

### 3.1 Requirements

Chapter 3, Land Uses and Development Standards, of the NBR PC Development Plan as explained below

Sections 3.1 through 3.4 define specifically permitted and prohibited land uses within the various land use districts that comprise the Newport Banning Ranch Planned Community, as well as the Site Development Standards for land use development with those districts.

Subsequently, sections provide development regulations that apply to Newport Banning Ranch on a community-wide basis:

1. Section 3.5 contains General Community Regulations;
2. Section 3.6 contains Parking Requirements;
3. Section 3.7 contains Signage Requirements; and
4. Section 3.8 contains Fire and Life Safety Requirements.

Development that is included in the Master Site Plan must be consistent with these requirements.

### 3.2 Consistency

The Master Site Plan is consistent with Chapter 3 of the PC Development Plan as demonstrated below.

#### 3.2.1 Land Uses

The Land Uses shown in the Master Site Plan and Table are consistent with those permitted in Sections 3.1 through 3.3, in particular Exhibit 3.1 Permitted Uses Matrix, Exhibit 3-2, and Accessory Uses Matrix.

No uses requiring a Conditional Use Permit are proposed in conjunction with this Master Site Plan. Such uses may be proposed in the future in conjunction with future Project Site Plans.

#### 3.2.2 Site Development Standards

The architecture shown in Chapter 11, Architectural Design, of the Master Site Plan is consistent with all development standards set forth in Section 3.4, in particular the standards set forth in Exhibit 3.3, Site Development Standards Matrix, including

1. Minimum Site Area per Unit
2. Minimum Building Site Area
3. Minimum Building Site Width
4. Maximum Building Height
5. Maximum Building Cover
6. Minimum Building Setbacks
7. Adjacent Wildland Fire Management Area
8. Maximum Encroachment into Minimum Setbacks
9. Garage Setbacks
10. Minimum Distance between Buildings
11. Maximum Fence and Wall Heights

**3.2.3 General Community Regulations**

The Master Site Plan is consistent with Section 3.5, General Community Regulations, in particular:

1. An Affordable Housing Plan will be provided in conjunction with the Pre-Annexation Development Agreement anticipated between the City and the Landowner/Master Developer, consistent with Section 3.5.9.
2. Grading Plans have been prepared consistent with Section 3.5.13, Grading Plans, including the submittal of accompanying geotechnical and soils reports.
3. Master infrastructure and utilities is located pursuant to Section 3.5.14, Public Infrastructure and Utilities

**3.2.4 Parking Requirements**

Parking is provided as set forth in Section 3.6, Parking Requirements, in particular with Exhibit 3-4 Residential Parking Requirements Matrix, and Exhibit 3-5, Non-Residential Parking Requirements Matrix.

**3.2.5 Sign Regulations.**

Specific Signage and Signage Program are not proposed as part of this Master Site Plan, but will be proposed as part of future Project Site Plans.