

Maharishi Vedic City

WHEREAS, in order to assist those who wish to own, develop, and use land in Maharishi Vedic City; and

WHEREAS, in order to preserve and apply the vision, principles, uses and design requirements of the Maharishi Center for Perfect Health and World Peace (MCPHWP) subdivision, which became the core of the City, and was designed with the guidance and inspiration of Maharishi Mahesh Yogi for whom the City is named; and

WHEREAS, in order to set forth in one place requirements as to land use, development and design found in the MCPHWP covenants, the City's Code of Ordinances, and the City's 2013 Urban Renewal Plan,

NOW, THEREFORE, the City Council of Maharishi Vedic City adopts the following ordinance:

Maharishi Vedic City Ordinance 2016-01 Design and Use

I. Purpose and Intent

- A. The purpose of the Design and Use Ordinance is to adopt the vision, uses, principles and design requirements set forth in the 1992 subdivision documents and covenants of the Maharishi Center for Perfect Health and World Peace (MCPHWP) subdivision, which became the core of the City and was designed with the guidance and inspiration of Maharishi Mahesh Yogi for whom the City is named, along with related land use, development, and design requirements in the City's Code of Ordinances and the City's 2013 Urban Renewal Plan.
- B. The ordinance describes the core design requirements, permitted uses and uses not permitted, the Ten Mandala design of the core of the City, and general design provisions.
- C. The Design and Use Ordinance applies to all development, construction of improvements, grading, drainage, erosion control, and infrastructure in the City regardless of intended use and shall be followed by City, landowners and users, and design professionals involved in the review, evaluation, and approval of development and improvements to properties in the City.

II. Design According to Natural Law

- A. All improvements constructed in the City shall be as follows:
 1. Designed and constructed according to the principles of Maharishi Sthapatya Veda® design—Maharishi Vedic™ Architecture or *Maharishi Vastu*—a system of design, site lay-out, and construction that includes site location, building orientation, placement of rooms and proportions based on principles of how nature functions. Also see Chapter 21 of the Code of Ordinances.
 2. Designed and constructed with the following goals:
 - a. Use of non-toxic, non-polluting building materials
 - b. Incorporation of solar and other sustainable energy
 - c. Designed to contribute to a beautiful and appealing environment.
- B. Designs shall be submitted to the City Council prior to construction for approval based on review of compliance with the standards described in this Design and Use Ordinance and consistency with the City's Master Plan in effect at the time of construction.
- C. Designs shall be prepared by licensed architects, engineers or other design professionals as appropriate for the type of improvement being submitted. Design professionals submitting Maharishi Sthapatya Veda designs shall have training and licensing acceptable to the City Council to provide such services.

III. Permitted Uses and Uses Not Permitted

A. Permitted Uses

1. Permitted uses include single and multi-family residences for all income levels; guest housing including hotels, villas, timeshare units, and condominiums; retirement housing and facilities; educational facilities including schools, colleges, universities, institutes, residential campuses, and other educational buildings; Maharishi Ayurveda health centers; business and professional offices; medical clinics; conference facilities; theaters; retail; restaurants; grocery; multi-purpose buildings incorporating office, retail/restaurant, and

residential housing; recreational amenities including golf, tennis, indoor recreational facilities, walking trails, biking trails, and parks; government offices and buildings; organic agriculture that meets the requirements in Section V of this ordinance including growing of row crops, vegetable and fruit crops, hay, orchards, forestry, and grazing of organic dairy cattle; and other uses approved by the City Council.

2. The City encourages planned unit developments that incorporate multiple functions, which was the concept of the original Ten Mandala design of the MCPHWP.

B. Uses Not Permitted

1. Uses not permitted include cemeteries (public or private); commercial poultry, livestock and swine production; cattle feeder lots or confined animal feeding operations; fur-bearing animal rearing or breeding farms; commercial animal kennels; abattoirs; junkyards, baling storage or processing of scrap metal, glass, paper or rags; storage or processing of wrecked or junked motor vehicles; quarries; racetracks, raceways or drag strips; gambling; sanitary landfills or garbage disposal areas; and any business which may produce or emit substantial gases, smokes, odors or noises that are determined by the City Council to be objectionable in a high quality environmentally sustainable environment.
2. Heavy manufacturing or canning operations, mini-warehouses, and trailer or mobile home parks are generally not permitted uses; however, the City Council may grant an exemption for a specific project upon a demonstration that it will be built and operate in keeping with the overall standards of the City and will not be objectionable in the location where it is proposed to be constructed or placed.

IV. Ten Mandala Design of the Core of the City

- A. The design of the 1000-acre core of the City as ten mandalas representing the Constitution of the Universe was conceived by Maharishi and shall be implemented and maintained as the key design feature of the City.
- B. The Ten Mandala design is reflected on a map of planned improvements under the City's 2013 Urban Renewal Plan, which map is incorporated as part of this ordinance.
- C. The Ten Mandala design surrounding a central common area or Brahmasthan, shall be used to create a system of roads, streets, trails, paths and utility corridors that encourage a walk-able, bike-able, and easily accessible community.
- D. The Ten Mandala design shall be marked in a way that is clearly visible from an aerial view including through roads, streets, trails, paths, mowed areas, landscaping with trees and hedges, and lighting.
- E. The City shall work with the owner of each parcel that is part of the Ten Mandalas and Brahmasthan of the MCPHWP to create and implement a plan for constructing and maintaining the Ten Mandala design.
- F. The City may, as part of its municipal infrastructure, install portions of the infrastructure for the Ten Mandala design upon approval by the City Council and with the granting of appropriate easements from property owners.

V. Organic City

- A. Farming and land management in the City shall be sustainable and in accord with natural principles. External inputs should be minimized and use of internal resources should be optimized. Nature's ecology shall be the model for farming, gardening, and landscape management.
- B. All land (including private residential areas) in the City shall be managed in accord with the principles and practices of the USDA National Organic Program (NOP). In particular, no farm or garden inputs shall be used that are not approved for use in the NOP.
- C. Genetically modified (GMO) seeds, plants or materials shall not be used in the City.
- D. All commercial farm operations in the City shall be certified organic by a certification agency that is accredited by the USDA National Organic Program (NOP) or by the Demeter Association.
- E. Commercial farming operations that sell less than \$10,000 per year and follow the NOP standards for production, labeling and record keeping are exempt from organic certification under the NOP.
- F. Raw manure that is applied to land in the City must be composted, or odor-free, or incorporated into the soil within 24 hours.

VI. General Provisions

- A. Buildings are, in general, limited to a height restriction of three stories plus towers, domes and other ornamental features not exceeding 150 feet above the airport elevation of 797 feet, except the eastern portion of Mandala One where there may be other requirements due to proximity to the Fairfield Airport.
- B. Roofs within the MCPHWP subdivision shall be tile (made of clay, concrete, or other materials such as non-toxic recycled composites approved by the City Council). Roofs on the Invincible America and Vedic Scholar campuses may be composition. Roofing in other areas shall be as approved by the City Council.

- C. All utilities shall be underground with the exception of undeveloped land and in the case of temporary utilities needed for construction.
- D. Buildings and sites shall be designed so that heating and cooling, refuse containers, etc., are not placed in front of the buildings in public view.
- E. Private roads and drives shall be designed to accommodate emergency vehicle access.
- F. Plans for signage including temporary construction signage, shall be submitted to the Council for review and approval.
- G. Each of the 10 Mandalas shall have the right to subdivide with City Council approval.
- H. The goal of the City is all-electric transportation vehicles as this becomes practical.

First Reading: Waived
Second Reading: Waived
Third Reading: March 25, 2016
Adopted March 25, 2016

Robert G. Wynne, Mayor

Attest:

Kathy Petersen, City Clerk

I certify this ordinance was posted in three locations required by law on March 26, 2016.

Kathy Petersen, City Clerk