

TABLE 4-1: SUMMARY OF RECOMMENDED DEVELOPMENT STANDARDS

	Lot Width	SMALL-LOT SINGLE FAMILY					TWO-STORY TOWNHOMES				THREE-STORY TOWNHOMES		MULTIFAMILY RESIDENTIAL		MIXED-USE PROJECTS		
		75' AND GREATER	70' - 65'	60'	55'	50'	75' AND GREATER	70'	65'	LESS THAN 65'	75' OR GREATER	LESS THAN 75'	MULTI-FAMILY	MULTI-FAMILY HIGH	MIXED-USE PROJECTS	MIXED-USE PROJECTS	MIXED-USE PROJECTS
DISTRICT	Zoning Districts	RS and RS D35					RS D25 and R2				RS D20 and R3		R-3, R-S-D20, R-S-D15, R-S-D3, R-S-DV (large lots), CVBD Specific Plan	R-4; CVBD Specific Plan	CVBD Specific Plan; COMM. CORRIDORS	CVBD Specific Plan	ACBD Specific Plan
DENSITY	Density	8-12 Units per acre	Densities will typically will be 15-30% less due to setback requirements. However lots less than 60' wide can have 2 units if the lot is greater than 8,500 square feet.				12-17 Units per acre	Densities will typically will be 15-30% less due to setback requirements			17-22 Units per acre		12-29 Units per Acre	33-43 Units per Acre	20-40 units per acre;	40-60 units per acre	50 units per acre
LOT COVERAGE AND SITE LANDSCAPING	Lot Coverage (max.)																
	Site Landscaping (min.)	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%		35%				
HEIGHT	Building Height	25'; 2 stories (2nd story cannot exceed 80% of bldg footprint); Additional 5' of height for portions of buildings in the center of the property, at least 25' away from any property lines.					25'; 2 stories (2nd story cannot exceed 80% of bldg footprint); Additional 5' of height for portions of buildings in the center of the property, at least 25' away from any property lines.				30'; 2nd floor cannot exceed 80% and 3rd floor cannot exceed 60-70% of the bldg footprint; Additional 5' of height for portions of buildings in the center of the property, at least 25' away from any property lines.		30 feet; 3 stories. 35 feet for portions 25 feet away from property line. Second and third floors must be less than 80% of ground floor. See CVBD Specific Plan for Height Limits.	45 feet; See CVBD Specific Plan for Height Limits.	Three stories and 45 feet; except in subareas 8, 10; and 7&9 between I-580 and CVB	Three stories and 45 feet; four stories and 50 feet for portions 25 feet away from property line, and on commercial streets	No specific height limit
SETBACKS	Front/Street Setback	20'	20'	20'	20'	20'	20'	20'	20'	20'	20'		20 feet	20 feet	0-10 feet	0-10 feet	0-10 feet
	Street Setback adjacent to residential district												20 feet	20 feet	Match residential setback for 20 feet	Match residential setback for 20 feet	Match residential setback for 20 feet
	Rear Yard Setback	20'	20'	20'	20'	20'	20'	20'	20'	20'	20'; 25' for 3rd story		20'; 25' for 3rd story	20'; 25' for 3rd story; 30 ft. for 4th story	20'; 25' for 3rd story; 30 ft. for 4th story	20'; 25' for 3rd story; 30 ft. for 4th story	20'; 25' for 3rd story; 30 ft. for 4th story
	Rear Yard Setback adjacent to low or medium density residential zone												20 ft., 30 ft. for 3rd story	20 ft., 30 ft. for 3rd story	20 ft., 30 ft. for 3rd story	20 ft., 30 ft. for 3rd story	20 ft., 30 ft. for 3rd story
	Side Yard setback where the units' front or back (with primary windows) faces onto the side yard	15'	15'	15'	15'	15'	15'	15'	15'	15'	15'; 25' for 3rd story		15 feet for two stories, 20 feet for 3rd story	15 feet for two stories, 20 feet for 3rd story, 25 feet for 4th story	15 feet for two stories, 20 feet for 3rd story	15 feet for two stories, 20 feet for 3rd story	15 feet for two stories, 20 feet for 3rd story
	Side Yard (other)	5'	5'	5'	5'	5'	5'	5'	5'	5'	5'; 25' for 3rd story		10 ft.	10 feet, plus 1 ft. for each full 10 ft. by which the median lot width exceeds 50 ft., up to a max. of 30 ft.	0 ft. non-residential; 10 ft. residential	0 ft. non-residential; 10 ft. residential	0 ft. non-residential; 10 ft. residential
BUILDING	Maximum Building Length	-	-	-	-	-	150'	150'	150'			150'	150', greater with special architectural elements	150', greater with special architectural elements	150', greater with special architectural elements	150', greater with special architectural elements	150', greater with special architectural elements
	Building to Building Separation	10-40'	40-50'	40' - 50'	40' - 50'	40' - 50'	10-40'	10-40'	10-40'			20'	10-40 ft.	10-40 ft.	10-40 ft.	10-40 ft.	10-40 ft.
	Minimum separation: Driveway to Building (Must be landscaped)	10'	10'	10'	10'	7.5'	10'	10'	7.5'			10'	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.
DRIVEWAY AND PARKING	Minimum Driveway Width	20' or 12' (Check Fire Requirements)	20' or 12' (Check Fire Requirements)	20' or 12' (Check Fire Requirements)	20' or 12' (Check Fire Requirements)	20' or 12' (Check Fire Requirements)	20' or 12' (Check Fire Requirements)	20' or 12' (Check Fire Requirements)	20' or 12' (Check Fire Requirements)	20' or 12' (Check Fire Requirements)	20' or 12' (Check Fire Requirements)	20' or 12' (Check Fire Requirements)	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.
	Driveway Side Landscaping	3-5'	3' or 0' if driveway is 20'	3' or 0' if driveway is 20'	0'	0'	3-5'	3' or 0' if driveway is 20'	3' or 0' if driveway is 20'	5'		5'	5 ft.	5 ft.	0-5 ft.	0-5 ft.	0-5 ft.
	Minimum Parking	2 per unit; 1 guest/unit	2 per unit; 1 guest/unit	2 per unit; 1 guest/unit	2 per unit; 1 guest/unit	2 per unit; 1 guest/unit	2 per unit; 1 guest/unit	2 per unit; 1 guest/unit	2 per unit; 1 guest/unit	2 per unit; 1 guest/unit	2 per unit; 1 guest/unit	2 per unit; 1 guest/unit	2 per unit/ 0.75 to 1 guest per unit	Studio: 1; One-bedroom: 1.5; Two-bedroom: 2; 5 guest per unit	Studio: 1; One-bedroom: 1.5; Two-bedroom: 2; 5 guest per unit	Studio: 1; One-bedroom: 1.5; Two-bedroom: 2; 25 guest per unit	Studio: 1; One-bedroom: 1.5; Two-bedroom: 2; 25 guest per unit
OPEN SPACE	Total Usable Open Space (Includes Common and Private Usable Open Space)	Min. 600 sf per unit	Min. 600 sf per unit	Min. 600 sf per unit	Min. 600 sf per unit	Min. 600 sf per unit	Min. 600 sf per unit	Min. 600 sf per unit	Min. 600 sf per unit	Min. 600 sf per unit	Min. 600 sf per unit	Min. 600 sf per unit	Min. 350 sf per unit	Min. 350 sf per unit	Min. 300 sf per unit	Min. 300 sf per unit	Min. 300 sf per unit
	Private Usable Open Space	Min. 400-500 sf per unit	Min. 400-500 sf per unit	Min. 400-500 sf per unit	Min. 400-500 sf per unit	Min. 400-500 sf per unit	Min. 300 sf per unit	Min. 300 sf per unit	Min. 300 sf per unit	Min. 300 sf per unit	Min. 300 sf per unit	Min. 300 sf per unit	Min. 100 sf per unit; min. dimension 10 ft.; balconies min. dimension 7 ft.	Min. 100 sf per unit; min. dimension 10 ft.; balconies min. dimension 7 ft.	Min. 75 sf per unit; min. dimension 10 ft.; balconies min. dimension 7 ft.	Min. 75 sf per unit; min. dimension 10 ft.; balconies min. dimension 7 ft.	Min. 75 sf per unit; min. dimension 10 ft.; balconies min. dimension 7 ft.
	Common Usable Open Space	1,000 square feet and no less than 200 square feet per unit. Min. dimension of 25'. Required for projects with five or more units.					1,000 square feet and no less than 200 square feet per unit. Min. dimension of 25'. Required for projects with five or more units				1,000 square feet and no less than 200 square feet per unit. Min. dimension of 25'. Required for projects with five or more units		1,000 square feet and no less than 100 square feet per unit. Min. dimension of 25'. Required for projects with five or more units.	1,000 square feet and no less than 100 square feet per unit. Min. dimension of 25'. Required for projects with five or more units.			