public access to and along the bluff top for a scenic vista. In addition, lateral beach access from the toe of the bluff to the mean high tide line, consistent with public safety and sensitive habitat concerns, shall be provided.

RESIDENTIAL MULTI-FAMILY:
The following standards apply only to lands within the Residential Multi-Family land use category.

Refer also to Section III, Areawide Standards, for additional development and design standards, and to Section V, Cayucos Urban Area Communitywide standards for residential design guidelines outside of Community Small-Scale Design Neighborhoods.

A. Density.

Maximum residential density for new projects, except for senior citizen housing (see the following standard), affordable housing in accordance with the Coastal Zone Land Use Ordinance, and except for development on the 10-acre parcel north of the Locarno Tract (see the standards in Section E, North of Locarno Tract) shall be as follows:

1. 10 dwelling units per acre; or
2. 15 units per acre if the review authority makes the finding that there is sufficient sewer capacity and supplemental water to serve development resulting from the proposed project, existing development (at current rates of water use and occupancy), and all vacant parcels at buildout, assuming the proposed density of up to 15 units per acre in the RMF category.

3. Maximum residential density for the parcel west of Cayucos Creek labeled "Bella Vista" in Figure 7-31 shall be 26 units per acre if outside the service area of a water purveyor and if adequate supplemental water can be obtained.

B. Development Standards--Senior Citizen Housing.

The following standards apply to senior citizen housing located within 0.5 mile (straight line distance) of the central business district. Senior citizen housing consists of either a) residential development that is specifically designed to meet the physical and social needs of persons aged 62 and over; or b) residential development consisting of at least 35 dwellings specifically designed to meet the physical and social needs of persons aged 55 and over. In the Residential Multi-Family land use category, senior citizen housing includes accommodations for independent living and/or assisted living.

1. Residential Density. Maximum residential density shall be 38 units per acre.

2. Floor Area and Open Area. The land use permit shall require an amount of private open space and common area for privacy, recreation, light, and air that is appropriate for the nature of the project. There is no maximum floor area limitation; however, in no case shall the minimum open area fall below 40%, as defined in Chapter 23.04 of the Coastal Zone Land Use Ordinance.

3. Parking. Parking spaces shall be provided at a ratio of 0.75 spaces per dwelling unit in accommodations for independent living, and 1 space per 3 dwelling units in assisted living accommodations.

4. Design. Projects shall be sensitively designed to meet the special physical and social needs of senior citizens, especially with regard to: general safety; safe and convenient pedestrian access on gentle slopes, both within the project and connecting to community services and facilities; recreational choices; environmental amenities; social interaction; and integration with the larger community.

C. Height Limitation.

Maximum allowable building height shall be 28 feet, except as follows:

1. On the seaward side of North and South Ocean Avenues as shown in Figure 7-27: a maximum of 22 feet.
2. In the Locarno Tract as shown in Figures 7-17 and 7-27: a maximum of 20 feet.

D. Curb, Gutter and Sidewalk Improvements

1. Waiver of Curb, Gutter and Sidewalk Improvement Requirements. Installation of curbs, gutters and sidewalks in connection with land uses or land divisions is not required in the areas shown in Figures 7-28 through 7-30, except where needed for drainage purposes as determined by the County Public Works Department. In all other areas, the requirements for curbs, gutters and sidewalks shall be as provided in the Coastal Zone Land Use Ordinance. This standard notwithstanding, curbs, gutters and sidewalks may be installed pursuant to an assessment district or similar mechanism for financing such improvements.

2. Alternative Walkways. Curbs, gutters and walkways are required in the area north of the central business district bounded by E Street, Cayucos Drive and Highway 1 as shown in Figure 7-30; however, alternative walkways such as boardwalks are allowable in place of standard concrete sidewalks.
Figure 7-28: Waiver of Curb, Gutter, Sidewalk Improvement Requirements
Figure 7-29: Waiver of Curb, Gutter, Sidewalk Improvement Requirements
Figure 7-30: Waiver and Retention of Curb, Gutter, Sidewalk Improvement Requirements

- Retain curb, gutter and sidewalk improvement requirements, but allow alternative walkways such as boardwalks.
- Waive curb, gutter and sidewalk improvement requirements.
- Waive curb, gutter and sidewalk improvement requirements, except within 50' of the Cayucos Creek Road / Birch Street intersection, for pedestrian safety near school.
E. North of Locarno Tract.

The following standards apply to the approximately 10-acre parcel located between North Ocean Avenue and Highway 1, north of the Locarno Tract, as shown in Figure 7-31.

1. Limitation on Use. Allowable uses shall be limited to single family dwellings, multi-family dwellings, mobilehomes, and residential accessory uses.

2. Multi-Family and Planned Developments. All development shall be part of a Planned Development and comply with all applicable standards in the Coastal Zone Land Use Ordinance for such projects.

3. Application Content. The land use permit application shall include a visual analysis prepared by a licensed architect, licensed landscape architect or other qualified person acceptable to the Director of Planning and Building. The visual analysis shall make recommendations as to the location and design of development in order to minimize visual impacts as seen from Highway One and North Ocean Avenue.

4. Open Space.

   a. At least 65 percent of the site shall be permanently reserved as undeveloped open space to protect scenic vistas. A road may be included within this open space, only if it is needed to provide access to the eastern portion of the site, and access cannot otherwise be provided to that portion of the site (see Figure 7-31). The access road shall be located to minimize grading and visual impacts.

   b. The required amount of open space shall be guaranteed through an open space or conservation easement, dedication of fee or partial fee title to a public or quasi-public agency, or other mechanism that achieves the goal of permanent protection of undeveloped open space.

5. Number of Dwellings. The maximum number of dwelling units shall be 10 if at least 65 percent of the site is permanently reserved as undeveloped open space to protect scenic vistas; 15 dwelling units if 75 or more percent of the site is so reserved.

6. Location of Development.

   a. All development shall be located below an elevation of 80 feet above sea level and on slopes less than 20 percent. An exception may be approved in the case of a road, only if it is needed to provide access to the eastern portion of the site, and access cannot otherwise be provided to that portion of the site (see Figure 7-31). The access road shall be located to minimize grading and visual impacts.
b. All development shall be located where views from Highway 1 and North Ocean Avenue will be least adversely affected, as demonstrated by the required visual analysis.

c. The western portion of the site, as shown in Figure 7-31, shall be developed with no more than 50 percent of the total number of dwelling units proposed on the site.

7. Type of Dwelling Units. Multi-family dwellings are not allowable on the western portion of the site, as shown in Figure 7-31.

8. Building Height. Maximum building height shall be 28 feet.

9. Building Face Height and Setback. Building face height and setback shall be as required in Residential Single Family standard C1 for areas outside of Community Small-Scale Design Neighborhoods.

Figure 7-31: 10-Acre Parcel North of Locarno Tract
RESIDENTIAL SINGLE FAMILY:
The following standards apply only to lands within the Residential Single Family land use category.

Refer also to Section III, Areawide Standards, for additional development and design standards, and to Section V, Cayucos Urban Area Communitywide standards for residential design guidelines outside of Community Small-Scale Design Neighborhoods.

A. Circulation.

1. Road Improvements. All new dwellings on non-county-maintained roads shall be served by a street at least 26 feet wide fronting the site, and at least 20 feet wide from the site back to the nearest county-maintained road. Improvements shall be made to County Standard A-1 (Rural) at a minimum. Land Divisions shall comply with the road improvement standards in Title 21 of the County Code.

B. Height Limitation.

New development shall not exceed 28 feet, unless a more restrictive height limitation is specified in the following standards.

C. Outside of Community Small-Scale Design Neighborhoods

The following standards apply in areas outside of the Community Small-Scale Design Neighborhoods identified in Figure 7-34. The intent of the following standards is to encourage new development to be in scale with the neighborhood so that it does not appear crowded; to avoid massive-appearing buildings, especially on small lots; and to create visual relief and interest.

1. Building Face Height and Setback. In order to reduce the apparent mass of buildings, the maximum height of the front and rear building faces (including decks and balconies), as measured from the finished grade, shall be as shown in the following table, and the minimum setback from that building face to the next higher story shall be six feet (see Figure 7-32).

<table>
<thead>
<tr>
<th>Average Slope of Lot Prior to Grading (Percent)</th>
<th>Maximum Height of Front and Rear Building Face From Finished Grade (Ft.)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Less Than 20</td>
<td>22</td>
</tr>
<tr>
<td>20 and Greater</td>
<td>24</td>
</tr>
</tbody>
</table>

A building face may exceed these heights only if all of the following are met:

a. A Minor Use Permit is approved
b. The maximum height of the building face is 28 feet as measured from finished grade.

c. The Review Authority determines that the apparent mass of the building is reduced through use of significant articulation—including three-dimensional components—that meets the intent of the communitywide Residential Design Guidelines Outside of Community Small-Scale Design Neighborhoods: Wall Articulation and Relief (following Section VG of the Communitywide standards).
This standard does not affect how building height is measured pursuant to Chapter 23.04 of the Coastal Zone Land Use Ordinance.

2. **Lot Coverage.** The maximum building footprint of all structures, including garages and carports, shall be 50 percent of the total area of the site (see Figure 7-33). All covered decks, and the portions of uncovered decks and balconies that extend into any required setback, shall be included in the building footprint.

![Diagram of Lot Coverage](image)

Figure 7-33: Lot Coverage—Residential Single Family Outside Community Small-Scale Design Neighborhoods

**D. Community Small Scale Design Neighborhoods**

1. **Location.** Two neighborhoods are subject to the following standards (2, 3 and 4), and guidelines.

   **Pacific Avenue Neighborhood** - That area designated Residential Single Family between Ocean Avenue, 13th Street, Cass Avenue, Circle Drive, Highway One, Old Creek, and the ocean.

   **Studio Drive Neighborhood** - That area designated Residential Single Family between Highway One and the ocean.
2. Permit Requirements and Findings.

a. Plot Plan Permit:

   (1) Development with proposed structures that are one-story and do not exceed 15 feet in height, where all the development is located at least 100 feet from any wetland, estuary or stream, and at least 300 feet from the ocean bluff-top.

   (2) Development with proposed structures between 15 feet and 24 feet in height, where all the development is located at least 100 feet from any wetland, estuary or stream, and at least 300 feet from the ocean bluff-top may be approved subject to a maximum gross structural area (including the floor area of all garages) of 45% of usable site area, provided it complies with standards 3a, b, c, e, f(1), and g; and with guideline b and finding c.(2), listed below:

b. Minor Use Permit:

   (1) Development that is within 100 feet of any wetland, estuary or stream, or within 300 feet of the edge of the ocean bluff-top. In addition such development is subject to standards, guidelines and findings listed below.
(2) Development with proposed structures between 15 feet and 24 feet in height except as provided in 2a.(2) above. In addition such development is subject to standards, guidelines and findings listed below.

c. Required Findings:

(1) The proposed project meets the community small scale design neighborhood standards and is therefore consistent with the character and intent of the Cayucos community small scale design neighborhood.

(2) For any proposed structure that exceeds 15 feet in height, public view of the ocean from Highway One or the respective neighborhood is not being further limited.

3. Standards.

a. Front Setbacks. The ground level floor shall have setbacks as provided in Cayucos Communitywide Standard G. and at no point shall a lower story wall exceed 12 feet in height including its above ground foundation. The second floor of proposed two-story construction shall have an additional front setback of at least three feet from the front of the lower wall, except open rail, uncovered decks are excluded from this additional setback and may extend to the lower front wall (see Figure 7-35).

b. Side Setbacks. Single story dwellings shall have setbacks as provided in Cayucos Communitywide Standard G. Proposed two-story construction (including decks) shall have a lower floor setback on each side of not less than four feet, nor less than the required corner side setback if applicable. An upper story wall setback on each side yard of a minimum of two-and-one-half (2 1/2) feet greater than the lower story wall shall also be required. At no point shall a lower story wall exceed 12 feet in height including its above ground foundation. Thirty percent of the upper story side wall may align with the lower floor wall provided it is within the rear two-thirds of the structure (see Figure 7-35).

c. Building Height Limitations. Heights shall be measured from the center line of the fronting street (narrowest side for corner lots) at a point midway between the two side property lines projected to the street center line, to the highest point of the roof. In the community small scale design neighborhood area defined in Standard 1, upslope lots shall use average natural grade. All proposed development including remodeling and building replacement is subject to the following limitations:

(1) Ocean Front Lots. 15 feet maximum.

(2) Remainder of Community Small Scale Design Neighborhood lots. Proposed structures, exclusive of chimneys and mechanical vents,
are not to exceed 24 feet in height measured as provided above. Sloped (pitched) roofs are encouraged in all structures; however roof heights up to 18 feet shall not be required to have sloped roofs, roof heights exceeding 18 feet but not exceeding 22 feet shall have a roof pitch of at least 4:12 (4 inches of rise per 12 inches of run) and roof heights exceeding 22 feet but not exceeding the maximum height allowed (24 feet) shall have a roof pitch of at least 5:12 (5 inches of rise per 12 inches of run). Mansard or other flat style roofs on buildings over 18 feet are not permitted. Existing residences completed prior to April 25, 1995, with a roof pitch of at least 3:12 (3 inches of rise per 12 inches of run) may have second story roof slopes matching the existing slope where the building height does not exceed 22 feet.

d. **Gross structural area (GSA).**

(1) One-story development, and all development on bluff top sites, is limited to a maximum gross structural area, including the area of all garages, of 3,500 square feet.

(2) Other new development or additions, exceeding one story or 15 feet in height, shall not exceed GSA's as provided in Table 7-3. In addition, the second story square footage shall be no greater than 60 percent of the first floor square footage.

Figure 7-35: Setbacks for Two-Story Structure
Table 7-3, Maximum Gross Structural Area,  
Non-Bluff-Top Sites Greater Than One Story or 15'  

<table>
<thead>
<tr>
<th>Lot Size</th>
<th>Maximum Gross Structural Area Shall Be:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Up to 2899</td>
<td>60% of usable lot, not to exceed 1595 square feet</td>
</tr>
<tr>
<td>2900 – 4999</td>
<td>55% of usable lot, not to exceed 2500 square feet</td>
</tr>
<tr>
<td>5000 +</td>
<td>50% of usable lot, not to exceed 3500 square feet</td>
</tr>
</tbody>
</table>

**e. Deck rail height.** Rail heights for decks above the ground floor shall not exceed 36 inches. A maximum additional height of 36 inches of untinted, transparent material with minimal support members is allowable except as restricted in 3a above.

**f. Parking.** New development parking spaces shall comply with the CZLUO for required parking spaces except as follows (see Figure 7-36):

1. At least one off-street parking space shall be enclosed with an interior space a minimum size of 10 feet by 20 feet.

2. A maximum of one required off-street parking space may be located in the driveway within the required front yard setback area. However, the minimum front yard setback from the property line to the garage is 20 feet if this design is used.

3. Additions to an existing structure on a site that does not conform to the parking standards of this subsection may be approved through a Minor Use Permit if all of the following criteria are met, notwithstanding the provisions of Chapter 23.09 of the Coastal Zone Land Use Ordinance regarding nonconforming parking:

   i. the site shall not be a bluff-top lot, and

   ii. the addition shall be one-story only and shall not increase the gross structural area of the existing structure by more than 25 percent, provided that the maximum GSA as required in Table 7-3 shall not be exceeded, and

   iii. the addition shall not include any bedrooms, and

   iv. at least one off-street parking space shall be provided that is enclosed with an interior space that has a minimum size of 10 feet by 20 feet.
CAYUCOS URBAN AREA STANDARDS

(v) one off-street parking space may be located within the required front setback, as long as the space does not encroach into the street.

g. Driveway Widths. Driveway widths for proposed development may not exceed 18 feet.

h. Streetscape Plan. A scale drawing showing the front exterior elevation (view) of the proposed project, and the front elevations of the adjacent buildings, is required as part of the application submittal.

i. Topographic Map. A topographic map including the elevation of the fronting street, site contours, and existing and proposed drainage patterns is required as part of the application submittal.

Figure 7-36: Parking Space Shown in Front Yard Area with Minimum 20’ Setback to Building

4. Destroyed structures. Where a dwelling has been destroyed pursuant to Section 23.09.033a, it may be restored in substantial conformance with the destroyed dwelling within the existing footprint if the proposed dwelling is in conformance with applicable bluff setbacks and fire safe standards. A single story dwelling may not be replaced with a multi-story structure under this provision.

Guidelines. The following are guidelines that should be considered when designing any proposed project within the subject areas. A project subject to a Minor Use Permit approval will consider how the design complies with the following objectives:

a. Site Layout. Locate the structure so that it minimizes its impact on adjacent residential structures (such as significantly reducing access to light and air).
b. **Building Design.** The design should incorporate architectural details and varied materials to reduce the apparent mass of structures. Such scale reducing design devices include porches, covered entries, dormer windows, oriel and bay windows, multi-pane windows, varying roof profiles, moldings, masonry, stone, brickwork, and wood siding materials. Expansive building facades should be broken up by varied rooflines, offsets, and building elements in order to avoid a box-like appearance. Variations in wall planes, roof lines, detailing, materials and siding should be utilized to create interest and promote a small scale appearance. Roof styles and roof lines for first and second stories should match (see Figure 7-37).

c. **Landscaping and Fencing.** The site design should incorporate landscaping materials that help reduce the scale of the proposed structure. This can be done by proper selection and placement of trees, shrubs and other vegetation capable of screening portions of the structure from public viewpoints. The design should consider the use of decorative paving materials, such as aggregate concrete, stamped and/or colored concrete.

The site design should consider effective use of small scale fencing materials in the front yard area to help soften the massing of the building. Fences which present a solid barrier should be avoided except where privacy is desired.

**E. Height - Studio Drive at Willow Creek, Tract 1078.**

Maximum building height in Tract 1078 (see Figure 7-38) as measured from the centerline of the fronting street is 14 feet north of Willow Creek, and 16 feet south of Willow Creek.
Figure 7-37: Residential Development Design Concepts
Figure 7-38: Tract 1078