

**5.0 DEVELOPMENT
REGULATIONS**

SECTION 5
BUTTERFIELD SPECIFIC PLAN

5.0 DEVELOPMENT REGULATIONS

This section of the Butterfield Specific Plan has been prepared in accordance with California Government Code Section 65450, et seq. and the City of Banning Zoning Ordinance. This section sets forth standards for all uses allowed for development within the Butterfield Specific Plan. Regulations are provided for low and medium density residential, cluster residential, commercial, active recreational open space, parks, and undeveloped open space land uses. These regulations are based on and help to achieve compliance with the Design Guidelines presented in Section 4 of this Specific Plan.

Application of these regulations is specifically intended to provide for appropriate use of the project site, to create a well-ordered pattern of land uses within this Specific Plan, and to protect the health, safety and welfare of the community.

5.1 GENERAL PROVISIONS

5.1.1 Applicability

Upon adoption of the Butterfield Specific Plan, the development standards contained in this Section shall serve as the zoning regulations applicable to the Specific Plan area, in accordance with the City of Banning Zoning Ordinance. Development plans or agreements, tract or parcel maps, precise development plans or any other action regarding the subject property which requires ministerial or discretionary approval must be consistent with the Specific Plan. Actions deemed to be consistent with the Specific Plan shall be judged consistent with the City of Banning General Plan as mandated in California Government Code, Section 65454.

Should the regulations contained herein differ from the regulations of the City of Banning Zoning Ordinance, the regulations of this Specific Plan shall take precedence.

Development standards contained in this Section are subject to a ten percent deviation, subject to the discretion and approval of the Community Development Director.

5.1.2 Severability

In the event that any regulations, conditions, program, portion or policy of this Specific Plan or the application thereof to any person or circumstance is held to be invalid or unconstitutional by any court of competent jurisdiction, such portions shall be deemed separate, distinct and independent provisions and shall not affect the validity of the remaining provisions of this Specific Plan or applications thereof which can be implemented without the invalid provision or application.

5.1.3 Determination of Unlisted Uses

Any land use not specifically covered by the provisions contained herein shall not be allowed unless the Community Development Director reviews the proposed use and makes a determination of similarity with allowed uses.

5.1.4 Interpretation

Any ambiguities related to the implementation of this Specific Plan's provisions shall be resolved by the City of Banning Planning Division. Interpretations of the Planning Division shall take into account the stated goals and intent of the Specific Plan. Any interpretation made by the City of Banning Planning Division may be appealed to the Planning Commission. The decision(s) of the Planning Commission shall be final unless appealed to the City Council.

5.1.5 Definitions

Unless otherwise specified herein, terms used in this document shall be defined as provided in the City of Banning Zoning Ordinance (Municipal Code), Section 17.04.070, Definitions.

5.2 LOW DENSITY RESIDENTIAL (LDR)

5.2.1 Low Density Permitted Uses

Per Section 3.1, the Low Density Residential land use designation applies to 517 acres within this Specific Plan. Approximately 135 acres of the 488 acres designated for Low Density Residential could be developed as age-restricted, or "active adult" homes alternative. Table 5-1 summarizes potential land uses permitted within this designation either by right or which may be conditionally permitted. The areas designated Low Density Residential on the current Specific Plan Land Use Plan (Exhibit 3.1) consist of Planning Areas 1A, 1B, 2B, 6, 7, 9A, 9C, 10, 12, 16A, 16B, 40, 41, 42A, 42B, 43, 44A, 44B, 46, 48A, 48B, 50A, 50B, 52A, 52B, 56A, 57, 58 and 59. Please note that the residential uses which may be developed within the PAs listed above may also be developed within the Medium Density Residential and High Density Residential designations of this Specific Plan subject to the Low Density Residential Regulations. Section 6.1.2 in the *Administration and Implementation* section of this Specific Plan sets forth the allowance of minor adjustments and modifications of these regulations.

Land uses permitted within Low Density Residential planning areas shall comply with the following use and development standards provisions. The City of Banning Planning Division shall analyze all applications for approval of conditional uses for consistency with the intent of the Butterfield Specific Plan. A conditional use permit, if required, shall be subject to the provisions of the Banning Zoning Ordinance, *Conditional Use Permits*.

5.2.2 Low Density Development Standards

Low Density Residential lots are intended to accommodate detached single-family homes with private yards. These homes may have either street or alley vehicle access to garages. Typically, lots within this land use designation are at least 46 feet wide. Low Density Residential standards are applicable to Low Density Residential-designated Planning Areas 1A, 1B, 2B, 6, 7, 9A, 9C, 10, 12, 16A, 16B, 40, 41, 42A, 42B, 43, 44A, 44B, 46, 48A, 48B, 50A, 50B, 52A, 52B, 56A, 57, 58 and 59. Low-density, age-restricted housing is a further option which could be developed in compliance with these standards. These standards and permitted uses shall also apply in any of the Medium

Density or High Density Residential planning areas, as well as in Planning Areas 17, 18, 20 and 68 if alternate Low Density Residential uses are allowed in these areas.

Table 5-1
LDR Permitted, Conditional and Prohibited Land Uses for
Planning Areas 1A, 1B, 2B, 6, 7, 9A, 9C, 10, 12, 16A, 16B, 40, 41, 42A, 42B, 43, 44A,
44B, 46, 48A, 48B, 50A, 50B, 52A, 52B, 56A, 57, 58 and 59

Land Uses	Low Density Residential
Residential Uses	
Assisted Living Facility	C
Bed & Breakfast	C
Community Care Facility	C
Condominiums	P
Day Care Center	X
Homeless Shelters	X
Multi-Family Dwellings	X
Nursing Home & Congregate Care	P
Planned Unit Development	P
Residential Care Facilities	C
Second Dwelling Unit	P
Single Family Dwelling	P
Equestrian Uses	
Stables, Private	X
Stables, Commercial	X
Tack & Feed Stores	X
Veterinary Offices and Hospitals	X
Agricultural Uses	
Grazing of Animals	C
Kennels and Catteries, Commercial	C
Locally Adaptive Farming	X
Factory Farms with Genetic Monocultures	X
Ranching	X
Recreational Uses	
Clubhouses/Community Centers	C
Swimming Pool/Sports Club	C
Parks, Sports Courts and Fields	C
Accessory Uses	
Telecommunications Antennae	X
Rooftop Solar Energy/Water Heating Panels	P
In-Garage Electric/Compressed Natural Gas Fueling Station	P
Garages ²	C

Other Uses	Land Uses	Low Density Residential
Cemeteries		C
Churches		C
Fire Stations		P
Utility Facilities		C
Private Schools		C
Neighborhood Oriented Retail Stores 3		X
Temporary Uses 4		T

NOTES:

1 Use Code = Permitted (P); Subject to Conditional Use Permit (C); Prohibited (X) and Temporary (T).

2 Intended for vehicles storage only, except in excess of the parking required under Chapter 17.28 of the Banning Zoning Ordinance.

3 Defined in the Banning General Plan as consisting of "corner store" type development such as convenience stores, grocery or green grocer, video rental, drug stores, sit down restaurants, coffee shops or coffee or similar uses, less than 5,000 SF in total square footage.

4 Include such uses as model sales complexes and trailers, and construction offices. Temporary uses require a Temporary Use Permit, subject to the requirements of Chapter 17.108 of the Banning Zoning Ordinance, as modified by this Specific Plan.

Table 5-2 below establishes standards for lot dimensions, building setbacks and height, design variation and parking for Butterfield Specific Plan's Low Density Residential homes. Minimum lot sizes of 5000 square feet are allowed in Planning Areas 1A, 1B, 2B, 6, 7, 9A, 9C, 10, 12, 16A, 16B, 40, 41, 42A, 42B, 43, 44A, 44B, 46, 48A, 48B, 50B, 52B, 56A, 57, 58 and 59. For Planning Areas 50A and 52A, designated LDR-7500, the minimum lot size required is 5,000 square feet, with a minimum average (or mean average) lot size of 7,500 square feet (see Table 5.3). See Section 5.2.3 for an example of plotting and setback requirements for Low Density Residential areas.

Table 5-2
Low Density Residential (LDR) Development Standards
for Planning Areas 1A, 1B, 2B, 6, 7, 9A, 9C, 10, 12, 16A, 16B, 40, 41, 42A, 42B, 43,
44A, 44B, 46, 48A, 48B, 50B, 52B, 56A, 57, 58 and 59

Category	Standard
Lot Dimensions	
Maximum Density	5 DU/AC
Minimum Lot Area	5,000 square feet
Minimum Lot Width	
Interior	46'
Corner	51'
Minimum Lot Frontage	20'
Minimum Setbacks	
Front Setback **	
• Porch	10'
• Living	10'
• Front-Facing Garage	20' door face to back of sidewalk
• Swing-In Garage	10'
Side Yard	5'
Street Side Yard	
• Porch	5'
• Living	10'
Rear	
• Living	15'
• Garage/Patio	5'
• Living Over Garage	10'
Maximum Building Height	
Main Structure	35'
Projections Into Setbacks	
	Per Sec. 17.24.120 of the Banning Zoning Ordinance
Others	
Lot Coverage	50% two-story; 70% one-story
Parking	
• Resident	2 spaces per unit within a garage
• Guest	Provided on driveway or street

** Front setbacks shall be measured from the back of sidewalk, not from the property line.

Table 5-3 provides additional required development standards for Planning Areas 50A and 52A that require a minimum lot area of 5,000 square feet and a minimum average lot size of 7,500 square feet in these two planning areas.

Table 5-3
Low Density Residential (LDR) – 7500
Development Standards for Planning Areas 50A and 52B

Category	Standard
Lot Dimensions	
Maximum Density	5 DU/AC
Minimum Lot Area *	5,000 square feet
Minimum Average Lot Area *	7,500 square feet
Minimum Lot Width	
Interior	50'
Corner	55'
Minimum Lot Frontage	30'
Minimum Setbacks	
Front Setback **	
• Porch	10'
• Living	10'
• Front-Facing Garage	20' door face to back of sidewalk
• Swing-In Garage	12'
Side Yard	5'
Street Side Yard	
• Porch	5'
• Living	10'
Rear	
• Living	15'
• Garage/Patio	5'
• Living Over Garage	10'
Maximum Building Height	
Main Structure	35'
Projections Into Setbacks	
	Per Sec. 17.24.120 of the Banning Zoning Ordinance
Others	
Lot Coverage	50% two-story; 70% one-story
Parking	
• Resident	2 spaces per unit within a garage
• Guest	Provided on driveway or street

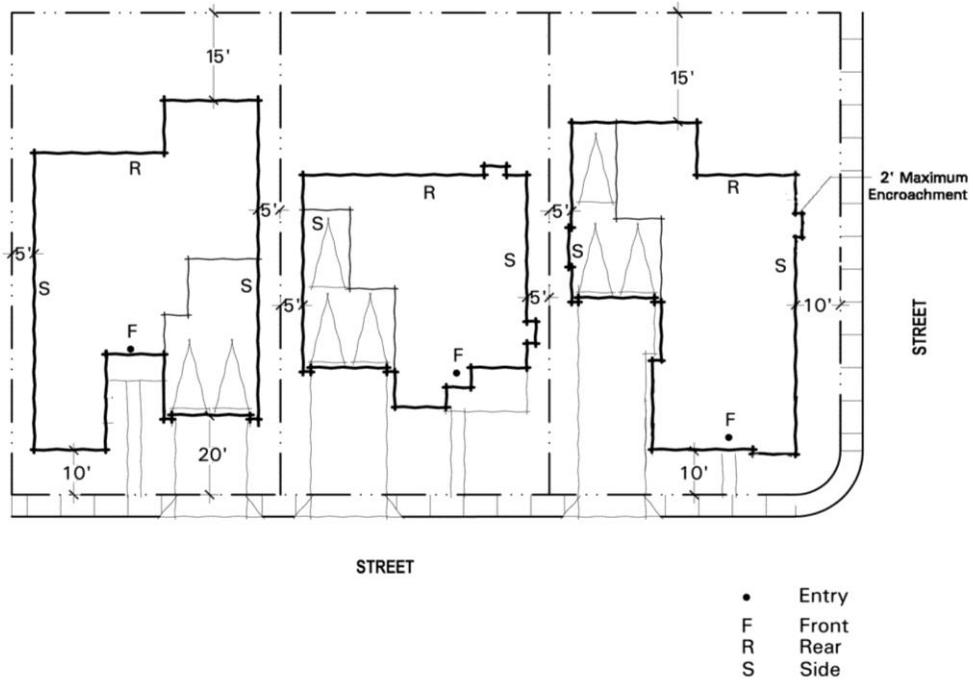
* Minimum average lot size shall be calculated as a mean average by dividing the total area of all residential lots in a planning area (excluding street right-of-way and open space lots) by the total number of residential lots in the planning area.

** Front setbacks shall be measured from the back of sidewalk, not from the property line.

5.2.3 Low Density Residential Lots – Illustrative Plot

Figure 5.1 provides an illustration of a concept plotting for Low Density Residential homes, which is expected to be typical of those developed within the Butterfield Specific Plan.

Figure 5.1
Low Density Residential Illustrative Plot



Notes: Diagram for illustrative plotting purposes only - Minimum setbacks are illustrated except where noted

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5.3 MEDIUM DENSITY RESIDENTIAL (MDR)

5.3.1 Medium Density Permitted Uses

Per Section 3.1, the Medium Density Residential land use designation applies to 336 acres within this Specific Plan. Approximately 115 acres of the 336 acres designated for Medium Density Residential could be developed as age-restricted, or “active adult” homes alternative. Table 5-4 summarizes potential land uses permitted within this designation either by right or which may be conditionally permitted. Areas designated Medium Density Residential consist of Planning Areas 2A, 3, 4, 5A, 5B, 8A, 9B, 11, 13, 45, 47A, 47B, 47C, 49A, 49B, 51, 53, 54, 55A, 55B and 56B per the current Specific Plan Land Use Plan (Exhibit 3.1).

Table 5-4
MDR Permitted, Conditional and Prohibited Land Uses for
Planning Areas 2A, 3, 4, 5A, 5B, 8A, 9B, 11, 13, 45, 47A, 47B, 47C, 49A, 49B, 51, 53, 54,
55A, 55B and 56B

Land Uses	Medium Density Residential
Residential Uses	
Assisted Living Facility	C
Bed & Breakfast	X
Community Care Facility	C
Condominiums & Townhouses	P
Day Care Center	X
Homeless Shelters	X
Multi-Family Dwellings	X
Nursing Home & Congregate Care	P
Planned Unit Development	P
Residential Care Facilities	C
Second Dwelling Unit	X
Single Family Dwelling	P
Equestrian Uses	
Stables, Private	X
Stables, Commercial	X
Tack & Feed Stores	X
Veterinary Offices and Hospitals	X
Agricultural Uses	
Grazing of Animals	X
Kennels and Catteries, Commercial	X
Locally Adaptive Farming	X
Factory Farms with Genetic Monocultures	X
Ranching	X
Recreational Uses	
Clubhouses/Community Centers	C
Swimming Pool/Sports Club	C
Parks, Sports Courts and Fields	C
Accessory Uses	
Telecommunications Antennae	X
Rooftop Solar Energy/Water Heating Panels	P
In-Garage Electric/Natural Gas Fueling Station	P
Garages ²	P

Table 5-4 (continued)
MDR Permitted, Conditional and Prohibited Land Uses for
Planning Areas 2A, 3, 4, 5A, 5B, 8A, 9B, 11, 13, 45, 47A, 47B, 47C, 49A, 49B, 51, 53, 54,
55A, 55B and 56B

Land Uses	Medium Density Residential
Other Uses	
Cemeteries	X
Churches	C
Fire Station	P
Utility Facilities ³	P
Private Schools	C
Neighborhood Oriented Retail Stores ⁴	X
Temporary Uses ⁵	T

NOTES:

1 Use Code = Permitted (P); Subject to Conditional Use Permit (C); Prohibited (X) and Temporary (T).

2 Intended for vehicles storage only, except in excess of the parking required under Chapter 17.28 of the Banning Zoning Ordinance.

3 This use category shall include development of a wastewater treatment plant to serve the Butterfield Specific Plan area.

4 Defined in the Banning General Plan as consisting of "corner store" type development such as convenience stores, grocery or green grocer, video rental, drug stores, sit down restaurants, coffee shops or coffee bars or similar uses, less than 5,000 in SF in total square footage.

5 Include such uses as model sales complexes and trailers, and construction offices special events. Temporary uses required a Temporary Use Permit, subject to the requirements of Chapter 17.108 of the Banning Zoning Ordinance as modified by this Specific Plan.

Land uses permitted within the Medium Density Residential planning areas shall comply with the following use and development standards provisions. The City of Banning Planning Division shall analyze all applications for approval of conditional uses for consistency with the intent of the Butterfield Specific Plan. A conditional use permit, if required, shall be subject to the provisions of the Banning Zoning Ordinance, *Conditional Use Permits*.

5.3.2 Conventional Medium Density Development Standards

Conventionally plotted Medium Density Residential would consist of detached single-family homes on individual lots with private yards. These homes may have either street or alley vehicle access to the garage. Typically, conventional lots within this land use designation range from 38 to 50 feet in width. The standards below can be applied to Planning Areas 2A, 3, 4, 5A, 5B, 8A, 9B, 11, 13, 45, 47A, 47B, 47C, 49A, 49B, 51, 53, 54, 55A, 55B and 56B. Medium-density, age-restricted housing is a further option which could be developed in compliance with these standards. These standards may also be applied in any of the High Density Residential designated planning areas as well as in Planning Areas 18, 20 and 68 if alternative residential uses are allowed in these areas.

Table 5-5 which follows establishes the standards for lot dimensions, building setbacks, building height, design variation and parking for Butterfield Specific Plan's conventionally-plotted Medium Density Residential homes in Planning Areas 2A, 3, 4, 5A, 5B, 8A, 9B, 11, 13, 45, 47A, 47B, 47C, 49A, 49B, 53, 54, 55A, 55B and 56B. Minimum lot sizes of 3,400 square feet are allowed. See Section 5.3.3 for an example of details on plotting and setback requirements for the Conventional Medium Density Residential areas.

Table 5-6 provides additional required development standards for Planning Area 51 that requires a minimum lot area of 4,500 square feet a minimum average lot size of 7,200 square feet in this particular planning area.

Table 5-5
Conventional Medium Density Residential (MDR) Development Standards
for Planning Areas 2A, 3, 4, 5A, 5B, 8A, 9B, 11, 13, 45, 47A, 47B, 47C, 49A, 49B, 53, 54,
55A, 55B and 56B

Category	Standard
Lot Dimensions	
Maximum Density	10 DU/AC
Minimum Lot Area	3, 400 square feet
Minimum Lot Width	
• Interior	38'
• Corner	43'
Minimum Lot Frontage	20'
Minimum Setbacks	
Front Setback **	
• Porch	10'
• Living	10'
• Front-Facing Garage	20' door face to back of sidewalk
Side Yard	5'
Street Side Yard	
• Porch	5'
• Living Area	10'
Rear	
• Living Area	10'
• Garage/Patio	5'
• Living Over Garage	10'
Maximum Building Height	
Main Structure	35'
Maximum Projections	
Main Structure	45'
Projections Into Setbacks	
	Per Sec. 17.24.120 of the Banning Zoning Ordinance
Others	
Lot Coverage	70%
Parking	
• Resident	2 spaces per unit within a garage
• Guest	Provided on driveway or street

** Front setbacks shall be measured from the back of sidewalk, not from the property line.

Table 5-6
Medium Density Residential (MDR) – 7200
Development Standards for Planning Area 51

Category	Standard
Lot Dimensions	
Maximum Density	10 DU/AC
Minimum Lot Area	4,500 square feet
Minimum Average Lot Area *	7,200 square feet
Minimum Lot Width	
• Interior	45'
• Corner	50'
Minimum Lot Frontage	30'
Minimum Setbacks	
Front Setback **	
• Porch	10'
• Living Area	10'
• Front-Facing Garage	20' door face to back of sidewalk
Side Yard	5'
Street Side Yard	
• Porch	5'
• Living Area	10'
Rear	
• Living Area	15'
• Garage/Patio	5'
• Living Over Garage	10'
Maximum Building Height	
Main Structure	35'
Projections Into Setbacks	
	Per Sec. 17.24.120 of the Banning Zoning Ordinance
Others	
Lot Coverage	70%
Parking	
• Resident	2 spaces per unit within a garage
• Guest	Provided on driveway or street

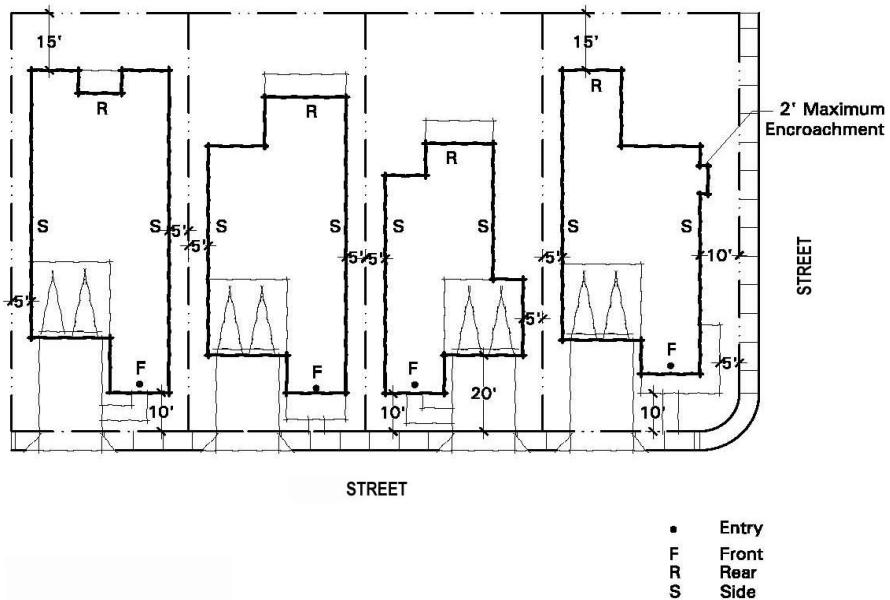
* Minimum average lot size shall be calculated as a mean average by dividing the total area of all residential lots in a planning area (excluding street right-of-way and open space lots) by the total number of residential lots in the planning area.

** Front setbacks shall be measured from the back of sidewalk, not from the property line.

5.3.3 Conventional Medium Density Residential Lots – Illustrative Plot

Figure 5.2 provides an illustration of a conceptual plotting for Medium Density Residential homes, which is expected to be typical of conventionally developed product within this density category of the Butterfield Specific Plan.

Figure 5.2
Conventional Home Illustrative Plot
Medium Density Residential



Notes: Diagram for illustrative plotting purposes only - Minimum setbacks are illustrated except where noted

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5.3.4 Cluster Medium Density Permitted Uses

As an alternative to conventionally-plotted Medium Density Residential development, a cluster approach to developing within the Medium Density Residential land use designation may be applied to Planning Areas 2A, 4, 5A, 5B, 8A, 9B, 11, 13, 45, 47A, 47B, 47C, 49A, 49B, 53, 54, 55A, 55B and 56B. Table 5-7 summarizes potential land uses to be developed within this designation which are permitted by right or which may be conditionally permitted.

Land uses permitted within the Cluster Medium Density Residential planning areas shall be permitted in accordance with the following use and development standard provisions of this Section. Applications for approval of conditional uses shall be submitted to and analyzed by the City of Banning Planning Division to assure that the application is consistent with the intent of the Butterfield Specific Plan. A conditional use permit, if required, shall be subject to the provisions of the Banning Zoning Ordinance. If required, a land use permit shall be subject to the provisions of the Banning Zoning Ordinance.

Table 5-7
Cluster Medium Density Residential
Permitted, Conditional and Prohibited Land Uses

Land Uses	Green Court Cluster MDR	Motor Court Cluster MDR	Stub St. Court Cluster MDR
Residential Uses			
Assisted Living Facility	C	C	C
Bed & Breakfast	X	X	X
Community Care Facility	C	C	C
Condominiums & Townhouses	P	P	P
Day Care Center	C	C	C
Homeless Shelters	X	X	X
Multi-Family Dwellings	X	X	X
Nursing Home & Congregate Care	P	P	P
Planned Unit Development	P	P	P
Residential Care Facilities	C	C	C
Second Dwelling Unit	X	X	X
Single Family Dwelling	P	P	P
Equestrian Uses			
Stables, Private	X	X	X
Stables, Commercial	X	X	X
Tack & Feed Stores	X	X	X
Veterinary Offices and Hospitals	X	X	X
Agricultural Uses			
Grazing of Animals	X	X	X
Kennels and Catteries, Commercial	X	X	X
Locally Adaptive Farming	X	X	X
Factory Farms with Genetic Monocultures	X	X	X
Ranching	X	X	X
Recreational Uses			
Clubhouses/Community Centers	C	C	C
Swimming Pool/Sports Club	C	C	C
Parks, Sports Courts and Fields	C	C	C
Accessory Uses			
Telecommunications Antennae	X	X	X
Rooftop Solar Energy/Water Heating Panels	P	P	P
In-Garage Electric/Natural Gas Vehicle Fueling	P	P	P
Garages ²	X	X	X

Table 5-7 (continued)
Cluster Medium Density Residential
Permitted, Conditional and Prohibited Land Uses

Land Uses	Green Court Cluster MDR	Motor Court Cluster MDR	Stub St. Court Cluster MDR
Other Uses			
Cemeteries	X	X	X
Churches	C	C	C
Fire Stations	P	P	P
Utility Facilities	C	C	C
Private Schools	C	C	C
Neighborhood Oriented Retail Stores ³	X	X	X
Temporary Uses ⁴	T	T	T

NOTES:

- 1 Use Code = Permitted (P); Subject to Conditional Use Permit (C); Prohibited (X) and Temporary (T).
- 2 Intended for vehicles storage only, except in excess of the parking required under Chapter 17.28, Banning Zoning Ordinance.
- 3 Defined in the Banning General Plan as consisting of "corner store" type development such as convenience stores, grocery or green grocer, video rental, drug stores, sit down restaurants, coffee shops or coffee bars or similar uses, less than 5,000 SF in total square footage.
- 4 Include such uses as model sales complexes and trailers, and construction offices. Temporary require a Temporary Use Permit, subject to the requirements of Chapter 17.108 of the Banning Zoning Ordinance, as modified by this Specific Plan.

5.3.5 Cluster Medium Density Development Standards

5.3.5.1 Green Court Cluster Development Standards

Table 5-8 establishes the standards for lot dimensions, building setbacks, building height, design variation and parking for Butterfield Specific Plan's green court cluster Medium Density Residential homes. Minimum lot sizes of 2800 square feet for green court homes are allowed. See Section 5.3.5.2 for an example of plotting and setback requirements

Green court clusters are intended to accommodate detached single-family homes oriented on a paseo (green court), rather than a street. These homes have vehicular access through an alley, with guest parking provided on the street or in a common parking area. These standards could also be applied to green court-oriented, medium-density, age-restricted housing. The standards below can be applied to Planning Areas 2A, 4, 5A, 5B, 8A, 9B, 11, 13, 45, 47A, 47B, 47C, 49A, 49B, 53, 54, 55A, 55B and 56B. These standards may also be applied in any of the High Density Residential designated planning areas, as well as in Planning Areas 18, 20 and 68 if residential uses are allowed in these areas.

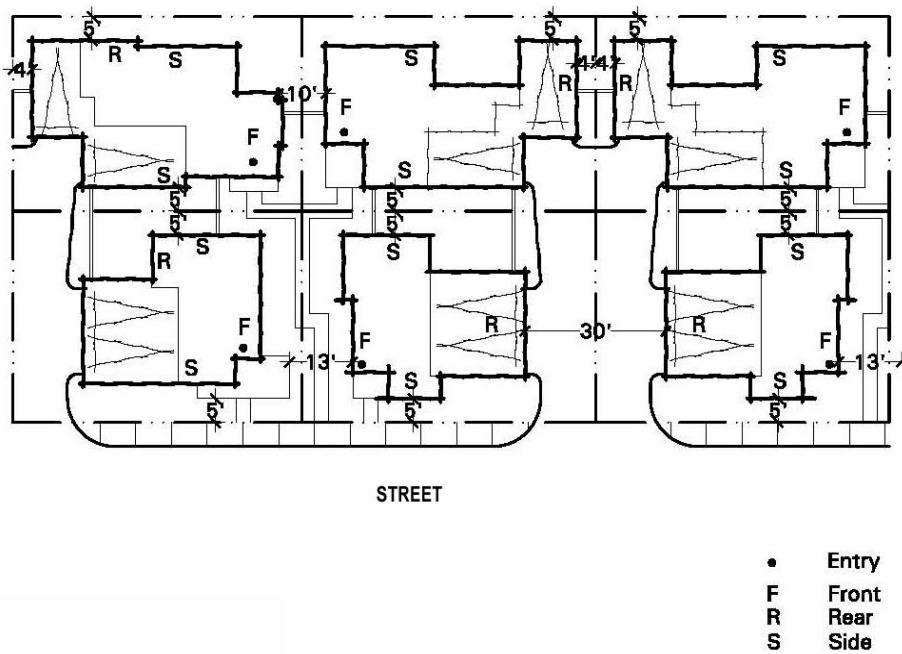
Table 5-8
Green Court Cluster
Medium Density Residential Development Standards

Category	Standard
Lot Dimensions	
Maximum Density	10 DU/AC
Minimum Lot Area	2,800 square feet
Minimum Lot Width	40'
Minimum Lot Depth	70'
Minimum Setbacks	
Street-side yard	
• Living – (Front entry) to back of sidewalk	10'
• Side (no entry) to back of sidewalk	5'
• Porch - to back of sidewalk	5'
Rear yard – to alley edge	
• Living	10'
• Garage face to Alley (Apron)	3'
• Garage (Swing-In Side Wall)	4'
• Living Over Garage	2' minimum, minimum 3' from a P/L 3' maximum cantilever
Minimum Building Separation	
Front to Front (entries) – at green court	15'
Side to side (no entries)	10'
2 nd -Story Living Rear to Rear at alley	24'
Garage Door to Door at alley	30'
Maximum Building Height	
Main Structure	45'
Projections Into Setbacks	
	Per Sec. 17.24.120 of the Banning Zoning Ordinance
Others	
Minimum Private Yard Area	150 square feet with a minimum 10' dimension
Parking	
• Resident	2 spaces per unit within a garage
• Guest	.33 spaces per unit

5.3.5.2 Green Court Cluster – Typical Illustrative Plot

Figure 5.3 provides an illustration of a conceptual plotting for green court cluster Medium Density Residential homes, which is expected to be typical of cluster developed product of this type within this density category of the Butterfield Specific Plan.

Figure 5.3
Green Court Cluster Home Illustrative Plot
Medium Density Residential



Notes: Diagram for illustrative plotting purposes only - Minimum setbacks are illustrated except where noted

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5.3.5.3 Motor Court Cluster Development Standards

Table 5-9 establishes the standards for lot dimensions, building setbacks, building height, design variation and parking for Butterfield Specific Plan's motor court cluster Medium Density Residential homes. Minimum lot sizes of 2000 square feet for motor court homes are allowed. See Section 5.3.5.4 for an example of plotting and setback requirements.

Motor court clusters are intended to accommodate detached single-family homes on a common driveway, with guest parking provided on the street or in a common parking area. These standards could also be applied to motor court-oriented, medium-density, age-restricted housing. The standards below can be applied to PAs 2A, 4, 5A, 5B, 8A, 9B, 11, 13, 45, 47A, 47B, 47C, 49A, 49B, 53, 54, 55A, 55B and 56B. These standards may also be applied in any of the High Density Residential designated planning areas, as well as in Planning Areas 18, 20 and 68 if residential uses are allowed in these areas.

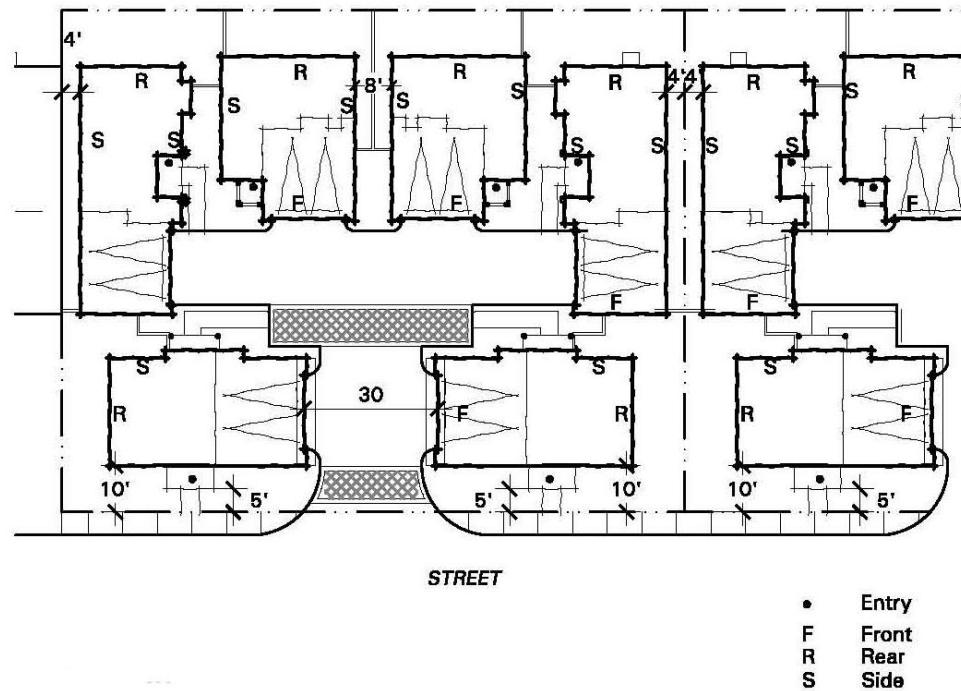
Table 5-9
Motor Court Cluster
Medium Density Residential Development Standards

Category	Standard
Lot Dimensions	
Maximum Density	10 DU/AC
Minimum Lot Area	2,000 square feet
Minimum Lot Width	30'
Minimum Lot Depth	60'
Minimum Setbacks	
Front Setback (From Shared Drive or ROW)	
• Garage	4'
• Garage to Alley (Apron)	3'
• Living Over Garage	2' minimum, 3' minimum from a P/L 3' maximum cantilever.
Street-side Yard	
• Living - to back of sidewalk	10'
• Porch - to back of sidewalk	5'
Rear yard – to P/L	
• Living	10'
• Porch	5'
Minimum Building Separation	
Front to Front (entries)	15"
Front to Side (entries)	15'
Side to Side (no entries)	8'
2 nd -Story Front to Front Living	24'
Garage Door to Garage Door	30'
Maximum Building Height	
Main Structure	45'
Projections Into Setbacks	
	Per Sec. 17.24.120 of the Banning Zoning Ordinance
Others	
Minimum Private Yard Area	300 square feet with a minimum 10' dimension
Parking	
• Resident	2 spaces per unit within a garage
• Guest	.33 spaces per unit

5.3.5.4 Motor Court Cluster – Typical Illustrative Plot

Figure 5.4 provides an illustration of a conceptual plotting for motor court cluster Medium Density Residential homes, which is expected to be typical of cluster developed product of this type within this density category of the Butterfield Specific Plan.

Figure 5.4
Motor Court Cluster Home Illustrative Plot
Medium Density Residential



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5.3.5.5 Stub Street Court Cluster Development Standards

Tables 5-10 establish the standards for lot dimensions, building setbacks, building height, design variation and parking for Butterfield Specific Plan's stub street court cluster Medium Density Residential homes. Minimum lot sizes of 2200 square feet for stub street court homes are allowed. See Section 5.3.5.6 for an example of plotting and setback requirements

Detached condo lots are intended to accommodate detached single-family homes oriented on a short stub street or alley. Guest parking for these homes is provided on the street or in a common parking area. These standards may also be applied to medium density detached condo cluster, age-restricted housing. The standards below are applicable to Planning Areas 2A, 4, 5A, 5B, 8A, 9B, 11, 13, 45, 47A, 47B, 47C, 49A, 49B, 53, 54, 55A, 55B and 56B. These standards may also be applied in any of the High Density Residential designated planning areas, as well as in Planning Areas 18, 20 and 68 if residential uses are allowed in these areas.

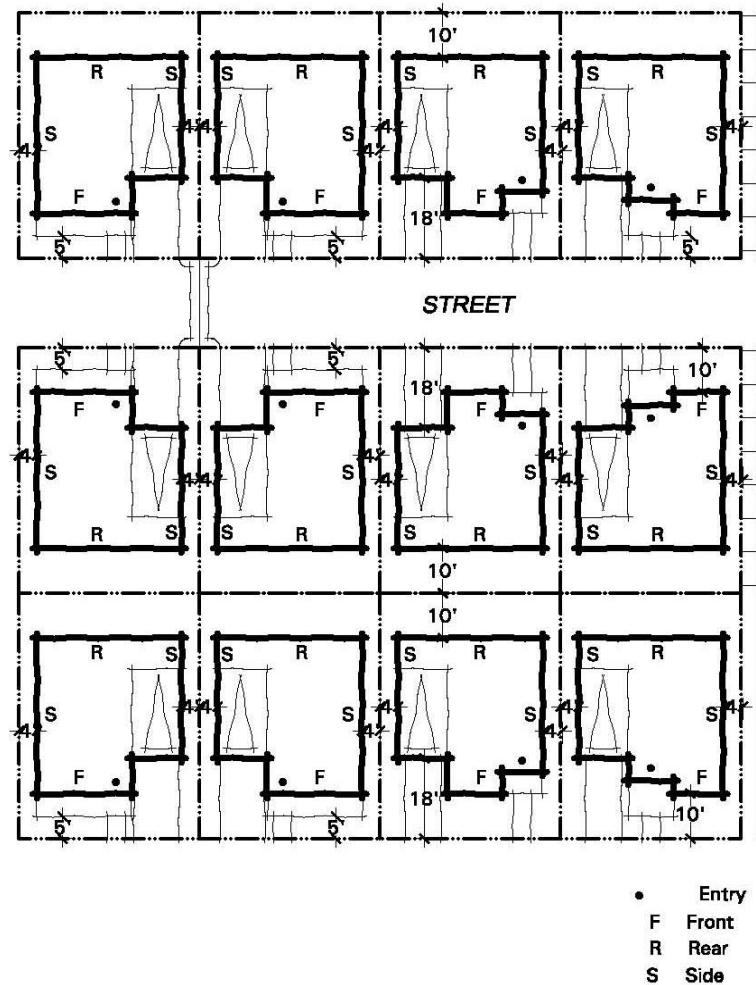
Table 5-10
Stub Street Court Cluster
Medium Density Residential Development Standards

Category	Standard
Lot Dimensions	
Maximum Density	10 DU/AC
Minimum Lot Area	2,200 square feet
Minimum Lot Width	40'
Minimum Lot Depth	55'
Minimum Setbacks	
Front Setback (From back of sidewalk or curb)	
• Porch	5'
• Living	10'
• Garage	18'
Side Yard	4'
Rear	10'
Minimum Building Separation	
Building to Building	8'
Maximum Building Height	
Main Structure	45'
Projections Into Setbacks	
	Per Sec. 17.24.120 of the Banning Zoning Ordinance
Others	
Minimum Private Yard Area	300 square feet with a minimum 10' dimension
Parking	
• Resident	2 spaces per unit, one within a garage
• Guest	.33 spaces per unit

5.3.5.6 Stub Street Court Cluster – Typical Illustrative Plot

Figure 5.5 provides an illustration of a conceptual plotting for stub street court cluster Medium Density Residential homes, which is expected to be typical of cluster developed product of this type within this density category of the Butterfield Specific Plan.

Figure 5.5
Stub Street Court Cluster Home Illustrative Plot
Medium Density Residential



Notes: Diagram for illustrative plotting purposes only - Minimum setbacks are illustrated except where noted

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5.4 HIGH DENSITY RESIDENTIAL (HDR)

5.4.1 High Density Residential Permitted Uses

Per Section 3.1, the High Density Residential land use designation applies to 38.4 acres within this Specific Plan. Table 5-11 summarizes potential land uses permitted within this designation either by right or which may be conditionally permitted. Areas designated High Density Residential consists of Planning Areas 8B, 15A, and 15B.

Land uses permitted within the High Density Residential planning areas shall comply with the following use and development standards provisions. Single family detached homes (i.e. Low Density Residential or Medium Density Residential uses and development standards) may also be utilized and developed under this development designation. The City of Banning Planning Division shall analyze all applications for approval of conditional uses for consistency with the intent of the Butterfield Specific Plan. A conditional use permit, if required, shall be subject to the provisions of the Banning Zoning Ordinance, *Conditional Use Permits*.

5.4.2 High Density Residential Development Standards

High Density Residential lots are intended to accommodate attached single-family dwellings with semi-private courtyards and common green spaces. These homes may be oriented either toward the street front, a common motor court or common 'green court' area. The standards below can be applied to Planning Areas 8B, 15A and 15B. Age-restricted housing is a further option which could be developed in compliance with these standards. Low Density and Medium Density Residential development may be developed in the HDR planning areas.

Table 5-12 which follows establishes the standards for lot dimensions, building setbacks, building height, design variation and parking for Butterfield Specific Plan's conventionally-plotted High Density Residential homes in Planning Areas 8B, 15A and 15B. See Section 5.4.3 for an example of details on plotting and setback requirements for the High Density Residential areas.

Table 5-11
HDR Permitted, Conditional and Prohibited Land Uses
for Planning Areas 8B, 15A and 15B

Land Uses	High Density Residential
Residential Uses	
Assisted Living Facility	C
Bed & Breakfast	X
Community Care Facility	C
Condominiums & Townhouses	P
Day Care Center	C
Homeless Shelters	X
Multi-Family Dwellings	P
Nursing Home & Congregate Care	P
Planned Unit Development	P
Residential Care Facilities	C
Second Dwelling Unit	X
Single Family Dwelling	P
Equestrian Uses	
Stables, Private	X
Stables, Commercial	X
Tack & Feed Stores	X
Veterinary Offices and Hospitals	X
Agricultural Uses	
Grazing of Animals	X
Kennels and Catteries, Commercial	X
Locally Adaptive Farming	X
Factory Farms with Genetic Monocultures	X
Ranching	X
Recreational Uses	
Clubhouses/Community Centers	P
Swimming Pool/Sports Club	P
Parks, Sports Courts and Fields	P
Accessory Uses	
Telecommunications Antennae	X
Rooftop Solar Energy/Water Heating Panels	P
In-Garage Electric/Natural Gas Fueling Station	P
Hydrogen Vehicle Fueling Station (ancillary use)	C
Garages ²	X

Table 5-11 (continued)
HDR Permitted, Conditional and Prohibited Land Uses
for Planning Areas 8B, 15A and 15B

Land Uses	High Density Residential
Other Uses	
Cemeteries	X
Churches	C
Fire Station	P
Utility Facilities	C
Private Schools	C
Neighborhood Oriented Retail Stores ³	X
Temporary Uses ⁴	T

NOTES:

- 1 Use Code = Permitted (P); Subject to Conditional Use Permit (C); Prohibited (X) and Temporary (T).
- 2 Intended for vehicles storage only, except in excess of the parking required under Chapter 17.28 of the Banning Zoning Ordinance.
- 3 Defined in the Banning General Plan as consisting of "corner store" type development such as convenience stores, grocery stores or green grocer, video rental, drug stores, sit down restaurants , coffee shops or coffee bars, or similar uses, less than 5,000 SF in total square footage.
- 4 Include such uses as model sales complexes and trailers, and construction offices. Temporary uses require a Temporary Use Permit, subject to the requirements of Chapter 17.108 of the Banning Zoning Ordinance, as modified by this Specific Plan.

Table 5-12
High Density Residential (HDR) Development Standards
for Planning Areas 8A, 15A and 15B

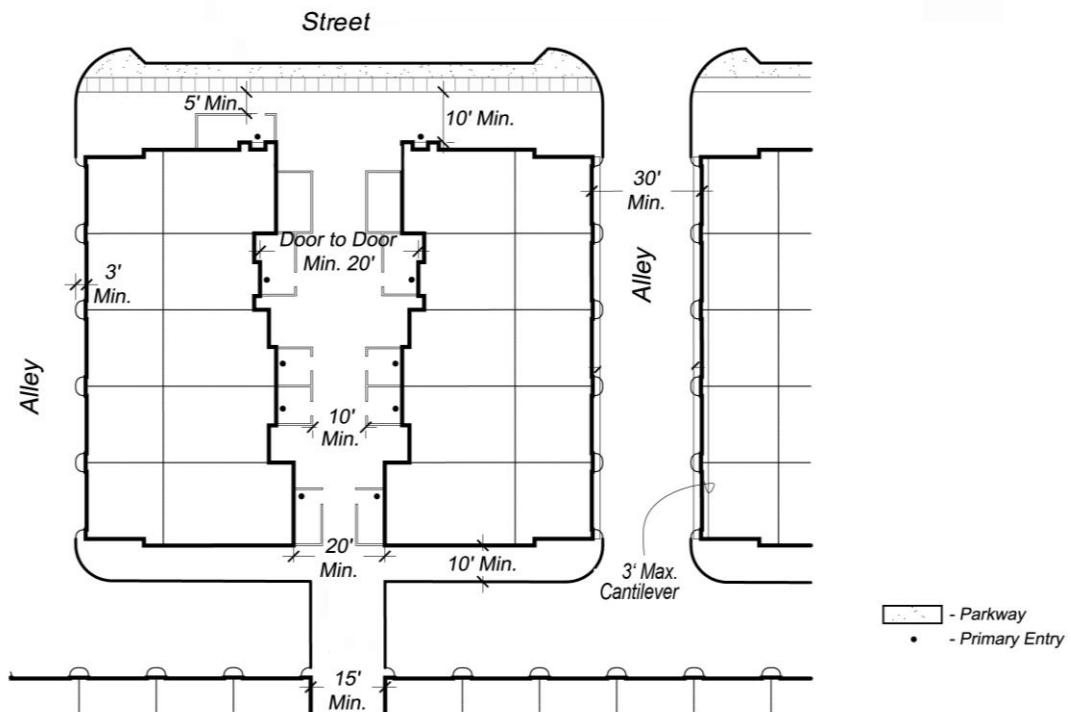
Category	Standard
Lot Dimensions	
Maximum Density	18 DU/AC
Minimum Lot Area*	1 acre
Minimum Lot Width	55'
Minimum Setbacks	
Street-side Yard	
• Living - to back of sidewalk	10'
• Porch - to back of sidewalk	5'
Rear – to alley edge	
• Living Over Garage at alley	3' maximum cantilever, w/ minimum 3' from all P/L
• Garage to Alley (Apron)	3'
Minimum Building Separation	
Living Front to Front (entries)	20'
Living Side to Side (no entries)	15'
Living Front to Side (entry)	15'
Opposing Porches, Balconies, courtyard walls	10'
Garage Door to Garage Door at alley	30'
Maximum Building Height	
Main Structure	45'
Projections Into Setbacks	
	Per Sec. 17.24.120 of the Banning Zoning Ordinance
Others	
Minimum Private Yard Area	50 square feet
Parking	
• Resident	1 space per 1 bedroom unit, 2 spaces per 2 or more bedroom units (1 space must be within a garage or carport)
• Guest	0.5 spaces per unit

* Development of single family detached or cluster homes at proposed densities of less than 10 DU/AC would comply with minimum lot area and other development standards for LDR (Table 5-2), conventional MDR (Table 5-6) or cluster MDR (Table 5-9, 5-10 or 5-11) as applicable.

5.4.3 High Density Residential Lots – Illustrative Plot

Figure 5.6 provides an illustration of a concept plotting for High Density Residential, which is expected to be typical of high density attached homes to be developed within the Butterfield Specific Plan, at a density of 10-18 DU/acre.

Figure 5.6
High Density Residential Illustrative Plot



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5.5 COMMERCIAL

5.5.1 Commercial Permitted Uses

Within the Butterfield Specific Plan, 36.7 acres have been designated Commercial in Planning Areas 17 and 18. While conventional retail and office uses are those primarily intended for PA 17, PA 18 may combine a number of uses onsite, some of which may complement those of the expanded Banning Healthcare complex nearby. A senior-oriented residential project, a restaurant, and a community care facility are potential additional elements of a mixed use development.

Table 5-13 summarizes potential land uses to be developed within this designation which are permitted by right or which may be conditionally permitted.

Land uses permitted within the Commercial planning areas shall be permitted in accordance with the following use and development standards provisions. Applications for approval of conditional uses shall be submitted to and analyzed by the City of Banning Planning Division to assure that the application is consistent with the intent of the Butterfield Specific Plan. A conditional use permit, if required, shall be subject to the provisions of the Banning Zoning Ordinance. If required, a land use permit shall be subject to the provisions of the Banning Zoning Ordinance.

5.5.2 Commercial Development Standards

General commercial allows a broad range of uses including food and drug stores, retail stores and services uses that serve the general neighborhood. The design of commercial areas will take into consideration the surrounding use. The standards below can be applied to Planning Areas 17 and 18. These standards shall also apply to Planning Areas 3, 4, 9B, 20 and 26 if alternate commercial use as allowed are proposed in these areas. Table 5-14 which follows establishes the standards for lot dimensions, building setbacks, building height, design variation and parking for Butterfield Specific Plan's general commercial development.

If Commercial or mixed use development is proposed in any portions of PAs 3, 4, 9B, 20 and 26, approval of a Conditional Use Permit and/or a Planned Unit Development application will be required subject to Sections 17.52 and 17.92 of the City of Banning Zoning Ordinance. The City Community Development Director will have the discretion of determining which of these applications will be required. A Traffic Validation Report (TVR) will be required to verify that the Project's total peak hour trips based on this alternative commercial use are consistent with the assumptions of the *Butterfield Specific Plan Traffic Impact Analysis*, dated December 2010.

Table 5-13
Commercial Permitted, Conditional and Prohibited Land Uses

Land Uses	Commercial Pas 17, 18
Recreation / Education / Public Assembly Uses	
Adult entertainment	X
Adult day care facilities	C
Automobile race track	X
Billiard parlors/pool halls	X
Churches	P
Community centers	P
Convention facilities	X
Day Care Centers	C
Health/fitness facilities	P
Indoor recreation centers	P
Libraries	P
Membership organization facilities	X
Museums	P
Outdoor commercial recreation	P
Public parks and playgrounds	X
Recreational vehicle (RV) parks	X
Recreational vehicle (RV) storage	C
Schools	P
Sport facilities and outdoor public assembly	C
Studios for dance, art, music, photography	P
Theatres and meeting halls	P
Retail Uses	
Accessory retail uses	P
Alcoholic Beverage Sales, on- or off-site	C
Antique stores	P
Art Galleries	P
Mobile home & motor vehicle sales, new	X
Mobile home & motor vehicle sales, new & used	X
Bakeries, retail	P
Bars and drinking establishments	X
Building material stores	X
Certified farmers' markets	T
Convenience Stores	P
Convenience Stores, no liquor sales	P
Department stores	P
Drive-in and drive-through sales	C
Drug stores	

Table 5-13 (continued)
Commercial Permitted, Conditional and Prohibited Land Uses

Land Uses	Commercial Pas 17, 18
Factory outlet centers	P
Farm and ranch supply stores	X
Furniture, furnishings, home equipment stores	P
Gift shops	P
Grocery stores, retail butchers and greengrocers	P
Hardware/lumber stores	P
Liquor stores (off-site consumption)	X
Outdoor retail merchandise display/activities	X
Outdoor retail sales, temporary	T
Pawn shops	X
Pet stores and grooming	P
Restaurants, no beer, wine or liquor sales	P
Restaurants, serving beer, wine or liquor	C
Restaurants, drive-in, take-out, fast food	X
Retail stores, general merchandise	P
Second hand/thrift stores	X
Shopping centers, 15,000 SF +	P
Video rental stores	P
Warehouse or club stores	P
Resource and Open Space Uses	
Plant nurseries, with on-site sales	X
Plant nurseries, without on-site sales	X
Surface Mining	X
Cargo/Storage Containers	P
Services	
Freestanding ATM Machines	P
Banks and financial establishments/services	P
Barber Shops and Beauty Shops	P
Bed and breakfast establishments	X
Business support/secretarial services	P
Car wash	X
Columbriums and mortuaries	X
Construction storage (indoor &/or outdoor)	X
Drive-in and drive-through services	C
Dry cleaning, retail	P
Equipment rental yards	X

Table 5-13 (continued)
Commercial Permitted, Conditional and Prohibited Land Uses

Land Uses	Commercial Pas 17, 18
Government offices	P
Hotels and motels	P
Laundry, coin operated	X
Massage Parlors	X
Medical services, clinics and labs	P
Vehicle fueling/service stations (gas & electric)	C
Professional offices	P
Public parking	C
Public utility and safety facilities	P
Real estate offices	P
Repair/maintenance of consumer products	X
Repair and maintenance of motor vehicles	X
Research and development facilities	P
Storage, accessory, including self-storage	X
Veterinary clinics, animal hospitals, grooming	C
Residential Uses	
Senior Housing	P
Elder Care Housing	P
Assisted Living Facility	P
Other Uses	
Public Utility Facilities	P
Fire Stations	P
Telecommunications Antennae/Towers	P
Day Care Centers	C
General Retail / Gift Shops (ancillary use)	C
Restaurants (ancillary use)	C
Group Homes	X
Social Service Agency Offices	X
Rooftop Solar Energy/Water Heating Panels	P
Electric/Natural Gas Vehicle Fueling Station (ancillary use)	P
Hydrogen Vehicle Fueling Station (ancillary use)	C
Temporary Uses ³	T

NOTES:

1 Use Code = Permitted (P); Subject to Conditional Use Permit (C); Prohibited (X) and Temporary (T).

2 Parking requirements for commercial and/or other uses shall be determined through a parking demand study provided in connection with processing a development application(s) to approve particular uses for implementation on each of these sites.

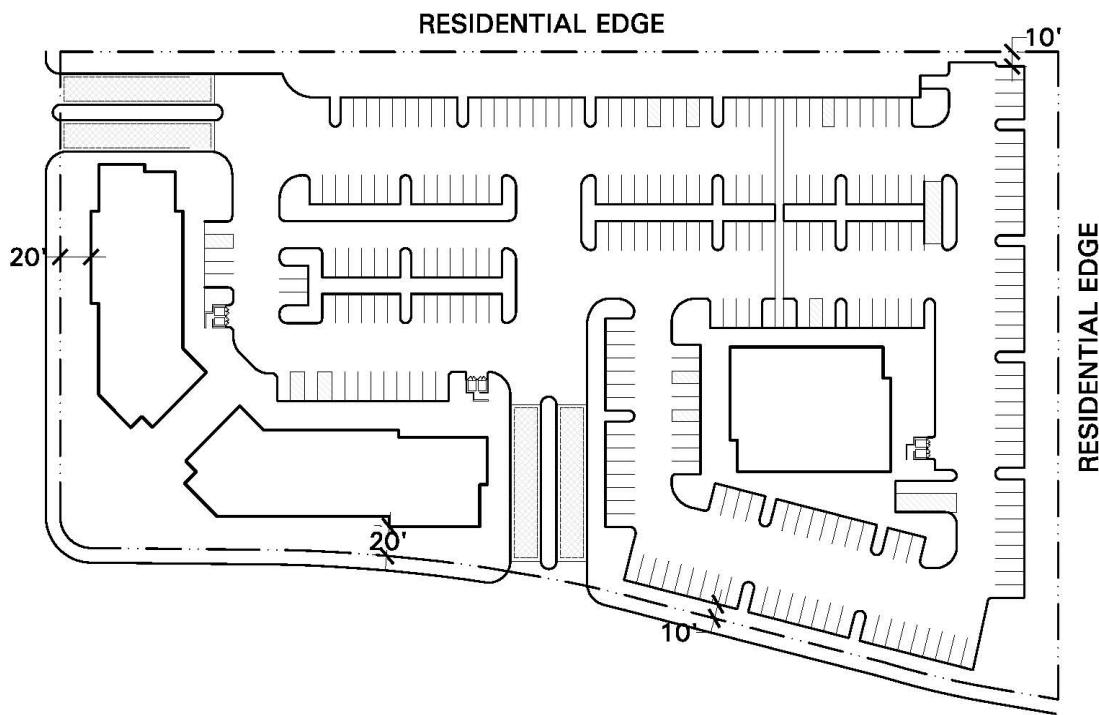
3 Include such uses as model sales complexes and trailers, construction offices, Christmas tree sales lots, and special events. Temporary uses require a Temporary Use Permit, subject to the requirements of Chapter 17.108 of the Banning Zoning Ordinance, as modified by this Specific Plan.

Table 5-14
Commercial Development Standards

Category	Standard
Lot Dimensions	
Minimum Lot Area	6,000 square feet
Minimum Lot Width	60'
Minimum Setbacks	
Front Setback	
• Parking	10'
• Building	20'
Side Yard	
• Parking adj. to Residential	10'
• Building adj. to Residential	20'
• Other	0'
Street Side Yard	
• Parking	10'
• Building	20'
Rear	
• Parking adj. to Residential	10'
• Building adj. to Residential	20'
• Other	0'
Maximum Building Height	
Main Structure	50'
Others	
Lot Coverage by Buildings	35%
Parking	Per Chapter 17.28, Parking and Loading Standards, of the Banning Zoning Ordinance

5.5.3 General Commercial – Typical Illustrative Plot

Figure 5.7
General Commercial – Typical Illustrative Plot



Notes: Diagram for illustrative plotting purposes only - Minimum setbacks are illustrated except where noted

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5.6 ACTIVE OPEN SPACE

5.6.1 Recreational Permitted Uses

Within the Butterfield Specific Plan, approximately 210 acres have been designated for active recreational uses, within Planning Areas 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 35A-F, 36, 37, 38, 39, 62, 63, 64, 65, 66, 67 and 72. The Central Open Space in the Butterfield Specific Plan includes PAs 23, 25, 27, 35A-F, 64 and 66. Neighborhood, Recreation and Community Parks are proposed for the remaining planning areas. Only Planning Areas 21, 23, 25, 35, 39 and 63, as specified in Section 5.6.2 of the Specific Plan, are anticipated to potentially include buildings to house recreational-related uses. Buildings or structures are not allowed in Planning Areas 36, 37 and 38 (SCE easement), portions of Planning Areas 64, 65 and 66 (fault zone setback areas), or in any designated floodways.

Table 5-15 summarizes potential active recreational land uses to be developed within this designation which are permitted by right or which may be conditionally permitted.

Table 5-15
Active Recreational Permitted, Conditional and Prohibited Land Uses

Land Uses	Neighborhood Parks (PA's 22, 24, 26, 28-33, 62, 65, 67, 72)	Neighborhood Recreation Parks (PA's 21, 39, 63)	Community Parks (PA's 36, 37, 38)	Central Open Space / Drainage (PA's 23, 25, 27, 35A-F, 64, 66)
Recreational Uses				
Clubhouses	X	P	X	P
Community Centers	C	P	X	P
Interpretive or Visitor Information Centers	X	C	P	C
Playgrounds	P	P	P	P
Buildings/Grounds/Equipment Maintenance	P	P	P	P
Restroom Facilities	P	P	X	P
Theatres and Amphitheaters	X	P	X	C
Trails	P	P	P	P
Passive Open Space	P	P	P	P
Habitat Conservation Areas	P	P	P	P
Parks, Sports Courts and Fields	P	P	P	P
Lakes	X	X	P	P
Commercial Recreation Facilities	X	X	X	C

Table 5-15 (continued)
Active Recreational Permitted, Conditional and Prohibited Land Uses

Land Uses	Neighborhood Parks (PA's 22, 24, 26, 28-33, 62, 65, 67, 72)	Neighborhood Recreation Parks (PA's 21, 39, 63)	Community Parks (PA's 36, 37, 38)	Central Open Space / Drainage (PA's 23, 25, 27, 35A-F, 64, 66)
Other Uses				
Administrative Offices	X	P	X	P
Fire Stations	P	P	X	P
Telecommunications Antennae/Towers	X	C	X	X
Day Care Centers	P	P	X	C
Swimming Pool/Sports Club	P	P	X	C
Additional Parking	X	X	P	P
Rooftop Solar Energy/Heating Panels	P	P	P	P
Electric Vehicle Fueling Stations	P	P	P	P
Hydrogen Vehicle Fueling Station	C	C	C	C
Stables	X	X	X	C
Plant Nurseries and Agriculture	X	X	X	P
Locally Adaptive Farming	X	X	C	C
Grazing of Animals	X	X	C	X
Water/Drainage Facilities	P	P	P	P

NOTES:

1 Use Code = Permitted (P); Subject to Conditional Use Permit (C); Prohibited (X) and Temporary (T).

2 Parking requirements for recreational and related uses shall be determined through a parking demand study provided in connection with processing a development application(s) to approve particular uses for implementation on each of these sites.

3 In addition to the parking determined to be required for PAs 35 & 39 which is expected to be provided within PA 39, overflow parking for permitted uses as well as special events may be provided on PA's 36,37 and 38.

Land uses permitted within the Parks or Open Space planning areas shall be permitted in accordance with the use and development standards provisions of Section 5.6. Applications for approval of conditional uses shall be submitted to and analyzed by the City of Banning Planning Division to assure that the application is consistent with the intent of the Butterfield Specific Plan. A conditional use permit, if required, shall be subject to the provisions of the Banning Zoning Ordinance. If required, a land use permit shall be subject to the provisions of the Banning Zoning Ordinance.

5.6.2 Community Recreation Development Standards

Community recreation allows for recreational uses including clubhouses and other recreational structures that may be found in a park or community recreation complex. The design of these recreation facilities will be compatible with the surrounding residential character and are considered to be the cornerstone of the community. The standards found in Table 5-16 below shall be applied to buildings that could potentially

be erected in Planning Areas 21, 23, 25, 27, 35A-F, 39, 63, and 64. Landscaping provided to accompany community recreation facilities will be governed by Chapter 4, Design Guidelines, of the Butterfield Specific Plan.

Table 5-16
Community Recreation Standards

Category	Standard
Lot Dimensions	
Minimum Lot Area	5,000 square feet
Minimum Lot Width	60'
Minimum Setbacks	
Front Setback	
• Parking	10'
• Building	20'
Side Yard	
• Parking	10'
• Building	20'
Street Side Yard	
• Parking	10'
• Building	20'
Rear	
• Parking	10'
• Building	20'
Maximum Building Height	
Main Structure	35'
Others	
Lot Coverage by Building	35%
Parking	To be determined through a parking demand study provided during development review

5.7 PASSIVE OPEN SPACE

5.7.1 Passive Open Space

The Natural and Landscaped Open Space consists of natural vegetation and hillsides (Planning Areas 34 and 73), landscaped SCE easements (Planning Area 74), fuel modification setback areas (Planning Areas 69 and 75), and drainage facilities Planning Areas 19 and 71). This open space will also include such amenities as trails, vista points, and re-landscaped biological mitigation areas.

Tables 5-17 summarizes potential passive recreational land uses respectively to be developed within this designation which are permitted by right or which may be conditionally permitted.

Land uses permitted within the Natural / Landscape / Easement or Drainage planning areas shall be permitted in accordance with the following use and development

standards provisions. Applications for approval of conditional uses shall be submitted to and analyzed by the City of Banning Planning Division to assure that the application is consistent with the intent of the Butterfield Specific Plan. A conditional use permit, if required, shall be subject to the provisions of the Banning Zoning Ordinance. If required, a land use permit shall be subject to the provisions of the Banning Zoning Ordinance.

Table 5-17
Passive Recreational Permitted, Conditional and Prohibited Land Uses

Land Uses	Natural / Landscape/ Easement (PAs 34, 69, 73, 74, 75)	Drainage (PA's 19, 71)
Recreational Uses		
Clubhouses	X	X
Community Centers	X	X
Interpretive or Visitor Information Centers	C	X
Playgrounds	X	X
Restroom Facilities	C	C
Theatres and Amphitheatres	X	X
Trails	P	P
Passive Open Space	P	P
Lakes	P	P
Habitat Conservation Areas	P	P
Sports Courts and Fields	X	X
Other Uses		
Water/Drainage Facilities	P	P
Telecommunications Antennae/Towers	C	C
Campgrounds	C	X
Swimming Pool/Sports Club	X	X
Stables	X	X
Grazing of Animals	C	C

Permitted (P); Subject to Conditional Use Permit (C); Prohibited (X) and Temporary (T)

5.7.2 Passive Open Space Development Standards

All recreation facilities shall be designed in accordance with the design requirements of the City of Banning or any other involved maintenance entity.

All recreational facilities will provide parking in accordance with City standards as applicable.

All recreation and park facilities will be constructed to meet current State and Federal safety and accessibility standards.

All active and passive recreational facilities will be landscaped and, where necessary, irrigated in a manner conducive to the type of plant material and landscape setting.

Landscaping within Passive Open Space areas will be further governed by Chapter 4, Design Guidelines, of the Butterfield Specific Plan.

The project is subject to fees for neighborhood and community park facilities, in accordance with the City's Parkland Development Fees. These fees shall be paid or facilities provided in lieu of fees for each dwelling unit constructed within the Specific Plan. Credit against these fees shall be granted by the City for all public parkland and improvements provided by the developer of Butterfield.

5.8 PUBLIC FACILITIES

5.8.1 Public Facility Development Standards

The California State Architect, in coordination with the Banning and Beaumont Unified School Districts respectively, has authority over design and permitting requirements for public school construction within PAs 20 and 68 of the Specific Plan area. No permits are required from any local government entity, including the City of Banning. Therefore, no development standards for school facilities are promulgated within Section 5 of this Specific Plan.

Planning Area 70 is a 4.2 acre site for the City of Banning's use as an electrical substation facility. This City substation site facilitates interconnection with SCE's transmission lines because of its location just north and adjacent to the east-west easement that runs through the mid-portion of the project site. The City's own technical requirements for this facility will apply.

Approximately 2 to 5 acres of the south end of Planning Area 11, adjacent to Wilson Street and Highland Home Road, may be developed as a satellite wastewater treatment as an alternative for project wastewater treatment. A change to the Chromium drinking water standard has also occurred since the Butterfield Specific Plan approval in 2012. The City has identified this site also as a potential site for Chromium treatment facilities. The development of wastewater and water treatment facilities will comply with California state law and with the plan check requirements of the County Environmental Health Department and/or the City of Banning. The maximum height allowed on all structures associated with these treatment facilities will be 35 feet. The minimum structure setback will be 20 feet from all property lines. Screen walls and landscaping are allowed in the setback.

The Butterfield Project Development Agreement calls for the development of a site within the project for a public Community Recreation Center and proposes that PA 39 could be the site for such a center. The 3 acre Planning Area 39 site is reserved as a community park site in the Specific Plan and can be used as site for a community recreation center for the City of Banning if the City determines this is appropriate. Other areas in the Specific Plan that allow for development may also be used for the proposed community

recreation center site, including the south end of PA 11 as indicated in the Development Agreement.

PA 72 located on the proposed northerly extension of Highland Home Road has been identified as a potential fire station site (1.6 acres) option, if the City determinates that an additional station is needed and that this location is appropriate, otherwise the site is designated for park use.