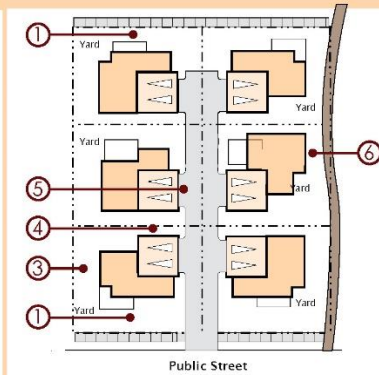
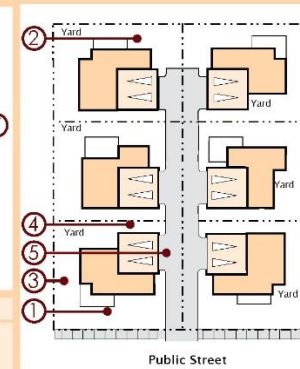
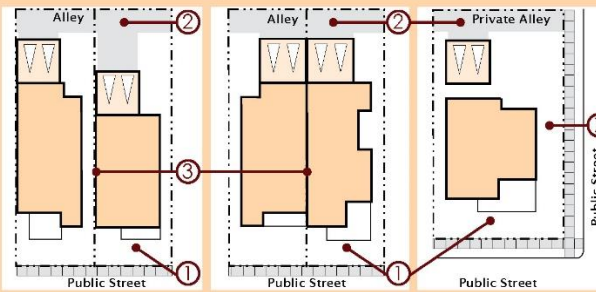


Avila Ranch Specific Plan

Development Standards

Medium Density Residential Building Standards (R-2)

EXAMPLES
These sketches show basic lot layouts that would follow from the standards. Not all features are shown in each layout.



STANDARDS Minimums, unless noted otherwise.	ALLEY ACCESS			CLUSTER DEVELOPMENT 4 TO 6 LOTS	CLUSTER DEVELOPMENT 4 TO 6 LOTS
	DETACHED - ZERO LOT LINE	ATTACHED OR DETACHED (attached may include pairs of dwellings on adjacent lots)	DETACHED (parking access from alley only)		
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	3,575 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 13 ft	20 ft 13 ft	20 ft 13 ft	5 ft 5 ft	5 ft 5 ft
3- Side Setback (A)	0 (at lot line) or as provided in Zoning Regulations R-2 Zone	0 (attached) or as provided in Zoning Regulations R-2 Zone	5 ft	5 ft	5 ft
4- Interior Setback				4 ft	4 ft
5- Garage Setback				14' Min.	14' Min.
6- Pedestrian Circ. Setback				10' Min.	10' Min.
7- Side Street Setback	10'	10'	10'	10'	10'

A - Side setback applies to dwelling and covered parking.

Where a building wall is located on a lot line, there shall be an easement at least 5 feet wide on the neighboring lot for access to maintain the building wall.

B - Reciprocal yard easements are allowed as an alternative.

C - Minimum yard size of 150 sf with Minimum 10' dimension

D - Second floor setbacks to match Ground floor setbacks

Figure 11 R-2 Development Standards