

PLACER VINEYARDS

Placer Vineyards Specific Plan Placer County, California

Appendix A: Land Use and Development Standards

*Revised November 2014
Adopted July 2007*





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Placer County, California**

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APPENDIX A: LAND USE AND DEVELOPMENT STANDARDS

1.1 INTRODUCTION

The Land Use and Development Standards that follow define the uses and development form for the Placer Vineyards community. This document contains examples of various residential lot layouts, housing prototypes, and standards for the types of commercial development, public/quasi-public uses, and parks, recreation, and open space uses that will be provided in the Plan Area. The Land Use and Development Standards shall be adopted by ordinance as Appendix A to the Specific Plan and should be used in conjunction with the goals, policies, and design guidelines of the *Placer Vineyard Specific Plan* (Specific Plan).

These Land Use and Development Standards supersede the *Placer County Zoning Ordinance* and serve as the zoning regulations governing development within the Placer Vineyards Specific Plan Area (Plan Area). Where no standards are provided in this document, the standards contained in the *Placer County Zoning Ordinance*, *Placer County Code*, and/or *Land Development Manual* shall apply. The standards in this document supersede, replace, and shall take precedence over conflicting County standards governing the Plan Area.

The Placer Vineyards Land Use and Development Standards are organized into five sections consisting of:

- I. Residential Development Standards and Land Uses;
- II. Commercial Development Standards and Land Uses;
- III. Public/Quasi-Public Land Uses;
- IV. Parks, Recreation, and Open Space Land Uses; and
- IV. Parking Standards

All projects in the Plan Area are subject to the standards herein. In addition, all development within the Plan Area will be subject to Design/Site Review in accordance with the procedures outlined in Section 17.52.070 of the *Placer County Zoning Ordinance*. Through the Design/Site Review process, applications are approved, conditionally approved, or denied, based on consistency with the design standards and guidelines established for each land use designation and for the Specific Plan. Design/Site Review will be required for all development.

The Development Standards in conjunction with Chapter VI, “Community Design” of the Specific Plan will be used to assist County staff, the Planning Commission, and the Board of Supervisors in evaluating the merit of development proposals. The standards provided in this document allow for flexible design and are intended to promote new, creative development forms, especially within the high density residential and mixed-use districts. Should individual projects differ in some respects, but be substantially consistent with the intent of these standards, minor deviations may be allowed under certain circumstances. The Planning Director will have discretion over development proposals that deviate from these standards and could accept different but substantially consistent design if it is determined to be of sufficient design and quality. Minor changes to an approved project that are substantially consistent with the original approval may be approved by the Planning Director.

LAND USE AND DEVELOPMENT STANDARDS

1.2 GENERAL DEFINITIONS AND STANDARDS

1.2.1 DEFINITIONS

The definitions in this document supplement and supersede definitions found in Section 17.04.030 of the *Placer County Zoning Ordinance*. Refer to Section 17.04.030 for definitions not listed in this document. Definitions in this document supersede the same definitions found in the *Placer County Zoning Ordinance*. Definitions are provided for each of the applicable land use sections-Residential, Commercial, Public/Quasi-Public, and Parks, Recreation, and Open Space.

1.2.2 SETBACK MEASUREMENTS AND EXCEPTIONS

A. Projections into Setbacks. No portion of any structure, including eaves or roof overhangs, shall extend beyond a public or private service easement or street right-of-way or easement. Portions of structures may extend into the required setback as allowed by Table A-1 and specifically approved by the Planning Director.

B. Measurement of Setbacks. Refer to the applicable land use section for setback definitions, methods of measurement, and standards. Setbacks are defined for residential buildings in Section 2.2.1: “Residential Development Standard Definitions” and for commercial buildings in Section 3.1.1: “Commercial Development Standard Definitions”. Refer also to Figure A.1, “Measuring Setbacks” to determine the location of property lines and setbacks for different roadway conditions found in the Plan Area.

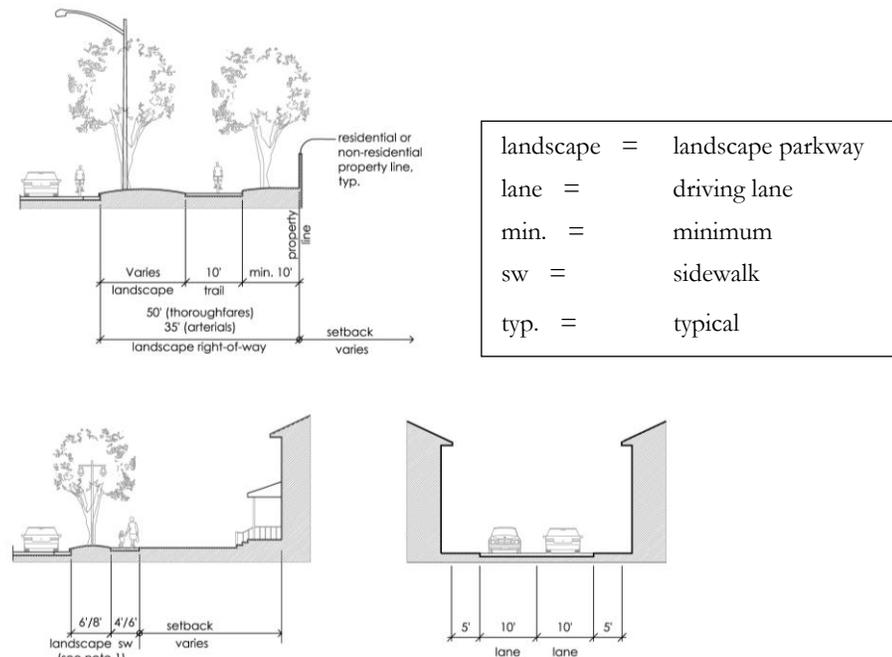
C. Limitations on Uses of Setback.

Allowed Structures and Uses. A setback required by this Specific Plan, Minor or Conditional Use Permit, or Design/Site Review process, shall be improved and maintained only with plants and other natural materials, except for the following:

1. Building projections, as permitted by Table A-1;
2. Fences, structures, and walls as permitted by Table A-2 for residential zoning districts;
3. Necessary walks and steps;
4. A driveway or parking lot that provides parking or access to parking; and
5. Building mechanical equipment and pad, screened and oriented from public view (also see table notes on commercial mechanical equipment in C, TCC, C/MU, O, BP, PC and BP/PC Development Standards).

Figure A.1 Measuring Setbacks

All front and side yard setbacks on thoroughfare and arterial streets shall be measured from the back of the landscape right-of-way, as shown in the figure below. Setbacks on residential, collector, major collector and town center streets where a landscape parkway is required shall be measured from the back of the sidewalk. Alley setbacks shall be 5’ from the alley edge of pavement. Refer also to Figure 5.2, “Street Circulation Diagram” in the Specific Plan for street classifications and locations and to Figure 5.3, “Roadway Sections” for the corresponding street sections.



On Residential and Collector Streets

On Alleys

Notes:

1. A 4-foot sidewalk and 6-foot landscape parkway is required adjacent to low and medium density residential development; a 6-foot sidewalk and 8-foot landscape parkway is required adjacent to high density residential and all retail and office development (refer also to Section 1.2.3-C for landscaping requirements along streets).

Table A-1 Allowed Projections into Setbacks

Projecting Feature	Allowed Projections into Specified Setback ¹			
	Front Yard Setback	Side Yard Setback	Rear Yard Setback	Commercial Sidewalk
Architectural feature (i.e. cornice, canopy, eave, sill, bay window, chimney, etc.)	<ul style="list-style-type: none"> ◆ 2.5 feet, projection shall not exceed half the depth of the required setback ◆ Shall not occupy more than one-third of the length of the building wall for bay windows and chimney projections 			Shall not extend into an unobstructed 6-foot clear pedestrian pathway at commercial sidewalks
Cantilevered overhang above the ground floor, not requiring ground or bracket supports.	4 feet	3 feet into a corner side yard setback; not allowed on interior side yard	Shall not exceed half the depth of the required setback	Shall not project more than 4 feet over the sidewalk and shall be a minimum of 8 feet above the finished ground surface
Fire escape	Not allowed	Not allowed in corner side yard setback; may project up to 2.5 feet into an interior side yard setback	3 feet	Not allowed
Covered or uncovered decks, stoops, or terraces, and any necessary steps or landings.	Not allowed, except stairs and landings may project 6 feet into the setback	Not allowed in corner side yard setback; stairs and landings may project up to 3 feet into an interior side yard setback, but may not project more than half the distance of an interior side yard setback	Shall not exceed half the depth of the required setback	Not allowed
Detached residential accessory structures	Not allowed	May be located up to the property line on a parcel with a single-family dwelling or duplex, except where the accessory structure would abut another building or an adjacent parcel; in these cases, the accessory structure shall be located a minimum of 3 feet from the property line.		Not allowed
Outdoor dining (i.e. tables, chairs, umbrellas, heaters)	Allowed			Outdoor dining is allowed but shall maintain an unobstructed 6-foot clear pedestrian pathway at commercial sidewalks

Notes:

1. Refer to the applicable land use sections in this document for Residential and Commercial development setback definitions.

LAND USE AND DEVELOPMENT STANDARDS

1.2.3 LANDSCAPE LOCATION REQUIREMENTS

Landscaping shall be provided as follows.

A. Setbacks. The setback areas required in this appendix that are visible from public streets and from drainage courses and utility easements shall be landscaped, except where occupied by allowed structures, described in Section 1.2.2(C), “Limitations on the Use of Setbacks,” or the Planning Director determines that landscaping is not necessary in the setback to fulfill the purposes of the Specific Plan.

B. Parking areas. All unpaved areas in parking lots and residential alleys shall be landscaped. Parking lots serving non-residential developments shall include tree plantings designed to result in 50% shading of parking lot surface areas within 15 years per the requirements of the Placer County Landscape Design Guidelines (latest edition). These shading requirements shall apply to all impervious surfaces on which a vehicle can drive, including parking stalls and drives and maneuvering areas within the property.

C. Street Landscaping. As indicated by Figure A.1, landscaping along streets are designed as landscape-right-of-ways or landscape parkways.

1. Landscape right-of-ways are provided along thoroughfare, arterial, and major streets and incorporate a 10' wide separated trail within a 50' or 35' landscape corridor, where applicable.
2. Landscape parkways are required on all collector streets and most residential streets, except as otherwise provided for streets in the age-restricted community, residential cul-de-sac streets (ten units or less), and residential alleys. Refer to the street sections indicated in Figure 5.3 of the Specific Plan.

Landscape parkways shall be required to be 6' wide with an adjacent 4' wide sidewalk at low and medium density residential development and shall be 8' wide with an adjacent 6' wide sidewalk adjacent to high density residential and all retail and office development.

1.2.4 ALLOWABLE USES AND PERMIT REQUIREMENTS

The land use tables in this document shall be used in conjunction with the allowable uses and permit requirements in Section 17.06.050 of the *Placer County Zoning Ordinance*. Refer to Section 17.04.030 for the definitions of the land use types listed in the land use tables. When tables found in this document indicate that a use is allowed in a land use district, it will be identified as subject to one of the following land use permit requirements, as outlined in Section 17.06.050, “Land Use and Permit Tables” of the *Placer County Zoning Ordinance* and also, repeated below for easy reference.

1. **Zoning Compliance (A).** These uses are allowed without land use permit approval, subject to compliance with applicable provisions in the Specific Plan and/or Chapter 17: “Planning and Zoning” of the *Placer County Zoning Code* (“A” uses on the tables). No land use permit is required for “A” uses because they typically involve no or minimal construction activities, are accessory to some other land use that will be the primary use of a site (which will require a land use permit), or are otherwise entirely consistent with the purposes of the zone district.
2. **Zoning Clearance (C).** These uses are allowed subject to zoning clearance (“C” uses on the tables; see Section 17.06.040 of the *Placer County Zoning Ordinance*). Zoning Clearance is a routine land use approval that involves Planning Department staff checking a proposed development to ensure that all applicable zoning requirements will be satisfied (i.e. setback, height limits, parking requirements, etc.). Zoning Clearance is required by this ordinance for land uses that are consistent with the basic purposes of the particular zone (i.e. houses in residential zones) and are unlikely to create any problems that will not be adequately handled by the Development Standards of Article 17.54 of the *Zoning Ordinance* (General Development Regulations) and its subchapters.
3. **Administrative Review Permit (ARP).** These uses are allowed subject to approval of an Administrative Review Permit (“ARP” uses on the tables; see Section 17.58.100 of the *Placer County Zoning Ordinance*). Administrative Review Permit approval is required for certain land uses that are generally consistent with the purposes of the zone, but could create minor problems for adjoining properties if they are not designed with sensitivity to surrounding land uses. The purpose of an Administrative Review Permit is to allow Planning Department staff and the Zoning Administrator to evaluate a proposed use to determine if problems may occur, to work with the project applicant to adjust through conditions of approval, to solve any potential problems that are identified, or to disapprove a project if identified problems cannot be acceptably corrected.

4. **Minor Use Permit (MUP).** These uses are allowed subject to approval of a Minor Use Permit (“MUP” uses on the tables; see Section 17.58.120 of the *Placer County Zoning Ordinance*). Minor Use Permit approval is required for certain land uses that are generally consistent with the purposes of the zone, but could create problems for adjoining properties, the surrounding area, and their populations if such uses are not designed to be compatible with surrounding land uses. The purpose of a Minor Use Permit is to allow Planning Department staff and the Zoning Administrator to evaluate a proposed use to determine if problems may occur, to provide the public with an opportunity to review the proposed project and express their concerns in a public hearing, to work with the project applicant to adjust the project through conditions of approval, to solve any potential problems that are identified, or to disapprove a project if identified problems cannot be acceptably corrected.

5. **Conditional Use Permit (CUP).** These uses are allowed subject to approval of a Conditional Use Permit (“CUP” uses on the table; see Section 17.58.130 of the *Placer County Zoning Ordinance*). Conditional Use Permit approval is required for certain land uses that may be appropriate in a zone, depending on the design of the individual project and the characteristics of the proposed site and surroundings. Such uses can either raise major land use policy issues or could create serious problems for adjoining properties, the surrounding area, and their populations if such uses are not appropriately located and designed. The purpose of a Conditional Use Permit is to allow Planning Department staff and the Placer County Planning Commission to evaluate a proposed use to determine if problems may occur, to provide the public with an opportunity to review the proposed project and express their concerns in a public hearing, to work with the project applicant to adjust the project through conditions of approval, to solve any potential problems that are identified, or to disapprove a project if identified problems cannot be acceptably corrected.

This “Key to Permit Requirements” table below defines the designations used in each of the permitted uses table in this document. Section numbers below refer back to the *Placer County Zoning Ordinance*.

Key to Permit Requirements	
Allowed use, zoning compliance required (Section 17.06.050)	A
Zoning Clearance required (Section 17.06.050)	C
Administrative Review Permit required (Section 17.06.050)	ARP
Minor Use Permit required (Section 17.06.050)	MUP
Conditional Use Permit required (Section 17.06.050)	CUP
Permit requirements set by Article 17.56	§
Uses not allowed	

II. RESIDENTIAL LAND USES



PLACER  VINEYARDS

2.1 RESIDENTIAL LAND USES INTRODUCTION

Placer Vineyards includes single family housing types that range from 1 to 8 dwelling units per acre (du/ac) and a variety of innovative high density housing products in the 7 to 22 du/ac density range. This section provides Residential Development Standards governing the relationship of buildings to lots, buildings to streets, and buildings to garages, other structures, and/or accessory uses. The Development Standards are designed to encourage variety to occur with standards that are flexible, allow for innovative housing projects, and promote high quality housing consistent with the vision and goals of the Specific Plan.

Residential land use designation density ranges overlap with the adjacent residential land use designation to allow residential building types to be mixed together. Low Density Residential densities range from 2 to 6 du/ac, Medium Density Residential densities range from 4 to 8 du/ac, and High Density Residential densities range from 7 to 21 du/ ac. Commercial/Mixed-Use densities range from 14 to 22 du/ac. C/MU Development Standards are provided in Chapter III, “Commercial Land Uses” of this document.

Standards for the residential land use designations have generally been set to apply to a diverse range of residential lot designs and building prototypes that currently exist in the market. It is not intended to represent or anticipate all design solutions or new residential products that may be proposed in the future. The standards used here shall guide the interpretation of housing projects and new product designs suggested to function with other standards. The County may use its Design/Site Review permit process in conjunction with a subdivision map to approve other housing product types and/or deviations from these standards so long as these plans are consistent with the intent of the Placer Vineyards Specific Plan and these Development Standards and demonstrate superior siting and architectural merits.

Development Standards in this section are organized by the residential land use designation and are further categorized by the lot size density. Developments shall comply with Tables A-3 to A-5. Refer to Table A-6 for the Residential Land Use Table and Table A-14 for residential parking standards in the Plan Area. Refer also to the Chapter VI, “Community Design” and Chapter IX, “Implementation” of the Specific Plan for design guidelines and steps for implementation.



Residential Land Use Diagram

LAND USE AND DEVELOPMENT STANDARDS

2.2 RESIDENTIAL LAND USE DEFINITIONS

2.2.1 DEFINITIONS FOR RESIDENTIAL USES

Accessory Structures. A building or structure detached from a principal building located on the same lot, but incidental and subordinate to the principal building or use (refer to the *Placer County Zoning Ordinance* definition for residential accessory uses). Accessory structures include swimming pools, spas, hot tubs, workshops, studios, greenhouses, garages, guest houses (without cooking or kitchen facilities), solar panels, and similar equipment. It also includes all types of antennae and communication facilities such as home receiving antennae for earth-based TV and radio broadcasts, broadcast and receiving antennae for HAM radio, commercial applications, and satellite dish antennae (refer also to Section 17.56.060 of the *Placer County Zoning Ordinance* for the definition of antennae and communication facilities). The following are also considered accessory structures and subject to the following standards:

1. Detached garages and carports (see Section 2.2.3 for garage standards);
2. Covered and uncovered decks shall maintain a minimum 3-foot side and rear yard setback, except on corner lots where it shall not interfere with clear site distance triangle requirements (see definition for sight distance triangle); and
3. Shade structures, including covered patios or gazebos shall not exceed 15 feet in height and shall maintain a 15-foot front yard setback and minimum 3-foot side and rear yard setback as measured from back of sidewalk or back of landscape right-of-way (see Figure A-1).

Alley or Lane. A public or private right-of-way not less than 20 feet wide through the middle of a block giving access to the abutting property in the rear of the lot.

Residential Density Calculations. Specific Plan residential land use density/intensity shall be calculated by dividing the gross area of the property by the number of units proposed. In the event the property includes a collector street dedication, the area used for this calculation shall be the edge of the street right of way.

Sight Distance Triangle. The portion of both private property and public right-of-way located at a street corner, defined by a triangular area. This triangular area is created from the diagonal connection of two points measured 40 feet from the back of the sidewalk (see Figure A.2). If the County determines that additional area is needed to ensure that a traffic hazard is not created, the dimensions of the sight distance triangle may be increased.

View Fence. A barrier which does not form a visually opaque screen, intended to demarcate a boundary, enclose property, or separate public uses from private uses or other specially designated area. View fences may be constructed of wood or steel posts, connected with wood pickets, rails, decorative wrought iron, or wire.

Definitions for Detached Residential Types

Detached Cluster Homes. Clustered arrangements of single family homes, typically designed to limit the number of access points along the street. Homes may be arranged as either a standard single family lot or in zero lot line configurations (see Figure A.14).

Detached Townhomes. Homes with front entrances oriented to common open space and garages accessed by alleyways in the back. They may be arranged as either standard single family lots or in zero lot line configurations. Private yards may be placed in the front, side, or rear of the house (see Figure A.13).

Large Lot Single Family Homes. Detached homes with a minimum lot size of 10,000 square feet that are larger than traditional single family homes and include front, side, and rear yards (see Figure A.6).

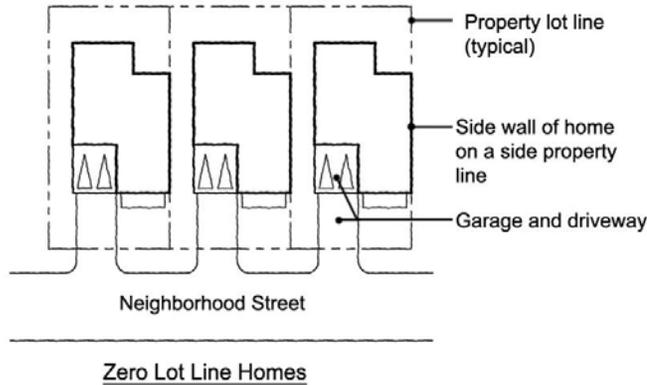
Standard Single Family Homes. Detached homes with a minimum lot size of 5,000 square feet, typically, with a garage and front, side, and rear yards (see Figure A.5).

Small Lot Single Family Homes. Detached homes, smaller than standard single family homes to promote affordability, with conventional front, side, and rear yards. Small lot homes may be laid out in zero-lot line configurations or may be alley loaded (see Figure A.8).

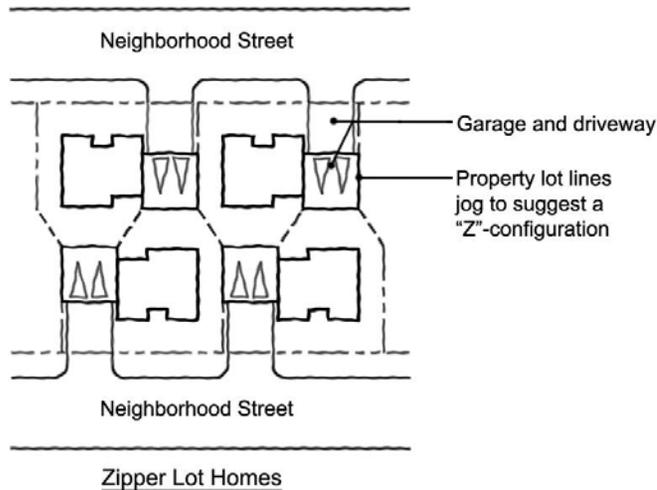
Angled Z Lots. Home rotated roughly 45 degrees with lot lines that jog to suggest a Z configuration.



Zero Lot Line Homes. Homes where one or more side walls of a detached house are on a side property line.



Zipper Lot Homes. Homes designed to allow variation in the depth of rear yards to create more usable open space on the side of the lot. They are typically designed on wider lots.



Definitions for Attached Residential Types

Apartments (garden style). Typically multi-family units arranged around a common green space with assigned parking either contained within the building, in parking lots, or detached garage bays with guest parking distributed throughout the site (see Figure A.18).

Apartments (podium style). Multi-family units with shared garages located beneath the first floor. Private open space is typically provided from the living area as decks or patios. Podium style apartments can be designed to have an interior courtyard configuration or front onto surrounding streets (see Figure A.19).

Duplexes/Triplexes/Four-plexes/Six-plexes. Attached products of respectively, two, three, four or more units that share a common wall and conventional side and rear yards (see Figures A.15 and A.16).

Townhomes. Rear alley loaded homes with tuck under or detached garages. Units have private open space on a patio deck, and/or within the front or rear yards (see Figure A.17).

Definitions for Residential Development Standards

For an illustration of the Development Standard definitions below, refer also to Figure A.2. Refer to Section 2.2.2, “Residential Setback Measurements and Exceptions” for setback definitions and measurements.

Lot Coverage. Also known as site coverage is the percentage of the total site area occupied by buildings and structures. This includes the primary structure and all covered accessory structures (e.g., carports, garages, patio covers, and storage sheds). Lot coverage is measured from the exterior wall.

Lot Depth. The distance between midpoints of straight lines connecting the foremost point at the front property line with the rearmost point at the rear property line.

Lot Width. The mean width of the lot measured at right angles to its depth. Average minimum lot width is the average of the lot widths within one tentative subdivision map.

LAND USE AND DEVELOPMENT STANDARDS

2.2.2 RESIDENTIAL SETBACK MEASUREMENTS AND EXCEPTIONS

A. Projections into Setbacks. No portion of any structure, including eaves or roof overhangs, shall extend beyond a public or private service easement or street right-of-way or easement. Portions of structures may extend into the required setback as allowed by Table A-1 and specifically approved by the Planning Director.

B. Measurement of Setbacks. The required setback shall be measured as follows (refer also to Figure A.1, “Measuring Setbacks” to determine the location of property lines and setbacks for different roadway conditions found in the Plan Area):

1. Front Yard Setback. The front yard setback shall be measured across the width or narrow dimension of the lot, unless otherwise determined by the Planning Director. Front yard setbacks shall be measured by the most restrictive of the following methods to the nearest point of the wall of the building, with exceptions provided in Table A-1.

- a. From the back of the sidewalk or landscape right-of-way, as defined in Figure A.1, “Setbacks,” or
- b. The edge of an easement for a private road or driveway.

2. Side Yard Setbacks.

- a. **Side Yard Setback (Interior Lot).** A required interior side yard setback shall be measured at right angles from the side yard property line of the lot, establishing a setback line parallel to the side property line which extends between the front and rear setbacks.
- b. **Side Yard Setback (Corner Lot).** A required side yard setback on the street side of a corner lot shall be measured at right angles from the side yard property line bounding the street, the edge of an easement for a private road or driveway, or the back of the sidewalk, whichever results in the greatest setback that extends between the front and rear setback.

3. Rear Yard Setbacks. The rear yard setback shall be measured at right angles from the rear property line, establishing a setback line parallel to the rear property line.

- a. Where a parcel has no rear yard property lines because its side lot lines converge to a point, the rear yard property line shall be determined by drawing an assumed line 5 feet long within the parcel, parallel to and at the furthest distance from the front yard property line. The rear yard setback is the distance, measured at right angles from this assumed rear property line, to a setback line parallel to it.

4. All residential setbacks on collector, major collector, and town center streets where a landscape parkway is required shall be measured from the back of sidewalk. Setbacks on thoroughfares and arterial streets shall be measured from the back of the landscape right-of-way (refer to Figure A.1, “Measuring Setbacks”).

C. Limitations on the Use of Setbacks.

1. Allowed Structures and Uses. A setback required by this Specific Plan, Minor or Conditional Use Permit, or Design/Site Review process, shall be improved and maintained only with plants and other natural materials, except for the following:

- a. Building projections as permitted by Table A-1;
- b. Fences, structures and walls permitted by Section D below;
- c. Necessary walks and steps;
- d. A driveway that provides parking or access to parking
- e. Building mechanical equipment and pads, screened and oriented from public view and setback a minimum of 5’ from the property line.

D. Fences in Setback Areas. A fence in a residential zoning district shall not exceed the height limits shown in Table A-2.

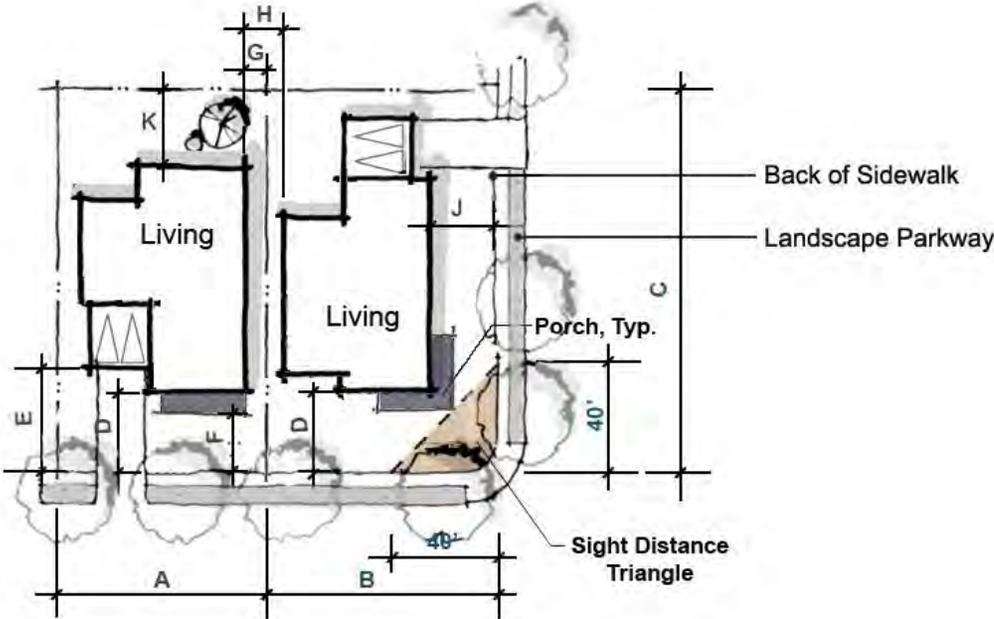
Table A-2 Maximum Height of Fences in Setbacks

Location	Maximum Height
Front yard fences	3 feet
Side or rear yard fences	6 feet
Fences within the sight distance triangle ¹	3 feet view fence ¹ , or other as approved by the Planning Director

Note:

- 1. Refer to definitions in Section 2.2.1, “Definitions for Residential Uses.”

Figure A.2 Sample Single Family Residential Lot Development Standards Key



- A Lot Width (interior lot)
- B Lot Width (corner lot)
- C Lot Depth
- D Front Setback (to house)
- E Front Setback (to garage)
- F Front Setback (to porch)
- G Side Setback (interior lot)
- H Side Setback (total of two adjacent lots)
- J Side Setback (corner lot)
- K Rear Setback

LAND USE AND DEVELOPMENT STANDARDS

2.2.3 STANDARDS FOR RESIDENTIAL GARAGES AND DRIVEWAYS

Garages and driveways should be designed to reduce the visual scale and dominance of cars and garages on the street. Figure A.3 shows a variety of recommended garage and driveway configurations. In addition, the following standards shall be used in the design of garages and driveways.

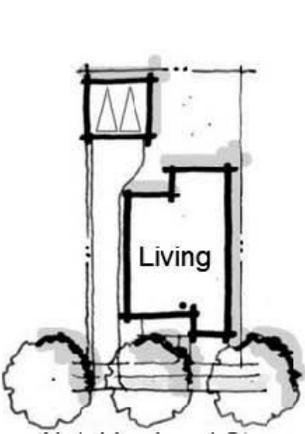
Garages

1. All garage doors parallel to the street (with exception provided for garage doors on alleys and motor courts) shall be located a minimum of 20' from the back of the sidewalk to prevent cars from blocking walkways.
2. Garages shall not project beyond the primary front facade for houses with or without porches. Garages are encouraged to be located a minimum of 5' behind the front facade of houses.
3. Garages on homes with side loaded swing-in garages may be set forward of the house, but the garage side facing the street must meet the minimum front setback standard for the house.
4. Alley loaded garages shall be set back a minimum of 5' feet from the alley edge of pavement.
5. Detached garages are accessory structures and allowed within 5 feet of the interior side and rear yard property lines. Detached garages may be attached across common side or rear yard property lines.
6. Street facing facades of swing-in garages shall have features such as windows, overhangs, arbors, pilasters or other building elements. Blank walls are not allowed on street-facing facades of such garages.

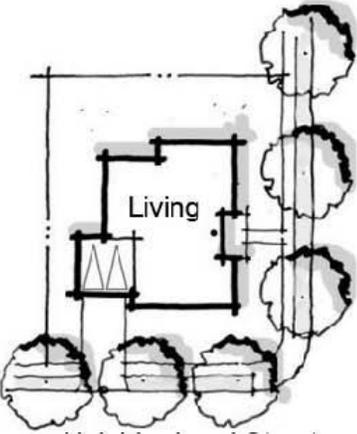
Driveways

1. Driveways with two street access points (i.e. circular drives) shall have a maximum width of 12'.
2. Driveways with one street access point shall have a minimum width of 20'.
3. Driveways for single family homes shall not exceed 30' in width in the front yard setback area, except for cul-de-sac lots. For cul-de-sac lots, driveways shall not exceed 20' in width at the front yard setback.

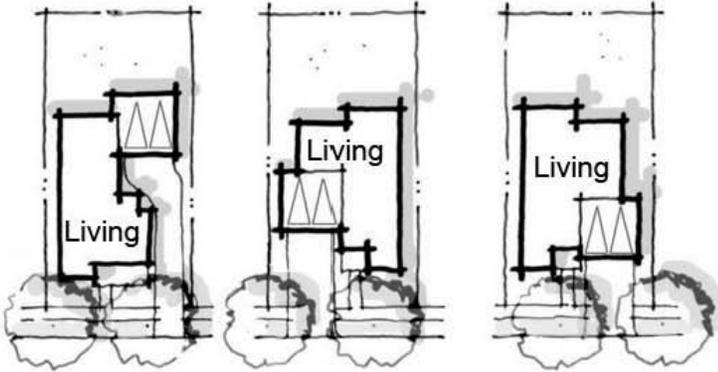
Figure A.3 Garage and Driveway Prototypes



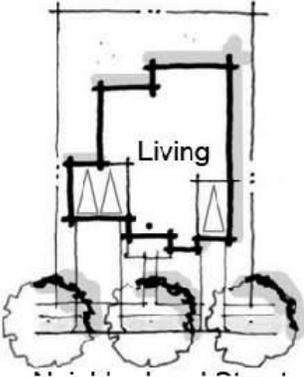
A. Detached Garage



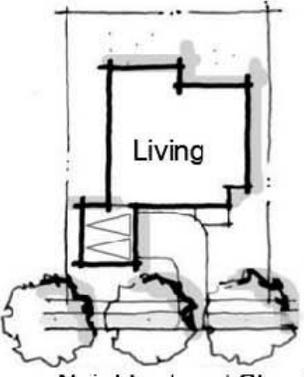
B. Corner Condition



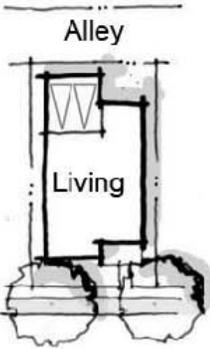
F. Recessed Garage



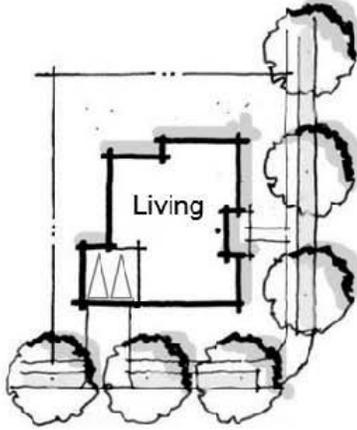
C. Split Garage



D. Swing-In Garage

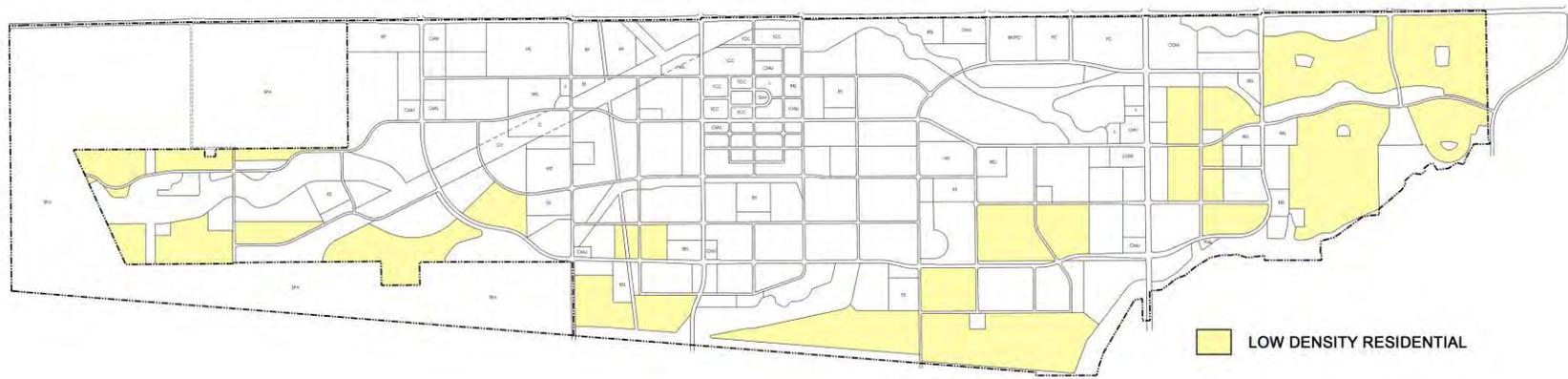


E. Alley Loaded Condition



G. Front Facing Garage

LAND USE AND DEVELOPMENT STANDARDS



Low Density Residential Locations

2.3 LOW DENSITY RESIDENTIAL (2 TO 6 DU/AC)

The Low Density Residential (LDR) areas are intended for single family detached and similar, compatible uses. The allowed density ranges from 2 du/ac to 6 du/ac. LDR neighborhoods also permit public and quasi-public uses such as schools, parks, and recreation facilities with appropriate buffers and access to major local roadways and collector streets. It also allows special housing types for active adults and community living.



2.3.1 Large Lot Single Family Detached Home

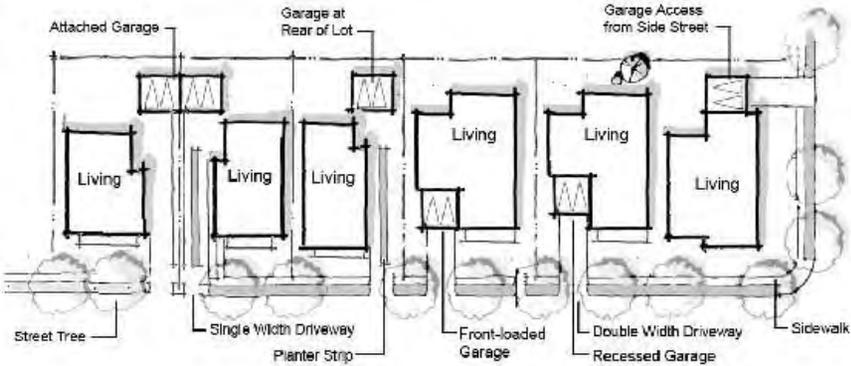


Figure A.4 Single Family Detached Residential Lot Configurations



2.3.2 Standard Lot Single Family Detached Home

LAND USE AND DEVELOPMENT STANDARDS

Table A-3 Low Density Residential Summary of Development Standards

Housing Type		2.3.1 Large Lot		2.3.2 Standard Lot		
	Key Figure	Lot Size \geq 15,000 sf	Lot Size \geq 10,000 sf	Lot Size \geq 8,000 sf	Lot Size \geq 6,000 sf	Lot Size \geq 4,000 sf
Minimum Parcel Size (sf)		15,000	10,000	8,000	6,000	4,000
Lot Size, Coverage and Width						
Maximum Lot Coverage (%) (1 Story/2 Story)		40/35	40/35	50/40	50/40	55/40
Minimum Lot Width at Street (Interior/Corner)	A/B	75'/90'	50'/60'	50'/60'	40'/50'	40'/50'
Minimum Lot Depth	C	120'	100'	100'	90'	85'
Setbacks^{4,5,7}						
Front Yard Setback to House/Garage	D/E	25'/25'	15'/20'	15'/20'	12'/20'	10'/20'
Front Yard Setback to Porch	F	20'	10'	10'	10'	10'
Side Yard Setback (Interior/Interior Total) ^{2,3}	G/H	10' min/20' total	8' min/15' total	5' min/10' total	5' min/10' total	0' min/10' total
Side Yard Setback (Corner lot) ³	J	25'	15'	15'	15'	12'
Rear Yard Setback	K	25'	15'	15'	10'	10'
Maximum Building Height		36'	36'	36'	36'	36'
Off-Street Parking		See Table A-14	See Table A-14	See Table A-14	See Table A-14	See Table A-14
Permitted and Conditionally Permitted Uses		See Table A-6	See Table A-6	See Table A-6	See Table A-6	See Table A-6

Table A-3 Notes

1. Unless otherwise noted, all depth, width, height, and setback dimensions are minimums and measured in units of feet.
2. Interior lot side yard setbacks are set as a minimum distance to the side yard property line and as a minimum total distance or separation between two adjacent side yard setbacks. Interior lot and interior lot side yard setbacks are represented, respectively, as: 5' min/12' total.
3. A side yard adjacent to open space shall be treated as a corner lot or street-side yard setback.
4. Refer to setback definitions in Section 2.2.2, "Residential Setback Measurements and Exceptions."
5. Detached garages are considered accessory structures and allowed within 5 feet of the interior side and rear yard property lines. Detached garages may be attached across common side or rear yard property lines. Alley-loaded garages shall be set back 5 feet from the alley edge of pavement. Refer also to Section 2.2.3, "Standards for Residential Garages and Driveways."
6. The County may use its Subsequent Conformity and Design/Site Review permitting process (see Chapter IX, "Implementation") to review and approve other housing product types and/or deviations to these Development Standards. Examples of such other housing product types would include cluster housing, courtyard/paseo cluster housing, detached townhomes, or other housing types that do not meet the conventional development standard regulations set forth in this table, but can be found consistent with the spirit and intent of this Specific Plan and associated Development Standards.
7. For accessory structure setbacks, refer to Section 2.2.1, definition for "accessory structures."

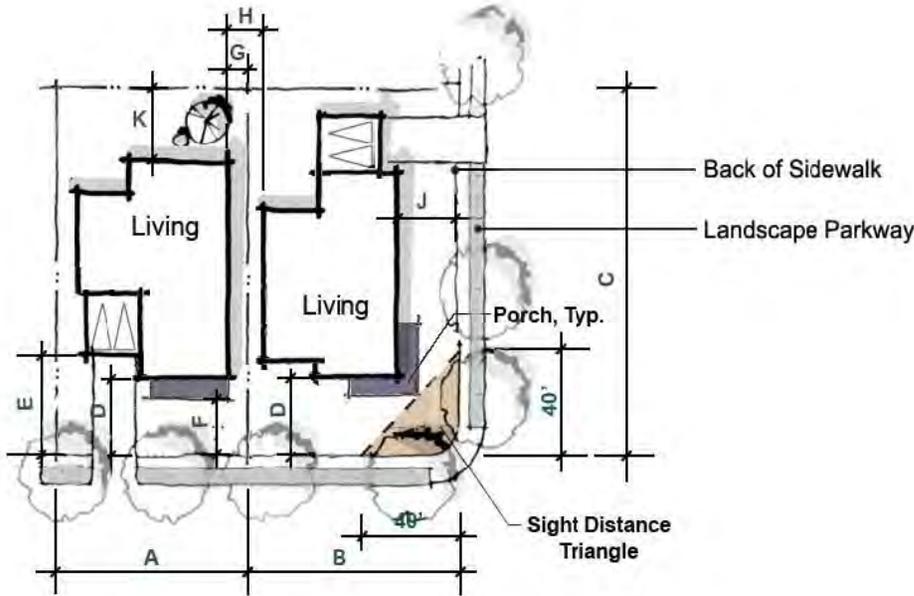


Figure A.5 Key to Single Family Residential Lot Development Standards

- A Lot Width (interior lot)
- B Lot Width (corner lot)
- C Lot Depth
- D Front Setback (to house)
- E Front Setback (to garage)
- F Front Setback (to porch)
- G Side Setback (interior lot)
- H Side Setback (total of two adjacent interior lots)
- J Side Setback (corner lot)
- K Rear Setback

LAND USE AND DEVELOPMENT STANDARDS

2.3.1 LARGE LOT SINGLE FAMILY DETACHED

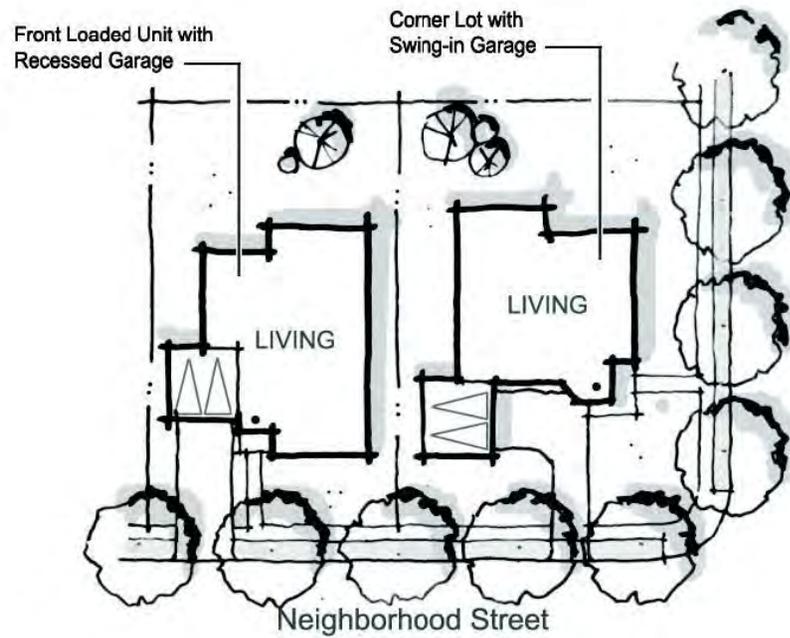


Figure A.6 Large Lot Single Family Types



Large lot unit with front facing garage



Large lot corner unit with swing-in garage

2.3.2 STANDARD LOT SINGLE FAMILY DETACHED

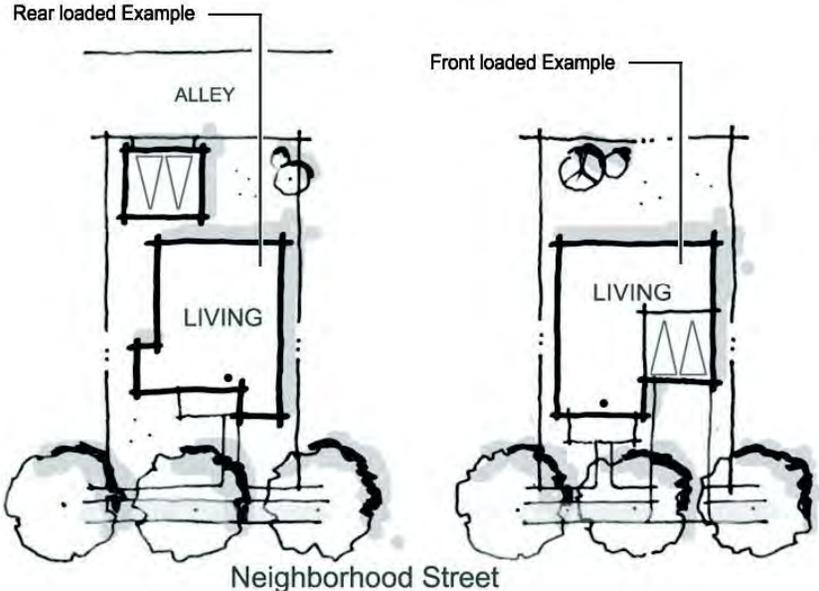


Figure A.7 Standard Lot Single Family Types

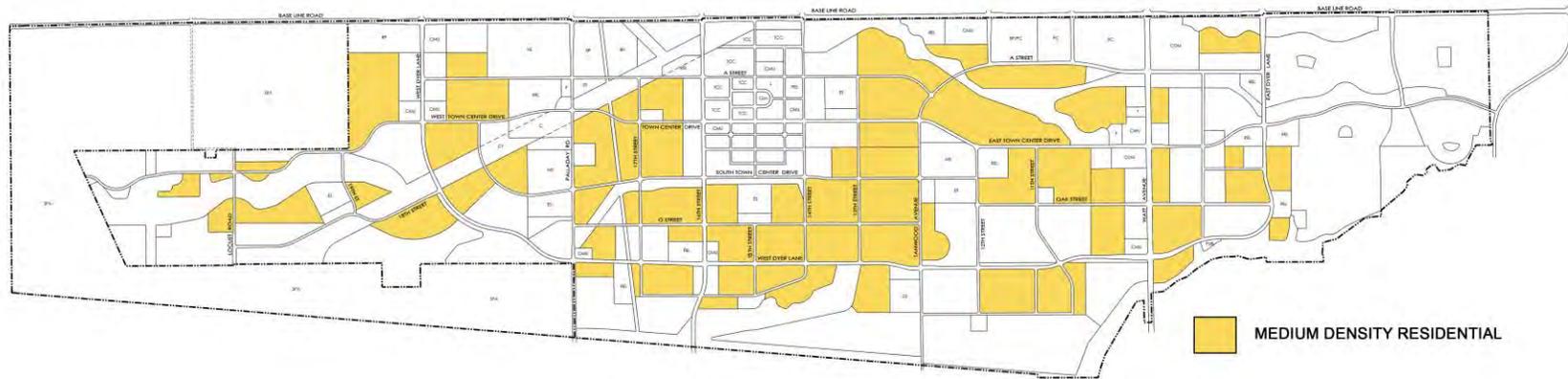


Standard lot unit with rear loaded access and front porches



Standard lot unit with recessed garage

LAND USE AND DEVELOPMENT STANDARDS



Medium Density Residential Locations

2.4 MEDIUM DENSITY RESIDENTIAL (4 TO 8 DU/AC)

The Medium Density Residential (MDR) areas permit a range of housing types such as standard and small lot single family detached homes, duplexes, and similar, compatible uses. The allowed density ranges from 4 du/ac to 8 du/ac.



2.4.1 Standard Lot Single Family Detached Home

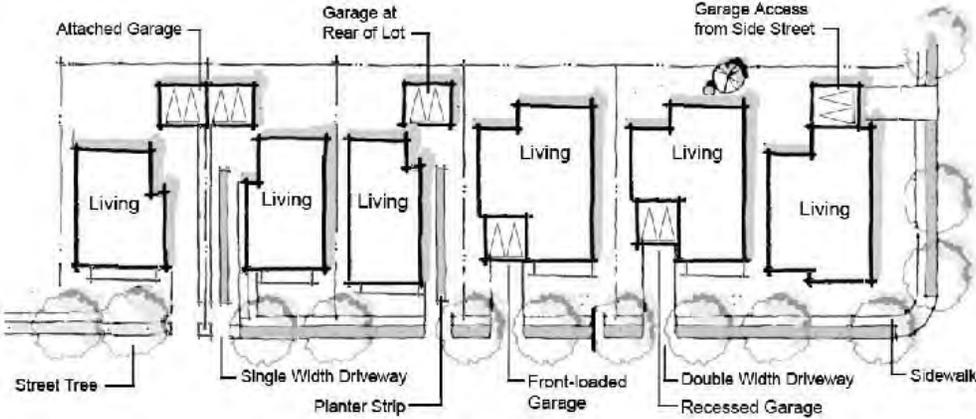


Figure A.8 Single Family Detached Lot Configurations



2.4.2 Small Lot Single Family Detached Home

LAND USE AND DEVELOPMENT STANDARDS

Table A-4 Medium Density Residential Summary of Development Standards

Housing Type		2.3.2 Standard Lot		2.3.2 Small Lot	
	Key Figure	Lot Size \geq 8,000 sf	Lot Size \geq 6,000 sf	Lot Size \geq 4,000 sf	Lot Size \geq 3,000 sf
Minimum Parcel Size (sf)		8,000	6,000	4,000	3,000
Lot Size, Coverage and Width					
Maximum Lot Coverage (%) (1 Story/2 Story)		50/40	50/40	55/40	55/40
Minimum Lot Width at Street (Interior/Corner)	A/B	50'/60'	40'/50'	40'/50'	30'/35'
Minimum Lot Depth	C	100'	90'	85'	70'
Setbacks^{4,5,7}					
Front Yard Setback to House/Garage	D/E	15'/20'	12'/20'	10'/20'	10'/20'
Front Yard Setback to Porch	F	10'	10'	10'	10'
Side Yard Setback (Interior/Interior Total) ^{2,3}	G/H	5' min/10' total	5' min/10' total	0' min/10' total	0' min/10' total
Side Yard Setback (Corner) ³	J	15'	15'	12'	12'
Rear Yard Setback	K	15'	10'	10'	10'
Maximum Building Height		36'	36'	36'	36'
Off-Street Parking		See Table A-14	See Table A-14	See Table A-14	See Table A-14
Permitted and Conditionally Permitted Uses		See Table A-6	See Table A-6	See Table A-6	See Table A-6

Table A-4 Notes

1. Unless otherwise noted, all depth, width, height, and setback dimensions are minimums and measured in units of feet.
2. Interior lot side yard setbacks are set as a minimum distance to the side yard property line and as a minimum total distance or separation between two adjacent side yard setbacks. Interior lot and interior lot side yard setbacks are represented, respectively, as: 5' min/12' total.
3. A side yard adjacent to open space shall be treated as a corner lot or street-side yard setback.
4. Refer to setback definitions in Section 2.2.2, "Residential Setback Measurements and Exceptions."
5. Detached garages are considered accessory structures and allowed within 5 feet of the interior side and rear yard property lines. Detached garages may be attached across common side or rear yard property lines. Alley-loaded garages shall be set back 5 feet from the alley edge of pavement. Refer also to Section 2.2.3, "Standards for Residential Garages and Driveways."
6. The County may use its Subsequent Conformity and Design/Site Review permitting process (see Chapter IX, "Implementation") to review and approve other housing product types and/or deviations to these Development Standards. Examples of such other housing product types would include cluster housing, courtyard/paseo cluster housing, detached townhomes, or other housing types that do not meet the conventional development standard regulations set forth in this table, but can be found consistent with the spirit and intent of this Specific Plan and associated Development Standards.
7. For accessory structure setbacks, refer to Section 2.2.1, definition for "accessory structures."

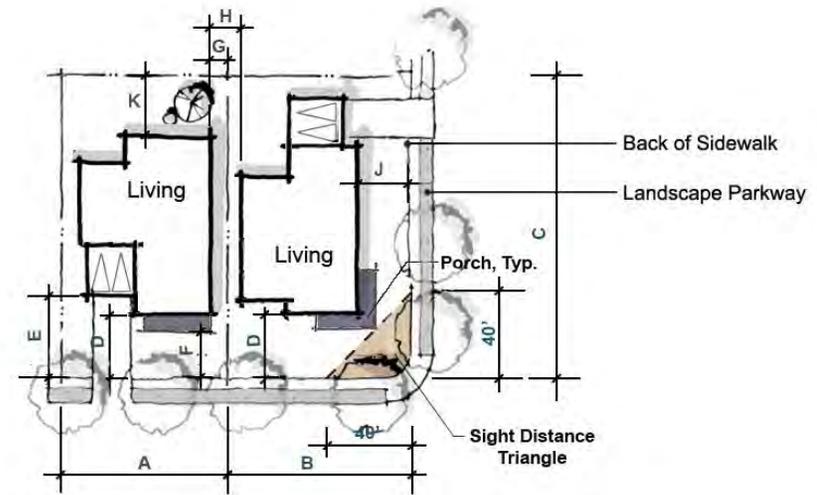


Figure A.9 Single Family Residential Lot Development Standards Key

- A Lot Width (interior lot)
- B Lot Width (corner lot)
- C Lot Depth
- D Front Setback (to house)
- E Front Setback (to garage)
- F Front Setback (to porch)
- G Side Setback (interior lot)
- H Side Setback (total of two adjacent interior lots)
- J Side Setback (corner lot)
- K Rear Setback

LAND USE AND DEVELOPMENT STANDARDS

2.4.1 STANDARD LOT SINGLE FAMILY DETACHED

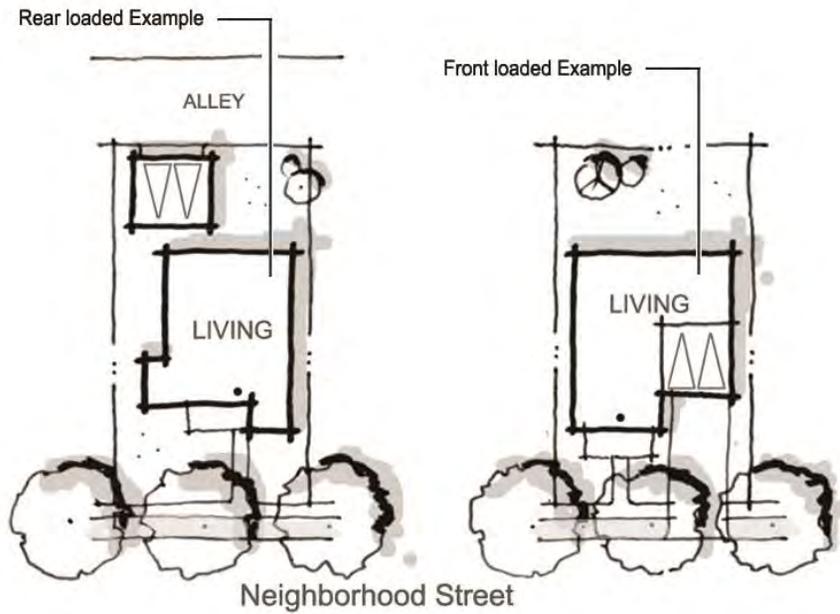


Figure A.10 Standard Lot Single Family Types



Single family unit with alley loaded, rear access



Single family unit with recessed garage

2.4.2 SMALL LOT DETACHED TYPES

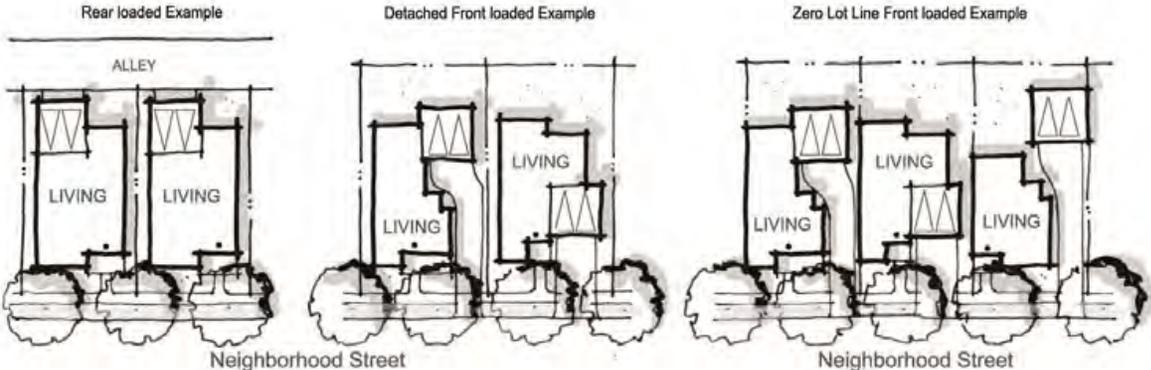


Figure A.11 Small Lot Single Family Detached Prototype

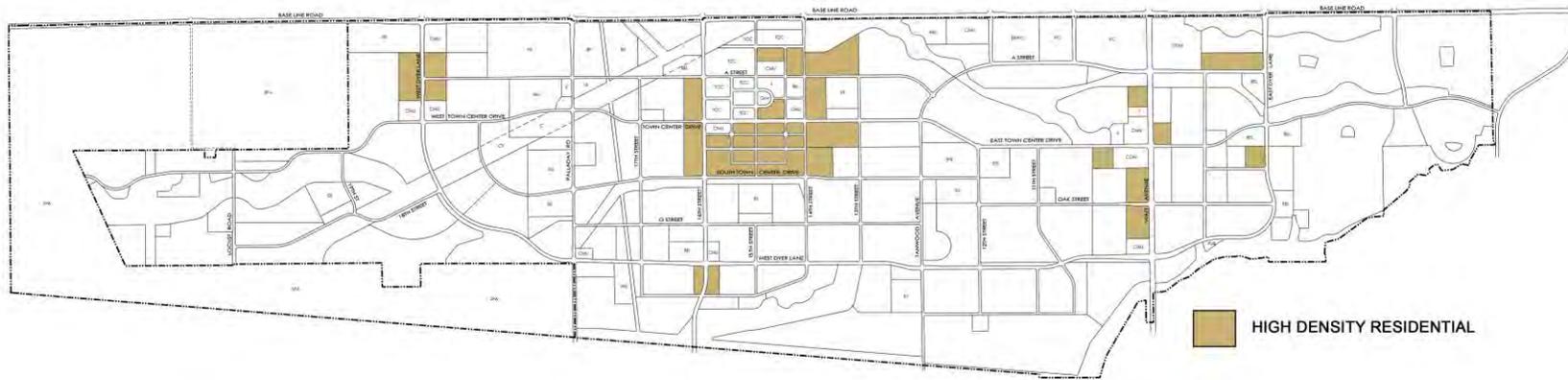


Rear loaded homes on small lot



Detached townhomes with entries from the paseo

LAND USE AND DEVELOPMENT STANDARDS



High Density Residential Locations

2.5 HIGH DENSITY RESIDENTIAL (7 TO 21 DU/AC)

The purpose of the High Density Residential (HDR) land use designation is to allow for detached and attached housing types with a density range from a minimum of 7 du/ac to 21 du/ac. The HDR land use allows a range of housing types, including single family homes, duplex, triplex, four-plex, six-plex, attached and detached townhomes, condominiums, garden apartments, mid-rise housing podium apartments types, and similar, compatibles uses



2.5.1 Small Lot Single Family Detached



2.5.3 Duplex Home



2.5.5 Apartments/Condominiums



2.5.2 Single Family Detached Court Cluster



2.5.4 Attached Townhome



2.5.6 Podium Apartments

LAND USE AND DEVELOPMENT STANDARDS

Table A-5 High Density Residential Summary of Development Standards

Housing Type		2.5.1-2.5.2 Small Lot and Other		
	Key Figure	Lot Size \geq 4,500 sf	Lot Size \geq 3,000 sf	Lot Size < 3,000 sf (Lot Size Varies)
Minimum Parcel Size (sf)		4,500	3,000	-
Lot Size, Coverage and Width				
Percentage Lot Coverage (%) (1 Story/2 Story)		50/45	55/55	65/65
Minimum Lot Width at Street (Interior/Corner)	A/B	35'/40'	30'/35'	See Note 6
Minimum Lot Depth	C	70'	70'	See Note 6
Setbacks^{4,5}				
Front Yard Setback to House/Garage	D/E	10'/20'	10'/20'	See Note 6
Front Yard Setback to Porch	F	6'	6'	See Note 6
Side Yard Setback (Interior/Interior Total) ^{2,3}	G/H	0' min/10' total	0' min/8' total	See Note 6
Side Yard Setback (Corner) ³	J	10'	12'	See Note 6
Rear Yard Setbacks	K	10'	10'	See Note 6
Maximum Building Height		36'	36'	36'
Off-Street Parking		See Table A-14	See Table A-14	See Table A-14
Permitted and Conditionally Permitted Uses		See Table A-6	See Table A-6	See Table A-6

Table A-5 Notes

1. Unless otherwise noted, all depth, width, height, and setback dimensions are minimums and measured in units of feet.
2. Interior lot side yard setbacks are set as a minimum distance to the side yard property line and as a minimum total distance or separation between two adjacent side yard setbacks. Interior lot and interior lot side yard setbacks are represented, respectively, as: 5' min/12' total.
3. A side yard adjacent to open space shall be treated as a corner lot street-side setback.
4. Refer to setback definitions in Section 2.2.2, "Residential Setback Measurements and Exceptions."
5. Detached garages are considered accessory structures and allowed within 5 feet of the interior side and rear yard property lines. Detached garages may be attached across common side or rear yard property lines. Alley-loaded garages shall be set back 5 feet from the alley edge of pavement. Refer also to Section 2.2.3, "Standards for Residential Garages and Driveways."
6. The County may use its Subsequent Conformity and Design/Site Review permitting process (see Chapter IX, "Implementation") to review and approve other housing product types and/or deviations to these Development Standards. Examples of such other housing product types would include cluster housing, courtyard/paseo cluster housing, detached townhomes, or other housing types that do not meet the conventional development standard regulations set forth in this table, but can be found consistent with the spirit and intent of this Specific Plan and associated Development Standards.
7. For accessory structure setbacks, refer to Section 2.2.1, definition for "accessory structures."

2.5.3-2.5.6 Attached Housing	
Duplex, Triplex, Four and Six-plex, Townhomes)	(Apartments, Condominiums)
Duplex, Triplex, Four-plex and Six-plex: 6,000; Townhomes: 1,700	18,000
70/70	N/A
50/50'	50/15'
70'	N/A
10/20'	10'
N/A	N/A
5/10'	10/10'
20'	20'
10'	10'
45'	65'
See Table A-14	See Table A-14
See Table A-6	See Table A-6

LAND USE AND DEVELOPMENT STANDARDS

2.5.1 SMALL LOT DETACHED TYPES

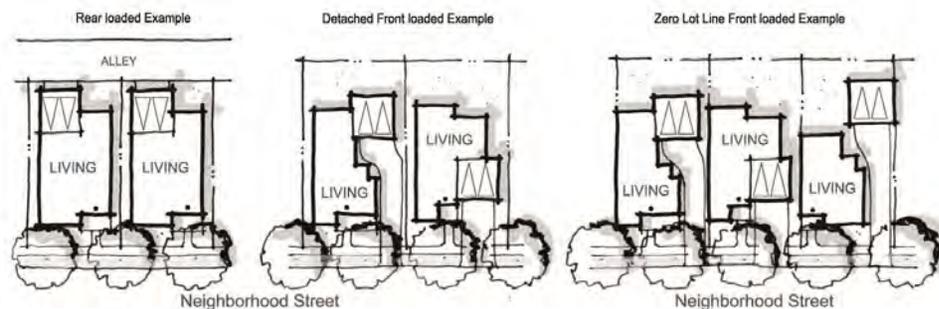


Figure A.12 Small Lot Single Family Detached Types



Rear loaded homes on small lot

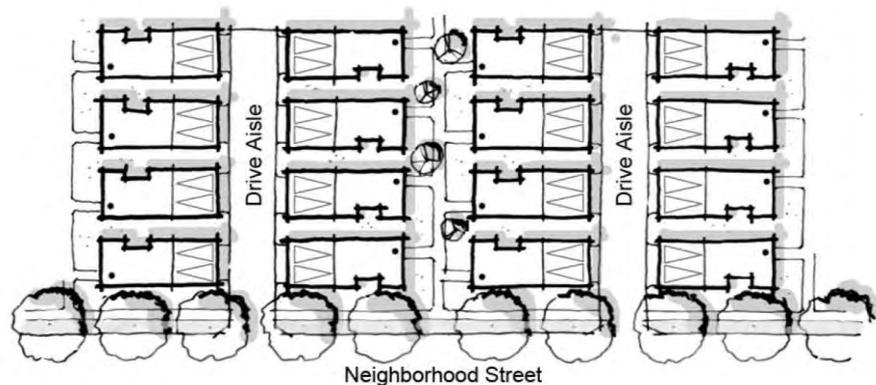


Figure A.13 Detached Townhome Type



Detached townhomes with entries from the paseo

2.5.1 SMALL LOT DETACHED TYPES

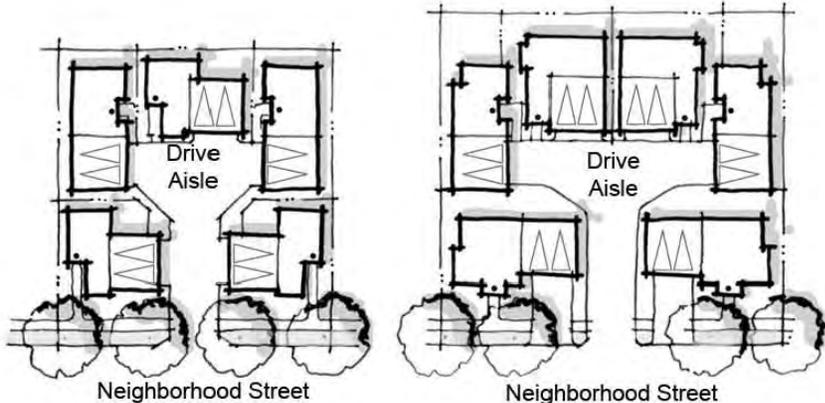


Figure A.14 Detached Cluster/Motor Court Housing Type



Court cluster detached home seen from the drive aisle



Homes fronting an auto court

LAND USE AND DEVELOPMENT STANDARDS

2.5.3 DUPLEX/TRIPLEX/FOUR-PLEX/SIX-PLEX

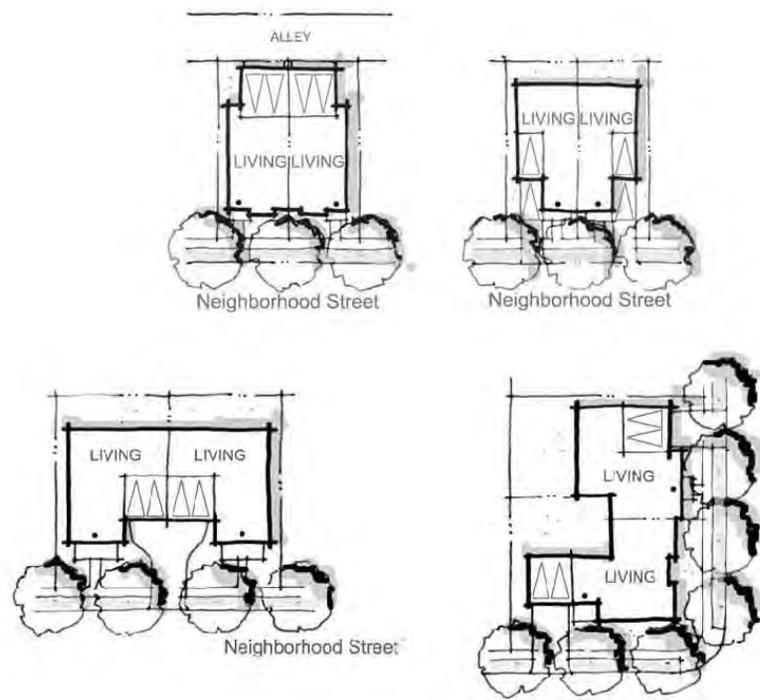


Figure A.15 Duplex Housing Types



Duplex housing with rear loaded access



Triplex housing



Four-plex housing

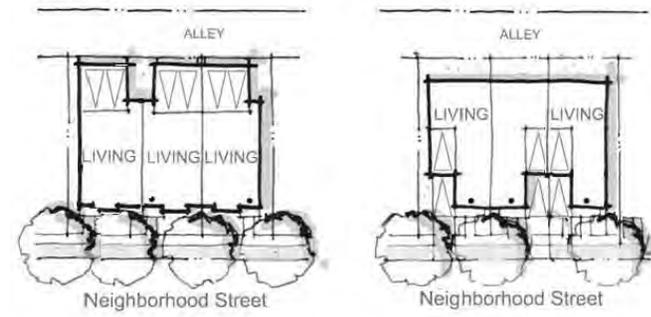


Figure A.16 Triplex Housing Types