

37. Planning Area 30: Low Density Residential

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. Lot sizes will be a minimum of 1/2 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 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:

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

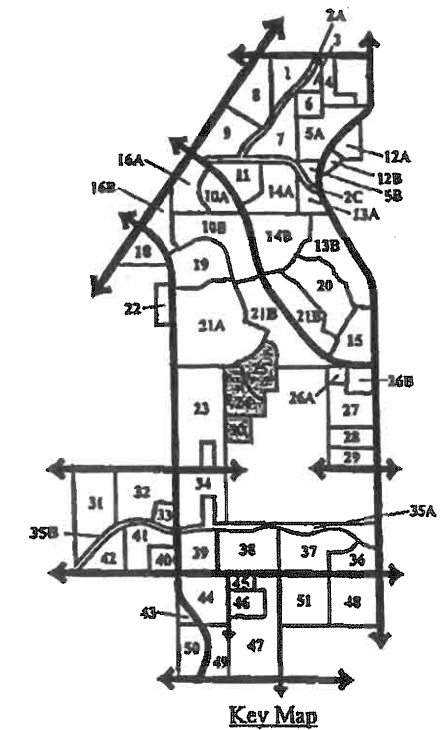
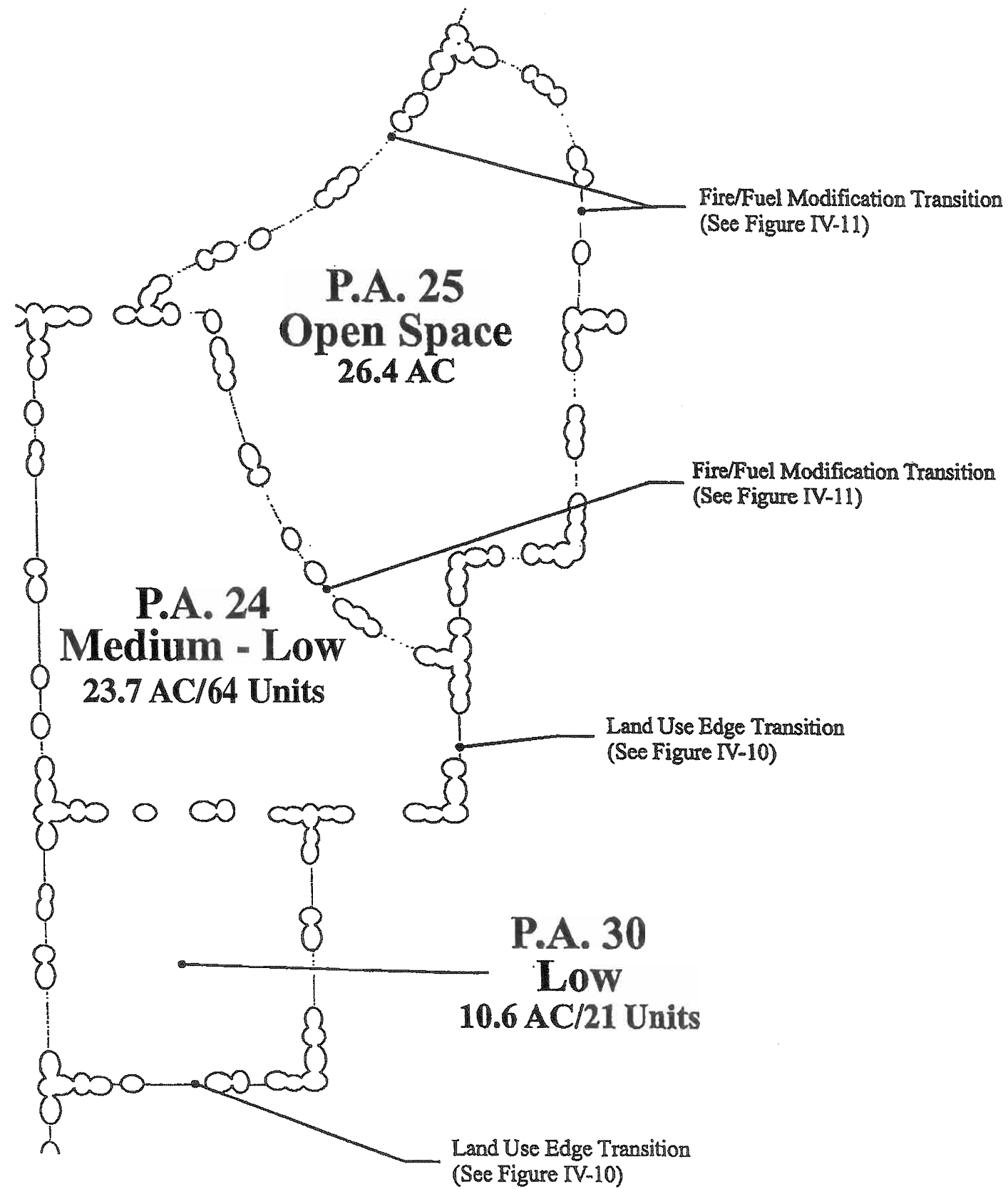
III.A.6 Grading Plan

III.A.7 Public Sites and Project Phasing Plan

III.A.8 Landscaping Plan

III. Specific Plan

Planning Areas 24, 25 & 30



SOURCE: T&B Planning Consultants