

ORDINANCE NO. 820

ORDINANCE OF THE CITY COUNCIL OF THE CITY  
OF ROCKLIN APPROVING AN AMENDMENT TO THE  
ROCKLIN ROAD GENERAL DEVELOPMENT PLAN AND A REZONING  
FROM PLANNED DEVELOPMENT COMMERCIAL (PD-C)  
TO PLANNED DEVELOPMENT RESIDENTIAL 13 UNITS PER ACRE (PD-13)  
(Emerald Oaks/PDG-99-08, Z-99-01)

The City Council of the City of Rocklin does ordain as follows:

Section 1. The City Council of the City of Rocklin finds and determines that:

A. A mitigated negative declaration of environmental impacts for this project has been certified.

B. The proposed general development plan amendment and proposed zoning are being considered concurrently with an amendment to the General Plan land use element (GPA-99-01) which would designate the site as Medium High Density Residential, and is made conditional on approval of the GPA-99-01.

C. The proposed general development plan amendment and zoning is consistent with and implements the policies of the City of Rocklin's General Plan, including the Housing Element.

D. The proposed area is physically suited to the uses authorized by the general development plan amendment.

E. The general development plan amendment and proposed zoning is compatible with the land uses existing and permitted on the properties in the vicinity.

F. The land uses, and their density and intensity, allowed by the proposed general development plan amendment and in the proposed zone are not likely to create serious health problems or create nuisances on properties in the vicinity.

G. The City Council has considered the effect of the proposed general development plan amendment and of the proposed zoning on the housing needs of the region and has balanced those needs against the public service needs of its residents and available fiscal and environmental resources.

ORD 993-  
PDG Ammendment  
PD-20-Allowed  
uses. (copy included  
at end of 820 docs)

Section 2. The City Council of the City of Rocklin hereby approves the amendment to the general development plan and rezoning of the properties as shown on Exhibit A attached hereto and incorporated by reference herein, from Planned Development Commercial (PD-C) to Planned Development Residential 13 units per acre (PD-13) subject to approval of GPA-99-01.

Section 3. Within 15 days of the passage of this ordinance, the City Clerk shall cause the full text of the ordinance, with the names of those City Council members voting for and against the ordinance, to be published in the Placer Herald. In lieu of publishing the full text of the ordinance, the City Clerk, if so directed by the City Attorney and within 15 days, shall cause a summary of the ordinance, prepared by the City Attorney and with the names of the City Council members voting for and against the ordinance, to be published in the Placer Herald, and shall post in the office of the City Clerk a certified copy of the full text of the ordinance, along with the names of those City Council members voting for and against the ordinance. The publication of a summary of the ordinance in lieu of the full text of the ordinance is authorized only where the requirements of Government Code section 36933(c)(1) are met.

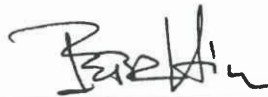
PASSED AND ADOPTED this 14th day December, 1999, by the following roll call vote:

AYES: Councilmembers: Lund, Yorde, Cullivan, Magnuson, Hill

NOES: Councilmembers: None

ABSENT: Councilmembers: None

ABSTAIN: Councilmembers: None



Peter Hill, Mayor

ATTEST:



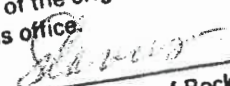
City Clerk

First Reading : 11/23/99  
Second Reading: 12/14/99  
Effective Date: 1/14/2000

SLZ/gb

e:\clerk\ord\pdg9908 z9901 ordinance

The foregoing instrument is a  
correct copy of the original document  
on file in this office.

Attest:   
City Clerk, City of Rocklin

## EXHIBIT A

### GENERAL DEVELOPMENT PLAN ROCKLIN ROAD EAST OF I-80 (PDG-97-02, PDG-99-08)

#### PURPOSE

The area of the Rocklin Road frontage east of I-80 is subject to unique land use compatibility issues due to its proximity to Sierra Community College, the topography, and the mix of existing uses.

This General Development Plan addresses compatibility of new uses with Sierra Community College and the existing residential uses through limiting uses to compatible or potentially compatible uses, and through limits on hours of operation of certain uses.

#### 1. MAP

The map of the areas covered by General Development Plan PDG 97-02 is attached and labeled Exhibit A. The area is divided into three sub-areas, as follows:

Area 1: West of Aguilar Road to I-80

Area 2: Aguilar Road to Schatz Lane

Area 3: Schatz Lane to the eastern boundary of the PD-C zone

#### 2. USE AND DEVELOPMENT STANDARDS

The use and development standards of Rocklin Municipal Code Chapter 17.46 C-2 zone shall apply in the areas covered by General Development Plan PDG 97-02 with two exceptions: 1) that Sec. 17.46.010 permitted uses and Sec. 17.46.020 conditional uses shall not apply in Area 2, but rather the permitted and conditional uses shall be as specified in Section 5 of this General Development Plan below and 2) that the use and development standards specified in Section 6 of this General Development Plan, below, shall apply in the PD-13 zone within Area 3.

#### 3. INTERPRETATION

All provisions of the Rocklin Municipal Code Title 17 (Zoning Ordinance) shall apply to this project unless otherwise specified in this General Development Plan.

4. AREA 1 USES – PD-C ZONE

C-2

The Community Development Director may determine certain uses or activities which are not explicitly stated in chapter 17.46 of the Rocklin Municipal Code to be permitted or conditional uses, provided the use or activity has characteristics which are similar to one of the uses listed in Chapter 17.46.

5. AREA 2 USES – PD-C ZONE

a. Permitted Uses – Area 2

1. Banks
2. Bookstore and periodical store, except that adult/sex oriented book and periodical stores shall be regulated by Section 17.79.020 of the Rocklin Municipal Code.
3. Churches
4. Coin-operated laundry or pick-up station for laundry or dry cleaner
5. Personal services, including but not limited to, beauty salons and barber shops
6. Pet Shop/Grooming Services
7. Plant Nursery/Flower shop – indoor only
8. Offices and clinics
9. Radio and/or television repair
10. Restaurant, coffee shop
11. Retail sales
12. Retail food store, defined as follows:  
“A small retail food or specialty food store having not more than three thousand square feet of floor area. This store may not include the sale of gasoline, the sale of hard liquors, or arcade or pinball type games.”
13. The Community Development Director may determine certain uses or activities which are not explicitly stated above to be permitted uses, provided the use or activity has characteristics which are similar to one of the uses listed above.

b. Conditional Uses – Area 2

The following uses are permitted in Area 2 subject to the issuance of a conditional use permit:

1. Any permitted use with outside sales, display or outdoor storage
2. Any use operating between the hours of 11:00 p.m. and 6:00 a.m..

3. Theaters, except that adult/sex-oriented motion picture theaters shall be regulated by Section 17.79.020 of the Rocklin Municipal Code.
4. Commercial cluster complex
5. Day care center
6. Schools
7. Veterinary clinic
8. Mobile pushcart vending facility
9. Exercise or athletic club; figure salon
10. Massage parlor
11. Hotels/motels/lodging
12. Restaurant and food service establishments serving alcohol
13. Dry cleaners with dry-cleaning performed on site
14. Public utility uses entirely contained within a building.
15. The Community Development Director may determine certain uses or activities which are not explicitly stated above to be conditionally permitted uses, provided the use or activity has characteristics which are similar to one of the uses listed above.

c. Prohibited Uses – Area 2

The following uses are prohibited in Area 2:

1. Auto and marine related sales and services
2. Service stations or gas stations
3. Auto repair
4. Billiard Parlors
5. Bowling alleys
6. Liquor stores
7. Convenience stores
8. Drive-through restaurants
9. Public utility uses not entirely contained within a building, including equipment yards, storage yards, warehouses, or repair shops

6. AREA 3 USE AND DEVELOPMENT STANDARDS - PD-C ZONE

The Community Development Director may determine certain uses or activities which are not explicitly in Chapter 17.46 of the Rocklin Municipal Code to be permitted or conditional uses, provided the use or activity has characteristics which are similar to one of the uses listed in Chapter 17.46. (C-2)

7. AREA USE AND DEVELOPMENT STANDARDS – PD-13 ZONE

a. Permitted Uses – Area 3 PD-13 Zone

No uses are permitted in the Area 3 PD-13 zone without issuance of a conditional use permit.

b. Conditional Uses – Area 3 PD-13 Zone

The following uses are permitted in the Area 3 PD-13 zone subject to the issuance of a conditional use permit:

1. Apartments, townhouses, condominiums (for residential use, including cluster developments);
  2. Accessory buildings subject to regulations in section 17.08.090;
  3. Accessory uses subject to regulation in Section 17.08.100.
- b. Height regulations.

The height regulations shall be those set forth in the R-3 Zone (Chapter 17.40.020 of the Zoning Ordinance) as amended.

c. Lot Area

The lot area regulations shall be those set forth in the R-3 Zone (Chapter 17.40.030 of the Zoning Ordinance) as amended.

d. Lot area per family unit.

The minimum lot area per family unit regulations shall be 3,500 square feet, or 1,050 square feet for individual condominium type lots.

e. Density.

The maximum number of units per acre shall be 13 units per acre.

f. Lot coverage.

The maximum lot coverage by all structures and buildings shall not exceed sixty percent of the lot area.

g. Lot width.

The lot width regulations shall be those set forth in the R-3 Zone (Chapter 17.40.060 of the Zoning Ordinance) as amended.

h. Setbacks.

1. Front. There shall be a front setback of not less than twenty feet.
2. Rear. There shall be a rear setback of not less than fifteen feet.
3. Interior Side. There shall be an interior side setback of not less than ten feet. For accessory structures not exceeding fourteen feet in height, there shall be an interior side setback of not less than three feet.
4. Street Side. There shall be an street side setback of not less than fifteen feet.
5. Specified Streets. Front, side, street side, or rear setbacks required for lots abutting a highway or street for which rights-of-way are established by the circulation element of the general plan shall be measured from the adopted plan line or the property line, whichever provides the greater setback.

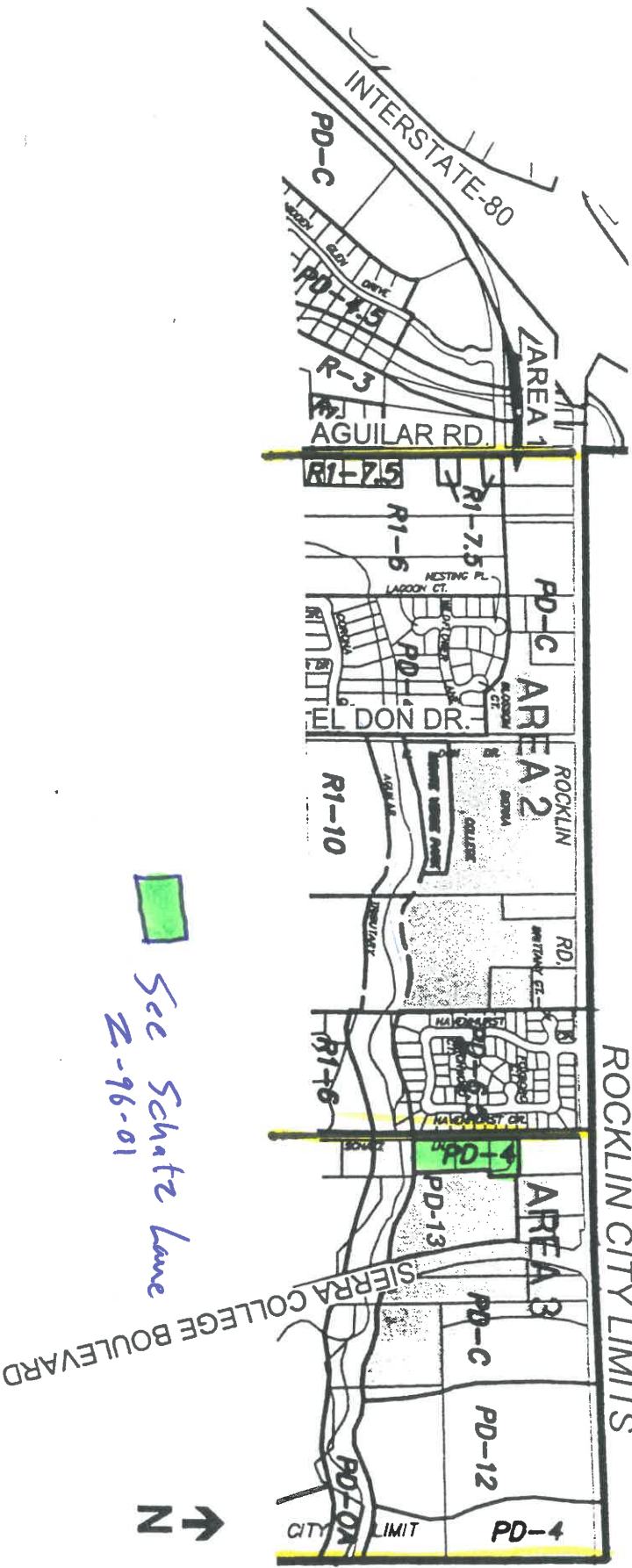


ROCKLIN ROAD GENERAL DEVELOPMENT PLAN AMENDMENT

PDG-99-08

SIERRA COLLEGE

ROCKLIN CITY LIMITS



1-23-99  
SA



For map -  
check SIRE  
look up by  
Ordinance  
536

superseded by 620  
ORDINANCE NO. 536

ORDINANCE OF THE CITY COUNCIL OF  
THE CITY OF ROCKLIN APPROVING THE  
PREZONING AND GENERAL DEVELOPMENT  
PLAN FOR THE MONTE VERDE ANNEXATION  
AREA

PS. Very  
large file.  
Difficult if  
not impossible  
to print - but  
viewable

THE CITY COUNCIL OF THE CITY OF ROCKLIN DOES RESOLVE AS  
FOLLOWS:

Section 1. The City Council finds and determines that:

1. An EIR has been prepared and approved for this project and will be used in this discussion.

2. The City of Rocklin has considered the effect of the approval of this rezoning and General Development Plan on the housing needs of the region, and balanced those needs against the public service needs of its residents and available fiscal and environmental resources.

3. The area is physically suited for the proposed land uses in terms of topography and availability of services.

4. The proposed land uses are compatible with the land uses permitted in adjacent areas, provided the properties are developed in accordance with the General Plan policies and Zoning Ordinance requirements.

5. The proposed prezoning is not likely to create a nuisance to adjoining areas.

6. The proposed zoning will create an insignificant effect upon traffic, and City policies regulating street improvements will be imposed on the property.

7. The proposed zoning and General Development Plan would encourage and promote the development of attached housing units that encourage mixed owner-occupied and non-owner-occupied housing.

8. The proposed land uses and zoning are consistent with the existing General Plan text of the City of Rocklin.

9. The proposed zoning and General Development Plan would form a transition area between the adjoining commercial and residential zones, and is uniquely situated on a corner lot, making this zoning and General Development Plan appropriate for the subject property.

10. The minutes of the deliberations of the Planning Commission and the City Council shall be considered as part of these findings.

Section 3. The City Council of the City of Rocklin hereby ordains that the rezoning (PZ-85-01) to Planned Development and the General Development Plan for the Monte Verde Annexation area shall be as shown on Staff's Exhibit A, attached hereto and incorporated by reference herein, subject to the following conditions:

1. That subsequent developments will be subject to dust and erosion controls as specified by the City of Rocklin.

2. That improvements will be required to Rocklin Road and Sierra College Boulevard to City standards, including accommodations for bike lanes.

3. At the time of each subsequent project development, the City shall monitor warrants for future signalization of intersections along Rocklin Road and Sierra College Boulevard. The City shall cause improvements to be installed utilizing available City funds, developer contributions, and/or assessment districts.

4. Historical sites shall be preserved by incorporation into the development plans. Where resource preservation is not possible, data recovery programs will be implemented.

5. Prior to any major development of the property, the developer will be required to prepare a master drainage plan for the area and install improvements in accordance with the plan.

The drainage master plan shall include methods for either increasing the time of concentration or decreasing

the coefficient of runoff, or a combination of both. Examples of alternative methods of drainage which increase the time of concentration are:

1. Lakes;
2. Maintain overland flow;
3. Ponds/parks;
4. Underground storage;
5. Evaporation areas;
6. Rooftop detention of storm water;
7. Parking lot detention of storm water.

Methods of decreasing the runoff coefficient include:

1. The implementation of porous asphalt paving in areas of suitable soil types.
2. Roof drains to drain across green space or ground cover prior to entering a storm drainage facility.
3. Other methods promoting infiltration of storm water.
6. Riparian area shall be maintained in its natural state, except for necessary flood control improvements.
7. Fees:
  - A. All residential projects will pay appropriate fees under Rocklin Municipal Code Section 15.25.010 et seq.
  - B. All residential projects will mitigate the impact on the Rocklin Elementary School District in accordance with the mitigation measures included in the district master plan adopted by City Council Resolution PC-84-39.
  - C. Developers will be required to comply with future mitigations imposed by State or local jurisdictions at the time of tentative map considerations.
8. Developers are required to install improvements in accordance with the Placer County Water Agency Master Water Plan and to meet City standards for fire flow requirements at the time of Tentative Maps or use permit approvals.

9. Installation of on- and off-site utility lines will be at the individual developers' expense or an assessment district.

10. Within any single development plan, a maximum of no more than 50% of the trees shall be removed in any single plan. In areas where the developer proposes to remove more than 20% of the trees, other mitigation measures must then be incorporated, and the developer must demonstrate to the City that these mitigation measures have been incorporated into the project in order to make a consistent finding that there would be no significant effect on the vegetation and wildlife.

11. Water Quality:

A. The development of a storm runoff management plan, which would include, at a minimum, development of catchment basins and flow velocity dissipators to trap pollutants, reduce flows, and promote infiltration and subsequent cleansing of runoff.

B. Appropriately designed sewage collection and treatment facilities in order to prevent sewage overflows to natural drainage courses.

C. Maintenance of riparian vegetation which also serves to cleanse runoff waters.

D. Establishment of buffer zones around sensitive biological features to prevent the introduction of polluted runoff.

E. Conformance to the California State Water Resources Control Board "Minimum Guidelines for Protection of Water Quality from Animal Wastes" with regard to runoff from equestrian facilities or parcels maintaining horses.

12. Future projects will be subject to "Fiscal Impact Analysis" studies which compare the costs of services to the revenues expected to be generated by each subsequent project. Any shortfall in project revenues versus costs of services will be mitigated by the developers' contribution to the City of Rocklin.

PASSED AND ADOPTED this 15th day of July, 1985, by the following roll call vote:

AYES: COUNCIL MEMBERS: Linton, Huson, Hill, Dominguez

NOES: COUNCIL MEMBERS: None

ABSENT: COUNCIL MEMBERS: Ainsworth

G. Luis Dominguez  
Mayor

ATTEST:

B. DeWitt  
City Clerk

First Reading: 7-1-85  
Second Reading: 7-15-85  
Effective Date: 8-15-85

The foregoing instrument is a correct copy of the original document on file in this office.

Attest: [Signature]  
City Clerk, City of Rocklin

(Former Sierra College Center project)

Sierra College Apt  
aka  
Sierra Gateway

ORDINANCE NO. 993

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKLIN  
APPROVING AN AMENDMENT TO THE ROCKLIN ROAD EAST OF I-80  
GENERAL DEVELOPMENT PLAN, ORDINANCE 820,  
TO REZONE A 10.19-ACRE SITE FROM PLANNED DEVELOPMENT-COMMERCIAL (PD-C)  
TO PLANNED DEVELOPMENT-20 DWELLING UNITS PER ACRE (PD-20)

(Rocklin Road East of I-80 / PDG-99-08A & Sierra College Apartments / Z-2012-04)

The City Council of the City of Rocklin does ordain as follows:

Section 1. The City Council of the City of Rocklin finds and determines that:

A. The proposed general development plan amendment and rezone of an approximately 10.19-acre site (APNs 045-160-063, 045-160-064 and 045-160-065) is consistent with the General Plan Amendment (GPA-2012-05) being processed concurrently. The proposed Rocklin Road East of I-80 General Development Plan Amendment would establish land uses and development criteria for the proposed zoning designation.

B. A Notice of Exemption has been approved for this project via City Council Resolution No. 2013-75.

C. The proposed general development plan amendment and rezoning are consistent with and implement the policies of the City of Rocklin's General Plan, including the Housing Element.

D. The area is physically suited to the uses authorized in the proposed general development plan amendment and rezoning.

E. The proposed general development plan amendment and rezoning are compatible with the land uses existing and permitted on the properties in the vicinity.

F. The land uses, and their density and intensity, allowed in the proposed general development plan amendment and rezoning are not likely to create serious health problems or create nuisances on properties in the vicinity.

G. The City Council has considered the effect of the proposed general development plan amendment and rezoning on the housing needs of the region and has balanced those needs against the public service needs of its residents and available fiscal and environmental resources.

092

NOTE:  
Gen Plan:  
HDR  
Zone:  
PD-20  
Ord 993

Section 2. The City Council of the City of Rocklin hereby approves the general development plan amendment and rezoning as shown on Exhibit A, attached hereto and incorporated by reference herein.

Section 3. The City Council of the City of Rocklin hereby approves an amendment to the East of I-80 General Development Plan as set forth in Exhibit B, attached hereto and incorporated herein.

Section 4. Within 15 days of the passage of this ordinance, the City Clerk shall cause the full text of the ordinance, with the names of those City Council members voting for and against the ordinance, to be published in the Placer Herald. In lieu of publishing the full text of the ordinance, the City Clerk, if so directed by the City Attorney and within 15 days, shall cause a summary of the ordinance, prepared by the City Attorney and with the names of the City Council members voting for and against the ordinance, to be published in the Placer Herald, and shall post in the office of the City Clerk a certified copy of the full text of the ordinance, along with the names of those City Council members voting for and against the ordinance. The publication of a summary of the ordinance in lieu of the full text of the ordinance is authorized only where the requirements of Government Code section 36933(c)(1) are met.

INTRODUCED at a regular meeting of the City Council of the City of Rocklin held on April 23, 2013, by the following vote:

AYES:	Councilmembers:	Yuill, Butler, Janda, Magnuson, Ruslin
NOES:	Councilmembers:	None
ABSENT:	Councilmembers:	None
ABSTAIN:	Councilmembers:	None

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Rocklin held on May 14, 2013, by the following vote:

AYES:	Councilmembers:	Magnuson, Yuill, Butler, Janda, Ruslin
NOES:	Councilmembers:	None
ABSENT:	Councilmembers:	None
ABSTAIN:	Councilmembers:	None



Diana L. Ruslin, Mayor

ATTEST:



Barbara Ivanusich, City Clerk

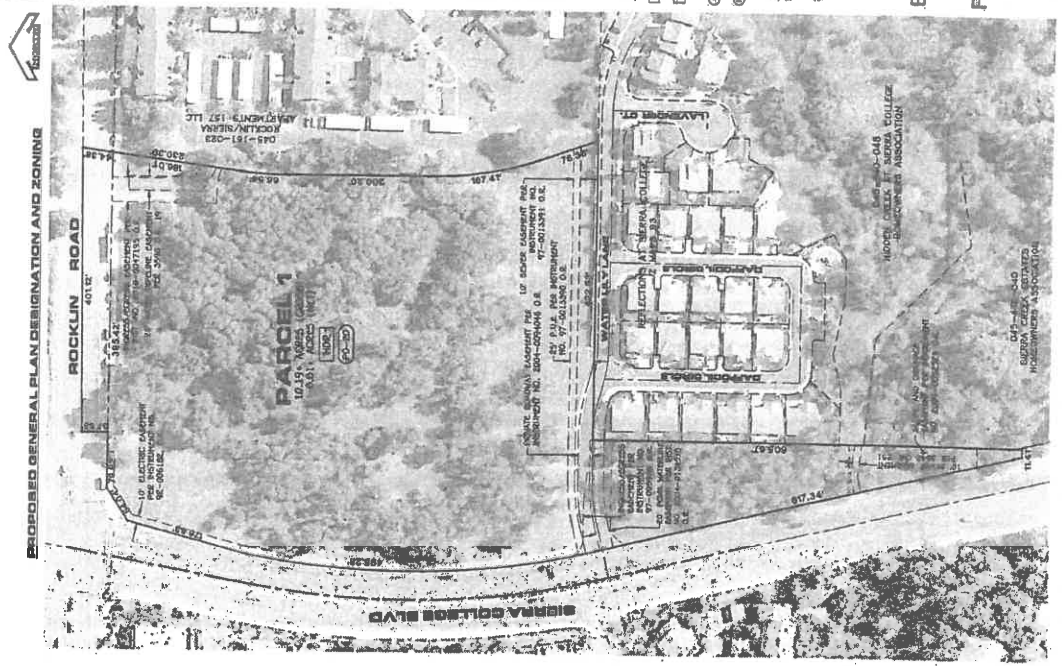
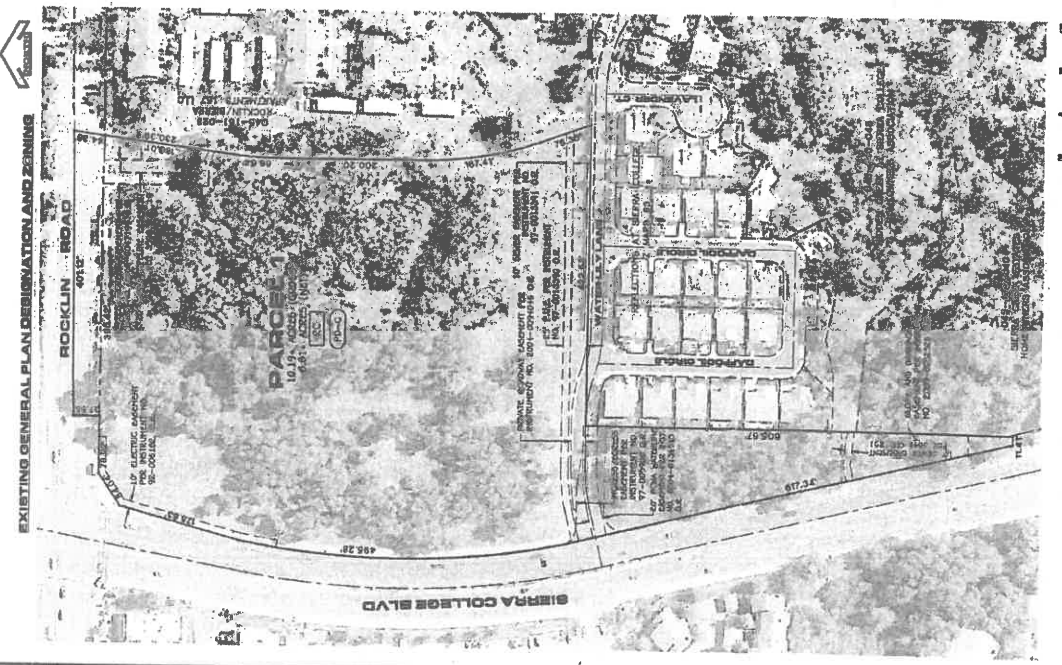
First Reading:	4/23/13
Second Reading:	5/14/13
Effective Date:	6/14/13



**EXHIBIT A**

*Map of Existing and Proposed General Development Plan / Zoning*

REZONE EXHIBIT FOR:  
**SIERRA COLLEGE APARTMENTS**  
 SIERRA COLLEGE BOULEVARD  
 CITY OF ROCKLIN  
 CALIFORNIA



**GENERAL NOTES:**  
 1. ALL EXISTING RECORDS HAVE BEEN PLOTTED AND CHECKED FOR ACCURACY.  
 2. THIS SURVEY IS BASED ON INFORMATION OBTAINED FROM THE PUBLIC RECORDS OF THE COUNTY OF SACRAMENTO, CALIFORNIA. THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS OF THE PROJECT SITE AND APPROXIMATELY 50% OF THE ADJACENT PROPERTY. THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS OF THE PROJECT SITE AND APPROXIMATELY 50% OF THE ADJACENT PROPERTY. THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS OF THE PROJECT SITE AND APPROXIMATELY 50% OF THE ADJACENT PROPERTY.

**LEGEND:**  
 [Symbol] EXISTING CONSTRUCTION  
 [Symbol] HIGH DENSITY RESIDENTIAL  
 [Symbol] PLANNED DEVELOPMENT COMMERCIAL  
 [Symbol] PLANNED DEVELOPMENT MULTI-FAMILY DEVELOPMENT  
 [Symbol] 20 UNITS/ACRE

**NOTES:**  
 1. ALL EXISTING RECORDS HAVE BEEN PLOTTED AND CHECKED FOR ACCURACY.  
 2. THIS SURVEY IS BASED ON INFORMATION OBTAINED FROM THE PUBLIC RECORDS OF THE COUNTY OF SACRAMENTO, CALIFORNIA. THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS OF THE PROJECT SITE AND APPROXIMATELY 50% OF THE ADJACENT PROPERTY. THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS OF THE PROJECT SITE AND APPROXIMATELY 50% OF THE ADJACENT PROPERTY.

**EXHIBIT A**  
 FILE NO. Z-2012-01  
 [Signature]

## **EXHIBIT B**

**The Rocklin Road East of I-80 General Development Plan is hereby amended to add the following section:**

**8. AREA 3 USE AND DEVELOPMENT STANDARDS – PD-20 ZONE**

**a. Permitted Uses – Area 3 PD-20 Zone**

The following uses are permitted in the Area 3 PD-20

1. Apartments, townhouses, condominiums (for residential use, including cluster developments)
2. Accessory structures and uses (subject to regulations in Zoning Ordinance Chapter 17.08.090 and 17.08.100)
3. Schools, public elementary and secondary
4. Triplexes

**b. Conditional Uses – Area 3 PD-20 Zone**

The following uses are permitted in the Area 3 PD-20 zone subject to the issuance of a conditional use permit:

1. Community Care Facilities/ Residential Facilities
2. Day Care Facilities

**c. Height Restrictions**

1. Maximum number of stories shall be 3.
2. Maximum principle building height shall be 35 feet.
3. Maximum accessory building height shall be 14 feet.

**d. Lot Area**

The minimum lot area shall be 5.0 acres (for apartments, townhouses, and condominiums only).

**e. Density**

The minimum number of units per acre shall be 20 units per acre.

**f. Lot Coverage**

The maximum lot coverage by all structures and buildings shall not exceed sixty (60) percent of the lot area.

**g. Setbacks**

1. 6 lane arterial. There shall be a setback of not less than 20 feet.
2. 4 lane arterial. There shall be a setback of not less than 20 feet.
3. Multi Family. There shall be a setback of not less than 15 feet.
4. Single Family. There shall be a setback of not less than 20 feet.
5. For accessory structures not exceeding 14 feet in height, there shall be an interior side setback or rear setback of not less than 10 feet.
6. Off Street Parking. There shall be a setback of not less than 25 feet.
7. Specified Streets. Front, side, street side, or rear setbacks required for lots abutting a highway or street for which rights-of-way are established by the Circulation Element of the General Plan shall be measured from the adopted plan line or the property line, whichever provides the greater setback.

**h. Fencing**

Open type fencing, a minimum of 4 feet in height, shall be incorporated into the project when multi-family units front along a public road. The purpose of the fencing is to discourage residents from using the public road for on-street parking. The fence shall be sited parallel to the public roadway, with a minimum 5 feet setback.

**i. Landscaping**

Landscaping shall be required in all multi-family residential projects and granite boulders shall be incorporated into landscaped areas.

**EXHIBIT B**

**AMENDMENT TO MONTE VERDE  
PLANNED DEVELOPMENT WITH RESPECT TO  
PARCELS 045-160-17, 75, 86-88, AND 90**

**SCHATZ LANE/Z-96-01**

**A. Permitted Uses:**

Single family residential

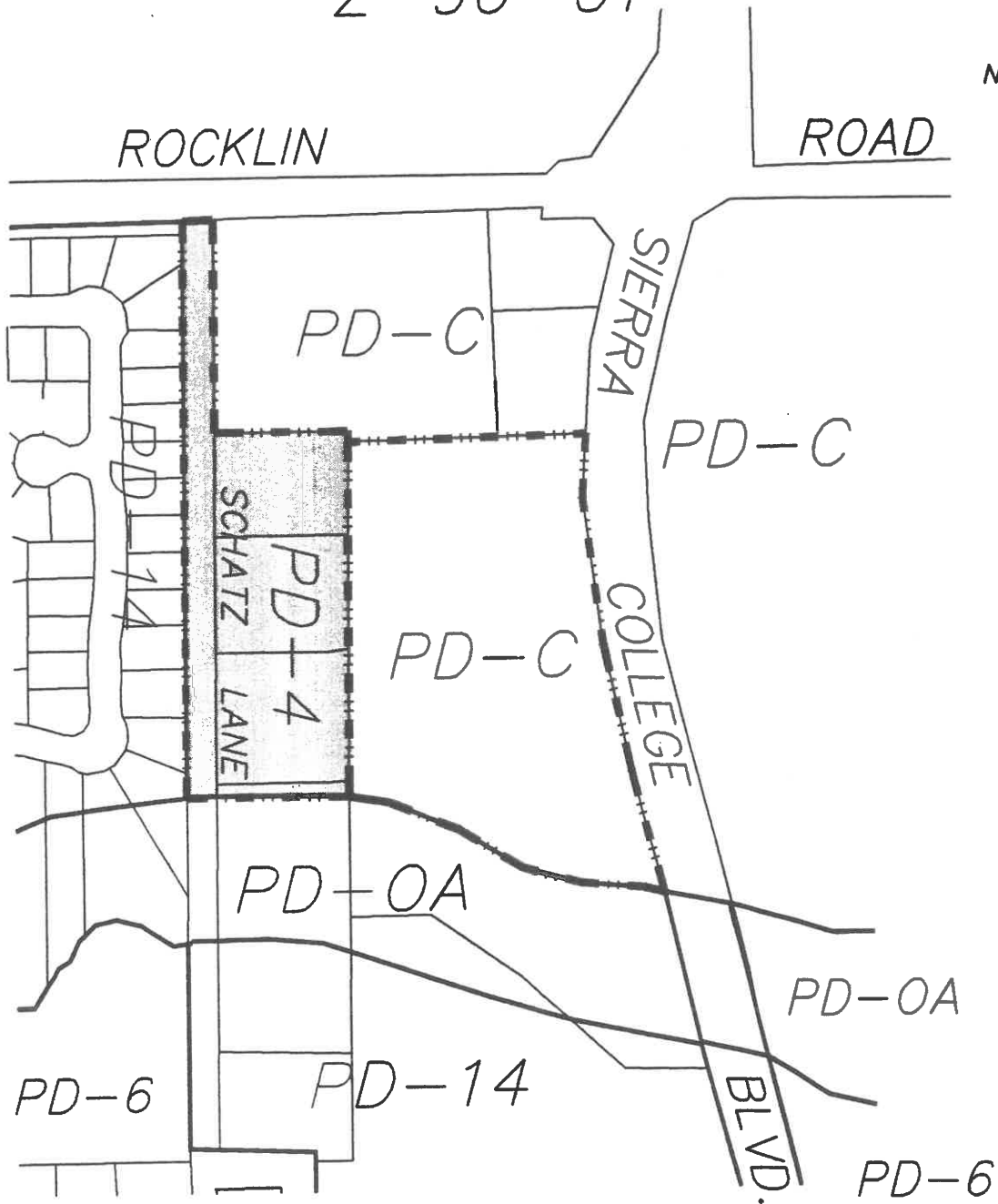
**B. Conditionally Permitted Uses**

Public Utility buildings and uses, but excluding warehouse, and repair shops  
Churches  
Day Care Centers  
Schools  
Parks and Playgrounds  
Secondary residential units  
Mobile Home Parks

**C. Development Standards**

Max. Units per acre	4
Min. lot area	5,000 square feet
Min. lot width	
Corner	50 feet
Interior	55 feet
Min. lot depth	100 feet
Setbacks	
Front	20 feet
Street side	10 feet
Interior side	5 feet
Rear	20 feet
Max. lot coverage	40%
Max. building height	30 feet

EXHIBIT A  
Z-96-01



LEGEND:

- PD-4 PROPOSED REZONE: PLANNED DEVELOPMENT RESIDENTIAL (4 DU/AC.)
- PD-C PLANNED DEVELOPMENT COMMERCIAL

SCHATZ LANE  
REZONE EXHIBIT