# COMPARISON OF ROWLAND HEIGHTS CSD OPTIONS

| | EXISTING CSD | OPTION C | MEDIATOR'S ALTERNATIVE** |
|---|---|---|---|
| **STATUS:** | **Board Adoption 11/27/01** | **RPC Approved** | Mediator's Alternative |
| Date Introduced: | | 22-Jan-04 | 28-June-04 |
| Originated By: | | Staff | Mediator |
| Basis: | | For 1/07/04 Community Mtg. | Prepared after discussions with community representatives and groups, and county staff; for the 7/20/04 Board hearing |
| **SUMMARY DESCRIPTION:** | **Development Standards** | **Discretionary Director's Review with intensification provision and CUP** | **Discretionary Director's Review for large restaurants; Ministerial Plot Plan Review ( for projects that conform to new standards); and Variance (for projects that do not conform to new standards)** |
| **APPLICABLE ZONES:** | **Commercial** | **Commercial and Industrial** | **Commercial and Industrial** |
| **Thresholds Based On:** | **N/A** | **Trip Generation** | **Lot size and/or floor area (new resaurants)** |
| **CUP Threshold At:** | N/A | Projects (construction with additional floor area) ≥500 net daily trips | N/A |
| **Minor CUP Threshold At:** | N/A | N/A | N/A |
| **Discretionary Director's Review Threshold At:** | N/A | Use intensification and/or interior remodel where no floor area added and generates ≥500 net daily trips | New restaurants >2,500 sq. ft. (new construction or intensification of existing use) |
| **USE LIMITS:** | N/A | N/A | On properties ≤ 30,000 sq. ft., restaurants are prohibited for projects resulting in new construction or intensification of use where the lot coverage exceeds 33%.<br>Take-out only food establishments shall provide parking for each three persons based on the occupant load and must provide a minimum of 10 spaces. |
| **ADDITIONAL DEVELOPMENT STANDARDS:** | | | |
| **Setbacks (Min.)** | 10 ft. from front property line | 20 ft. from public street;<br>35 ft. for bldgs. > 20 ft. high | 20 ft. setback along major/secondary highways;<br>15 ft. setback along local/collector streets;<br>Corner setback -triangular area measured 30 ft. from the point where the two property lines intersect;<br>Zero lot line- required zero setback from rear and interior property lines where feasible on corner properties only where adjoining commercially zoned property |
| **Height Limits** | 35 ft. for C-1 and C-2 zones;<br>45 ft. for C-3 zone | N/A<br>(Existing countywide and CSD height limits:<br>35 ft. for C-1 and C-2 zones; 45 ft. for C-3 zone) | Existing countywide and CSD height limits apply, but properties fronting on Colima are limited to 2 stories within 300 ft. of Colima, beyond 300 ft. from Colima, a 3rd story is allowed provided it is limited to office uses. |
| **Landscape (Min.)** | 10% of net lot area;<br>5% of unenclosed parking area | 15% of net lot area for < 1 acre;<br>10% of net lot area for ≥ 1 acre | 15% of net lot area for ≤ 30,000 sq. ft.;<br>10% of net lot area for > 30,000 sq. ft.;<br>Landscaping standards relating to size of trees, shrubs, and placement of landscaping are included. |
| **Lot Coverage (Max.)** | 90% | 33% | 40% with limited exemption for upper floor overhang (non-occupied space with a width no greater than 5 ft. and used only for access purposes). |
| **Floor-Area Ratio (Max.)** | N/A | 0.5 | N/A |
| **Ingress/Egress Lane** | N/A | Parcel has 600 ft. or more continuous street frontage (on one street) | Parcel has 600 ft. or more continuous street frontage (on one street) |
| **Architectural Features** | N/A | 25% of a building's exterior walls | 25% of a building's exterior walls |
| **Minor Variation Procedure** (to modify additional standards) | For signage standards and parking lot landscaping | Not applicable to new standards | Not applicable to new standards |

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****NOTES:**

Public Informaiton - Report(s) listing permit and plot plan applications received by the department will be generated and distributed to any community groups/persons that requests such a report. The report(s) will list types of permit/approval applications received, a brief project description, the name of the property owner or applicant, and the address of the proposed project.

Public Notice - Public notices, when required, will be provided to properties within a 500 ft. radius for discretionary review applications, in addition to community groups/persons requesting the notice.

Discretionary Director's Review process – Application Submittal → Notice to property owners within a 500 foot radius → 15 day comment period → Director makes determination and provides notice of action to applicant and any party who provided comments → Director's action may be appealed to the Planning Commission and/or called up for review by the Planning Commission → if appealed, the Planning Commission would conduct a public hearing and make a decision – the Planning Commission's action may be appealed to the Board of Supervisors and/or called up for review by the Board – if appealed or called up, the Board of Supervisors would conduct a public hearing and make a final decision.

Variations from new standards - the County variance process would be required.