

Table 1: Development Standard Comparison

	Proposed	County of Orange Residential Single-Family (RS) ¹	Portola Hills Planned Community – Detached Single-Family Dwelling, Conventional ²	Foothill Trabuco Specific Plan – Portola Bluff Residential District (PBR) ³	Foothill Trabuco Specific Plan – Plano Trabuco Residential (PTR-6,000) ³	Sky Ridge Specific Plan – Mission Viejo RPD 3.5
Maximum Building Height	35'	35'	35'	25'	35'	35'
Front Setback from Property Line Abutting Street ROW	10'	10'	10'	10'	15'	20'
Side Setback from Property Line Abutting Street ROW	10'	10'	10'	10'	15'	7'
Rear Setback from Property Line Abutting Street ROW	10'	10'	10'	10'	15'	10'
Side Setback from Property Line not Abutting Street ROW	5'	10' one side only, or 10' total of two sides combined.	10' one side only, or 10' total of two sides combined.	10' one side only, or 10' total of two sides combined	5' minimum, but must have minimum separation of 20' between buildings	5'
Rear Setback from Property Line not Abutting Street ROW	10'	0'	10'	10'	15'	10'
Maximum Building Site Coverage (% of Site)	N/A	35	Total site area less required setbacks	Total minus setbacks	60	60
Minimum Building Site Area Per Unit (sq. ft.)	4,000 ⁴	7,000	3,000	4,000	6,000	5,000

1. Per County of Orange Zoning Code Table 7-9-31.3.
 2. Per Portola Hills Planned Community Development Plan, Section IV – Residential Site Development Standards.
 3. Per the Foothill Trabuco Specific Plan, Sections III-D-4.0 and III-D-5.0.
 4. Established in the AP (181 units).