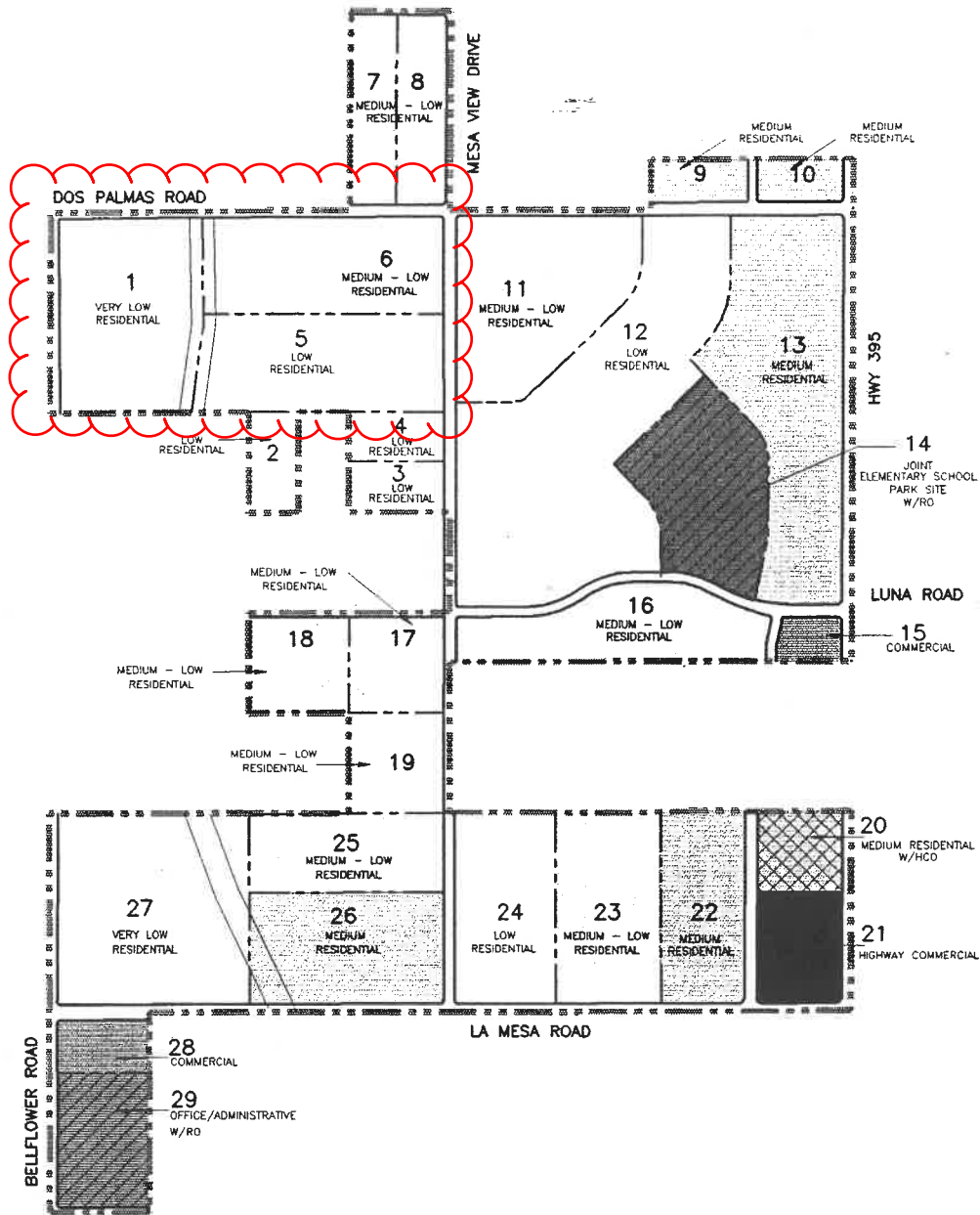


ATTACHMENT G

Vista Verde Specific Plan Standards



KALEIDOSCOPE

NORTH ▲ NOT TO SCALE

LAND USE PLAN

RESIDENTIAL

	VERY LOW RESIDENTIAL
	LOW SFD RESIDENTIAL
	MEDIUM LOW SFD RESIDENTIAL
	MEDIUM SFD RESIDENTIAL

OVERLAY DISTRICTS

	RO RESIDENTIAL (REFER TO TABLE 3)
	HCO COMMERCIAL (REFER TO TABLE 3)

COMMERCIAL

	COMMERCIAL
	HIGHWAY COMMERCIAL
	OFFICE / ADMINISTRATIVE

CIVIC FACILITIES

	ELEMENTARY SCHOOL SITE AND PARK SITE (JOINT USE)
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TABLE 4
S.F. Detached
Residential Development Standards

Category/ Density	Permitted Uses	Accessory Structures	Minimum Lot Dimensions (Width by Depth)	Building Coverage	Yards	Building Height	Minimum ² Parking	Street Standards
VLR: Very Low Residential	<ul style="list-style-type: none"> S.F. Detached Open Space; Rec. Facilities; Trails 	<ul style="list-style-type: none"> Garage Fences, Walls Trellis/Patio Covers Pools 	<ul style="list-style-type: none"> 60 ft. x 100 ft. 65 ft. min. corner lot min. area 7,000 s.f. Cul-de-sac/knuckles and exterior curves per Chapter 17.48.090 	45% max.	Front: 18 ft. min. ¹ Side: 5 ft. min. Street Side: 10 ft. min. Rear: 15 ft. min.	2 ½ stories and 35 ft.	2-car garage per single family residence min.	Local street 60 ft. ROW
LR: Low Residential	<ul style="list-style-type: none"> VLR uses S.F. detached Open Space; Rec. facilities; Trails 	<ul style="list-style-type: none"> Garages Fences, walls Trellis/Patio covers Pools 	<ul style="list-style-type: none"> 55 ft. x 95 ft. 60 ft. min. corner lot Min. area 6,000 s.f. Cul-de-sac/knuckles and exterior curves per Section 17.48.090 	45% max.	Front: 18 ft. min. ¹ Side: 5 ft. min. Street Side: 10 ft. min. Rear: 15 ft. min.	2 ½ stories and 35 ft.	2-car garage per single family residence min.	Local street 60 ft. ROW
MLR: Medium Low Residential	<ul style="list-style-type: none"> LR uses S.F. detached Open space; Rec. facilities; Trails 	<ul style="list-style-type: none"> Garages Fences, walls Trellis/Patio covers Pools 	<ul style="list-style-type: none"> 50 ft. x 90 ft. 55 ft. min. corner lot Min. area 5,000 s.f. Cul-de-sac/knuckles and exterior curves per Section 17.48.090 	50% max.	Front: 18 ft. min. ¹ Side: 5 ft. min. Street Side: 10 ft. min.. Rear: 15 ft. min.	2 ½ stories and 35 ft.	2-car garage per single family residence min.	Local street 60 ft. ROW
MR: Medium Residential	<ul style="list-style-type: none"> MLR uses S.F. detached 	<ul style="list-style-type: none"> Garages Fences, Walls Trellis/Patio Covers Pools 	<ul style="list-style-type: none"> 40 ft. x 90 ft. 45 ft. min. corner lot Min. area 4,000 s.f. Cul-de-sacs/knuckles and exterior curbs per Section 17.48.090 	50% max.	Front: 18 ft. min. Side: 5 ft. min. Street Side: 10 ft. min. Rear: 15 ft. min.	2 ½ stories and 35 ft.	2-car garage per single family residence min.	Local street 60 ft. ROW

RO:
 Residential Overlay - NOTE: Per Exhibit 11 (Land Use Regulations) and the Residential Uses and Regulations identified.

¹ Refer to Land Use District

² Three car garages are allowed on applicable product types and shall not exceed building coverage

■ **TABLE 3: Specific Plan Land Use Allocations**

Land Use	Planning Area	Gross ^{1,2} Acres	Approximate Density	Total ⁹ Homes	Ownership ^{7/} Comments
RESIDENTIAL USES:					
Very Low SFD Residential	1	30.3 ac. ⁶	4.4	136	Kelemen/Chambers Hai Chen
	27	38.1 ⁶	3.8	145	
Low SFD Residential	5	20.7 ⁶	4.7	98	Kelemen/Chambers
	2	5.0	4.7	24	Niemi/Bechek
	3	5.0	4.7	24	Litwinovich Tr.
	4	5.0	4.7	24	Simmonds
	24	22.2	4.5	100	Hai Chen
	12	59.6	4.8	284	Forecast
Medium-Low SFD Residential	7	10.0	6.0	60	Moran
	8	10.0	6.0	60	INCO
	6	28.1	5.7	160	Kelemen/Chambers
	23	21.1	5.9	126	Hai Chen
	19	10.0	5.5	55	Berger
	11	31.1	5.2	160	Forecast
	16	21.8	4.9	106	Forecast
	25	23.0	4.4	101	Forecast
	17	10.0	6.0	60	Erikson
	18	10.0	6.0	60	Erikson
Medium SFD Residential	20	8.1	5.5	45 (HC/O) ⁵	South Star
	22	17.9	6.1	110	South Star
	13	39.8 ⁸	5.3	209	Forecast
	10	4.2 ⁸	6.0	25	Previtti Realty
	9	5.0	6.0	30	Previtti Realty
	26	23.4 ⁶	5.5	128	Previtti Realty
NON-RESIDENTIAL USE:					
Commercial	15	4.1 ⁸			Forecast
	28	6.1			Igorot
Highway Commercial	21	12.0			South Star
Office/Administrative	29	14.0	4.3	60 (VLR/O) ⁴	Igorot
Park/Elementary School Site	14	23.4	6.0	140 (MR/O) ⁴	Forecast
TOTAL		519.0²		2,530	
ROADWAYS:					
Three Flags Hwy.		6.3 ac. ³			
Bellflower Rd.		4.1			
Frontage Road (P.A. 19.20)		2.5			
Mesa View Rd.		7.3			
La Mesa Rd.		6.4			
Luna Rd.		6.1			
Dos Palmas Rd.		6.3			

¹Gross acres to centerline of roads

²Aerial control and boundary—Ludwig Engineering

³Includes rights-of-way

⁴RO Residential Overlay

⁵HC/O Highway Commercial Overlay

⁶Includes drainage easements

⁷Ownership based on Assessor Parcel Numbers provided by Ludwig Engineering November 5, 1999

(Note: Changes in ownership will not require amendment to the Specific Plan)

⁸ Includes Flood Control along SR 395

⁹ Maximum number of homes allowed per Planning area.

DU = Dwelling Units