B. Residential

The single family residential (Planning Areas 5, 6, 7 and 8), will be devoted to single family detached residential development for entry-level, move up and other housing markets.

B.1 - Planning Area 6

B.1.1 Permitted Uses

The following uses are permitted in the R-1 4,000 Planning Area:

a. Single family dwellings detached
b. Child care not to exceed the child limits of a large family day care as specified in Title 22 of the California Administrative Code and licensed by the California Department of Social Services
c. Flood control facilities
d. Open Space
e. Public and private neighborhood or community non-commercial recreation centers and facilities including, but not limited to swimming pools, tennis courts, clubhouse and trails
f. Uses and structures customarily incidental or necessary for residential uses including, but not limited to garages, public and private parks, trails, greenbelts and common areas

B.1.2 Conditional Uses

The following uses are permitted in the R-1 4,000 Planning Areas with a Conditional Use Permit:

g. Churches
h. Micro antennas, cellular phones and the like (mounted to light standards)
i. Public Facilities (i.e. fire/police stations)
j. Public utilities facilities
k. Schools private and public
B.1.3 Development Standards (PA 6)

**Lot Area**
The minimum lot area shall be four thousand square feet (4,000 sf).

**Lot Width**
The minimum lot width, as measured from the front property line, shall be forty feet (40’) for interior lots and forty-five feet (45’) for corner lots.

**Note:** Lots within cul-de-sacs, standard knuckles or modified knuckles configurations shall provide a minimum thirty foot (30’) width at front property line and shall meet the minimum lot width established for the Planning Area at the tangent of the building setback. All minimum side and rear yard setbacks shall be maintained at all times.

**Lot Depth**
The minimum lot depth shall be ninety feet (90’).

**Front Setback**
- Living Area front setback shall be twelve feet (12’)
- Porches front setback shall be eight feet (8’)

**Note:** Lane Loaded lots configured to front open space/trail areas may reduce front setbacks by five feet (5’)

**Garage Setbacks**
- Front Entry Garages setback shall be eighteen feet (18’)
- Turn In / alley entry Garages setback shall be ten feet (10’)

**Note:** If front entry garages are adjacent there shall be a minimum of 3’ garage offset with adjacent garage.

**Side Setbacks**
- From Interior PL the side setback shall be five feet (5’)
- Street Side setback shall be ten feet (10’)
- Turn In Garage side setback shall be three feet with a minimum of ten feet between garages (3’) (Min 10’ between garages)

**Note:** Architectural projections may encroach a maximum of 3’ into setbacks.
- Side yard slopes may not encroach more than 50% into the side yard setback areas.
B.1.3 Development Standards (PA 6)

**Rear Setbacks**
Main Structure rear setback shall be fifteen feet (15’)
Garage rear setback shall be five feet (5’)
Patio Cover rear setback shall be five feet (5’)
Second Story Deck rear setback shall be ten feet (10’)
Accessory Structures rear setback shall be three feet (3’)

**Lot Coverage**
Maximum Lot Coverage shall be 55%

**Maximum Building Height**
Main Structure maximum height shall be thirty-five feet (35’)
Accessory Structures maximum height shall be fourteen feet (14’)

**Note:** Building heights measured from graded pad.

**Walls, Fences and Hedges**
Maximum Height in front yards shall be three feet (3’)
Maximum Height at all other locations shall be six feet (6’)
Maximum Height of solid rear property walls adjacent to parks or paseos shall be three feet (3’) and may include 3’ of wrought iron

Ground level outdoor living areas such as backyards or patios that are within seventy three feet (73’) of Avenue 47 centerline must install a combination of earthen berm and block wall totaling six feet (6’) in height.

Ground level outdoor living areas such as backyards or patios that are within two hundred thirty one feet (231’) of Avenue 47 centerline must install a combination of earthen berm and block wall totaling five feet (5’) in height.

Ground level outdoor living areas such as backyards or patios that are within fifty seven feet (57’) of Street A centerline must install a combination of earthen berm and block wall totaling six feet (6’) in height.

Ground level outdoor living areas such as backyards or patios that are within one hundred eighty one feet (181’) of Street A centerline must install a combination of earthen berm and block wall totaling five feet (5’) in height.

*Refer to Figure 5-10*
B.1.3 Development Standards (PA 6)

Parking
Minimum number of parking spaces required shall be two (2) garage spaces
Recreational vehicle (RV) parking is prohibited in front or corner side yards
RV street parking over 72 hours, should be prohibited
Parking in lanes/alleys should be prohibited

Open Space requirement
A minimum of 7% of the overall area in this planning area shall be used for urban runoff retention, trail system connectivity or general open space. Enhanced landscape easements along local streets and alleys may be included in meeting this requirement. The primary paseo and trail system corridor should maintain a minimum width of one hundred feet (100’). Paseos and trail system corridors tributary to the main corridor should maintain a minimum width of forty feet (40’), ten feet (10’) if adjacent to streets or alleys.
B.2- Planning Areas 5 & 7

B.2.1 Permitted Uses

The following uses are permitted in the R-1 5,000 Planning Area:

a. Single family dwellings detached
b. Child care not to exceed the child limits of a large family day care as specified in Title 22 of the California Administrative Code and licensed by the California Department of Social Services
c. Flood control facilities
d. Open Space
e. Public and private neighborhood or community non-commercial recreation centers and facilities including, but not limited to swimming pools, tennis courts, clubhouse and trails
f. Uses and structures customarily incidental or necessary for residential uses including, but not limited to garages, public and private parks, trails, greenbelts and common areas

B.2.2 Conditional Uses

The following uses are permitted in the R-1 5,000 Planning Areas with a Conditional Use Permit:

g. Churches
h. Micro antennas, cellular phones and the like (mounted to light standards)
i. Public Facilities (i.e. fire/police stations)
j. Public utilities facilities
k. Schools private and public

B.2.3 Development Standards

Lot Area
The minimum lot area shall be five thousand square feet (5,000 sf).

Lot Width
The minimum lot width, as measured from the front property line, shall be forty five feet (45’) for interior lots and fifty feet (50’) for corner lots.

Note: Lots within cul-de-sacs, standard knuckles or modified knuckles configurations shall provide a minimum thirty five foot (35’) width at front property line and shall meet the minimum lot width established for the Planning Area at the tangent of the building setback. All minimum side and rear yard setbacks shall be maintained at all times.
B.2.3 Development Standards (PA 5 & 7)

**Lot Depth**
The minimum lot depth shall be ninety feet (90’).

**Front Setback**
Living Area front setback shall be fifteen feet (15’)
Porches front setback shall be eight feet (8’)

**Note:** Lane Loaded lots configured to front open space/trail areas may reduce front setbacks by five feet (5’)

**Garage Setbacks**
Front Entry Garages setback shall be eighteen feet (18’)
Turn In Garage setback shall be ten feet (10’)

**Note:** If front entry garages are adjacent there shall be a minimum of 3’ garage offset with adjacent garage.

**Side Setbacks**
From Interior PL the side setback shall be five feet (5’)
Street Side setback shall be ten feet (10’)
Turn In Garage side setback shall be three feet with a minimum of ten feet between garages (3’) (Min 10’ between garages)

**Note:** Architectural projections may encroach a maximum of 3’ into setbacks.

**Rear Setbacks**
Main Structure rear setback shall be fifteen feet (15’)
Garage rear setback shall be five feet (5’)
Patio Cover rear setback shall be five feet (5’)
Second Story Deck rear setback shall be ten feet (10’)
Accessory Structures rear setback shall be three feet (3’)

**Note:** If side yard is at least fifteen (15’) feet, the main structure rear yard setback may be reduced to ten (10’) feet.

**Lot Coverage**
Maximum Lot Coverage shall be 55%
B.2.3 Development Standards (PA 5 & 7)

**Maximum Building Height**
Main Structure maximum height shall be thirty-five feet (35’)
Accessory Structures maximum height shall be fourteen feet (14’)

**Note:** Building heights measured from graded pad

**Walls, Fences and Hedges**
Maximum Height in front yards shall be three feet (3’)
Maximum Height at all other locations shall be six feet (6’)
Maximum Height of solid rear property walls adjacent to parks or paseos shall be three feet (3’). (Wrought iron may be used in addition to solid walls as long as the maximum six feet (6’) is maintained)

Ground level outdoor living areas such as backyards or patios that are within one hundred twenty three feet (123’) of Avenue 48 centerline must install a combination of earthen berm and block wall totaling six feet (6’) in height.

Ground level outdoor living areas such as backyards or patios that are within three hundred ninety feet (390’) of Avenue 48 centerline must install a combination of earthen berm and block wall totaling five feet (5’) in height.

Ground level outdoor living areas such as backyards or patios that are within fifty seven feet (57’) of Street A centerline must install a combination of earthen berm and block wall totaling six feet (6’) in height.

Ground level outdoor living areas such as backyards or patios that are within one hundred eighty one feet (181’) of Street A centerline must install a combination of earthen berm and block wall totaling five feet (5’) in height.

**Refer to Figure 5-10**

**Parking**
Minimum number of parking spaces required shall be two (2) garage spaces
Recreational vehicle (RV) parking is prohibited in front or corner side yards
RV street parking over 72 hours, should be prohibited
Parking in lanes/alleys should be prohibited

**Open Space requirement**
A minimum of 7% of the overall area in this planning area shall be used for urban runoff retention, trail system connectivity or general open space. Enhanced landscape easements along local streets and alleys may be included in meeting this requirement. The primary paseo and trail system corridor in PA 5 should maintain a minimum width of one hundred feet (100’). Paseos and trail system corridors tributary to the main corridor should maintain a minimum width of forty feet (40’), ten feet (10’) if adjacent to streets or alleys.
B.3- Planning Area 8

B.3.1 Permitted Uses

The following uses are permitted in the R-1 6,000 Planning Area:

a. Single family dwellings detached
b. Child care not to exceed the child limits of a large family day care as specified in Title 22 of the California Administrative Code and licensed by the California Department of Social Services.
c. Flood control facilities
d. Open Space
e. Public and private neighborhood or community non-commercial recreation centers and facilities including, but not limited to swimming pools, tennis courts, clubhouse and trails.
f. Uses and structures customarily incidental or necessary for residential uses including, but not limited to garages, public and private parks, trails, greenbelts and common areas.

B.3.2 Conditional Uses

The following uses are permitted in the R-1 6,000 Planning Area with a Conditional Use Permit:

g. Churches
h. Micro antennas, cellular phones and the like (mounted to light standards)
i. Public Facilities (i.e. fire/police stations)
j. Public utilities facilities
k. Schools private and public

B.3.3 Development Standards

Lot Area
The minimum lot area shall be six thousand square feet (6,000 sf).

Lot Width
The minimum lot width, as measured from the front property line, shall be fifty-five feet (55’) for interior lots and sixty feet (60’) for corner lots.

Note: Lots within cul-de-sacs, standard knuckles or modified knuckles configurations shall provide a minimum forty five foot (45’) width at front property line and shall meet the minimum lot width established for the Planning Area at the tangent of the building setback. All minimum side and rear yard setbacks shall be maintained at all times.
B.3.3 Development Standards (PA 8)

Lot Depth
The minimum lot depth shall be ninety feet (90').

Front Setback
Living Area front setback shall be seventeen feet (17')
Porch front setback shall be eight feet (8')

Note: Lane Loaded lots configured to front open space/trail areas may reduce front setbacks by five feet (5')

Garage Setbacks
Front Entry Garage setback shall be eighteen feet (18')
Turn In Garage setback shall be ten feet (10')

Note: If front entry garages are adjacent there shall be a minimum of 3’ garage offset with adjacent garage.

Side Setbacks
From Interior PL the side setback shall be five feet (5’)
Street Side setback shall be ten feet (10')
Turn In Garage side setback shall be three feet with a minimum of ten feet between garages (3’) (Min 10’ between garages)

Note: Architectural projections may encroach a maximum of 3’ into setbacks.
  Side yard slopes may not encroach more than 50% into the side yard setback areas.

Rear Setbacks
Main Structure rear setback shall be fifteen feet (15’)
Garage rear setback shall be five feet (5’)
Patio Cover rear setback shall be five feet (5’)
Second Story Deck rear setback shall be ten feet (10’)
Accessory Structures rear setback shall be three feet (3’)

Lot Coverage
Maximum Lot Coverage shall be 55%
B.4- Planning Area 4

B.4.1 Permitted Uses

The following uses are permitted in the Cluster Development Planning Area:

a. Single family dwelling units attached (for-sale or for-rent)
b. Single family dwellings detached (for-sale or for-rent)
c. Condominium developments (for-sale or for-rent)
d. Townhouses (for-sale or for-rent)
e. Child care not to exceed the child limits of a large family day care as specified in Title 22 of the California Administrative Code and licensed by the California Department of Social Services.
f. Multiple dwellings
g. Flood control facilities
h. Open Space
i. Public and private neighborhood or community non-commercial recreation centers and facilities including, but not limited to swimming pools, tennis courts, clubhouse and trails.
j. Recreation center, park playground, unlighted game courts, swim club
k. Uses and structures customarily incidental or necessary for residential uses including, but not limited to garages, public and private parks, trails, greenbelts and common areas.

B.4.2 Conditional Uses

The following uses are permitted in the Cluster Development Planning Area with a Conditional Use Permit:

l. Churches
m. Micro antennas, cellular phones and the like (mounted to light standards)
n. Public Facilities (i.e. fire/police stations)
o. Public utilities facilities
p. Schools private and public

B.4.3 Development Standards

Lot Area
The minimum lot area shall be five thousand square feet (5,000 sf).

Lot Width
The minimum lot width, as measured from the front property line, shall be forty-five feet (45’).
B.4.3 Development Standards (PA 4)

**Lot Depth**
None, except if directly adjacent to Street “A” or Avenue 47 it shall be ninety feet (90’)

**Perimeter Building Setbacks**
Street adjacent (front, rear or side) setback shall be fifteen feet (15’) in addition to landscape setback.
Property line (rear) setback shall be fifteen feet (15’) for one story dwellings, twenty feet (20’) for two story dwellings
Property line (side) setback shall be ten feet (10’) for one story dwellings, fifteen feet (15’) for two story dwellings

**Interior Building Setbacks**
Front interior setback shall be ten feet (10’)
Side interior setback shall be none
Street side interior setback shall be ten feet (10’)
Rear interior setback shall be none

**Common Areas**
Common areas should be a minimum of five percent (5%) of the total gross area.

**Height Limit**
The maximum height limit shall be forty feet (40’) measured from the graded pad.

**Lot Coverage**
Maximum Lot Coverage shall be 60%

**Density**
The maximum density shall not exceed twelve dwelling units per acre (12 DU/ ac).

**Parking**
Two (2) spaces per unit, plus one (1) non-exclusive space per unit to be located within one hundred fifty feet (150’) of the cluster as measured from curb line at the intersection of the public street or private access-way and the shared drive. Minimum of three (3) total spaces per unit.

**Open Space requirement**
A minimum of 7% of the overall area in this planning area shall be used for urban runoff retention, trail system connectivity or general open space. Enhanced landscape easements along local streets and alleys shall be included in meeting this requirement. Paseos and trail system corridors tributary to the main corridor should maintain a minimum width of forty feet (40’), ten feet (10’) if adjacent to street or alleys.
B.4.3 Development Standards (PA 4)

Walls, Fences and Hedges

Ground level outdoor living areas such as backyards or patios that are within fifty seven feet (57’) of Street A centerline must install a combination of earthen berm and block wall totaling six feet (6’) in height.

Ground level outdoor living areas such as backyards or patios that are within one hundred eighty one feet (181’) of Street A centerline must install a combination of earthen berm and block wall totaling five feet (5’) in height.

Ground level outdoor living areas such as backyards or patios that are within seventy three feet (73’) of Avenue 47 centerline must install a combination of earthen berm and block wall totaling six feet (6’) in height.

Ground level outdoor living areas such as backyards or patios that are within two hundred thirty one feet (231’) of Avenue 47 centerline must install a combination of earthen berm and block wall totaling five feet (5’) in height.

Refer to Figure 5-10
B.5- Planning Areas 2 & 3

B.5.1 Permitted Uses

The following uses are permitted in the Multi-Family Planning Areas:

a. Multi-family dwelling units (for-sale or for-rent)
b. Condominium developments (for-sale or for-rent)
c. Bed & breakfast inns
d. Child care not to exceed the child limits of a large family day care as specified in Title 22 of the California Administrative Code and licensed by the California Department of Social Services
e. Multiple dwellings
f. Adult and elderly residential facilities
g. Temporary sales office
h. Tennis and swim clubs
i. Flood control facilities
j. Open Space
k. Public and private neighborhood or community non-commercial recreation centers and facilities including, but not limited to swimming pools, tennis courts, clubhouse and trails
l. Recreation center, park playground, unlighted game courts, swim club
m. Uses and structures customarily incidental or necessary for residential uses including, but not limited to garages, public and private parks, trails, greenbelts and common areas

B.5.2 Conditional Uses

The following uses are permitted in the Cluster Development Planning Area with a Conditional Use Permit:

m. Churches
n. Micro antennas, cellular phones and the like (mounted to light standards)
o. Public Facilities (i.e. fire/police stations)
p. Public utilities facilities
q. Schools private and public
r. Assisted living/congregate care facilities

B.5.3 Development Standards (PA 2 & 3)

Lot Area
The minimum lot area shall be seven thousand two hundred square feet (7,200 sf).
B.5.3 Development Standards (PA 2 & 3)

**Lot Width**
The minimum lot width, as measured from the front property line, shall be sixty feet (60’).

**Lot Depth**
The minimum lot depth shall be one hundred feet (100’).

**Building Setbacks**
Front - public street (measured from property line) setback shall be twenty feet (20’)
Front - private street (measured from back of sidewalk) setback shall be twenty feet (20’)
Street side - arterial street (measured from property line) setback shall be twenty feet (20’)
Street side - public street (measured from property line) setback shall be ten feet (10’)
Street side - private street (measured from back of sidewalk) setback shall be ten feet (10’)
Interior side setback shall be five feet (5’)
Rear setback shall be fifteen feet (15’)

**Driveway & Parking Setbacks**
Drive aisle, driveway or parking space to front property line setback shall be twenty feet (20’)
Drive aisle, driveway or parking space to street side property line:
(Arterial Street) setback shall be twenty feet (20’)
(Other Streets) setback shall be ten feet (10’)
Drive aisle, driveway or parking space to interior side property setback shall be five feet (5’)
Drive aisle, driveway or parking space to rear property line setback shall be ten feet (10’)

**Building Separation**
Front to Front separation shall be twenty-five feet (25’)
Front to Rear separation shall be twenty-five feet (25’)
Front to Side separation shall be fifteen feet (15’)
Side to Side separation shall be fifteen feet (15’)
Side to Rear separation shall be fifteen feet (15’)
Rear to Rear separation shall be fifteen feet (15’)
Non-Habitable Structure separation shall be ten feet (10’)

**Height Limit**
The maximum height limit shall be fifty five feet (55’) measured from the graded pad.
B.5.3 Development Standards (PA 2 & 3)

Private Open Space
Private open space located on the ground level shall have a minimum contiguous clear area of fifty square feet (50 sf), with a minimum clear horizontal dimension of seven feet (7’) and a minimum clear vertical dimension of eight feet (8’).

Private open space located on balconies or roof decks shall have a minimum contiguous clear area of fifty square feet (50 sf), with a minimum clear horizontal area of six feet (6’) and a minimum clear vertical dimension of eight feet (8’).

Private ground level open space located on the street side of a structure shall be screened from street public view by decorative wall or fence, and densely planted landscaping.

Common & Active Open Space Areas
A minimum of 7% of the overall area shall be used for urban runoff retention, trail system connectivity or common open space.

These planning areas shall be permitted and encouraged to be planned as a single development to allow for more creative design and use of space. Each planning area shall contain a recreation facility intended to be a significant recreation node or focal point for residents, however if planned as a single development one joint facility shall be permitted, provided there is sufficient, safe pedestrian connectivity to the facility. These facilities may include: swimming or wading pools, tennis courts, water-play fountains, child care facilities, picnic and barbecue areas, dog parks, basketball courts and similar amenities.

Active open space areas shall be located at least ten feet (10’) from any habitable structure and shall have a minimum contiguous area of three hundred square feet (300 sf) with no horizontal dimension less than fifteen feet (15’) and no clear vertical dimension less than eight feet (8’).

Parking
One bedroom units - 1.75 spaces, including one (1) space in a garage or carport
Two bedroom units - Two (2) spaces, including one (1) space in a garage or carport
Three bedroom units - 2.5 spaces per unit, including two (2) spaces in a garage or carport
Guest & Visitor parking:
3 to 50 units - One (1) space per four (4) units
51 to 100 units - One (1) space per five (5) units
101+ units - One (1) space per six (6) units
B.5.3 Development Standards (PA 2 & 3)

Walls, Fences and Hedges

Ground level outdoor living areas such as backyards or patios that are within fifty seven feet (57’) of Street A centerline must install a combination of earthen berm and block wall totaling six feet (6’) in height.

Ground level outdoor living areas such as backyards or patios that are within one hundred eighty one feet (181’) of Street A centerline must install a combination of earthen berm and block wall totaling five feet (5’) in height.

Ground level outdoor living areas such as backyards or patios that are within seventy three feet (73’) of Avenue 47 centerline must install a combination of earthen berm and block wall totaling six feet (6’) in height.

Ground level outdoor living areas such as backyards or patios that are within two hundred thirty one feet (231’) of Avenue 47 centerline must install a combination of earthen berm and block wall totaling five feet (5’) in height.

Refer to Figure 5-10
## Residential Development Standards
### Table 6-A

<table>
<thead>
<tr>
<th>Planning Areas</th>
<th>6</th>
<th>5 &amp; 7</th>
<th>8</th>
<th>4</th>
<th>2 &amp; 3</th>
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<tbody>
<tr>
<td><strong>Min. Lot Area</strong></td>
<td>4,000 sq. ft.</td>
<td>5,000 sq. ft.</td>
<td>6,000 sq. ft.</td>
<td>5,000 sq. ft.</td>
<td>7,200 sq. ft.</td>
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<tr>
<td><strong>Lot Width</strong></td>
<td>40’ Interior; 45’ Corner</td>
<td>45’ interior; 50’ Corner</td>
<td>55’ Interior; 60’ Corner</td>
<td>45’ minimum</td>
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<tr>
<td><strong>Lot Depth</strong></td>
<td>90’ minimum</td>
<td></td>
<td></td>
<td></td>
<td>100’ minimum</td>
</tr>
<tr>
<td><strong>Front Setback</strong></td>
<td>Living Area 12’; Porches 8’</td>
<td>Living Area 15’; Porches 8’</td>
<td>Living Area 17’; Porches 8’</td>
<td>Perimeter Building 15’; Interior Building 10’</td>
<td>Building 20’; Parking 20’</td>
</tr>
<tr>
<td><strong>Side Setback</strong></td>
<td>Interior 5’; Street 10’; Turn in Garage 3’</td>
<td></td>
<td></td>
<td>Perimeter Building Street 15’; Perimeter Building PL 10’; Interior Building Street 10’; Interior Building PL 0’</td>
<td>Arterial Street 20’; Other Street 10’; Interior 5’</td>
</tr>
<tr>
<td><strong>Garage Setback</strong></td>
<td>Front Entry 18’; Turn in 10’</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Rear Setback</strong></td>
<td>Main Structure 15’; Garage 5’; Patio Cover 5’; Second Story Deck 10’; Accessory Structure 3’</td>
<td></td>
<td></td>
<td>Perimeter Building Street 15’; Perimeter Building PL 15’; Interior Building 0’</td>
<td>Building 15’; Parking 10’</td>
</tr>
<tr>
<td><strong>Lot Coverage</strong></td>
<td>55%</td>
<td></td>
<td></td>
<td>60%</td>
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</tr>
<tr>
<td><strong>Height Limit</strong></td>
<td>Main Structure 35’; Accessory Structure 14’</td>
<td></td>
<td>40’ Max</td>
<td>55’ Max</td>
<td></td>
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<tr>
<td><strong>Density</strong></td>
<td>7.0 DU</td>
<td>6.0 DU</td>
<td>5.0 DU</td>
<td>12.0 DU</td>
<td>20.0 DU</td>
</tr>
</tbody>
</table>

1 - Lane/Alley Loaded lots fronting open space may reduce front setbacks by 5’
C. Commercial

Taking full advantage of its visibility from Interstate 10, the general commercial area of Vista Del Agua (Planning Area 1) is intended to accommodate a full range of retail spaces, hospitality, offices and personal or business service establishments to serve City-wide and regional needs.

Vista Del Agua will also contain a “Neighborhood Center” (Planning Area 10) which will support uses such as a neighborhood supermarket, restaurants, retail shops, personal, professional or financial services and community/cultural facilities.

C.1 - Planning Area 1

C.1.1 Permitted Uses

The following uses are permitted in the General Commercial Planning Area:

a. Commercial growing establishments (row, field, tree and crop production)
b. Animal hospital/veterinarians
c. Mixed Use (Office/Restaurant/Retail)
d. Cultural facilities
e. Museum
f. Government offices
g. Libraries
h. Parks & recreation facilities
i. Police and Fire Stations
j. Campaign offices
k. Other non-profit organization offices
l. Public utility office
m. Restaurants
n. Health clubs
o. Clothing stores
p. Electronic stores
q. Convenience stores
r. Specialty foods
s. Furniture stores
t. Pharmacies and drug stores
u. Sporting goods, hobby and book stores
v. Miscellaneous retail stores
w. Business services
x. Financial services
y. Personal services
z. Repair services
C.1.2 Conditional Uses (PA 1)

The following uses are permitted in the General Commercial Planning Area with a Conditional Use Permit:

aa. Plant Nurseries  
bb. Micro antennas, cellular phones and the like (mounted to light standards)  
cc. Public facilities (i.e. fire/police stations)  
dd. Health Care Offices & Clinics  
ee. Hospitals  
ff. Churches  
gg. Public utilities facilities  
hh. Schools private and public  
i. Bars/Cocktail lounges  
jj. Billiard Parlors/Bowling Alleys  
nk. Movie Theaters  
nl. Lodging facilities  
mm. Department and variety stores  
nn. Child care  
oo. Transit services

C.1.3 Development Standards

Lot Area
The General Commercial Planning Area has no minimum required site area.

Floor Area Ratio (FAR)
Floor Area Ratio (FAR) shall be 0.30

Minimum Landscape Coverage
Interior lots or parcels coverage shall be 10%
Corner lots or parcels coverage shall be 13%

Minimum Site Dimensions
The General Commercial Planning Area has no minimum site dimensions.

Front Setbacks
Building front setbacks shall be fifteen feet (15’)
Parking front setbacks shall be fifteen feet (15’)

Street Side Setbacks
Building side setbacks shall be fifteen feet (15’)
Parking side setbacks shall be fifteen feet (15’)

Development Standards 6-21
C.1.3 Development Standards (PA 1)

**Interior Side Setbacks**
Building interior side setbacks shall be zero feet (0’)
Building (adjacent to Residential) interior side setbacks shall be fifteen feet (15’)
Parking interior side setbacks shall be five feet (5’)
Parking (adjacent to Residential) shall be five feet (5’)

**Rear Setbacks**
Building rear setbacks shall be zero feet (0’)
Building (adjacent to Residential) rear setbacks shall be fifteen feet (15’)
Parking rear setbacks shall be five feet (5’)

**Minimum Drive Aisle & Parking Setbacks**
Parking or Drive Aisle to Front PL setback shall be fifteen feet (15’)
Parking or Drive Aisle to Street Side PL setback shall be fifteen feet (15’)
Parking or Drive Aisle to Interior Side PL setback shall be five feet (5’)
Parking or Drive Aisle to Rear PL setback shall be five feet (5’)
Parking to Building setback shall be five feet (5’)
Drive Aisle to Building setback shall be ten feet (10’)

**Maximum Height**
Maximum height shall be seventy-five feet (75’), unless located adjacent to residential, then maximum height shall be the same as adjacent residential zoning.

**Minimum Landscaping**
At a minimum, all setback areas within Planning Area 1 shall be landscaped and maintained.

**Accessory Structures**
Maximum Height shall be sixteen feet (16’)
Maximum Size shall be 650 square feet
Side Setbacks shall be zero feet (0’)
Side Setbacks (adjacent to Residential) shall be five feet (5’)
Rear Setbacks shall be zero feet (0’)

**Fence and Wall Requirements**
Street Side Wall Height/Setback shall be six (6’) and five feet (5’) respectively
Interior Wall Height/Setback shall be six (6’) and zero feet (0’) respectively
Front Wall Height/Setback shall be three (3’) and five feet (5’) respectively
C.2 - Planning Area 10

C.2.1 Permitted Uses

The following uses are permitted in the Neighborhood Center Planning Area:

a. Eating Establishments with indoor/outdoor seating
b. Finance services (without drive-thru)
c. Insurance/real estate services
d. Food stores, supermarkets, meat & fish, health food, fruit & vegetables
e. Coffee Houses, delicatessens and similar establishments
f. Convenience Stores
g. Furniture Stores
h. General merchandise retail (excluding discount stores)
i. Health Clubs (use in excess of 5,000 sf requires CUP)
j. Personal services
k. Retail sales
l. Cultural facilities including galleries or libraries
m. Non-profit social services
n. Philanthropic and charitable institutions
o. Other uses which, in the judgment of the Community Development Director as evidenced in writing by resolution, are similar to and no more objectionable than the uses set forth in this section.

C.2.2 Conditional Uses

The following uses are permitted in the Neighborhood Center Planning Area with a Conditional Use Permit:

p. Mixed use (Restaurant/Retail)
q. Bars and Cocktail Lounges
r. Eating establishments (with alcohol sales or drive-thru)
s. Finance services (with drive thru)
t. Convenience Store (with alcohol sales)
u. Health Clubs (in excess of 5,000 sf)
v. Indoor recreation (ice or roller skating, bowling alley, etc.)
w. Churches
x. Community Centers (Daycare, teen or senior centers)
y. Private clubs and lodges
z. Schools public and private
C.2.3 Development Standards (PA 10)

Lot Area
The Neighborhood Center Planning Area has no minimum required site area.

Floor Area Ratio (FAR)
Floor Area Ratio (FAR) shall be 0.25

Minimum Landscape Coverage
Interior lots or parcels coverage shall be 12%
Corner lots or parcels coverage shall be 15%

Minimum Site Dimensions
The General Commercial Planning Area has no minimum site dimensions.

Front Setbacks
Building front setbacks shall be fifteen feet (15’)
Parking front setbacks shall be ten feet (10’)

Street Side Setbacks
Building side setbacks shall be fifteen feet (15’)
Parking side setbacks shall be ten feet (10’)

Interior Side Setbacks
Building interior side setbacks shall be zero feet (0’)
Building (adjacent to Residential) interior side setbacks shall be twenty feet (20’)
Parking interior side setbacks shall be five feet (5’)
Parking (adjacent to Residential) interior side setbacks shall be five feet (5’)

Rear Setbacks
Building rear setbacks shall be zero feet (0’)
Building (adjacent to Residential) rear setbacks shall be twenty feet (20’)
Parking rear setbacks shall be five feet (5’)

Minimum Drive Aisle & Parking Setbacks
Parking or Drive Aisle to Front PL setbacks shall be ten feet (10’)
Parking or Drive Aisle to Street Side PL setbacks shall be ten feet (10’)
Parking or Drive Aisle to Interior Side PL setbacks shall be five feet (5’)
Parking or Drive Aisle to Rear PL setbacks shall be five feet (5’)
Parking to Building setbacks shall be ten feet (10’)
Drive Aisle to Building setbacks shall be ten feet (10’)
C.2.3 Development Standards (PA 10)

**Maximum Height**
Maximum height shall be thirty five feet (35’), with architectural projections and focal elements such as towers, cupolas and other appurtenances (one-story). These architectural projections may exceed the allowable height by a maximum of nine feet (9’), provided that these features do not exceed 15% of the total building footprint and are not located within fifty feet (50’) of residential property.

**Building Separation**
The minimum distance between structures shall be nine feet (9’).

**Accessory Structures**
- Maximum Height shall be sixteen feet (16’)
- Maximum Size shall be 650 square feet
- Side Setbacks shall be zero feet (0’)
- Side Setbacks (adjacent to Residential) shall be five feet (5’)
- Rear Setbacks shall be zero feet (0’)

**Fence and Wall Requirements**
When adjacent to residential, a six foot (6’) decorative block wall shall be required at the interior side or rear property line.

No wall or fence may be placed between the building and the street; walls are otherwise permitted along the street provided they do not exceed three feet (3’) in height and are setback a minimum of five feet (5’) with intervening landscape treatment. This shall not apply to walls that are integral to the building architecture that are used for screening service and loading facilities.

Walls and fences placed along the interior lot line are permitted, provided they do not exceed six feet (6’) in height. Decorative wrought iron, or similar decorative fencing may be substituted for block wall in locations where greater visibility is desired.
## Commercial Development Standards

### Table 6-B

<table>
<thead>
<tr>
<th>Planning Areas</th>
<th>1</th>
<th>10</th>
</tr>
</thead>
<tbody>
<tr>
<td>Floor Area Ratio</td>
<td>0.3</td>
<td>0.25</td>
</tr>
<tr>
<td>Min. Landscape Coverage</td>
<td>Interior Parcels 10%; Corner Parcels 13%</td>
<td>Interior Parcels 12%; Corner Parcels 15%</td>
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<tr>
<td>Min. Site Dimensions</td>
<td>None</td>
<td>None</td>
</tr>
<tr>
<td>Front Setback</td>
<td>Building 15'; Parking 15'</td>
<td>Building 15'; Parking 10'</td>
</tr>
<tr>
<td>Street Side Setback</td>
<td>Building 15'; Parking 15'</td>
<td>Building 15'; Parking 10'</td>
</tr>
<tr>
<td>Interior Side Setback</td>
<td>Building 0'; Building adjacent Residential 15'; Parking 5'; Parking adjacent Residential 5'</td>
<td>Building 0'; Building adjacent Residential 20'; Parking 5'; Parking adjacent Residential 5'</td>
</tr>
<tr>
<td>Rear Setback</td>
<td>Building 0'; Building adjacent Residential 15'; Parking 5'</td>
<td>Building 0'; Building adjacent Residential 20'; Parking 5'</td>
</tr>
<tr>
<td>Height Limit</td>
<td>75' unless adjacent to Residential</td>
<td>Building 35'; Architectural projections 44' Max.</td>
</tr>
<tr>
<td>Min. Landscaping</td>
<td>All setback areas</td>
<td></td>
</tr>
</tbody>
</table>
D. Open Space / Parks

The open space and park area within Vista Del Agua shall be maintained by a Lighting and Landscape Maintenance District (LLMD). The park and paseos will enhance Vista Del Agua’s sense of community, by creating areas for residents to gather and enjoy the outdoors. Park areas may include but are limited to a minimum of two (2) or more of the following amenities:

- Soccer Fields
- Ball Fields
- Open or “Free Play” Areas
- Paved Multi-Purpose Courts (i.e. basketball and/or handball)
- Picnic Areas and Shade Structures
- Play Apparatus Area (i.e. tot lots, climbing structures)

D.1 - Planning Area 9

D.1.1 Permitted Uses

The following uses are permitted in the Park Planning Area:

a. Nature study area
b. Public and private parks, greenbelts, common areas
c. Pedestrian & bicycle trails
d. Rest Stop
e. Restroom facilities
f. Public utilities facilities
g. Flood control facilities
h. Trails (hiking, walking)

D.1.2 Conditional Uses

The following uses are permitted in the Park Planning Area with a Conditional Use Permit:

i. Public facilities (i.e. fire/police stations)
7. Development Guidelines

A. Community Design

A.1 Concept

Vista Del Agua will be a contemporary southwest, master-planned community with distinct neighborhoods and scenic views, centered between two parks and commercial services and connected via a pedestrian system of paseos and trails.

Lifestyle features include:
Master Planned Community

a. Thematic Architectural Neighborhoods
b. Master-Planned Landscape Design
c. Walkable Community via sidewalks and trails
d. Neighborhood Center
e. Neighborhood Park

A.2 Theme

The Project will have a contemporary southwest theme based on four distinct styles:

a. Prairie
b. California Ranch
c. Pueblo
d. Modern

Vista Del Agua will have distinctive architectural styles, landscape design and entry statements to create a sense of place.

A.3 Implementation

Prior to the issuance of Building Permits the Builder will prepare and submit detailed architectural plans for City review and approval by the Development Director. The submittal will include but not be limited to the following:

a. Floor plans and elevations
b. Color and Materials Board
c. Landscape Plans (See Chapter 8 Implementation Plan)
B. Development Design

B.1 Goals and Objectives

Development Design:

a. Ensure that new homes are constructed in neighborhoods that are interesting and varied in appearance.
b. Utilize building materials and enhanced landscaping to promote a look and quality, both at the time of initial occupancy and for years to come.
c. Encourage efficient use of land while creating high quality neighborhoods that will maintain their economic value and long-term desirability as places to live.
d. Incorporate conveniently located neighborhood parks, trails and open space.

B.2 Residential Design Standards

a. Varied setbacks of the building footprint in a random fashion along the residential street to create interest in the streetscene.
b. Architectural design features (e.g. windows, columns, offset roof lines, etc.) shall be used to both vertically and horizontally articulate elevations. These design features shall also be executed on the rear facades and sides of homes to promote continuity of design and attractiveness of views from backyards and exterior roadways.
c. Houses and garages shall be arranged in a manner that creates a harmonious, varied appearance of building heights and setbacks. The visual impact of garages shall be reduced by the use of additional setbacks from the curb face where garage doors face the street, and the use of rear garages (including detached garages), and/or port cocheres is encouraged.
d. Single story residences should be located on corner lots to improve views.

e. Exterior elevations of the of the various plans shall include use of different exterior materials, e.g. stucco, stone, and siding to create diversity, consistent with the architectural style.

f. Adjacent lots, structures with the same or similar colors of stucco and/or roofs are discouraged. A scheme of color values on all exterior elements, including roofing material, shall be distinct from one (1) house to the next, with deeper tones encouraged to promote variations.

g. Front yard return walls shall be constructed of masonry (slump stone or material of similar appearance, maintenance and structural durability) and shall be a minimum of five feet (5’) in height. Side yard gates are required on one (1) side of front yard and shall be constructed of wrought iron or tubular steel or as otherwise approved by the Planning Department.

h. Projects which will include forty (40) or more residential lots shall have a minimum of three (3) distinct floor plans, not including reversed plans. A minimum of one (1) floor plan shall be provided for each additional one hundred fifty (150) lots, or fraction thereof. Each plan shall be designed and constructed with a minimum of three (3) distinct elevations. Adding or deleting false shutters or similar types of minimal design changes shall not suffice as one (1) of the required elevations.

i. Residential garages shall be provided with roll-up (i.e. on tracks) garage doors (either sectional steel or one-piece steel). A minimum of twenty-five percent (25%) of the garage doors in any development shall provide windows.
C. Architecture

C.1 Prairie Style

The prairie style started in Chicago in the early 20th century suburbs. The style was widespread in suburbs throughout the country. Most Prairie style were built between 1905 and 1915, but disappeared after World War I. These buildings are characterized by very low pitched usually hipped roofs extending far beyond the eaves. They can be one or two story structures with covered porches. The style emphasizes horizontal lines, arranged in an outward direction rather than upward. The Vista Del Agua Specific Plan interpretation of this style includes the following elements:

C.1.1 Form
a. Asymmetrical, outward
b. Horizontal lines

c. Hipped
d. Low pitch
e. Extended overhangs

f. Casement-type windows
g. Strips of windows
h. Small window panes
i. Double-hung windows
j. Window boxes
k. Entry doors usually on side under porte cochere
l. Entry doors rarely front street

m. Stuccoed
n. Brick banding on stucco
o. Horizontal board-and-batten siding

Prairie Style

Low Pitched-Hip Roof
Extended Overhangs
Strips of Windows
Horizontal Board and Batten Siding
C.1.5 Details
p. Stickwork or brick banding outlining stucco walls
q. Low massing
r. Square porch supports
s. Broad flat chimneys
t. Contrasting caps on porch and balcony railings
u. Contrasting wood trim between stories

C.2 California Ranch Style

The Ranch style is also known as American Ranch, Western Ranch, or California Rambler. Although Ranch style homes are traditionally one-story, Raised Ranch (or Split level) homes may have two levels of living space. Ranch style housing evolved from several other 20th century ideas:
- Prairie schools
- Bungalow
- Cottage
- Spanish

Traditional Ranch homes reflect a hard-working, simple life and are often considered an expression of the informality of Western cultural. The Vista Del Agua Specific Plan variation on this style includes the following elements:

C.2.1 Form
a. Asymmetrical, multi-planed surfaces
b. Square bays
c. Horizontal, rambling layout
d. Long, narrow, and low to the ground
e. Rectangular, L-shaped, or U-shaped design

C.2.2 Roof
f. Low pitched gable roof
g. Collar beams
h. Cutout brackets
i. Deep-set eaves