

PROPOSED ZONING CODE AMENDMENTS

Section 13.04.020 (“Establishment of Districts”) of Chapter 13.04 (“Establishment of Zoning Districts”) of Title 13 (“Zoning”) of the Laguna Woods Municipal Code is amended to read as follows (additions shown with underlining and deletions shown with ~~strike-through~~):

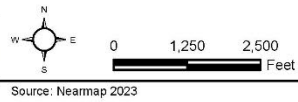
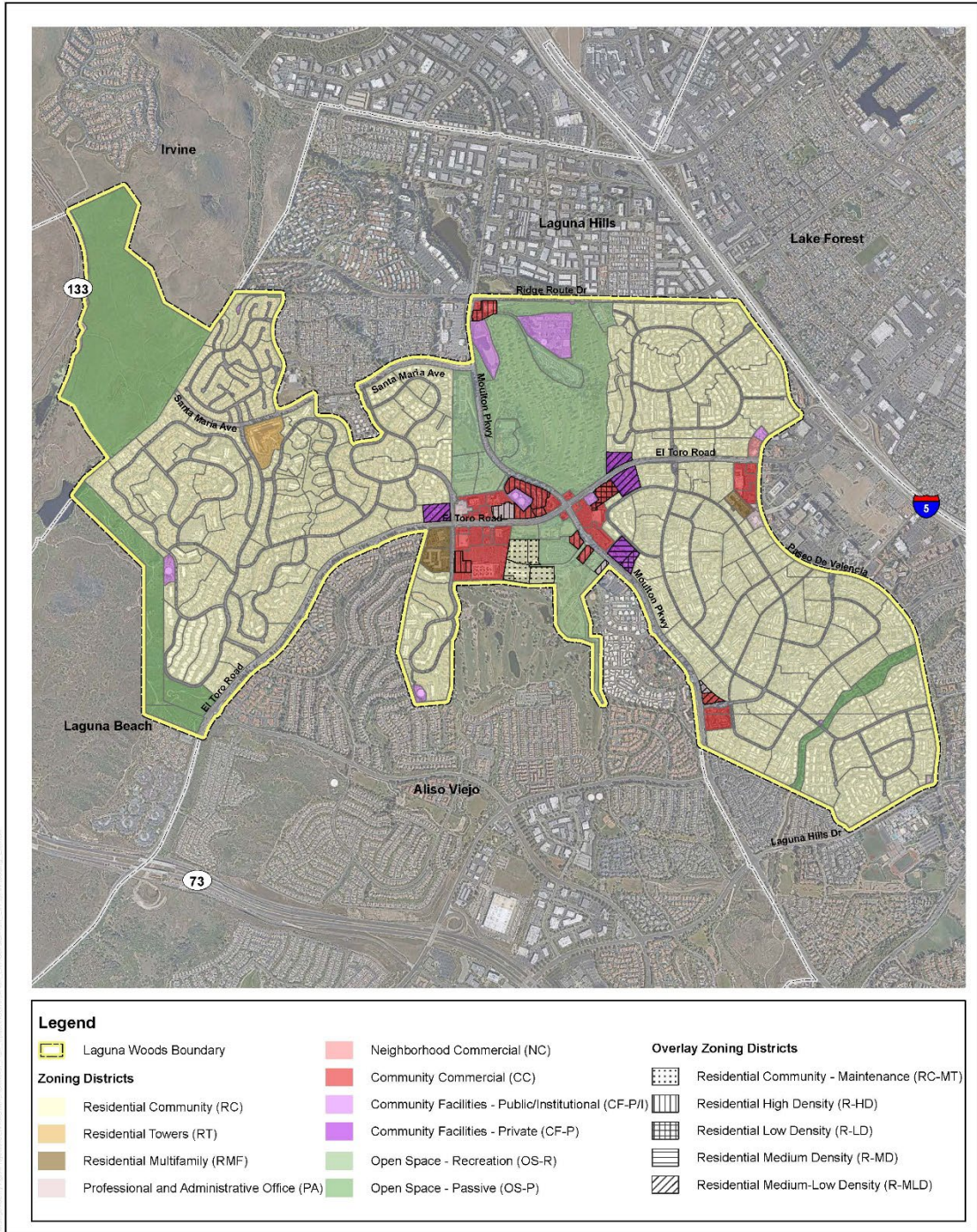
Sec. 13.04.020. - Establishment of districts.

(a) The incorporated territory of the City of Laguna Woods is hereby divided into zones or districts, as set forth in this title, as determined and defined by officially adopted zoning map. The zoning district map showing the classifications and boundaries of the districts shall, upon adoption in the manner required by the Planning and Zoning Law, be a part of this chapter. The following districts are established:

<u>Zoning Districts</u>	
RC	Residential Community District
RMF	Residential Multifamily District
RT	Residential Towers District
NC	Neighborhood Commercial District
CC	Community Commercial District
PA	Professional and Administrative Office District
CF -- P	Community Facilities -- Private District
CF -- P/I	Community Facilities -- Public/Institutional <u>District</u>
OS-P	Open Space -- Passive District
OS-R	Open Space -- Recreation District
<u>Overlay Zoning Districts</u>	
<u>RC-M</u>	<u>Residential Community-Maintenance Overlay Zoning District</u>
<u>R-HD</u>	<u>Residential High Density Overlay Zoning District</u>
<u>R-LD</u>	<u>Residential Low Density Overlay Zoning District</u>
<u>R-MD</u>	<u>Residential Medium Density Overlay Zoning District</u>
<u>R-MLD</u>	<u>Residential Medium-Low Density Overlay Zoning District</u>

(b) Map exhibit. The following map exhibit designates areas to which each of the zoning districts and overlay zoning districts established by this section are applied:

City of Laguna Woods General Plan and Zoning Code Update Project
 May 2024 Proposed



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Zoning Map

Section 13.08.050 (“Residential overlays for housing element compliance”) is hereby added to Chapter 13.08 (“Residential Districts”) of Title 13 (“Zoning”) of the Laguna Woods Municipal Code to read as follows:

Sec. 13.08.050. - Residential overlays for housing element compliance.

(a) *Purpose, generally.* The purpose of overlay zoning districts is to allow the City to establish special land use regulations, standards, or procedures in areas with unique land use, site planning, building design, or environmental resource issues. Overlay zoning districts are also an appropriate mechanism to implement long-term goals and land use requirements of the City for a specific property or location, or to coordinate land use and design requirements unique to a large tract of land. Overlay zoning districts are intended to be applied only where special circumstances justify the modification of base zoning district regulations to achieve specific land use and design objectives. Overlay zoning districts are established through rezoning and only in conjunction with base zoning districts.

(b) *Establishment and designation, generally.* Except as modified by an overlay zoning district, the provisions of the applicable base zoning district shall apply to all development within the boundary of a designated area. If regulations conflict, the applicable overlay zoning district regulations shall prevail to the extent such overlay zoning district authorizes the principally permitted land use or land uses contemplated. Whenever an overlay zoning district is established, any subsequent application to change the base zoning district of a property or properties shall not be construed to be an application to eliminate the overlay zoning district for those properties. An intent to eliminate the overlay zoning district on a property or properties shall be expressly stated in the application.

(c) *Residential High Density Overlay Zoning District.*

(1) *Purpose, specifically.* The purpose of the Residential High Density (R-HD) overlay zoning district is to provide for the development of housing units of a type and number necessary to support compliance with the General Plan Housing Element. Accordingly, certain housing-related land uses are principally permitted as part of the R-HD overlay zoning district, in addition to the land uses principally permitted in the applicable base zoning district.

(2) *Establishment and designation, specifically.* The designated area to which the R-HD overlay zoning district is applied shall be the properties located within the R-HD overlay zoning district boundary shown on the map exhibit in subsection (h) of this section.

(3) *Principally permitted land uses.* Land uses permitted as a principal use within the R-HD overlay zoning district, subject to all applicable laws and regulations, include the land uses identified in the applicable base zoning district and the following, which shall be permitted as a “use by right” as that term is defined in California Government Code Section 65583.2(i) as amended from time to time or replaced with a successor statute, and subject to the City’s design review:

a. Housing with a density of 30 to 50 dwelling units per acre (du/ac), subject to the following:

1. Housing shall be constructed as 100% residential projects or as mixed-use projects with other land uses identified in the applicable base zoning district provided that, for mixed-use projects, residential use shall occupy at least 50% of the total floor area of the project; and

2. Housing shall be owner-occupied and/or rental multifamily in nature; and

3. 20% or more of the dwelling units constructed in each project shall be affordable for lower income households, with the determination of affordability based on applicable state law.

(d) *Residential Medium Density Overlay Zoning District.*

(1) *Purpose, specifically.* The purpose of the Residential Medium Density (R-MD) overlay zoning district is to provide for the development of housing units of a type and number necessary to support compliance with the General Plan Housing Element. Accordingly, certain housing-related land uses are principally permitted as part of the R-MD overlay zoning district, in addition to

the land uses principally permitted in the applicable base zoning district.

(2) *Establishment and designation, specifically.* The designated area to which the R-MD overlay zoning district is applied shall be the properties located within the R-MD overlay zoning district boundary shown on the map exhibit in subsection (h) of this section.

(3) *Principally permitted land uses.* Land uses permitted as a principal use within the R-MD overlay zoning district, subject to all applicable laws and regulations, include the land uses identified in the applicable base zoning district and the following, which shall be permitted as a “use by right” as that term is defined in California Government Code Section 65583.2(i), as amended from time to time or replaced with a successor statute, and subject to the City’s design review:

a. Housing with a density of 20 to 30 dwelling units per acre (du/ac), subject to the following:

1. Housing shall be constructed as 100% residential projects or as mixed-use projects with other land uses identified in the applicable base zoning district.

(e) *Residential Medium-Low Density Overlay Zoning District.*

(1) *Purpose, specifically.* The purpose of the Residential Medium-Low Density (R-MLD) overlay zoning district is to provide for the development of housing units of a type and number necessary to support compliance with the General Plan Housing Element. Accordingly, certain housing-related land uses are principally permitted as part of the R-MLD overlay zoning district, in addition to the land uses principally permitted in the applicable base zoning district.

(2) *Establishment and designation, specifically.* The designated area to which the R-MLD overlay zoning district is applied shall be the properties located within the R-MLD overlay zoning district boundary shown on the map exhibit in subsection (h) of this section.

(3) *Principally permitted land uses.* Land uses permitted as a principal use within the R-MLD overlay zoning district, subject to all applicable laws and regulations, include the land uses identified in the applicable base zoning district and the following, which shall be permitted as a “use by right” as that term is defined in California Government Code Section 65583.2(i), as amended from time to time or replaced with a successor statute, and subject to the City’s design review:

a. Housing with a density of 15 to 20 dwelling units per acre (du/ac), subject to the following:

1. Housing shall be constructed as 100% residential projects or as mixed-use projects with other land uses identified in the applicable base zoning district.

(f) *Residential Low Density Overlay Zoning District.*

(1) *Purpose, specifically.* The purpose of the Residential Low Density (R-LD) overlay zoning district is to provide for the development of housing units of a type and number necessary to support compliance with the General Plan Housing Element. Accordingly, certain housing-related land uses are principally permitted as part of the R-LD overlay zoning district, in addition to the land uses principally permitted in the applicable base zoning district.

(2) *Establishment and designation, specifically.* The designated area to which the R-LD overlay zoning district is applied shall be the properties located within the R-LD overlay zoning district boundary shown on the map exhibit in subsection (h) of this section.

(3) *Principally permitted land uses.* Land uses permitted as a principal use within the R-LD overlay zoning district, subject to all applicable laws and regulations, include the land uses identified in the applicable base zoning district and the following, which shall be permitted as a “use by right” as that term is defined in California Government Code Section 65583.2(i), as amended from time to time or replaced with a successor statute, and subject to the City’s design review:

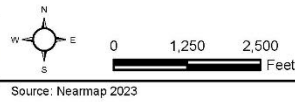
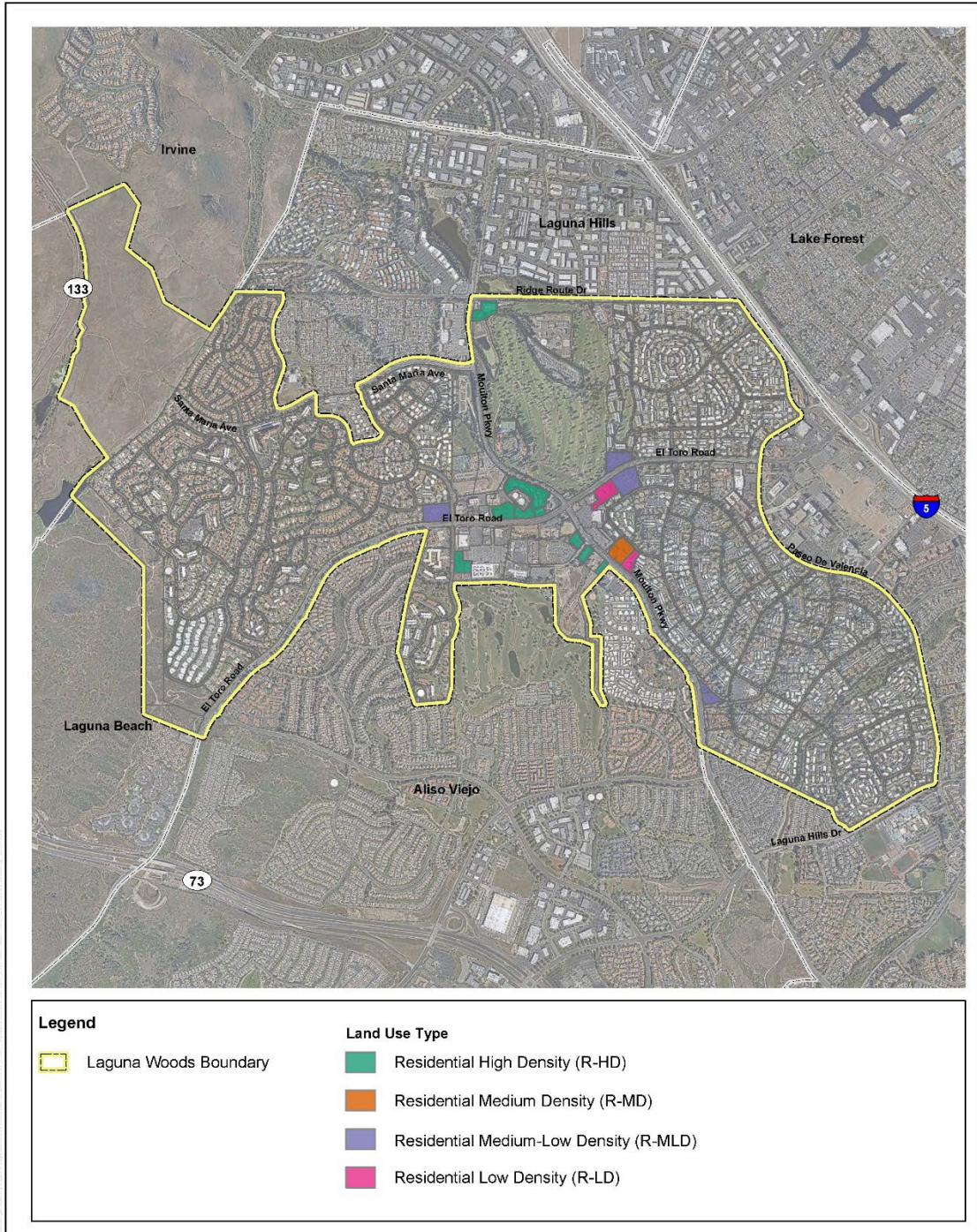
a. Housing with a density of eight to 10 dwelling units per acre (du/ac), subject to the following:

1. Housing shall be constructed as 100% residential projects or as mixed-use projects with other land uses identified in the applicable base zoning district.

(g) *Housing optional.* Nothing in this section shall be construed as requiring property owners to construct housing or discontinue any existing non-housing use. If a property owner does not wish to construct housing, zoning that allows such construction only presents an option for the future.

(h) *Map exhibit.* The following map exhibit designates areas to which each of the overlay zoning districts established by this section are applied:

City of Laguna Woods General Plan and Zoning Code Update Project
 May 2024 Proposed



CITY OF LAGUNA WOODS • MUNICIPAL CODE

Residential Overlays for Housing Element Compliance

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