

PROJECT DEVELOPMENT REGULATIONS

The subject property (the “Property”) shall be zoned “PD” – Planned Development District. Use and development of the Property shall conform to the regulations contained herein. All provisions contained in the City’s Zoning Ordinance relating to development within the Property which are not in conflict with the provisions contained herein shall continue to apply to the development of the Property.

1. Permitted Uses.

- 1.1. Community Garden (private)
- 1.2. Day-care (private)
- 1.3. Fitness club, gymnasium, exercise area or similar use (private)
- 1.4. Garage or lot, parking (private)
- 1.5. Multiple family dwelling (apartment)
- 1.6. Office use
- 1.7. Park or playground (private)
- 1.8. Parking, incidental to main use
- 1.9. Studios, photo, music, art, health, etc.
- 1.10. Swimming pool (private)

2. Temporary Uses.

- 2.1. Field office or real estate leasing office prior to occupancy

4. Space Limits

- 4.1. Minimum Lot Area: 1,300 square feet per unit
- 4.2. Minimum Lot Width: 60 feet
- 4.3. Minimum Lot Depth: 100 feet
- 4.4. Minimum Front Yard Setback (Alma Road and Silverado Trail): 35 feet
- 4.5. Minimum Side/Rear Yard Setback:
 - One (1) Story: 30 feet
 - Two (2) Stories: 50 feet
 - Three (3) or More Stories: Two (2) feet of setback for each foot of building height.
- 4.7. Maximum Height of Structures: 35 feet
- 4.8. Maximum Lot Coverage: 30% Building Area
- 4.9. Maximum Density (dwelling units per gross acre): 27.0

5. Parking Requirements

- 5.1. Multifamily uses: Multifamily parking requirement: 1 parking space per dwelling unit plus 0.5 spaces per bedroom in all dwelling units.
 - 5.1.1. Covered parking spaces for multifamily uses shall be provided at no less than 50% of the unit count with a minimum of 30% of the parking spaces

provided as enclosed parking and the remaining 20% as enclosed parking or within covered carports.

6. Screening Requirements

6.1. Screening:

6.1.1. A minimum 6-foot-tall masonry screening wall shall be provided along all side and rear yards.

6.1.1.1 Along the side yard adjacent to the easternmost property line, an 8-foot-tall masonry screening wall shall be provided, which may be formed in part by masonry rear walls of garage enclosures, subject to these development standards.

6.1.1.2 Canopy trees planted within the side yard adjacent to the easternmost property line shall have a minimum size (DBH) of five caliper inches (5”), at time of planting.

6.1.1.3 Property owner shall be responsible for periodic landscape maintenance, watering, and customary upkeep of any portions of the side or rear yards located between any screening wall and the nearest property line.

6.1.1.4 Those portions of side and rear yards that are situated between a screening wall and any existing fences of third-parties located on adjacent property lines shall have include lockable 6-foot-tall, gates fabricated with tubular steel or similar materials that permit viewing of the respective side or rear yards.

6.1.2. Screening along Alma Road and Silverado Trail shall be provided and may consist of walls, fencing consisting of tubular steel, or living plant screens consisting of evergreen shrubs (3 feet in height, 3 feet on center).

6.1.3. Trash Enclosures shall be fully screen and shall not be located in any front yard or within 60ft of the easternmost property line.

7. Design Standards

7.1. Minimum building separations shall be 10 feet.

7.2. For buildings located within the first 100 feet as measured from the easternmost property line:

7.2.1. Dwellings are prohibited. Only carports or garages are permitted.