

DEVELOPMENT STANDARDS

	Mixed Use - Willow Pass Road (M-4)	Willow Pass Road Commercial District Mixed Use (M-5)	Residential Mixed Use (M-6)	Commercial (Includes Specific Plan) (CO)	Commercial Recreation (CR)	Light Industrial/ Business Park (L-1)	Heavy Industrial (H-1) (9)	Single-Family Residential (SL/SM/SH)	Multi-Family Residential (Includes Specific Plan) (ML/MM/MH)	Public/Semi-Public (P/SP)	Parks/ Recreation (PR)	Open Space (OS)
<i>Approved 2/11/03</i>												
Minimum Lot Area	7,500 sq.ft.	7,500 sq.ft.	7,500 sq.ft.	7,500 sq.ft.	7,500 sq.ft.	7,500 sq.ft.	7,500 sq.ft.	11,500 sq.ft. - SL 7,000 sq.ft. - SM 4,600 sq.ft.- SH	10,000 sq.ft. (k)	N/A	N/A	N/A
Minimum Lot Width	50'	50'	50'	50'	50'	50'	50'	45'	N/A	N/A	N/A	N/A
Maximum Building Height	50' or 3 stories	50' or 3 stories	65' - 4 stories over parking (6 total) - Dev. Zone 2 45' in Dev. Zone 3	50'	50'	50' or 3 stories	50' or 3 stories	35' or 2 1/2 stories (a)	45'	35'	35'	35'
Floor Area Ratio (FAR)	0.40(b)	0.35	0.40(b)	0.40(b)	0.40(b)	0.67	0.67	N/A	N/A	1	1	1
Maximum Lot Coverage	40%	35%	Commercial- 40%	40%	40%	50%	30% (c)	50%	50%	50%	40%	10%
Residential Density (units p/net acre) (m)	21-29	21-29	40 min(d) in Dev. Zone 2 21 - 29.9 in Dev. Zone 3	21-29	----	----	----	SL: 1-2.9 SM: 3-4.9 SH: 5-7.2	ML: 7.3-11.9 MM: 12-20.9 MH: 21-29.9 MV: 30-44.9	----	---	---
Front Yard Setback (l)	WP Rd. 0' min/ 15' max	WP Rd. 0' min/ 15' max Bailey/Clearland 3' min	10' Bailey Rd. 10' Canal Rd. 25' W. Leland Rd.(f)	Bailey 0'(e) W. Leland 15' Canal Rd. 5' Other 15' EMBUD 5'	10'	25'	10'	20' to garage 15' to house	10'	15'	20' (f)	20'
Side Yard Setback	10' min	10' min	20' (f) - Dev. Zone 2 10' - Dev. Zone 3	10' min	10' min	50'(g)	10'	lot width up to 31' 31' - 41' 3' / 8' 41' - 51' 5' / 10' 51' - 80' 5' / 15' 80' - 120' 10' / 20' 120'-140' 15' / 35' 140' and up 20' / 40'	min/agg. setback 3' / 6' 3' / 8' 5' / 10' 5' / 15'	10' min.	5 min. 15' aggregate (f)	20 min. 40' aggregate
Street Side Yard Setback (l)	10'	10'	10'	see front yard setback	10'	25'	10'	10'	10'	10'	15' (f)	20'
Rear Yard Setback	3' parking lots 10' structure		20' (f)	0'	0'	50' (g)	0'	15'	20'	10'	15' (f)	20'
Parking	CO: 3.3 p/1,000 sq. ft. Residential (h)(i)		Commercial: 3.3 per 1,000 sq.ft. Res: 1.3 - 1.5 p/du (i)	CO: 4 p/1000 sq. ft. Res: 1 p/du (h)	subject to review and approval	Office: 5 p/1000 sq. ft Lab: 2 p/1000 sq. ft. CO: 4 p/1000 sq.ft. Warehouse: 1p/1000 sq. ft.	2 p/du (j)	studio: 1 p/unit 1 bdrm: 1.5 p/unit 2+ bdrm: 2 p/unit plus 1/4 p/unit (i)	on site	on site	on site	
Minimum Landscaped Area	subject to review and approval	subject to review and approval	25% of site	10%	10%	10%	10%	front and corner side yards, excluding approved driveway	all setbacks	all setbacks	subject to review and approval	subject to review and approval

(a) Detached accessory structures, located behind the residence and not adjacent to any street may have side and rear yard setbacks of 3' minimum, must be no higher than 15' and limited to 500 sq. ft.

(b) Excludes upper level residential

(c) 50% lot coverage is allowed for Light Industrial uses within Heavy Industrial land use designations.

(d) Residential densities of 65 units per acre and higher are encouraged in Development Zone 2

(e) No setback required. A minimum of 50% of the frontage shall be devoted to commercial uses with a setback no greater than 15 ft. and with entries and display windows oriented to Bailey Road.

(f) Reduced side and rear setbacks may be allowed in cases where master plans have been prepared and approved to coordinate the development or park use on adjacent parcels

(g) No minimum setback is required when adjacent property under the same ownership and dedicated to compatible uses.

(h) Residential parking requirements are same as multi-family residential

(i) Senior citizen housing may be granted lower parking requirements

(j) Parking is permitted in approved garage and driveway. No parking is permitted in the front yard area required for landscaping. Assumes on-street parking is available. Larger homes require additional parking (per COA #63)

(k) Minimum lot size for Multiple-Family Low density is 3,660 sq. ft. for single-family development.

(l) Site clearance at intersections must be observed (per 82-18.002 of the County Code)

(m) Net acre is assumed to constitute 75% of gross for single-family and 75% for multiple-family (per pg. 3-13 of the General Plan)