

**Small Lot Subdivision Development Standards Reference Table
R-3 Zoning District**

	Required/Permitted	Proposed	Code Section
<i>Maximum Permitted Density</i>	15.1 – 24 dwelling units/acre or 65 units	18.1 dwelling units/acre or 49 units	17.14.270
<i>Dwelling Units per Subdivided Lot</i>	1	1	17.14.270
<i>Lot Area</i>	n/a	1,467 to 2,476 square feet	17.14.270
<i>Lot Frontage</i>	25 feet	25 - 35.83 feet	17.14.270
<i>Lot Depth</i>	50 feet	58 - 62.59 feet	17.14.270
<i>Perimeter Setback: Front (Cambridge Street)</i>	15 feet	15 feet	17.14.270
<i>Perimeter Setback: Street Side (Katella Avenue)</i>	10 feet	10 feet	17.14.270
<i>Perimeter Setback: Side (North Property Line)</i>	5 feet	First story: 10 feet Second story: 12-15 feet	17.14.270
<i>Perimeter Setback: Rear (East Property Line)</i>	10 feet	24 feet-6 inches	17.14.270
<i>Interior Setbacks</i>	No front, side, or rear yard is required between interior lot lines created within an approved small lot subdivision.	Front: 8 feet Side: 3 - 6 feet Rear: 14 feet	17.14.270
<i>Building Height</i>	35 feet or 3 stories	35 feet, 3 stories	17.14.270
<i>Lot Coverage</i>	75 percent of approved small lot	44 - 57 percent	17.14.270
<i>Private Open Space</i>	150 square feet per dwelling unit	356 - 921 square feet per dwelling unit	17.14.270
<i>Common Open Space</i>	Only required when lot coverage of each lot exceeds 75 percent.	Each lot does not exceed 75 percent lot coverage; however, 4,855 square feet of common open space is provided in the form of two pocket parks and landscaped paseo	17.14.270.C.6
<i>Fence height</i>	3 feet-6 inches: Front yard setback areas along the perimeter of the proposed subdivision.	3 feet-6 inches	17.14.270, 17.12.070.B.1.c

	<p>6 feet: Side and rear yard setback areas along the perimeter of the proposed subdivision.</p> <p>8 feet: When adjacent to commercial development.</p>	<p>Existing 7-foot parallel walls along north property line to remain.</p> <p>8-foot along east property line</p>	
<i>Landscaping</i>	Setbacks and open areas of the site not occupied by buildings shall be landscaped, including surface parking lot areas.	15,844 sq. ft. (open space areas, streetscape, and hardscape)	16.50, 17.14.270.C.9
<i>Secured Storage</i>	<p>120 cubic feet / unit</p> <p>Must be in addition to cabinets and closets typically found within a unit (such as kitchen and bathroom cabinets, clothes and linen closets)</p>	250 cubic feet / unit in garage	17.14.140
<i>Parking</i>	<p>2 parking spaces per unit, either enclosed or covered (i.e. garage or carport). For units with 4 or more bedrooms, 1 additional space shall be provided which may be enclosed or unenclosed. Enclosed or covered parking may be provided in a tandem format, except for guest parking in common parking areas.</p> <p>A minimum of 0.25 spaces per unit (with a minimum of 2 guest spaces) shall be provided as easily accessible and distinguishable guest parking in addition to the required parking for each unit. Guest parking may be unenclosed.</p> <p>3 Bed: 2 spaces x 31 units = 62 spaces 4 Bed: 3 spaces x 18 = 54 spaces</p>	<p>128 total provided</p> <p>98 spaces enclosed garage spaces</p> <p>18 open resident spaces</p> <p>12 open guest spaces</p>	17.34.060(A). 17.14.270.C.8

	<p>Guest: .25 x 49 = 12 spaces</p> <p>Total Required: 128 spaces</p>		
<i>Trash Enclosures</i>	A small lot subdivision shall provide trash (including trash, recycling, and green waste) collection areas screened from public view.	Unit garages have been designed to accommodate 3 trash carts for the storage of trash, recycling and green waste.	17.14.270.C.11