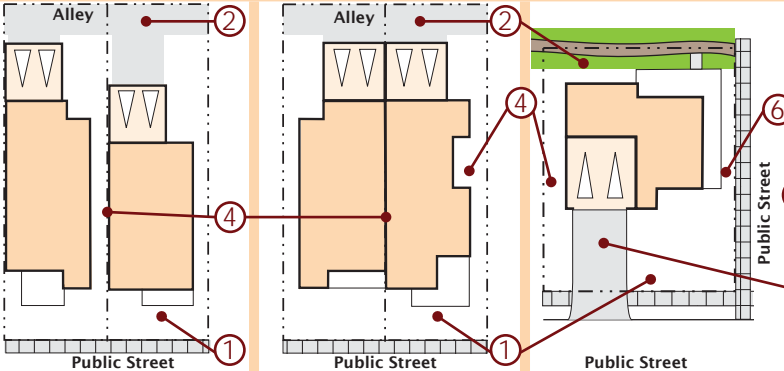
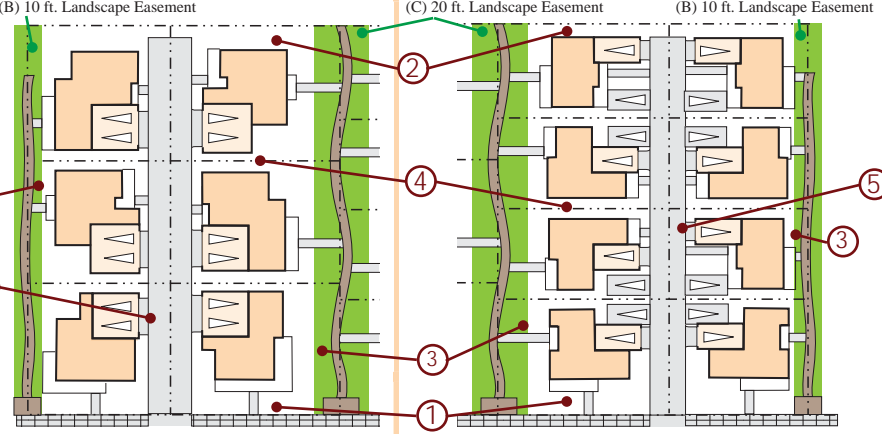


Medium Density Residential Building Standards (R-2)					
EXAMPLES These sketches show basic lot layouts based on the Development Standards. Not all features are shown in each layout.					
	ALLEY OR STREET ACCESS			CLUSTER DEVELOPMENT 4 TO 6 LOTS	POCKET COTTAGE DEVELOPMENT 8 LOTS
STANDARDS Minimums, unless otherwise noted. (A)	DETACHED - ZERO LOT LINE	ATTACHED - ZERO LOT LINE (includes pairs of dwellings on adjacent lots)	DETACHED (parking access from street)		
Lot Area Lot Coverage	3,575 sf Min. 60% Max	3,575 sf Min. 60% Max	3,575 sf Min. 60% Max	3,575 sf Min. 60% Max	2,620 sf Min. 60% Max
1- Street Setback: Dwelling Front Porch	15 ft 10 ft	15 ft 10 ft	15 ft 10 ft	15 ft 10 ft	15 ft 10 ft
2- Rear Setback: Dwelling Garage	20 ft (F) 13 ft (F)	20 ft (F) 13 ft (F)	3.5 ft N/A	5 ft 5 ft	5 ft 5 ft
3- Side Setback Dwelling Porch	4 ft N/A	4 ft N/A	4 ft N/A	8 ft (B) / 13 ft (C) 5 ft (B) / 10 ft (C)	8 ft (B) / 13 ft (C) 5 ft (B) / 10 ft (C)
4- Interior Setback	0 ft / 4 ft (D)	0 ft (attached) / 4ft	4 ft	4 ft	4 ft (E)
5- Garage Setback	see rear setback	see rear setback	18.5 ft	13 ft (F)	13 ft (F)
6- Side Street Setback	10 ft	10 ft	10 ft	10 ft	10 ft
Building Height (G)	35 ft Max	35 ft Max	35 ft Max	35 ft Max	35 ft Max
<p>Notes:</p> <p>A- Tract 3089 Final Map(s) to include any parcel-specific encroachments into setback and/or easements based on map and lotting configurations beyond elements allowed per Zoning Regulation §17.70.170 (Allowed Projections into Setback Area).</p> <p>B- Setback is from property line to dwelling in areas with 10-foot landscape easements.</p> <p>C- Setback is from property line to dwelling in areas with 20-foot landscape easements.</p> <p>D- Where a building wall is located on a lot line, there shall be an easement of at least 4 feet wide on the neighboring lot for maintenance access.</p> <p>E- Setback for uncovered parking spaces is 1 foot.</p> <p>F- Assumes property line and center line of driveway/alley are coterminous.</p> <p>G- Second floor setbacks shall match ground floor setbacks.</p>					

Excerpt of updated R-2 development standards from the Avila Ranch Development Plan. The design of the R-2 product is consistent with the applicable standards.