3.4.2.12 Development Standards

The development concept for Andreas Cove has been simplified to the point where there will be a single land use to accommodate the large lot, single family subdivision. The minimum lot size will be 16,000 s.f., with the overall average to be approximately 30,000 s.f. Other provisions of the Riverside County R-1 zone are to be used, unless otherwise provided for in this document or the Specific Plan Zoning Text covering the property.

3.4.2.13 Design Guidelines

The primary concern of the development of the individual homesites in Andreas Cove will be to integrate each dwelling with its site and to minimize grading into large, single level pads. No two story dwellings will be allowed but split level construction is encouraged.

3.4.2.13.1 Home Site Planning

Conceptual pad limits will be established on the final grading plan for the internal roadway system. The purpose of these pad limits is to define expected site usage for each lot. The plan for each residence will include a detail site evaluation and limit of grading plan with the proposed site plan, floor plans, and building elevations. Each lot will renaturalize that portion of the site not proposed for a structure or activity area. (Activity areas include such things as patios, swimming pools, game courts, courtyards, gardens, driveways, orchards, etc.)

Split level construction is encouraged to minimize cut and fill slopes, as is incorporation of native field stones in walls, terracing, and other landscape features. Other materials may be used but must integrate into this general character.

3.4.2.13.2 Architecture

There will be no specified architectural style. All styles responsive to the desert environment are encouraged including authentic Mexican, early California Mission Spanish, Southwest and similar styles. Integration of field stone found on the site is also encouraged. Second story elements shall step in from the ground floor and shall be designed to minimize the impact on surrounding properties.