

**Appendix C: Arroyo Grande Zoning District and Standards Comparison Table**

Title	General PD Development Code Standards - AGMC Section 16.44.010	PD 1.1 - Oak Park Acres	PD 1.2 - Rancho Grande	PD 1.2.1 - Los Robles de Rancho Grande	PD 1.2.2 - The Highlands de Rancho Grande	PD 1.2.3 - Las Jollas de Rancho Grande	PD 1.3 - Royal Oaks	PD 1.4 - Wildwood Ranch	PD 1.5 - Okui	Notes	Revised Language
Maximum Units	Maximum number of units for Planned Development districts not identified in the Arroyo Grande Municipal Code	<p><b>Parcel #7:</b> not to exceed average of 4.7 units per acre, total of 85 units.</p> <p><b>Parcel #8:</b> 110 units (12.8 units per acre).</p> <p><b>Parcel #9:</b> 30 SF units (2.4 units per acre).</p> <p><b>Parcel #10:</b> 15 units.</p> <p><b>Parcel #11:</b> 50 units.</p> <p><b>Parcel #12:</b> 14 lots (1.5 to an acre).</p>	527 (394 planned units and 133 unplanned units).	Number of units not identified in Design Manuals.	Number of units not identified in Design Manuals.	Number of units not identified in Design Manuals.	234	65 (Single Family: 21, Duplex: 44).	Unit numbers are not available for PD 1.5, however, Tentative Tract Map has a total of 30 single-family lots.	The number of units for each of the Planned Developments are based upon the total size of the area and the development plans that are approved. Because there are not central standards that are consistent across all the Planned Development districts, inclusion of a singular unit standard will be irrelevant.	It is recommended that no singular unit standard be included in a standards listing, unless that listing allows for identification based on each individual PD district.
Minimum Lot Size	Minimum lot sizes may be reduced by two thirds, providing the area of reduction is devoted to common area, open space, green belt, or other recreation uses.	<p><b>Parcel #7:</b> 6,000 sq. ft. (7,000 for corner lots).</p> <p><b>Parcel #9:</b> 10,000 sq. ft. if cluster development is used.</p> <p><b>Parcel #10:</b> 40,000 sq. ft.</p> <p><b>Parcel #11:</b> 40,000 sq. ft.</p>	No minimum lot size identified for PD 1.2.	No minimum lot size identified for PD 1.2.1	No minimum lot size identified for PD 1.2.2	No minimum lot size identified for PD 1.2.3	No minimum lot size identified for PD 1.3.	No minimum lot size identified for PD 1.4.	<p><b>Residential:</b> 6,000 sq. ft.</p> <p><b>Churches/Public Uses:</b> 20,000 sq. ft.</p>	Minimum Lot sizes are sporadic for those PD districts that are actually identified. Many of the districts do not identify a minimum Lot size required to be met. This is likely due in part to the fact that PD districts can reduce their minimum lot standards in return for environmentally sensitive development.	Maintain existing language as found in Subsection 16.44.010.G of the Arroyo Grande Municipal Code

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Minimum Lot Width	Minimum building site and minimum lot width for any permitted use other than single-family residences shall be as shown on the development plan, or shall conform to minimum requirements as set forth in other sections of this title with relation to land uses.	There is no discussion of minimum lot widths for PD 1.1	All corner lots shall have a minimum overall width of 70 feet.	There is no specific discussion of minimum lot widths for Los Robles de Rancho Grande	There is no specific discussion of minimum lot widths for The Highlands de Rancho Grande	There is no specific discussion of minimum lot widths for Las Jollas de Rancho Grande	Lots 11-100 and 157 shall be allowed site and lot width, coverage and yard variations pursuant to section 9-4.611 of the R-1 District	There is no specific discussion of minimum lot widths for Wildwood Ranch	<p><b>Residential: 60'</b></p> <p><b>Churches/Public Uses:100'</b></p>	<p>Minimum Lot widths are largely not identified through the approval Ordinances, with the exception being PD-1.3 and PD-1.5. These types of standards are typically part of the appeal of Planned Developments, as they allow for flexibility in lot width to allow for better overall site design. Because of this, it might be important to keep the minimum lot width standards as currently is in the AGMC, requiring lot widths to be identified on a development plan</p>	<p>Maintain existing language as found in Subsection 16.44.010.G of the Arroyo Grande Municipal Code</p>
Minimum Lot Depth	There are no lot depth standards identified for the PD districts in the AGMC	There is no discussion of minimum lot depths for PD 1.1	There is no discussion of minimum lot depths for PD 1.2	There is no specific discussion of minimum lot depths for Los Robles de Rancho Grande	There is no specific discussion of minimum lot depths for The Highlands de Rancho Grande	There is no specific discussion of minimum lot depths for Las Jollas de Rancho Grande	There is no discussion of minimum lot depths for PD 1.3	There is no discussion of minimum lot depths for PD 1.5	90'	<p>The minimum Lot depths are only listed for PD 1.5, where development has generally occurred in standard subdivision form and backs up to existing single family residential development with City limits and in the neighboring City of Grover Beach. For this reason, language should be added that is similar to the AGMC language for minimum lot width in PD districts, requiring it to be identified in the development plan.</p>	<p>Minimum lot depth for any permitted use shall be shown on the development plan, or shall conform to minimum requirements as set forth in other sections of this title with relation to land uses.</p>

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Maximum Lot Coverage	The maximum coverage of a building site, not including uncovered patios or swimming pools, shall not exceed thirty percent (30%). Where lot sizes have been reduced, the maximum building coverage may be increased directly in ratio to the reduction of lot size.	<b>Parcel #9:</b> Minimum home size of 10,000 sq. ft. if cluster development used.	No overarching Lot coverage standard identified for PD1.2. All requirements are by development phase.	<b>10,000 sq. ft. &lt; Lot &lt; 20,000 sq. ft.:</b> (Lot Size - 10,000) x (.05) + 3,500.	<b>Lot &lt; 10,000 sq. ft.:</b> (Lot Size - 6,000) X (.275) + 2,400 sq. ft.	<b>Lot &lt; 10,000 sq. ft.:</b> (Lot Size - 6,000) X (.275) + 2,400 sq. ft.	<b>Residential:</b> same as SF standards.	No Lot coverage standards identified for PD 1.4.	40%	Lot coverage standards for PDs 1.3 and 1.5 reflect those of the current Single Family (SF) Lot coverage standards of the Arroyo Grande Development Code. Other than a minimum Lot coverage identified for a Parcel 9 in PD 1.1, no maximum Lot coverage standard is identified. Maximum lot coverage in PD 1.2 is broken down by phase, with equations for calculating allowed Lot coverage. These should remain separated if feasible. No Lot coverage standard currently exists for PD 1.4 and given how that development is already constructed it might be better to leave it as such.	Maintain existing language as found in Subsection 16.44.010.H with a summary table to more accurately articulate the differences in lot coverage for each PD.
				<b>Lot &gt; 20,000 sq. ft.:</b> (Lot Size - 20,000) X (.04) + 4,000.	<b>10,000 sq. ft. &lt; Lot &lt; 20,000 sq. ft.:</b> (Lot Size - 10,000) x (.05) + 3,500.	<b>10,000 sq. ft. &lt; Lot &lt; 20,000 sq. ft.:</b> (Lot Size - 10,000) x (.05) + 3,500.					
				<b>Total Maximum:</b> 6,000 sq. ft.	<b>Lot &gt; 20,000 sq. ft.:</b> (Lot Size - 20,000) X (.04) + 4,000.	<b>Lot &gt; 20,000 sq. ft.:</b> (Lot Size - 20,000) X (.04) + 4,000.	<b>Church:</b> 13%				
				<b>Minimum Floor Area:</b> 1,750 sq. ft.	<b>Total Maximum:</b> 6,000 sq. ft.	<b>Total Maximum:</b> 6,000 sq. ft.					
Setback-Front Yard	The front, side, and rear yard shall be shown on the development plan. If not represented, then yard requirements shall conform to the minimum requirements as set forth in other sections of this title (RS or SF).	No front yard setback standard identified in approval Ordinances for PD 1.1	Front yard setback standards identified for each individual phase of PD 1.2	<b>Residential:</b> 20'	<b>Residential:</b> 20', except for Lots 1-17, 36-61, 102-107, and 141-142, whose front setbacks shall vary from 15' to 25'.	<b>Residential:</b> 20'	<b>Residential:</b> same as SF standards.	No front yard setback standard identified for PD 1.4	20' (15' with approval of a total development plan)	Most occurring front yard setback standard, when one is provided, is 20', the same as the current Single Family (SF) zoning district standard.	Minimum front yard setback: 20', unless otherwise specified in a development plan.
				<b>Rancho Parkway:</b> 15' from Rancho Parkway for all structures.							

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Setback-Side Yard	See front yard	No side yard setback standard identified in approval Ordinances for PD 1.1	Side yard setback standards identified for each individual phase of PD 1.2	<b>Residential: 10' Rancho Parkway: 15'</b> from Rancho Parkway for all structures.	10% of Lot width, but no more than 10'.	10% of Lot width, but no more than 10'.	<b>Residential:</b> same as SF standards.	No side yard setback standard identified for PD 1.4	5'	The side yard setbacks identified are a mixture between 5' and 10', which is the standard for new subdivisions in SF districts. The individual standards for each PD district can be included in a development standards table but a singular	Minimum side yard setback: 10', unless otherwise specified in a development plan.
Setback-Street Side Yard	See front yard	No street side yard setback standard identified in approval Ordinances for PD 1.1	Street side yard setback standards identified for each individual phase of PD 1.2	<b>Residential: 10'-15'</b>	No street side yard setback standard identified in the Design Guidelines for The Highlands at Rancho Grande	No street side yard setback standard identified in the Design Guidelines for Las Jollas de Rancho Grande	<b>Residential:</b> same as SF standards.	No street side yard setback standard identified for PD 1.4	10'	Much like the other setbacks for each of the PD districts, street side yard setbacks are either not identified or they vary between 10' and 15'.	Minimum street side yard setback: 10', unless otherwise specified in a development plan.
Setback-Rear Yard	See front yard	No rear yard setback standard identified in approval Ordinances for PD 1.1	Rear yard setback standards identified for each individual phase of PD 1.2	<b>Residential: 25' Rancho Parkway: 15'</b> from Rancho Parkway for all structures.	20% of Lot depth, but no more than 25'	20% of Lot depth, but no more than 25'. <b>Oak Park Acres:</b> all structures shall be set back a minimum of 30' from the boundary with Oak Park Acres.	<b>Residential:</b> same as SF standards.	No rear yard setback standard identified for PD 1.4	<b>Lots 3-9: 15' Other Lots: 10'</b>	Rear yard setback identified for individual PDs tend to be larger in the Rancho Grande area while conforming to the SF standard currently listed in the AGMC.	Minimum rear yard setback: 10', unless otherwise specified in a development plan.
Setback-Open Space	No discussion of open space setbacks included in the general PD standards of Section 16.44.010 of the AGMC	No open space setback standard identified in approval Ordinances for PD 1.1	No open space setback standard identified in approval Ordinances for PD 1.2. The same standard of a 20' setback from open space boundaries exists for each phase of PD 1.2	20' from open space boundaries	20' from open space boundaries	20' from open space boundaries	No open space setback standard identified in approval Ordinances for PD 1.3	No open space setback standard identified in approval Ordinances for PD 1.4	No open space setback standard identified in approval Ordinances for PD 1.5	Open space boundaries are only identified in individual Phases of PD 1.2. Although an important standard, the limited applicability should result in an individual standard for the PD 1.2 district rather than being included across all PDs.	Setback - Open Space: Lots located in PD 1.2 are required to maintain a 20' setback from all open space.
Maximum Height	16.44.010.F.2 - The maximum allowable height for a building or structure within the PD district shall be as shown on the development plan for the PD district or as recommended by the Planning Commission. In no case shall any structure be of such height or location as to obscure any view due to elevation differential	No maximum structure height identified for PD 1.1	No overarching maximum structure height identified for PD 1.2	<b>Lots 25-28:</b> 27' above natural grade, but not to exceed 19' above the highest point on the lot. <b>Lots 29-55 &amp; 59-73:</b> 19' above natural grade. <b>All Other Lots:</b> 27' above natural grade.	<b>Lots 1, 2-10, 12, 14, 21, 22, 36, 40, 42, 44, 45, &amp; 48:</b> 19' <b>Lots 3, 11, 13, 15, 17, 18, 19, 20, 23, 27-29, 35, 41, 43, 46 &amp; 47:</b> 21' <b>Lots 2, 16, 30, 31 &amp; 34:</b> 25'-6"	<b>Lots 7-14, 36-40, 44-49:</b> 19' <b>All Other Lots:</b> 27' above natural grade.	<b>Residential:</b> same as SF standards.  <b>Church:</b> 69 feet.	No maximum structure height identified for PD 1.4	<b>Lots 1-9:</b> Limited to single story construction not to exceed 15 feet in height above the natural grade of the lot. <b>All other Lots:</b> Two (2) stories, or thirty feet (30'), whichever is less.	The only consistent standard listed for the PD districts is the City's 14' accessory building standard. Maximum heights for residential buildings vary by development and further vary by lot. The consolidation of all these standards into one place	Maximum building height: Two (2) stories, or thirty feet (30'), whichever is less, unless otherwise specified in a development plan.

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	of building sites. 16.44.010.F.3 - Accessory buildings within the PD district shall not exceed one story or fourteen feet (14') in height.			<b>Detached structure/garage:</b> 14' above natural grade.	<b>All Other Lots:</b> 27' above natural grade. <b>Detached structure/garage:</b> 14' above natural grade.	<b>Detached structure/garage:</b> 14' above natural grade.			<b>Accessory buildings:</b> 14'.	would likely be a long and confusing regulation.	
Maximum fence, wall, or hedge height	16.44.010.J - Six (6) feet, not to extend into front yard, unless to enclose a court area, subject to a conditional use permit	No maximum fence, wall, or hedge height identified for PD 1.1	No overarching fence, wall, or hedge height identified for PD 1.2, regulations exist for each individual phase of the development	<b>Building Walls:</b> No single vertical wall plane may exceed 16' in height without at least one setback of at least 8'. <b>Fences:</b> May not enclose more than 20% of the total Lot area. Segments of side fence exceeding 30' shall be offset 3' every 30'. Maximum height of front yard fence is 3'. Maximum height of rear and side fence is 6'. Chain link, precision block, and slumpstone are prohibited fence materials.	<b>Building Walls:</b> No single vertical wall plane may exceed 16' in height without at least one setback of at least 8'. <b>Fences:</b> may not enclose more than 20% of total lot area, nor exceed 30% of lot perimeter. Fencing to be provided with 3' offsets every 30 lineal feet. Maximum fence height is 6'. Chain link or wire mesh fencing prohibited.	<b>Building Walls:</b> No single vertical wall plane may exceed 16' in height without at least one setback of at least 8'. <b>Fences:</b> may not enclose more than 20% of the total Lot. Fencing to be provided with 3' offsets every 30 lineal feet. Maximum fence height is 6'. Chain link fence is prohibited. Wire mesh animal screening is permitted on interior fencing.	No maximum fence, wall, or hedge height identified for PD 1.3	No maximum fence, wall, or hedge height identified for PD 1.4	6'	The general PD standard conforms to the existing Citywide standard for fence height. Although the specific regulations regarding amount of area allowed to be fenced in is contained in the separate phases of PD 1.2, this should only be a special note for the topic and the existing language should remain in place.	Maximum fence, wall, or hedge height shall conform to standards identified in Section 16.48.070 of this Title.
Off-street parking	Residential uses shall have a minimum of two garage spaces. All other uses have parking as required by Chapter 16.56	No off-street parking requirements identified for PD 1.1	No overarching off-street parking requirements identified for PD 1.2	No off-street parking requirement identified for Los Robles de Rancho Grande	No off-street parking requirement identified for The Highlands de Rancho Grande	No off-street parking requirement identified for Los Jollas de Rancho Grande	No off-street parking requirement identified for PD 1.3	Two car garage per dwelling. 77 total guest parking spaces. Total parking: 207 spaces.	No off-street parking requirement identified for PD 1.5	The general PD standard for off-street parking conforms to the existing City requirement of an enclosed two car garage for single-family residences. PD 1.4 includes guest parking that appears to be in conformance with the City's guest parking requirement and shared parking reduction provisions.	Maintain existing language as found in Subsection 16.44.010.K of the Arroyo Grande Municipal Code

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Utilities	<p>Utility lines in the P-D district, including, but not limited to electric, communications, street lighting, and cable television, shall be required to be placed underground except that electric utility lines shall be required to be placed underground only to the extent required for so-called streamline installation. Where streamline installation is used, the service lines running from the transmission lines to each residence or other service unit shall be placed underground, and only the transmission lines may be above ground, on streamline poles which contain transformers.</p>	<p>No requirement for the undergrounding of utilities identified for PD 1.1</p>	<p>No requirement for the undergrounding of utilities identified for PD 1.2. Individual phases of PD 1.2 have requirements for utilities to be placed underground</p>	<p>All utility lines shall be placed underground.</p>	<p>All utility lines are to be placed underground in accordance with the agency governing the utility.</p>	<p>All utility lines are to be placed underground in accordance with the agency governing the utility.</p>	<p>No requirement for the undergrounding of utilities identified for PD 1.3</p>	<p>No requirement for the undergrounding of utilities identified for PD 1.4</p>	<p>No requirement for the undergrounding of utilities identified for PD 1.5</p>	<p>The standard described in the general PD Development Code standards adequately addresses the requirement for utilities to be placed underground. Additionally, Section 16.68.050 of the AGMC describes the City standard for the placement of utilities underground as a result of construction projects. This existing code language should be adequate to direct the future undergrounding of any utilities that were not undergrounded during development.</p>	<p>Maintain existing language as found in Subsection 16.44.010.L of the Arroyo Grande Municipal Code</p>
Grading	<p>No construction or grading shall be done until both development plans and subdivision plans have been adopted as set forth in this title; provided, however, minor grading which is necessary for the enjoyment or safety of the existing use shall be allowed as a matter of right and subject only to city laws pertaining to grading.</p>	<p>General discussion of grading is discussed in the approval ordinances, however, substance is limited to the requirement for grading to be reviewed by what is now known to be the Engineering Division of the Community Development Department</p>	<p>No overarching grading standards exist for PD 1.2. There are, however, some individual standards for the individual phases of PD 1.2</p>	<p>All improvements shall be designed so as to minimize the need for grading. Contour grading shall be utilized for any proposed grading.</p>	<p>Fill pads greater than two feet (2') above natural grade is prohibited. Except strictly within the building footprint, cutting deeper than three feet (3') in depth into natural grade is prohibited.</p>	<p>Fill pads greater than two feet (2') above natural grade is prohibited. Except strictly within the building footprint, cutting deeper than three feet (3') in depth into natural grade is prohibited. Building pads for Lots 52-56 were graded during the original Tract improvements, any additional grading shall be minimized.</p>	<p>Discussion of grading standards not addressed for PD 1.3</p>	<p>Discussion of grading standards not addressed for PD 1.4</p>	<p>Discussion of grading standards not addressed for PD 1.4</p>	<p>The Municipal Code language for PD development standards address the requirement for grading that is more than for the necessary for the enjoyment of the existing use. Further language on regarding grading within the city is also contained in Chapter 13.24 and is a good citywide requirement referenced by the existing PD Code language.</p>	<p>Maintain existing language as found in Subsection 16.44.010.N of the Arroyo Grande Municipal Code</p>

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Sidewalks	Section 16.44.010 of the AGMC does not discuss sidewalk installation	Discussion of sidewalks not addressed for PD 1.1	No overarching discussion on installation of sidewalks. However, each phase of PD 1.2 contains nearly identical language regarding sidewalk installation	Lot owners shall not install sidewalks adjacent to the street in places where they were not installed with Tract improvements.	No street sidewalks are to be added that were not originally installed in the Tract improvements	No street sidewalks are to be added that were not originally installed in the Tract improvements	Discussion of sidewalks not addressed for PD 1.3	Discussion of sidewalks not addressed for PD 1.4	Discussion of sidewalks not addressed for PD 1.5	The City has standard language in AGMC Section 16.68.020.F regarding the requirement for the installation of curbs, gutters and sidewalks with the application of building permits. Language should be added that exempts PD 1.2 from these restrictions	Sidewalks - Except for areas in PD 1.2, where sidewalks were installed during original Tract improvements, sidewalks are required in accordance with Subsection 16.68.020.F in all other PD districts.
Turf	Section 16.44.010 of the AGMC does not discuss minimum or maximum requirements for turf	Discussion of turf requirements not address for PD 1.1	No overarching discussion on turf requirements. However, each phase of PD 1.2 contains its own individual regulations	A maximum of 400 sq. ft. of turf is allowed per Lot.	A maximum of 400 sq. ft. of turf is allowed in the front yard setback; and a maximum of 1,200 sq. ft. per Lot.	A maximum of 400 sq. ft. of turf is allowed per Lot.	Discussion of turf requirements not addressed for PD 1.3	Discussion of turf requirements not addressed for PD 1.4	Discussion of turf requirements not addressed for PD 1.5	The lack of turf requirements in the PD approvals should be a sign to utilize the existing water efficient landscape requirements in Chapter 16.84 of the AGMC. Special notation of the phase specific requirements for PD 1.2 should be included as well	Turf - Turf installation shall follow the regulations listed in Chapter 16.84 of the Municipal Code with the following exceptions: Los Robles de Rancho Grande and Las Jollas de Rancho Grande - 400 sq. ft. max per lot; The Highlands de Rancho Grande - 400 sq. ft. max in the front yard setback and 1,200 sq. ft. max per lot