

EXHIBIT A

Temecula Municipal Code						
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**Article VIII. Linfield Christian School Planned Development Overlay District-7**

**17.22.180 Title.**

Sections 17.22.180 through 17.22.188 shall be known as “PDO-7” (Linfield Christian School planned development overlay district). (Ord. 17-07 § 3; Ord. 03-09 § 3)

**17.22.181 Purpose and intent.**

The Linfield Christian School planned development overlay district (PDO-7) is intended to create a unique mixed-use area within the city, blending educational, recreational, institutional and residential facilities in a comprehensive master plan that builds upon the existing campus development. PDO-7 allows for the introduction of compatible housing opportunities within the conventional zoning district and serves to implement the objectives of the land use and housing elements of the general plan. Supplemental development standards have been provided to recognize the transition between the existing campus facilities and the new development areas, to promote compatibility with the surrounding land uses, and to insure the long-term design quality of the Linfield Christian School PDO district. (Ord. 17-07 § 3; Ord. 03-09 § 3)

**17.22.184 Relationship with the development code and citywide design guidelines.**

- A. The list of permitted, conditionally permitted, and prohibited uses for the Linfield Christian School planned development overlay district is contained in Table 17.22.186B.
- B. Except as modified by the provisions of Section 17.22.188, the following rules and regulations shall apply to all planning applications in this area.
  - 1. Where this PDO is silent, the development standards of the public institutional (PI) district in the development code shall apply (Chapter 17.12).
  - 2. The development standards in the development code that would apply to the medium density residential district, and are in effect at the time an application is deemed complete, for any proposed residential housing to be located in planning area 2 of PDO-7. The maximum number of residences to be developed in Planning Area 2 is twenty-six.
  - 3. The master plan and design guidelines approved as a part of the Linfield Christian School Master Plan shall apply to Planning Areas 1A, 1B, 1C and 1D of this PDO. Development proposals within Planning Areas 2 and 3A and 3B shall comply with the city of Temecula Citywide Design Guidelines.
  - 4. Senior housing, assisted living, congregate care housing, skilled nursing or memory care facilities shall be permitted pursuant to the standards within Section 17.10.020 of the Temecula Development Code, except as modified by the requirements of Section 17.22.188 of this article.

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(Ord. 17-07 § 3; Ord. 03-09 § 3)

### 17.22.186 Use regulations.

The list of permitted land uses for the Linfield Christian School planned development overlay district is contained in Table 17.22.186B. PDO-7 contains three different planning areas as shown in Exhibit 17.22.186A. The three planning areas are identified as follows:

- ▶ Planning Area 1: Educational/Institutional: identified as (EI) in Table 17.22.186B. Planning Area 1 is further separated into four subareas:

Planning Area 1A (58.25 gross acres) is the main Linfield Christian School Campus, and

Planning Area 1B (5.82 gross acres) is the existing elementary school campus.

Planning Area 1C (5.43 gross acres) is a portion of the northern campus that may include Senior Housing

Planning Area 1D (9.39 gross acres) is a portion of the northern campus that may include Senior Housing

- ▶ Planning Area 2 (7.58 gross acres): Educational/Residential: identified as (ER) in Table 17.22.186B; and

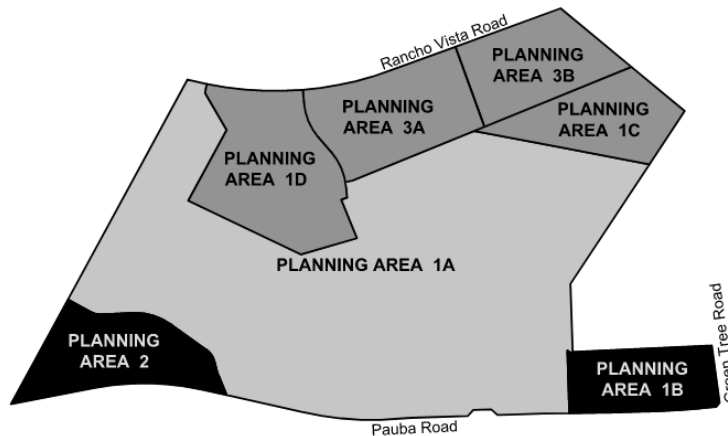
- ▶ Planning Area 3: Public/Institutional: identified as (PI) in Table 17.22.186B. Planning Area 3 is further separated into two subareas:

Planning Area 3A (7.36 gross acres); and

Planning Area 3B (5.82 gross acres).

### EXHIBIT 17.22.186A

#### Linfield Christian School Planning Area Map



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Where indicated with the letter “P” the use shall be a permitted use. A letter “C” indicates the use shall be conditionally permitted, subject to the approval of a conditional use permit. Where indicated with a “-,” the use is prohibited within the planning area.

<b>Table 17.22.186B Schedule of Permitted Uses Linfield Christian School Planned Development Overlay District-7 Description of Use Area</b>			
<b>Description of Use</b>	<b>Area 1A, 1B, 1C &amp; 1D (EI)</b>	<b>Area 2 (ER)</b>	<b>Area 3A &amp; 3B (PI)</b>
<b>A</b>			
Art gallery	P	P	P
Auditorium	P	C	C
<b>B (Reserved)</b>			
<b>C</b>			
Christmas tree lots	P	P	P
Churches, temples, religious institutions	C	C	C
Communications and microwave installations*			
Community health clinics	-	-	C
Community center	P	C	P
Conference center	P	P	P
Congregate care housing (including support services)	C	C	P
Congregate living health facility	C	C	C
Construction trailer (temporary)	P	P	P
Convalescent homes	C	P	P
<b>D</b>			
Day care center	P	P	P
Day care health center	P	-	P
<b>E</b>			
Educational institution	C	C	C
<b>F</b>			
Food services (for campus and special events)	P	P	P
<b>G</b>			
Garages, public parking	C	-	P
Golf courses	C	-	P
Golf college or sports training facility	C	-	P
Government offices	P	-	P
Government services	P	-	P
Group home	-	-	-
<b>H</b>			
Helipad or heliport	C	-	C
Hospital	C	-	C
<b>I—K (Reserved)</b>			
<b>L</b>			
Library	P	P	P
<b>M</b>			
Maintenance facility (accessory to primary use only)	P	C	P
Modular classrooms (used as interim classroom space)	P	-	P
Museum	P	P	P
<b>N—O (Reserved)</b>			
<b>P</b>			
Parks and recreation	P	P	P

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<b>Table 17.22.186B</b>			
<b>Schedule of Permitted Uses</b>			
<b>Linfield Christian School Planned Development Overlay District-7 Description of Use Area</b>			
<b>Description of Use</b>	<b>Area 1A, 1B, 1C &amp; 1D (EI)</b>	<b>Area 2 (ER)</b>	<b>Area 3A &amp; 3B (PI)</b>
Performing arts, theaters and places of public assembly	P	–	C
Police/sheriff station	P	–	P
Post office	–	–	P
Public utilities	C	C	C
<b>Q (Reserved)</b>			
<b>R</b>			
Radio and broadcasting studios	P	–	P
Recording studios	P	–	P
Religious facilities	C	C	C
Residential—single-family detached, school superintendent or dean’s home, caretaker home, (accessory to private school use only)	P	P	P
Residential—single-family attached or duplex housing for school faculty	–	P	–
Residential—multiple-family housing for school faculty	–	P	–
Residential—senior housing	C**	C	C
Residential—student dorms	C	C	C
<b>S</b>			
Schools, trade or vocational	C	C	C
Skilled nursing facility	C	C	C
Sports and recreation facilities	P	P	P
<b>T</b>			
Trade or vocational schools	C	C	C
<b>U</b>			
Utility offices and service yards	C	C	C
<b>V—Z (Reserved)</b>			
<b>Notes:</b>			
*Subject to Chapter 17.40 of the Temecula Municipal Code.			
** Senior Housing is conditionally permitted in PA 1C and 1D of Planning Area 1. Senior Housing is not permitted in PA 1A and PA 1B.			

<p><b>Legend:</b></p> <p>P = Permitted by right in the district</p> <p>C = Permitted by Conditional Use Permit in the district</p> <p>– = Use is prohibited in the district</p> <p>(EI) = Educational/Institutional: Planning Areas 1A,1B, 1C and 1D</p> <p>(ER) = Educational/Residential: Planning Area 2</p> <p>(PI) = Public/Institutional: Planning Areas 3A and 3B</p>
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### **17.22.188 Supplemental development standards.**

Permitted and conditionally permitted uses within PDO-7 shall comply with the development standards of the underlying public/institutional zoning district except as modified or augmented by the standards contained in this section.

#### A. General.

1. All new development occurring within Planning Areas 1A, 1B, 1C and 1D shall be in substantial conformance with the Linfield Christian School master plan, provided that modifications of up to twenty percent of the estimated square footage of the individual or combined structures may be approved by the planning director. Minor modifications to the site location or number of new facilities may also be approved by the planning director. Major modifications to the overall scale, intensity or intended land uses within the planning areas shall be referred to the planning commission for approval.
2. All new development within Planning Areas 1A, 1B, 1C and 1D deemed to be in compliance with the Linfield master plan and design guidelines shall be subject to the administrative review process, pursuant to Section 17.05.020 of the Temecula Development Code.
3. Development proposals for faculty housing units within Planning Area 2 of PDO-7 shall be subject to the development standards of the medium density residential (M) zoning district, and will require review and approval of a development plan by the planning commission. The maximum number of residences to be developed in Planning Area 2 is twenty-six.
4. Development proposals for senior housing, assisted living, congregate care housing, skilled nursing or memory care facilities shall be permitted up to a maximum density of twenty-four units per acre within Planning Area 3A and adhere to the following minimum requirements:
  - a. The net livable floor area square footage for senior housing units shall be as required in Section 17.10.020 except that assisted living units shall be a minimum of three hundred fifty square feet for studio/efficiency units; and memory care units shall be a minimum of two hundred fifty square feet for private units and three hundred fifty square feet for shared units.
  - b. Senior housing for independent living and assisted living shall provide a minimum of sixty-eight square feet of private open space per unit, excluding units dedicated as guest units for visiting family members or other non-residents, and may be comprised of private outdoor patios, decks, porches, balconies, and yards. The combined common area and private open space shall be a minimum of two hundred square feet per unit and may include plazas, courtyards, gardens, recreational areas, putting greens, decks and patios.
  - c. Single-story attached senior housing units shall provide a minimum of one hundred fifty square feet per unit of private open space which may be comprised of porches, patios, yards, and courtyards within the front and rear yard areas of the units.
  - d. Memory care facilities shall provide a minimum of seventy-five square feet per unit of common area outdoor space.

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5. There is no maximum lot coverage or floor area requirement for development projects within PDO-7, provided that the respective development standards for the use are met.

### B. Setbacks.

1. Landscape setbacks along the Pauba Road and Rancho Vista Road street frontages shall be an average of twenty feet, except for Planning Area 1B which shall be a minimum of five feet, due to the presence of the existing elementary school parking lot. The overall average front setback along either roadway shall be no less than twenty feet.
2. Sidewalks, pedestrian paths, paving, driveways and wrought iron or chain link fencing are permitted to be located within the landscaped setback area.

### C. Building Height.

1. Structures within Planning Area 1 shall not exceed two stories, or forty-five feet in height. Architectural projections such as mansards, towers and other design elements shall be permitted to extend an additional ten feet above the height of the building. Structures designed as split-level in order to accommodate the existing site grades are permitted up to a height of sixty feet as measured from the lowest grade. Any structures over forty-five feet in height shall be located a minimum of one hundred feet from the nearest exterior property line, and a minimum of two hundred fifty feet from the property line of any single-family residential structure.
2. Single-family residential and multi-family residential structures (with the exception of senior housing developments) shall not exceed two stories, or a maximum of thirty feet in height.
3. Multi-family senior housing, assisted living, congregate care housing, and convalescent housing structures within Planning Area 3A shall not exceed four stories, (excluding parking level) or sixty-five feet in height above the lowest grade, except that elevator shafts and stairwells may extend above the roof height. Any portion of a structure over forty-five feet in height shall be set back a minimum of one hundred and thirty feet from the property line of any single-family residential structure.

### D. Parking.

1. Parking requirements for assembly facilities within Planning Area 1 shall be considered as shared parking in conjunction with the standard spaces required under the development code for school parking. This determination applies to those assembly or special event facilities primarily used by the student population and faculty during the school day, or those facilities conducting events after school or in the evening hours when regular school parking is available.
2. In order to provide sufficient on-site parking in the case of a special event on campus, and to prevent potential overflow parking on surrounding public streets, temporary, special event parking may be provided on designated outdoor play courts in Planning Area 1. Such temporary parking areas shall be clearly identified, and cease operation at the conclusion of the special event.

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### E. Landscaping and Fencing.

1. Landscaping within parking lot areas shall be consistent with Section 17.24.050(H) of the Temecula Development Code, with the following exceptions:
  - a. Landscaped planters shall not be required within the interior of parking lots except for at the ends of each row of parking spaces, due to the need to insure clear visibility in parking areas for campus security purposes.
  - b. Required trees within the parking lot area shall be limited to the islands at the end of the parking rows, and within the landscaped areas at the perimeter of the parking lot. Trees shall be minimum fifteen-gallon containers, and may be spaced in a linear fashion around the perimeter or clustered. Trees shall be provided at a ratio of one tree for every four required parking spaces. Due to the extensive amount of existing mature trees within the district, and the internal nature of the parking lots within the landscaped setting, existing trees immediately adjacent to parking lots shall be included in the required count of parking lot trees.
  - c. Parking lot landscaping standards shall only apply to new or substantially redeveloped parking lot areas within the district.
  - d. Fencing for school facilities and outdoor recreation areas shall be exempt from the fence height requirements of Section 17.12.050 of the public/institutional district of the Temecula Development Code. Acceptable fencing materials include finished wrought iron or tubular steel, chain link, vinyl and decorative masonry.

(Ord. 17-07 § 3; Ord. 03-09 § 3)

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