
Appendix S

Planned Development District Standards

CARLTON OAKS COUNTRY CLUB AND RESORT

PLANNED DEVELOPMENT DISTRICT STANDARDS

1.1 Allowable Uses and Development Standards

Pursuant to Section 13.19.030 A of the Santee Municipal code, allowable uses and development standards in each planned development district shall be as established through a development review permit. These allowable uses and development standards are based on the projects general plan designation of planned development and zoning of planned development district and established through development permit DR-2019-5. Uses listed below shall be allowable. This section shall not be construed to supersede more restrictive use regulations contained in the conditions, covenants, and restrictions of any property or dwelling units. However, in no case shall uses be permitted beyond those allowable in this section.

A. Condominium Lots - Permitted Uses

Residential Uses
Multifamily dwellings (Detached Condominiums)
Accessory dwelling unit and junior accessory dwelling unit ¹
Home Occupations ²
Family Home Day Care ³
Residential Care Facility: Accessory - 6 or less (Permitted) Nonaccessory – 7 or more (Conditional Use Permit)
Accessory Uses
Animal keeping ⁴
Private swimming pool or spa ⁵
Accessory Structures⁷
Shade Structures such as patio covers and gazebos
Fireplace/firepit
Barbecue
Prohibited Uses
Enclosed and Covered Storage Including but not Limited to Storage, Barns and Outbuildings RV, and Trailer Storage
Ground Mounted Solar Panels
Roof Mounted Antennas

1. Accessory dwelling units and junior accessory dwelling unit standards per SMC Section 13.10.045 shall apply.
2. Home Occupation standards per SMC Section 13.06.060 shall apply.
3. Family day care standards per SMC Section 13.30.020 (H) shall apply.
4. Households pets allowed in Table 13.10.030 D. Dogs and cats over four months old (not exceeding four cats and/or dogs combined)
5. Private swimming pools and spas shall be located within private fenced yards and shall be

located no closer than 4 feet from a fence to edge of water.

6. For the purposes of landscape storage and maintenance.
7. Accessory structures include but are not limited to Patio Covers, Fireplace, Gazebo, BBQ, and Shade Structures (See Figures 1 through 4). All structures shall only be located within private rear yards. A structure located within 3 feet from a fence shall not exceed 8 feet in height or more than 2.5 feet above adjacent fence height(s). A structure located within 5 feet from a fence shall not exceed 14 feet in height measured from finished grade. Total structure coverage shall not exceed 50% of the fenced rear yard area. Structures shall be unenclosed. Structure excludes additional living area, storage sheds, barns or outbuildings.

2.1. Condominium Development Standards

1. Minimum Net Lot Area: None
2. Minimum Lot Width: 60 Feet
3. Maximum Lot Coverage: 60%
4. Minimum Setbacks 1
 - 4.1. Front: 5 Feet
 - 4.2. Exterior Side: 5 Feet
 - 4.3. Interior Side: 4 Feet
 - 4.4. Rear: 5 Feet
5. Maximum Building Height: 35 Feet
6. Maximum Building Stories: 2 stories
7. Minimum Distance Between Primary Structures: 9 Feet
8. Minimum Distance Between Accessory Structures: 0 Feet
9. Private Condominium Open Space: Minimum 200 square feet per unit located within yards, patios or balconies
10. Common Condominium Open Space (sq ft. per unit): 100 Square Feet 2

Notes:

1. As measured from the condominium residential unit boundary, see Figure 5.
2. A minimum of 50% of the required common open space must be consolidated in one area with a minimum dimension (width and length) of 20 feet; however, a minimum of 500 sq. ft. of common open space in on area with a minimum dimension (width and length) of 20 feet must be provided. Refer to Section 13.10.040 (f) for recreational amenities.

2.2 Development Standards Regulations

A. Projections into Yards and Projections Above Height Limits

Projections into yards allowed per SMC 13.10.050(B) and projections into height limits per 13.10.050(C) shall apply.

B. Fences, Walls and Hedges

Requirements regarding fences, walls and hedges per SMC13.10.050(E) shall apply.

C. Energy Conservation

Requirements regarding energy conservations per SMC 13.10.040(J) shall apply.

D. Equipment Screening

Requirements regarding equipment screening per SMC 13.10.040(L) shall apply.

E. Property Maintenance

Requirements regarding property maintenance per SMC 13.10.060(A) shall apply.

F. Vehicle and Equipment Repair and Storage

Requirements regarding vehicle and equipment repair and storage per SMC 13.10.060(B) shall apply.

G. Storage of Materials

Requirements regarding storage of materials per SMC 13.10.060(C) shall apply.

H. Parking Regulations

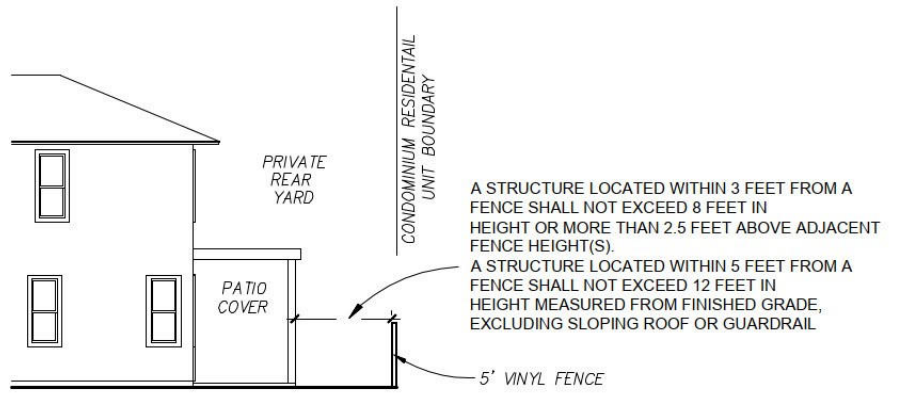
Requirements regarding parking regulations per SMC 13.24 shall apply except for SMC 13.24.030(B)(1)(d.) shall be revised to “two-car garages for single-family or multifamily dwellings shall have a minimum interior dimension of 18 feet in width and 19 feet in depth of unobstructed area provided for parking purposes.

I. Architecture

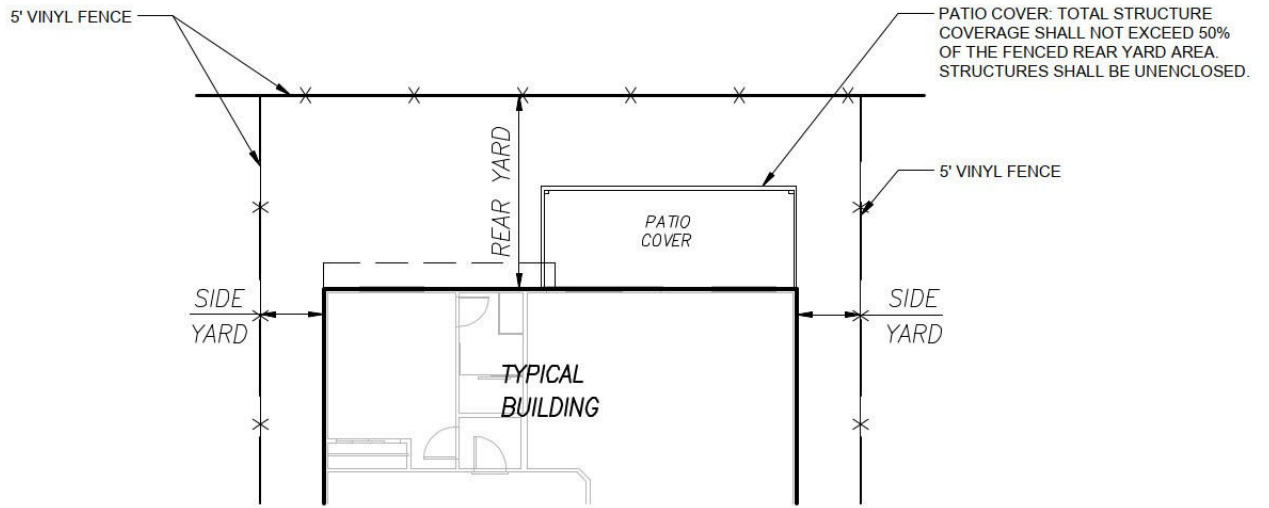
Architectural building design shall conform to the Master Development Plan Project Architectural styles and approved condominium lot and single family lot architecture.

J. Landscape

Landscape architecture shall conform to the approved landscape plan and fire protection plan for wall and fence details, plant and tree schedule and signage. (Fire)



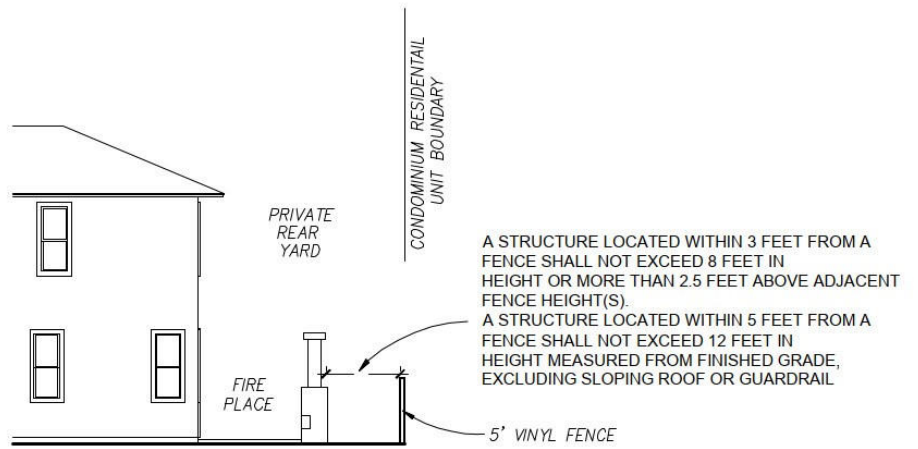
SECTION VIEW



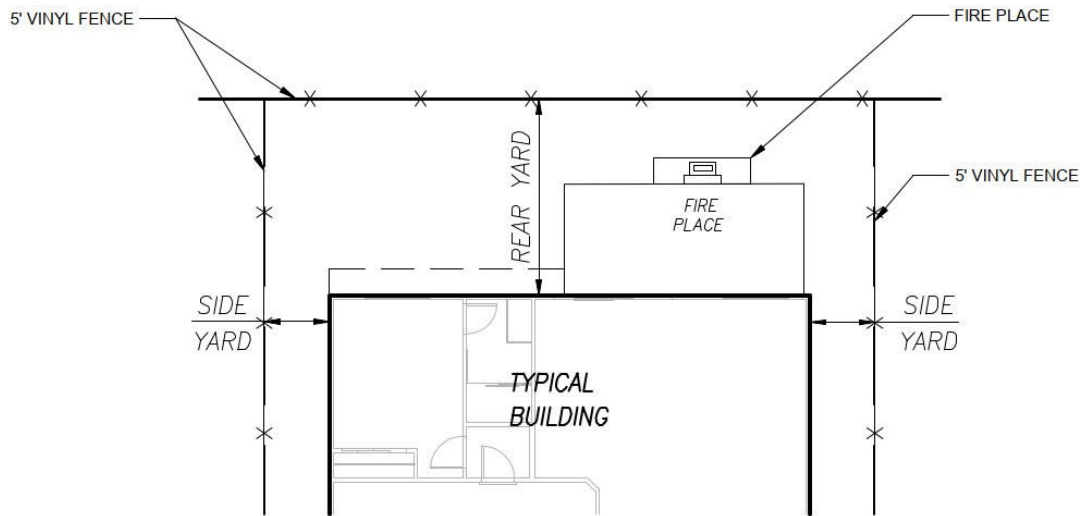
PLAN VIEW

Patio Cover

Figure 1

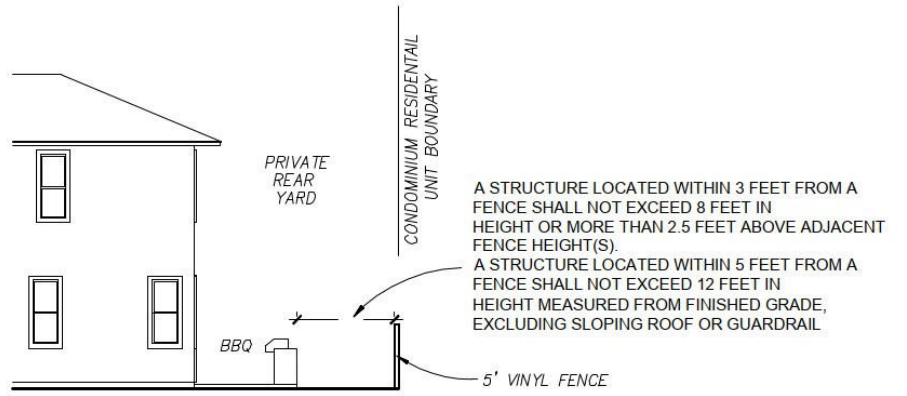


SECTION VIEW

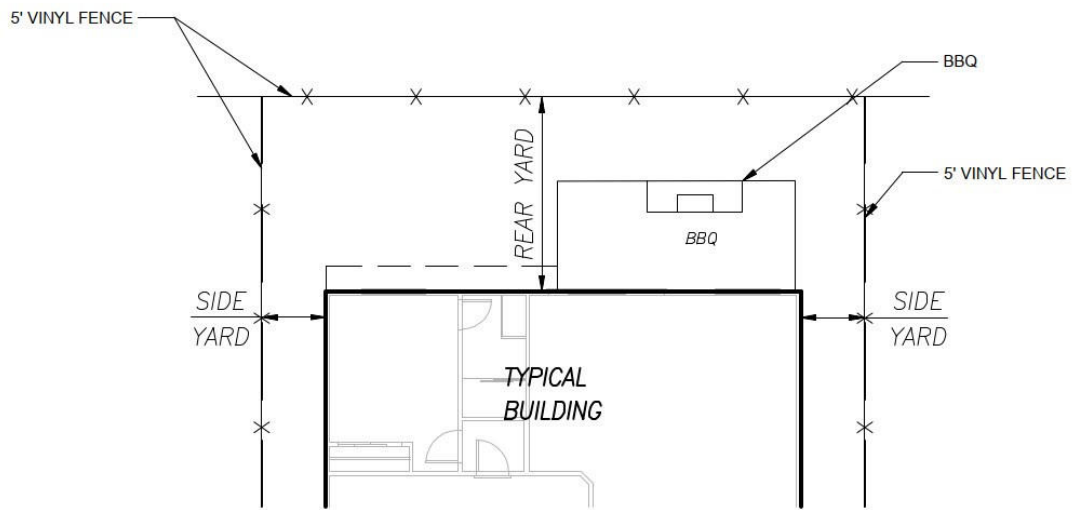


PLAN VIEW

Fire Place Figure 2

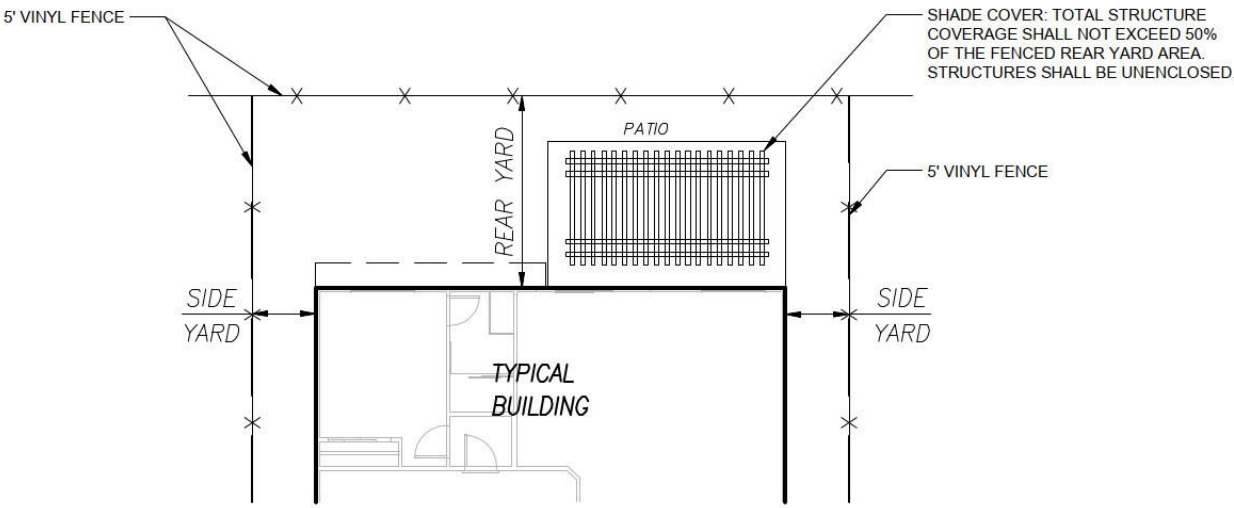
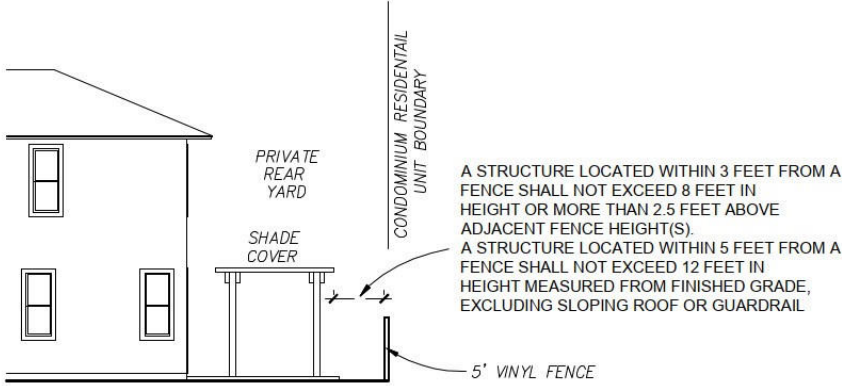


SECTION VIEW



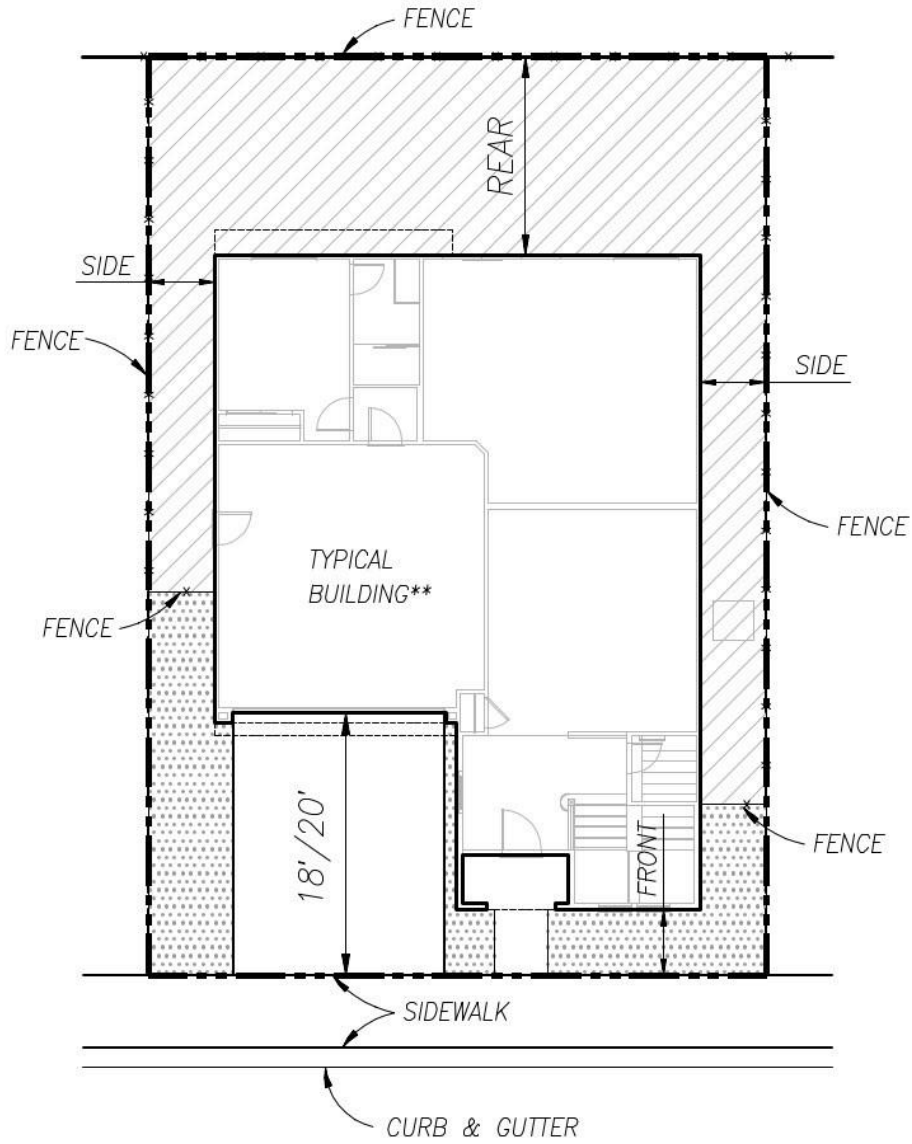
PLAN VIEW

BBQ
Figure 3



PLAN VIEW

Shade Cover Figure 4






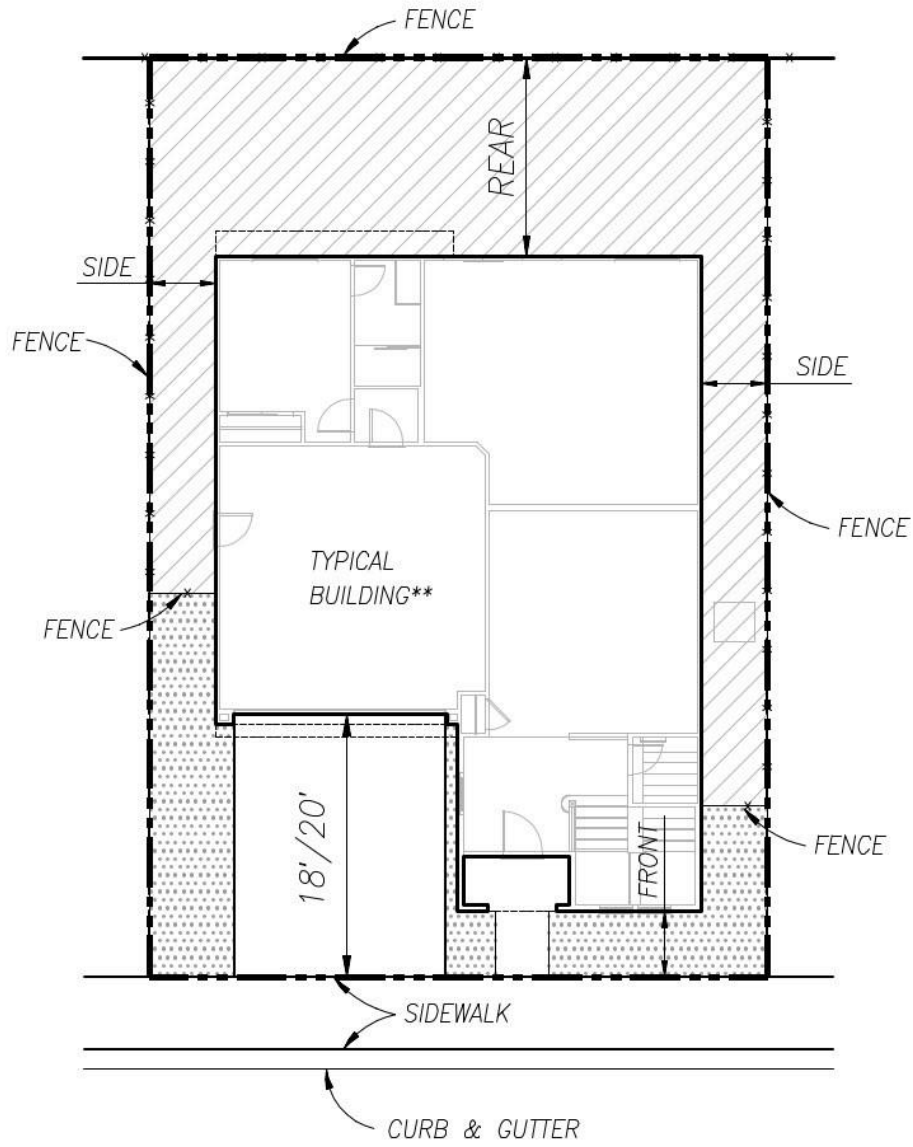

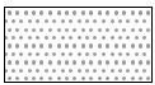

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CONDOMINIUM RESIDENTIAL
UNIT BOUNDARY
- 
HOA MAINTENANCE AREA
- 
PRIVATE REAR YARD AREA

Figure 5



-  CONDOMINIUM RESIDENTIAL UNIT BOUNDARY
-  HOA MAINTENANCE AREA
-  PRIVATE REAR YARD AREA

B. Single-Family Residential Lots - Permitted Uses

Residential Uses
Single-Family
Accessory dwelling unit and junior accessory dwelling unit ¹
Home Occupations ²
Family Home Day Care ³
Residential Care Facility: Accessory - 6 or less (Permitted) Nonaccessory – 7 or more (Conditional Use Permit)
Accessory Uses
Animal Keeping ⁴
Private swimming pool or spa ⁵
Temporary uses for model homes, sales offices and similar uses
Accessory Structures⁶
Patio Covers
Fireplace
Gazebo
Shade Structure
BBQ
Prohibited Uses
Storage Sheds
Barns/Outbuildings
RV, Truck, and Trailer Storage
Ground Mounted Solar Panels
Roof Mounted Antennas

- 1 Accessory dwelling units and junior accessory dwelling unit standards per SMC Section 13.10.045 shall apply.
- 2 Home Occupation standards per SMC Section 13.06.060 shall apply.
- 3 Family day care standards per SMC Section 13.30.020 (H) shall apply.
- 4 Household pet standards for the R-2 zone per SMC Section 13.10.030 shall apply.
- 5 Private swimming pools and spas shall be located within private fenced yards and shall be located no closer than 4 feet from a fence to edge of water.
- 6 Accessory Structure includes but are not limited to Patio Covers, Fireplace, Gazebo, BBQ and Shade Structures (See Figures 1 through 4). All structures shall only be located within private rear yards. A structure located within 3 feet from a fence shall not exceed 8 feet in height or more than 2.5 feet above adjacent fence height(s). A structure located within 5 feet from a fence shall not exceed 12 feet in height measured from finished grade, excluding sloping roof or guardrail. Total structure coverage shall not exceed 50% of the fenced rear yard area. Structures shall not be unenclosed. Structures excludes additional living area, storage sheds, barns or outbuildings.

2.1 Single-Family Development Standards

1. Minimum Net Lot Area: 6,000 Square Feet
2. Minimum Lot Width: 60 Feet
3. Maximum Lot Coverage: 60%
4. Minimum Setbacks 1
 - 4.1. Front: 5 Feet
 - 4.2. Exterior Side: 5 Feet
 - 4.3. Interior Side: 4 Feet
 - 4.4. Rear: 5 Feet
5. Building Setbacks Mobility Element Streets: 20 Feet Carlton Oaks Drive
6. Maximum Building Height: 25 Feet-
7. Maximum Building Stories: 1 stories 2
8. Minimum Distance Between Structures: 10 Feet

Notes:

1. As measured from lot line.
2. All buildings shall not exceed one story along Carlton Oaks Drive within the restrictive covenant.
3. Single Family lots 8 & 9 are not located within the PD zone and shall follow R2 zoning standards

2.2.2 Development Standards Regulations

K. Projections into Yards and Projections Above Height Limits

Projections into yards allowed per SMC 13.10.050(B) and projections into height limits per 13.10.050(C) shall apply.

L. Fences, Walls and Hedges

Requirements regarding fences, walls and hedges per SMC13.10.050(E) shall apply.

M. Energy Conservation

Requirements regarding energy conservations per SMC 13.10.040(J) shall apply.

N. Photovoltaic Access

Requirements regarding photovoltaic access per SMC 13.10.040(K) shall apply.

O. Equipment Screening

Requirements regarding equipment screening per SMC 13.10.040(L) shall apply.

P. Property Maintenance

Requirements regarding property maintenance per SMC 13.10.060(A) shall apply.

Q. Vehicle and Equipment Repair and Storage

Requirements regarding vehicle and equipment repair and storage per SMC 13.10.060(B) shall apply.

R. Storage of Materials

Requirements regarding storage of materials per SMC 13.10.060(C) shall apply.

S. Parking Regulations

Requirements regarding parking regulations per SMC 13.24 shall apply except for SMC 13.24.030(B)(1)(d.) shall be revised to “two-car garages for single-family or multifamily dwellings shall have a minimum interior dimension of 18 feet in width and 19 feet in depth of unobstructed area provided for parking purposes.

T. Architecture

Architectural building design shall conform to the Master Development Plan Project Architectural styles and approved condominium lot and single family lot architecture.

U. Landscape

Landscape architecture shall conform to the approved landscape plan for wall and fence details, plant and tree schedule and signage.