

RESIDENTIAL PLANNED DEVELOPMENT #61 STANDARDS

Applies to *Absolute Leeco Annexation* “Village Residential” Area

Design Category	Project Development Standard
Density	<i>Village-Wide:</i> average minimum gross* density of 10 du/ acre. <i>Project Specific:</i> min. of 7 du/acre and a max. of 30 du / acre.
Building Types	Used singularly or in combination small lot single-family (including “zero-lot” line homes), townhomes, duplexes, condominiums and apartments (Policy UD-1.1c):.
Secondary Dwellings	Permitted only through issuance of a Conditional Use Permit
Min. Lot Dimensions	Single Family & Townhouse: 30’ x 70’; all others determined at time of CUP permit.
Max. Lot Coverage	Single Family & Townhouse: 65%; all others determined at time of CUP permit.
Max. Building Height	35-feet
Front, Street Side and Rear Setback	Single Family / Townhouse: In accordance with the City’s Small Lot Guidelines; All others: 30’ minimum
Interior Side Setback	Single Family / Townhouse: In accordance with the City’s Small Lot Guidelines; All others: 10’ minimum
Distance Between DU’s	Comply with the Building and Fire Code Regulations
Parking	Per ordinance and Small Lot Guidelines where applicable
Landscaping Requirements	All plant materials appropriate for Sunset Zones 8-9 & 14; focus on low water plants; program-able automatic controllers; mixed species trees; reduced water & maintenance focus for turf
Patio Covers	As determined by Planning Commission at time of CUP permit.
Fencing	Per ordinance and Small Lot Guidelines where applicable
Building Materials	Building: stucco, masonry and architectural grade wood siding Roofing: tile, wood shake and architectural composition shingles.
Residential Building Entries / Street Facades <i>Single-Family Units</i>	In accordance with the City’s Small Lot Guidelines
Residential Building Entries / Street Facades <i>Multi-Family Housing</i>	In most cases, primary ground floor residential building entrances will face and be visible from the street. Parking lots and driveways will be placed in the interior of blocks. Private back door entries will provide access from alleys, garages and parking lot. Ancillary units and upper floor units in multi-family or apartment complexes may be accessed by rear or side entries (see EXHIBIT 1).
Other	Standards listed in the City’s Small Lot Guidelines but not in this table apply to detached and attached single family building projects.

Superseded by Developer Agreement to allow a height of 40 feet.

* Gross density calculations should include the area in lots as well as in streets and alleys immediately in front and behind the lots (Policy UD-1.1c).