CHAPTER 3

DEVELOPMENT STANDARDS

3.1 Introduction

The Development Standards set forth in this chapter provide the regulations necessary to administrate the use and development of the land. These provisions set up the framework to shape the physical form of the community while adhering to the overarching vision for the project and the City's General Plan.

The Development Standards will work in conjunction with Vacaville Municipal Code (VMC). The requirements and standards presented in this document will supersede those of the Vacaville Municipal Code. Where this Specific plan is silent, refer to the VMC for direction and clarification.

3.2 Zoning Designations

There are three land use districts that will be created within the Roberts' Ranch specific plan area as shown in Figure 3-1. These land use designations, locations, and areas are consistent with the current General Plan Land Use Plan.

3.2.1 Residential Low Density District (RL)

The Residential Low Density District consists of detached single family lots ranging from 5,000 to 10,000 square feet and an average density of 3.1 to 5.0 units per gross developable acre.

Within the RL designation there are two zoning options that are available for potential projects within the specific plan area. These include RL-5 (minimum 5,000 square foot lot) and RL-6 (minimum 6,000 square foot lot). The setback standards for the proposed lot sizes and zoning designations are specified in Table 3-1.

3.2.2 Residential Low Medium Density District (RLM)

The Residential Low Medium Density District consists of detached single family lots ranging from 3,600 to 4,500 square feet and an average density of 5.1 to 8.0 units per gross developable acre.

Within the RLM designation there are two zoning options that are available for potential projects within the specific plan area. These include RLM-3.6 (minimum 3,600 square foot lot) and RLM-4.5 (minimum 4,500 square foot lot). The RLM-4.5 option will be used

in the frontage zone as specified in Section 2.3.1 of this document. The frontage zone area is designated as RL on Figure LU-6 in the General Plan, but the zoning RLM-4.5 is considered a compatible use in this General Plan designation. The setback standards for the proposed lot sizes and zoning designations are specified in Table 3-1.

3.2.3 Community Facilities (CF)

The Community Facilities Designation allows for a variety of community uses on public or private lands that provide a benefit for the public. This use will include the public school that will be located within the Roberts' Ranch specific plan area, as well as recreational areas, public easements, and parkways. A 500 foot agricultural buffer is required from the edge of agricultural lands on the east side of the project per General Plan policy, as noted on the zoning map on Figure 3-1. Passive recreational uses are permitted within the buffer, such as pedestrian trails. A portion of the CF land use area will be located beyond the City limits and Urban Growth Boundary, but will remain administrated by the City of Vacaville through the Specific Plan. The portion of the CF land use area encumbered by the PG&E Easement as shown on Figure 3-1 must meet the requirements imposed by the easement.

3.3 Permitted Uses

Permitted uses within each zoning designation and the procedure for approval are listed in Appendix A. Uses will be determined to be permitted by right (P), conditionally permitted (CP) requiring a conditional use permit as outlined in Section 14.09.110 of the Vacaville Municipal Code, or not permitted (NP).

Figure 3-1 Land Use Zones

3.4 Building Standards

The General Plan has created new policies for the East of Leisure Town Growth Area which includes Roberts' Ranch. One such policy is the requirement to provide a variety of lot sizes and housing types. This will provide more options for potential buyers, and create distinction from the current residential development west of Leisure Town Road.

Table 3.1 shows the proposed lot sizes, development standards, and zoning designations envisioned for Roberts' Ranch that will help fulfill the General Plan policies. In some cases, the building setbacks and coverage requirements differ from the City of Vacaville's development standards, in order to create appropriately scaled neighborhoods and a strong sense of community with the proposed lot sizes. See Appendix B for a list of primary departures from the VMC and the regulations set forth in this chapter.

Following Table 3-1 are illustrative example plan graphics that visually portray the setback information for the various lot sizes envisioned for Roberts' Ranch. These examples shown in Figures 3-2 through 3-5 are intended to demonstrate how the setbacks could apply to actual lotting scenarios.

Table 3-1 Building Standards

	Residential Low Density (RL)				Residential Low Medium Density (RLM)		
Typical Lot Size	**70' x 115'**	**65' x 110'**	**60' x 105'**	**60' x 90'**	**65' x 80'**	**65' x 75'**	**55' x 80'**
Minimum Lot Area (square feet)	**8,050**	**7,150**	**6,300**	**5,400**	**5,200**	**4,875**	**4,400**
General Plan Land Use Designation	Low Density	Low Density	Low Density	Low Density	Low Density	Low Density	Low Med. Density
Zoning Designation	RL-6	RL-6	RL-6	RL-5	RLM-4.5	RLM-4.5	RLM-3.6
Building Standards[1]							
Minimum Lot Width	60'	60'	60'	60'	65'	65'	40'
Minimum Lot Depth	100'	100'	100'	90'	75'	72'	60'
Minimum Front Yard to Living Space	20'	20'	20'	15'	15'	6'	10'
Min. Front Yard to Unenclosed Porch	15'	15'	15'	10'	10'	5'	10'
Minimum R.O.W. to Garage[2, 3]	20'	20'	20'	20'	20'	20'	20'
Minimum Side Yard	5' (1 story) 7.5'(2 story)	5'	5'	5'	5'	5'	5'
Minimum Side Yard on Corner Lots	10'	10'	10'	10'	10'	10'	10'
Minimum Rear Yard[4, 5]	20'	20'	15'	15'	15'	15'	15'
Min. Rear Yard to Unenclosed Patio[6]	10'	10'	10'	10'	5'	5'	5'
Maximum Coverage – 2 Story Homes[7]	45%	45%	45%	50%	50%	60%[8]	50%
Maximum Coverage – 1 Story Homes[7]	50%	50%	50%	50%	50%	60%	50%

[1] See Section 3.6.3 for details on architectural projections; see Appendix B for primary departures of this table from the VMC
[2] Alternative garages such as side-on conditions can be 15' from r.o.w.
[3] A minimum 20' setback is required from garage to sidewalk, measured from the face of the garage door
[4] Minimum rear yard setback may be calculated as an average if front yard setback is increased, see Section 3.6.1 and Figure 3-8
[5] See Section 3.6.2 for details on attached accessory structures in rear yards
[6] Patio Cover Setback is measured from the eaves of the structure
[7] See Figure 3-6 for a lot coverage example
[8] 2nd story of primary facade shall be set back a minimum of 3' for at least 1/3 of façade; see 3.6.1#10

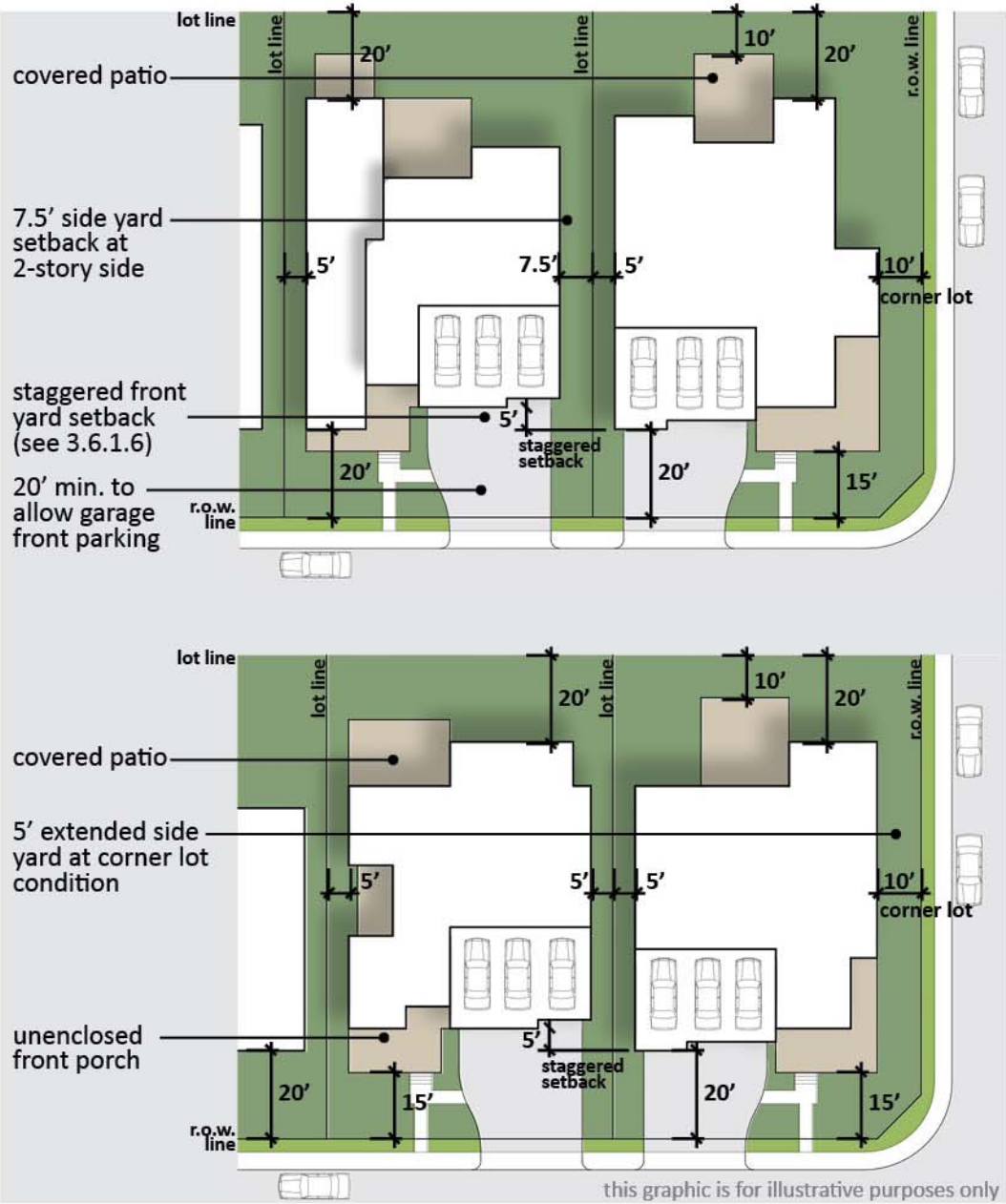


Figure 3-2 RL Residential Standards

70' x 115' TYPICAL LOT	
General Plan Land Use	Low Density
Zoning	RL-6
typical lot size	8,050 sq.ft.
max. lot coverage - 2 story	45%
max. lot coverage - 1 story	50%
minimum front yard	20'
minimum side yard - 1 story	5'
minimum side yard - 2 story	7.5'
minimum rear yard	20'

65' x 110' TYPICAL LOT	
General Plan Land Use	Low Density
Zoning	RL-6
minimum lot size	7,150 sq.ft.
max. lot coverage - 2 story	45%
max. lot coverage - 1 story	50%
minimum front yard	20'
minimum side yard	5'
minimum rear yard	20'

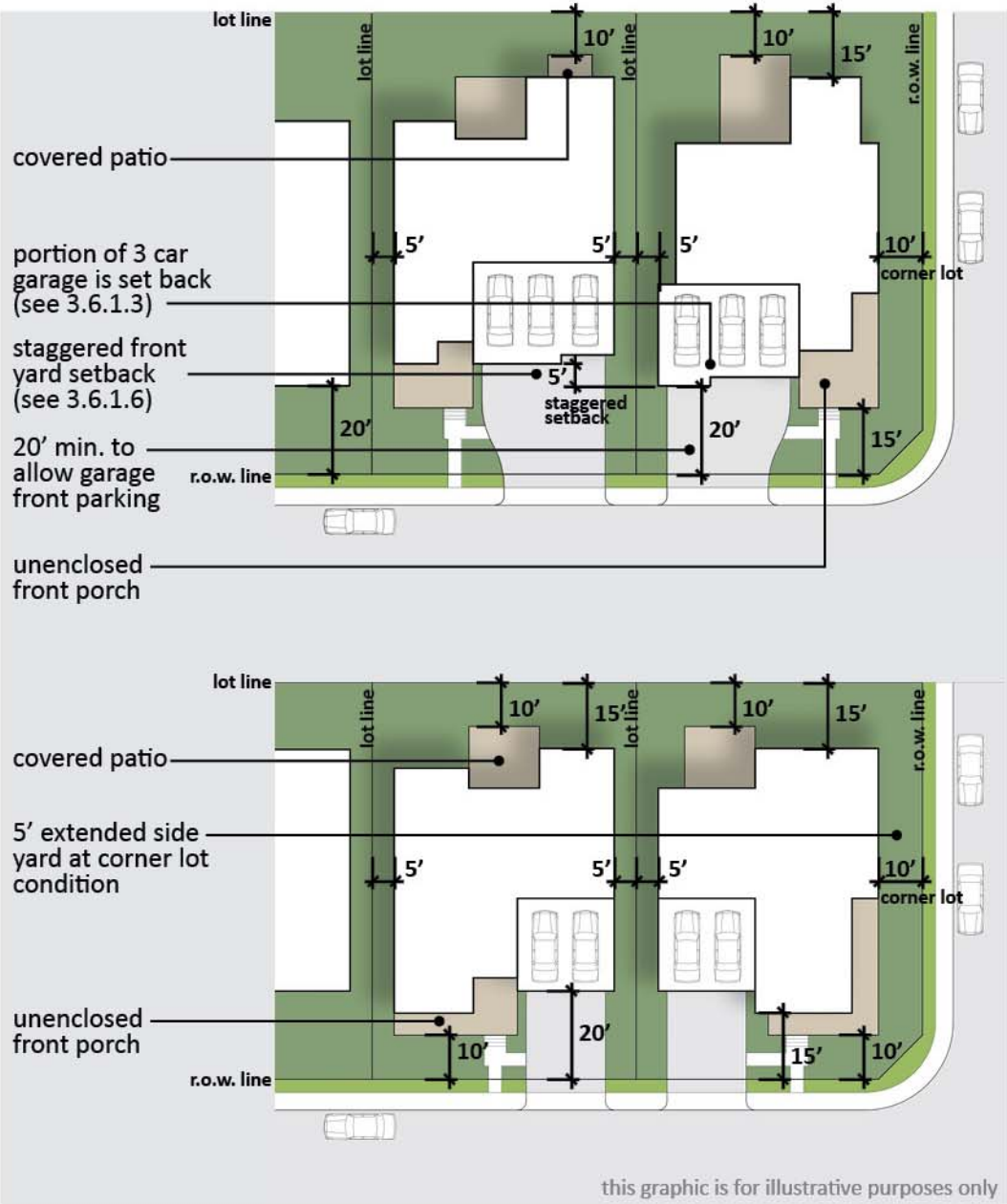


Figure 3-3 RL Residential Standards

60' x 105' TYPICAL LOT	
General Plan Land Use	Low Density
Zoning	RL-6
minimum lot size	6,300 sq.ft.
max. lot coverage - 2 story	45%
max. lot coverage - 1 story	50%
minimum front yard	20'
minimum side yard	5'
minimum rear yard	15'

60' x 90' TYPICAL LOT	
General Plan Land Use	Low Density
Zoning	RL-5
minimum lot size	5,400 sq.ft.
max. lot coverage - 2 story	50%
max. lot coverage - 1 story	50%
minimum front yard	15'
minimum side yard	5'
minimum rear yard	15'

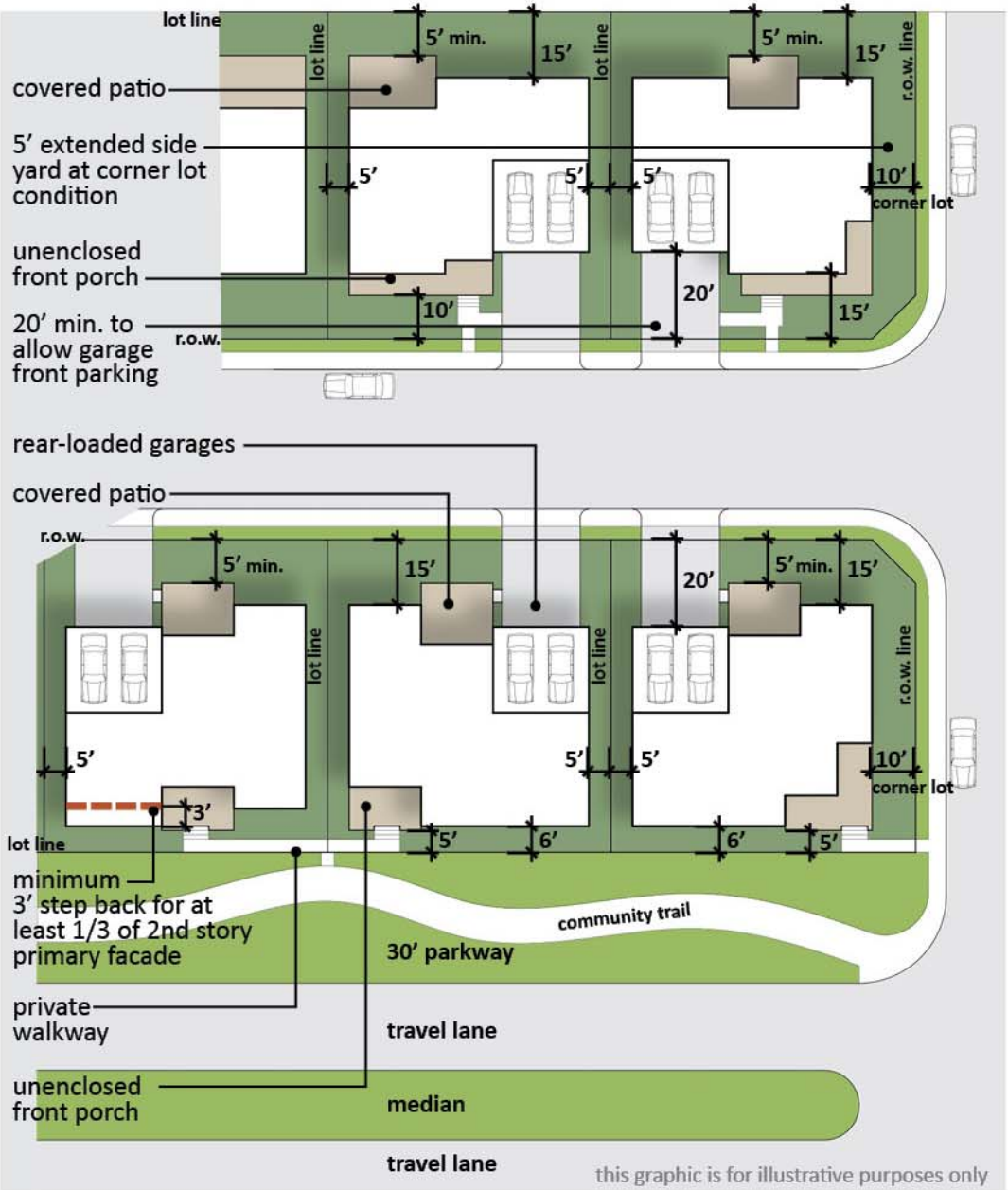


Figure 3-4 RLM Frontage Condition Standards

65' x 80' LOT	
General Plan Land Use	Low Density
Zoning	RLM-4.5
minimum lot size	4,875 sq.ft.
max. lot coverage - 2 story	50%
max. lot coverage - 1 story	50%
minimum front yard	15'
minimum side yard	5'
minimum rear yard	15'

65' x 75' LOT	
General Plan Land Use	Low Density
Zoning	RLM-4.5
minimum lot size	4,680 sq.ft.
max. lot coverage - 2 story[1]	60%
max. lot coverage - 1 story	60%
minimum front yard	6'
minimum side yard	5'
minimum rear yard	15'

[8]2nd story of primary faced shall be set back a minimum of 3' for at least 1/3 of facade; see 3.6.1#10

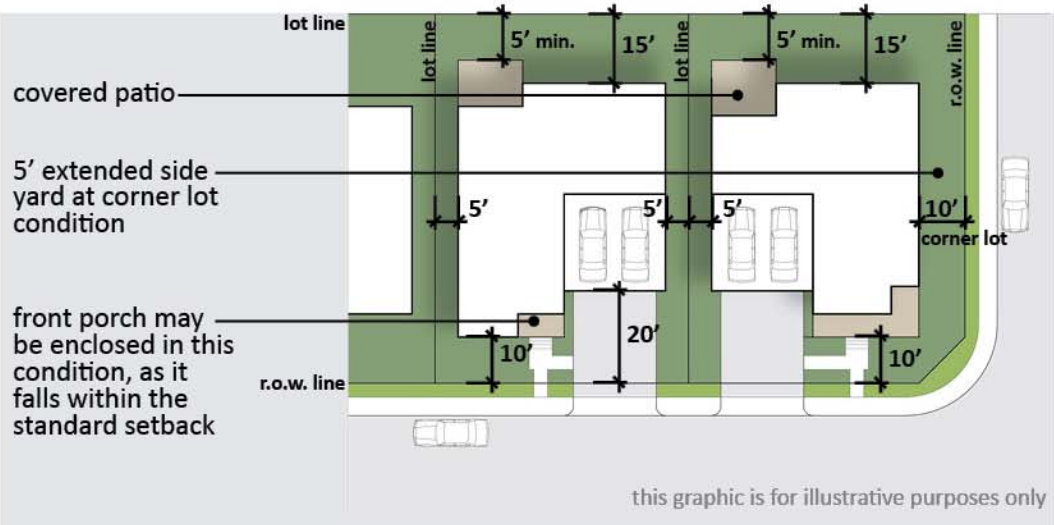


Figure 3-5 RLM Residential Standards

55' x 80' TYPICAL LOT	
General Plan Land Use	Low Medium Density
Zoning	RLM-3.6
minimum lot size	4,400 sq.ft.
max. lot coverage - 2 story	50%
max. lot coverage - 1 story	50%
minimum front yard	10'
minimum side yard	5'
minimum rear yard	15'

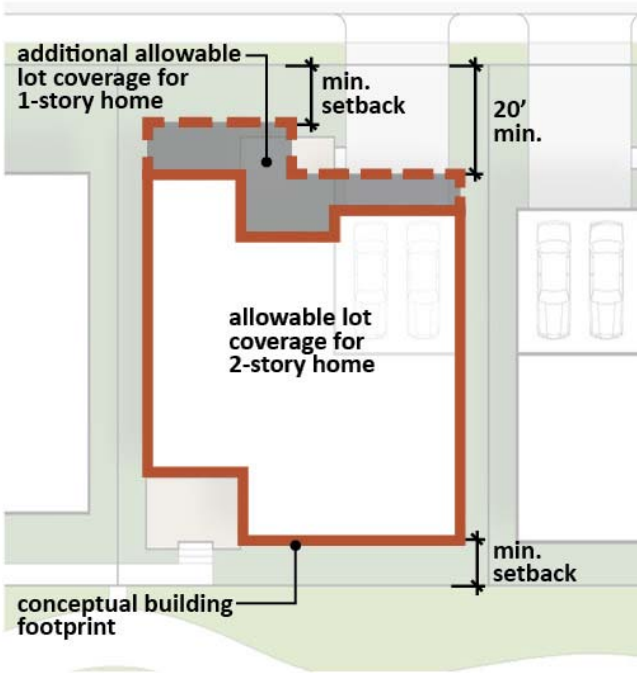
3.5 Parking Requirements

Two parking spaces in a garage are required for each single family home.

The final parking requirements for the school will be determined during the school site plan approval process.

Parks and open spaces throughout the project will not be required to provide additional parking. Street frontage along parks will allow for adequate parking for the recreation uses intended for the Roberts' Ranch park system.

Figure 3-6 Lot Coverage Example



3.6 General Development Standards

The development standards in this section are mandatory provisions that are intended to shape the design of the project into a safe and attractive community. The development standards work in conjunction with the design guidelines found in Chapter 6 to provide an overall framework for the design direction of Roberts' Ranch.

3.6.1 Neighborhood Design

1. Porches, entry ways, featured windows, and recessed garages shall be incorporated in the design of front facades to help activate and provide visual interest along the streetscape.
2. A variety of garage placements and designs shall be employed in single family projects to avoid monotony along the street. This can be achieved by utilizing split garages, side-entry garages where lot widths allow, alley-loaded garages, and other similar techniques.
3. The garage shall not be the dominant feature of the building façade along the street. Three-car garages shall be visually broken-up using projecting architectural features, and/or recessing either the single-car or double-car garage door to further diminish the visual impact of the garage.
4. All single family detached projects shall have a minimum of three different roof designs with varying rooflines and use of materials. Two identical homes in roof color and design shall not be placed next to each other. See Figure 3-7 Roof Variation for further illustration.

garage is recessed to not be a dominant feature

three car garage with varied planes breaks massing

Figure 3-7 Roof Variation Example

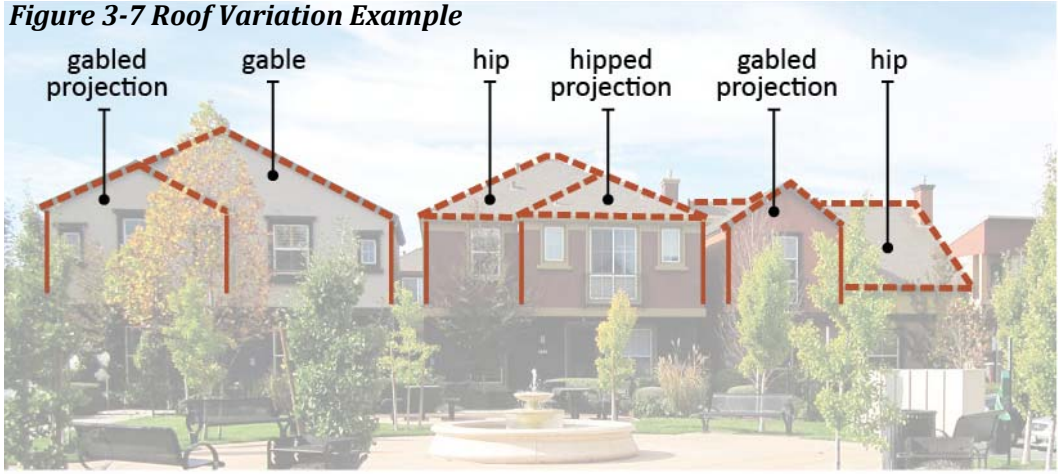
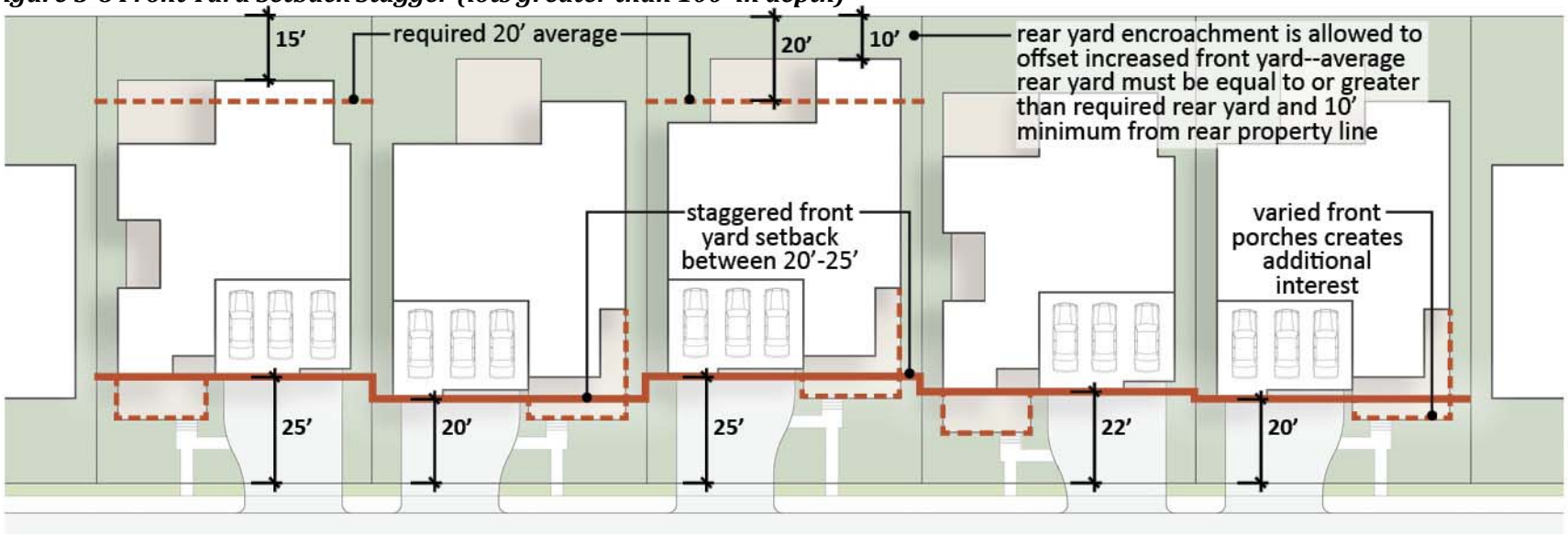
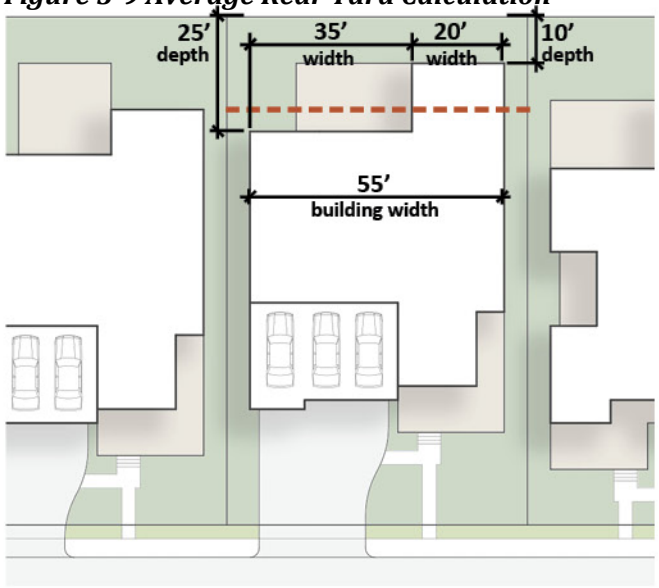


Figure 3-8 Front Yard Setback Stagger (lots greater than 100' in depth)



5. All single family detached projects shall have a minimum of three floor plan and elevation designs to avoid monotony along the street.
6. Neighborhoods with lots greater than 100 feet in depth, unless otherwise approved by the Community Development Director, are required to stagger the front setback distance between 20 feet and 25 feet from the r.o.w. to create variation along the setback line and avoid creating a "walled" look along the street. Encroachments into the rear yard setback will be allowed to balance the increased front yard. The average rear yard setback must be equal or greater than the required rear yard setback, but no closer than 10 feet from the rear property line as shown in Figure 3-8. Figure 3-9 is an example of how the house is allowed to encroach into the minimum 20 foot rear yard setback because the house front setback is staggered from the minimum of 20 feet.
7. Neighborhoods with lots less than 100 feet in depth, unless otherwise approved by the Community Development Director, are required to increase the required front yard setback up to 3 feet to create variation along the setback line and avoid creating a "walled" look along the street. Encroachments into the rear - yard setback must be equal or greater than the required rear yard setback, and at least 10 feet from the rear property line. See Figure 3-8 for the stagger

Figure 3-9 Average Rear Yard Calculation



$$\frac{(\text{setback width} \bullet \text{depth}) + (\text{setback width} \bullet \text{depth}) + (\text{cont.})}{\text{total building width}}$$

$$\frac{(35' \bullet 25') + (20' \bullet 10')}{55'} = \frac{1075'}{55'} = 19.5' \text{ avg. setback}$$

2nd story step-back in frontage overlay zone

covered patio is integrated into design of the house

concept, however, the numbers will be adjusted for lots less than 100 feet in depth.

8. Homes within the frontage zone (as defined in section 2.3.1) shall be double elevated on both the major collector onto which the building fronts and the residential road that provides vehicular access to the home. A distinct pathway to a clearly visible, identifiable entry shall be provided on both elevations.
9. All neighborhoods shall provide a mix of one and two story homes. A minimum of 15% of homes per project submittal are required to be one story on RLM lots and a minimum of 25% of homes per project are required to be one story on RL lots. Extended rows of 2 story homes shall be avoided.
10. The second story of the primary façade of all homes within the frontage overlay zone shall provide relief and articulation by stepping back the second story, to avoid a box-like appearance. A minimum 3 foot step back shall be provided over at least one third of the façade, as appropriate to the architectural style, unless otherwise approved as part of each project's design review process.
11. Sidewalks systems within residential communities shall provide connection and access to the overall community trail system.

3.6.2 Accessory Structures

1. Accessory structures attached to the house such as unenclosed, covered patio areas and glass-enclosed solariums and other structures are permitted in rear yards only.
2. Attached accessory structures must maintain the side yard standard for the lot, and be no closer than 10 feet from the rear property line in the RL zone and 5 feet from the rear property line in the RLM zone.
3. These structures shall be designed in such a way to integrate with the architectural style and detailing of the house.
4. Inhabitable structures such as pool houses and guest rooms are not permitted to intrude into the minimum setback areas.
5. Detached accessory structures will be regulated per the Vacaville Municipal Code.
6. The setback for unclosed patios shall be measured from the property line to the eave of the cover.
7. The addition of accessory structures such as decks, sheds, and patio covers may not cause the maximum coverage allowance to be exceeded.

3.6.3 Projections

1. Architectural features such as eaves, chimneys, cornices, and sills may project 2 feet into side yards and front yards, and 4 feet into rear yards.
2. Cantilevers and window variations such as bay windows may project 2 feet into front yards and 4 feet into rear yards, but are not permitted in side yards.
3. See Table 3.1 for projection requirements for porches in front yards.
4. Front porches may only be enclosed in the areas of the porch that falls within the standard setback requirements of the lot.

3.6.4 Landscape and Lighting

See Sections 5.2.11 and 5.3.1 to 5.3.5 in Chapter 5 for landscape and lighting standards and requirements.

3.6.5 Walls and Fences

See Section 5.5 in Chapter 5 for further details on wall and fence design and requirements.

3.6.7 Community Facilities

1. All community facilities within parks and open space shall be designed in the same architectural character as the rest of the community, according to their function, or as otherwise approved by the Community Development Director.
2. See Chapter 5 for landscape design, accessibility standards, wall and fence details, and provisions for safety in public areas.
3. Trash enclosures as part of community facilities shall be screened through site orientation and/or walls and landscaping.