



FIGURE III-25



III. SPECIFIC PLAN

Specific Plan No. 286, Amendment No. 6

40. Planning Area 30: Low Density Residential (LDR)

a. Descriptive Summary

Planning Area 30, as depicted in Figure III-25, provides for development of 10.6 acres devoted to Low density residential uses. A maximum of 21 dwelling units are planned at a target density of 2.0 du/ac.

b. Land Use and Development Standards

Please refer to Ordinance No. 348.4805. (Section V, *Zoning Ordinance*.)

c. Planning Standards

- 1) Primary access to Planning Area 30 shall be provided by local streets via Planning Areas 23 and 24.
- 2) A land use edge transition, as shown on Figure IV-10, shall serve as a landscape buffer between the proposed on-site residential uses in Planning Area 30 and adjacent off-site land uses to the south and east.
- 3) Lots in Planning Area 30 sited adjacent to off-site low density residential uses shall have a fifty foot (50') minimum rear yard setback and one hundred foot (100') minimum lot width as shown on Figure IV-10.
- 4) Please refer to Section IV for specific Design Guidelines and other related design criteria.
- 5) Please refer to Section III.A for the following Development Plans and Standards that apply site-wide:

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|--------------------------------|---|
| III.A.1 Specific Land Use Plan | III.A.5 Open Space and Recreation Plan |
| III.A.2 Circulation Plan | III.A.6 Grading Plan |
| III.A.3 Drainage Plan | III.A.7 Public Sites and Project Phasing Plan |
| III.A.4 Water and Sewer Plans | III.A.8 Landscaping Plan |