

SECTION III ESA-SP PLANNING AREA 4 PROPOSED ZONING CODE**OVERVIEW**

The uses and development standards will generally be in accordance with the provisions of the City of Palm Springs Zoning and General Plan regulations. Should conflict occur between the regulations and the Specific Plan, the provisions of the Specific Plan and supporting text shall prevail. Where no specific regulatory standards are defined in the Specific Plan, the standards of the Zoning Code shall prevail.

Following adoption of this Specific Plan, the following permitted uses, prohibited uses, and development standards will become the Zoning regulations that govern land use on Planning Area 4 of the ESA-SP Zone; and are meant to augment the provisions set forth within the Section 9.21.1.00 of the City's Zoning Ordinance. These standards are also intended to be consistent with the City's General Plan goals, policies and objectives. Zoning type regulations not detailed or dealt with in the Specific Plan text will be guided by existing City of Palm Springs policies and regulations.

PERMITTED LAND USES – ESA-SP PLANNING AREA 4

1. Single-family detached dwelling units.
2. Hiking and biking trails
3. Common, undisturbed or re-naturalized open space, but not to include large places of assembly.
4. Accessory uses customarily incidental to the above uses, located on the same lot therewith, and designed as an integral part of any low density residential neighborhood, including:
 - Swimming pools (subject to the design guidelines outlined in Section VII of this Specific Plan).
 - Detached garages.
 - Second units.
 - home occupations

CONDITIONALLY PERMITTED LAND USES – ESA-SP PLANNING AREA 4

1. Unlighted Tennis Courts (subject to the design guidelines outlined in Section VI of this Specific Plan; and approval by the Planning Commission.

PROHIBITED LAND USES – ESA-SP PLANNING AREA 4

All uses and structures not listed above are deemed to be specifically prohibited. The following classifications of uses shall not be permitted in the zone by Planning Commission determination:

1. Commercial uses.
2. Industrial uses.
3. Institutional uses.
4. Mobile home parks.
5. Equestrian facilities.
6. Recreational vehicle parks.

LAND USE DEVELOPMENT STANDARDS – ESA-SP PLANNING AREA 4

DESERT PALISADES DEVELOPMENT STANDARDS		
Category	Standards	Notes+
Density	The maximum density shall be 2 dwelling units/acre	
Open Space (all forms)	The minimum required open space (in all forms) shall be 74% of the entire Planning Area boundary (which has been slightly modified within this Specific Plan). The 74% shall include undeveloped/undisturbed/renaturalized portions of individual lots, common areas between lots, and land within Planning Area 4 not proposed for development within this Specific Plan such as the slopes to the south and the portion of the Planning Area located on the north side of Tram Way.	Remaining open space may include roads and other paved or unpaved access ways, recreational facilities, tennis courts, landscaping, water features, and other uncovered features.
Allowable Building Coverage	The maximum allowable gross building coverage per residential lot shall be 6,000 square feet. If lots are merged, the floor area can be increased up to 12,000 square feet maximum.	Building coverage shall include all enclosed and covered structures, including all habitable space, garages and carports, solid roofed patios, porte cocheres and other solid roofed accessory buildings and structures. Eaves, open, uncovered patios, driveways, walkways, water and landscaping features shall not be included in the calculation. Partially open roof structures as permitted in PSZC Section 93.06.00 shall be included in the calculation.
Minimum Floor Area	1,500 square feet not including garage/carport	

Building Height-Main Living Structure	One Story/18 feet (25 ft. maximum with split level structures)	The maximum height of building, measured from the approved finished grade immediately adjacent to the lowest point of the structure to the highest point of the structure shall not exceed twenty-five (25) feet.
Building Height-Accessory Structures	One story/12 feet measured from the approved finished grade immediately adjacent to the lowest point of the structure	Accessory structures include garages, second units, cabanas and shade structures
Lot Area, minimum	14,000 square feet	
Lot Area, maximum	None	
Lot Width, minimum average	100 feet	
Lot Frontage, minimum on curve or hammerhead	25 feet	Measured at setback line
Lot Depth, minimum	110 feet	
Building Setbacks		
Front yard	25 feet	
Side yard	10 feet	Setbacks measured from buffer easement where present
Side yard – street corner	15 feet	
Rear yard – main structures	15 feet	
Pool and garden pavilions (up to 150 s.f.)	10 feet (front, side, or rear)	Open on at least 3 sides
Special Setbacks		
From Tram Way	110 feet	Setback shall be shown on Final Tract Map
From any existing residential uses easterly of project	110 feet	Setback shall be shown on Final Tract Map

Driveway width	14 feet	
Minimum distance between buildings	20 feet if not connected by a roof or breezeway	
Architectural projections and mechanical equipment		
Architectural projections	4 feet into required setback zones	Architectural projections includes eaves, bay windows, fireplaces
Rooftop mounted mechanical equipment including HVAC units	Prohibited	Exception: see solar equipment
Screening	All mechanical equipment including HVAC units shall be appropriately screened from view	Appropriate methods for equipment screening are found in Section V of the Specific Plan
Solar Equipment	Solar panels may be roof mounted if incorporated into the design of the residence	Solar installations proposed after the completion of a structure shall be subject to design review by the HOA and City in accordance with PSZC Section 93.03.00(c)(3) and applicable state regulations
Walls, Fence, and Landscaping		
No fencing or walls shall be allowed on property line or between lots except to enclose swimming pools.	Chain link is prohibited	
Unless otherwise stated within, the provisions of Sections 93.02.00 and 92.21.06(F)(3) of the PSZO shall apply		Any proposed walls or fences on lots within Desert Palisades shall be subject to individual design review
Maximum height of walls and fence	5 feet	Where a swimming pool wall or fence is built on top of a retaining wall and must exceed an overall height of 5 feet, the wall shall be stepped back

All retaining walls exposed more than 3 feet in height shall be appropriately screened		Appropriate methods for screening are found in Section V of the Specific Plan
Landscaping	All landscaping within the Planning Area shall be designed to comply with the Landscaping Guidelines outlined in Section VI	
Landscaping and Irrigation	ET (Evapotranspiration) or other “smart” irrigation controllers will be required in homeowners custom irrigation design.	
Access	Standards applicable to single-family residential development as set forth in Section 93.05.00	
Off-Street Parking	Standards applicable to single-family residential development as set forth in Section 93.06.00 except as modified by Chapter 92.21.1.05 Design Standards of the PSZO	
	Motor Homes and commercial vehicles may not be kept on any single-family dwelling property except for loading and unloading for a maximum period of 24 hours in any two week period	
Signs	Standards applicable to single-family residential development as set forth in Section 93.20.00	
Antennae	Standards applicable to single-family residential development as set forth in Section 93.20.00	Antennae are further controlled by the Design Guidelines in Section V
Lighting	Recessed Fixtures -65 watts maximum	Source of light to be screened from off-site views
	Other building mounted fixtures 40-watt maximum	Same
	Landscape lighting – 25 watts maximum	Same
	Pole Lighting prohibited	
	Spot, flood or barn lights prohibited	
	Spot or flood lights illuminating the hillside or other areas off site is prohibited.	

Permitted Projections	Permitted projections into setbacks shall follow Section 93.01.00 F of the PSZO	
Roofs	The maximum roof pitch is 3:1	
Trash Enclosures	A screened area for trash and recycling containers shall be provided as required by Section 93.07.02B of the PSZO	

Design Standards.

1. All development shall be designed to comply with the Architecture and Site Design standards outlined in Sections V and VI of this Specific Plan.
2. For any design standards not addressed within Sections V and VI of this Specific Plan, the provisions of Section 92.21.1.05 of the Palm Springs Zoning Ordinance shall apply.

Grading.

1. Each home site shall be disturbed as minimally as possible. This includes working around or incorporating into the design natural geological features, such as large boulders and historic drainage courses, as well as the use of non-invasive structural foundation systems.
2. Appropriate foundation systems must be site specific, but may include: pile systems (where a series of holes are drilled to support columns for elevated floors); stem wall system (where a perimeter trench is dug to support walls for elevated floors); slab on grade with perimeter footings (where site is prepared for a level slab and includes over-excavation, cut and fill).
3. All individual lot grading and construction plans shall be reviewed first by the Homeowner's Association, followed by appropriate City review to ensure compliance with the Desert Palisades Specific Plan and any other applicable Ordinances or Regulations.

Lot Mergers

1. One or more lots may be merged through normal City of Palm Springs Lot Merger requirements. If a lot merger encases a demising buffer zone, the buffer area shall be added to other buffer zone area located on the resulting parcel to insure that the net amount of buffer open space remains unchanged.

REVIEW PROCESS

All new proposed structures, walls, landscaping, and any other changes to property within the subdivision on individual private lots and common area improvements such as final grading, landscaping, lighting, signage, interpretive parks, trails and the like must be approved first by the community's established Homeowner's Association (HOA). After HOA approval, the City's review process requires the proposal be reviewed for compliance with the Specific Plan and applicable Ordinances and Regulations by Staff, the City's Architectural Review Committee and the Planning Commission. Reviews shall be conducted as follows¹:

1. New single-family residences on individual private lots shall require the submittal of an Architectural Review application, which shall be reviewed and approved by the Architectural Review Committee pursuant to Palm Springs Zoning Code Section 94.04.00. Additions or major alterations to existing single-family residences shall be processed in accordance with Section 94.04.00.
2. Common area improvements, such as final grading, landscaping, lighting, interpretive parks, trails and the like shall require the submittal of a Development Permit application, which shall be reviewed and approved by the Planning Commission pursuant to Palm Springs Zoning Code Section 94.04.01. The Planning Commission may refer common area landscape plans and lighting plans to the Architectural Review Committee for final approval.

Incidental changes that are consistent with the guidelines herein and do not change the intent of the Planned Development District may be approved by the Planning Director.

The Specific Plan sets forth the land uses and development standards and review procedures. The City's architectural review process (Section 94.04.00) will be used

¹ As amended 5-27-21 Case 5.1532 ZTA

to evaluate the individual site development proposals for conformance with the Specific Plan and City codes.

AMENDMENTS TO THE SPECIFIC PLAN

The Planning Director and Planning Commission shall have the authority to determine substantial conformance with the provisions of this Specific Plan. Minor amendments/modifications to the content of the Specific Plan may be made administratively by the Planning Director or Planning Commission when such interpretation does not result in substantive alterations. Major amendments to the Specific Plan shall be processed through the standard amendment process with final approvals by the Planning Commission and City Council.