

Ordinance 2019-08

SPLA19-00004

EXHIBIT “A”

Additions are underlined red text and deletions are ~~red and strikethrough~~

- 1) The following are modifications to Chapter 7: Residential Zones, subsection (B. LOW DENSITY RESIDENTIAL) of the Main Street and Freeway Corridor Specific Plan:

B. LOW DENSITY RESIDENTIAL ZONE

The Low Density Residential zone is the most prevalent of the single family residential zones and falls within five of the eight land use districts as described in Chapter 5 (Land Use Districts) of this Plan. The purpose of this Specific Plan zone is to provide areas for single family residences with a variety of lot sizes and housing choices. While the most prevalent housing type in this zone is ~~envisaged~~ envisioned to be single-family homes on generous sized lots, this zone also permits small lot subdivisions as well as attached ownership products such as ~~row houses, duplexes and triplexes~~ condominiums, townhomes, at the higher end of the permitted density range.

- 2) The following are modifications to Chapter 7: Residential Zones, subsection (E. MEDIUM DENSITY RESIDENTIAL & F. HIGH DENSITY RESIDENTIAL)(4.5 & 4.6) of the Main Street and Freeway Corridor Specific Plan:

Minimum Floor Area Requirements for Multiple-family Units					
	Studio	1 BDR	2 BDR	3 BDR	4 BDR
Market Rate units:	550	650	850	1150	1300
	<u>675</u>	<u>875</u>	<u>1075</u>	<u>1275</u>	<u>1475</u>
Senior/Affordable units:	500	600	750	1000	1200

4.6 Distance Between Buildings

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

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

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.