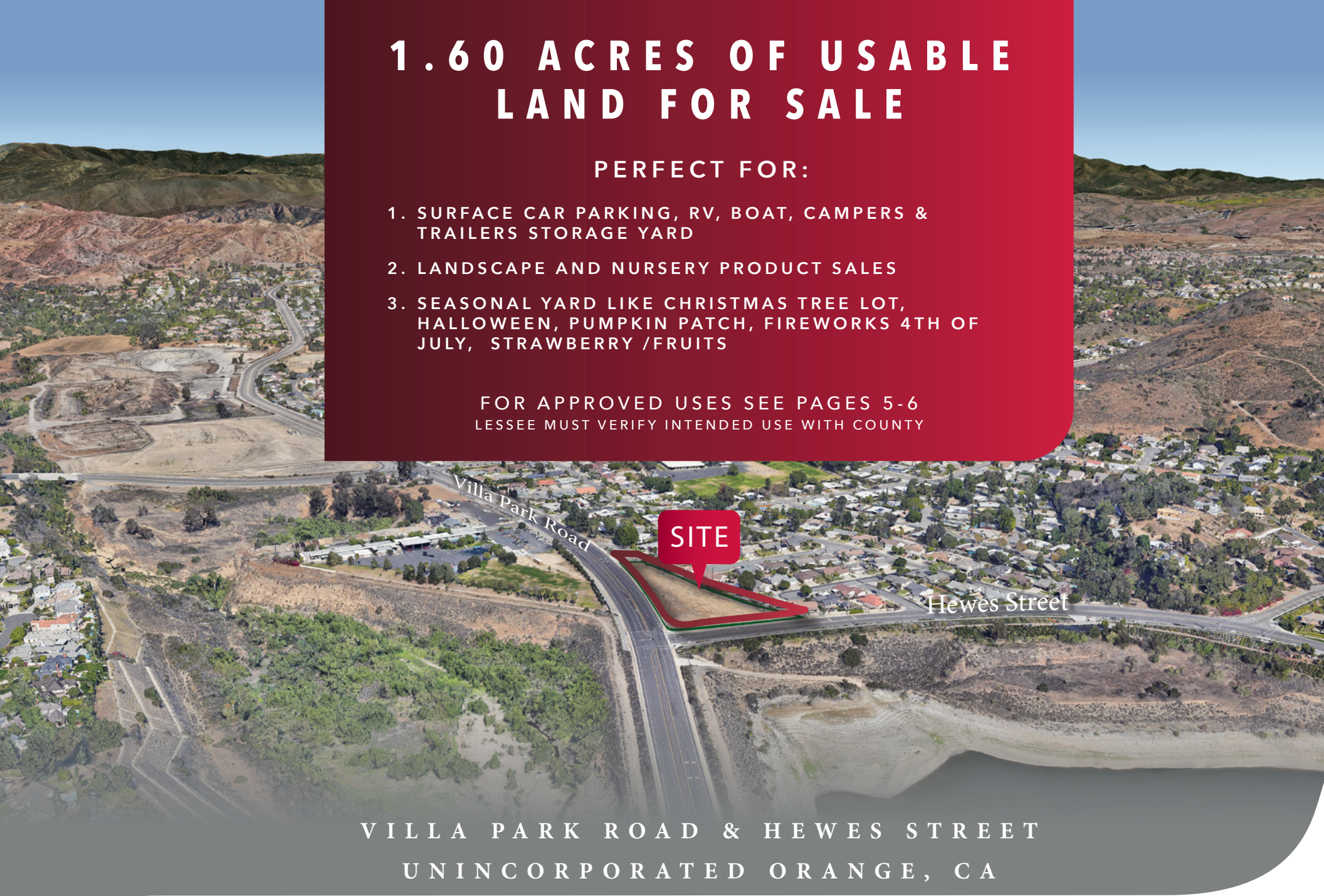


# 1.60 ACRES OF USABLE LAND FOR SALE

## PERFECT FOR:

1. SURFACE CAR PARKING, RV, BOAT, CAMPERS & TRAILERS STORAGE YARD
2. LANDSCAPE AND NURSERY PRODUCT SALES
3. SEASONAL YARD LIKE CHRISTMAS TREE LOT, HALLOWEEN, PUMPKIN PATCH, FIREWORKS 4TH OF JULY, STRAWBERRY /FRUITS

FOR APPROVED USES SEE PAGES 5-6  
LESSEE MUST VERIFY INTENDED USE WITH COUNTY

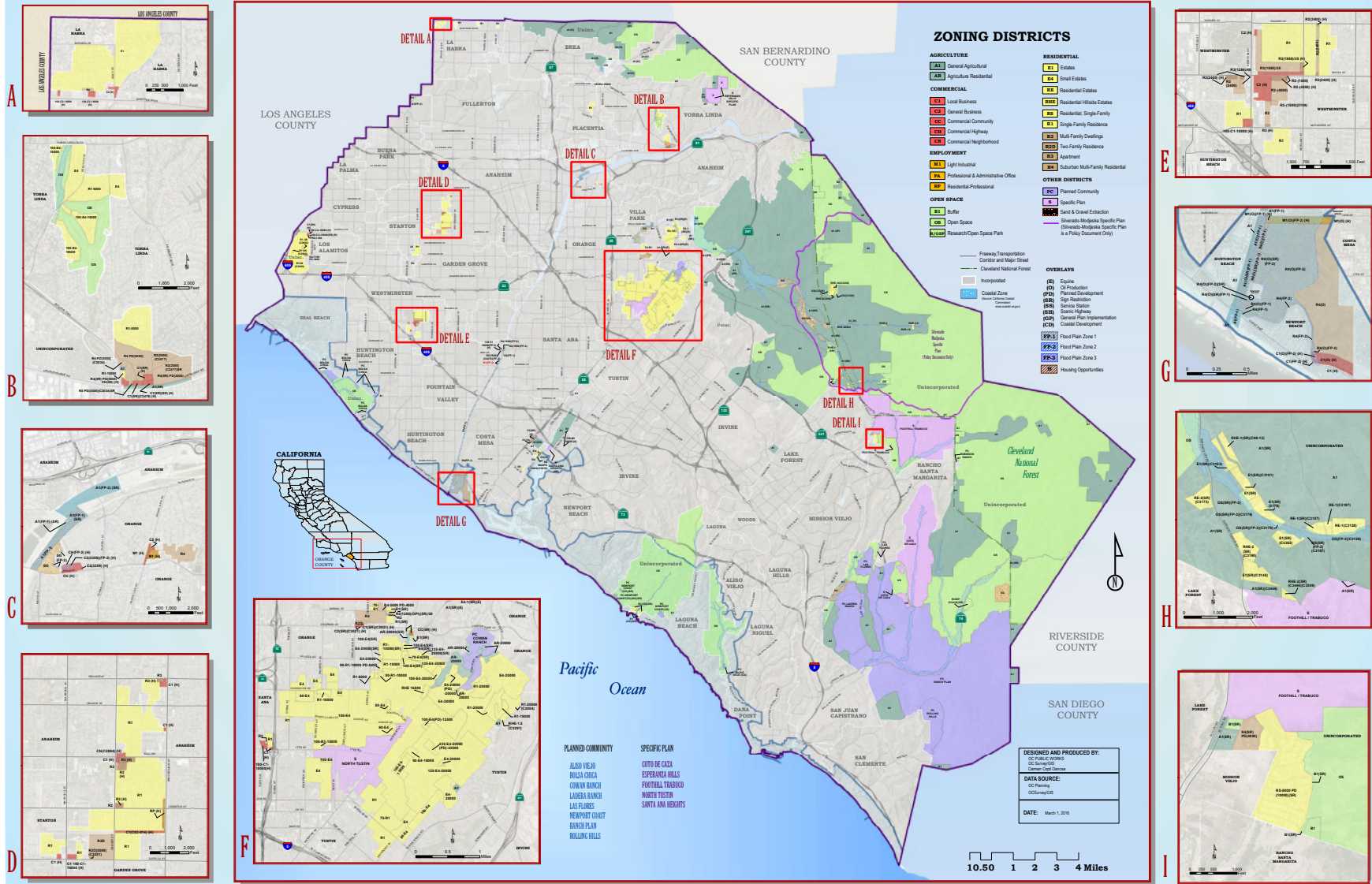


VILLA PARK ROAD & HEWES STREET  
UNINCORPORATED ORANGE, CA

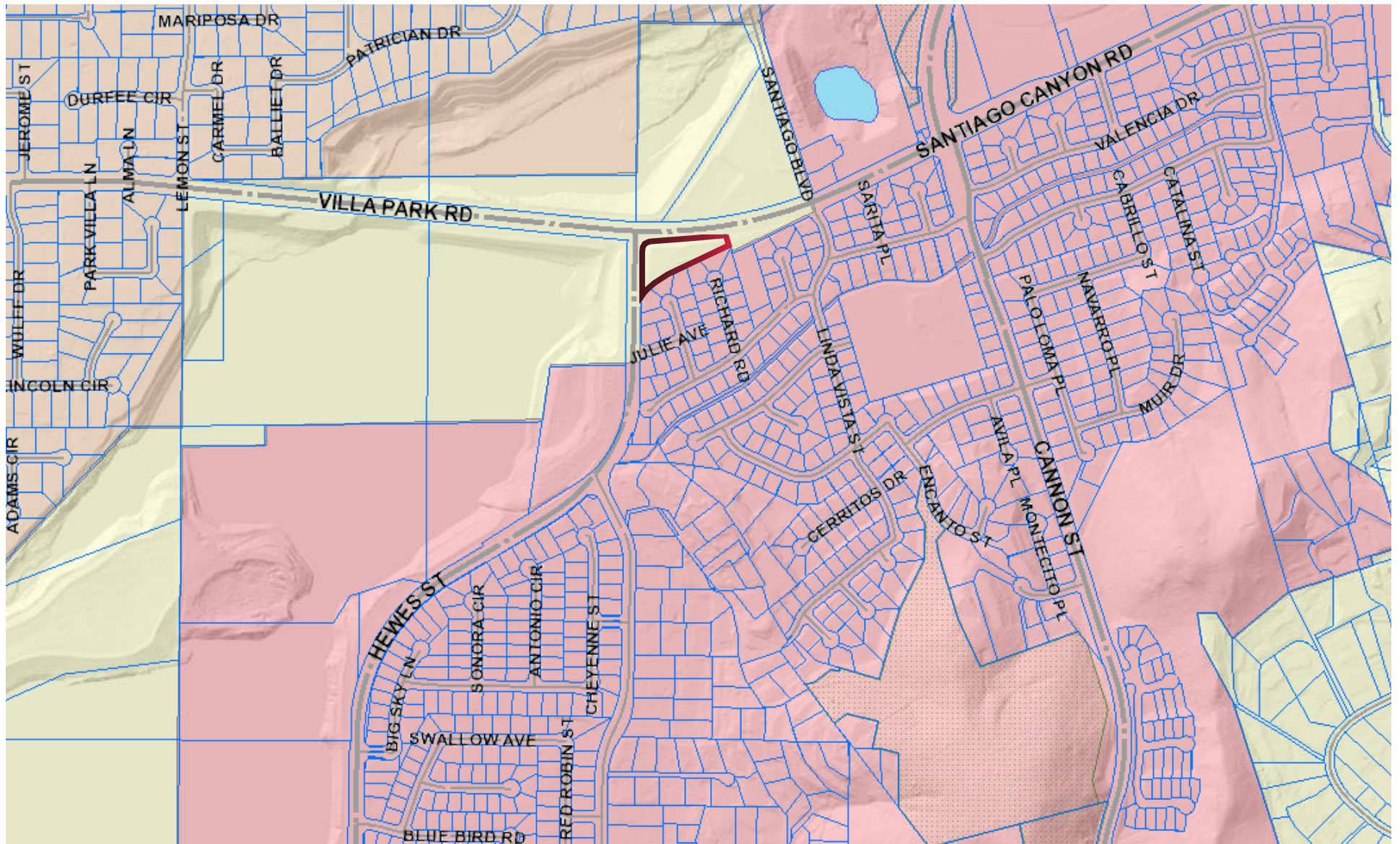


# ZONING

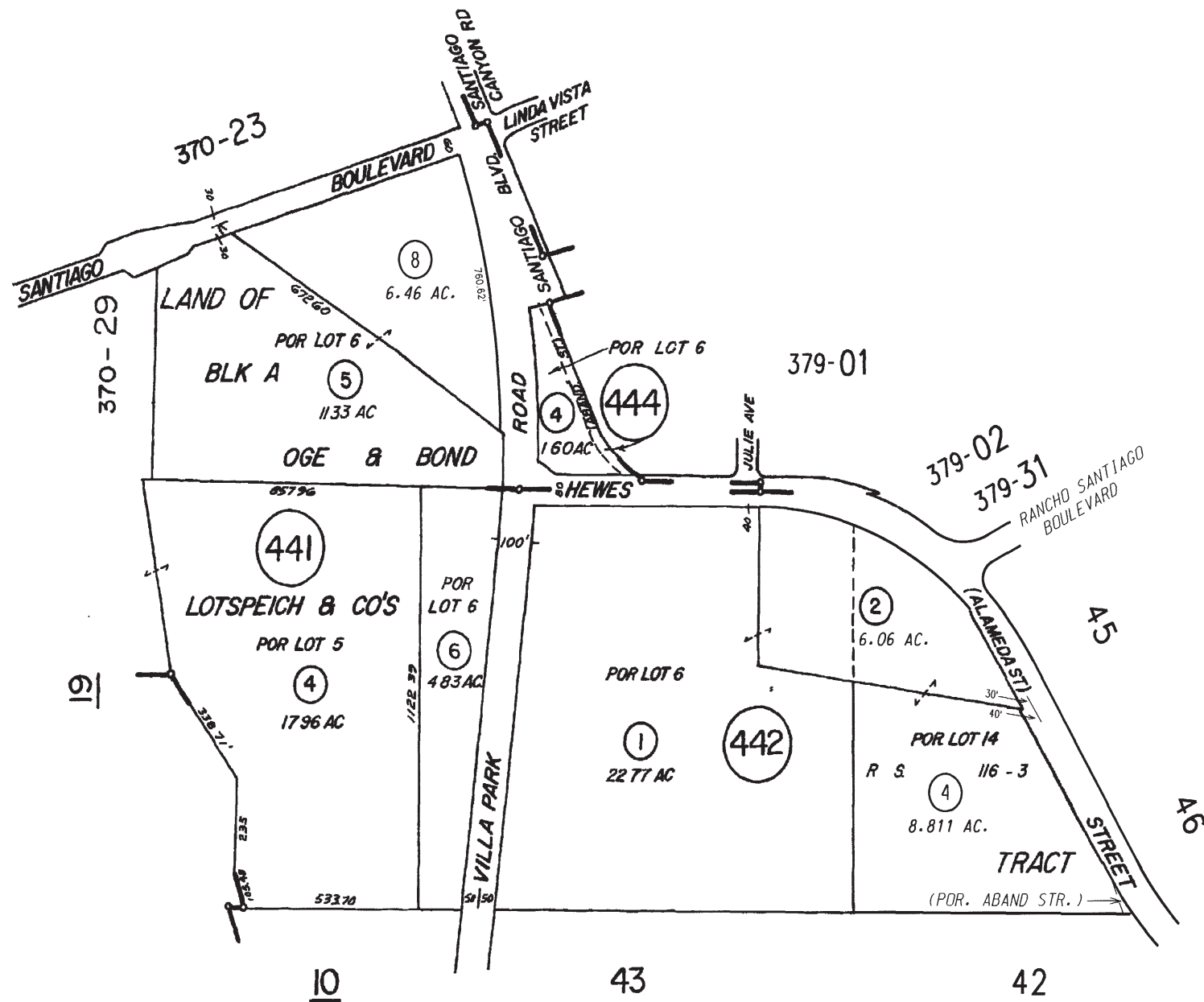
## UNINCORPORATED COUNTY OF ORANGE, CALIFORNIA







# Tax Map





# Reports

## **Sec. 7 -9-55. A 1 “General Agricultural” District Regulations.**

All references to this section shall include sections 7-9-55.1 through 7-9-55.8.

### **Sec. 7-9-55.1. Purpose and intent.**

The A 1 District is established to provide for agriculture, outdoor recreational uses, and those low intensity uses which have a predominately open space character. It is also intended that this district may be used as an interim zone in those areas which the General Plan may designate for more intensive urban uses in the future.

### **Sec. 7-9-55.2. Principal uses permitted.**

The following principal uses complying with section 7 -9-146.10 are permitted.

- (a) Agriculture.
- (b) Community care facilities serving six {6} or fewer persons and large family day care homes.
- (c) Parks, playgrounds, and athletic fields, (non-commercial).
- (d) Single-family dwelling or mobile home per section 7-9-149.5 (one per building site).

### **Sec. 7-9-55.3. Principal uses permitted subject to a site development permit.**

The following principal uses are permitted subject to the approval of a site development permit per section 7 -9-150.

- (a) Animal hospitals and clinics per section 7-9-146.1.
- (b) Apiaries.
- (c) Communication transmitting, reception or relay facilities.
- (d) Employee quarters related to agricultural uses.
- (e) Grading and excavation over 5,000 cubic yards per section 7-9-139.
- (f) Landfill gas recovery operations.
- (g) Libraries and museums.
- (h) Public/private utility buildings and structures.
- (i) Wholesale nurseries.

## **Sec. 7 -9-55.4. Principal uses permitted subject to a use permit.**

- (a) The following principal uses are permitted subject to the approval of a use permit by the Zoning Administrator per section 7 -9-150.
  - (1) Airports and heliports.
  - (2) Cemeteries, mortuaries, mausoleums and crematoriums.
  - (3) Churches, temples and other places of worship.
  - (4) Commercial dairies.
  - (5) Commercial outdoor recreation.
  - (6) Commercial processing of agricultural minerals.
  - (7) Commercial stables.
  - (8) Country clubs, golf courses, riding clubs, swimming clubs, tennis clubs and yacht clubs.
  - (9) Educational institutions.
  - (10) Kennels.
  - (11) Livestock feeding ranches in compliance with applicable health and safety regulations.
  - (12) Mini-storage facilities.
  - (13) Packing plants for agricultural products.
  - (14) Permanent facilities for sale of agricultural products grown on the site.
  - (15) Research and development testing facilities and activities.
  - (16) Sanitary landfills.
  - (17) Storage of recreation vehicles, campers, trailers and boats.
  - (18) Recycling and transfer/materials recovery facilities per section 7-9-146.12.
- (b) Any other use is permitted which the Planning Commission finds consistent with the purpose and intent of this district per section 7 -9-150.

### **Sec. 7-9-55.5. Temporary uses permitted.**

Certain temporary uses, permitted per section 7 -9-136, include the following:

- (a) Noncommercial coaches.
- (b) Mobilehome residence during construction of a dwelling.
- (c) Continued use of an existing building during construction of a new building.
- (d) Christmas tree sales.
- (e) Halloween pumpkin sales.

# Reports

## **Sec. 7-9-55.6. Accessory uses permitted.**

The following accessory uses and structures are permitted when customarily associated with and subordinate to a permitted principal use on the same building site.

- (a) Uses per section 7-9-137 which include:
  - (1) Accessory building(s) not usable as a guest-house or second residential unit.
  - (2) Garages and carports.
  - (3) Fences and walls.
  - (4) Patio covers.
  - (5) Swimming pools.
- (b) Signs per section 7-9-144, except that, unless provided for by a site development permit, only one business sign per business is allowed for each frontage, unlighted or unilluminated, and not exceeding thirty-two (32) square feet in area.
- (c) Guest-house or second residential unit (one per building site) permitted per section 7-9-146.5.
- (d) Pets and animals per section 7-9-146.3.
- (e) Home occupations per section 7-9-146.6.
- (f) Riding and hiking trails.
- (g) Stands for the sale of agricultural products per sections 7-9-136.8, 7-9-136.10, and 7-9-136.12.
- (h) Accessory uses and structures which the Director, EMA, finds consistent with the purpose and intent of this district.

## **Sec. 7-9-55.7. Prohibited uses.**

Notwithstanding sections 7-9-55.2 through 7-9-55.6, the following uses are specifically prohibited.

- (a) Commercial stockpiling or processing of manure.
- (b) Uses not permitted by sections 7-9-55.2 through 7-9-55.6.

## **Sec. 7-9-55.8. Site development standards.**

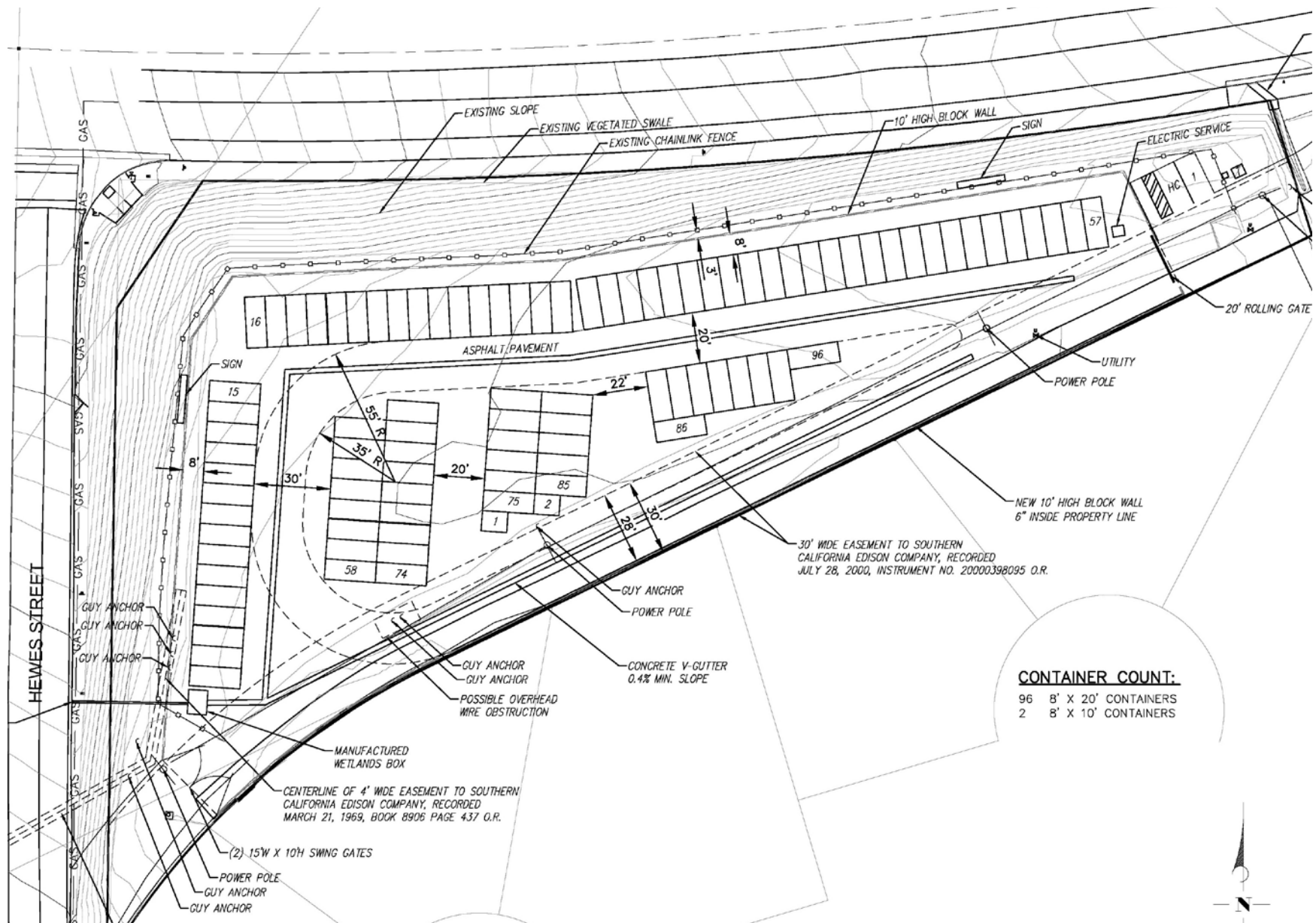
- (a) Building site area. Four (4) acres minimum except per section 7-9-126.1.
- (b) Building site width. Seventy (70) feet minimum except per section 7-9-126.1.
- (c) Building height. Thirty-five (35) feet maximum except per section

7-9-126.1.

- (d) Building setbacks. Per sections 7-9-127, 7-9-128 and 7-9-137.
- (e) Off-street parking. Per section 7-9-145.
- (f) Lights. All lights shall be designed and located so that direct light rays shall be confined to the premises.
- (g) Compliance with section 7-9-146.4, Waste Management and Hazardous Materials.

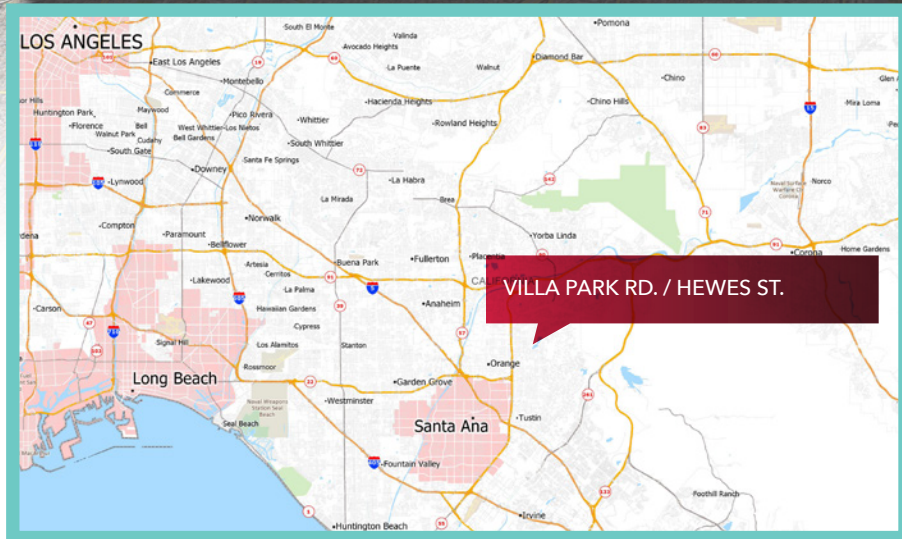


# Container Site Plan





# Area Maps





## EXCLUSIVE AGENTS



If you have any questions on this property please call to discuss.



**Joel Hutak**

PRINCIPAL | LEE & ASSOCIATES

714.564.7169

[jhutak@lee-associates.com](mailto:jhutak@lee-associates.com)

CA DRE #01411356



**Phillip DeRousse**

PRINCIPAL | LEE & ASSOCIATES

714.564.7141

[pderousse@lee-associates.com](mailto:pderousse@lee-associates.com)

CA DRE #01933061

[HUTAKDEROUSSE.COM](http://HUTAKDEROUSSE.COM)



Lee & Associates - Orange  
Commercial Real Estate Services, Inc.

1004 W. Taft Avenue, Suite 150,  
Orange, CA 92865

[LeeOrange.com](http://LeeOrange.com) | CORPORATE ID# 0101126

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