

Exhibit A

The following Sub-section is to be added in its entirety to Chapter 3. District Regulations

H. RCF – Residential Care Facility District (overlay)

1. Purpose and Intent:

The RCF District overlay provides a method whereby residential property may be used for Senior Living Facilities (as defined by Zoning Code Section 7-9-40) where structures are in compliance with the North Tustin Specific Plan’s site development provisions and requirements, and where the design of the building(s) achieves compatibility with adjoining properties. Units contained in any RCF facility shall not be considered “dwelling units” and shall not be subtracted from the total number of allowed dwelling units for the North Tustin Specific Plan area.

2. Application:

The RCF District overlay shall be applied in residential districts only. In any residential district where the district symbol is followed by, as part of such symbol, the letters “RCF”, development of Senior Living Facilities shall be permitted subject to the regulations in this section. The residential district shall constitute the “base district” and the (RCF) suffix shall constitute the “overlay district.”

Participation in the overlay district in those locations where it is applied shall be at the option of the property owner(s), subject to the regulations in this section. As such, the provisions of the overlay district shall be in effect only when provided for by an approved use permit and adoption of a Development Agreement (as defined by Government Code section 65864 *et seq.*) by the Board of Supervisors.

3. Permitted Principal Uses:

Any of the principal uses permitted by the base district in compliance with the site development standards of the base district.

4. Principal Uses permitted subject to a Site Development Permit:

The following principal uses are permitted subject to the approval of a Site Development Permit per Chapter 4.

- a. Public or private utility structures and uses rendering direct service to the public

in the local area.

- b. Grading and excavation over 5,000 cubic yards per Zoning Code Section 7-9-139.

5. Principal Uses Permitted subject to a Use Permit and Development Agreement:

The following principal uses are permitted subject to the approval of a use permit by the Planning Commission per Chapter 4 and adoption of a Development Agreement (as defined by Government Code section 65864 *et seq.*) by the Board of Supervisors.

- a. Senior Living Facilities as defined by Zoning Code Section 7-9-40, Definitions (s), “Senior Living Facilities.”

6. Temporary Uses and Structures:

Any of the following temporary uses are allowed, except as provided in other subsections herein, per Zoning Code Section 7-9-136.

- a. Model homes, temporary real estate offices and related signs within the site.
- b. Temporary use of modular buildings during construction.

7. Accessory Uses Permitted:

Uses and structures when customarily associated with and subordinate to a permitted principal use on the same building site per Zoning Code Section 7-9-137 which includes:

- a. Garages and carports.
- b. Swimming pools.
- c. Fences and walls.
- d. Signs per Chapter 6.
- e. Chapel only for use by residents of a Senior Living Facility (not open to the general public).
- f. Other related uses as may be determined by Board of Supervisors to be consistent with and compatible with the allowed uses.

8. Uses Prohibited:

- a. All uses not permitted above are prohibited.

9. Site Development Standards:

The establishment, operation and maintenance of the uses permitted in the RCF District overlay shall be in compliance with the following:

- a. Building site area: Six (6) acres minimum required.
- b. Building site coverage: Forty (40) percent maximum.
- c. Building height: One (1) story and not to exceed twenty (20) feet maximum; with an allowance for appurtenances, limited to chimneys and tower elements, not to exceed twenty-eight (28) feet maximum.
- d. Building site width: Three-hundred (300) feet minimum required.
- e. Front setback: Twenty (20) feet minimum required measured from any ultimate right-of-way line.
- f. Side setback: Twenty-five (25) feet minimum required measured from property line of any abutting RSF District.
- g. Rear setback: Twenty-five (25) feet minimum required measured from property line of any abutting RSF District.
- h. Off-street parking: A parking study shall be provided to determine the anticipated traffic generation and on-site parking demand of the residents, staff, employees and guests of the type and size of the Senior Living Facilities proposed.
- i. Landscaping: Twenty percent (20%) minimum of the building site shall be landscaped per Chapter 5.