

**Villa Stora Planned Development Plan
Development Regulations
May 28, 2015**

TABLE 4: PDP Development Regulations

Regulation	PD Plan Requirement	Proposed with Development Plan/TM
<p>Minimum Total Parking Spaces per PD Plan Requirements</p> <p><u>Attached Residential</u> 2 garage spaces / 2,500 sf or less 3 garage spaces / > 2,500 sf</p> <p><u>Detached Residential</u> 2 / two or more bedroom units - - including (1) covered space</p> <p><u>Guest Parking</u> Spaces equal to 20% of units</p>	<p><u>PA1:</u> <u>59 Detached Single Family Homes</u></p> <p>Garage Spaces : 135 Guest Spaces : 12</p>	<p>REVISE PARKING #s Garage Spaces : 135 Guest Spaces : 98 Total = 233 spaces</p> <p>Ratio = 3.95 spaces / unit</p>
	<p>PA2: Per PD Plan</p>	<p>-</p>
	<p><u>PA3:</u> <u>83 Detached Single Family Cluster Homes</u></p> <p>Garage Spaces : 166 Guest Spaces : 17</p>	<p>Garage Spaces : 166 Guest Spaces : 58 Total = 224 spaces</p> <p>Ratio = 2.70 spaces / unit</p>
	<p><u>PA4:</u> <u>149 Attached Residences</u></p> <p>Garage Spaces : 298 Guest Spaces : 30</p>	<p>Garage Spaces : 298 Guest Spaces : 93 Total = 391 spaces</p> <p>Ratio = 2.62 spaces / unit</p>
<p>Maximum Stories and Building Height</p>	<p>PA1: 3 Stories / 30'</p>	<p>2 Stories / 28' (approximate)</p>
	<p>PA2: 3 Stories / 36'</p>	<p>NA</p>
	<p>PA3: 2 Stories / 30'</p>	<p>2 Stories / 25' (approximate)</p>
	<p>PA4: 2 Stories / 30'</p>	<p>2 Stories / up to 30' (approximate)</p>

<p>Minimum Yard Setbacks</p> <p>*A 12-foot front setback is allowed for a side-facing garage.</p>	<p>PA 1:</p> <table border="1"> <tr> <td>Front</td> <td>12'* – 20'</td> <td>12'* – 20'</td> </tr> <tr> <td>Side</td> <td>5'</td> <td>5' – 10'</td> </tr> <tr> <td>Corner Side</td> <td>10'</td> <td>10' – 20'</td> </tr> <tr> <td>Rear</td> <td>15'</td> <td>15' – 60'</td> </tr> </table>		Front	12'* – 20'	12'* – 20'	Side	5'	5' – 10'	Corner Side	10'	10' – 20'	Rear	15'	15' – 60'
	Front	12'* – 20'	12'* – 20'											
Side	5'	5' – 10'												
Corner Side	10'	10' – 20'												
Rear	15'	15' – 60'												
<p>PA 2 / PA 3 / PA 4:</p> <ul style="list-style-type: none"> As designated in the PD Plan, minimum Yards for residential projects (attached and detached) in these Planning Areas shall be established through review and approval of a Development Plan for the specific Planning Area. Minimum Setbacks are established from PD Plan Boundaries and Planning Area Boundaries for proposed development as presented below. Minimum Separation Distances are established for attached and detached residential buildings and clusters as presented below. 														
<p>Minimum Building Setbacks Setbacks as measured from the following:</p>	<p>PD Plan Requirement</p>		<p>Proposed with Development Plan/TM</p>											
<p>Exterior PD Plan Boundaries</p>	PA 1, 2 & 3	15'	PA 1 : 45' / PA 3 : 15'											
	PA 4	15' to front & rear 10' to sides	PA 4 : 10' - 15' to all building sides											
<p>Interior Planning Area Boundaries</p>	All PAs	10'	10' minimum											
<p>Mission Avenue</p>	PA 1 & 3 PA 2 & 4	NA 15' - 25'	NA 15' to walls; 25' to buildings											
<p>Academy Road</p>	PA 1 PA 2, 3 & 4	15' 10'	15' minimum 10' minimum											

Minimum Building Separation for Attached Unit Buildings	PD Plan Requirement		Proposed with Development Plan/TM (Attached unit buildings only proposed within PA 4)
Front to Front	PA 2, 3 & 4	15'	PA 4 : 20' minimum
Side to Side	PA 2 & 3	10'	NA
	PA 4	5'	PA 4 : 5' minimum
Rear to Rear	PA 2 & 3	15'	NA
	PA 4	10'	PA 4 : 20' minimum
All Others	PA 2, 3 & 4	10'	PA 2 & 3 : NA PA 4 : 10' minimum
Minimum Building Separation for Detached Cluster Buildings (Applicable only to PA 3)	Between Cluster Perimeters	10'	16' minimum
	Between Units within Cluster	5'	5' minimum
Minimum Landscape Coverage	No minimum landscape requirements specified in PD Plan. Landscape areas are incorporated into minimum Open Space requirements.		PA 1 : 44.2% Landscape area 191,320 sf. / 4.4 ac.
			PA 2 : NA
			PA 3 : 38.2% Landscape area 125,937 sf. / 2.9 ac.
			PA 4 : 34.5% Landscape area 155,171 sf. / 3.6 ac.
Minimum Usable Open Space per Dwelling Unit	350 sf. / residence Total area required based on 291 residences = 101,850 sf.		792 sf. / residence Total area provided for PA 1, 3 & 4 with 291 residences = 230,500 sf.