ATTACHMENT E

Specific Plan & PUD Comparisons

SP/PUD Name	Mojave Vistas (SP-05-001)	Brentwood (SP 1-88)	**Rancho Tierra (SP-1-91)**	Westcreek (SP-04-001)	Foxfire Ranch (SP-1-89)	Stoddard Wells PUD (PUD-09-001)	Village & Rancho PUD (Pacific Communities) (PUD-03-002)	N. of Puesta del Sol Elementary (PUD-4-92)	9.38 acre site. Amethyst N. of Stater Bros. (PUD-1-92)	N. of Village, W. of Happy Valley Ln (PUD-1-91)	Eleventh and Winona (PUD-8-89)	Cypress Point (PUD-1-89 & PUD-1-88)	Nisqualli & 9th Senior Housing (PUD-1-87)
Zone:	Cluster Development	Medium High (6-8 du/ac)	Medium SFD (4-7.2)	Medium High (6-8)	MR Medium Residential (4-7)								
Built?	No	Yes	No	Partially	Yes	No	Yes	No	Yes	Partially	Yes	Yes	Yes
Site Requirements													
Maximum Lot Coverage	50%	45%	50%	50%	50%	60%	50%	50%	50%		50%	40%	60%
Minimum Net Lot Area:	5,000 sq. ft.	4,000 sq. ft.	4,000 sq. ft.	4,000 sq. ft.	4,000 sq. ft.	5,000 sq. ft.	4,200 sq. ft.	4,000 sq. ft.	4,250 sq. ft.	4,200 sq. ft.	4,000 sq. ft.	5,000 sq. ft.	3,445 sq. ft.
Maximum Dwelling Unit Density (per gross acre)	9	6 to 8	4 to 7.2	8	4 to 7	4	8	6.9	5.5	8	8?	?	8
Minimum Lot Dimensions (in ft.)													
Lot Width:													
Interior	45'	35'	36'	35'	40'	50'	50'	40'	50'	50'	45'	45'	53'
Corner					45'								
Reverse corner													
Cul-de-sac (at front setback)				30' at front P/L, 42' measured 20' back from front P/L		32' at front P/L, 50' at front yard setback		30' at front P/L, 42' at front yard setback			30'	25'	40'
Lot Depth:	90' if adjacent to major arterial or collector. Otherwise, none.		90'	80' average between two side P/Ls	90'	90'	70'		85'	70'	80'		
Building Requirements (in ft.)													
Minimum Front Yard Setbacks													
Porch	N/A												
First Story living	10' (18' to front load garage)	17'	15' (18' to front load garage)	10' (20' to front load garage)	18'	15' (17' to front load garage)	17'	17'	17'	17'	15' (17' to garage)	17'	20' from edge of sidewalk
Minimum Side Yard Setback													
Street side	10'	10'	10'	10'	10'	10'	10'	10'	10'	10'	10'	10'	10'
Reverse corner street side	10'	10'	10'	10'	10'	10'	10'	10'	10'	10'	10'	10'	10'

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Interior side 8	0'	Varies per Planning area from 4.4' to 5'	5'	5'	5'	3'	5'	5'	3'	5'	5'	5'	3'
Separation Between Dwelling Units	0'					6'	10'			10'		10'	6'
Minimum Rear Yard Setback	15'	15'	10'	15' average between corners and midpoint of house to rear P/L	15'	15'	20'	20'	6'	20'	8'	10'	5'
Maximum Height	35'	35'	35'	35'	35'	35'	35'	35'	25'	25’	25’	25’	25’
Open Space Requirements													
Minimum Recreational Living Space: Per dwelling unit (in sq. ft.)													
Private (Ground Floor Units)													
Private (Units Above Ground Floor)													
Common	5% of gross area												
Total												1,500 sq. ft. recreation space per each dwelling unit	
Minimum dwelling size/type				800 sq. ft.									