

# 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.<br><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<br>Roofing: tile, wood shake and architectural composition shingles.  |
| Residential Building Entries / Street Facades<br><i>Single-Family Units</i>  | In accordance with the City’s Small Lot Guidelines  |
| Residential Building Entries / Street Facades<br><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).