#### A. PRIMARY FUNCTION/LOCATION

Residential land uses are located throughout the Specific Plan area. Medium Density Residential land uses are generally located on the periphery of the area, or serve as transitional uses between commercial and Low Density Residential uses. Low Density Residential uses are generally located in the more central, inner sections of the area, and are composed of conventional single-family detached dwellings.

#### B. PERMITTED AND CONDITIONAL USES

The following matrix establishes the uses which are permitted, conditionally permitted, or not permitted in each of the residential categories.

P = Permitted uses

C = Conditionally permitted uses

N = Uses not permitted

<u>Feature</u>	LDR(4)	<u>LDR(5)</u>	<u>LDR(7)</u>	MDR(20)
Single family detached	P	P	P	<u></u>
Single family attached Corner half-plex,	***	-	P	×
duplex units	P	P	P	_
Multi-family dwellings				P
Accessory structures Day care facility:	P	P	P	P
<ul><li>twelve or less</li></ul>	P	P	P	P
<ul> <li>more than twelve</li> </ul>	С	С	С	C
Home occupation per ordinance	P	P	P	P
Private or parochial school	C	С	С	С
Church	C	С	C	C

Cluster Housing, and senior/retirement units are permitted, but are likely to be more similar to multi-family than attached single-family units.

C. SITE DEVELOPMENT STANDARDS - The below standards can be modified through the planned development process.

<u>Feature</u>	<u>LDR(4)</u>	<u>LDR(5)</u>	LDR(7)	MDR(20)
Minimum Site Area for New Development <sup>a/*</sup>	3 ac.	5 ac.	5 ac.	2 ac.
Maximum Number of Units Allowed Per Acreb/	4	5	7	20
Minimum Lot area (SF): Lot Dimensions:	7,500	5,500	4,500	2 ac.
- Minimum Width at require	ed			
front setback	75'	55'	42'	200'
- Minimum corner				
lot width	82'	62'	60'	200'
- Minimum depth	100'	90'	90'	200'
- Minimum frontage at				
front property line	50'	35'	50'	
Lot Coverage (maximum %)	50%	50%	50%	
Setbacks (minimum measured				
from property line):				
- Front <sup>c/</sup>	20'	20'	20'	20'
- Corner side	15'	15'	15'	15'
- Interior side yard	5'	5'	5'	10'
- Rear yard	20'	20'	20'	20'
Residential Building				
separation (minimum):				
- Main entrance side				
to other				20'
- Patio/balcony side				201
to other				30'
- Other				10'
Height Limitations	30'	30'	30'	40'

<sup>\*</sup> a/, b/, etc.; see notes at end of section

NOTE: Duplexes and split lot duplexes are permitted subject to the requirements of the City Zoning Ordinance.

<u>Feature</u>	<u>LDR(4)</u>	<u>LDR(5)</u>	LDR(7)	MDR(20)
Setbacks continued: Open Space Required (minimum area and/or dimensions):				
-Private open space:				258
- Common open space (% of site)	****			25%
Recreation Area/ Facilities				d/
Landscaping/Walls:				,
- On-site				e/
Architectural Variation	f/	f/	f/	n/a
Covered Parking Standards		**** **** ****		g/
Security Standards				h/
Development Amenities		*** **** ***		i/

#### Notes:

- Master plan requirements: The minimum site area for new development is the smallest increment of land area on which new development may occur. The intent of this standard is to avoid piecemeal construction inconsistent with the goals and objectives of the Specific Plan. This requirement shall not apply to lots of record as of 9-26-90.
- Density calculations: Density shall be calculated based on gross acres. Gross acres equal the land area before dedication of ultimate rights-of-ways for all arterial and collector streets.
- Recreation amenities: All multi-family projects shall provide recreation amenities in conjunction with common open space. All recreation areas or facilities shall be maintained by private homeowner's associations or private assessment districts.

d/ <u>Single-family architectural variation</u>: Single-family subdivisions shall comply with the following schedule for architectural variation:

#### Architectural Variation Schedule

		*Min. No.	
No. Single	Min. No. Diff.	Elevations	
Family Dwellings	Floor Plans	For Each Floor Plan	
10 or less	Subject to City Approval		
11-25	2	3	
26-50	3	3	
51-75	3	4	
76-100	4	4	

NOTE:

\*Each elevation for a particular floor plan shall be distinctive with a unique roof design, architectural detailing and application of exterior materials.

- e/ <u>Covered parking</u>: The design of carports and garages shall incorporate architectural features and exterior building materials utilized throughout the development project.
- f/ <u>Security standards for multiple-family residential</u>: All residential development shall comply with the City of Woodland's security ordinance as administered by the Police Department.
- g/ <u>Development amenities</u>: The following measures shall be met:
  - (1) All patio and balcony walls are to match the residential building exterior materials and be opaque. At a maximum, the patio and balcony walls shall be five and four feet in height, respectively.
  - (2) A designated car washing area shall be provided in all multi-family projects.
- h/ Residential areas within the Southeast Area shall be allowed an exterior noise level of 65dB L'dn. (Amendment 7/5/94)

#### D. RESIDENTIAL DESIGN GUIDELINES

The following Design Guidelines are intended to describe specific residential design recommendations related to site planning, landscape architecture, and architecture.

### 1. <u>Master Plan Requirements:</u>

This section is provided to help coordinate the design and development of adjacent properties and discourage piecemeal development in the Specific Plan area. The intent is to enhance opportunities for high quality development consistent with the goals of the Southeast Area Specific Plan. In addition, master plans will assure a harmonious relationship between existing and proposed uses and promote the use of common facilities (parking areas, access points, etc.) between compatible land uses. The following guidelines shall apply to all properties in the Specific Plan area:

- a. A Master Plan (or precise site plan in the event of total development) shall be approved by the Planning Commission concurrent with, or prior to, any project approval in the Southeast Specific Plan area.
- b. At minimum, Master Plans shall indicate overall vehicular circulation (points of ingress and egress to public streets, interior drives, and configuration of parking areas); building locations and configurations, landscaped areas; and, pedestrian plazas and circulation throughout the site. The Planning Commission shall determine whether development plans submitted for review and approval provide adequate information on the proposed character and design of individual projects, and the extent of compliance with the Specific Plan purposes.

#### 2. Site Planning Guidelines:

#### Single Family:

- a. Excessive repetition of identical floor plans shall be discouraged. A minimum number of footprints shall be provided per Note (g) on page 36.
- b. Staggered dwelling setbacks shall be required. Front yard setbacks within neighborhoods shall be staggered five feet.
- c. Lot width dimensions shall be varied to provide visual interest to the streetscape.
- d. The site design for neighborhoods should reflect an informal street pattern with curvilinear roads and cul-de-sacs.
- e. Side-on dwelling plottings shall be encouraged contiguous to new Road 101, on open-ended cul-de-sacs permitting visual, pedestrian and non-vehicular access. Rear-on configuration shall be discouraged, while front-on units with individual driveways and curb-cuts are prohibited along this arterial. Units are encouraged to front on new Road 101, with rear vehicle access provided from internal local streets and rear lane-ways (as illustrated in Figure 4).
- f. Building elevations visible from public view shall be broken with reveals, recesses, trim elements, and other architectural features designed to provide variety and visual interest to the streetscape.

#### Multi-Family:

g. Multi-family projects shall incorporate design variation within the project to achieve variation in design project shall include: separate clustering of building groups with extensive open-space and landscape buffering between projects; variation in building elevations and configurations between projects; variation in building heights; use of different building materials or combination of different materials.

- h. To avoid the monotony of straight building lines (1) the size of individual buildings or units shall be limited, (2) buildings setbacks shall vary, building materials shall vary.
- i. Multi-family buildings adjacent to public streets shall be designed and oriented to minimize the likelihood of on-street parking by project residents. Examples of acceptable design and building orientation are:
  - minimize location of main entry doors of units facing the public street
  - orient ends of building toward public street
  - break up long buildings containing many units into smaller building clusters or incorporate a breezeway through midsection of a long building which provides closer access to off-street parking area for residents
  - locate off-street parking areas in close proximity to buildings (off-street parking area to be located and screened behind bermed landscape setback area).
- j. Arrange buildings to permit vistas into open space areas from adjacent arterial or collector streets.
- k. Coordinate development of adjacent clusters to maximize joint access for parking and circulation.
- 1. Private outdoor or garden areas shall be oriented to the south as much as possible.
- m. A minimum building setback of 50 feet shall be provided on multiple family projects from interior and rear property lines abutting existing or future low density residential developments.
- n. Adequate management of the units shall be provided and a management plan shall be prepared outlining provisions for security, crime prevention, safety, parking control and any other area of interest deemed appropriate by the City.

### 3. <u>Landscape Architecture Guidelines</u>

- A landscape concept including formal plantings of trees will be emphasized in the higher intensity, more urban oriented sections of the Specific Plan area. The impression will be created by a predominance of deciduous trees, lush understory plantings, use of hardscape pavers, and formal planters. Street trees, and neighborhood theme trees will be planted in formal patterns. In addition, gateway/intersection design treatment shall be provided.
- b. Continuity of streetscape elements and an overall landscape palette shall be used to visually unify development within the higher intensity areas and to differentiate them in character from adjacent residential neighborhoods.
- c. Trees shall be planted in local street parkways at a rate of one tree for each lot along the street frontage, or two trees on corner lots. Trees may be planted in a formal or informal (clustered) nature. Tree species shall be limited to those specified in the Tree Schedule (see Appendix C).
- d. All trees in local and collector street parkways shall be 15-gallon minimum in size (unless specified otherwise) and staked. Irrigation and maintenance of the landscaped strip adjacent to the curb shall be the responsibility of the adjacent property-owner. The Landscape Maintenance District set up to maintain public open areas shall have the responsibility to maintain the landscaped parkway strips on arterial streets, where the right-of-way line includes the sidewalks on the outer side of the parkway strips.
- e. The landscape design along arterial streets shall incorporate mounding wherever possible. Berms will have a typical height of three foot and have a maximum slope not to exceed 3½:1.
- f. Open view type fencing such as wrought iron should be used adjacent to major open space areas (parks, greenways) in order to increase visual open space perception.

- g. Special landscape and design treatment shall be provided at major intersections.
- h. Natural or predominantly rural landscape design features including native vegetation, and drought-tolerant plant materials shall be encouraged.
- i. Landscape buffers shall be required where residential development abuts the proposed school/park sites.
- j. Water conservation should be emphasized and plants requiring little watering should be required.
- 4. Architecture Guidelines

#### Single Family:

- a. A variety of building elevations shall be provided.
- b. Variety and visual relief shall be provided for all building elevations. Recesses, reveals, projections, etc., which provide rich shadow patterns shall be required. Blank, unarticulated dwelling elevations shall not be allowed.
- Front porches, entrance porticoes, and other architectural elements shall be encouraged.

#### Multi-Family:

- d. Individual units within multi-family buildings shall be staggered to provide variety and visual relief.
- e. Horizontal architectural elements are encouraged. Cantilevered balconies are encouraged. Balcony balustrades shall be opaque to screen balcony areas.
- f. Stairway components and railings shall be integrated with the main structure through the use of building materials which complement the scale and mass of the building. Metal pipe, or prefabricated stair elements and railings shall not be allowed.

- g. Roof elements shall be "broken" by staggering the face of the building and by variation in roof form and height. Individual pitched roofs with extensive overhangs, hipped, gabled, or shed roofs shall be encouraged.
- h. Architectural components, such as chimneys and greenhouse elements shall be encouraged to provide variety and visual interest.
- i. Roof-mounted mechanical equipment shall not be allowed. All ground-mounted mechanical equipment shall be architecturally screened and sound attenuated.
- j. Articulation of the basic building envelope shall occur through the use of recesses, reveals, overhangs, and other architectural elements designed to create rich shadow patterns to structure elevations.
- k. Permit vertical architectural elements in excess of the standard height limit, based upon individual project review by the City. Architectural elements include: clock towers, steeples, bell towers, etc. These elements should be located at arterial crossing points and gateway entry points.
- 5. <u>Circulation</u> Guidelines:
- a. All local and private streets shall meander, providing variety and visual interest to the streetscape.
- b. Bikeways and pedestrian walkways shall be provided within higher-intensity areas designed to connect residential uses and activity areas (schools, parks, institutional and commercial facilities).
- 6. Special Requirements
- a. Provide access to the PG&E easement throughout the Specific Plan Area for maintenance and inspection purposes.
- b. Include provision in full disclosure documents for real estate transactions for purchasers to be notified of the location and vicinity of the County Detention Facility.

- c. Ensure that landscaped areas within public rights-of-way adjacent to sound walls are maintained.
- d. With the exception of existing tower-supported electrical transmission lines, all electric and telephone utility lines will be placed underground within the Specific Plan area, and including facilities located on Gibson Road and Road 102.
- e. If operation of the existing gas well south of Road 23 is to be continued, ensure that the site is effectively integrated into the configuration and layout of the residential development in the vicinity. The site shall be made secure by the provision of an appropriately screened and landscaped eight-foot high fence. The Fire Department shall review the development plans to ensure that safety/fire protection measures and adequate setbacks are provided. If the well is to be abandoned, all regulations of the State Department of Oil and Gas shall be met.