

**35. Planning Area 28: Low Density Residential**

**a. Descriptive Summary**

Planning Area 28, as depicted in Figure III-27, provides for development of 14.1 acres devoted to Low density residential uses. A maximum of 28 dwelling units are planned at a target density of 2.0 du/ac. Lot sizes will be a minimum of ½ acre (density range 0.4 -2.0 du/ac).

**b. Land Use and Development Standards**

Please refer to Ordinance No. 348.4500. (See Specific Plan Zone Ordinance Tab.)

**c. Planning Standards**

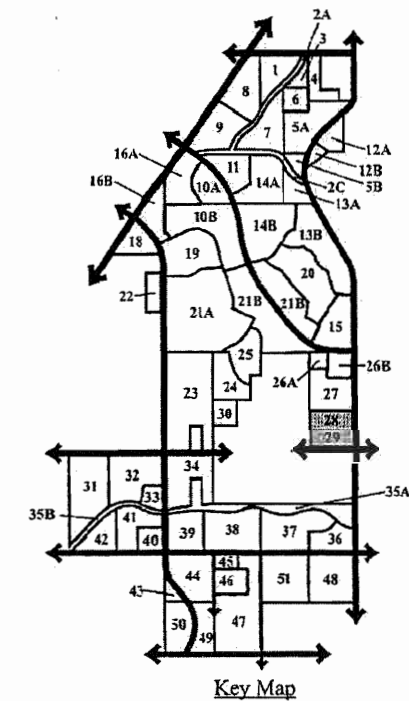
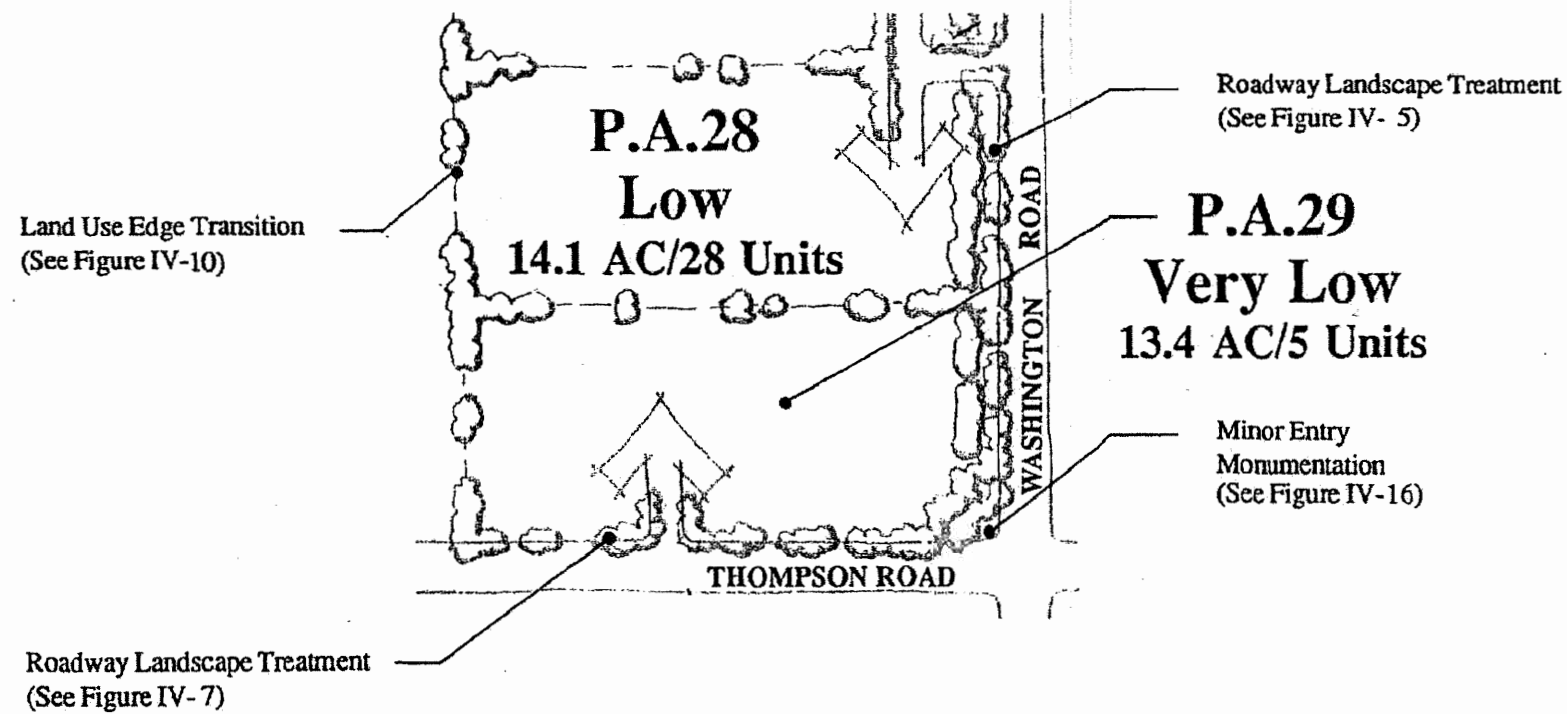
- 1) Primary access to Planning Area 28 shall be provided from Washington Road.
- 2) A neighborhood entry, as shown on Figure IV-17, is planned at the intersection of Washington Road and the access into Planning Area 28.
- 3) A land use edge transition, as shown on Figure IV-10, shall serve as a landscape buffer between the proposed residential uses in Planning Area 28 and adjacent off-site land uses to the west.
- 4) Lots in Planning Area 28 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.
- 5) A roadway landscape treatment, as shown on Figure IV-5, is planned along Washington Road.
- 6) Please refer to Section IV. for specific Design Guidelines and other related design criteria.
- 7) Please refer to Section III.A for the following Development Plans and Standards that apply site-wide:

III.A.1 Specific Land Use Plan  
III.A.2 Circulation Plan  
III.A.3 Drainage Plan  
III.A.4 Water and Sewer Plans

III.A.5 Open Space and Recreation Plan  
III.A.6 Grading Plan  
III.A.7 Public Sites and Project Phasing Plan  
III.A.8 Landscaping Plan

III. Specific Plan

# Planning Areas 28 & 29



SOURCE: T&B Planning Consultants



Not to Scale

01-10-07 .IN 15-100836

WINCHESTER 1800  
SP 286 AMENDMENT 5 / EIR 374  
**PLANNING AREAS 28 & 29**