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

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

(2.2A ~~and~~, 2.2B, and 2.2E) University Park (Planning Area 20)

(2.2C) Westpark (Planning Area 14)

(2.2D) Orchard Hills (Planning Area 1)

B. *Intensity standard.*

0—6.5 dwelling units per net acre

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

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

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

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

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

C. *Permitted uses.* [1, 6]

1. Accessory use.

2. Agriculture (interim use).

3. Home care.

4. Home occupation permit.

5. Information center.

6. Large family child care permit.

7. Manufactured structure (up to two years).

8. Model home sales complex.

9. Park.

10. Public park facility (only in public parks).

11. Residential shelter.

12. Residential, attached.

13. Residential, second unit.

14. Residential, single-family detached.

15. School, public.

16. Wireless Communication Facility (may require a wireless communication facility permit, a minor conditional use permit, a major conditional use permit or may be prohibited, depending on the type of installation and the location of the installation site, pursuant to the review procedures matrix in Section 2-37.5-3

D. *Conditional uses.* [2, 6]

1. Boarding house.

2. Child care center.

3. Church.[3]

4. Community facility.

5. Convalescent home.

6. Manufactured structure (over two years).

7. Recreational vehicle storage, private.

8. Residential care facility.

9. School, private.[4]

10. Senior housing.

11. Utility building and facility.

E.	*Minimum site size*	4,000 square feet 2.2D: 3,000 square feet 2.2E: 3,300 square feet
F.	*Maximum site coverage*	50%
G.	*Maximum building height*	35 feet 2.2E: 30 feet
H.	*Minimum site landscaping*	Not applicable to Low

		Density Residential
I.	*Building setbacks[5] from:*	
	Freeways, transportation corridors	50 feet
	Major highways	50 feet
	Primary highways	42 feet
	Secondary highways:	
	In nonresidential areas	35 feet
	In residential areas	25 feet
	Commuter highways and local streets	15 feet 2.2A: 20 feet 2.3C: 15-foot average, 10-foot minimum (Westpark)
	North-south San Diego Creek ROW	2.2C: 50-foot minimum parking setback with 65-foot average setback; 65-foot building setback with 75-foot average setback (Westpark)
	East-west San Diego Creek ROW	2.2C: 30 feet (Westpark)
	Private drives	10 feet
	Interior boundary if adjacent to residential uses:	
	Side	5 feet[7]
	Rear	10 feet[7]
	Interior boundary if adjacent to nonresidential uses:	
	Side	10 feet[7]
	Rear	10 feet[7]
	Building to building	6 feet

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

[2]A master plan application may be required in addition to a conditional use permit (see chapter 2-17).

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

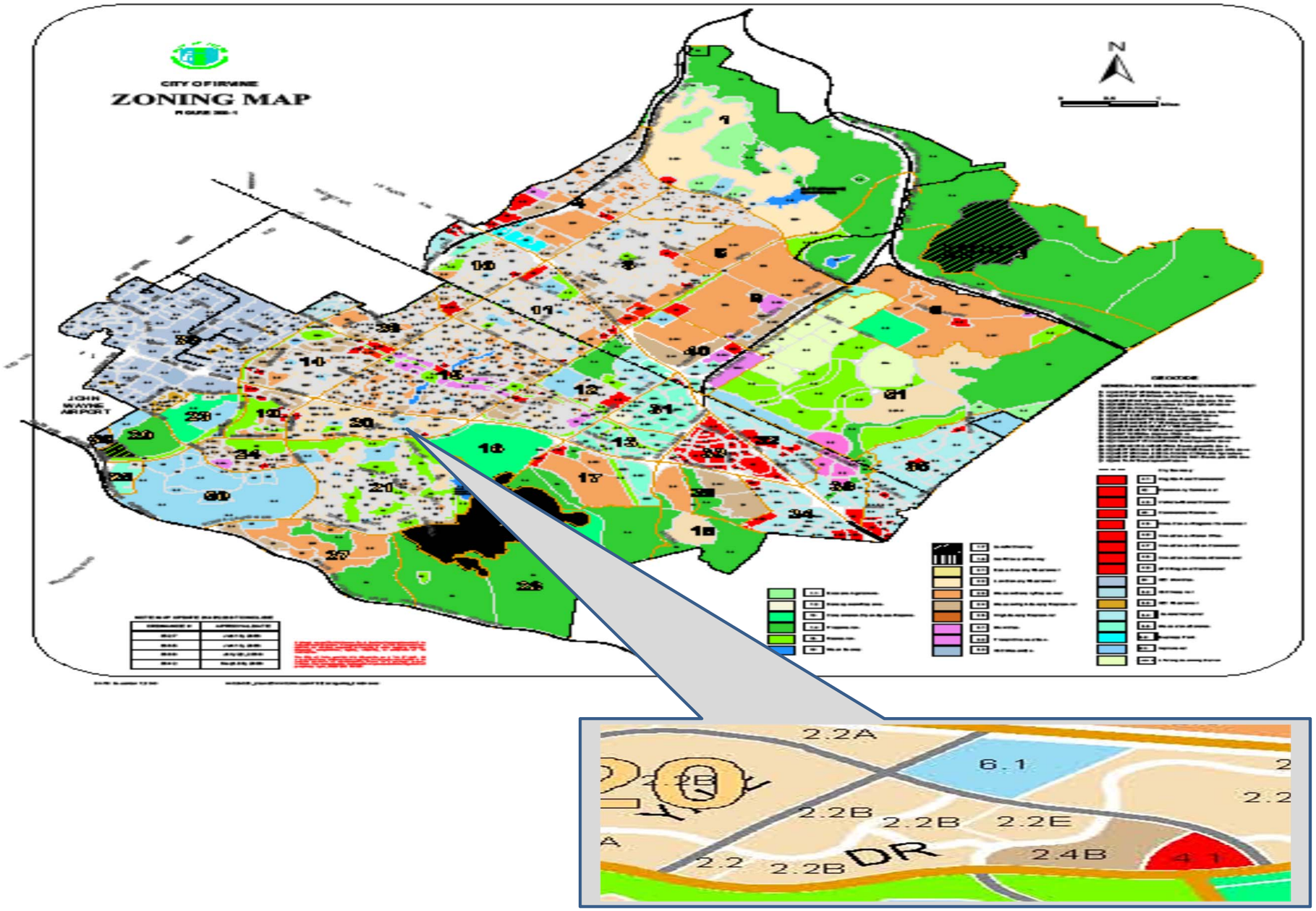
[4]A private school for adults (18 years and older) that proposes to locate in an existing permanent building and meets all the general development standards will not require a conditional use permit.

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

[6]See Special Development Requirements contained in Chapter 9-20-7 for permitted and conditionally permitted uses located within the 2.2E zoning district.

[7]See Special Development Requirements contained in Chapter 9-20-7 for improvements to properties visible to either Michelson Drive and/or Rosa Drew Lane within the 2.2E zoning district.

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


CITY OF IRVINE
ZONING MAP
N
JOHN WAYNE AIRPORT
2.2A
6.1
2.2B
2.2B
2.2E
2.4B
2.2
2.2B
DR

CHAPTER 9-20. - PLANNING AREA 20 (UNIVERSITY PARK)

Sec. 9-20-1. - Land use zoning map.
Sec. 9-20-2. - Introduction.
Sec. 9-20-3. - Statistical analysis.
Sec. 9-20-4. - Land use regulations.
Sec. 9-20-5. - Development standards.
Sec. 9-20-6. - Reserved.
Sec. 9-20-7. - Special development requirements.

Sec. 9-20-1. - Land use zoning map.

(See Planning Area 20 map following section 9-20-7.)

(Code 1976, § V.E-820.1; Ord. No. 92-3, 4-14-92; Ord. No. 95-4, 5-9-95; Ord. No. 95-22, § 3, 11-28-95)

Sec. 9-20-2. - Introduction.

Planning Area 20, University Park, is centrally located in the City. Boundaries include Culver Drive to the west, Interstate 405 (San Diego Freeway) to the north, and University Drive to the east and south.

(Code 1976, § V.E-820.2; Ord. No. 92-3, 4-14-92; Ord. No. 95-4, 5-9-95; Ord. No. 95-22, § 3, 11-28-95)

Sec. 9-20-3. - Statistical analysis.

				Building Intensity Standard	
Land Use Category/ General Plan		Zoning	Zoning Number	Maximum Number of Dwelling Units	Maximum Square Feet
Commercial:					
	Neighborhood Commercial	Neighborhood Commercial	4.1		173,542
Open Space:					
	Recreation	Recreation	1.5		
Institutional:					
	Educational Facilities	Institutional	6.1		~~155,078~~ 116,207
	Public Facilities	Institutional	6.1		34,000
Residential:					
	Low Density	Low Density	2.2A 2.2E	354 55	
	Medium Density	Medium Density	2.3B	98	

		Medium Density	2.2/2.2B	1,619	
	Medium-High Density	Medium Density	2.2B	387	
		Medium-High Density	2.4B	296	
	Medium Density	Institutional	6.1		40,000
PLANNING AREA TOTAL				~~2,754~~ 2,809	~~402,620~~ 363,749

(Code 1976, § V.E-820.3; Ord. No. 92-3, 4-14-92; Ord. No. 95-4, 5-9-95; Ord. No. 95-22, § 3, 11-28-95; Ord. No. 10-04, § 3, 4-13-10)

Sec. 9-20-4. - Land use regulations.

See section 3-3-1 (Land use matrix).

(Code 1976, § V.E-820.4; Ord. No. 92-3, 4-14-92; Ord. No. 95-4, 5-9-95; Ord. No. 95-22, § 3, 11-28-95)

Sec. 9-20-5. - Development standards.

See chapter 3-37 (Development Standards).

(Code 1976, § V.E-820.5; Ord. No. 92-3, 4-14-92; Ord. No. 95-4, 5-9-95; Ord. No. 95-22, § 3, 11-28-95)

Sec. 9-20-6. - Reserved.

Sec. 9-20-7. - Special development requirements.

See division 3 for applicable general development requirements.

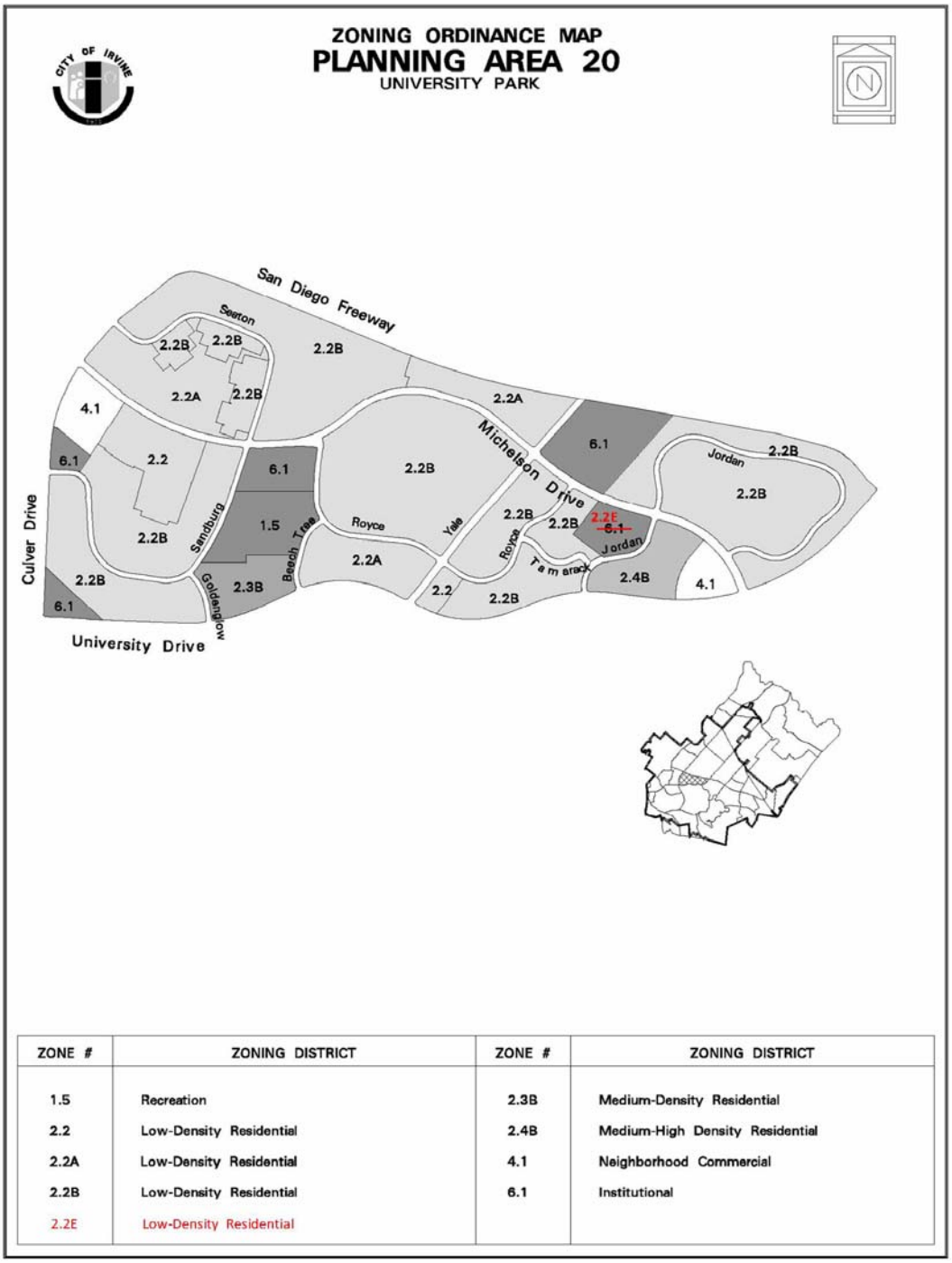
For properties within the 2.2E zone, principal permitted land uses shall be detached single-family residence and private neighborhood park. Accessory land uses such as, but not limited to, home occupations, second units, and family day care facilities and other uses as may be authorized pursuant to State or Federal law are also allowed.

Properties adjacent to Michelson Drive and/or Rosa Drew Land within the 2.2E zone shall provide architectural treatments and articulated rear elevations (i.e., changes in horizontal and/or vertical building planes).

Within the 2.2E zone, an articulated perimeter project wall shall be provided and positioned such that a 40-foot average landscape setback is provided between 35- and 45-feet behind the ultimate Michelson Drive curb face.

(Code 1976, § V.E-820.6; Ord. No. 92-3, 4-14-92; Ord. No. 95-4, 5-9-95; Ord. No. 95-22, § 3, 11-28-95)

Planning Area 20, University Park



ZONE #	ZONING DISTRICT	ZONE #	ZONING DISTRICT
1.5	Recreation	2.3B	Medium-Density Residential
2.2	Low-Density Residential	2.4B	Medium-High Density Residential
2.2A	Low-Density Residential	4.1	Neighborhood Commercial
2.2B	Low-Density Residential	6.1	Institutional
2.2E	Low-Density Residential		