

# EXHIBIT “A”

The following are modifications to Article II of Chapter 16.12 and Article V of Chapter 16.16 of the City of Hesperia Development Code regulations and Chapter 7 of the Main Street and Freeway Corridor Specific Plan (additions are in underlined red text and deletions are shown with ~~red and strikethrough~~):

## MAIN STREET AND FREEWAY CORRIDOR SPECIFIC PLAN

Chapter 7, Subsection (E)(4.9)(1) shall be amended to read:

The minimum interior side yard setback shall be 40 8 feet, as measured from the property lines.  
The minimum interior side yard setback shall be 5 feet for single-family residences constructed on substandard lots which are substandard due to lot size and/or dimensions.

Chapter 7, Subsection (F)(4.9)(1) shall be amended to read:

The minimum interior side yard setback shall be 40 8 feet, as measured from the property lines.

Chapter 7, Subsections (E)(4.6) and (F )(4.6) Distance Between Buildings shall be amended to read:

If the development contains multiple buildings, the minimum distance between buildings shall be 15 feet. as follows:

<u>Distance between Single-story buildings</u>		<u>Distance between Multiple-story building and any other building</u>	
<u>No openings</u> <sup>1</sup>	<u>With openings</u>	<u>No direct line of sight</u>	<u>Direct line of sight</u>
<u>6'</u>	<u>8'</u> <sup>2</sup>	<u>10'</u> <sup>2</sup>	<u>15'</u>

### Notes:

1. The sides of buildings that face each other shall not include openings. Openings in this case shall mean windows and doors.
2. Windows, doors, as well as patios/balconies or similar features shall be oriented so as not to have a direct line-of-sight into adjacent units.

## DEVELOPMENT CODE

Table in Section 16.16.120 entitled Development standards, under the R3 column, rows (I) and (J) side yard setbacks shall be amended to read:

40' 8'

## ATTACHMENT 2

Section 16.16.130(B)(3) titled “Distance between buildings” shall be amended to read:

If the development contains multiple buildings, the minimum distance between buildings shall be ~~ten feet~~ as follows:

<u>Distance between Single-story buildings</u>		<u>Distance between Multiple-story building and any other building</u>	
<u>No openings <sup>1</sup></u>	<u>With openings</u>	<u>No direct line of sight</u>	<u>Direct line of sight</u>
<u>6'</u>	<u>8' <sup>2</sup></u>	<u>10' <sup>2</sup></u>	<u>15'</u>

Notes:

1. The sides of buildings that face each other shall not include openings. Openings in this case shall mean windows and doors.
2. Windows, doors, as well as patios/balconies or similar features shall be oriented so as not to have a direct line-of-sight into adjacent units.

No minimum distance shall be required for accessory structures, such as carports.

Table in Section 16.12.085 shall be amended to read:

Ministerial Approval	Administrative Review with Notice	Planning Commission Hearing	City Council Hearing
Single-family residential development 1-4 dwelling units		Density Bonus Agreements	Planned Developments
<u>Multiple-family dwelling with two units (duplex)</u>	<u>Three or more dwelling units on a single parcel with at least one Multiple-family dwelling</u>	<u>Density Bonus Agreements</u>	<u>Planned Developments</u>