VILLAGE 7

General Development Plan

City of Lincoln

May 14, 2024

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General Development Plan

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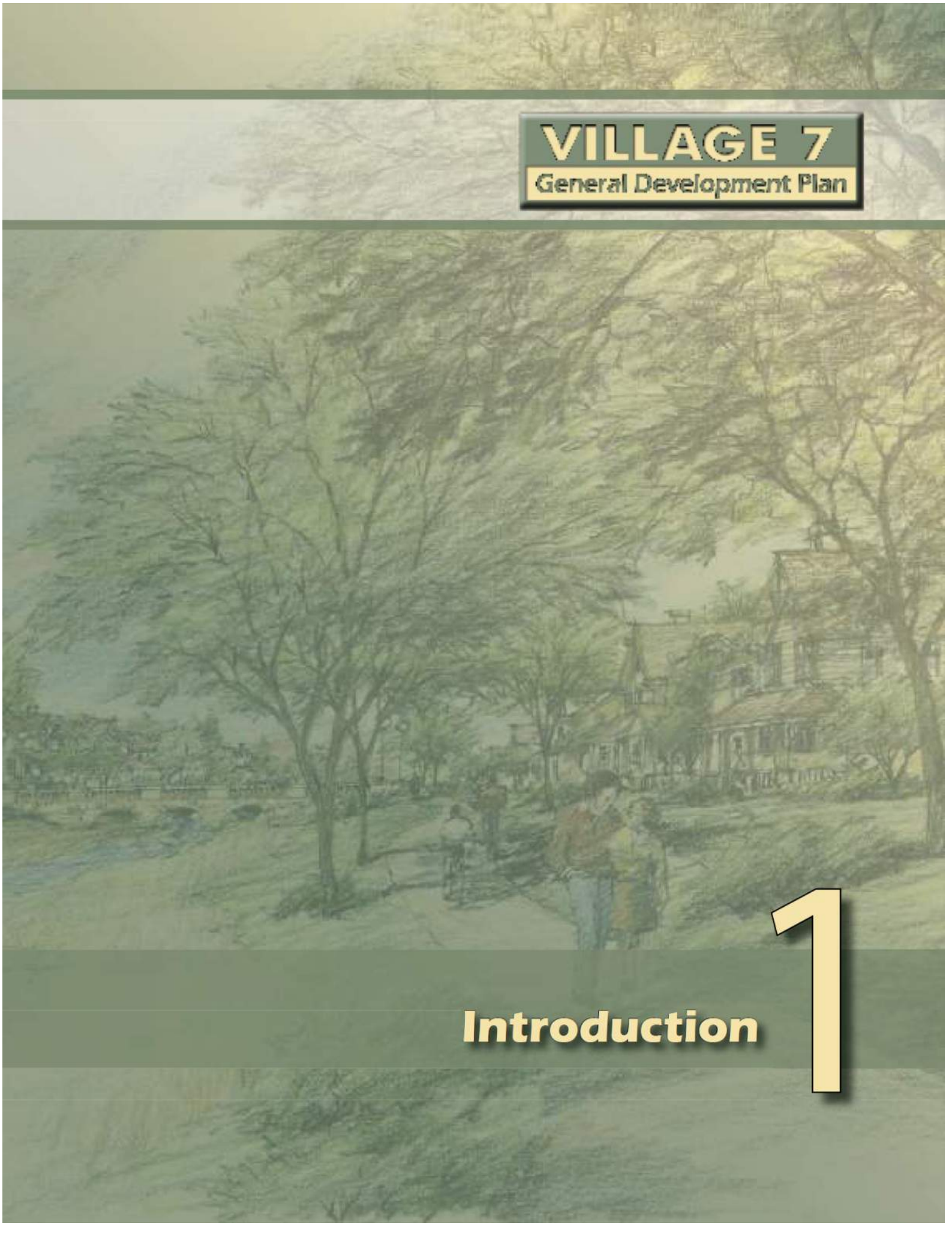


1 Introduction

1.1 Purpose & Scope

The Village 7 General Development Plan (GDP) is a companion document to the Village 7 Specific Plan, providing the regulatory mechanisms to carry out the Specific Plan vision. The GDP is best characterized as an implementation tool for the Specific Plan, used by the City of Lincoln to process subsequent entitlements such as Subdivision Maps, Specific Development Plans, and Development Permits, (see Village 7 Specific Plan Section 9.8.4 and General Development Plan 8.5.4 Substantial Conformity for details).

The City of Lincoln's Zoning Ordinance requires that a General Development Plan be prepared for master-planned developments such as Village 7. Consistent with the Zoning Ordinance's requirements, this GDP contains the land use regulations, permitted uses, development standards, design guidelines, project review provisions, and all related regulations for residential and non-residential development. However, the GDP also works in conjunction with the Lincoln Zoning Ordinance.

Future development projects within Village 7 are required to comply with the applicable standards and guidelines adopted in the Village 7 GDP. However, where the GDP is silent, the City's adopted zoning regulations take precedence.

1.2 Regional Context

The Village 7 Specific Plan area is in the southwest area of the City of Lincoln in south Placer County. Lincoln is located on State Route 65 (SR 65), north of the Interstate 80 (I-80) urban corridor and the City of Roseville (see Figure 1-1, Regional Context).

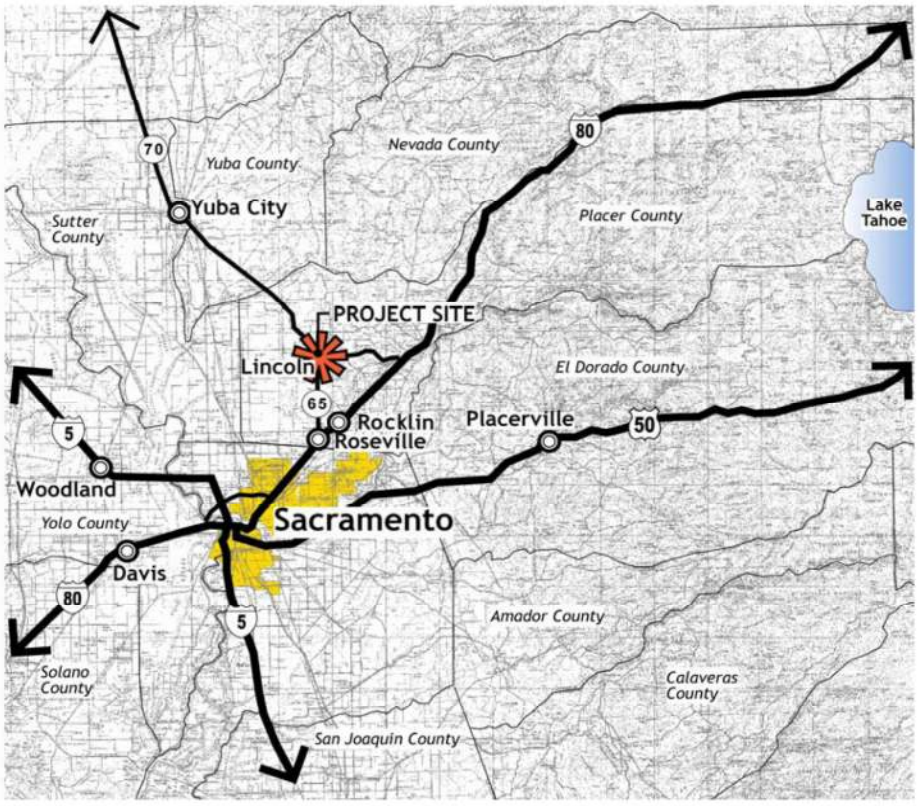


Figure 1-1: Regional Context

1.3 Entitlements Granted to Participating Planning Areas

As outlined in the Specific Plan, Village 7 is divided into four planning areas, which allows the various land ownerships to develop separately and under different timelines. The Village 7 GDP functions as a template for the types of regulations and guidelines that will ultimately apply to all planning areas in Village 7.

Upon initial adoption of this GDP, full land use and zoning entitlements were granted to the initial participating planning area within Village 7, (the Lewis Property planning area). As each of the remaining planning areas seek full development entitlements, this GDP will be updated and amended to include them. This approach is further outlined in Section 8, Implementation, and will ensure that this GDP's regulations are applied in a relatively consistent manner as Village 7 develops over time. The scope of this GDP applies only to the planning areas identified on Figure 1-2.

Figure 1-2: Participating Planning Areas Regulated by GDP

1.4 Document Organization

The Village 7 General Development Plan is organized into eight sections as follows.

Section 1 – Introduction: Provides an overview and purpose of the General Development Plan, including its relationship with the Village 7 Specific Plan and its function as an implementation tool.

Section 2 – Sustainable Development Practices: Outlines the various design elements intended to foster development of a sustainable community with 'green' building practices.

Section 3 – Land Use Regulatory Guide: Addresses the physical form of the built environment by providing principles, guidelines, and standards for the design of neighborhoods and mobility systems. This section also includes concept plans for park facilities and preservation guidelines for the open space network.

Section 4 – Permitted Uses and Development Standards: Outlines the permitted uses and development standards for all land use designations.

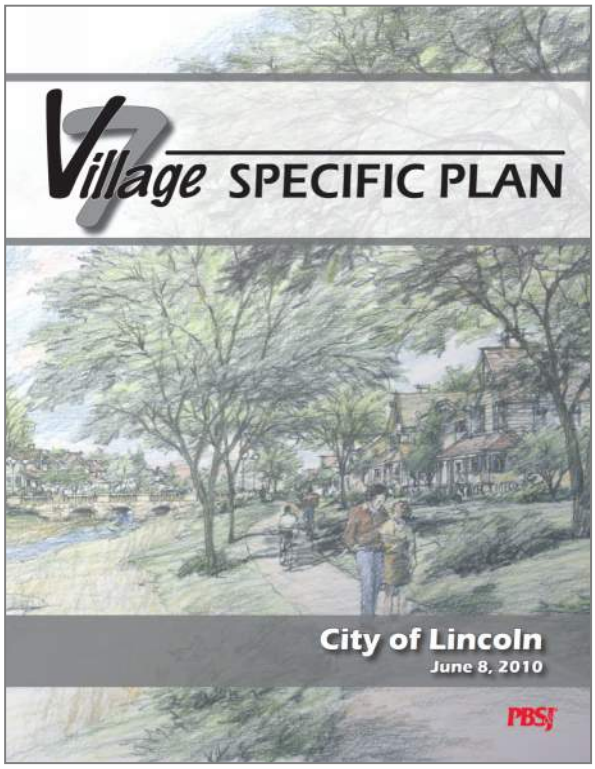
Section 5 – Residential Design Guidelines: Provides guidelines that will help direct home siting and orientation, residential design elements, and architectural style characteristics for the design of homes on all residential parcels.

Section 6 – Commercial Design Guidelines: Outlines the site and architectural design guidelines for the development of commercial buildings on non-residential parcels.

Section 7 – Landscape Design Guidelines: Addresses the physical design of the public realm, with design guidelines for community theming elements, signage, walls and fences, street lighting, landscaping, and plant materials.

Section 8 – Implementation: Describes the entitlement process for future development projects, including a Phasing Plan for backbone infrastructure systems.

1.5 Relation to Specific Plan



The Village 7 General Development Plan (GDP) is an implementation tool for the Village 7 Specific Plan. The contents of this document are aligned with the requirements set forth in Section 9.4 of the Village 7 Specific Plan, as previously described in Section 1.3 of this GDP (above).

As an extension of the Specific Plan, both documents are intended to work in tandem with one another. Where the Specific Plan provides the fundamental vision and development framework for the entire Village 7 Plan Area, the GDP takes this framework "to the next level." It provides specific regulations, standards, and guidelines appropriate to ensure that all development within Village 7 is consistent with the Specific Plan's vision, design principles, and development framework.

1.6 Zoning Standards Applied

Ultimately, all property within the Village 7 Specific Plan area will have a Planned Development (PD) zoning designation, as defined by Section 18.32 of the Lincoln Zoning Ordinance. The intent of the City's PD District is "to encourage and provide for a creative and more flexible approach to the use of land; to maximize the choices of types of living environments available to people in the city; and to encourage more efficient allocation and maintenance of privately controlled common open space through the redistribution of overall densities where such a rearrangement is desirable and feasible" (Zoning Ordinance Section 18.32.010).

As outlined in Section 7, Implementation, the PD zoning designation is applied to each planning area individually, upon City approval of full development entitlements. The PD zoning designation anticipates that the typical zoning regulations will be established in the GDP and it allows flexibility in creating standards for setbacks, lot area and width, lot coverage, and other provisions. Further, as provided in Section 18.32.020, the PD district allows "various uses to be combined…provided that combinations of uses results in a balanced and stable environment." To that end, this GDP builds upon the City's Zoning Ordinance and provides a comprehensive set of development regulations.

While the various sections of this GDP should be implemented in a coordinated manner, Section 3 (Permitted Uses and Development Standards) outlines Village 7's essential zoning regulations.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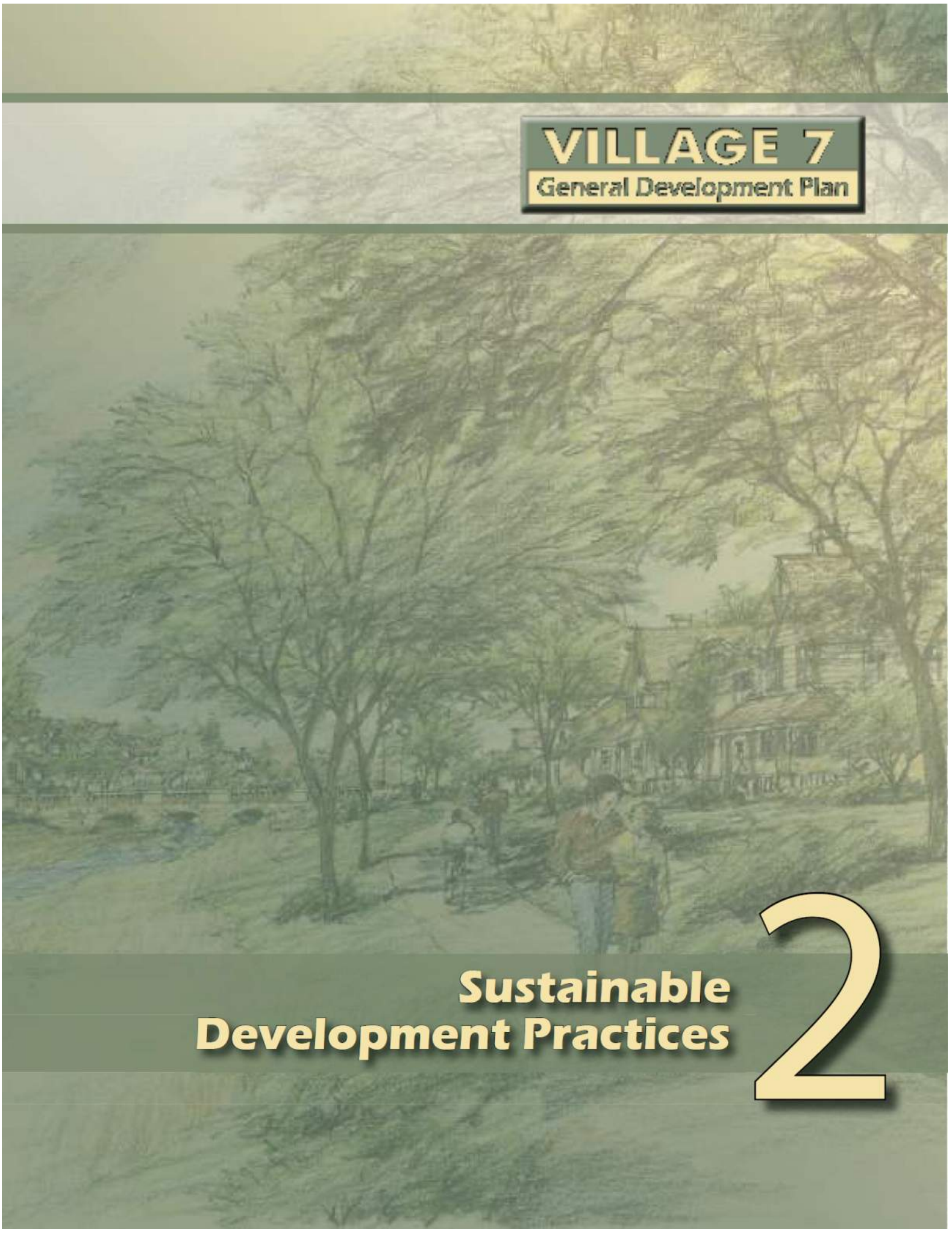


Sustainable Development Practices

2

2.1 Introduction

Village 7 employs several design elements intended to foster development of a sustainable community with green building practices. Key sustainability components are noted below.

2.1.1 Community Design

As a master-planned community, Village 7's initial design concepts emphasized sustainability by using land in an efficient manner, preserving open space, and conserving natural resources. As described in the Specific Plan, an underlying premise that heavily influenced Village 7's community form was "working with the land to create community." This approach resulted in organizing land uses, locating roadways, designing utility systems, and preserving open space in a sustainable manner that respects the land's assets and long-term, natural functions. In addition, the community's design establishes a framework for creating livable neighborhoods, with a mixture of housing types, recreational amenities, and gathering places that will enhance the community's long-term value.

2.1.2 Plan Implementation

To build upon the sustainable community design framework, Village 7 incorporates 'green' building elements that are to be implemented through the construction stages of development. These practices include requirements for buildings to be energy efficient, to utilize less resources during construction, and to have a durable, high-quality design.

The intent is to implement a whole-systems approach, from community design to building construction, that will result in a sustainable community with long-term benefits for the environment. Several elements are addressed in the whole-systems approach, which are heavily reliant on one another, as follows.

1. Land Use and Community Design
2. Mobility
3. Air Quality
4. Energy Efficiency
5. Indoor Air Quality
6. Resource Conservation through Construction
7. Water Conservation
8. Stormwater Treatment

This section outlines how each of the elements above are incorporated as part of Village 7's community design and/or plan implementation to create a sustainable community.

2.2 Land Use and Community Design – Working with the Land to Create Community

The pattern of land uses, location of roadways, and preservation of open space resulted in a community design that emphasized sustainability and integrated the built environment with the natural landscape. For Village 7's development areas, the intent is to create complete neighborhoods that are livable and safe for residents of all demographics. In this context, sustainable development means utilizing compact, mixed, and higher-development intensities that use land more efficiently, making forms of mobility such as walking and bicycling more convenient. This in turn, reduces pollution, automobile dependence, and the expenditure of energy and other resources. Sustainable design is a common theme that is reflected throughout the Village 7 Specific Plan and General Development Plan. The various components of this approach are summarized below.

1. Creating neighborhoods with a mix of housing types and affordability.
2. Including a node or central gathering spot that gives each neighborhood identity.
3. Providing services such as schools, parks, and retail that serve residents throughout Village 7.
4. Creating a system of "green infrastructure" consisting of parks, open space preserves, and other park-like linkages.
5. Protect environmental resources by preserving wetlands such as creeks, ponds, vernal pools, and other seasonal wetlands, and by preserving annual grasslands, oak woodlands, wildlife corridors that provide habitat for rare and endangered species.
6. Incorporating design elements that respond to climatic demands and conserves natural resources. (See Resource Conservation and Water Conservation sections.)
7. Planting streetscapes with trees that will mature to have an extensive tree canopy to provide shade, which is augmented by attractive landscaping.
8. Planning for an interconnected street network within and between neighborhoods. (See Mobility section.)
9. Utilizing LED technology for street lighting and traffic signalization.
10. Creating a network of pedestrian, bicycle, and roadway facilities that are connected to adjacent neighborhoods and commercial centers. (See Mobility section.)

2.3 Mobility

The mobility system is heavily linked to the community design component described above, as Village 7's land use and roadway systems were designed in tandem with one another. Village 7's mobility elements address significantly more than roadways however, as the intent is to facilitate other forms of travel through the community. It focuses on creating a comprehensive and multi-modal transportation system that offers multiple choices with multi-use paths, class 1 trails, roadways, and NEV routes. By reducing and/or eliminating barriers that might otherwise "force" automobile usage, walking and bicycling become more viable forms of mobility, which reduces air pollution and greenhouse gas emissions. The approach for Village 7's mobility system is to create "complete" streets that include facilities and designs for all users. The elements of this approach are highlighted below:

1. Providing an integrated network of streets within and between neighborhoods.
2. Creating a balanced mobility system that accommodates all forms of mobility, including walking, cycling, transit, and driving.
3. Designing streets that appropriately relate to their corresponding land uses.
4. Incorporating roundabouts or similar features as a means to control automobile traffic, thereby enhancing walkability along streets and reducing air pollution/greenhouse gas emissions by reducing automobile idling at intersections.
5. Supporting the use of Neighborhood Electric Vehicles (NEVs).
6. Providing continuous pedestrian and bicycling facilities that are safe to use and accessible throughout Village 7, which allow for travel free of major impediments or obstacles.
7. Including street trees with tall and wide canopies that shade sidewalks and street surfaces.
8. Incorporating measures into street design that minimizes stormwater runoff. (See Stormwater Treatment section.)

2.4 Air Quality

A sustainable design approach to community design also has improved effects on air quality. This is reflected in Village 7 through the following measures:

1. Creating mobility systems that facilitate walking and bicycling in lieu of driving and designing streets that control traffic in a manner that shortens automobile idle time at intersections, which reduces automobile emissions.
2. Providing routes for zero emission and low-emission vehicles (such as NEVs).
3. Requiring that homes use non-wood-burning stoves and fireplaces.

2.5 Energy Efficiency

Building construction in Village 7 will promote the latest technologies in energy efficiency, which will reduce reliance on non-renewable natural resources, such as electricity and natural gas. The most significant component of reducing plan-wide energy usage can be realized through measures incorporated in home design. A menu of these items is outlined below and will be implemented in whole or in part, to enhance energy efficiency throughout Village 7.

1. Designing buildings to maximize seasonal solar access for heating and cooling, by orienting buildings and windows for proper exposure to the sun, creating overhangs on south-facing windows, and including deciduous trees on the southern and western building edges.
2. Using construction materials, such has insulation and double-paned windows, that require buildings to use less energy for heating and cooling.
3. Incorporating elements of a building's internal "infrastructure" that reduce energy usage, such as zoned and/or high-efficiency HVAC systems, programmable thermostats, tankless water heaters, or solar power.
4. Requiring installed appliances and lighting to be energy efficient by utilizing high efficiency home appliances (such as those that are Energy Star rated) and compact fluorescent lighting.

2.6 Indoor Air Quality

Proper indoor air quality is a component of environmental sustainability that can be accomplished through "green" building practices. The measures outlined below are intended to improve indoor air quality to create safe and healthy homes, which increase their long-term livability.

1. Using paints, wood finishes, and adhesives that emit no or a low amount of volatile organic compounds (VOCs), reducing the amount and type of chemicals that affect indoor air quality.
2. Including measures that keep a home well-ventilated and prevent occurrence of biological contaminants (such as mold) that can deteriorate indoor air quality, such as mechanical ventilation systems, bath fans, and range hoods that vent to the outside.
3. Requiring use of sealed-combustion furnaces/water heaters.
4. Requiring that homes use non-wood-burning stoves/fireplaces.

2.7 Resource Conservation through Construction

Conservation of building construction materials is another "green" building practice included in Village 7's whole-systems approach to environmental sustainability. Several measures are outlined below that address construction techniques and use of building materials, which will be implemented in whole or in part to conserve resources used for production of building materials.

1. Applying advanced framing techniques that reduce lumber requirements for a home or building.
2. Using engineered lumber and wood products that help protect old growth forests.
3. Utilizing durable products that require less frequent replacement, such as roofing materials with a 40 or 50-year warranty.
4. Using building products that are comprised of recycled materials, such as decking, tiles, or carpet, or renewable products, such as cork, bamboo, or natural fiber carpet.
5. Reducing the amount of solid waste generated during building construction by recycling, composting, and separating waste, thereby reducing construction waste disposed of at landfills

2.8 Water Conservation

Village 7 provides for the efficient and smart use of water resources, which is a significant component of plan-wide environmental sustainability. For Village 7, water conservation is realized through both community and building design. Offsets for potable water usage can be achieved by utilizing recycled water for irrigation and by incorporating "green" building practices. The following menu of items are intended to be implemented to maximize water conservation to the extent feasible and practicable.

1. Irrigating landscape parkways, medians, linear parkways, and parks with recycled water, thereby reducing the reliance on potable water and decreasing release of treated wastewater into drainage corridors.
2. Using landscape materials that are drought-tolerant and/or require less water when established.
3. Reducing the amount of turf used in residential yard areas, thereby decreasing the reliance on potable water sources for irrigation.
4. Using "smart" irrigation controllers throughout the community, which restrict irrigation to only the times and water application rates that are necessary to maintain landscaping.
5. Incorporating re-circulating hot water systems or similar technologies in the design of homes, which will provide nearly instantaneous hot water at any hot water faucet and reduce water waste.
6. Requiring use of low-flush toilets and water fixtures that have lower flow rates in buildings.

2.9 Stormwater Treatment

Village 7's community design establishes a strong framework for stormwater management, providing for both storage and treatment of stormwater within the community. As outlined in the Specific Plan and General Development Plan, several measures are incorporated that will reduce stormwater runoff, as well as remove contaminants from stormwater before it enters creeks or natural drainage ways. This type of stormwater treatment is best described in two categories: Low Impact Development standards (LIDs) and End of Pipe Treatment Control. These stormwater treatment measures are outlined below, which are intended to work in tandem with one another to treat stormwater runoff generated by development before entering adjacent receiving waters.

2.9.1 Low Impact Development Standards

A variety of Low Impact Development elements (LIDs) may be implemented in Village 7 to achieve a reduction in stormwater runoff. The selection and use of these elements may vary by development project, depending on the runoff reduction sought. The various LID options may include, but are not limited to, the following:

1. Using disconnected roof drains that allow stormwater to filter through landscaping before entering the stormwater system.
2. Creating landscaped areas that separate pavement from stormwater collection systems.
3. Incorporating bio-filtration facilities such as grassy swales.
4. Providing stormwater detention basins.
5. Using pervious surfaces that allows stormwater to infiltrate the ground versus run off.
6. Incorporating buffers from streams, which provide opportunities for stormwater filtration prior to entering the receiving waters.

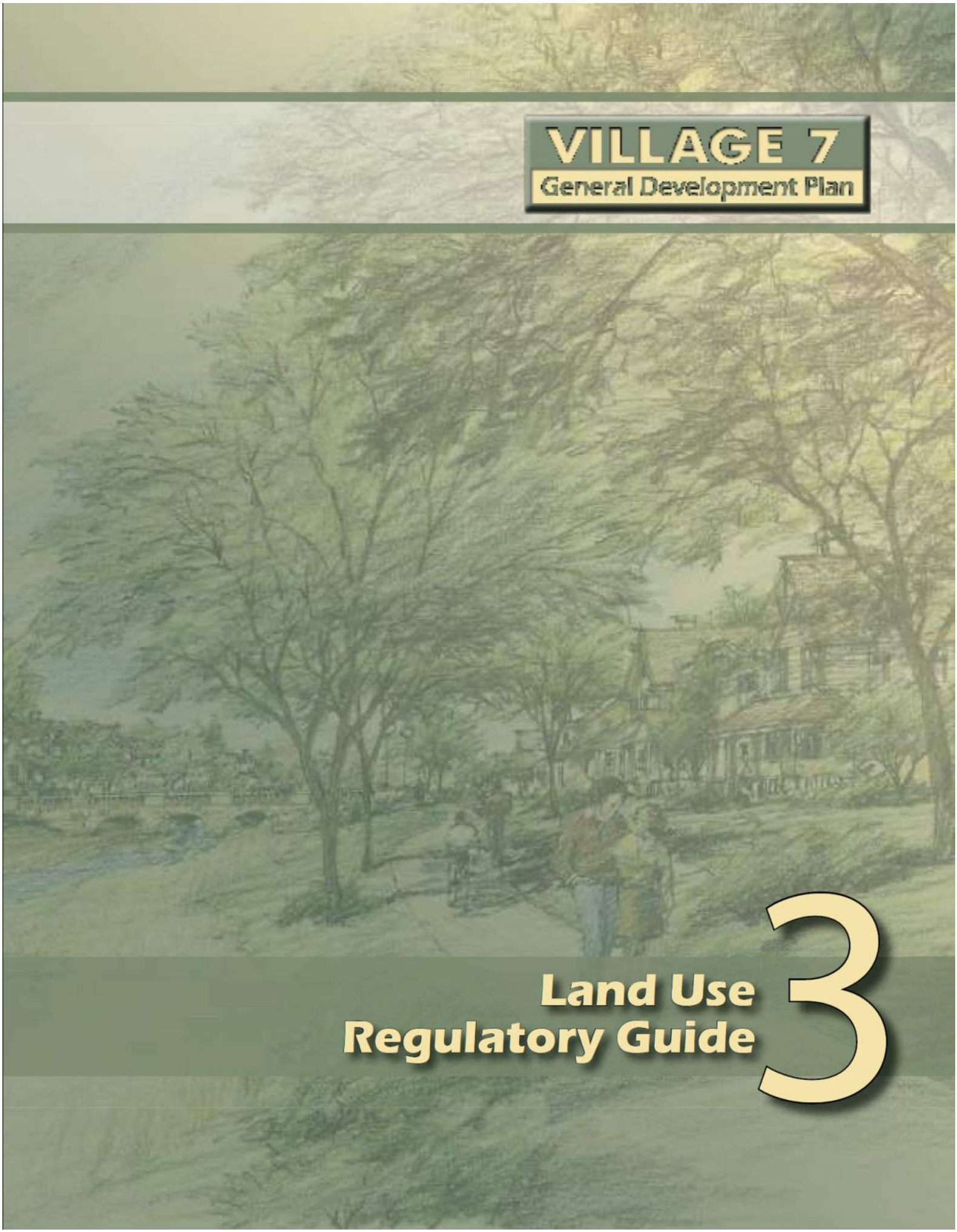
Village 7 LID standards will be in compliance with local and statewide Phase 2 MS4 storm water general permit requirements.

2.9.2 End of Pipe Treatment

In addition to the implementation of the above referenced LID measures, Village 7's storm drainage system is designed to provide additional protection of the natural environment and receiving waters by providing end of pipe treatment techniques. These measures provide a final stormwater filtering prior to runoff being sent to the receiving waters in the adjacent drainages. End of pipe treatment controls can include the following:

1. Installing "fossil filter" (oil/water separators) or equivalent petroleum absorbing insert assemblies.
2. Using trash screen vaults.

The final selection of stormwater treatment controls may vary depending on site-specific factors associated with the development projects in each neighborhood, addressing factors necessary to provide appropriate treatment prior to release into adjacent drainages.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General Development Plan
Land Use
Regulatory Guide
3

3.1 Overview

3.1.1 Purpose of Regulatory Guide

The primary function of the Land Use Regulatory Guide is to direct the physical form of development in Village 7. An important distinction of this section is that it focuses on the built environment, not uses and standards. It contains guiding principles to direct the community's design in a three-dimensional manner, addressing development patterns, street networks, pedestrian/bicycle linkages, block and lot design, and home orientation. The framework established in the section is further guided by the development standards in Section 4 and the residential, commercial, and landscape design guidelines in Sections 5, 6, and 7. The intent is that the overarching vision for Village 7 can be achieved through the proper application of this Regulatory Guide and associated standards and guidelines. Because the GDP's various sections are so closely integrated, it is critical that they be applied in close coordination with one another.

GDP Zoning		Acreage	Units
Residential			
VLDR	Village Low Density Residential	116.8	685
VMDR	Village Medium Density Residential	129.3	1210
VHDR	Village High Density Residential	29.6	575
	Subtotal	***275.7***	***2470***
Commercial			
VMU	Village Mixed Use Commercial	4.9	
	Subtotal	***4.9***	
Open Space and Parks			
VOS	Open Space Preserve	136.3	
VOS	Linear Parkway	21.7	
VOS	Major Paseos	3.9	
VPR	Park & Recreation	44.5	
	Subtotal	***206.4***	
Public			
ES	Elementary School	11.6	
ROW	Major Roadways	17.3	
	Subtotal	***28.9***	
TOTAL		**515.9**	**2470**
NOTES:			
1. Data shown hereon is based on the Village 7 Land Use Plan Table 4-2.			
2. The acreage includes the 514.6-acre Lewis Property and the 1.3-acre Moore Road Triangle.			

3.1.2 Zoning for Regulatory Guide

As noted in Section 1.2, full land use and zoning entitlements for this GDP are granted to participating properties in Village 7 (see figure 1-2). While the Specific Plan provides a vision for all of Village 7's ultimate land uses, the regulatory guide in this section focuses on the geographic area of Village 7 that is subject to this GDP.

Figure 3-1 illustrates the zoning established for the participating properties (consistent with Section 4, Land Use, of the Specific Plan), which is summarized in Table 3-1. It is from this land use plan that the regulatory guide outlined in this section is derived.

Table 3-1: Zoning Summary for Participating Planning Area

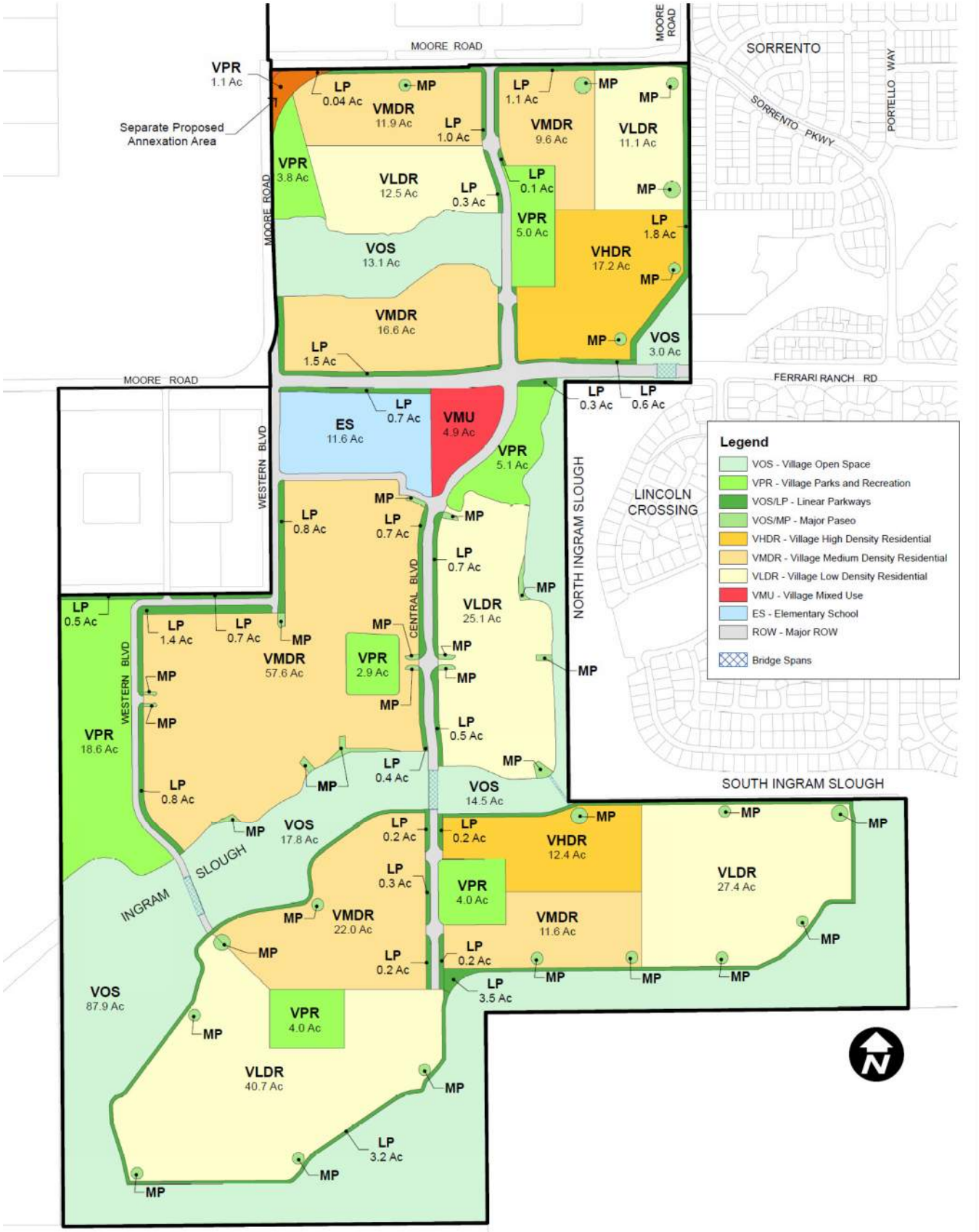


Figure 3-1: Zoning for the Participating Planning Area

3.1.3. Building on the Specific Plan Vision

The Specific Plan establishes an overarching vision for all development within Village 7, outlining the physical and visual elements that will characterize the new community. The basic premise of this vision is *"Working with the Land and Creating Community."*

The General Development Plan builds on this vision, taking the Specific Plan's high-level goals and principles to the next level by providing specific design guidance that will direct the physical form of the built environment.

The GDP illustrates the various residential neighborhoods that are to be created (see Figure 3-2) and provides design criteria to be followed in each neighborhood.

3.1.4. Organization of Regulatory Guide

This section is organized into two key components.

Community Design Elements

This includes high-level plans and guiding principles for the Village 7 community as a whole. This sub-section describes what design elements are important to ensure that the development pattern, mobility systems, and parks and open space areas are integrated within and between Village 7's various planning areas, consistent with the Specific Plan vision.

Neighborhood Design Principles

This includes design guidance for each neighborhood, including the Village Center. Each neighborhood is geographically defined and connected to a set of design criteria that outline its desired physical form, addressing elements such as development patterns, building placement and orientation, automobile access, pedestrian/ bicycle connections, and public spaces.

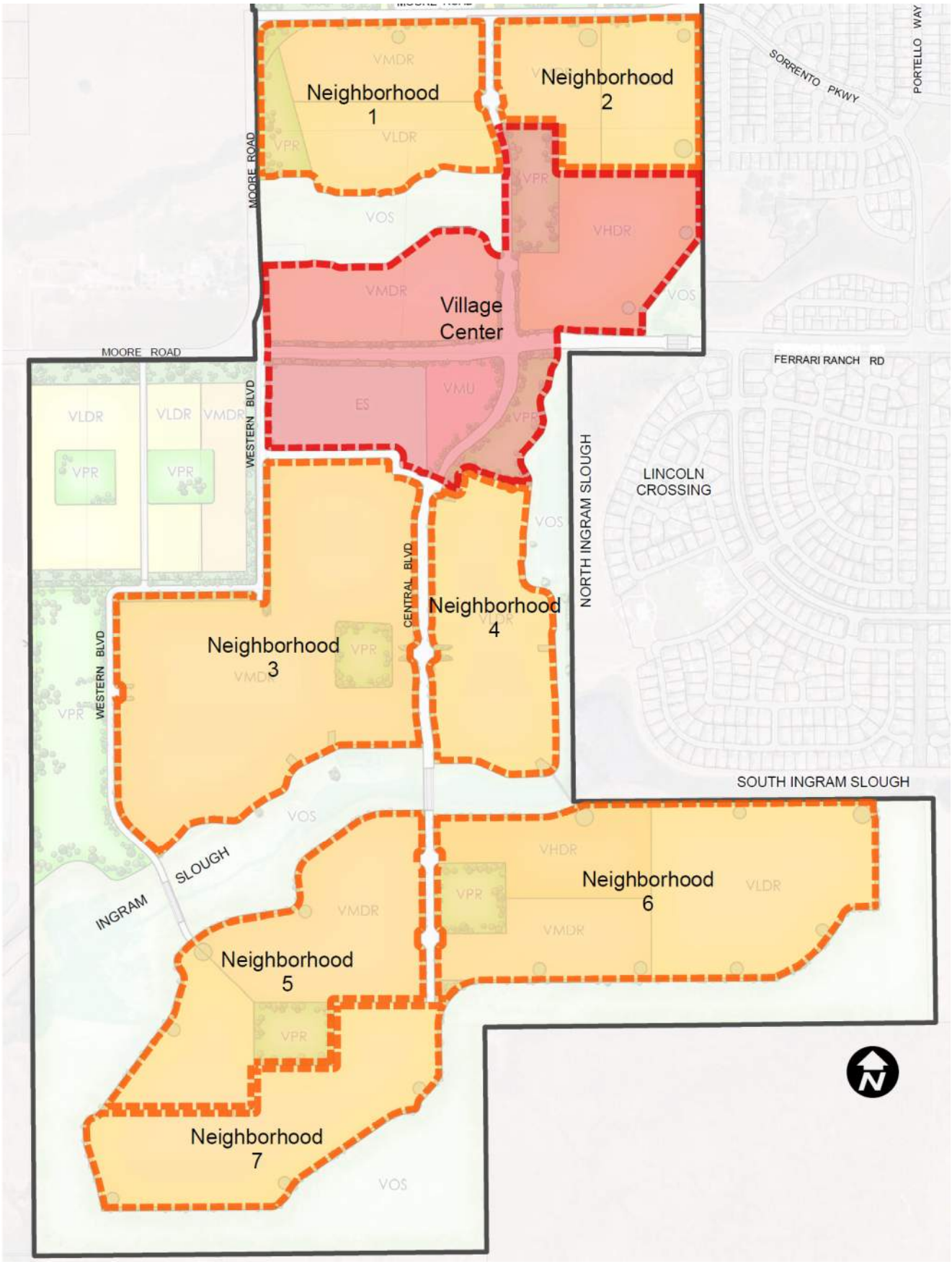


Figure 3-2: Neighborhood Boundaries

3.2 Community Design Elements

The Village 7 Specific Plan outlines several overarching principles intended to guide development to create community (per Section 3.3 of the specific plan document). This sub-section builds upon those principles, outlining what physical design elements in the public realm are important to carry out this vision. The elements described below for development patterns, mobility systems, and parks and open space areas should be used to guide the overall community form.

While the community design elements outlined in this sub-section apply to all of Village 7, the diagrams focus only on the participating planning areas. As future amendments to this GDP are processed for additional planning areas, each new planning area must demonstrate compliance with these design elements.

3.2.1. Development Pattern

The pattern of development – how land uses are organized and relate to streets – is a critical element in creating community consistent with the Specific Plan vision. To facilitate the desired outcome, the development pattern for Village 7 is to be guided by principles for traditional neighborhood design. This pattern of development is intended to create residential neighborhoods where homes are organized along a network of a modified grid of internal streets, characterized by front yards with large tree canopies, homes that are oriented to the public realm, and parks that create community gathering places. These principles should be applied in close coordination with the design principles for mobility, outlined in the following sub-section.

The design principles for the community's development pattern are outlined as follows and supported by Figure 3-3.

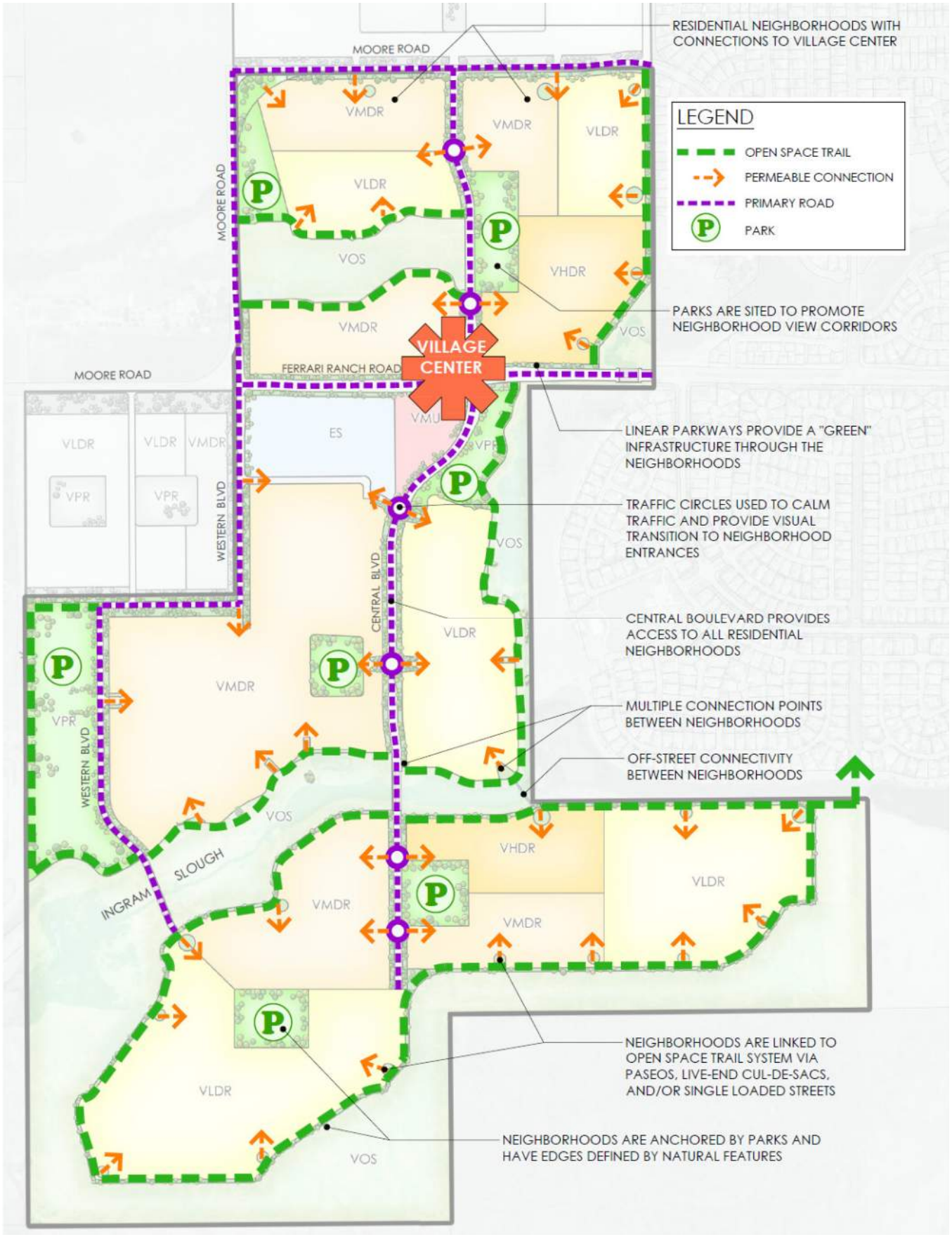


Figure 3-3: Development Regulating Plan

Design Principles for Development Pattern

1. Create a series of distinct residential neighborhoods, which together, have strong visual and physical linkages to the Village Center.
2. Define each neighborhood by natural features such as wetlands and drainages.
3. Ensure that residential neighborhoods are anchored by a park space and can support a variety of housing types and densities.
4. A variety of residential uses and/or lot types and sizes within residential neighborhoods should be located around a park space, placing residents in proximity to the amenity.
5. Ensure that each neighborhood's framework of streets and blocks forms a basic modified grid, but is flexible with respect to such framework so that each neighborhood can respond to site topography and natural features such as wetlands, open space areas, etc.
6. Seamlessly integrate neighborhoods with one another by creating street patterns with multiple connection points between adjacent neighborhoods.
7. Create a permeable edge between developed neighborhoods and natural open space areas by incorporating elements such as single-loaded streets, loop roads, live end cul-de-sacs, paseos, back yards with view permeable fencing, or other types of linkages.
8. Ensure that the development pattern of streets and blocks creates linear view corridors, which provide linkages between neighborhoods and enhances access to park and open space areas, and the Central Boulevard.
9. On residential blocks, incorporate breaks at regular intervals, either via streets, paseos, or multi-use paths, to avoid creating long undivided blocks that limit access within and through neighborhoods.
10. Where neighborhoods adjoin one another, design residential blocks such that either the centerline of the block, or the centerline of the adjacent street, is aligned along the neighborhood edge, thereby ensuring cross-connectivity between neighborhoods.
11. Utilize green features such as paseos as a means of integrating the residential neighborhoods with parks, open space areas, and other neighborhoods.

3.2.2. Mobility Systems

Connectivity is a key element for Village 7. The Village 7 GDP places priority on creating a highly connected mobility system for pedestrians, bicyclists, and automobiles ensuring that numerous choices are available for such transportation modes. The design emphasizes interconnectivity between neighborhoods to integrate all of the residential areas. The following principles describe how the mobility system should be designed and are illustrated in Figure 3-3, which illustrates how these principles can be achieved .

Design Principles for Mobility Systems

1. Create a Central Boulevard through the community that supports pedestrians, bicyclists, and automobiles, and provides access to all neighborhoods.
2. Incorporate traffic circles (or other traffic measures) along the Central Boulevard, which calm traffic, provide natural transitions into neighborhood entrances, function as community identifying features, and create visual waypoints along the roadway.
3. Design street networks to have a high degree of multi-directional connectivity within neighborhoods. Limit long circuitous roads and provide multiple choices for movement through the community.
4. To enhance connectivity through the community and to facilitate walking and bicycling, street patterns within individual neighborhoods should be designed to provide both on and off-street connections to adjacent neighborhoods, as well as non-residential areas including parks, open space areas, the school, and Village Center.
5. Where residential neighborhood edges adjoin arterial roadways, collector streets, or open space areas, paseos may be used to create a permeable neighborhood interface.
6. Strengthen the mobility system by incorporating a comprehensive on- and off-street network of multi-use paths and sidewalks, which connect neighborhoods and provide direct linkages to park and open space areas.
7. Designate pedestrian routes through neighborhoods that provide physical and visual linkages to parks and open space.
8. Provide connections from neighborhood interiors to adjacent roadways or open space areas at the terminus of streets, where they can be easily found and where they provide direct visual connections.

3.2.3. Parks and Open Space Areas

The parks and open space system is another key defining element of Village 7. These features help shape the visual character of the neighborhoods, providing places for residents to gather, recreate, and take ownership of the community in which they live. For these spaces to effectively define the public realm, their placement and access within the neighborhoods is critical.

The design principles below describe how these features should be incorporated into the community. The principles are shown in Figure 3-3, which conceptually illustrates how these principles can be implemented.

Design Principles for Parks and Open Space

1. Establish a backbone of green infrastructure consisting of linear parkways and paseos that provide linkages between parks and open space areas.
2. Provide centralized park spaces within residential neighborhoods that will function as a gathering space for active and passive recreation.
3. Site park spaces in proximity to the entrance of residential neighborhoods where appropriate, which may be framed by the neighborhood's building forms and housing types.
4. Ensure that most parks have street frontage on at least two sides and are visually exposed to the surrounding neighborhood.
5. Integrate the open space system and the residential neighborhoods by siting single-loaded roads, live-end cul-de-sacs, open view fencing, and/or paseos between each use.
6. Site parks and access points to the open space system along the multi-use paths, pedestrian routes, and other view corridors, such that these features have strong physical and visual linkages throughout the community.

3.3 Neighborhood Design Elements

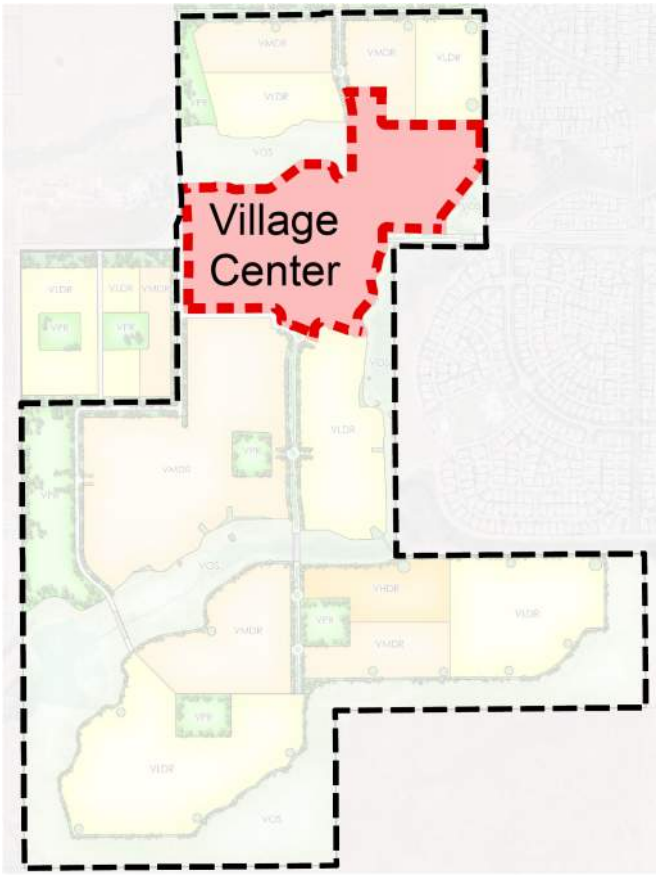
This sub-section provides specific criteria for the design of each neighborhood identified in Figure 3-2. There are different objectives, design elements, and natural features that will influence each neighborhood's physical form. These are reflected in the design principles and address elements such as development patterns, building placement and orientation, automobile access, pedestrian/ bicycle connections, and public spaces.

The neighborhood location diagrams illustrate conceptual neighborhood boundaries and are subject to change; neighborhood boundaries may be modified by future tentative maps without the need for modification to the Village 7 Specific Plan and/or General Development Plan.

3.3.1. Village Center

Consistent with the design principles provided in Section 3 of the Village 7 Specific Plan, a Village Center is planned at the crossroads of Ferrari Ranch Road and the Central Boulevard. As Village 7's anchor and community gathering place, the Village Center is comprised of several parcels, which contain commercial, quasi-public, residential, and recreational uses.

The physical form of the Village Center is to be modeled after that of a traditional town center. The design, scale, and orientation of buildings should create an urban edge along the street frontages, with architectural features, entries, and fenestration that engage the public realm. The organization of buildings should promote connectivity, with a development pattern that facilitates walking between uses. This will ensure that the Village Center areas have permeable edges and are integrated with the surrounding residential neighborhoods.



The physical design of the Village Center should be guided by the following principles.

1. VMU buildings should be organized along Ferrari Ranch Road and the Central Boulevard, framing the streetscape and visually establishing their importance as anchors of the Village Center.
2. The primary building should be situated at the southwest corner of Ferrari Ranch Road and Central Boulevard and have a significant scale and architectural presence that will visually distinguish it as a landmark in the community.
3. VMU buildings should be sited to create strong visual and physical linkages with the adjacent land uses, helping integrate land uses. In addition, to the extent it fits with the adjacent uses, buildings should also take advantage of views and/or access to parks and open space.

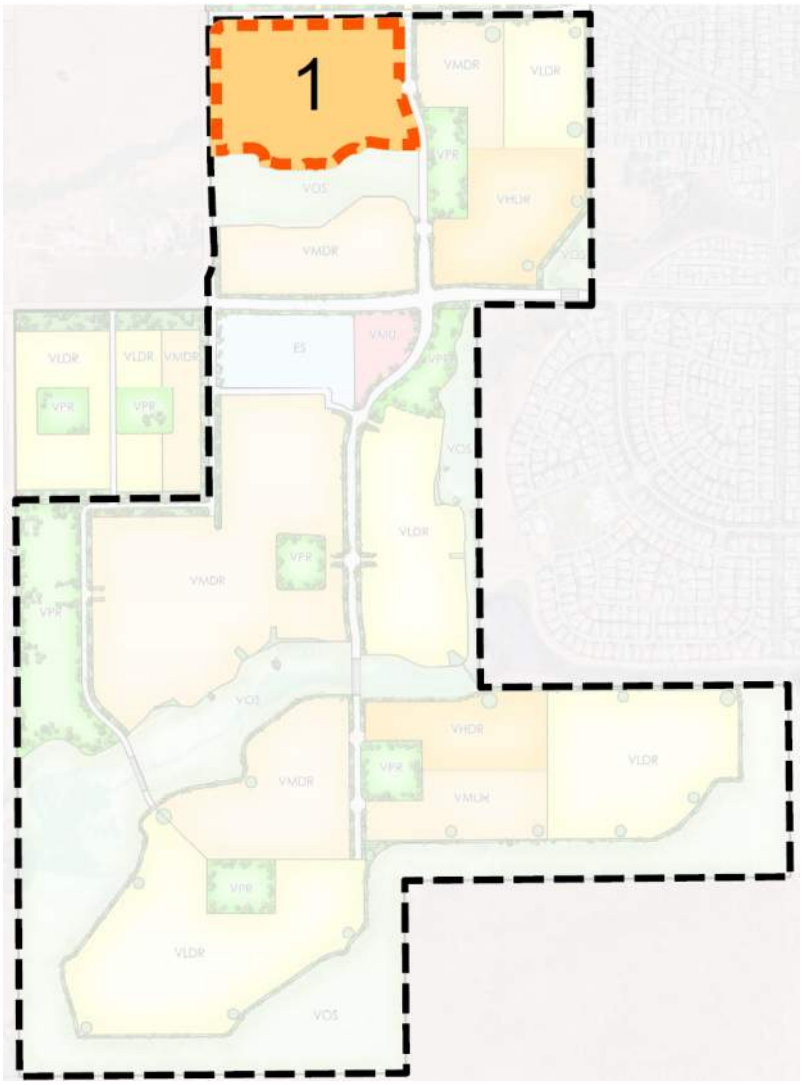
4. Attached homes/apartments on HDR parcels should be aligned along the edge of the linear parkways on Ferrari Ranch Road and the Central Boulevard, with fenestration and other architectural elements oriented to the street to activate the streetscape.
5. Where HDR buildings are sited adjacent to, or across the street from, single-family detached homes, the size, scale, and massing of the HDR buildings should be compatible with the single-family housing.
6. Where HDR parcels are located adjacent to open space, the open space should be treated as an amenity, with units fronting and/or windows facing onto this feature and with clearly defined access points to the multi-use trail system. In addition, paseos should be sited within the HDR parcel to create linear view corridors and pedestrian linkages where appropriate to adjacent residential neighborhoods, to the Central Boulevard, and to open space areas.
7. In the development plans for the VMU site, clearly defined and visually accessible connections to the multi-use path network from adjacent open space areas, linear parkways, and/or paseos should be provided.
8. On the VMU site, outdoor spaces, such as plazas, seating areas, etc., should be integrated with site and building design to create places for people to gather. These spaces should also take advantage of adjacent park and/or open space areas, helping integrate the uses and unifying the Village Center.

While an elementary school site is specifically located on the Village 7 Specific Plan Land Use Plan in the Village Center, public schools are permitted in any residential and park designated parcel (see General Development Plan Tables 4-1 and 4-25.) Refer to Village 7 Specific Plan Section 4.6.1 for more detail.

3.3.2. Neighborhood 1

The physical design of this residential neighborhood should be guided by the following principles.

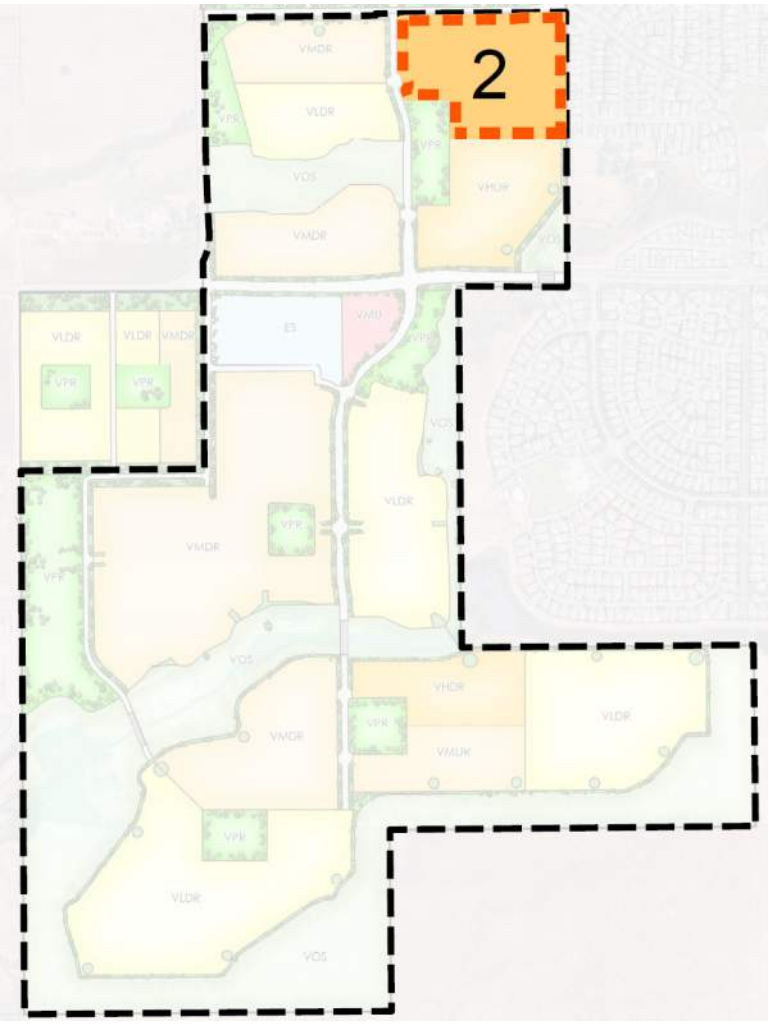
1. The development pattern of streets and blocks should consist of a modified grid with roadways responding to existing features such as Moore Road and edges of the open space preserve.
2. The primary entrance into the neighborhood from the Central Boulevard should open onto, or provide access to, a park.
3. Automobile access points should be provided from both the Central Boulevard and Moore Road. Emergency vehicle access may be provided along the northern neighborhood edge, via a major paseo that aligns with the interior street network.
4. A single-loaded street may be provided along a portion of the neighborhood's southern boundary allowing homes to face the open space preserve areas.
5. To create a permeable interface along the neighborhood's outer boundaries, paseos may be used to extend view corridors from the interior street network to edges along Moore Road, the Central Boulevard, and the open space system.
6. Where residential parcels are directly adjacent to park sites, homes should be oriented to the park, both through lotting patterns and building placement, such that front doors, porches, and fenestration frame the space and activate the edge.
7. Multiple different single-family detached housing types should be provided throughout the neighborhood, as provided for in Section 4.2 of this GDP. This could include a mixture of large lot homes, conventional front-loaded homes, cottage homes, and lane loaded cluster homes.



3.3.3. Neighborhood 2

The physical design of this residential neighborhood should be guided by the following principles.

1. The development pattern of streets and blocks should consist of a modified grid with the roadway network responding to the location of Moore Road and the Central Boulevard.
2. The primary entrance into the neighborhood from the Central Boulevard should open onto, or provide access to, a park.
3. Automobile access points should be provided from the Central Boulevard along the western edge of the neighborhood, and from the Village Center residential (HDR) parcel to the south. Emergency vehicle access may be provided along the northern neighborhood edge, via a major paseo that aligns with the interior street network.
4. To create view corridors through the neighborhood and out to its edges, major paseos may be sited strategically throughout the neighborhood, which respond to the street layout and enhance the gridded development pattern. Where paseos are used to create a view/access corridor from the neighborhood's edge to its interior, the paseo should be aligned with a street to create a linear, unobstructed passageway.



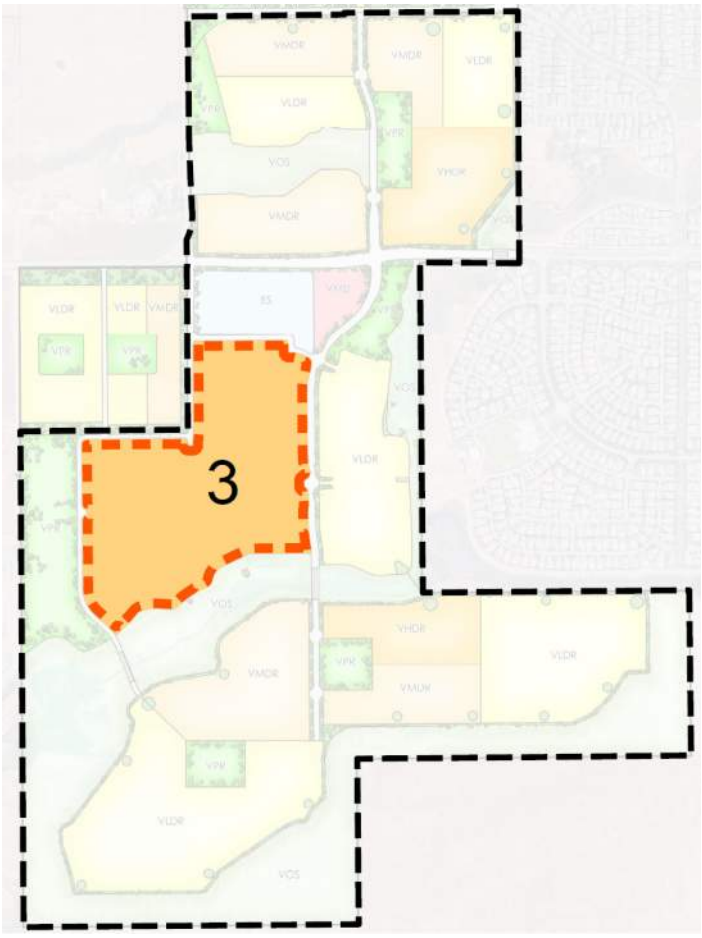
5. To enhance permeability in and out of the neighborhood, lotting patterns, and corresponding home siting may utilize minor paseos to create additional view corridors and passageways from the neighborhood's interior to edge roadways and open space areas.
6. The residential lotting pattern surrounding the park should be designed to facilitate homes that are oriented to the park, where entries, porches, and fenestration can create the streetscape edge that frames the park.

7. To integrate the Village Center's HDR units with the neighborhood's single-family detached units, both unit types should address the street, with front doors, porches, stoops, and other elements used to activate the edge and define the streetscape. The interface of these residential parcels should be along a common street that is part of the neighborhood's gridded street network. For additional design principles regarding the interface between the Village Center's HDR units and this neighborhood, refer to Section 3.3.A.
8. In addition to the attached residential units that are considered part of the Village Center, the neighborhood should incorporate multiple different single-family detached housing types/lot sizes, as provided for in Section 4.2 of this GDP. This could include a mixture of detached front-loaded homes, cluster homes, or other housing types that fit within the context of the neighborhood's development pattern.
9. Where HDR buildings are sited adjacent to, or across the street from, single-family detached homes, the size, scale, and massing of the HDR buildings should be compatible with the single-family housing.

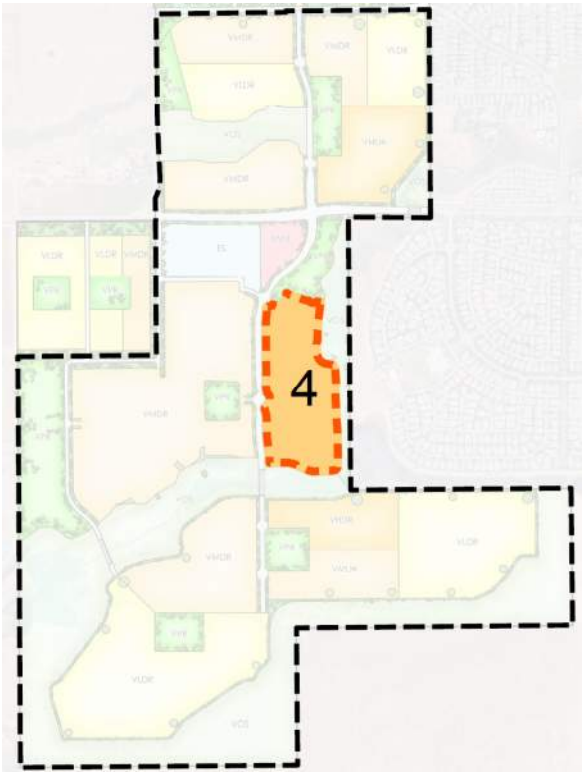
3.3.4. Neighborhood 3

The physical design of this residential neighborhood should be guided by the following principles.

1. The development pattern of streets and blocks should consist of a modified grid, with the roadway network responding to the Central Boulevard, roadways in the adjacent Remainder Area, and the edges of the open space preserve.
2. Automobile access points should be provided from the Central Boulevard along the eastern edge of the neighborhood, and from a secondary collector street along the western edge of the neighborhood.
3. Automobile entrances into the neighborhood from the Central Boulevard should open onto, or provide access to, a park.
4. A neighborhood street should create the interface between residential portion of the neighborhood and the adjacent school.



5. East/west access should be provided through the neighborhood and terminate at the Community Park.
6. To create view corridors through the neighborhood and out to its edges, paseos and may be sited strategically throughout the neighborhood and respond to the street layout and enhance view sheds into adjacent open space preserves and linear parkways.
7. To enhance permeability in and out of the neighborhood, automobile access points and paseos may be enhanced with landscape corridors and pedestrian passageways from the neighborhood's interior to edge roadways and open space areas.
8. Homes should be oriented to the park, both through lotting pattern and building placement, such that front doors, porches, and fenestration frame the space and activate the streetscape.
9. A north/south linear paseo or enhanced pathway linkage should be provided to create pedestrian connection between the neighborhood's northern and central park spaces.
10. The units shall be sited alongside the park to define its edge and frame the public space.
11. Fencing (and walls) along neighborhood edges should be provided where needed to create private yard spaces for individual homes. Where adjacent to a linear parkway, such as on the Central Boulevard or western access road, fencing should be designed in a manner that complements the scale and character. Where homes back to open space features, fencing should be used to define individual yard spaces, while remaining visually penetrable. (See Section 7.3 for fence requirements.)
12. Where residential units back onto open space areas, paseos may be provided where appropriate, which should be aligned with the street network and provide visual and physical access to the open space.
13. Multiple different housing types/lot sizes should be provided throughout the neighborhood, including both single-family detached, single-family attached, and multi-family attached, as provided for in Section 4.2 of this GDP. This could include a mixture of compact housing types.
14. The distribution of housing types through the neighborhood should be seamless.



3.3.5. Neighborhood 4

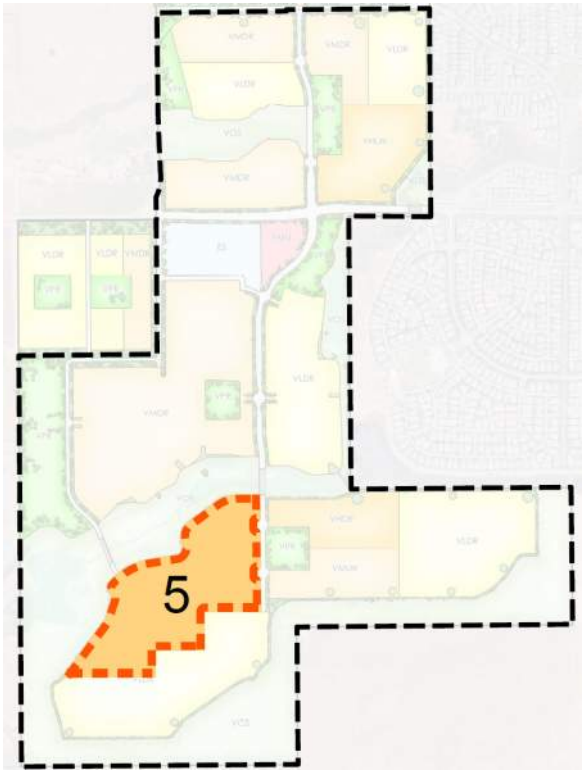
The physical design of this residential neighborhood should be guided by the following principles.

1. The development pattern of streets and blocks should consist of a modified grid, with the roadway network responding to entry points from the Central Boulevard and edges of the open space preserve.
2. Two automobile access points should be provided along the western edge of the neighborhood from the Central Boulevard, one of which should open onto a park.
3. Paseos may be incorporated at select locations to create view corridors from the neighborhood's interior to adjacent open space, where feasible, paseos should be aligned with streets to create a linear, unobstructed passageway.
4. To enhance permeability in and out of the neighborhood, automobile access points and paseos should be enhanced with landscape corridors and pedestrian passageways from the neighborhood's interior to edge roadways and open space areas.
5. Homes should be oriented to the park through lotting pattern and building placement, and/or through rear yard view opportunities. Where fronting the park, front doors, porches, and fenestration should frame the space and activate the streetscape.
6. A paseo should be provided in the southeast corner of the neighborhood, which provides a linkage from this neighborhood to the neighborhood across Ingram Slough to the south via a pedestrian bridge.
7. Where residential units back onto open space areas, paseos should be provided, which are aligned with the street network and provide visual and physical access to the open space.
8. The distribution of housing types through the neighborhood should be seamless.
9. Fencing along the Central Boulevard should be provided where needed to provide privacy for individual yards but designed in a manner that creates a visually attractive edge.
10. Fencing along open space areas should provide privacy for individual yards, where needed and may also include open view permeable fencing. (See Section 7.3 for fence requirements.)

3.3.6. Neighborhood 5

The physical design of this residential neighborhood should be guided by the following principles.

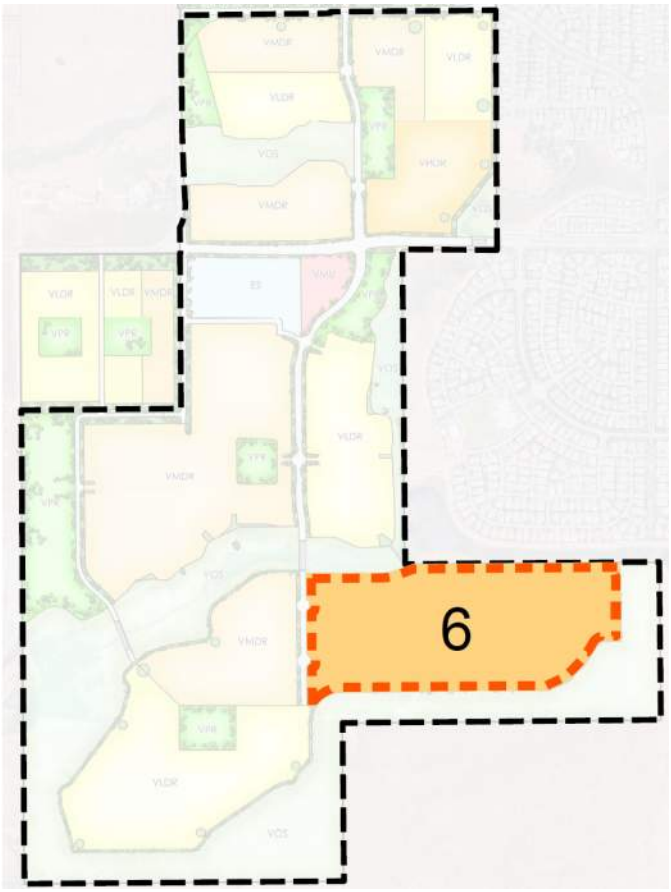
1. The development pattern of streets and blocks should consist of a modified grid, with the roadway network responding to the boundaries of the open space preserve.
2. Two automobile access points to the neighborhood should be provided, one along the eastern edge from the Central Boulevard, and one along the northwestern edge from Neighborhood #3 to the north.
3. The automobile entrance into the neighborhood from the Central Boulevard should open onto or be co-located near, a park.



4. Where feasible, a single-loaded roadway may be provided along a portion of the open space preserve with homes that front on to this feature, creating a soft edge that integrates the open space with the neighborhood.
5. To create view corridors through the neighborhood and out to its edges, paseos and live-end cul-de-sacs should be sited strategically through the neighborhood, which respond to the street layout and enhance the gridded development pattern. Where paseos are used to create a view/access corridor from the neighborhood's edge to its interior, the paseo should be aligned with a street to create a linear, unobstructed passageway.
6. To enhance permeability in and out of the neighborhood, lotting patterns and home designs should utilize minor paseos and garage lanes to create additional linear view corridors and passageways from the neighborhood's interior to surrounding open space areas.
7. Minor paseos should be provided within the neighborhood, sited in mid-block locations between homes, to provide linear view corridors and pedestrian linkages to park and open space areas.
8. Where residential units back onto open space areas, paseos or live-end cul-de-sacs should be provided at regular intervals, which are aligned with the street network and provide visual and physical access to the open space preserve.

9. Multiple housing types/lot sizes should be provided throughout the neighborhood, as provided for in Section 4.2 of this GDP.
10. Fencing (and walls) along neighborhood edges should be provided only where needed to create private yard spaces for individual homes and/or protect natural resources. Where adjacent to a linear parkway on the Central Boulevard, fencing should be designed in a manner that complements the scale and character of homes. Where homes back to open space features, fencing should be used to define individual yard spaces, while remaining visually penetrable. (See Section 7.3 for fence requirements.)

3.3.7. Neighborhood 6

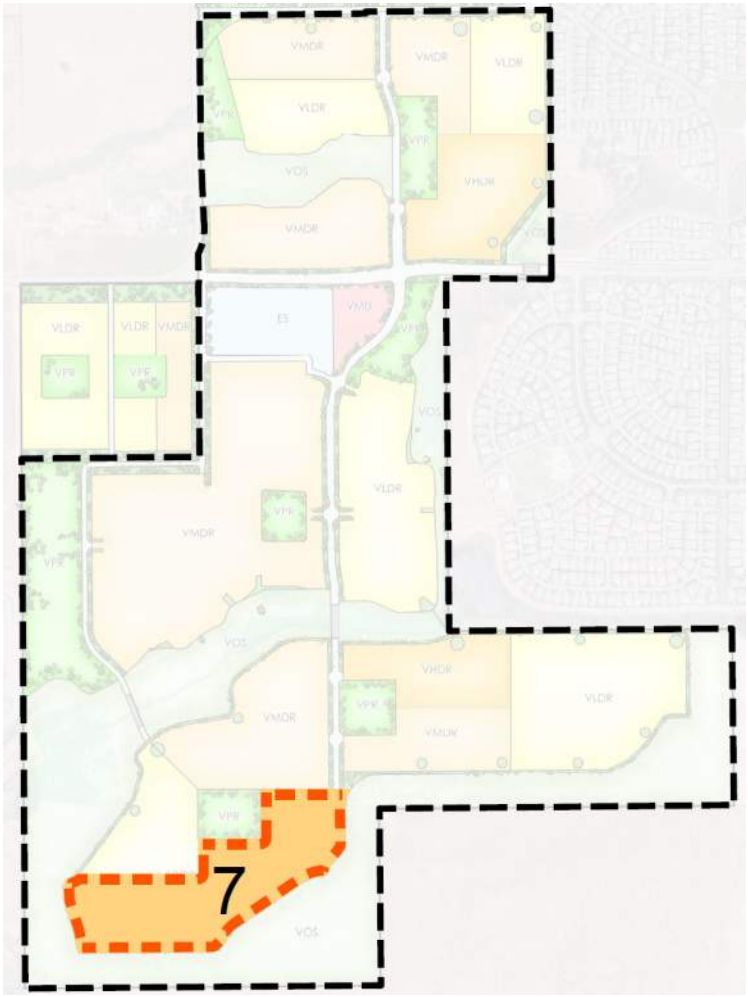


The physical design of this residential neighborhood should be guided by the following principles.

1. The development pattern of streets and blocks should consist of a modified grid. The roadway network should respond to access points from the Central Boulevard, open space features, and the Plan Area boundary.
2. Two automobile access points to the neighborhood should be provided from the Central Boulevard, one of which should open onto or provide access to a park.
3. The neighborhood's system of streets and paseos should be designed in a manner that creates linear view corridors through the neighborhood and out to its edges. Where paseos are used to create a view/access corridor from the neighborhood's edge to its interior, the paseo should be aligned with a street to create a linear, unobstructed passageway.
4. Where feasible, a single-loaded neighborhood street may be provided along a portion of the open space preserve with homes that front on to this feature, creating a soft edge that integrates the open space with the neighborhood.
5. To enhance permeability in and out of the neighborhood, lotting patterns and corresponding home siting may utilize minor paseos to create additional linear view corridors and passageways from the neighborhood's interior to adjacent linear parkways and open space areas.

6. One of the paseos provided along the northern edge of the neighborhood should provide a direct linkage to the neighborhood across Ingram Slough to the north, via a pedestrian bridge. This paseo should be aligned with an internal north/south residential street, creating a linear view corridor to the pedestrian bridge from within the neighborhood.
7. Compact and/or higher-density housing types may be clustered around the park near the roadway entrance from the Central Boulevard, with building forms, scale, and massing designed in a manner to frame the public space, and with front doors, porches, stoops, and/or balconies oriented to the park.
8. Where residential units back onto open space areas, paseos or live-end cul-de-sacs should be provided, which are aligned with the street network and provide visual and physical access to the open space.
9. Multiple different housing types may be provided throughout the neighborhood, as provided for in Section 4.2 of this GDP. This could include a mixture of conventional front-loaded homes, paired homes, cluster homes, and attached townhomes or stacked flats.
10. The distribution of housing types through the neighborhood should be seamless. Streets and/or blocks should be designed to accommodate different housing types, such that no visual barriers are created within the neighborhood.
11. Fencing along the Central Boulevard may be provided, where needed to provide privacy for individual yards. Fencing along open space areas should provide privacy for individual yards, but should allow for views to adjacent open space. (See Section 7.3 for fence requirements.)

3.3.8. Neighborhood 7



The physical design of this residential neighborhood should be guided by the following principles.

1. The development pattern of streets and blocks should utilize a modified grid system with the roadway network responding to the edges of the open space preserve.
2. Two automobile access points to the neighborhood should be provided, one from the Central Boulevard and one from Neighborhood #5 to the north.
3. Where feasible, single-loaded roadways may be provided along a portion of open space areas, allowing the neighborhood to front on to this feature.
4. Where provided, cul-de-sacs should have a live-end design that provides visual and physical access to the open space.
5. Homes should be oriented to the park, both through lotting pattern and building placement, such that front doors, porches, and fenestration frame the space and activate the streetscape.
6. View corridors should be created through the neighborhood via the street network. In addition, paseos should be used to enhance the view corridors between the park and open space features.
7. Where residential units back onto open space areas, breaks in the lotting pattern should be provided to maintain the neighborhood's visual and physical access to the open space.
8. Multiple lot design/lot size configurations may be accommodated in the neighborhood, providing for a variety of large-lot, estate homes, as provided for in Section 4.2 of this GDP. This neighborhood is envisioned as a "move-up market" and will consist of conventional front-loaded homes.
9. Fencing along open space areas should provide privacy for individual yards but should allow views into adjacent open space. (See Section 7.3 for fence requirements.)

3.4 Mobility Plan

Consistent with the framework established in the Village 7 Specific Plan, the mobility system supports several modes of transportation choices for residents. In addition to the conventional arterial, collector, and local roadways that serve automobile travel, an extensive system of multi-use paths and open space trails are planned to create a network for pedestrian and bikeway travel.

3.4.1. Roadways

Planned roadways build upon the community design elements for mobility systems, previously outlined in Section 3.2. This includes development of arterial, collector, and local roadways, as illustrated on Figure 5.1 Roadway Plan, in the Village 7 Specific Plan.

Street Standards

The design standards for each roadway/street type identified on the Roadway Plan below are provided in Section 5.2 of the Village 7 Specific Plan.

Landscape Requirements

The street landscaping requirements for each roadway/street type are provided in Section 7.1 of the Village 7 GDP.

Bus Stops

Provisions for fixed-route and demand-responsive public transit service, including roadways to include future bus stops, are provided in Section 5.4 of the Village 7 Specific Plan.

3.4.2. Pedestrian & Bikeway Network

Consistent with the design principles for mobility systems previously outlined in Section 3.2, the pedestrian and bikeway network includes a system of multi-use paths, open space trails, and pedestrian routes.

Building upon the framework of roadways, the multi-use paths and open space trails create a comprehensive system for pedestrians and bicyclists. This pedestrian and bikeway network works to link all residential neighborhoods with one another, as well as to parks, open space areas, and the Village Center.

Pedestrian and bikeway mobility are illustrated in Figure 3-3; refer to Figure 5.16 Pedestrian Bike System in the Village 7 Specific Plan for more detail. Additional details are provided in the street design standards for each street type in Section 5 of the Village 7 Specific Plan.

Multi-Use Paths and Sidewalks

Multi-use paths are 10 feet in width and are included within linear parkways along collector streets and along Ferrari Ranch Road. Sidewalks are provided along arterial, collector, and residential roadways, these include the interconnected and continuous walkable network of sidewalks along all neighborhood streets.

Open Space Trails

These features loop throughout the open space areas, including the north, south, and main branches of Ingram Slough, Auburn Ravine, the North Orchard Creek Tributary, the community park, and along the southern and western open space edges of Village 7. Class I bike paths typically consist of 10 feet of pavement with a 2-foot-wide decomposed granite/ gravel shoulder on each side.

Main Pedestrian Route Design Standards

The design standards for sidewalks are provided in Section 5.2 of the Village 7 Specific Plan.

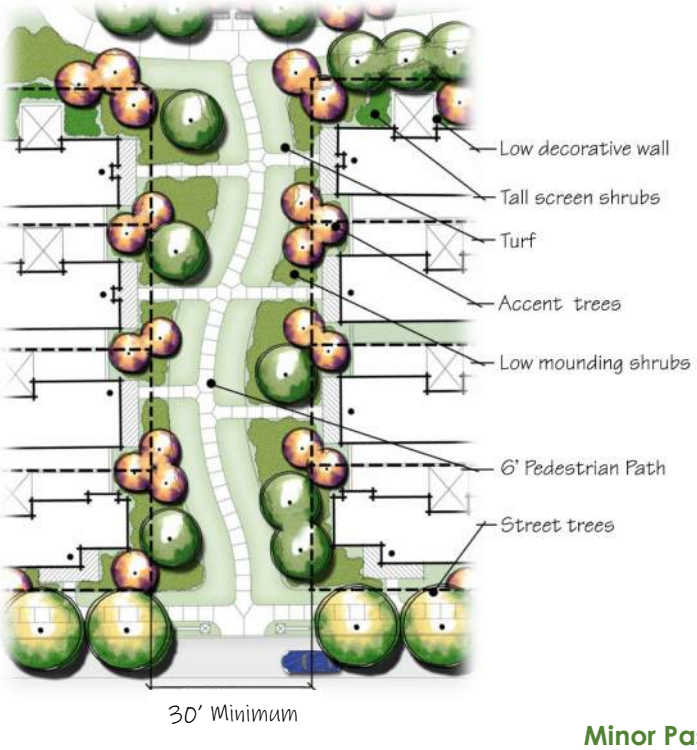
Landscape Requirements

The landscaping requirements for the linear parkways and paseos, where multi-use paths are located, is provided in Section 7.1.A of the Village 7 GDP.

3.4.3. Paseos

Paseos are enhanced landscaped areas within residential neighborhoods, which create linkages and view corridors to parks and open space areas. Paseos are to be sited strategically in residential neighborhoods to build upon the development pattern in a manner that helps create linear linkages through neighborhoods and to their edges.

As previously described in the Community Design Elements in Section 3.2, paseos are one of several green elements that can create a permeable edge to the residential neighborhoods, which enhance the pedestrian and bikeway mobility system by providing additional choices for transportation routes. Two types of paseos are provided for in the Village 7 GDP.



Major Paseos

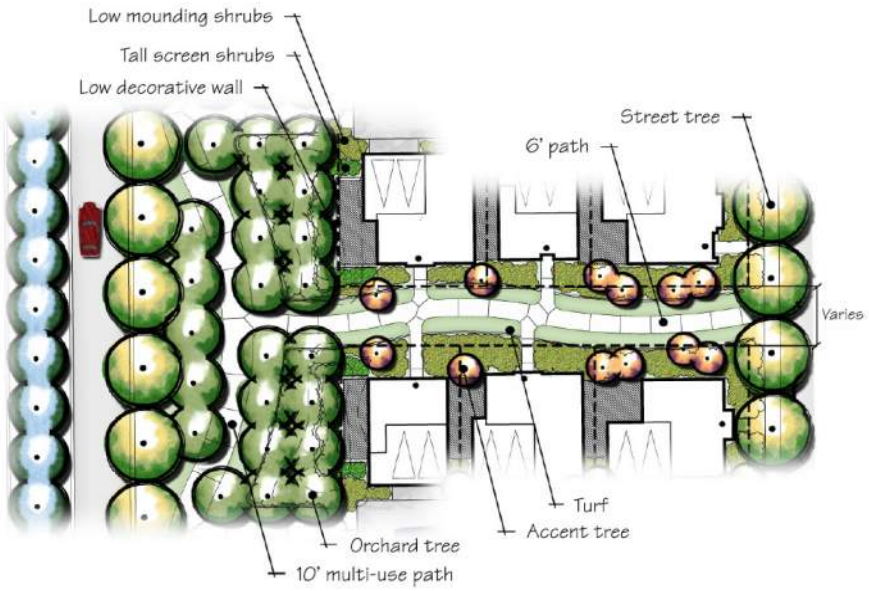
These features vary in size with a typical 30' minimum width and are significant enough in scale to create a clearly identifiable view corridor within a residential neighborhood. Major paseos are typically sited at the terminus of streets or at significant bends in a local roadway, to create a linear view corridor and pedestrian/ bikeway linkage from a neighborhood's interior to an edge linear parkway or open space preserve.

A concept plan for a major paseo is provided in Figure 3-8; alternative designs are possible and may be considered at time of tentative map.

Figure 3-4: Major Paseo Concept Plan

Minor Paseos

Although these features are smaller in scale than the major paseos and do not count towards the City of Lincoln General Plan open space requirement, they function in a similar manner. Typically, minor paseos are created in more compact neighborhoods, where the siting of individual homes results in linear passageways that are used to access front doors and/or garage doors. These passageways create both view corridors and pedestrian linkages along neighborhood edges, enhancing a neighborhood's overall physical and visual linkage to adjacent roadways and open space areas.



For housing types that include paseos, please refer to single-family detached housing prototypes (Lane Loaded Paseo Cluster homes) in Section 4.2 of the Village 7 GDP.

A concept plan for a minor paseo is provided in Figure 3-9; alternative designs are possible and may be considered at time of tentative map.

Figure 3-5: Minor Paseo Concept Plan

3.5 Parks and Recreation Plan

As outlined in the Village 7 Specific Plan, parks and open space facilities provide a full range of active and passive recreational opportunities for residents. Parks are sited strategically throughout the community, with typically at least one park space provided within each neighborhood, placing these amenities in walkable distance from most homes. Several types of park and recreation facilities are planned, which include a community park, neighborhood parks, mini parks, linear parkways, and paseos. The location of these facilities is illustrated in Figure 6-1 of the Village 7 Specific Plan. Preliminary programming for each category of facility is outlined on Table 3-2, below, which is illustrative and is not intended to be the final program for each park.

For additional information regarding parkland requirements, credits, and acreage provided for each of the Planning Areas within Village 7, refer to Section 6.2 of the Village 7 Specific Plan.

Table 3-2: Programming for Park and Recreation Facilities

PARK AMENITIES MENU ***(Actual site-specific park amenities may vary and will be determined at time of park development)***	**Community Park**	**Neighborhood Park**	**Mini Park**
Picnic / BBQ	X	X	X
Tot Lot Play Equipment	X	X	X
Adventure Play Equipment		X	
Parking Lot	X		
On-Street Parking		X	X
Pavillion / Picnic Shelter	X	X	
Multi-use Trail	X	X	
Basketball Court	X	X	X
Soccer Field	X	X	
Baseball / Softball Field	X	X	
Volleyball Court	X	X	
Multi-use Turf Area		X	X
Restrooms	X		
Drinking Fountain	X	X	X
Site Furnishings (benches, trash)	X	X	X
Security Lighting	X	X	X
Interpretive Signage	X	X	
Bocce Ball	X	X	
Pickleball Courts	X	X	
Game Area	X	X	X

3.5.1. Community Park

Village 7 includes a 20.5-acre Community Park site along the western edge of the Plan Area, adjacent to Ingram Slough. The preliminary programming for this park includes facilities for both active and passive recreation. This could include active playfields for organized sports such as baseball and soccer, sports courts, pedestrian and bicycle trails, informal turf areas, seating and picnic facilities, and *other amenities. The community park will be connected to the* residential neighborhoods through the pedestrian and bicycle trail system.

3.5.2. Neighborhood Park

Village 7 provides several neighborhood parks throughout the community. A range of both active and passive recreation is planned, including play areas for children, areas for organized sports, picnic areas, and flexible opportunities for small to large groups of people to gather and recreate. In addition, a portion of the site north of Ferrari Ranch Road could be used to accommodate a fire station or other public building type use for the City of Lincoln.

3.5.3. Mini Parks

As identified on Figure 3-18, several smaller mini parks are planned throughout the community, and build upon the Parks and Recreation Plan provided in the Village 7 Specific Plan. These facilities are sited within residential neighborhoods to create a central public space for residents to gather, socialize, and recreate. While the individual design and programming of each park may differ, they are all intended to provide both active and passive recreation facilities, including elements such as tot lots, active ball fields, turf areas for informal play, picnicking facilities, and similar elements. In addition, each park provides connections to the pedestrian/bicycle mobility system via linear parkways and paseos.

Park locations and sizes are conceptual and subject to change; final park location, size, design, and programming will be determined by the City. For conceptual park designs, see the Village 7 Specific Plan Section 6.2.3.

3.5.4. Linear Parkways

The landscaped corridors along Ferrari Ranch Road, the Central Boulevard, and Moore Road will be developed as linear parkways. The Village 7 Specific Plan designates these elements as Open Space. Linear parkways will have both active and passive recreational value. Depending on the location, linear parkways vary in width and provide an acoustical separation for residential areas, in addition to creating a scenic edge that reinforces Village 7's community identity. These corridors include multi-use paths that provide pedestrian and bikeway linkages to each of the residential neighborhoods.

Conceptual plans for linear parkways are illustrated in Section 5 of the Village 7 Specific Plan; alternative designs are also possible and may be considered at time of Tentative Map. Final design, planting plans, and recreational amenities will be determined by the City during review of improvement plans for roadway construction.

3.6 Natural Resources Preservation Plan

Wetlands, and their associated hydrology, are an important environmental component that shapes the character and function of Village 7. A fundamental principle of the Village 7 Specific Plan is to preserve and enhance the biological value of wetland resources where feasible.

This GDP focuses on wetland resources in the participating planning area (see Figure 1-2). As other planning areas are incorporated into this GDP, the appropriate technical studies and plans specific to that planning area's natural resources will be prepared and addressed.

3.6.1. Open Space Preserves

Portions of the plan area are set aside for the preservation of open space resources, including wetlands, drainages, grasslands, and riparian woodlands. To the extent permitted by the regulatory agencies, public access to the preserves may be permitted so residents may enjoy the natural environment.

Use of the open space preserves will be subject to the conditions outlined in the Operations and Management Plan (O&M Plan) prepared for the planning areas and approved by the regulatory resource agencies. (For additional information see "Preservation Guidelines" in this Section, and Section 8 of the Lincoln Village 7 Specific Plan.)

Wetland Features

A wetlands delineation for the planning areas will be required and will also need to be verified by the U.S. Army Corps of Engineers (Corps). Many of the wetlands occur as isolated basins, others are associated with interconnected drainages that occur throughout the site. Section 404 of the Clean Water Act requires that permits be obtained from the Army Corps of Engineers for activities associated with the discharge of dredged or fill materials into wetlands.

Wetland Preservation and Compensation Program

A Village 7 goal is no net loss of wetland functions or values, and as such, the plan preserves large, contiguous open space areas to allow for the restoration of Ingram Slough and preservation of wetlands and other habitat within the Lewis Property. Due to development constraints, not all wetland features can be feasibly avoided.

Jurisdictional wetlands will be preserved within permanent open space. Wetland features will be unavoidably affected by the development. The proposed mitigation for these impacted wetlands will be through a combination of the following.

1. On-site wetland creation/ restoration along Ingram Slough
2. Off-site mitigation through purchase of habitat credits.

Lewis Property: *A USFWS Biological Opinion was issued on 11/30/17. A wetlands delineation was verified by the Corps; the wetland delineation identified a total of 30.63 acres of waters of the United States as regulated under the Clean Water Act.*
A 404 Permit issued by the United States Army Corps of Engineers (Corps) was issued on 11/27/18 to fill wetland features that are not avoided in Village 7's development.
Mitigation of impacted wetlands on the property is achieved through the following.

1. *Preservation of 38.6 acres of wetlands within the on-site open space preserves.*
2. *Purchase of 9.72 acres of wetland mitigation credits from Antonio Mountain Ranch wetland mitigation bank directly south of Lincoln Village 7.*
3. *Preservation of 24.2 acres of wetlands and species habitat by recording a conservation easement over 162 acres of property to the west of Lincoln Village 7.*

Principles for On-Site Preservation and Restoration

The Ingram Slough corridor encompasses a contiguous open space preserve that will protect the most significant habitats on the site. Ingram Slough has been significantly modified over the years to convey irrigation water for agricultural purposes but has high restoration potential.

The preservation of Ingram Slough establishes a contiguous multi-functional open space corridor linking the planning area to existing open space areas along the western edge of the City of Lincoln that will achieve the following.

1. Provide improved habitat
2. Preserve watershed integrity
3. Facilitate the movement of wildlife between preserve areas
4. Provide flood control protection
5. Present opportunities for trail connections and passive recreation
6. Accommodate water quality treatment

Preservation Guidelines

The following guidelines shall be implemented to ensure that the Open Space Preserves are maintained consistent with the vision of the Village 7 Specific Plan.

1. An Operations and Management Plan (O&M Plan) for the non-participating planning areas will need to be adopted and approved by the regulatory agencies, which shall specify the permitted activities and features within the open space preserves, addressing at a minimum, fire/fuel modification zones, mowing activities, grading/ construction activities, pedestrian/bikeway paths, storm drainage systems (including outfall locations and the transfer of storm water to receiving waters), and other permitted and prohibited activities.
2. All wetland compensation measures approved by the U.S. Army Corps of Engineers in the appropriate Section 404 Permit for each planning area shall be implemented.
3. One or more Community Facilities Districts (CFD) will be established to help fund the construction and/or acquisition of backbone infrastructure and facilities within Village 7. (See Village 7 Specific Plan Section 9.6 for details.)
4. All-weather pedestrian/bicycle paths may be permitted in certain areas of the open space preserves to link the Plan Area's various park and open space amenities. The path's design shall conform to the standards specified in Section 3.4.B of the Village 7 General Development Plan.

Lewis Property: *An O&M Plan has been prepared and approved by the regulatory agencies.*

The path may also be used as an access route for the maintenance, management, and policing of the open space preserves. The design and location of the pathway system shall be consistent with any approved O&M Plan.

5. Irrigation systems in developed areas adjacent to the open space preserves shall be designed so that no direct untreated irrigation water reaches any portion of the Preserve. As permitted by State and Federal regulatory agencies and as outlined in an applicable O&M Plan, non-point source sheet flow from adjacent land uses will be allowed to pass through designated areas as a means of water quality treatment prior to discharge in the drainage channels.
6. Areas within the open space preserves that were disturbed through permitted construction activities shall be re-planted with native vegetation.
7. Development adjacent to the open space preserves, or any activity within them, shall comply with the mitigation measures outlined in the Village 7 Specific Plan Project EIR.

3.7 Public Services Development

Development within Village 7 is subject to policies set forth in the Public Services and Facilities Element of the General Plan, as well as Section 6, Public Services, of the Village 7 Specific Plan. At full buildout, Village 7 provides 100% of all park facilities needed to serve its residents, as well as an elementary school site for new students generated through the development of the community. Public services with respect to Police, Fire, and Library facilities, will be provided by the City of Lincoln.

3.8 Utilities Development

Development within Village 7 is subject to policies set forth in the Public Services and Facilities Element of the General Plan, as well as Section 7, Utilities, of the Village 7 Specific Plan. The Specific Plan provides a comprehensive utilities plan for the services needed to support the buildout of the project's envisioned land uses. For water, reclaimed water, wastewater, drainage, dry utilities, and solid waste, the Village 7 Specific Plan describes all existing facilities, anticipated demand for new or expanded facilities, and the nature and location of all proposed facilities. In addition, the Village 7 GDP includes a Phasing Plan (in Section 8) that illustrates the sequencing for the construction of utilities.

VILLAGE 7
General Development Plan

4 Permitted Uses & Development Standards

4.1 Overview

This section provides Village 7's essential zoning regulations, outlining the permitted uses and development standards for residential, commercial, park, and open space parcels. These regulations provide specific standards for future development projects and are crafted in a manner that responds to the design principles in the Land Use Regulatory Guide (Section 3). The intent is to provide a clear and concise set of regulations that builders, property owners, and City staff can use to implement the Village 7 GDP.

4.1.1 Relationship to Zoning Ordinance

A Planned Development (PD) zoning designation is applied to parcels that have City-approved entitlements for development. Pursuant to the City's Zoning Ordinance, this allows the uses and standards to be defined by this General Development Plan. To that end, this section builds upon the City's Zoning Ordinance and provides a comprehensive set of development regulations for the planning areas subject to this GDP.

The development regulations herein have a greater level of detail, and provide for a higher degree of implementation flexibility, than the City's Zoning Ordinance. Therefore, as specified in this section for each use type, the GDP's standards are intended to replace the City's Zoning Ordinance and serve as the zoning regulations for Village 7. Recognizing that the GDP's standards are not all-inclusive, where this document is silent, the City's Zoning Ordinance shall prevail. Where appropriate for the various use types outlined in this section, references are provided for applicable sections of the City's Zoning Ordinance.

4.1.2 Implementation Philosophy

A certain level of flexibility and creativity is envisioned for the implementation of the development standards provided in this section. Given the dynamic nature of potential uses and the continually evolving types of housing products and buildings, a "one size fits all" design approach is not desirable or practical for the development. Such an approach would curtail the creativity needed to meet the community design principles outlined in the Land Use Regulatory Guide.

To this end, the development standards outlined in this section are to be applied in close coordination with the community design elements in Section 3 and the design guidelines in Sections 5 and 6. Where the development standards provide minimum criteria for each development (setbacks, building height, lot coverage, etc.), these other sections provide a specific design guidance to ensure that a high-quality community, consistent with the overarching Specific Plan vision, will be developed through implementation of this GDP.

4.2 Residential Development

Several residential village neighborhoods are geographically defined within Village 7, with each anchored by a village green that provides a central park space for residents. Four residential land use designations are specified in the Village 7 GDP:

1. **Village Country Estates (VCE)**
   1.0 to 2.9 dwelling units per acre (du/ac)
2. **Village Low Density Residential (VLDR)**
   3.0 to 5.9 dwelling units per acre (du/ac)
3. **Village Medium Density Residential (VMDR)**
   6.0 to 12.9 dwelling units per acre (du/ac)
4. **Village High Density Residential (VHDR)**
   13 and above dwelling units per acre (du/ac)

Consistent with the Land Use Regulatory Guide, the residential development standards are structured to create neighborhoods that emphasize enhanced streetscapes, variable front yard setbacks, and alternative garage orientation options, including the use of rear-access garage lanes. This will provide for a mix of new and traditional housing types including small-lot single family homes, innovative attached and detached medium-density housing products, and higher density multi-family homes.

The development standards are modeled after a form-based zoning code and are closely integrated with the Land Use Regulatory Guide in Section 3. Together, these standards direct the physical form of the residential neighborhoods by guiding both neighborhood design and home design, and how the edge between the public and private realms is defined. The standards and guidelines include provisions that direct living spaces to the street, garages to the rear, and encourage porches and other architectural elements that will activate the relationship between the public and private spaces.

4.2 1 Permitted Uses for Residential Parcels

As noted in the table below, the following uses shall be permitted or conditionally permitted on residential parcels subject to this GDP. Uses not specifically permitted but allowed in equivalent residential districts elsewhere in the City of Lincoln, may be allowed at the discretion of the Community Development Director, provided the use is consistent with the intent and purpose of this GDP and is compatible with adjacent land uses

.

Table 4-1: Residential Permitted Uses

Use	VCE[1]	VLDR	VMDR	VHDR
Single-family residential	P	P	P	--
Two-family residential	--	P	P	P
Multi-family residential	--	--	P	P
Accessory uses and structures, per LMC Chapter 18.36	P	P	P	P
Home occupations, consistent with LMC Chapter 18.62	P	P	P	P
Community & public facilities	P	P	P	C
Churches	C	C	C	C
Public utility facilities, per LMC Chapter 18.36	P	P	P	P
Private Schools	C	C	C	C
Public Schools [2]	P	P	P	P
Recreation facilities	P	P	P	P
Day care facilities	--	C	C	C
Temporary model homes	P	P	P	P
Temporary construction offices	P	P	P	P

P = Permitted by right; C = Conditionally Permitted

1 Where applicable, uses within an established overflight zone must be reviewed by the Placer County Transportation Planning Agency to ensure compliance with the Placer County Airport Land Use Compatibility Plan, dated October 25, 2000

2 Refer to Village 7 Specific Plan Section 4.6 for more detail.

Note: LMC refers to City of Lincoln Municipal Code

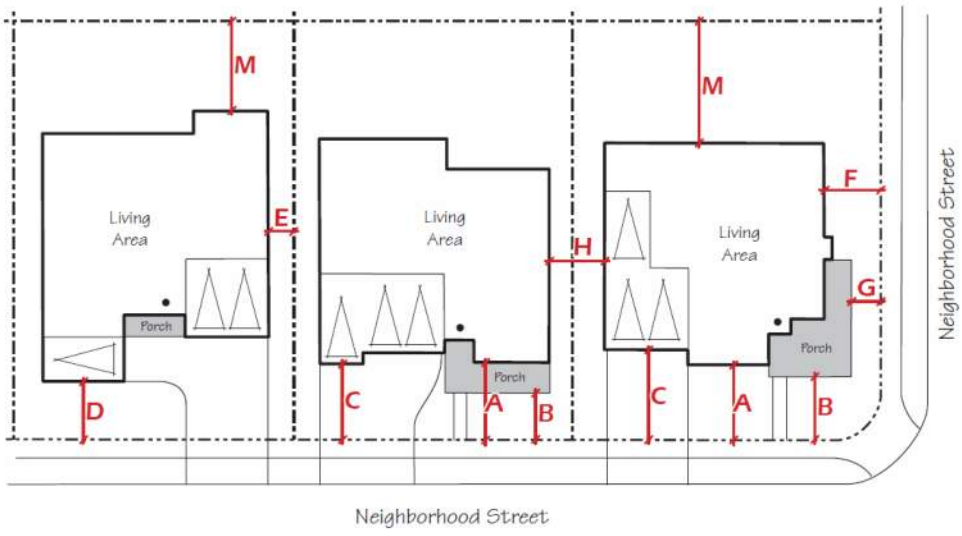
4.2.2 Residential Development Standards

The following development standards provide for the development of single-family homes. They can be applied to Village Country Estate, Village Low-Density, Village Medium-Density, and Village High-Density Residential areas, provided that the resulting gross density of each large lot parcel is consistent with its applied land use designation. Housing prototypes are also provided to support these standards to illustrate the types of housing products that should be permitted through the flexible application of these standards.

Table 4-2: Front Loaded Estate Homes (70'x100')

Lot Size and Building Intensity	
Lot Area (minimum)	7,000 sf
Site Coverage (maximum)	60%
Width, Interior Lot (min)	70'
Width, Knuckle or Cul-De-Sac (min)	50'
Width, Corner Lot (min)	75'
Depth (min)	100'
Building Height	
Height (maximum) [2]	35'
Walls, Fences, and Hedges (max. height)	
On front and street side property line [3]	3'
On interior and rear property line [4]	6'
Parking	
Spaces required per unit [5]	2

Front/ Street Minimum Setback [1]	
A: To living area	20'
B: To porch, stoop, or patio	15'
C: To garage door (facing primary street)	20'
D: To side wall of swing garage	15'
Side Setback/ Min. Building Separation [1]	
E: Interior side	5'
F: Street side to main structure	10'
G: Street side to porch, stoop, or patio	5'
H: Between main structures side to side	10'
I: Between main structures front to front	N/A
J: Between main structures front to side	N/A
K: Between main structures rear to rear	N/A
L: Garage door to garage door	N/A
Rear Setback [1]	
M: Main structure or garage	15'
Patio cover or second story deck	10'



Footnotes for Front Loaded Estate Homes (70'x100')

1 Setbacks measured from property line. Architectural projections may extend a maximum of 3 feet into a front, side, or rear setback area, however, in no case shall such projection be closer than 3 feet to any property line. Architectural projections are defined as elements that articulate a building elevation such as eaves, window and door pop-out surrounds, media niches, bay windows, pot shelves, chimneys, enhanced windowsills, shutter details, window trim, balconies and entry gates, and other similar elements. Not applicable to paseo or court-fronting units. Refer to minimum building separation requirements. The width of lots fronting on a curved street or on the curved portion of a cul-de-sac or elbow may be measured along an arc located within the front fifty (50) feet of the lot.

2 Architectural projections such as chimneys, cupolas, and similar features may exceed the maximum height limit by 10'.

3 Solid masonry walls or wood fencing materials may be permitted 3' from the back of sidewalk up to a height of 3'. Fences, walls, hedges or similar view-obstructing structures or plants that reduce safe ingress or egress of vehicles or pedestrians shall not exceed 3' in height in any required front yard area.

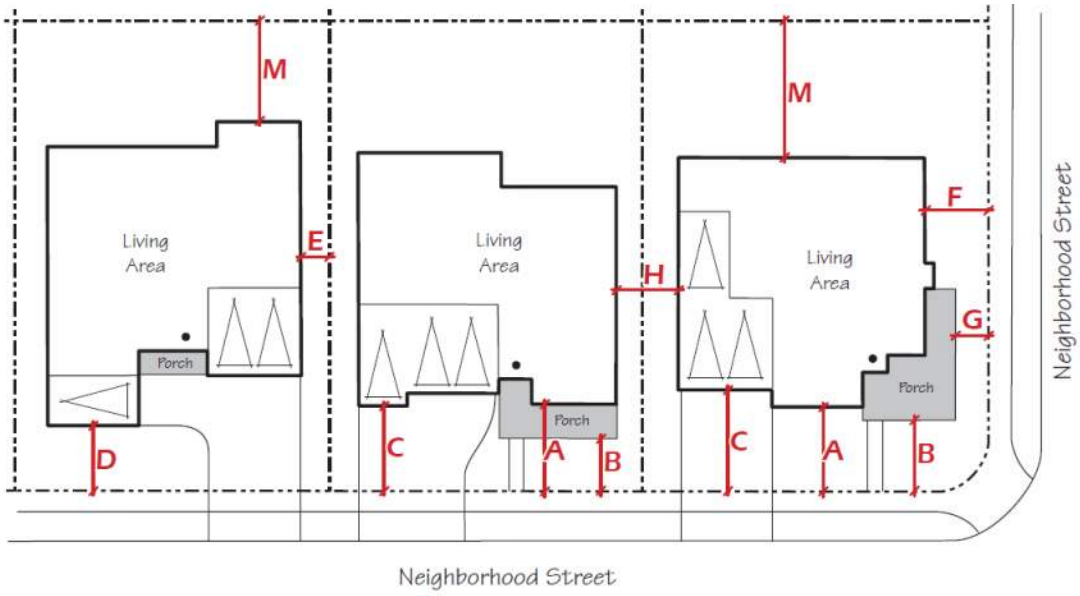
4 Walls may exceed 6' in height for noise attenuation purposes subject to a City approved Acoustical Study and may have a maximum height of 9' if a combination wall/fence/hedge and retaining wall is necessary.

5 All parking spaces shall be enclosed within the garage with a minimum 20'x20' clear dimension for two spaces and 10'x20' for single and tandem spaces. Parking spaces shall be clear of solid waste receptacles or other utilities such as garbage toters, recycling bins, gas meters, water heaters, or other items that might be permanently stored in a garage. Tandem parking is permitted provided that both spaces are assigned to the same unit.

Table 4-3: Front Loaded Villa Homes (60'x100')

Lot Size and Building Intensity	
Lot Area (minimum)	6,000 sf
Site Coverage (maximum)	60%
Width, Interior Lot (min)	60'
Width, Knuckle or Cul-De-Sac (min)	50'
Width, Corner Lot (min)	65'
Depth (min)	100'
Building Height	
Height (maximum) [2]	35'
Walls, Fences, and Hedges (max. height)	
On front and street side property line [3]	3'
On interior and rear property line [4]	6'
Parking	
Spaces required per unit [5]	2

Front/ Street Minimum Setback [1]	
A: To living area	15'
B: To porch, stoop, or patio	10'
C: To garage door (facing primary street)	20'
D: To side wall of swing garage	15'
Side Setback/ Min. Building Separation [1]	
E: Interior side	5'
F: Street side to main structure	10'
G: Street side to porch, stoop, or patio	5'
H: Between main structures side to side	10'
I: Between main structures front to front	N/A
J: Between main structures front to side	N/A
K: Between main structures rear to rear	N/A
L: Garage door to garage door	N/A
Rear Setback [1]	
M: Main structure or garage	15'
Patio cover or second story deck	10'



Footnotes for Front Loaded Villa Homes (60'x100')

1 Setbacks measured from property line. Architectural projections may extend a maximum of 3 feet into a front, side, or rear setback area, however, in no case shall such projection be closer than 3 feet to any property line. Architectural projections are defined as elements that articulate a building elevation such as eaves, window and door pop-out surrounds, media niches, bay windows, pot shelves, chimneys, enhanced windowsills, shutter details, window trim, balconies and entry gates, and other similar elements. Not applicable to paseo or court-fronting units. Refer to minimum building separation requirements. The width of lots fronting on a curved street or on the curved portion of a cul-de-sac or elbow may be measured along an arc located within the front fifty (50) feet of the lot.

2 Architectural projections such as chimneys, cupolas, and similar features may exceed the maximum height limit by 10'.

3 Solid masonry walls or wood fencing materials may be permitted 3' from the back of sidewalk up to a height of 3'. Fences, walls, hedges or similar view-obstructing structures or plants that reduce safe ingress or egress of vehicles or pedestrians shall not exceed 3' in height in any required front yard area.

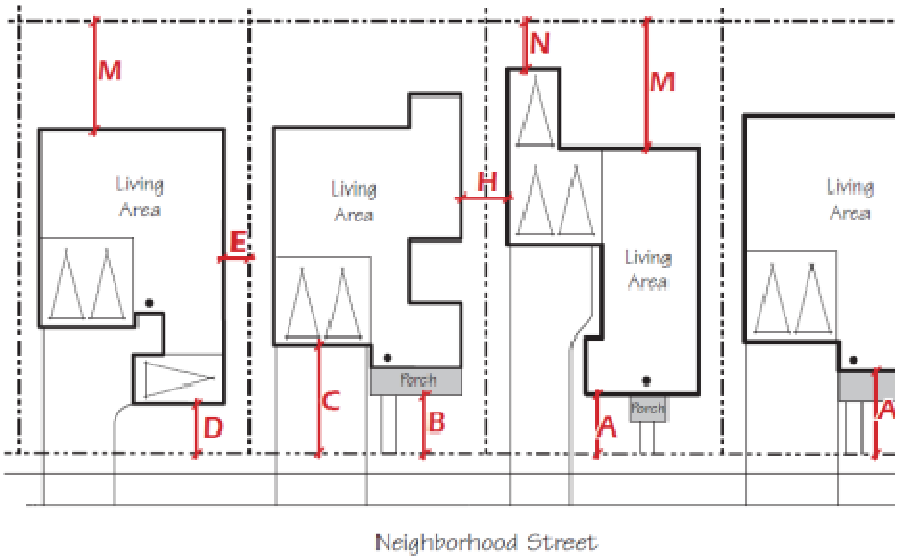
4 Walls may exceed 6' in height for noise attenuation purposes subject to a City approved Acoustical Study and may have a maximum height of 9' if a combination wall/fence/hedge and retaining wall is necessary.

5 All parking spaces shall be enclosed within the garage with a minimum 20'x20' clear dimension for two spaces and 10'x20' for single and tandem spaces. Parking spaces shall be clear of solid waste receptacles or other utilities such as garbage toters, recycling bins, gas meters, water heaters, or other items that might be permanently stored in a garage. Tandem parking is permitted provided that both spaces are assigned to the same unit.

Table 4-4: Front Loaded Villa Homes (50'x100')

Lot Size and Building Intensity	
Lot Area (minimum)	5,000 sf
Site Coverage (maximum)	60%
Width, Interior Lot (min)	50'
Width, Knuckle or Cul-De-Sac (min)	30'
Width, Corner Lot (min)	55'
Depth (min)	100'
Building Height	
Height (maximum) [2]	35'
Walls, Fences, and Hedges (max. height)	
On front and street side property line [3]	3'
On interior and rear property line [4]	6'
Parking	
Spaces required per unit [5]	2

Front/ Street Minimum Setback [1]	
A: To living area	15'
B: To porch, stoop, or patio	10'
C: To garage door (facing primary street)	18'
D: To side wall of swing garage	10'
Side Setback/ Min. Building Separation [1]	
E: Interior side	5'
F: Street side to main structure	10'
G: Street side to porch, stoop, or patio	10'
H: Between main structures side to side	10'
I: Between main structures front to front	N/A
J: Between main structures front to side	N/A
K: Between main structures rear to rear	N/A
L: Garage door to garage door	N/A
Rear Setback [1]	
M: Main structure	15'
N: Garage (single-story plate line)	10'
Patio cover or second story deck	5'



Footnotes for Front Loaded Villa Homes (50'x100')

1 Setbacks measured from property line. Architectural projections may extend a maximum of 3 feet into a front, side, or rear setback area, however, in no case shall such projection be closer than 3 feet to any property line. Architectural projections are defined as elements that articulate a building elevation such as eaves, window and door pop-out surrounds, media niches, bay windows, pot shelves, chimneys, enhanced windowsills, shutter details, window trim, balconies and entry gates, and other similar elements. Not applicable to paseo or court-fronting units. Refer to minimum building separation requirements. The width of lots fronting on a curved street or on the curved portion of a cul-de-sac or elbow may be measured along an arc located within the front fifty (50) feet of the lot.

2 Architectural projections such as chimneys, cupolas, and similar features may exceed the maximum height limit by 10'.

3 Solid masonry walls or wood fencing materials may be permitted 3' from the back of sidewalk up to a height of 3'. Fences, walls, hedges or similar view-obstructing structures or plants that reduce safe ingress or egress of vehicles or pedestrians shall not exceed 3' in height in any required front yard area.

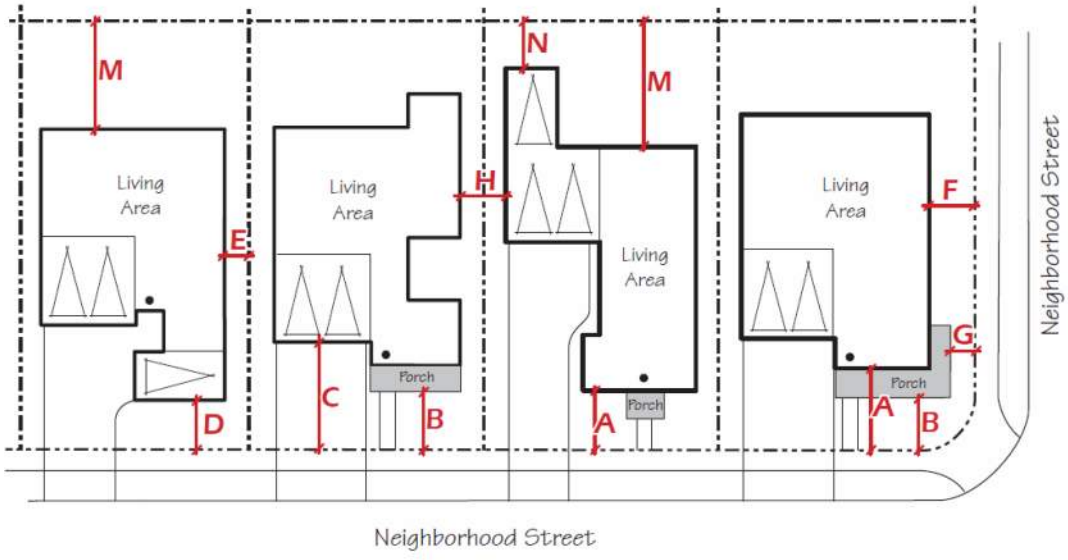
4 Walls may exceed 6' in height for noise attenuation purposes subject to a City approved Acoustical Study and may have a maximum height of 9' if a combination wall/fence/hedge and retaining wall is necessary.

5 All parking spaces shall be enclosed within the garage with a minimum 20'x20' clear dimension for two spaces and 10'x20' for single and tandem spaces. Parking spaces shall be clear of solid waste receptacles or other utilities such as garbage toters, recycling bins, gas meters, water heaters, or other items that might be permanently stored in a garage. Tandem parking is permitted provided that both spaces are assigned to the same unit.

Table 4-5: Front Loaded Villa Homes (50'x90')

Lot Size and Building Intensity	
Lot Area (minimum)	4,500 sf
Site Coverage (maximum)	60%
Width, Interior Lot (min)	50'
Width, Knuckle or Cul-De-Sac (min)	30'
Width, Corner Lot (min)	55'
Depth (min)	90'
Building Height	
Height (maximum) [2]	35'
Walls, Fences, and Hedges (max. height)	
On front and street side property line [3]	3'
On interior and rear property line [4]	6'
Parking	
Spaces required per unit [5]	2

Front/ Street Minimum Setback [1]	
A: To living area	15'
B: To porch, stoop, or patio	10'
C: To garage door (facing primary street)	18'
D: To side wall of swing garage	10'
Side Setback/ Min. Building Separation [1]	
E: Interior side	5'
F: Street side to main structure	10'
G: Street side to porch, stoop, or patio	10'
H: Between main structures side to side	10'
I: Between main structures front to front	N/A
J: Between main structures front to side	N/A
K: Between main structures rear to rear	N/A
L: Garage door to garage door	N/A
Rear Setback [1]	
M: Main structure	10'
N: Garage (single-story plate line)	10'
Patio cover or second story deck	5'



Footnotes for Front Loaded Villa Homes (50'x90')

1 Setbacks measured from property line. Architectural projections may extend a maximum of 3 feet into a front, side, or rear setback area, however, in no case shall such projection be closer than 3 feet to any property line. Architectural projections are defined as elements that articulate a building elevation such as eaves, window and door pop-out surrounds, media niches, bay windows, pot shelves, chimneys, enhanced windowsills, shutter details, window trim, balconies and entry gates, and other similar elements. Not applicable to paseo or court-fronting units. Refer to minimum building separation requirements. The width of lots fronting on a curved street or on the curved portion of a cul-de-sac or elbow may be measured along an arc located within the front fifty (50) feet of the lot.

2 Architectural projections such as chimneys, cupolas, and similar features may exceed the maximum height limit by 10'.

3 Solid masonry walls or wood fencing materials may be permitted 3' from the back of sidewalk up to a height of 3'. Fences, walls, hedges or similar view-obstructing structures or plants that reduce safe ingress or egress of vehicles or pedestrians shall not exceed 3' in height in any required front yard area.

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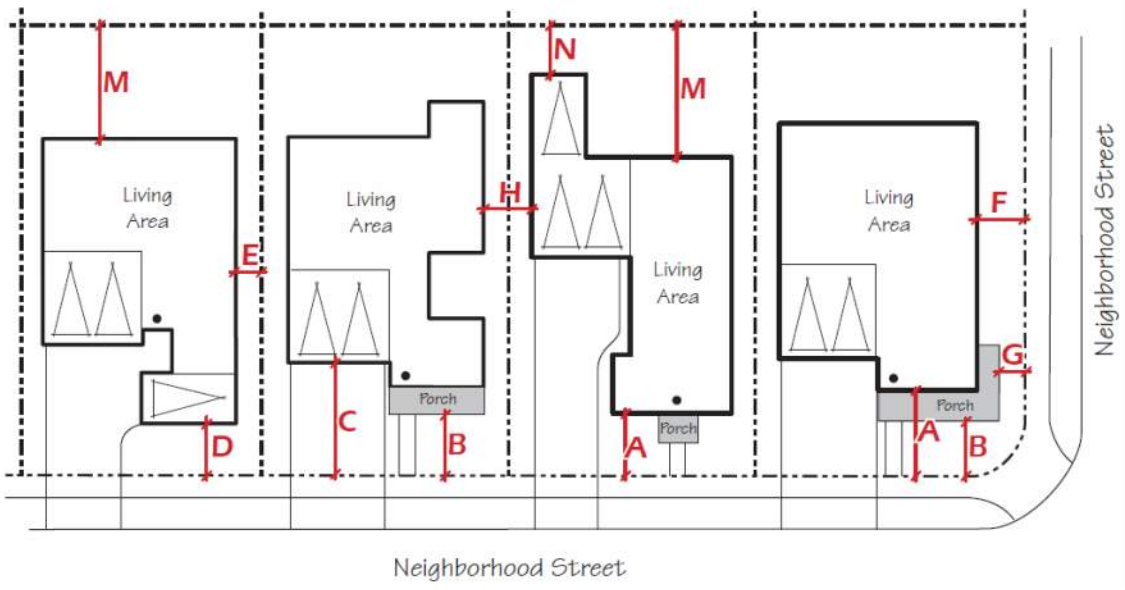
5 All parking spaces shall be enclosed within the garage with a minimum 20'x20' clear dimension for two spaces and 10'x20' for single and tandem spaces. Parking spaces shall be clear of solid waste receptacles or other utilities such as garbage toters, recycling bins, gas meters, water heaters, or other items that might be permanently stored in a garage. Tandem parking is permitted provided that both spaces are assigned to the same unit.

Table 4-6: Front Loaded Villa Homes (50'x80')

Lot Size and Building Intensity	
Lot Area (minimum)	4,000 sf
Site Coverage (maximum)	60%
Width, Interior Lot (min)	50'
Width, Knuckle or Cul-De-Sac (min)	30'
Width, Corner Lot (min)	55'
Depth (min)	80'
Building Height	
Height (maximum) [2]	35'
Walls, Fences, and Hedges (max. height)	
On front and street side property line [3]	3'
On interior and rear property line [4]	6'
Parking	
Spaces required per unit [5]	2

Front/ Street Minimum Setback [1]	
A: To living area	15'
B: To porch, stoop, or patio	10'
C: To garage door (facing primary street)	18'
D: To side wall of swing garage	10'
Side Setback/ Min. Building Separation [1]	
E: Interior side	5'
F: Street side	10'
G: Street side to porch, stoop, or patio	10'
H: Between main structures side to side	10'
I: Between main structures front to front	N/A
J: Between main structures front to side	N/A
K: Between main structures rear to rear	N/A
L: Garage door to garage door	N/A
Rear Setback [1]	
M: Main structure	10'
N: Garage (single-story plate line)	10'
Patio cover or second story deck	5'



Footnotes for Front Loaded Villa Homes (50'x80')

1 Setbacks measured from property line. Architectural projections may extend a maximum of 3 feet into a front, side, or rear setback area, however, in no case shall such projection be closer than 3 feet to any property line. Architectural projections are defined as elements that articulate a building elevation such as eaves, window and door pop-out surrounds, media niches, bay windows, pot shelves, chimneys, enhanced windowsills, shutter details, window trim, balconies and entry gates, and other similar elements. Not applicable to paseo or court-fronting units. Refer to minimum building separation requirements. The width of lots fronting on a curved street or on the curved portion of a cul-de-sac or elbow may be measured along an arc located within the front fifty (50) feet of the lot.

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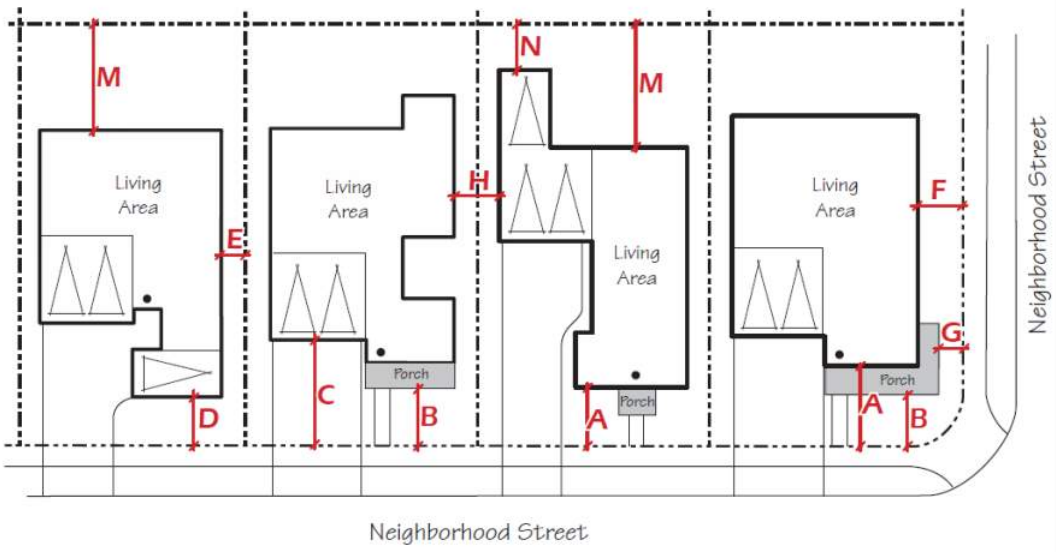
4 Walls may exceed 6' in height for noise attenuation purposes subject to a City approved Acoustical Study and may have a maximum height of 9' if a combination wall/fence/hedge and retaining wall is necessary.

5 All parking spaces shall be enclosed within the garage with a minimum 20'x20' clear dimension for two spaces and 10'x20' for single and tandem spaces. Parking spaces shall be clear of solid waste receptacles or other utilities such as garbage toters, recycling bins, gas meters, water heaters, or other items that might be permanently stored in a garage. Tandem parking is permitted provided that both spaces are assigned to the same unit.

Table 4-7: Front Loaded Villa Homes (55'x80')

Lot Size and Building Intensity	
Lot Area (minimum)	4,400 sf
Site Coverage (maximum)	60%
Width, Interior Lot (min)	55'
Width, Knuckle or Cul-De-Sac (min)	30'
Width, Corner Lot (min)	60'
Depth (min)	80'
Building Height	
Height (maximum) [2]	35'
Walls, Fences, and Hedges (max. height)	
On front and street side property line [3]	3'
On interior and rear property line [4]	6'
Parking	
Spaces required per unit [5]	2

Front/ Street Minimum Setback [1]	
A: To living area	15'
B: To porch, stoop, or patio	10'
C: To garage door (facing primary street)	18'
D: To side wall of swing garage	10'
Side Setback/ Min. Building Separation [1]	
E: Interior side	5'
F: Street side	10'
G: Street side to porch, stoop, or patio	10'
H: Between main structures side to side	10'
I: Between main structures front to front	N/A
J: Between main structures front to side	N/A
K: Between main structures rear to rear	N/A
L: Garage door to garage door	N/A
Rear Setback [1]	
M: Main structure	10'
N: Garage (single-story plate line)	10'
Patio cover or second story deck	5'



Footnotes for Front Loaded Villa Homes (55'x80')

1 Setbacks measured from property line. Architectural projections may extend a maximum of 3 feet into a front, side, or rear setback area, however, in no case shall such projection be closer than 3 feet to any property line. Architectural projections are defined as elements that articulate a building elevation such as eaves, window and door pop-out surrounds, media niches, bay windows, pot shelves, chimneys, enhanced windowsills, shutter details, window trim, balconies and entry gates, and other similar elements. Not applicable to paseo or court-fronting units. Refer to minimum building separation requirements. The width of lots fronting on a curved street or on the curved portion of a cul-de-sac or elbow may be measured along an arc located within the front fifty (50) feet of the lot.

2 Architectural projections such as chimneys, cupolas, and similar features may exceed the maximum height limit by 10'.

3 Solid masonry walls or wood fencing materials may be permitted 3' from the back of sidewalk up to a height of 3'. Fences, walls, hedges or similar view-obstructing structures or plants that reduce safe ingress or egress of vehicles or pedestrians shall not exceed 3' in height in any required front yard area.

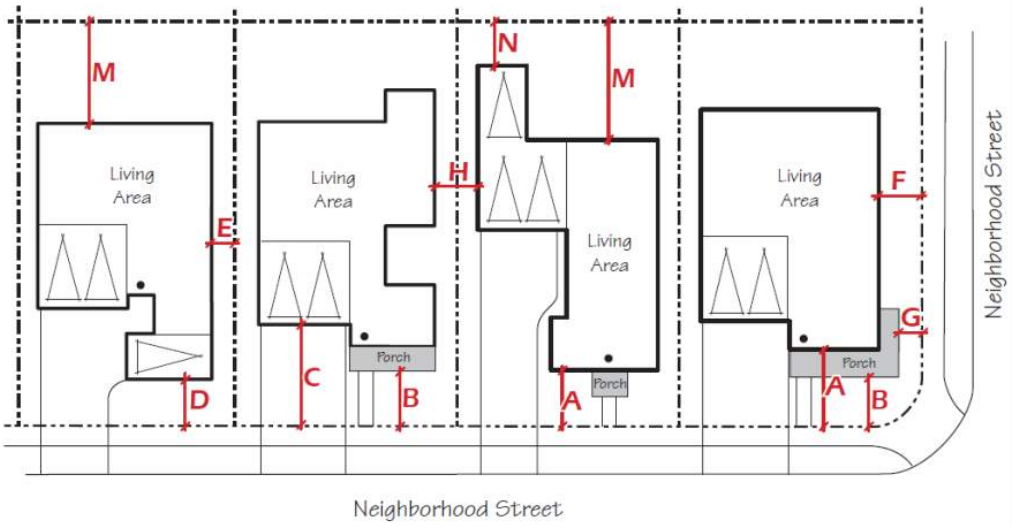
4 Walls may exceed 6' in height for noise attenuation purposes subject to a City approved Acoustical Study and may have a maximum height of 9' if a combination wall/fence/hedge and retaining wall is necessary.

5 All parking spaces shall be enclosed within the garage with a minimum 20'x20' clear dimension for two spaces and 10'x20' for single and tandem spaces. Parking spaces shall be clear of solid waste receptacles or other utilities such as garbage toters, recycling bins, gas meters, water heaters, or other items that might be permanently stored in a garage. Tandem parking is permitted provided that both spaces are assigned to the same unit.

Table 4-8: Front Loaded Villa Homes (45'x80')

Lot Size and Building Intensity	
Lot Area (minimum)	3,600 sf
Site Coverage (maximum)	60%
Width, Interior Lot (min)	45'
Width, Knuckle or Cul-De-Sac (min)	20'
Width, Corner Lot (min)	50'
Depth (min)	80'
Building Height	
Height (maximum) [2]	35'
Walls, Fences, and Hedges (max. height)	
On front and street side property line [3]	3'
On interior and rear property line [4]	6'
Parking	
Spaces required per unit [5]	2

Front/ Street Minimum Setback [1]	
A: To living area	15'
B: To porch, stoop, or patio	10'
C: To garage door (facing primary street)	18'
D: To side wall of swing garage	10'
Side Setback/ Min. Building Separation [1]	
E: Interior side	5'
F: Street side	10'
G: Street side to porch, stoop, or patio	10'
H: Between main structures side to side	10'
I: Between main structures front to front	N/A
J: Between main structures front to side	N/A
K: Between main structures rear to rear	N/A
L: Garage door to garage door	N/A
Rear Setback [1]	
M: Main structure	10'
N: Garage (single-story plate line)	10'
Patio cover or second story deck	5'



Footnotes for Front Loaded Villa Homes (45'x80')

1 Setbacks measured from property line. Architectural projections may extend a maximum of 3 feet into a front, side, or rear setback area, however, in no case shall such projection be closer than 3 feet to any property line. Architectural projections are defined as elements that articulate a building elevation such as eaves, window and door pop-out surrounds, media niches, bay windows, pot shelves, chimneys, enhanced windowsills, shutter details, window trim, balconies and entry gates, and other similar elements. Not applicable to paseo or court-fronting units. Refer to minimum building separation requirements. The width of lots fronting on a curved street or on the curved portion of a cul-de-sac or elbow may be measured along an arc located within the front fifty (50) feet of the lot.

2 Architectural projections such as chimneys, cupolas, and similar features may exceed the maximum height limit by 10'.

3 Solid masonry walls or wood fencing materials may be permitted 3' from the back of sidewalk up to a height of 3'. Fences, walls, hedges or similar view-obstructing structures or plants that reduce safe ingress or egress of vehicles or pedestrians shall not exceed 3' in height in any required front yard area.

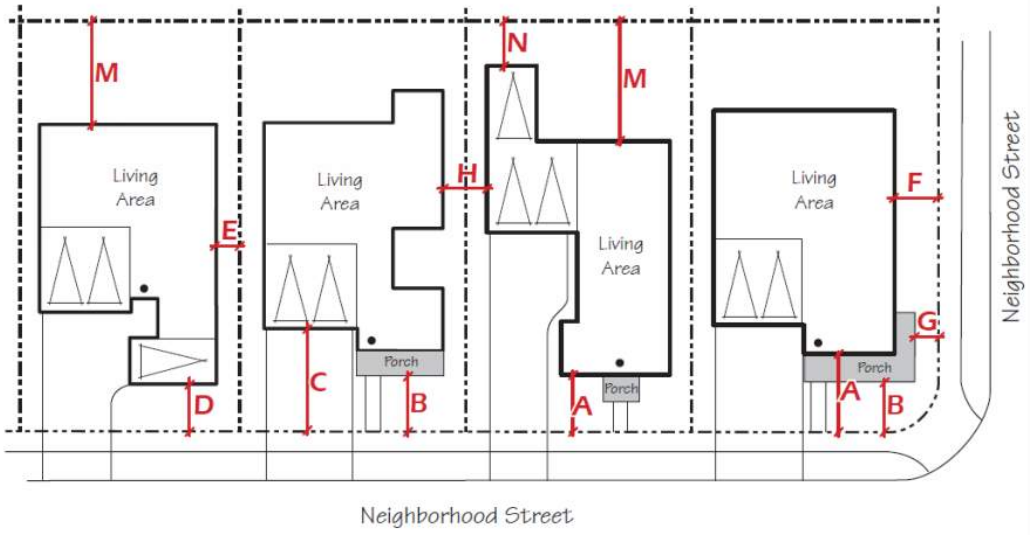
4 Walls may exceed 6' in height for noise attenuation purposes subject to a City approved Acoustical Study and may have a maximum height of 9' if a combination wall/fence/hedge and retaining wall is necessary.

5 All parking spaces shall be enclosed within the garage with a minimum 20'x20' clear dimension for two spaces and 10'x20' for single and tandem spaces. Parking spaces shall be clear of solid waste receptacles or other utilities such as garbage toters, recycling bins, gas meters, water heaters, or other items that might be permanently stored in a garage. Tandem parking is permitted provided that both spaces are assigned to the same unit.

Table 4-9: Front Loaded Villa Homes (40'x90')

Lot Size and Building Intensity	
Lot Area (minimum)	3,600 sf
Site Coverage (maximum)	60%
Width, Interior Lot (min)	40'
Width, Knuckle or Cul-De-Sac (min)	20'
Width, Corner Lot (min)	45'
Depth (min)	90'
Building Height	
Height (maximum) [2]	35'
Walls, Fences, and Hedges (max. height)	
On front and street side property line [3]	3'
On interior and rear property line [4]	6'
Parking	
Spaces required per unit [5]	2

Front/ Street Minimum Setback [1]	
A: To living area	15'
B: To porch, stoop, or patio	10'
C: To garage door (facing primary street)	18'
D: To side wall of swing garage	10'
Side Setback/ Min. Building Separation [1]	
E: Interior side	3.5'
F: Street side	10'
G: Street side to porch, stoop, or patio	5'
H: Between main structures side to side	7'
I: Between main structures front to front	N/A
J: Between main structures front to side	N/A
K: Between main structures rear to rear	N/A
L: Garage door to garage door	N/A
Rear Setback [1]	
M: Main structure	10'
N: Garage (single-story plate line)	10'
Patio cover or second story deck	5'



Footnotes for Front Loaded Villa Homes (40'x90')

1 Setbacks measured from property line. Architectural projections may extend a maximum of 3 feet into a front, side, or rear setback area, however, in no case shall such projection be closer than 3 feet to any property line. Architectural projections are defined as elements that articulate a building elevation such as eaves, window and door pop-out surrounds, media niches, bay windows, pot shelves, chimneys, enhanced windowsills, shutter details, window trim, balconies and entry gates, and other similar elements. Not applicable to paseo or court-fronting units. Refer to minimum building separation requirements. The width of lots fronting on a curved street or on the curved portion of a cul-de-sac or elbow may be measured along an arc located within the front fifty (50) feet of the lot.

2 Architectural projections such as chimneys, cupolas, and similar features may exceed the maximum height limit by 10'.

3 Solid masonry walls or wood fencing materials may be permitted 3' from the back of sidewalk up to a height of 3'. Fences, walls, hedges or similar view-obstructing structures or plants that reduce safe ingress or egress of vehicles or pedestrians shall not exceed 3' in height in any required front yard area.

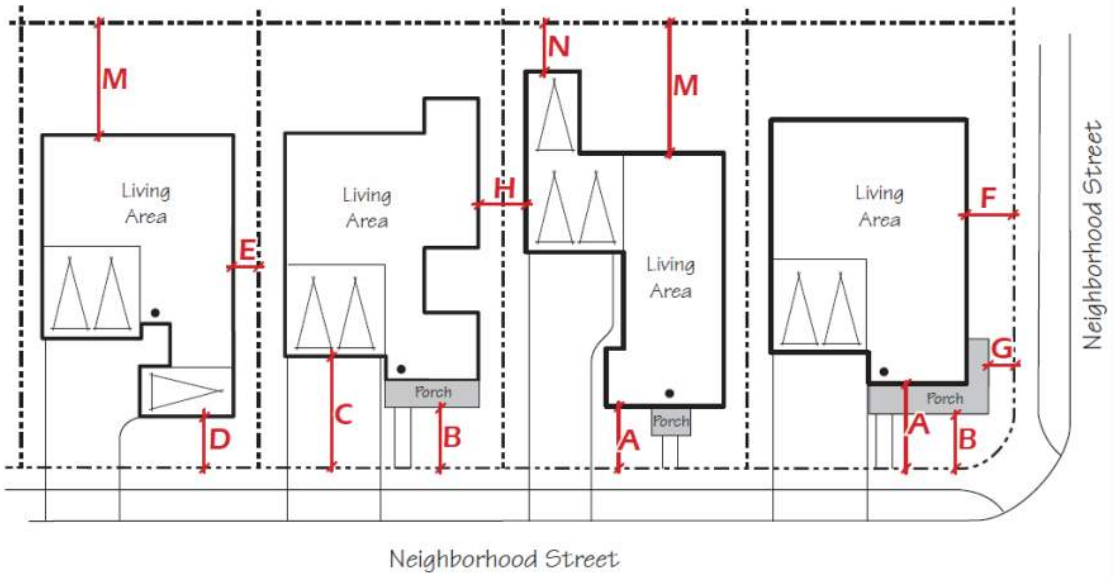
4 Walls may exceed 6' in height for noise attenuation purposes subject to a City approved Acoustical Study and may have a maximum height of 9' if a combination wall/fence/hedge and retaining wall is necessary.

5 All parking spaces shall be enclosed within the garage with a minimum 20'x20' clear dimension for two spaces and 10'x20' for single and tandem spaces. Parking spaces shall be clear of solid waste receptacles or other utilities such as garbage toters, recycling bins, gas meters, water heaters, or other items that might be permanently stored in a garage. Tandem parking is permitted provided that both spaces are assigned to the same unit.

Table 4-10: Front Loaded Villa Homes (45'x67')

Lot Size and Building Intensity	
Lot Area (minimum)	3,375 sf
Site Coverage (maximum)	60%
Width, Interior Lot (min)	45'
Width, Knuckle or Cul-De-Sac (min)	20'
Width, Corner Lot (min)	50'
Depth (min)	67'
Building Height	
Height (maximum) [2]	35'
Walls, Fences, and Hedges (max. height)	
On front and street side property line [3]	3'
On interior and rear property line [4]	6'
Parking	
Spaces required per unit [5]	2

Front/ Street Minimum Setback [1]	
A: To living area	15'
B: To porch, stoop, or patio	10'
C: To garage door (facing primary street)	18'
D: To side wall of swing garage	10'
Side Setback/ Min. Building Separation [1]	
E: Interior side	5'
F: Street side	10'
G: Street side to porch, stoop, or patio	10'
H: Between main structures side to side	10'
I: Between main structures front to front	N/A
J: Between main structures front to side	N/A
K: Between main structures rear to rear	N/A
L: Garage door to garage door	N/A
Rear Setback [1]	
M: Main structure	10'
N: Garage (single-story plate line)	10'
Patio cover or second story deck	5'



Footnotes for Front Loaded Villa Homes (45'x67')

1 Setbacks measured from property line. Architectural projections may extend a maximum of 3 feet into a front, side, or rear setback area, however, in no case shall such projection be closer than 3 feet to any property line. Architectural projections are defined as elements that articulate a building elevation such as eaves, window and door pop-out surrounds, media niches, bay windows, pot shelves, chimneys, enhanced windowsills, shutter details, window trim, balconies and entry gates, and other similar elements. Not applicable to paseo or court-fronting units. Refer to minimum building separation requirements. The width of lots fronting on a curved street or on the curved portion of a cul-de-sac or elbow may be measured along an arc located within the front fifty (50) feet of the lot.

2 Architectural projections such as chimneys, cupolas, and similar features may exceed the maximum height limit by 10'.

3 Solid masonry walls or wood fencing materials may be permitted 3' from the back of sidewalk up to a height of 3'. Fences, walls, hedges or similar view-obstructing structures or plants that reduce safe ingress or egress of vehicles or pedestrians shall not exceed 3' in height in any required front yard area.

4 Walls may exceed 6' in height for noise attenuation purposes subject to a City approved Acoustical Study and may have a maximum height of 9' if a combination wall/fence/hedge and retaining wall is necessary.

5 All parking spaces shall be enclosed within the garage with a minimum 20'x20' clear dimension for two spaces and 10'x20' for single and tandem spaces. Parking spaces shall be clear of solid waste receptacles or other utilities such as garbage toters, recycling bins, gas meters, water heaters, or other items that might be permanently stored in a garage. Tandem parking is permitted provided that both spaces are assigned to the same unit.

Table 4-11: Lane Loaded Detached Homes (50'x110') [1]

Lot Size and Building Intensity	
Lot Area (minimum)	5,500 sf
Site Coverage (maximum)	60%
Width, Interior Lot (min)	50'
Width, Knuckle or Cul-De-Sac (min)	30'
Width, Corner Lot (min)	55'
Depth (min)	100'
Building Height	
Height (maximum) [4]	35'
Walls, Fences, and Hedges (max. height)	
On front and street side property line [5]	3'
On interior and rear property line [6]	6'
Parking	
Spaces required per unit [7]	2

Front/ Street Minimum Setback [2]	
A: To living area	15'
B: To porch, stoop, or patio	10'
C: To garage door (facing primary street)	N/A
D: To side wall of swing garage	N/A
Side Setback/ Min. Building Separation [2]	
E: Interior side	5'
F: Street side to main structure	10'
G: Street side to porch, stoop, or patio	5'
H: Between main structures side to side	10'
I: Between main structures front to front	N/A
J: Between main structures front to side	N/A
K: Between main structures rear to rear	30'
L: Garage door to garage door	30'
Rear/ Lane Setback [2, 3]	
M: Main structure or garage	5'
Patio cover or second story deck	5'

Footnotes for Lane Loaded Detached Homes (50'x110')

1 Minimum lot dimensions, front yard, rear yard, side yard, and garage setback requirements, and building coverage standards, not applicable to condominium style development. Pursuant to the terms provided in Section 8 for minor revisions to this GDP, the Community Development Director may review and approve deviations to these development standards concurrent with review and approval of a small lot subdivision map and review of proposed housing product type. The requested deviation(s), housing product type(s), and/or siting characteristics shall be determined to be consistent with the spirit and intent of the example housing prototypes contained in this GDP.

2 Setbacks measured from property line unless otherwise specified. Architectural projections may extend a maximum of 3 feet into a front, side, or rear setback area, however, in no case shall such projection be closer than 3 feet to any property line. Architectural projections are defined as elements that articulate a building elevation such as eaves, window and door pop-out surrounds, media niches, bay windows, pot shelves, chimneys, enhanced windowsills, shutter details, window trim, balconies and entry gates, and other similar elements. Not applicable to paseo or court-fronting units. Refer to minimum building separation requirements. The width of lots fronting on a curved street or on the curved portion of a cul-de-sac or elbow may be measured along an arc located within the front fifty (50) feet of the lot.

3 Measured from edge of garage lane.

4 Architectural projections such as chimneys, cupolas, and similar features may exceed the maximum height limit by 10'.

5 Solid masonry walls or wood fencing materials may be permitted 3' from the back of sidewalk up to a height of 3'. Fences, walls, hedges or similar view-obstructing structures or plants that reduce safe ingress or egress of vehicles or pedestrians shall not exceed 3' in height in any required front yard area.

6 Walls may exceed 6' in height for noise attenuation purposes subject to a City approved Acoustical Study; maximum height of 9' if a combination wall/fence/hedge and retaining wall is necessary.

7 All parking spaces shall be enclosed within the garage with a minimum 20'x20' clear dimension for two spaces and 10'x20' for single and tandem spaces. Parking spaces shall be clear of solid waste receptacles or other utilities such as garbage toters, recycling bins, gas meters, water heaters, or other items that might be permanently stored in a garage. Tandem parking is permitted provided that both spaces are assigned to the same unit.

Table 4-12: Lane Loaded Detached Homes (40'x80')

Lot Size and Building Intensity	
Lot Area (minimum)	3,200 sf
Site Coverage (maximum)	60%
Width, Interior Lot (min)	40'
Width, Knuckle or Cul-De-Sac (min)	35'
Width, Corner Lot (min)	45'
Depth (min)	80'
Building Height	
Height (maximum) [4]	35'
Walls, Fences, and Hedges (max. height)	
On front and street side property line [5]	3'
On interior and rear property line [6]	6'
Parking	
Spaces required per unit [7]	2

Front/ Street Setback [2]	
A: To living area	10'
B: To porch, stoop, or patio	5'
C: To garage door (facing primary street)	N/A
D: To side wall of swing garage	N/A
Side Setback/ Min. Building Separation [2]	
E: Interior side	3.5'
F: Street side	10'
G: Street side to porch, stoop, or patio	5'
H: Between main structures side to side	7'
I: Between main structures front to front	N/A
J: Between main structures front to side	N/A
K: Between main structures rear to rear	30'
L: Garage door to garage door	30'
Rear/ Lane Setback [2, 3]	
M: Main structure or garage	5'
Patio cover or second story deck	5'

Footnotes for Lane Loaded Detached Homes (40'x80')

1 Minimum lot dimensions, front yard, rear yard, side yard, and garage setback requirements, and building coverage standards, not applicable to condominium style development. Pursuant to the terms provided in Section 8 for minor revisions to this GDP, the Community Development Director may review and approve deviations to these development standards concurrent with review and approval of a small lot subdivision map and review of proposed housing product type. The requested deviation(s), housing product type(s), and/or siting characteristics shall be determined to be consistent with the spirit and intent of the example housing prototypes contained in this GDP.

2 Setbacks measured from property line unless otherwise specified. Architectural projections may extend a maximum of 3 feet into a front, side, or rear setback area, however, in no case shall such projection be closer than 3 feet to any property line. Architectural projections are defined as elements that articulate a building elevation such as eaves, window and door pop-out surrounds, media niches, bay windows, pot shelves, chimneys, enhanced windowsills, shutter details, window trim, balconies and entry gates, and other similar elements. Not applicable to paseo or court-fronting units. Refer to minimum building separation requirements. The width of lots fronting on a curved street or on the curved portion of a cul-de-sac or elbow may be measured along an arc located within the front fifty (50) feet of the lot.

3 Measured from edge of garage lane.

4 Architectural projections such as chimneys, cupolas, and similar features may exceed the maximum height limit by 10'.

5 Solid masonry walls or wood fencing materials may be permitted 3' from the back of sidewalk up to a height of 3'. Fences, walls, hedges or similar view-obstructing structures or plants that reduce safe ingress or egress of vehicles or pedestrians shall not exceed 3' in height in any required front yard area.

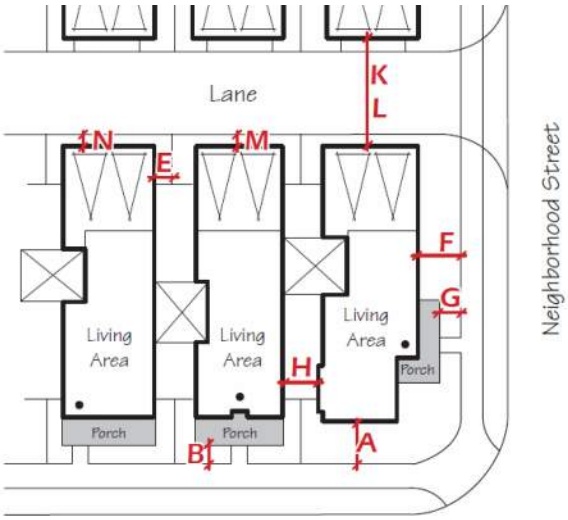
6 Walls may exceed 6' in height for noise attenuation purposes subject to a City approved Acoustical Study; maximum height of 9' if a combination wall/fence/hedge and retaining wall is necessary.

7 All parking spaces shall be enclosed within the garage with a minimum 20'x20' clear dimension for two spaces and 10'x20' for single and tandem spaces. Parking spaces shall be clear of solid waste receptacles or other utilities such as garbage toters, recycling bins, gas meters, water heaters, or other items that might be permanently stored in a garage. Tandem parking is permitted provided that both spaces are assigned to the same unit.

Table 4-13: Lane Loaded Detached Homes (32'x100') [1]

Lot Size and Building Intensity	
Lot Area (minimum)	3,200 sf
Site Coverage (maximum)	60%
Width, Interior Lot (min)	32'
Width, Knuckle or Cul-De-Sac (min)	N/A
Width, Corner Lot (min)	37'
Depth (min)	100'
Building Height	
Height (maximum) [5]	35'
Walls, Fences, and Hedges (max. height)	
On front and street side property line [6]	3'
On interior and rear property line [7]	6'
Parking	
Spaces required per unit [8]	2

Front/ Street Minimum Setback [2]	
A: To living area	10'
B: To porch, stoop, or patio	5'
C: To garage door (facing primary street)	N/A
D: To side wall of swing garage	N/A
Side Setback/ Min. Building Separation [2]	
E: Interior side	5' [3]
F: Street side	10'
G: Street side to porch, stoop, or patio	5'
H: Between main structures side to side	10' [3]
I: Between main structures front to front	N/A
J: Between main structures front to side	N/A
K: Between main structures rear to rear	30'
L: Garage door to garage door	24'
Rear/ Lane Setback [2, 4]	
M: Main structure	5'
N: Garage (single-story plate line)	2'
Patio cover or second story deck	2.5'



Footnotes for Lane Loaded Detached Homes (32'x100')

1 Minimum lot dimensions, front yard, rear yard, side yard, and garage setback requirements, and building coverage standards, not applicable to condominium style development. Pursuant to the terms provided in Section 8 for minor revisions to this GDP, the Community Development Director may review and approve deviations to these development standards concurrent with review and approval of a small lot subdivision map and review of proposed housing product. The requested deviation(s), housing product type(s), and/or siting characteristics shall be determined to be consistent with the spirit and intent of the example housing prototypes contained in this GDP.

2 Setbacks measured from property line unless otherwise specified. Architectural projections may extend a maximum of 3 feet into a front, side, or rear setback area, however, in no case shall such projection be closer than 3 feet to any property line. Architectural projections are defined as elements that articulate a building elevation such as eaves, window and door pop-out surrounds, media niches, bay windows, pot shelves, chimneys, enhanced windowsills, shutter details, window trim, balconies and entry gates, and other similar elements. Not applicable to paseo or court-fronting units. Refer to minimum building separation requirements. The width of lots fronting on a curved street or on the curved portion of a cul-de-sac or elbow may be measured along an arc located within the front fifty (50) feet of the lot.

3 Setback dimensions assume that a shared-use easement side yard, unobstructed by a wall or fence, is provided. If not provided, a 5' side yard is required.

4 Measured from edge of garage lane.

5 Architectural projections such as chimneys, cupolas, and similar features may exceed the maximum height limit by 10'.

6 Solid masonry walls or wood fencing materials may be permitted 3' from the back of sidewalk up to a height of 3'. Fences, walls, hedges or similar view-obstructing structures or plants that reduce safe ingress or egress of vehicles or pedestrians shall not exceed 3' in height in any required front yard area.

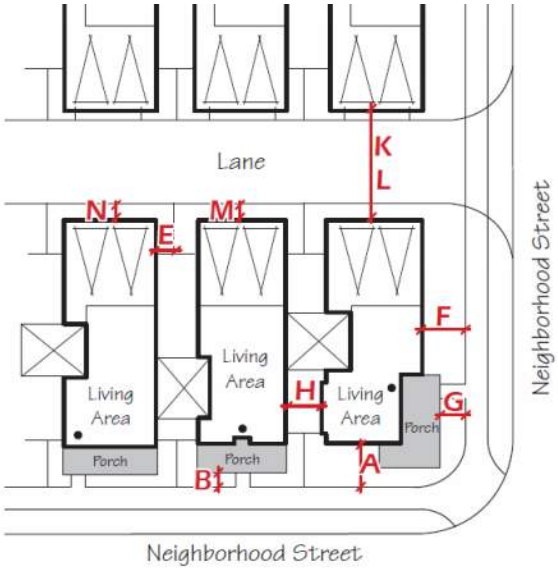
7 Walls may exceed 6' in height for noise attenuation purposes subject to a City approved Acoustical Study; maximum height of 9' if a combination wall/fence/hedge and retaining wall is necessary.

8 All parking spaces shall be enclosed within the garage with a minimum 20'x20' clear dimension for two spaces and 10'x20' for single and tandem spaces. Parking spaces shall be clear of solid waste receptacles or other utilities such as garbage toters, recycling bins, gas meters, water heaters, or other items that might be permanently stored in a garage. Tandem parking is permitted provided that both spaces are assigned to the same unit.

Table 4-14: Lane Loaded Row Homes (31'x50')

Lot Size and Building Intensity	
Lot Area (minimum)	1,550 sf
Site Coverage (maximum)	60%
Width, Interior Lot (min)	31'
Width, Knuckle or Cul-De-Sac (min)	N/A
Width, Corner Lot (min)	36'
Depth (min)	50'
Building Height	
Height (maximum) [6]	35'
Walls, Fences, and Hedges (max. height)	
On front and street side property line [7]	3'
On interior and rear property line [8]	6'
Parking	
Spaces required per unit [9]	2

Front/ Street Minimum Setback [2]	
A: To living area	10'
B: To porch, stoop, or patio	5'
C: To garage door (facing primary street)	N/A
D: To side wall of swing garage	N/A
Side Setback/ Min. Building Separation [2]	
E: Interior side	5' [3]
F: Street side	10'
G: Street side to porch, stoop, or patio	5'
H: Between main structures side to side	10' [3]
I: Between main structures front to front	N/A
J: Between main structures front to side	N/A
K: Between main structures rear to rear	30'
L: Garage door to garage door	30'
Rear/ Lane Setback [2, 5]	
M: Main structure	3' [4]
N: Garage (single-story plate line)	2'
Patio cover or second story deck	2.5'



Footnotes for Lane Loaded Homes (31'x50')

1 Minimum lot dimensions, front yard, rear yard, side yard, and garage setback requirements, and building coverage standards, not applicable to condominium style development. Pursuant to the terms provided in Section 8 for minor revisions to this GDP, the Community Development Director may review and approve deviations to these development standards concurrent with review and approval of a small lot subdivision map and review of proposed housing product type. The requested deviation(s), housing product type(s), and/or siting characteristics shall be determined to be consistent with the spirit and intent of the example housing prototypes contained in this GDP.

2 Setbacks measured from property line unless otherwise specified. Architectural projections may extend a maximum of 3 feet into a front, side, or rear setback area, however, in no case shall such projection be closer than 3 feet to any property line. Architectural projections are defined as elements that articulate a building elevation such as eaves, window and door pop-out surrounds, media niches, bay windows, pot shelves, chimneys, enhanced windowsills, shutter details, window trim, balconies and entry gates, and other similar elements. Not applicable to paseo or court-fronting units. Refer to minimum building separation requirements. The width of lots fronting on a curved street or on the curved portion of a cul-de-sac or elbow may be measured along an arc located within the front fifty (50) feet of the lot.

3 Setback dimensions assume that a shared-use easement side yard, unobstructed by a wall or fence, is provided. If not provided, a 5' side yard is required.

4 5' minimum setback required if main structure stepped back from garage

5 Measured from edge of garage lane.

6 Architectural projections such as chimneys, cupolas, and similar features may exceed the maximum height limit by 10'.

7 Solid masonry walls or wood fencing materials may be permitted 3' from the back of sidewalk up to a height of 3'. Fences, walls, hedges or similar view-obstructing structures or plants that reduce safe ingress or egress of vehicles or pedestrians shall not exceed 3' in height in any required front yard area.

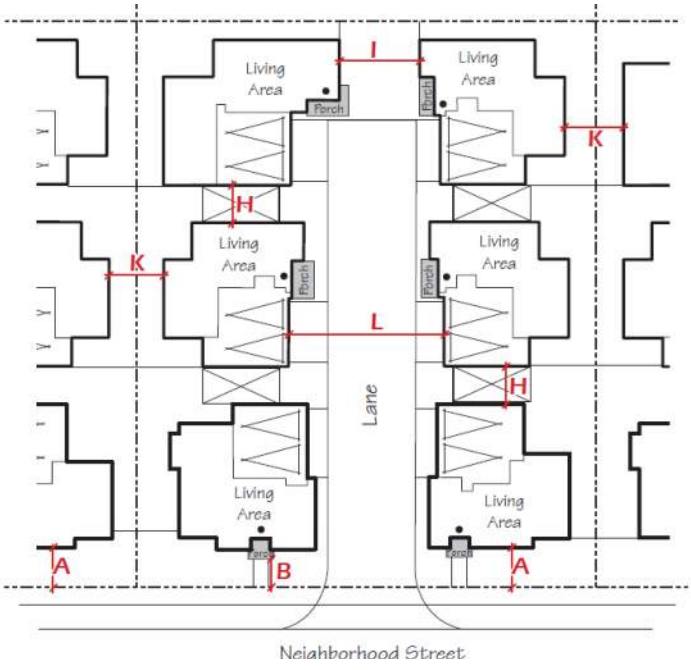
8 Walls may exceed 6' in height for noise attenuation purposes subject to a City approved Acoustical Study and may have a maximum height of 9' if a combination wall/fence/hedge and retaining wall is necessary.

9 All parking spaces shall be enclosed within the garage with a minimum 20'x20' clear dimension for two spaces and 10'x20' for single and tandem spaces. Parking spaces shall be clear of solid waste receptacles or other utilities such as garbage toters, recycling bins, gas meters, water heaters, or other items that might be permanently stored in a garage. Tandem parking is permitted provided that both spaces are assigned to the same unit.

Table 4-15: Court Cluster Homes [1, 2]

Lot Size and Building Intensity	
Lot Area (minimum)	1,800 sf
Site Coverage (maximum)	60%
Width, Interior Lot (min)	N/A
Width, Knuckle or Cul-De-Sac (min)	N/A
Width, Corner Lot (min)	N/A
Depth (min)	N/A
Building Height	
Height (maximum) [6]	35'
Walls, Fences, and Hedges (max. height)	
On front and street side property line [7]	3'
On interior and rear property line [8]	6'
Parking	
Spaces required per unit [9]	2 [10]

Front/ Street Setback [3]	
A: To living area	10' [4]
B: To porch, stoop, or patio	5' [4]
C: To garage door (facing primary street)	N/A
D: To side wall of swing garage	N/A
Side Setback/ Min. Building Separation [3]	
E: Interior side	N/A
F: Side street	N/A
G: Street side to porch, stoop, or patio	N/A
H: Between main structures side to side	6' [5]
I: Between main structures front to front	25'
J: Between main structures front to side	N/A
K: Between main structures rear to rear	15'
L: Garage door to garage door	30'
Rear/ Lane Setback [3]	
M: Main structure or garage	N/A
Patio cover or second story deck	N/A



Footnotes for Court Cluster Homes

1 Minimum lot dimensions, front yard, rear yard, side yard, and garage setback requirements, and building coverage standards, not applicable to condominium style development. Pursuant to the terms provided in Section 8 for minor revisions to this GDP, the Community Development Director may review and approve deviations to these development standards concurrent with review and approval of a small lot subdivision map and review of proposed housing product type. The requested deviation(s), housing product type(s), and/or siting characteristics shall be determined to be consistent with the spirit and intent of the example housing prototypes contained in this GDP.

2 Minimum rear yard, side yard, and garage setback criteria not applicable to cluster housing types. Refer to building separation requirements.

3 Setbacks measured from property line unless otherwise specified. Architectural projections may extend a maximum of 3 feet into a front, side, or rear setback area, however, in no case shall such projection be closer than 3 feet to any property line. Architectural projections are defined as elements that articulate a building elevation such as eaves, window and door pop-out surrounds, media niches, bay windows, pot shelves, chimneys, enhanced windowsills, shutter details, window trim, balconies and entry gates, and other similar elements. Not applicable to paseo or court-fronting units. Refer to minimum building separation requirements. The width of lots fronting on a curved street or on the curved portion of a cul-de-sac or elbow may be measured along an arc located within the front fifty (50) feet of the lot.

4 Not applicable to paseo or court-fronting units. Refer to minimum building separation requirements.

5 Assumes zero openings along adjacent walls (3' to assumed property line), otherwise minimum building separation shall be 6'6" with a maximum of 25% openings along adjacent walls (3'3" to assumed property line)

6 Architectural projections such as chimneys, cupolas, and similar features may exceed the maximum height limit by 10'.

7 Solid masonry walls or wood fencing materials may be permitted 3' from the back of sidewalk up to a height of 3'. Fences, walls, hedges or similar view-obstructing structures or plants that reduce safe ingress or egress of vehicles or pedestrians shall not exceed 3' in height in any required front yard area.

8 Walls may exceed 6' in height for noise attenuation purposes subject to a City approved Acoustical Study and may have a maximum height of 9' if a combination wall/fence/hedge and retaining wall is necessary.

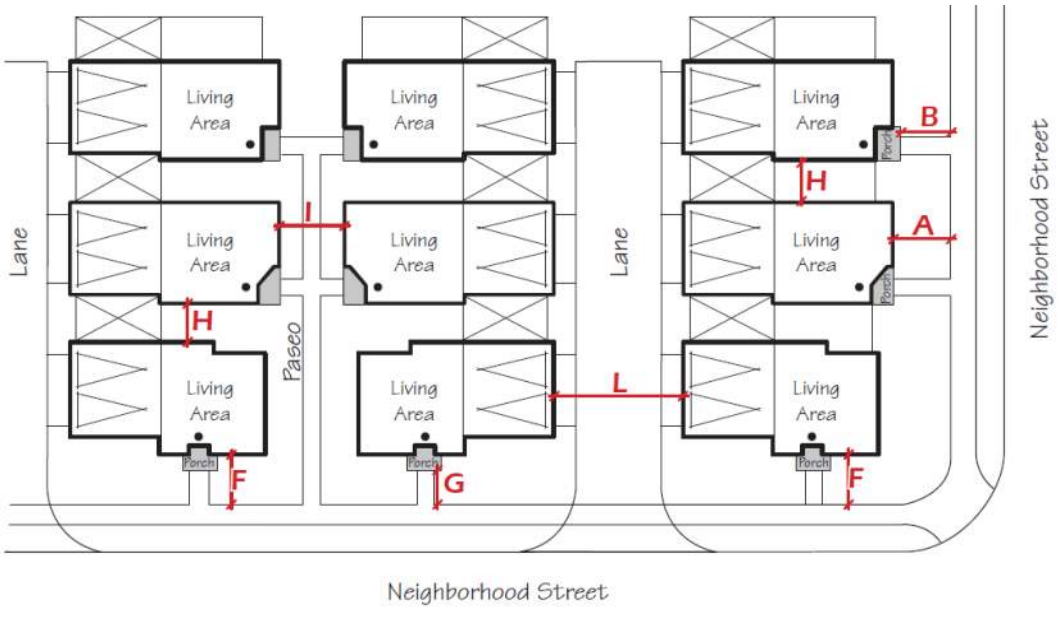
9 All parking spaces shall be enclosed within the garage with a minimum 20'x20' clear dimension for two spaces and 10'x20' for single and tandem spaces. Parking spaces shall be clear of solid waste receptacles or other utilities such as garbage toters, recycling bins, gas meters, water heaters, or other items that might be permanently stored in a garage. Tandem parking is permitted provided that both spaces are assigned to the same unit.

10 Plus 0.5 spaces per unit for guest parking where no driveway is provided. Required guest parking can be provided on-street or within designated open parking areas.

Table 4-16: Detached Green Court Homes (40'x80') [1, 2]

Lot Size and Building Intensity	
Lot Area (minimum)	3,200 sf
Site Coverage (maximum)	60%
Width, Interior Lot (min)	40'
Width, Knuckle or Cul-De-Sac (min)	35'
Width, Corner Lot (min)	45'
Depth (min)	80'
Building Height	
Height (maximum) [7]	35'
Walls, Fences, and Hedges (max. height)	
On front and street side property line [8]	3'
On interior and rear property line [9]	6'
Parking	
Spaces required per unit [10]	2 [11]

Front/ Street Minimum Setback [3]	
A: To living area	10' [4]
B: To porch, stoop, or patio	5' [4]
C: To garage door (facing primary street)	N/A
D: To side wall of swing garage	N/A
Side Setback/ Min. Building Separation [3, 5]	
E: Interior side	N/A
F: Side street	10'
G: Street side to porch, stoop, or patio	5'
H: Between main structures side to side	6' [6]
I: Between main structures front to front	25'
J: Between main structures front to side	N/A
K: Between main structures rear to rear	N/A
L: Garage door to garage door	30'
Rear/ Lane Setback [3]	
M: Main structure or garage	N/A
Patio cover or second story deck	N/A



Footnotes for Detached Green Court Homes (40'x80')

1 Minimum lot dimensions, front yard, rear yard, side yard, and garage setback requirements, and building coverage standards, not applicable to condominium style development. Pursuant to the terms provided in Section 8 for minor revisions to this GDP, the Community Development Director may review and approve deviations to these development standards concurrent with review and approval of a small lot subdivision map and review of proposed housing product type. The requested deviation(s), housing product type(s), and/or siting characteristics shall be determined to be consistent with the spirit and intent of the example housing prototypes contained in this GDP.

2 Minimum rear yard, side yard, and garage setback criteria not applicable to cluster housing types. Refer to building separation requirements.

3 Setbacks measured from property line unless otherwise specified. Architectural projections may extend a maximum of 3 feet into a front, side, or rear setback area, however, in no case shall such projection be closer than 3 feet to any property line. Architectural projections are defined as elements that articulate a building elevation such as eaves, window and door pop-out surrounds, media niches, bay windows, pot shelves, chimneys, enhanced windowsills, shutter details, window trim, balconies and entry gates, and other similar elements. Not applicable to paseo or court-fronting units. Refer to minimum building separation requirements. The width of lots fronting on a curved street or on the curved portion of a cul-de-sac or elbow may be measured along an arc located within the front fifty (50) feet of the lot.

4 Not applicable to paseo or court-fronting units. Refer to minimum building separation requirements.

5 Setback dimensions assume that a shared-use easement side yard, unobstructed by a wall or fence, is provided. If not provided, a 5' side yard is required.

6 Assumes zero openings along adjacent walls (3' to assumed property line), otherwise minimum building separation shall be 6'6" with a maximum of 25% openings along adjacent walls (3'3" to assumed property line)

7 Architectural projections such as chimneys, cupolas, and similar features may exceed the maximum height limit by 10'.

8 Solid masonry walls or wood fencing materials may be permitted 3' from the back of sidewalk up to a height of 3'. Fences, walls, hedges or similar view-obstructing structures or plants that reduce safe ingress or egress of vehicles or pedestrians shall not exceed 3' in height in any required front yard area.

9 Walls may exceed 6' in height for noise attenuation purposes subject to a City approved Acoustical Study and may have a maximum height of 9' if a combination wall/fence/hedge and retaining wall is necessary.

10 All parking spaces shall be enclosed within the garage with a minimum 20'x20' clear dimension for two spaces and 10'x20' for single and tandem spaces. Parking spaces shall be clear of solid waste receptacles or other utilities such as garbage toters, recycling bins, gas meters, water heaters, or other items that might be permanently stored in a garage. Tandem parking is permitted provided that both spaces are assigned to the same unit.

11 Plus 0.5 spaces per unit for guest parking where no driveway is provided. Required guest parking can be provided on-street or within designated open parking areas.

Table 4-17: Detached Green Court Homes [1, 2]

Lot Size and Building Intensity	
Lot Area (minimum)	1,800 sf
Site Coverage (maximum)	60%
Width, Interior Lot (min)	N/A
Width, Knuckle or Cul-De-Sac (min)	N/A
Width, Corner Lot (min)	N/A
Depth (min)	N/A
Building Height	
Height (maximum) [7]	35'
Walls, Fences, and Hedges (max. height)	
On front and street side property line [8]	3'
On interior and rear property line [9]	6'
Parking	
Spaces required per unit [10]	2 [11]

Front/ Street Minimum Setback [3]	
A: To living area	10' [4]
B: To porch, stoop, or patio	5' [4]
C: To garage door (facing primary street)	N/A
D: To side wall of swing garage	N/A
Side Setback/ Min. Building Separation [3, 5]	
E: Interior side	N/A
F: Side street	10'
G: Street side to porch, stoop, or patio	5'
H: Between main structures side to side	6' [6]
I: Between main structures front to front	25'
J: Between main structures front to side	N/A
K: Between main structures rear to rear	N/A
L: Garage door to garage door	30'
Rear/ Lane Setback [3]	
M: Main structure or garage	N/A
Patio cover or second story deck	N/A

Note: *There are two variations to the plotting of this unit type – one that is plotted 3 homes deep on each court (shown above), and one that is plotted 2 homes deep on each court, up to a maximum court depth of 150'-deep.*

Footnotes for Detached Green Court Homes

1 Minimum lot dimensions, front yard, rear yard, side yard, and garage setback requirements, and building coverage standards, not applicable to condominium style development. Pursuant to the terms provided in Section 8 for minor revisions to this GDP, the Community Development Director may review and approve deviations to these development standards concurrent with review and approval of a small lot subdivision map and review of proposed housing product type. The requested deviation(s), housing product type(s), and/or siting characteristics shall be determined to be consistent with the spirit and intent of the example housing prototypes contained in this GDP.

2 Minimum rear yard, side yard, and garage setback criteria not applicable to cluster housing types. Refer to building separation requirements.

3 Setbacks measured from property line unless otherwise specified. Architectural projections may extend a maximum of 3 feet into a front, side, or rear setback area, however, in no case shall such projection be closer than 3 feet to any property line. Architectural projections are defined as elements that articulate a building elevation such as eaves, window and door pop-out surrounds, media niches, bay windows, pot shelves, chimneys, enhanced windowsills, shutter details, window trim, balconies and entry gates, and other similar elements. Not applicable to paseo or court-fronting units. Refer to minimum building separation requirements. The width of lots fronting on a curved street or on the curved portion of a cul-de-sac or elbow may be measured along an arc located within the front fifty (50) feet of the lot.

4 Not applicable to paseo or court-fronting units. Refer to minimum building separation requirements.

5 Setback dimensions assume that a shared-use easement side yard, unobstructed by a wall or fence, is provided. If not provided, a 5' side yard is required.

6 Assumes zero openings along adjacent walls (3' to assumed property line), otherwise minimum building separation shall be 6'6" with a maximum of 25% openings along adjacent walls (3'3" to assumed property line)

7 Architectural projections such as chimneys, cupolas, and similar features may exceed the maximum height limit by 10'.

8 Solid masonry walls or wood fencing materials may be permitted 3' from the back of sidewalk up to a height of 3'. Fences, walls, hedges or similar view-obstructing structures or plants that reduce safe ingress or egress of vehicles or pedestrians shall not exceed 3' in height in any required front yard area.

9 Walls may exceed 6' in height for noise attenuation purposes subject to a City approved Acoustical Study and may have a maximum height of 9' if a combination wall/fence/hedge and retaining wall is necessary.

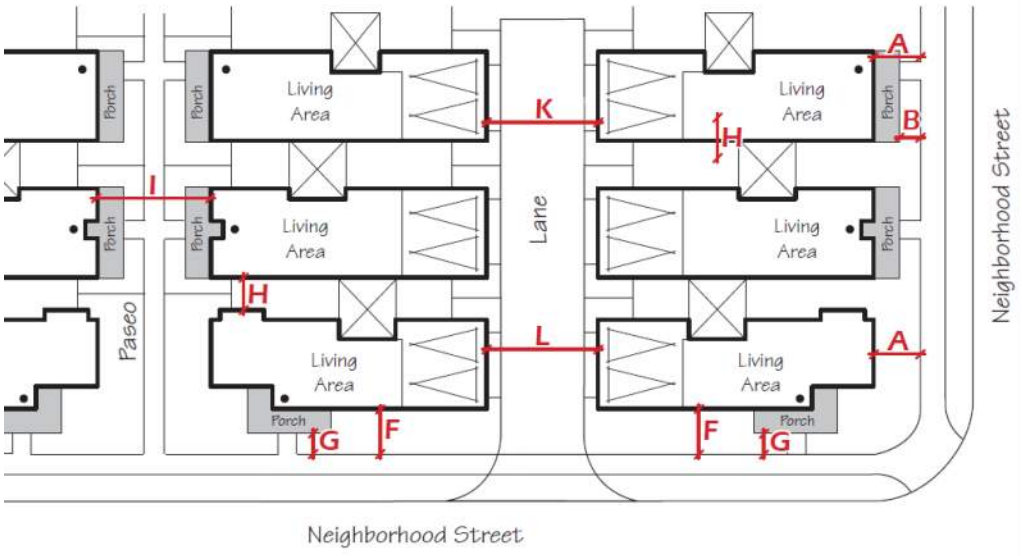
10 All parking spaces shall be enclosed within the garage with a minimum 20'x20' clear dimension for two spaces and 10'x20' for single and tandem spaces. Parking spaces shall be clear of solid waste receptacles or other utilities such as garbage toters, recycling bins, gas meters, water heaters, or other items that might be permanently stored in a garage. Tandem parking is permitted provided that both spaces are assigned to the same unit.

11 Plus 0.5 spaces per unit for guest parking where no driveway is provided. Required guest parking can be provided on-street or within designated open parking areas.

Table 4-18: Lane Loaded Detached Green Court Homes [1, 2]

Lot Size and Building Intensity	
Lot Area (minimum)	3,200 sf
Site Coverage (maximum)	60%
Width, Interior Lot (min)	32'
Width, Knuckle or Cul-De-Sac (min)	N/A
Width, Corner Lot (min)	37'
Depth (min)	100'
Building Height	
Height (maximum) [7]	35'
Walls, Fences, and Hedges (max. height)	
On front and street side property line [8]	3'
On interior and rear property line [9]	6'
Parking	
Spaces required per unit [10]	2 [11]

Front/ Street Minimum Setback [3]	
A: To living area	10' [4]
B: To porch, stoop, or patio	5' [4]
C: To garage door (facing primary street)	N/A
D: To side wall of swing garage	N/A
Side Setback/ Min. Building Separation [3, 5]	
E: Interior side	N/A
F: Side street	10'
G: Street side to porch, stoop, or patio	5'
H: Between main structures side to side	6' [6]
I: Between main structures front to front	25'
J: Between main structures front to side	N/A
K: Between main structures rear to rear	30'
L: Garage door to garage door	30'
Rear/ Lane Setback [3]	
M: Main structure or garage	N/A
Patio cover or second story deck	N/A



Footnotes for Lane Loaded Detached Green Court Homes

1 Minimum lot dimensions, front yard, rear yard, side yard, and garage setback requirements, and building coverage standards, not applicable to condominium style development. Pursuant to the terms provided in Section 8 for minor revisions to this GDP, the Community Development Director may review and approve deviations to these development standards concurrent with review and approval of a small lot subdivision map and review of proposed housing product type. The requested deviation(s), housing product type(s), and/or siting characteristics shall be determined to be consistent with the spirit and intent of the example housing prototypes contained in this GDP.

2 Minimum rear yard, side yard, and garage setback criteria not applicable to cluster housing types. Refer to building separation requirements.

3 Setbacks measured from property line unless otherwise specified. Architectural projections may extend a maximum of 3 feet into a front, side, or rear setback area, however, in no case shall such projection be closer than 3 feet to any property line. Architectural projections are defined as elements that articulate a building elevation such as eaves, window and door pop-out surrounds, media niches, bay windows, pot shelves, chimneys, enhanced windowsills, shutter details, window trim, balconies and entry gates, and other similar elements. Not applicable to paseo or court-fronting units. Refer to minimum building separation requirements. The width of lots fronting on a curved street or on the curved portion of a cul-de-sac or elbow may be measured along an arc located within the front fifty (50) feet of the lot.

4 Not applicable to paseo or court-fronting units. Refer to minimum building separation requirements.

5 Setback dimensions assume that a shared-use easement side yard, unobstructed by a wall or fence, is provided. If not provided, a 5' side yard is required.

6 Assumes zero openings along adjacent walls (3' to assumed property line), otherwise minimum building separation shall be 6'6" with a maximum of 25% openings along adjacent walls (3'3" to assumed property line)

7 Architectural projections such as chimneys, cupolas, and similar features may exceed the maximum height limit by 10'.

8 Solid masonry walls or wood fencing materials may be permitted 3' from the back of sidewalk up to a height of 3'. Fences, walls, hedges or similar view-obstructing structures or plants that reduce safe ingress or egress of vehicles or pedestrians shall not exceed 3' in height in any required front yard area.

9 Walls may exceed 6' in height for noise attenuation purposes subject to a City approved Acoustical Study and may have a maximum height of 9' if a combination wall/fence/hedge and retaining wall is necessary.

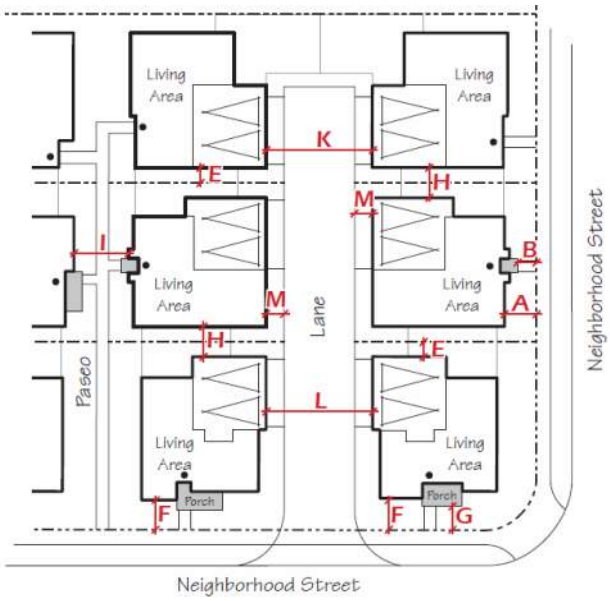
10 All parking spaces shall be enclosed within the garage with a minimum 20'x20' clear dimension for two spaces and 10'x20' for single and tandem spaces. Parking spaces shall be clear of solid waste receptacles or other utilities such as garbage toters, recycling bins, gas meters, water heaters, or other items that might be permanently stored in a garage. Tandem parking is permitted provided that both spaces are assigned to the same unit.

11 Plus 0.5 spaces per unit for guest parking where no driveway is provided. Required guest parking can be provided on-street or within designated open parking areas.

Table 4-19: Lane Loaded Paseo Cluster Homes (Alt. 2) [1, 2]

Lot Size and Building Intensity	
Lot Area (minimum)	1,800 sf
Site Coverage (maximum)	60%
Width, Interior Lot (min)	N/A
Width, Knuckle or Cul-De-Sac (min)	N/A
Width, Corner Lot (min)	N/A
Depth (min)	N/A
Building Height	
Height (maximum) [6]	35'
Walls, Fences, and Hedges (max. height)	
On front and street side property line [7]	3'
On interior and rear property line [8]	6'
Parking	
Spaces required per unit [9]	2 [10]

Front/ Street Minimum Setback [3]	
A: To living area	10' [4]
B: To porch, stoop, or patio	5' [4]
C: To garage door (facing primary street)	N/A
D: To side wall of swing garage	N/A
Side Setback/ Min. Building Separation [3]	
E: Interior side	3' [5]
F: Side street	10'
G: Street side to porch, stoop, or patio	5'
H: Between main structures side to side	6' [5]
I: Between main structures front to front	25'
J: Between main structures front to side	N/A
K: Between main structures rear to rear	30'
L: Garage door to garage door	30'
Rear/ Lane Setback [3]	
M: Main structure or garage	3'
Patio cover or second story deck	N/A



Footnotes for Lane Loaded Paseo Cluster Homes (Alt. 2)

1 Minimum lot dimensions, front yard, rear yard, side yard, and garage setback requirements, and building coverage standards, not applicable to condominium style development. Pursuant to the terms provided in Section 8 for minor revisions to this GDP, the Community Development Director may review and approve deviations to these development standards concurrent with review and approval of a small lot subdivision map and review of proposed housing product type. The requested deviation(s), housing product type(s), and/or siting characteristics shall be determined to be consistent with the spirit and intent of the example housing prototypes contained in this GDP.

2 Minimum rear yard, side yard, and garage setback criteria not applicable to cluster housing types. Refer to building separation requirements.

3 Setbacks measured from property line unless otherwise specified. Architectural projections may extend a maximum of 3 feet into a front, side, or rear setback area, however, in no case shall such projection be closer than 3 feet to any property line. Architectural projections are defined as elements that articulate a building elevation such as eaves, window and door pop-out surrounds, media niches, bay windows, pot shelves, chimneys, enhanced windowsills, shutter details, window trim, balconies and entry gates, and other similar elements. Not applicable to paseo or court-fronting units. Refer to minimum building separation requirements. The width of lots fronting on a curved street or on the curved portion of a cul-de-sac or elbow may be measured along an arc located within the front fifty (50) feet of the lot.

4 Not applicable to paseo or court-fronting units. Refer to minimum building separation requirements.

5 Assumes zero openings along adjacent walls (3' to assumed property line), otherwise minimum building separation shall be 6'6" with a maximum of 25% openings along adjacent walls (3'3" to assumed property line)

6 Architectural projections such as chimneys, cupolas, and similar features may exceed the maximum height limit by 10'.

7 Solid masonry walls or wood fencing materials may be permitted 3' from the back of sidewalk up to a height of 3'. Fences, walls, hedges or similar view-obstructing structures or plants that reduce safe ingress or egress of vehicles or pedestrians shall not exceed 3' in height in any required front yard area.

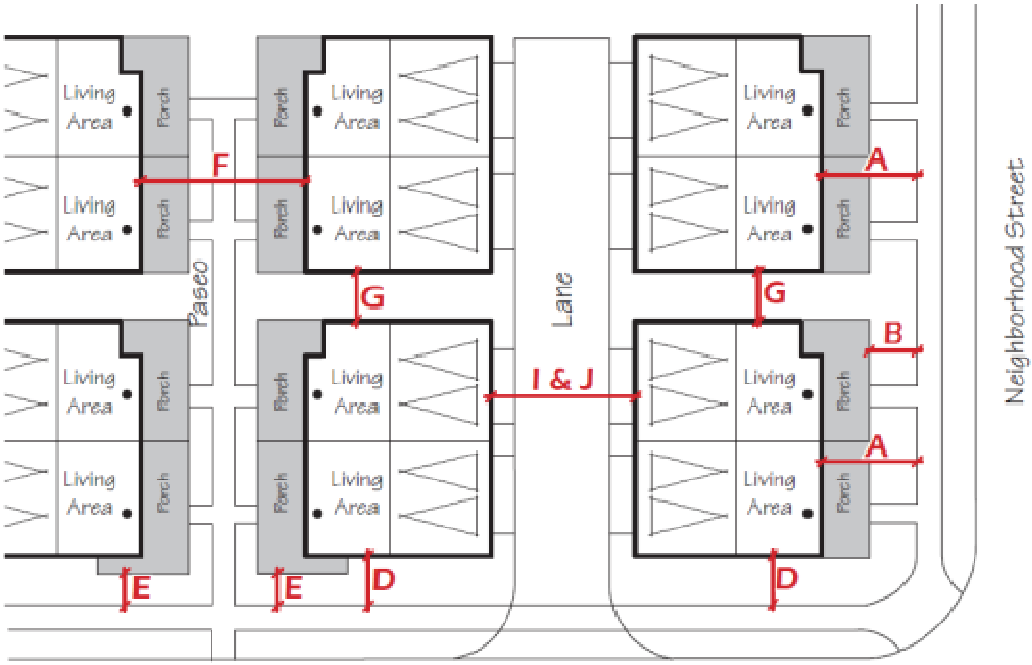
8 Walls may exceed 6' in height for noise attenuation purposes subject to a City approved Acoustical Study and may have a maximum height of 9' if a combination wall/fence/hedge and retaining wall is necessary.

9 All parking spaces shall be enclosed within the garage with a minimum 20'x20' clear dimension for two spaces and 10'x20' for single and tandem spaces. Parking spaces shall be clear of solid waste receptacles or other utilities such as garbage toters, recycling bins, gas meters, water heaters, or other items that might be permanently stored in a garage. Tandem parking is permitted provided that both spaces are assigned to the same unit.

10 Plus 0.5 spaces per unit for guest parking where no driveway is provided. Required guest parking can be provided on-street or within designated open parking areas.

Table 4-20: Lane Loaded Paired Homes [1]

Lot Size and Building Intensity		**Front/Street Minimum Setback [2]**	
Lot Area (minimum)	N/A	**A:** To living area	8'
Site Coverage (maximum)	70%	**B:** To porch, stoop, patio, or balcony	5'
Building Height [3]		**C:** To garage door (facing primary street)	N/A
Main Structure	40'	**Minimum Building Separation**	
Parking structures (detached from main structure)	25'	**D:** Side street (from property line)	8'
Walls and Fences (max. height) [4]		**E:** Street side to porch, stoop, or patio	5'
At front of building or street side setback line	2'	**F:** Between main structures front to front	25'
At interior or rear building site boundary line [5]	6'	**G:** Between main structures side to side	8'
Parking Required [7]		**H:** Between main structures front to side	N/A
Resident covered spaces per:			
1-bedroom unit	1.5	**I:** Between main structures rear to rear	30'
2-bedroom unit	1.9	**J:** Garage door to garage door	30'
3-bedroom unit	2.1	**Usable Open Space [6]**	
Guest spaces per unit [8]	0.3	Outdoor private/public open space (per unit)	100 SF



Footnotes for Lane Loaded Paired Homes

1 Pursuant to the terms provided in Section 8 for minor amendments to this GDP, the Community Development Director may review and approve deviations to these development standards concurrent with review and approval of a small lot subdivision map and review of proposed housing product type. The requested deviation(s), housing product type(s), and/or siting characteristics shall be determined to be consistent with the spirit and intent of the example housing prototypes contained in this GDP.

2 Setbacks measured from property line unless otherwise specified. Architectural projections may extend a maximum of 3 feet into a front, side, or rear setback area, however, in no case shall such projection be closer than 3 feet to any property line. Architectural projections are defined as elements that articulate a building elevation such as eaves, window and door pop-out surrounds, media niches, bay windows, pot shelves, chimneys, enhanced windowsills, shutter details, window trim, balconies and entry gates, and other similar elements. Not applicable to paseo or court-fronting units. Refer to minimum building separation requirements. The width of lots fronting on a curved street or on the curved portion of a cul-de-sac or elbow may be measured along an arc located within the front fifty (50) feet of the lot.

3 Architectural projections such as chimneys, cupolas, and similar features may exceed the maximum height limit by 10'.

4 Solid masonry walls or wood fencing materials may be permitted 3' from the back of sidewalk up to a height of 3'. Fences, walls, hedges or similar view-obstructing structures or plants that reduce safe ingress or egress of vehicles or pedestrians shall not exceed 3' in height in any required front yard area.

5 Walls may exceed 6' in height for noise attenuation purposes subject to an approved Acoustical Study, subject to review and approval by the City.

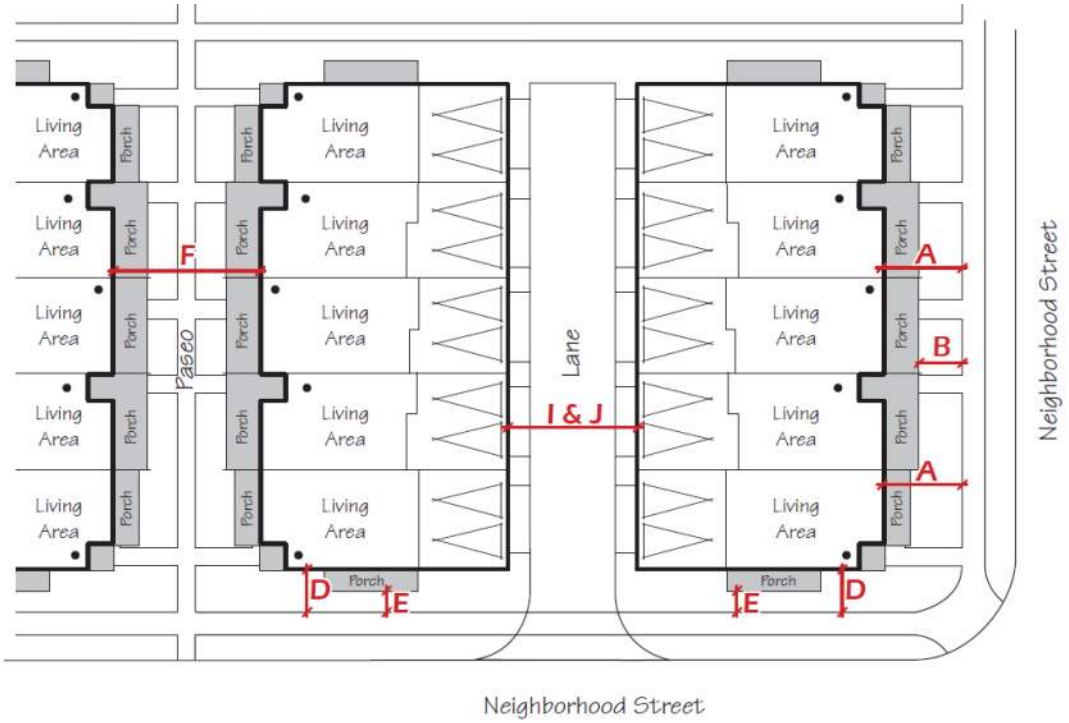
6 Minimum open space requirements to be provided on each lot in the form of a yard, courtyard, porch, or balcony. For multi-family developments, or single-family developments where the minimum requirement cannot be achieved on each lot, the development's total open space requirement may be satisfied by providing common open space within the neighborhood, in the form of a passive park, tot lot, picnic area, or other similar park-like amenity.

7 All parking spaces within an enclosed garage shall have a minimum of 20'x20' clear inside dimension for double spaces and 10'x20' for single and tandem spaces. Parking spaces shall be clear of solid waste receptacles or other utilities such as garbage toters, recycling bins, gas meters, water heaters, or other items that might be permanently stored in a garage. Tandem parking is permitted provided that both spaces are assigned to the same unit.

8 Guest parking shall be provided where no driveway is provided. Required guest parking can be provided on-street or within designated open parking areas.

Table 4-21: Lane Loaded Attached Row Townhomes [1]

Lot Size and Building Intensity		**Front/Street Minimum Setback [2]**	
Lot Area (minimum)	N/A	**A:** To living area	8'
Site Coverage (maximum)	70%	**B:** To porch, stoop, patio, or balcony	5'
Building Height [5]		**C:** To garage door (facing primary street)	N/A
Main Structure	40'	**Minimum Building Separation [3]**	
Parking structures (detached from main structure)	25'	**D:** Side street	8'
Walls and Fences (max. height) [6]		**E:** Street side to porch, stoop, or patio	5'
At front of building or street side setback line	2'	**F:** Between main structures front to front	10' [3]
At interior or rear building site boundary line [7]	6'	**G:** Between main structures side to side	8' [4]
Parking Required [9]		**H:** Between main structures front to side	19'
Resident covered spaces per:			
1-bedroom unit	1.5	**I:** Between main structures rear to rear	30'
2-bedroom unit	1.9	**J:** Garage door to garage door	30'
3-bedroom unit	2.1	**Usable Open Space [8]**	
Guest spaces per unit [10]	0.3	Outdoor private/public open space (per unit)	100 SF



Footnotes for Lane Loaded Attached Row Townhomes

1 Pursuant to the terms provided in Section 8 for minor amendments to this GDP, the Community Development Director may review and approve deviations to these development standards concurrent with review and approval of a small lot subdivision map and review of proposed housing product type. The requested deviation(s), housing product type(s), and/or siting characteristics shall be determined to be consistent with the spirit and intent of the example housing prototypes contained in this GDP.

2 Setbacks measured from property line unless otherwise specified. Architectural projections may extend a maximum of 3 feet into a front, side, or rear setback area, however, in no case shall such projection be closer than 3 feet to any property line. Architectural projections are defined as elements that articulate a building elevation such as eaves, window and door pop-out surrounds, media niches, bay windows, pot shelves, chimneys, enhanced windowsills, shutter details, window trim, balconies and entry gates, and other similar elements. Not applicable to paseo or court-fronting units. Refer to minimum building separation requirements. The width of lots fronting on a curved street or on the curved portion of a cul-de-sac or elbow may be measured along an arc located within the front fifty (50) feet of the lot.

3 Minimum separation increases to 19' when fronting on, or adjacent to, a paseo or greenway.

4 Minimum separation increases to 15' if the side of buildings are adjacent to paseo or greencourt.

5 Architectural projections such as chimneys, cupolas, and similar features may exceed the maximum height limit by 10'.

6 Solid masonry walls or wood fencing materials may be permitted 3' from the back of sidewalk up to a height of 3'. Fences, walls, hedges or similar view-obstructing structures or plants that reduce safe ingress or egress of vehicles or pedestrians shall not exceed 3' in height in any required front yard area.

7 Walls may exceed 6' in height for noise attenuation purposes subject to an approved Acoustical Study, subject to review and approval by the City.

8 Minimum open space requirements to be provided on each lot in the form of a yard, courtyard, porch, or balcony. For multi-family developments, or single-family developments where the minimum requirement cannot be achieved on each lot, the development's total open space requirement may be satisfied by providing common open space within the neighborhood, in the form of a passive park, tot lot, picnic area, or other similar park-like amenity.

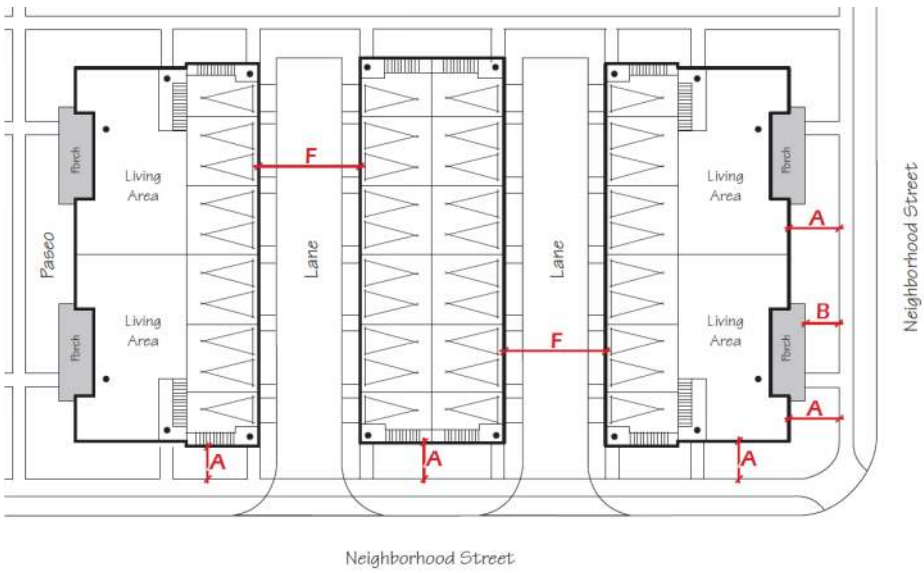
9 All parking spaces within an enclosed garage shall have a minimum 20'x20' clear inside dimension for double spaces and 10'x20' for single and tandem spaces. Parking spaces shall be clear of solid waste receptacles or other utilities such as garbage toters, recycling bins, gas meters, water heaters, or other items that might be permanently stored in a garage. Tandem parking is permitted provided that both spaces are assigned to the same unit.

10 Guest parking shall be provided where no driveway is provided. Required guest parking can be provided on-street or within designated open parking areas.

Table 4-22: Lane Loaded Attached Stacked Flats[1]

Lot Size and Building Intensity	
Lot Area (minimum)	N/A
Site Coverage (maximum)	70%
Building Height [3]	
Main Structure	40'
Parking structures (detached from main structure)	25'
Walls and Fences (max. height) [4]	
At front of building or street side setback line	3'
At interior or rear building site boundary line [7]	6'
Parking Required [7]	
Resident covered spaces per: 1-bedroom unit	1.5
2-bedroom unit	1.9
3-bedroom unit	2.1
Guest spaces per unit [8]	0.3

Front/Street Minimum Setback [2]	
A: To living area	8'
B: To porch, stoop, patio, or balcony	5'
C: To garage door (facing primary street)	N/A
Minimum Building Separation	
D: Between structures not fronting on a paseo or greenway	8'
E: Between structures fronting on or along a paseo or greenway	19'
F: Garage door to garage door	30'
Usable Open Space [6]	
Outdoor private/public open space (per unit)	100 SF



Footnotes for Lane Loaded Attached Stacked Flats[1]

1 Pursuant to the terms provided in Section 8 for minor amendments to this GDP, the Community Development Director may review and approve deviations to these development standards concurrent with review and approval of a small lot subdivision map and review of proposed housing product type. The requested deviation(s), housing product type(s), and/or siting characteristics shall be determined to be consistent with the spirit and intent of the example housing prototypes contained in this GDP.

2 Setbacks measured from property line unless otherwise specified. Architectural projections may extend a maximum of 3 feet into a front, side, or rear setback area, however, in no case shall such projection be closer than 3 feet to any property line. Architectural projections are defined as elements that articulate a building elevation such as eaves, window and door pop-out surrounds, media niches, bay windows, pot shelves, chimneys, enhanced windowsills, shutter details, window trim, balconies and entry gates, and other similar elements. Not applicable to paseo or court-fronting units. Refer to minimum building separation requirements. The width of lots fronting on a curved street or on the curved portion of a cul-de-sac or elbow may be measured along an arc located within the front fifty (50) feet of the lot.

3 Architectural projection such as chimneys, cupolas, and similar features may exceed the maximum height limit by 10'.

4 Solid masonry walls or wood fencing materials may be permitted 3' from the back of sidewalk up to a height of 3'. Fences, walls, hedges or similar view-obstructing structures or plants that reduce safe ingress or egress of vehicles or pedestrians shall not exceed 3' in height in any required front yard area.

5 Walls may exceed 6' in height for noise attenuation purposes subject to an approved Acoustical Study, subject to review and approval by the City.

6 Minimum open space requirements to be provided on each lot in the form of a yard, courtyard, porch, or balcony. For multi-family developments, or single-family developments where the minimum requirement cannot be achieved on each lot, the development's total open space requirement may be satisfied by providing common open space within the neighborhood, in the form of a passive park, tot lot, picnic area, or other similar park-like amenity.

7 All parking spaces within an enclosed garage shall have a minimum of 20'x20' clear inside dimension for double spaces and 10'x20' for single and tandem spaces. Parking spaces shall be clear of solid waste receptacles or other utilities such as garbage toters, recycling bins, gas meters, water heaters, or other items that might be permanently stored in a garage. Tandem parking is permitted provided that both spaces are assigned to the same unit.

8 Guest parking shall be provided where no driveway is provided. Required guest parking can be provided on-street or within designated open parking areas.

4.3 Village Mixed Use Commercial Development

Commercial development is intended to activate the Village Center's mix of land uses by providing opportunities for a broad range of uses that support Village 7's residents. A Village Mixed Use (VMU) Commercial site is located at the crossroads of Ferrari Ranch Road and Central Boulevard, sited with other core uses that include an elementary school, a neighborhood park, open space, and high-density residential parcels. Consistent with the design principles for the Village Center outlined in the Land Use Regulatory Guide, the development standards for the Village Mixed Use commercial site are tailored to foster development of a walkable community in the heart of Village 7.

VMU site development is subject to review and approval by the City, pursuant to Chapter 18.32 of the Lincoln Municipal Code.

4.3.1 Development Standards for Village Mixed Use Parcels

The following standards shall apply to the VMU parcel. The final design of each VMU site, including the location of buildings, parking, and landscaping, shall be subject to City review.

Table 4-23: VMU Development Standards

	Neighborhood Commercial
Lot Size (minimum)	
Area, Interior Lot	2,500 sq. ft.
Area, Corner Lot	2,500 sq. ft.
Building Setbacks (minimum)	
from Parks, Open Space & Schools	20 ft.
from Linear Parkways	15 ft.
Coverage (maximum)	
Site Coverage	60%
Height (maximum)	
Height Limit [1]	50 ft.
Parking Requirements	
Spaces	Per Chapter 18.44 of Lincoln Zoning Ordinance

1 Architectural elements such as towers, cupolas, spires, or other features may exceed the maximum height limit, provided such features are harmonious with the overall design integrity of the building.

4.3.2 Permitted Uses – Village Mixed Use

As specified in Table 4-24, the following uses shall be permitted or conditionally permitted on Village Mixed Use (VMU) parcels. Other Neighborhood Commercial Uses identified in Chapter 18.22 of the Lincoln Municipal Code, and not expressly enumerated in the Village 7 GDP shall be prohibited. Uses deemed by the Community Development Director to be consistent with the permitted use list may be allowed with approval of a Conditional Use Permit.

Table 4-24: Village Mixed Use Permitted Uses

Use		Use	
Antique Store	P	Hobbies/ Crafts Store	P
Alcoholic Sales or onsite consumption	C	Insurance Sales	P
Art Gallery/Studio	P	Jewelry Store	P
Bakery Store (Small scale; non-distribution)	P	Laundry or Cleaning Service	P
Barber/ Beauty/ Nail Salon	P	Locksmith/Keys Sales/Service	P
Bicycle Sales/ Rental/Service	P	Music/ Musical Instrument Sales/ Service	P
Book/ Stationary Store	P	Outdoor sales/ storage	C
Bookkeeping/ Accounting Services	P	Photographic Studio/ Supply/ Sales/ Service	P
Candy Store	P	Printer/ Lithographer	P
Churches	C	Private Recreation Facility	P
Clothing/ Apparel Store	P	Professional Offices	P
Community Center	P	Public Buildings (libraries, community buildings, fire or police stations, post offices, civic bldgs.)	P
Delicatessen	P	Restaurant	P
Drug Store/ Pharmacy	P	Drive Through for All Uses	C
Electronic Equipment Sales/Service	P	Shoe/ Leather Repair	P
Eyewear Sales/ Service/ Optometrist/ Ophthalmologist	P	Sporting Goods Store	P
Florist	P	Studio – Dance/ Voice/ Music/ Exercise	P
Financial Planning Sales/ Service (including banks, title companies, and similar businesses)	P	Video Sales/Rentals Tattoo Parlor	P P
Gift/ Card/ Novelty Store	P	Retail uses ancillary to any other permitted use, as determined by the Community Development Director.	P
Hearing Aid Sales/Service	P	Other uses as determined by the Planning Commission	C

P = Permitted. C = Conditionally Permitted

4.4 Parks and Open Space

Over forty percent (40%) of the participating planning areas in Village 7 are designated for park and open space uses, providing a green network that connects neighborhoods throughout the community. Several types of park and open space uses are specified in this GDP.

Village Parks and Recreation (VPR)
Developed park areas with formal programming and facilities for active and passive recreation.

Village Open Space Preserves (VOS-P)
Natural resource areas containing features such as wetlands, drainages, grasslands or riparian woodlands.

Village Open Space Linear Parkways (VOS-LP)
Landscaped areas along major roadways that provide a physical and visual buffer between the village residential neighborhoods and roadways.

Village Open Space Major Paseos (VOS-MP)
Landscaped areas within village residential neighborhoods that provide off-street connections to parks, open space areas, and roadways.

The development regulations for park and open space areas are specific to the individual types listed above.

4.4.1 Permitted Uses – Parks and Open Space

The following uses shall be permitted or conditionally permitted on park and open space parcels, as specified in the table below. Uses not specifically permitted but determined to be substantially equivalent with a listed permitted use, may be allowed at the discretion of the Community Development Director.

Table 4-25: Parks & Open Space Permitted Uses

Use	Park	Open Space Preserve	Linear Parkway/ Paseo
Class I Bike Path/ Multi-Use Trail	P	P[1]	P
Community Gardens	P	P[1]	P
Fencing	P	P[1]	P
Fuel Modification Zones	P	P[1]	--
Landscaping	P	--	P
Lighting	P	--	P
Mowing & Maintenance Activities	P	P[1]	P
Museums and Art Galleries	P	--	--
Parks (including ancillary uses and facilities, such as ball fields, sports courts, amphitheaters, restrooms, tot lots, shade structures, etc.)	P	--	P
Schools (Public and Private) [2]	P	--	--
Storm Drainage Systems	P	P[1]	P
Equivalent uses as determined by the Community Development Director	P	P[1]	P

P = Permitted Use

1 As permitted in the Open Space Operations and Management (O&M) Plan, as approved by applicable Federal and State regulatory agencies. (See Section 8.2 of the Village 7 Specific Plan for additional information regarding the O&M Plan.)

2 Refer to Village 7 Specific Plan Section 4.6 for more detail. Note that Lincoln General Plan dedication requirements are still required to be met.

4.4.2 Development Standards – Parks and Open Space

Village Parks and Recreation

Parks are to be programmed and designed on a case-by-case basis, consistent with the concept plans provided in The Lincoln Village 7 Specific Plan and this GDP. Section 6.2 of the Lincoln Village 7 Specific Plan provides a concept plan for parks located in participating planning areas of Village 7, outlining the general park layout. Section 3 of this General Development Plan further defines the park sites and includes the intended programming facilities that may be provided. The concept plans are to be used to guide the preliminary plan for each park, recognizing that programming, financial considerations, facilities, and other amenities will be adjusted and refined when each park is designed. The final park design will be subject to review and approval by the City.

Village Open Space

Two types of open space are provided in Village 7, both of which are consistent with the General Plan's Village Open Space land use designation:

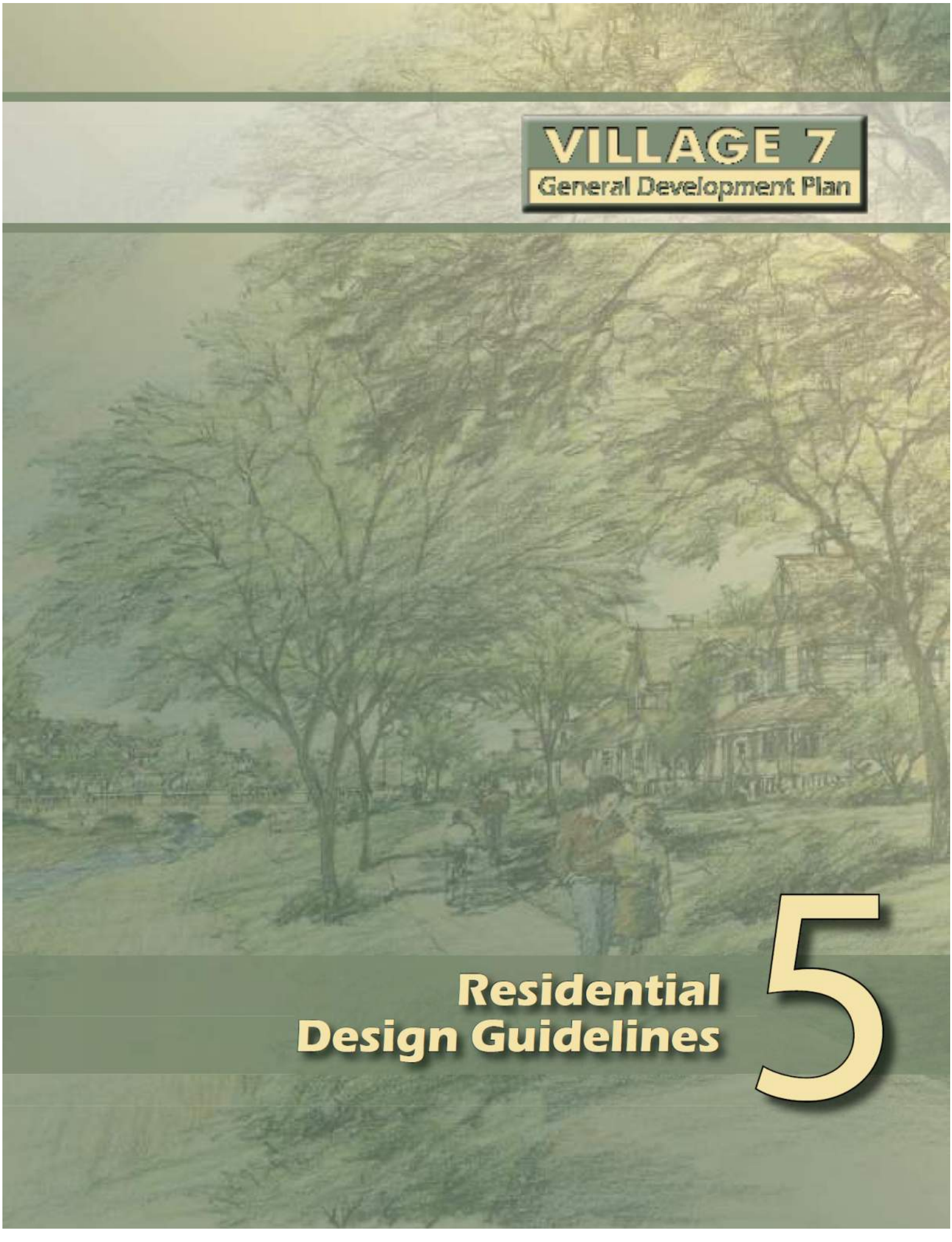
Preserves

Open space preserves are set aside for the preservation of open space resources, including wetlands, drainages, grasslands, and riparian woodlands. Section 3, Land Use Regulatory Guide, provides detailed information about the natural resources within the preserves, including a wetland preservation and compensation program.

For specific regulations governing the allowable uses and development activity within the preserves, please refer to the appropriate Operations and Management Plan (O&M Plan) prepared for each planning area.

Linear Parkways and Paseos

As identified on the land use plan, a network of linear parkways and paseos is provided throughout the community to link residential neighborhoods with the Village Center, parks, and open space areas. For detailed information about linear parkways, including a "typical" concept plan, please refer to the Lincoln Village 7 Specific Plan and Section 3 of this GDP.


VILLAGE 7
General Development Plan
Residential
Design Guidelines
5

5.1 Overview

This section contains the design guidelines for the residential neighborhoods and builds upon the Land Use Regulatory Guide in Section 3. Where Section 3 of this General Development Plan focuses on the physical design of neighborhoods, these guidelines focus on the design of homes within them. It provides guidance for home siting and orientation, design quality, and architectural style characteristics.

These guidelines are organized into the following sub-sections.

1. Home Siting, Orientation, and Design Variation
2. Residential Design Elements
3. Architectural Style Characteristics

The Residential Design Guidelines are to be applied in conjunction with the residential development standards in Section 4. Together, these sections provide the regulatory framework and design guidance necessary to create residential neighborhoods that are consistent with the design principles outlined in the Regulatory Guide.

The guidelines are not to be applied as strict standards. Instead, they should be interpreted with flexibility, recognizing that a modern implementation of the traditional design elements outlined in this section is anticipated. This will allow home designs to respond to market conditions, development patterns, and/or new information that was not available when this GDP was approved by the City. While flexibility is needed, proper implementation of these guidelines, in tandem with the Regulatory Guide and Development Standards in Sections 3 and 4, is important to create neighborhoods that achieve the vision for the community.

5.2 Siting, Orientation & Design Variation Guidelines

Where the Land Use Regulatory Guide provides design principles for each neighborhood's development pattern, including the creation of lots and blocks, this sub-section provides the guidelines for the siting and orientation of homes on each lot, as well as the variety of architectural expressions expected of each neighborhood. This is important to ensure that homes will appropriately address the street and define the edge of the public realm and will have sufficient variety in design and character to create a traditional, "built over time" appearance.

The following guidelines should be used to direct the plotting, layout, orientation, and dispersion of home designs within each village residential neighborhood:

Porches and other visual cues instinctively separate the public and private realm.

Lane loaded homes "front" on to residential streets to engage the public realm and include rear lanes with through-access for automobiles.

Garage lanes open on to adjacent residential streets providing view corridors through neighborhoods.

5.2.1 Site Planning & Home Orientation

1. Residential lots should be designed to allow for home designs with indoor and outdoor living spaces oriented to the street, which de- emphasize the appearance of garages, such that the active spaces of a home are engaged with the streetscape.
2. Porches, low fences or walls, landscaping, or other features should be incorporated into home design in order to create a visual distinction between the public and private realm.
3. As provided for in the Regulatory Guide, where homes are located along a neighborhood edge street, where privacy, security and/or noise attenuation are not concerns, homes should "front" on to these streets rather than back up to them. These homes should have architectural elements such as doors, windows, and porches that are visually engaged with the public realm.
4. Homes should include design features, such as front doors, fenestration, and porches that are oriented to the front/street side of the home, to promote "eyes on the street" neighborhood watch.
5. As provided for in Section 5.3, homes located on corner lots or along neighborhood edge streets (such as the Central Boulevard) should have enhanced architectural treatments on elevations facing a public street.
6. Where live-end cul-de-sacs or garage lanes terminate adjacent to a neighborhood edge street (such as the Central Boulevard), homes should be plotted such that the cul-de-sac/garage lane creates a view corridor from the edge street into the neighborhood. In these instances, the homes located at the end of a cul-de-sac or garage lane should incorporate design elements (front doors, porches, fenestration) that front on to the collector street and engage the public realm.

5.2.2 Design Variation

1. The collection of homes in each village residential neighborhood should incorporate several architectural expressions, using a variety of floor plans, building forms, roof designs, materials, colors, garage orientations, outdoor living spaces, and architectural detailing.
2. Homes should be plotted in a manner that disperses a variety of home designs on each block, which collectively, create variety in scale and massing along the streetscape.
3. Each neighborhood shall have a minimum of three floor plans for each single-family housing type and include a minimum of three exterior elevations for each floor plan.
4. No more than two dwelling units with the same floor plan shall be plotted adjacent to one another along a street frontage. Where this plotting condition occurs, the floor plans should be reversed and each home should have a different exterior design, unique with respect to its elevation, roof forms, detailing, and color scheme.

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A variety of home designs and architectural expressions create an interesting streetscape and edge to the public realm.

Garage lanes can create cross connectivity and view corridors through neighborhoods.

5.3 Residential Design Elements

The design guidelines in this sub-section articulate the architectural quality expected of homes constructed in the community. Regardless of each home's architectural stye, there are several important elements that should be considered in home design, which include building massing, roof forms, entries, windows, and exterior finishes.

The intent of this guidance is to ensure that home design helps build the community's sense of identity, provides visually interesting streetscapes, and prevents the resulting neighborhood from appearing monotonous and sterile. By engaging living spaces with the public street, carefully siting and orienting garages, and encouraging a variety of architectural details and exterior finishes, the backdrop of homes that visually define the public realm of each neighborhood will create a sense of permanence and establish a strong community identity.

The design elements addressed in this section should be used to guide the design of single and multi-family homes. The guidelines should be interpreted with flexibility, allowing home design to respond to the context of the surrounding neighborhood, lot sizes, and applicable development standards. Also, the guidelines should be used in a manner that allows individual home design to adapt to the style characteristics provided in Section 5.4. A variety of home designs and architectural expressions create an interesting streetscape and edge to the public realm.

5.3.1 Scale, Massing, and Façade Articulation

Encouraged

The proper design of a home's physical form, its massing and scale, is essential in creating neighborhoods that have a high-quality appearance. To ensure that homes possess a strong foundation for good design, several basic elements should be employed to ensure that the overall form, scale, and appearance of homes in each neighborhood create an environment that is comfortable for residents to walk, bike, and recreate. To achieve this intent, the following guidelines should be employed.

Breaking up the form and massing of homes with variations in building height, bulk, shape, and footprint, with offset wall planes on each façade. Two-story homes should incorporate one- story elements along the front street-side and rear facades to break up massing and provide visual relief. Also, see Corner Lot Guidelines on pg. 5-6.

Articulating building mass with a variety of building orientations, roof forms, and one-story elements.

Providing stylistic diversity using a mix of plan forms and elevations, and a variety of exterior finish materials. See Section 5.2 for additional guidelines regarding creating architectural variety through each residential neighborhood.

Integrating a combination of single and multiple-story elements into each neighborhood to create a varied streetscape skyline.

Using massing techniques that create a series of "building blocks" such that each home's outer form has a complex and interesting shape.

Not Permitted

Building footprints with a basic rectangle or "L-shaped" garage-forward house design.

Unarticulated massing that results in a box-like building form.

Repeated building forms that create visual monotony along the streetscape.

Homes that have repetitious flat wall planes, similar building profiles, and similar ridge heights.

5.3.2 Corner Lots and Neighborhood Perimeter Edges

Encouraged

The architectural treatment of homes located on corner lots and neighborhood edges requires special consideration to ensure that the visual character of the neighborhood is upheld. Wherever the facade of a home fronts along a street, its appearance influences the visual character of the streetscape. Therefore, any street-facing facade of a home located on a corner lot or neighborhood perimeter street should be treated as a primary facade that incorporates enhanced architectural treatments. For these conditions, the following guidelines should be used to direct home design.

Adding enhanced architectural elements to any home elevation that faces the street including the following.

A variety of window treatments including, but not limited to, window surrounds, trim, and multi-paned glass.

A variety of hipped and gabled roof forms.

Exterior façade details such as accent materials, color juxtaposition, and other architectural elements appropriate to a home's individual style; and

Changes in wall planes between first and second floors (as appropriate).

Enhancing corner lot units so that the elevations facing the street are treated as primary elevations. This includes articulated building mass, wrap around porches, single story elements, and detail elements specific to the architectural style of the home.

Making home plans easily adaptable to include elements such as wrap-around porches, bay windows, or pop-outside gables.

Not Permitted

Windows that lack trim elements and/or do not have the same design appearance as those on the front/primary building elevation.

Blank walls with no windows or other architectural enhancements that face a public street or park.

Large wall planes with no breaks between first and second story elements, and/ or with no changes in building massing.

5.3.3 Roof Forms

Encouraged

Roof forms are important elements of both home and neighborhood design and should have a high-quality appearance and provide variety along neighborhood streetscapes.

Careful consideration must be given to roof lines, ridge heights, roof forms, materials, and colors. To accomplish this intent, the following guidelines should be employed.

Varying roof forms within each neighborhood, specific to each home's architectural style, with changes in massing, pitch, and direction.

Using distinctive roof materials and colors on each home, that collectively create enough variety and avoids creating monotone-colored appearance along the street's skyline.

Ensuring that all elements of roof design are appropriate to a home's architectural style, with several different roof forms, planes, ridge heights, design features (gables, hips, dormers, etc.) that break up the mass of the roof and add to the home's architectural quality

Varying the height of ridgelines and facias.

Using roof materials with substantial, three- dimensional definition and create deep shadow lines along the roof plane.

Specifying roof colors that are harmonious with the color palette of each house.

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Not Permitted

Roof materials that are flat and create no shadow relief along the roof plane.

Repetitious gable ends, framed side to side on rear elevations.

Repeated roof forms and/or designs that create a monotonous streetscape, such that all houses appear to have a similar or same roof design.

Homes that all utilize the same roof materials and colors throughout the neighborhood.

5.3.4 Entries

Encouraged A home's primary entrance is an important element that influences the character of a neighborhood streetscape. It visually activates a home and engages it with the public realm. As such, a home's primary entrance, its "front door," should be articulated as the main focal element of its street-facing elevation. This is achieved through the appropriate use of several design elements, which are outlined below and should be used to guide the design and orientation of each home's entry.

Using roof elements, columns, porticos, recesses or projections, windows or other architectural features that "announce" a home's primary entrance.

Articulating entryways with porches or courtyards, where design is appropriate.

Orienting entryways to the front/street side of the house, and side street on corner units.

Not Permitted

Primary entrances that face a side yard, unless located on a corner lot or a paseo.

Front doors that are hidden behind garage doors and/or are not visible from the street.

5.3.5 Porches and Balconies

Encouraged

Porches and balconies add a visually-pleasing, pedestrian-scaled element to a streetscape edge, which brings outdoor living spaces to the front yard and promotes social interaction among neighborhood residents. These features also provide visual relief to the building mass. As such, porches and balconies are encouraged to promote social activity within the neighborhoods. When porches are incorporated into home design, these guidelines should be followed.

Covering porches with distinct roof forms that articulate the massing of the house, and utilizing wrap-around porches on corner lots, or lots adjacent to open areas.

Raising porches a minimum of 2-feet from the adjacent sidewalk elevation to create a visual separation between the public and private realm, and to provide a sense of security for homeowners.

Designing porches as an integral element of the building, with details, eaves, supports, and railings that are harmonious with the architecture of the home.

Designing porches to be at least 6'-deep and 10'-wide so there is sufficient area for outdoor furniture.

5.3.5 Porches and Balconies, continued

Encouraged

Using a variety of balcony designs, covered or open, and either recessed into the mass of the building or as a cantilevered element to match architectural style.

Adding decorative balconies to articulate and provide visual relief on exterior facades.

Not Permitted

Porches that do not wrap around the side of the house (on corner lots, where appropriate).

Porches that are less than 6'-deep.

Porches or balconies that appear "tacked on" or that lack architectural design elements evident in the home.

5.3.6 Window Treatments

Encouraged

Window location is determined both by the practical considerations of interior views and privacy, as well as exterior home design. To ensure that windows have a high-quality architectural appearance, the following guidelines should be implemented.

Adding trim elements that are appropriate to the architecture of the home and that enhance its appearance and provide shadow relief along each building elevation, including the following.

Decorative or bracketed window heads.
Full trim surrounds.
Fabric awnings or awning shutters;
Decorative shutters.
Detailed sill plates; or
Window boxes and flowerpot shelves.

Utilizing glass with no glazing (clear), or with lightly tinted, non-reflective glazing.

Using windows with dark, anodized, painted aluminum, vinyl, or wood frames that are harmonious with the architecture an nd color palette of the home.

Including decorative trim elements on windows located on the sides and rear of homes, especially on elevations that face neighborhood edge streets and open space areas.

Utilizing vertically oriented window forms, with multiple windows paired or ribboned (3 or more) together with a unifying trim surround.

Including transom or clerestory windows in large wall planes, where appropriate to a home's architecture.

Recessing windows, when appropriate to home's architectural style (trim surround not necessary).

Using multi-paned windows where appropriate to architectural style.

Not Permitted

Windows without trim surrounds or architectural enhancements on heads or sills.

Glass with dark or reflective glazing.

Clear anodized or mill-finished aluminum window frames.

Monochromatic treatment of window surrounds that 'disappear' into the building facade

Clustered window forms that lack a unifying trim surround or bracketed window heads/sills

5.3.7 Materials, Colors, and Exterior Finishes

Encouraged

The composition of a home's colors and materials heavily influences its architectural quality and character. At a neighborhood level, a collection of homes that each possess a well-composed palette of materials and colors, helps generate a timeless appearance, adds diversity to the streetscape and establishes its character and identity. To help direct proper color and material composition, the following guidelines should be employed.

Adding accent materials such as brick, wood siding, or stone to punctuate important architectural forms, such as entryways, balconies, support columns, or porches.

Utilizing material changes in a logical and aesthetically-pleasing manner and that occur at reverse corners or return on a sidewall towards the privacy fence. Unless a material is being used to create a column effect, the side-wall return shall be no less than 4-feet.

Creating color schemes that visually articulate a home's exterior form and that highlight architectural features such as porches, support posts, fascia,
trim, and other detail elements.

Using a maximum of four (4) material types and/or colors, exclusive of the roof and trim.

Including architectural detailing on homes with rear or side elevations that face public streets or parks.

Not Permitted

Accent materials that appear "tacked on" to the house and/or do not have sufficient sidewall return

Large-sheet siding materials such as plywood, T1- 11, or other materials that create an unnatural appearance and/or create distinct reveal lines that are not harmonious with a home's architectural style.

Accent materials that appear fake or synthetic.

Single color use on an entire home, with no distinction between the primary body and architectural elements or trim.

5.3.8 Garage Design and Orientation

Encouraged

The prominence of garages along residential streets are a component that can affect the overall scale, appearance, and walkability of a neighborhood. To ensure that garages are incorporated into the design of each home and do not dominate the streetscape, the following guidelines should be implemented.

Varying garage placement in a neighborhood to reduce the visual prominence of garage doors along the streetscape.

Reducing the visual impact of a doublewide garage by using two single doors, in lieu of one single door.

Using garage doors that have a unique window design and/or color scheme that is appropriate to a home's architectural style.

Reducing the prominence of three-car garage configurations by utilizing off-set and/or separated bays, or tandem garage configurations.

Prevent side-entry/swing-in garages from becoming a focal point along the streetscape by using architectural elements such as windows or flower boxes, on the side wall facing the street.

Creating shadow lines and dimensional relief by using garage doors that incorporate raised panels with a wood-like exterior finish and appearance.

Articulating the garage door plane with treatments such as trellises, Porte cochere, brackets, or architectural headers.

5.3.8 Garage Design and Orientation, continued

Encouraged

Using alternative garage placement options to avoid a visual monotony of garage doors along the residential streetscape, such as the following.

Recessed Garage

Located at least 5 ft. behind the front elevation/living space or porch projection, with setback variations ranging from 5 ft. to 10 ft.

Corner Lot with Side-Street Entry Garage

Garage entry occurs from a side street, thereby eliminating the garage and driveway from the front face of the house.

Forward Swing-In Garage or Split Garages

Located at the front, side, or rear of a plan to reduce garage door's prominence on the streetscape. A minimum of 25 ft. between the garage door and the side property line is needed to accommodate back-up space.

Alley-Loaded Garage

Accessed from a rear or side alley to eliminate driveway cuts along the front street.

Detached Garage

Located toward the rear of the lot behind the primary structure.

Not Permitted

Front-loaded garages that are located closer to the street than the house's primary front walls and/or porch areas.

Garage doors that are flat, appear unnatural, and/or have no windows.

Blank walls facing the street on forward swing-in or side-entry garages.

Garage door placement that dominates the front facade.

3-car garage bays that have no off-sets in the front wall plane or separation among bays.

ENCOURAGED: AC units are screened from view by low fencing and landscaping

NOT PERMITTED: AC units are located next to building entrances and not screened from view.

ENCOURAGED: Equipment rooms provide space for utilities

5.3.9 Utilities and Storage Areas

The design of each neighborhood should give careful consideration for the placement of utilities, equipment boxes, solid waste receptacles, and other infrastructure-related facilities. This is particularly important in neighborhoods with mcompact development forms, such as small-lot single-family homes or attached townhomes and apartments. The overall intent of these guidelines is to provide design direction for the placement, orientation, and screening of utilities and related facilities to ensure that they are screened from public view and integrated into the design of a residential neighborhood to the best extent possible. With proper attention, these facilities can be unnoticeable elements of a neighborhood versus visually prominent fixtures of the public realm. The following guidelines should be used for air conditioning units, solid waste receptacles, and utility boxes and equipment.

Air Conditioning Condenser Units

1. Air conditioning condenser units (AC units) should be screened from view with a combination of fencing, walls, and/or landscaping. For single-family detached homes, AC units should be in fenced, side or rear yard areas that screen them from off-site view. For compact and/or attached housing types, where limited or no private yard space is provided, AC units should be located adjacent to buildings and banked where possible within single enclosures.
2. Screening of AC units should not interfere with the air circulation requirements of the units and should not inhibit access for unit maintenance.
3. AC units should be located away from building entrances or private outdoor spaces, such as porches and patios.
4. Where feasible for the housing type, AC units should be located on roof tops within equipment wells, or behind parapets or roof ridges, where the equipment can be fully screened from ground-level view.

Solid Waste Receptacles

1. For neighborhoods where individual toters will be used for solid waste, recycling, and/or green waste, toters shall be located within a fenced yard or an enclosure that screens them from view along a public street or garage lane. Acceptable locations include the interior of a garage (provided it does not conflict with the required clear space for parking), within a fenced rear/side yard, or within a separate enclosure that screens them from off-site view.
2. For neighborhoods or multi-family developments where common- use solid waste receptacles are used, each receptacle (or grouping of) shall be located within a trash enclosure that fully screens it from view.

3 The design of trash enclosures should consist of a solid fence or wall, with gate, that matches the style, color, and material of the adjacent building and incorporates landscape screening and plantings such as shrubs and vines.

4 Trash enclosures should be easily accessible for service trucks, with access provided from secondary streets or garage lanes.

5 Trash enclosures should not be located near pedestrian traffic and gathering areas within a neighborhood or multi-family development, such as entries and plazas.

ENCOURAGED: Gas meters banked and located within an enclosure.

Utility Boxes and Equipment

1 In neighborhoods with compact housing types, including attached homes and apartments, utility boxes (gas meters, water meters, electric meters, etc.) should be banked or clustered together.

2 Utility meters and other equipment should be screened from view with landscaping or screen walls, or should be located within an enclosure or equipment room that screens them from view.

3 Where utilities cannot be fully screened from view, they should be located in landscape planters (not flat turf/groundcover areas) and painted to blend in with adjacent surfaces. For instance, wall-mounted equipment such as electric and gas meters should be painted to match the adjacent building color, and surface-mounted equipment such as transformers and backflow prevention valves should be painted dark green or black to blend in with the landscaping.

4 Components of the neighborhood's infrastructure and utilities, such as electrical transformers, cable/telephone utility boxes, backflow preventers, etc., should be oriented away from public view and should be sited next to buildings or in landscaped areas behind the back of sidewalks, where they can be screened. In addition, these facilities should not be placed in prominent view corridors, such as at street corners or paseos, where they are prominent in the public view or create visual blockages to key pedestrian linkages within a neighborhood.

5 To the extent possible and allowable by utility companies, electrical transformers, cable/telephone utility boxes, backflow preventers, and other infrastructure-related components should be screened with evergreen landscaping or placed in an enclosure.

6 Where utilities are located on the roof of a building, they should be located within roof wells or screened from ground-level view by screen walls that are integrated into the building and roof design. In these instances, equipment screening should not appear to be added or "tacked on" to the roof or building and should utilize materials, colors, and exterior finishes that are integral to the architectural design of the building.

ENCOURAGED: Utility meters painted to match building color.

NOT PERMITTED: Gas meters not painted or appropriately screened.

NOT PERMITTED: Transformers not screened from view and located adjacent to building entrances.

5.4 Architectural Style Characteristics

Several architectural styles have been selected for the Lewis Property, which are intended to provide diversity and individuality for each village residential neighborhood, while maintaining an overall consistent character for Village 7. The residential styles include, but are not limited to:

1. American Cottage
2. Craftsman
3. American Farmhouse
4. Traditional Americana

The architectural style sheets provided in this sub-section should be used with the residential design elements in Section 5.3 to guide home design. The massing, character, and detailing of the architectural styles should be as authentic to the selected styles as possible. However, the style sheets should be used with flexibility to allow contemporary adaptations of traditional vernaculars. Architects and designers are encouraged to exercise creativity and individual expression in conceiving and interpreting architectural form.

Furthermore, architectural styles should be honest and appropriate for the building typology. Where feasible, the choice of architectural expression should be derived from the respective building typology (i.e. row towns, courtyard buildings, single family homes, etc.).

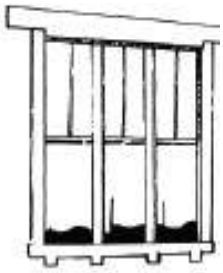
5.4.1 American Cottage

The American Cottage architectural style, often influenced by Craftsman homes, provides a strong sense of character in many older California communities. Style elements include massive chimneys, dormers, and tall, narrow multi- paned windows that are often grouped. Roof form is primarily shallow with wide projecting gables. Wide front porches with tapered columns are also indicative of American Cottage design. In an effort to allow design diversity, both traditional and abstract interpretations of this style are encouraged.

Outlooker

Tapered Columns

Dormer with Shed Roof



Band of Windows

Shallow Roof with Projecting Gable

Wide Front Porch

Graphics shown are for illustrative purposes only.

Element	Defining Characteristics
Form	One and two-story massing with simple gabled roofs
Roof	Primarily shallow roofs with wide projecting gables and wide overhangs; flat or shingle roof tile
Walls	Stucco and/or horizontal siding
Windows	Vertically proportioned multi-paned windows arranged in horizontal banks or bands (paired or tripled); dormer windows with shed or gable roof element
Details	Wide porch across front elevation with tapered column detail; outlookers at gable ends

5.4.2 Craftsman

Inspired by the Arts and Crafts Movements of the late 19th Century, the Craftsman style focuses on the beauty of simplified lines and massing. Craftsman architecture usually features low-pitched roofs with broad overhangs and exposed rafter tails. Materials include stucco and horizontal siding. Wide front porches are another key element—generally supported by heavy wood columns made of wood or stone. In an effort to allow design diversity, both traditional and contemporary interpretations of this style are encouraged.

Outlooker

Band of Windows

Stacked Stone

Exposed Rafter Tails

Graphics shown are for illustrative purposes only.

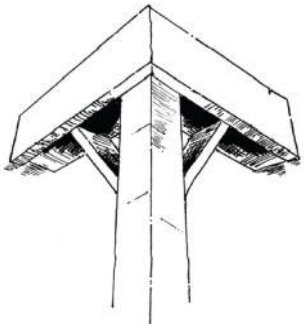
Element	Defining Characteristics
Form	Asymmetrical or symmetrical forms; simplified lines and massing with emphasis on the horizontal
Roof	Low-pitched gable roofs with broad unenclosed eave overhangs, exposed rafter tails; flat or shingle roof tile
Walls	Stucco and/or horizontal siding with stone accents
Windows	Vertically proportioned multi-paned windows arranged in horizontal banks or bands (paired or tripled); dormer windows with shed or gable roof element
Details	Wide front porches supported by heavy tapered wood columns of stone or wood; outlookers at gable ends

5.4.3 American Farmhouse

The American Farmhouse is traced back to both Colonial and New England architectural styles. Through technological advances and material availability, the style has evolved from its historical roots. Predominant features include large wrap porches with simple detailing, two-story massing with primary gable, steep pitched roofs, and accent materials. In an effort to allow design diversity, both traditional and contemporary interpretations of this style are encouraged.

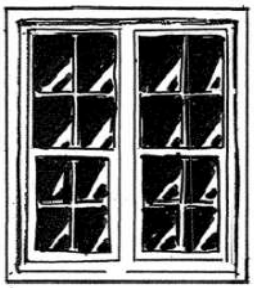
Louvered Shutters

Large Wrap Porch



Square Posts

Primary Gable on Front Elevation



Vertically Proportioned Windows

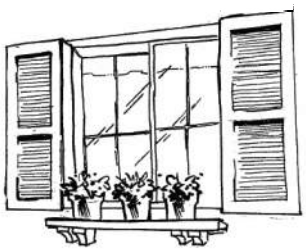
Simple Railings

Graphics shown are for illustrative purposes only.

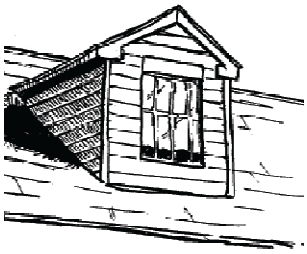
Element	Defining Characteristics
Form	Two-story massing with symmetrical or asymmetrical form
Roof	Steep pitched roofs; primary gable on front elevation; flat or shingle roof tile
Walls	Predominantly horizontal siding; could be combined with stucco and/or vertical siding elements
Windows	Vertically proportioned windows on front elevation
Details	Large wrap porches, square posts and simple railings, louvered attic vents and louvered shutters

5.4.4 Traditional Americana

Traditional Americana architecture recalls residential design from America's heartland. The simple massing is generally asymmetrical—a combination of one and two-story elements. Appropriate materials include brick, stone, wood- like siding, dormer windows, shutters, wide eaves, and wide wrap porches with simple column detailing. In an effort to allow design diversity, both traditional and contemporary interpretations of this style are encouraged.



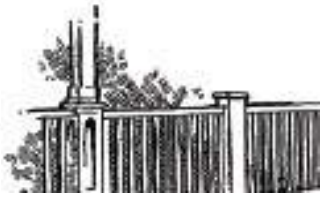
Shutters with Enhanced Sill



Dormer Windows

Simple Massing with Gabled Roofs

Wide Porch



Simple Railings

Windows with Simple Trim

Graphics shown are for illustrative purposes only.

Element	Defining Characteristics
Form	One and two-story elements; simple massing, generally asymmetrical form
Roof	Simple gabled roofs with wide eaves (may include shed or side hip roofs); flat or shingle roof tile
Walls	Stucco and/or horizontal siding
Windows	Vertically proportioned multi-paned windows with simple trim; dormer windows; louvered or plank shutters; enhanced sills
Details	Wide wrap porches with simple column and railing details; simplified cornice trim at gable ends

VILLAGE 7

General Development Plan

Commercial Design Guidelines

6

6.1 Overview

Development of the Village Mixed Use site in the Village Center should have a planning and design program that establishes a consistent architectural character. This will ensure that retail buildings and the community center have a cohesive architectural appearance. The design of buildings and structures, including landscaping, signage, and site furnishings will be considered as part of a greater whole.

6.2 Commercial Design Guidelines

Encouraged

The following guidelines will guide the design of non-residential projects.

1. The placement, visibility, and architectural style of buildings constructed for development of the Village Center will evoke a strong sense of place, which reflects the architectural styles used throughout the residential villages.
2. Primary building facades will be sited along, and oriented to, public streets and/or public park spaces.
3. Building facades that are visible to the public realm will be designed with sufficient architectural detail and features to create a visually-interesting streetscape and skyline.
4. Service areas, trash, mechanical equipment, and loading facilities will be located away from street and park edges and screened from view in the public realm.
5. The siting and design of all buildings will consider natural site features, relationships to streets, climatic orientations, and proximity to residential areas.

6.1.1 Overall Design and Style

Encouraged To ensure that visual appearance of non-residential development is in keeping with the character envisioned for the community, the following guidelines shall be employed:

1. All proposed development shall respond contextually to adjacent land uses. This may be achieved using height, scale, fenestration, and other architectural detailing.

2. Building facades should have an architectural style that complements the natural setting. The overall use of materials and colors shall be coordinated to achieve harmony and continuity of design.

3. Building forms, design elements and features shall clearly define entrance points to the site.

4. Buildings should be sited to provide functional outdoor spaces that enhance opportunities with adjacent open space and park areas.

6.1.2 Scale, Massing, and Façade Articulation

Encouraged: To ensure that buildings have an interesting form that will facilitate the creation of a pedestrian- scaled, walkable environment, the following guidelines should be employed.

1. Building frontages and sides of buildings oriented to the street or other public areas should incorporate a combination of roof lines, building projections and recesses, arcades, a variety of pedestrian level display windows, and trim or belt courses.

2. The wall height, cornice, or parapet line between buildings should be coordinated.

3. Buildings with walls over 50 feet in length shall be visually divided into smaller parts to reduce overall bulk. The apparent mass of a building may be reduced by variations in roof form and parapet heights, changes in wall planes, ground level arcades, recessed entries, vertical accents, pronounced projections, changes in texture and color of wall surfaces, landscape planter areas, and recessed windows with multi-panel treatments.

4. Buildings should incorporate design techniques that reduce their perceived height by dividing the building mass into smaller scale components. One way to achieve this breakdown is to provide a well-defined base, middle and top to the building:

5. A solid building base may be achieved by elements such as low planters and walls, base planting, a base architectural veneer banding and treatments defined by a different material, texture, or color.

6. A well-defined building top may be achieved by using features such as distinct and multiple architectural roof forms, clearly pronounced eaves, and distinct parapet designs and cornice treatments.

7. Other approaches and methods of establishing building definition exist and will be considered if the resulting design achieves a sense scale and character consistent with the surrounding context.

8. Towers and taller building heights, rounded or cut corners, special window display areas, plazas and other elements are strongly encouraged at corner locations to define the space as an important location.

9. Buildings with flat roofs should have pitched roof elements or other integrated architectural features, extended parapets, or projecting cornices in order to create a prominent edge when viewed.

10. Courtyards, patios, covered walkways, trellises, and enclosed gardens are encouraged to facilitate pedestrian use and create opportunities for conjunctive uses with adjacent park and open space areas.

11. Architectural projections such as overhangs, detail elements, columns, awnings, or other architectural features that create a change in wall plane, should be provided along large wall expanses, especially along public streets.

12. Rear and side facades that are visible from public streets or neighboring properties shall be carefully designed with detailing like the front façade. Although the architectural treatment may be simplified and vary according to function, all elevations should remain consistent through style, use of materials, colors, and details.

13. Site walls and screen walls shall be architecturally integrated with the building.

6.1.3 Colors and Materials

Encouraged

The exterior finish of all non-residential buildings should complement the overall character of the community by utilizing the following techniques.

1. A diverse palette of materials and colors on the wall planes, roofs, and ground plane is required to visually articulate the bulk and mass of a building.

2. Building colors should be mainly subtle, neutral, or muted earth tones.

3. Material or color changes should occur at a change of plan, and specifically at "inside" corners. Piecemeal embellishments and frequent changes in materials and/or colors should be avoided.

4. Color variation using compatible hues should be used to reduce the apparent scale and building mass of large buildings.

5. Stains and flat paints are encouraged. High gloss paints and other materials that are highly reflective are discouraged.

6. Stripes or bands of highly contrasting or vibrant colors that are not compatible with the style of architecture should not be used.

7. Details and ornamentation may be of pre-cast stone, concrete or synthetic materials, metal, wood, masonry, tile, and glass. The choice of materials should be governed by the style as well as its location and proximity to the pedestrian corridors.

8. Finish materials shall be appropriate in their use and application and be durable and of high quality. Basic wall materials include stucco, masonry (brick and stone), siding (wood, synthetic wood composites), metal and cast concrete or synthetic-concrete composites.

9. Roof materials may be of a built- up or membrane type at parapet conditions, and concrete tile or metal roof (flat, standing seam, or corrugated) at roof pitches 3:12 or greater.

10. All vents, gutters, downspouts, flashing, and similar shall be painted to match the color of the adjacent surface.

11. Reflective, colored, and tinted glass should be avoided, and only clear, transparent windows shall be used on ground floor elevations.

6.1.4 Parking, Service, Storage, and Refuse Buffers

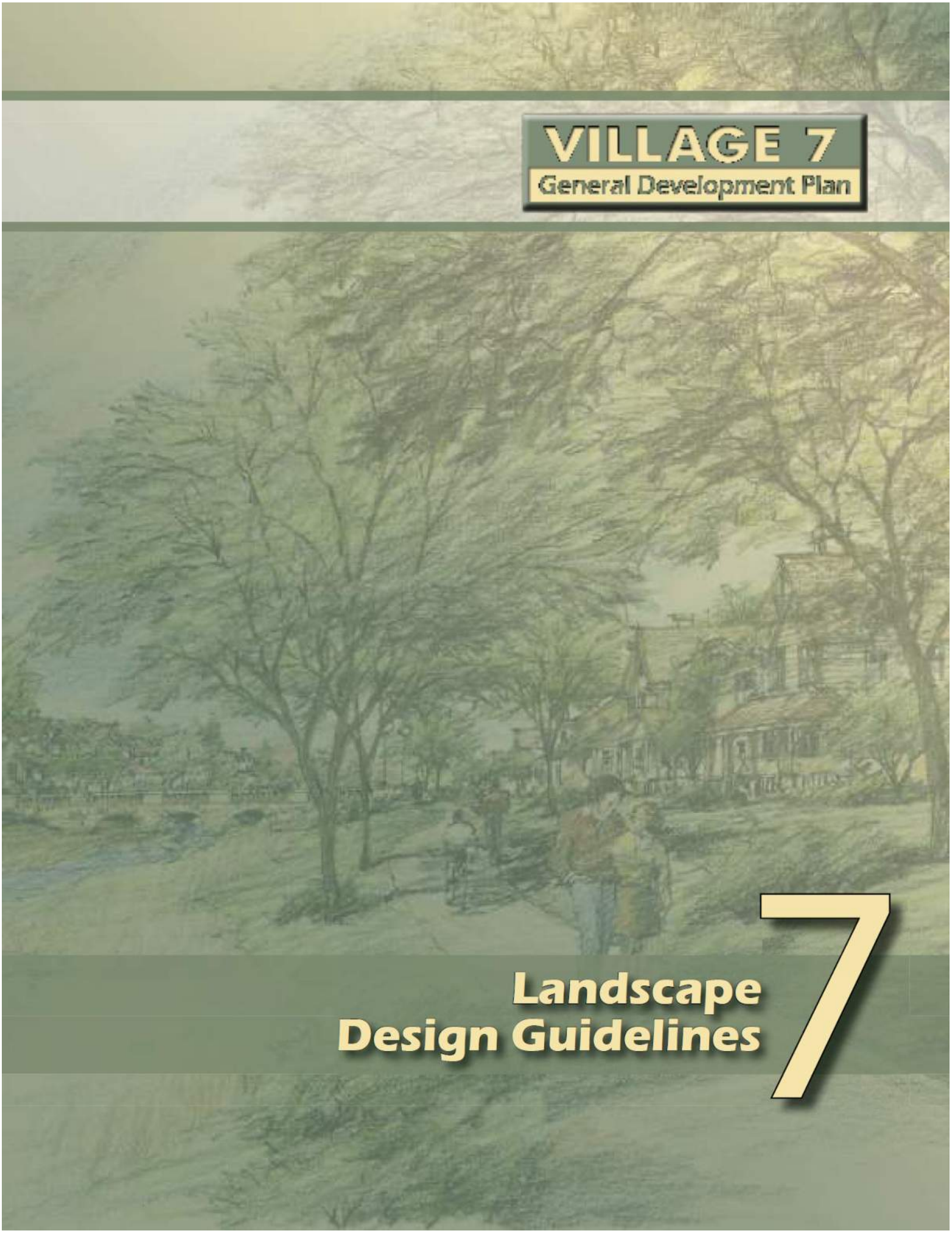
Encouraged The following techniques shall be utilized to screen visual impacts of parking, service, storage, loading, and refuse areas from public view.

1. Service and maintenance areas, storage, loading docks, mechanical equipment, trash facilities, and refuse bins shall be located away and/or screened from public view, including streets, major pedestrian areas, open space areas, parks and school uses. Such areas and facilities should be in low visibility areas that are accessible to service collectors and shall be screened from the view with walls and landscaping. Trash collection, service and loading areas should be separated from main circulation and parking areas.

2. Service and refuse areas of nearby buildings should be clustered together when possible.

3. If applicable, shopping carts should be stored within the building or in a screened enclosure with a wall that is integral to the architectural design of the adjoining building.

4. Trash enclosures should be located away from pedestrian traffic and gathering areas such as project entries and plazas. Common use refuse and recycling containers shall be fully enclosed by a solid fence or wall and gate that match the style, color, and materials of the adjacent building. These elements should incorporate landscape screening planting such as shrubs and vines.


VILLAGE 7
General Development Plan
Landscape
Design Guidelines
7

7.1 Community Theming

7.1.1 Streetscape Plan

The Landscape Design Guidelines are assembled for the purpose of intelligently and cooperatively guiding the physical implementation of the Specific Plan, as well as to create a distinctive character and quality image for Village 7. Furthermore, these guidelines are provided to serve as an outline for the community's overall theme and character, and to provide uniform standards for development in compliance with General Plan policies OSC 3-2, 3-9, and 3-10.

The guidelines are intended to encourage creativity in solutions to specific design opportunities. However, to meet the overall objectives of the Specific Plan, certain standards must be met in the General Development Plan. The guidelines provide detailed performance criteria and standards to be considered by City Staff, Design Review Committees, Planning Commission, and/or City Council in the review of the individual developments within the community. Where the provisions of the design guidelines are more restrictive than the zoning ordinance, the General Development Plan shall govern development.

The levels of development, which together provide for the total community experience, include the following.

Private development parcels, including acreage established for single-family and multi-family residential housing and commercial use areas.

Public and Quasi-public development parcels including acreage established for open space, landscape corridors, and public parks.

Specialty components include street tree selection, lighting, decorative paving, decorative walls, fencing, street intersection treatments, vehicular and pedestrian entries, monuments and iconographic signage. These specialty features are the most important elements in establishing a community 'signature', and as such will be dispersed throughout Village 7 as illustrated in this section.

The design theme for the Village 7 community is focused on the rural and agrarian heritage of the area, but with a strong emphasis on Contemporary Californian architectural elements that are common to the cultural legacy of Lincoln.

As a design style, **"Contemporary Rustic Californian"** employs a mix of historical architectural influences, which defines it as a uniquely Californian design style. This is achieved using natural materials such as stone and wood, manmade materials such as brick, architectural elements in earthen tones and detailing that includes metal work for lighting and community furnishings.

With great emphasis on the importance of open space as an integral theme of the Village 7 community, a plant palette and a design scheme has been developed that celebrates both the natural environment and the farming heritage of Lincoln and the surrounding area.

Distinctive community design elements and required components are as follows.

Clay oriented products are responsible for providing some of the most enduring architectural decorative elements in California, and as such, the built elements of Village 7 including pilasters, monuments, and sign walls, will reflect this heritage. Brick colors will be Spanish Moss with dark accents. A hierarchy of signs, monuments and iconographic design elements follows in the proceeding section.

1. Elements traditionally constructed of wood such as arbors and lattice screens should be constructed out of wood-textured metal for durability and ease of maintenance. Finish colors shall be earthen tones of dark brown and ochre with lighter accent colors for emphasis and contrast.
2. Stucco finishes may be incorporated as an accent material in colors
2. illustrated in the preceding section.
3. A palette of plants with an emphasis on color, texture, and layered forms to add a distinctive richness to the landscape has been selected. Any landscape design for parcels, street sections or parks and open space areas should be appropriate for the local climate and soil conditions, harmonize with the native vegetation, and provide an appropriate transition between the formal landscaping in developed areas and the natural character of the open space areas.
4. Plant materials should consist of an appropriate mixture of deciduous and evergreen species, where visual screening is specifically intended. Parking lots subject to shade requirements should be planted with deciduous trees only. Where year-round screening is required, a limited number of deciduous species shall be used.
5. The rate and growth and the ultimate size of all plant materials should be considered in all landscape designs. Plant materials should be selected and positioned to minimize interference with pedestrian and vehicle movement. Also, plant materials should avoid blockage of signs, buildings, and street lighting.
6. In all planting areas a mixture of shrubs, groundcover and/ or mulch should be installed to provide full coverage of soil areas. A variety of complimentary plant materials are encouraged to achieve a richness of texture, shape, and color to reinforce the landscape concept for the community.
7. Planting areas, except for groundcover planting and turf areas should receive a minimum of three (3) inches of walk-on shredded bark mulch. Fibrous (gorilla hair) mulch, crushed colored marble or other aggregates, other than decomposed granite, are prohibited.
8. While drought tolerant species are encouraged all planted areas shall be irrigated with an automatic sprinkler system or drip system. Open space areas that are restored or replanted may receive irrigation that is temporary in nature and to be removed at plant establishment. Sprinkler heads shall be selected and placed to minimize damage from pedestrian and vehicle movement. Head-to-head coverage shall be achieved in all applications
9. All irrigation and landscaping shall conform to City of Lincoln's Water Conservation Ordinance contained in Chapter 15.28 of the Municipal Code, as well as California Assembly Bill 1881 and AB 1420 which promotes and enforces water use and conservation practices.

Master Street Tree Plan

The planting approach for the community incorporates a hierarchy of trees, shrubs, and groundcovers that are intended to evoke a rural landscape setting. Along street edges, the landscape architecture creates a formal setting, with linear rows of street trees and groundcovers. Beyond the street edges, in the linear parkways that separate the major roadways from the developed areas, the landscape architecture creates a less formal, rural setting with trees planted in clusters or small groves, and groundcover and shrub treatments that create a casual backdrop to the urban street edge. Along the site's edges, and along Open Space preserve interfaces, the landscape design approach mimics the site's existing setting, with natural plant species that create a visual transition from the formally developed environment.

The master plant palette specifies several plant materials that vary in species, height, color, and density. Fire-resistant plant species should be used sparingly adjacent to open space areas and roadways. Low growing shrub vegetation and fire-resistant broadleaf deciduous trees should be utilized instead. Consistent utilization of the palette will create a strong, unified landscape framework that helps define the community's sense of place.

To create the desired unified landscape theme throughout Village 7, this section contains plant palettes for trees, shrubs/vines, and groundcovers that should be used for landscape plans for any public spaces, including street edges, linear parkways, and parks/mini parks.

Table 7-1: Master Street Tree Palette

KEY / STREET	CHARACTER	PRIMARY TREE	ALTERNATE TREE
1 FERRARI RANCH ROAD	*Primary Street Tree:*	***Zelkova serrata 'Village Green'*** Village Green Zelkova	None
	Rural Zone: Informal Groupings	***Quercus agrifolia*** Coast Live Oak ***Gingko biloba 'Autumn Gold'*** Autumn Gold Gingko ***Cedrus deodara*** Deodar cedar	None
	Agrarian Zone: Orchard Planting	***Cercis canadensis 'Forest Pansy'*** Purple Leaf Redbud ***Prunus s. 'Kwanzan'*** Flowering Cherry ***Magnolia soulangeana*** Saucer Magnolia	***Laurus nobilis*** Sweet bay ***Lagerstroemia x faurial Hybrids*** Crape Myrtle
	Edge:	***Carpinus belutus'Fastigata'*** Pryimidal Hornbeam	***Crataegus leavigata 'Pauls Scarlet'*** Paul's Scarlet Hawthorne
	Primary Median Tree:	***Zelkova serrata 'Village Green'*** Village Green Zelkova	None
	Accent Median Tree: Nosings	***Lagerstroemia x faurial Hybrids*** Crape Myrtle ***Cercis canadensis 'Forest Pansy'*** Purple Leaf Redbud	None
2 CENTRAL BOULEVARD & WESTERN BOULEVARD	*Primary Street Tree-Central Boulevard:*	***Tilia cordata'Greenspire'*** Little-leaf Linden	None
	Primary Street Tree-Western Boulevard:	***Acer rubrum 'Red Sunset'*** Red Sunset Red Maple	None
	Street Tree: Informal Groupings	***Quercus virginiana*** Southern Live Oak ***Pistacia chinensis*** Chinese Pistache ***Cedrus deodara*** Deodar cedar ***Arbutus x 'Marina'*** Dwarf Strawberry Tree	None
	Primary Median Tree:	***Ulmus parvifolia 'Drake'*** Drake Evergreen Elm	None
	Accent Median Tree: Nosings	***Lagerstroemia x faurial Hybrids*** Crape Myrtle ***Cercis canadensis 'Forest Pansy'*** Purple Leaf Redbud	None
3 RESIDENTIAL COLLECTOR STREET	Villages 1 & 2: The Villages	***Acer rubrum 'Red Sunset'*** Red Sunset Red Maple	None
	Village 3: The Orchard	***Ulmus parvifolia 'Drake'*** Drake Evergreen Elm	
	Village 4: The Vistas	***Tilia cordata'Greenspire'*** Little-leaf Linden	
	Village 5: The Arbors	***Liriodendron tulipifera*** Tulip Tree	
	Village 6: The Avenues	***Platanus acerifolia 'Bloodgood'*** London Plane Tree	
	Village 7: The Retreat	***Quercus virginiana*** Southern Live Oak	
4 VILLAGE ENTRY	*Accent Tree Plantings:*	***Arbutus x 'Marina'*** Dwarf Strawberry Tree ***Crateagus laevigata 'Pauls Scarlet'*** Paul's Scarlet Hawthorne ***Gingko biloba 'Autumn Gold'*** Autumn Gold Gingko ***Lagerstroemia x faurial Hybrids*** Crape Myrtle ***Cercis canadensis 'Forest Pansy'*** Purple Leaf Redbud ***Carpinus belutus'Fastigata'*** European Hornbean ***Cedrus deodara*** Deodar cedar ***Prunus s. 'Kwanzan'*** Flowering Cherry ***Magnolia soulangeana*** Saucer Magnolia	None
5 PRIMARY RESIDENTIAL STREETS (Locations are not shown on Street Tree Concept Map)	*Small Lot:*	***Acer rubrum 'Red Sunset'*** Red Sunset Red Maple ***Laurus nobilis*** Sweet bay ***Nyssa sylvatica 'Wildfire'*** Wildfire Tupelo	None
	Traditional Lot:	***Pistacia chinensis*** Chinese Pistache ***Nyssa sylvatica 'Wildfire'*** Wildfire Tupelo ***Tilia cordata'Greenspire'*** Little-leaf Linden ***Ulmus parvifolia 'Drake'*** Drake Evergreen Elm	None
	Garage Lanes:	***Laurus x 'Saratoga'*** Saratoga Laurel ***Rhaphiolepis 'Majestic Beauty' Standard*** India Hawthorn ***Podocarpus macrophyllus*** Yew Pine ***Cupressus sempervirens 'Glauca'*** Italian Cypress	None

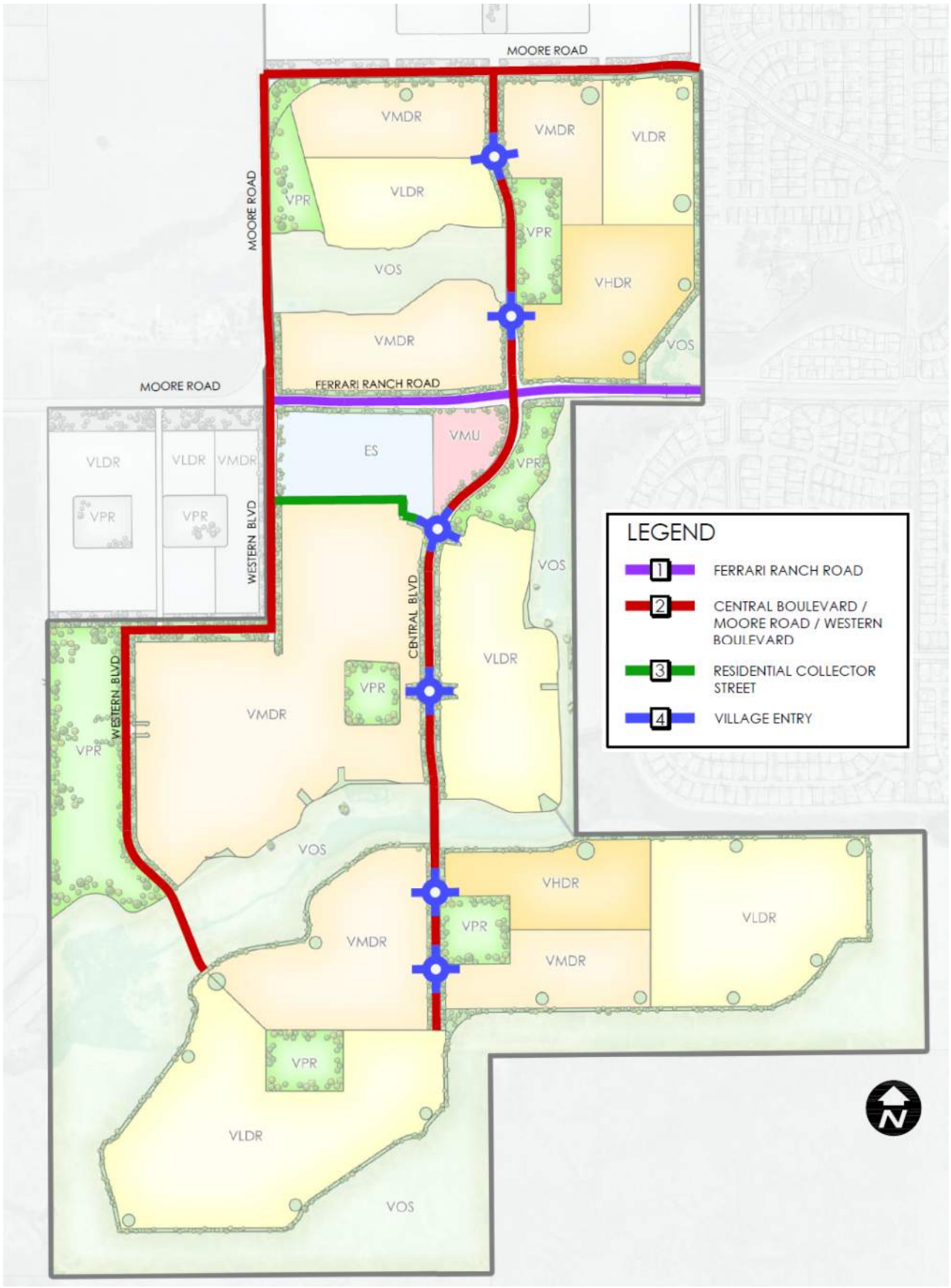


Figure 7-1: Street Tree Concept Plan

Preferred Street Trees

Autumn Gold Ginkgo

Deodar Cedar

Pyramidal Hornbeam

Southern Live Oak

Pink Flowering Locust

Chanticleer Pear

Forest Pansy Redbud

Italian Cypress

Red Sunset Maple

Coast Live Oak

Chinese Pistache

Tulip Tree

Crape Myrtle

Greenspire Linden

Village Green Zelkova

7.1.2 Gateways and Entry Features

Gateways and entrance features are to be visually prominent elements of the public realm that, through thematically consistent design elements, define the character of Village 7. Sited at key locations throughout the community, these features will utilize a common palette of plant materials, hardscape elements, project icons, and accent materials that reinforce Village 7's character and sense of place. A hierarchy has been developed for primary and secondary/ neighborhood entry features, each of which is designed to have a different level of visual emphasis, depending on each feature's purpose and location. The different types of gateway/entry features, including siting and application within Village 7, are outlined as follows.

Figure 7-2: Entry Monument Elevation

7.1.3 Primary Community Entry

Ferrari Ranch Road/ Central Boulevard

The most significant gateways in the community are located along the Central Boulevard, at the southern and northern sides of its intersection with Ferrari Ranch Road. As the primary entrances into the community, these gateways have an enhanced design that creates a significant sense of entry. As a major points of arrival, these gateways visually establish the hardscape and landscape theme for the entire community. These entry features are intended to align with the Type 1 Major Project Identification Signage outlined in Section 7.2.

Primary Community Entry Key Characteristics

1. Larger-scale monuments framing the intersection of the roadway forming a large plaza entry to the community. These primary monuments are relatively grand in scale and are meant to reinforce the sense of arrival while providing a great pedestrian experience. Bench seating and pedestrian scale lighting shall be installed to provide an intimate pedestrian experience.
2. Low walls will be used to define the plaza environment and shall integrate with thematic walls, pilasters, and the street edges of Ferrari Ranch Road and the Central Boulevard.
3. Entry plaza elements including the pergola and monumentation will reflect the rural character and establish a grand presence at the intersection. The rural character of the community will be reinforced with significant stands of evergreen and deciduous accent trees, planted formally to complement the grand scale of the entrance monument, but transitioning to an informal naturalized pattern as it envelopes the water feature.

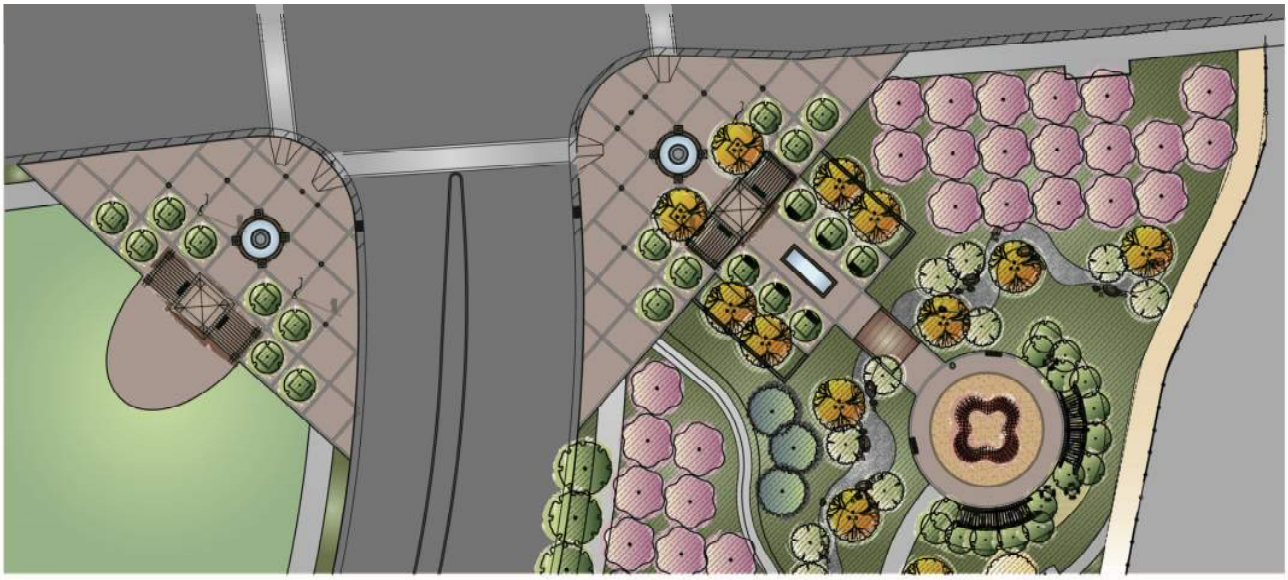


Figure 7-3: Primary Community Entry Plan

4. Lighting and signage may be incorporated into the monument design in a subtle manner that is secondary to the overall form.
5. Accent plants and formal groupings of shrubs and groundcovers planted at the base of the pilasters to add color and variety to the gateway.
6. Enhanced pedestrian crosswalks at intersection surrounding roundabout, defined with stamped concrete, pavers, or other accent material.
7. Trees and shrubs over 18" in height are not permitted in visibility triangles.

Secondary Community and Neighborhood Entry Features

Secondary Community Entry features and Neighborhood Entry features within the community are distinguished with monuments and pilasters that thematically match the Primary Community Entry feature but are scaled down in size and proportion. The intent is to create landmark waypoints along community roadways and provide a visual transition into each neighborhood. These entry features will be designed in conjunction with Type 3 – Neighborhood Entry Signage (Section 7.2) where appropriate.

Key Characteristics

1. Secondary Community Entry - Smaller-scale monuments flanking each side of the roadway, located at neighborhood entries along Ferrari Ranch Road and Moore Road. Monuments shall be integrated into any adjacent community wall and may be combined with smaller stand-alone pilasters and sign walls.
2. Neighborhood Entry - Small-scale monuments located on street corners at neighborhood entrances along the Central Boulevard.
3. May be combined with Type 3 – Neighborhood Entry Signage.
4. Residential Neighborhood identification signage or thematic logos/ emblems incorporated into pilaster/wall elements in the form of an iconographic logo imprinted in a metal plaque.
5. Lighting and signage shall be incorporated into the monument design in a subtle manner that is secondary to the overall form of the monument.
6. Pilasters flanked by formal plantings of accent trees that reinforce the visual monumentation.
7. Formal groupings of shrubs and groundcovers to add color and variety to the foreground of the hardscape elements.

Roundabouts

Several roundabouts may be located along the Central Boulevard at key entrances to the residential neighborhoods. While these features are intended to slow traffic, they also provide visual relief and variety to the streetscape. As such, roundabouts will be treated as focal elements providing visual way points for drivers, bicyclists, and pedestrians. It is important that internal elements of the roundabouts are constructed so as to not impede the view of drivers and pedestrians to avoid potential conflict.

Key Characteristics

1. Roundabouts (width as determined by the City's traffic engineer), should have rolled curbs and be located in the center of the right-of-way.
2. Mounds of shrubs or tall groundcovers layered or stepped within low walls or raised planters to provide visual interest.
3. Enhanced pedestrian crosswalks at intersection surrounding roundabout, defined with stamped concrete, pavers, or other accent material.
4. All roundabouts will conform to the City's design criteria with respect to turning radius.

Figure 7-4: Typical Neighborhood Roundabout Entry

Bridge Features

There are two roadway bridges as well as two pedestrian bridge crossings located within the community. Bridge features should have a thematic architectural design and be clad with brick that matches the hardscape materials used in the entrance features. Wing walls, abutments and any accompanying columns shall also be clad to match.

Key Characteristics

1. Decorative railing and rail caps that provide a three-dimensional, architectural appearance along the streetscape.
2. Stone pilasters with decorative caps, used along the street edge to provide rhythmic breaks in the spans of railing.
3. Decorative light standards that are unique to the bridge but are part of the same design "family" of light standards used on all streets.
4. Brick cladding that matches the other hardscape materials used in entrance feature.

Figure 7-5: Ferrari Ranch Road Bridge Crossing

7.2 Community Signage

Signage and landmarks are important elements of the overall character and streetscape theme in the community. The proper location and design of signage features help orient residents and visitors to the community, while reinforcing its sense of place.

The signage philosophy is to establish the project's identity through a combination of thematic entrance features, hardscape elements, and related signage and landmarks. Guidelines for entry features are provided in Section 7.1. The community signage and landmark features described in this section are intended to create a cohesive system of icons for project identity and way finding and thus should be read in conjunction with Section 7.1 for proper application of monuments and signage.

Sign elements referred to in this section are intended to globally address the community's identity, rather than specific project or tenant identification. Specific sign requirements for commercial businesses are subject to review per a sign program approved as part of the future site-focused Specific Development Plan for that site.

Several sign types are envisioned to enhance the community character of Village 7. Figures 7-6 and 7-9 show the location of these various sign types throughout the Village 7 community.

Type 1 – Primary Identification Signage: Located at Village 7's primary entrance gateway at the gateway at the entry bridge on Ferrari Ranch Road. It identifies the Village 7 community and announces entrance into the residential neighborhoods beyond.

Type 2 – Secondary Community Entry Signage: Located at the secondary community entry at the intersections of Ferrari Ranch Road and Moore Road, and Moore Road and the Central Boulevard, these signs function much like the Type 1 signage, but have a smaller scale.

Type 3 – Neighborhood Entry Signage: Residential entrance identification signage, distinguishing each of the residential neighborhoods.

Type 4 – Community Feature Signage: Identification signage located at public parks, schools, or other civic facilities; also, interpretive signage located along multi-use trails within the Open Space preserves.

Type 5 – Marketing Signage: Temporary signage used to orient visitors to model homes and other community features when the project is under construction. (Locations not shown; to be determined at time of development.)

Type 6 – Open Space Signage: Type 6 signage interpretively identifies the surrounding open space areas and destination points along the multi-use paths.

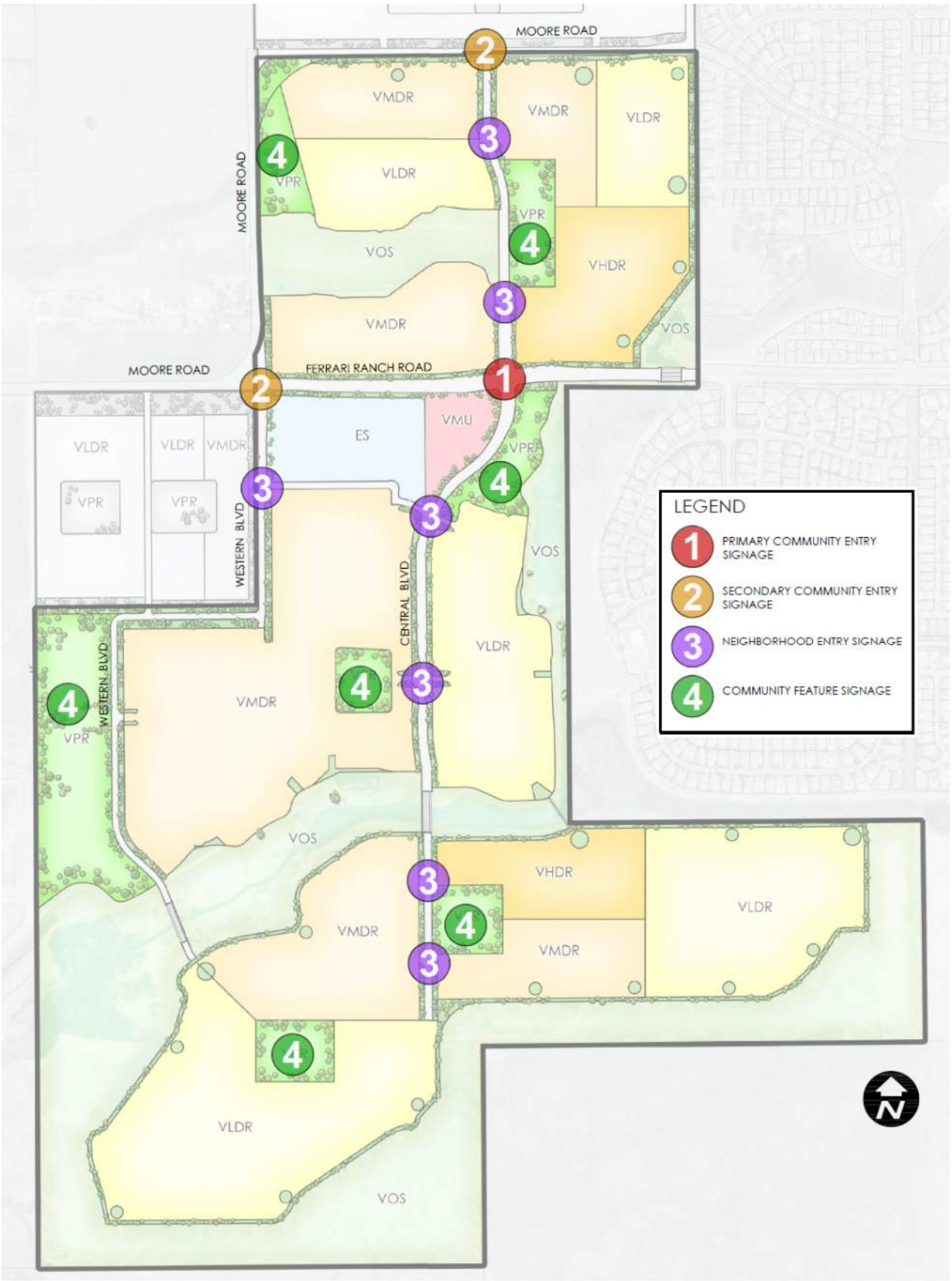


Figure 7-6: Community Signage Key Map

Type 1 – Primary Identification Signage

This sign type is intended to be incorporated as a freestanding element into the Primary Community Entry feature, located at the intersection of Ferrari Ranch Road and the Central Boulevard.

Elements include the following.

1. Signage and logos incorporated into thematic walls flanked by thematic pilaster.
2. Project identification text provided with raised metal letters at a minimum height of 10-inches, set on stucco background.
3. Maximum area per sign is 50 sq. ft. and is limited to community identification.
4. The height and width of each sign may vary and shall be complimentary to the entry monument feature that it is incorporated into, such that each sign serves as easily read community identification marker.
5. External illumination via ground-mounted, vandal-resistant, up-lights

Type 2 – Secondary Community Identification Signage

This sign type is intended to be incorporated as a freestanding element into

the Secondary Community Entries outlined in Section 7.1.

Elements include the following.

1. Signage and logos incorporated into thematic walls flanked by thematic pilaster.
2. Project identification text provided with raised metal letters at a minimum height of 8-inches, set on stucco background.
3. Maximum sign area for each logo/emblem is 6 sq. ft.
4. Height and width of each sign may vary and shall be complimentary to the entry monument feature that it is incorporated into, such that each sign serves as easily read community identification marker.
5. May have external illumination via ground-mounted, vandal-resistant, up-lights.

Type 3 – Neighborhood Entry Signage

The landscape features at each residential neighborhood entrance are permitted to have identification signage. Signage shall repeat the community project identification theme or may identify the specific neighborhood with a logo insert in the form of a metal plaque.

Elements include the following

1. Decorative stone pilaster thematically designed to complement the Primary and Secondary Community Signs and Monuments. (8'-high maximum).
2. Materials consist of brick that match the project's hardscape theme.
3. Neighborhood identifications and/or logos shall be located on a metal plaque.
4. May have external illumination via ground-mounted, vandal-resistant, up-lights.
5. May be located on neighborhood entry corners.

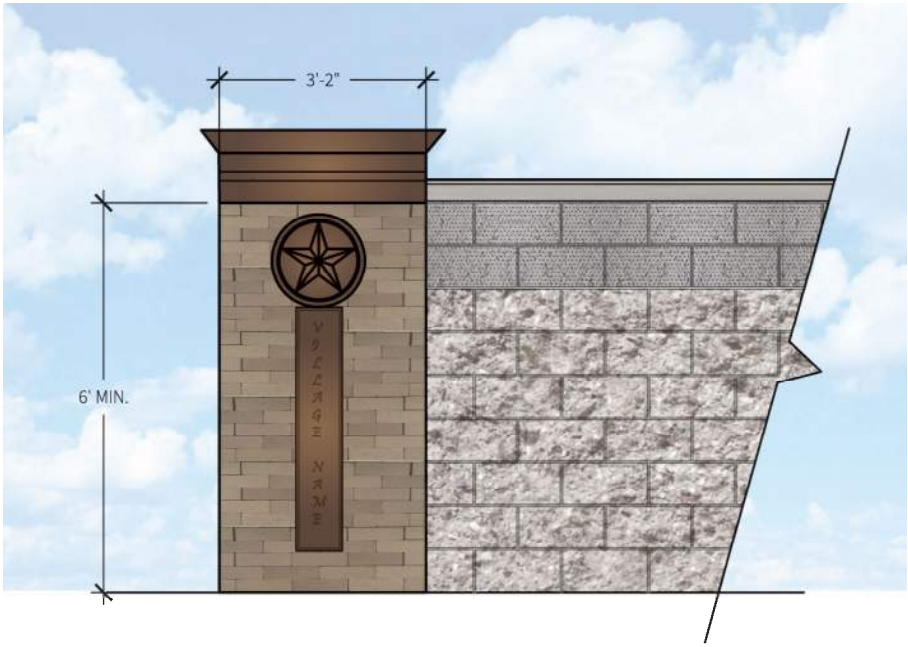


Figure 7-7: Typical Neighborhood Entry

Type 4 – Community Feature Signage

Type 4 signage identifies key features and destination points, such as the project's parks, multi-use trails, school, community building, open space and other community features.

Elements include the following.

1. Free-standing wall signs (5'-high maximum).
2. Materials consist of brick that match the project's hardscape theme.
3. Signage is limited to identifying the facility or community feature.
4. Consistent font used on all Community Feature signs.
5. Sign lettering is provided as surface mounted metal lettering. Maximum size: 12-inches
6. Maximum lettering area of 20 sq. ft.
7. May have external illumination via ground-mounted, vandal-resistant, up-lights.

Type 5 – Marketing Signage

Type 5 signage provides a unified approach to on-site temporary marketing and real estate signage that is common within a master-planned development during build-out. These signs are intended to orient visitors to model homes and other community features and will be removed upon build-out of the community.

Elements include the following.

1. Freestanding signs (8'-high maximum), with support posts.
2. Thematic posts, sign board, and color scheme that is complimentary to the rural streetscape character and permanent hardscape features.
3. Coordinated signboards with removable marketing signage and logos.
4. Maximum sign area of 48 sq. ft. per side.
5. Located in parkway strips between curb and sidewalk, in a manner that does not obstruct vehicular sight distances.
6. Marketing signs are subject to a master sign program and master Encroachment permit.

Type 6 – Open Space Signage

Type 6 signage interpretively identifies the surrounding open space areas and destination points along the multi-use paths. All open space signage shall conform to the City of Lincoln Sign Ordinance.

Elements include the following.

1. Locate approximately every 500' (as appropriate per the design) along multi use trail inside the post and cable fencing and at trail entrance points.
2. Locate a 3' radius zone around the sign adjacent to multi use trail.
3. Signposts should be anchored in a concrete footing, sloped to drain.
4. Sign text and/or content subject to change according to City of Lincoln Sign Ordinance.

Figure 7-8: Typical Open Space Signage

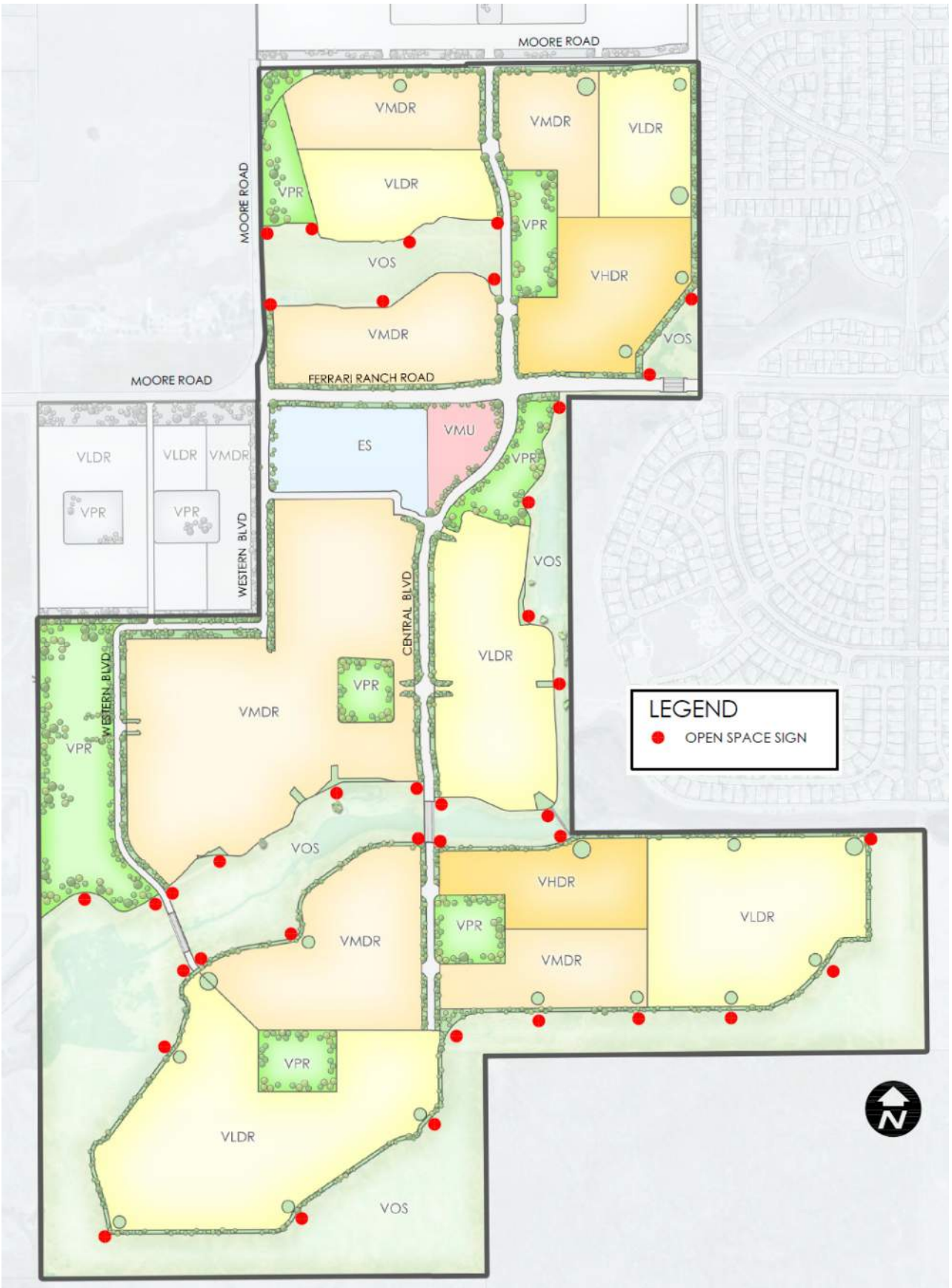


Figure 7-9: Open Space Signage Key Map

7.3 Walls and Fences

Walls and fences throughout Village 7 are intended to provide screening between properties and uses, help define the edges of linear parkways, and provide privacy and security for private property. It is anticipated that there will be limited use of walls, except along the north and western edges of the community where required for sound attenuation, or where incorporated as part of entry features. The design and material for walls and fences varies depending on the specific purpose but will be united through a common thematic color/ material application. Several wall and fence types are provided for, as summarized below, and illustrated as follows.

Type 1 – Perimeter Walls and Fencing: Masonry soundwalls and/ or open view fencing (or combination thereof as appropriate to the particular setting) to visually distinguish between the public and private realm.

Type 2 – Tubular Steel View Fence: Semi-transparent barriers typically located between private yards and open space preserves.

Type 3 – Post and Cable Fence: Low-scale fencing along open space edges that visually define preserve areas.

Type 4 – Standard Mesh Fence: Semi-transparent barriers for use at the school site.

Type 5 – Wood Fence: Property line fencing in residential areas to define side and rear yard spaces and provide privacy and security.

The typical location for each fence type is illustrated in Figure 7-3. In addition, guidelines for the siting of residential yard fencing are provided later in this sub-section.

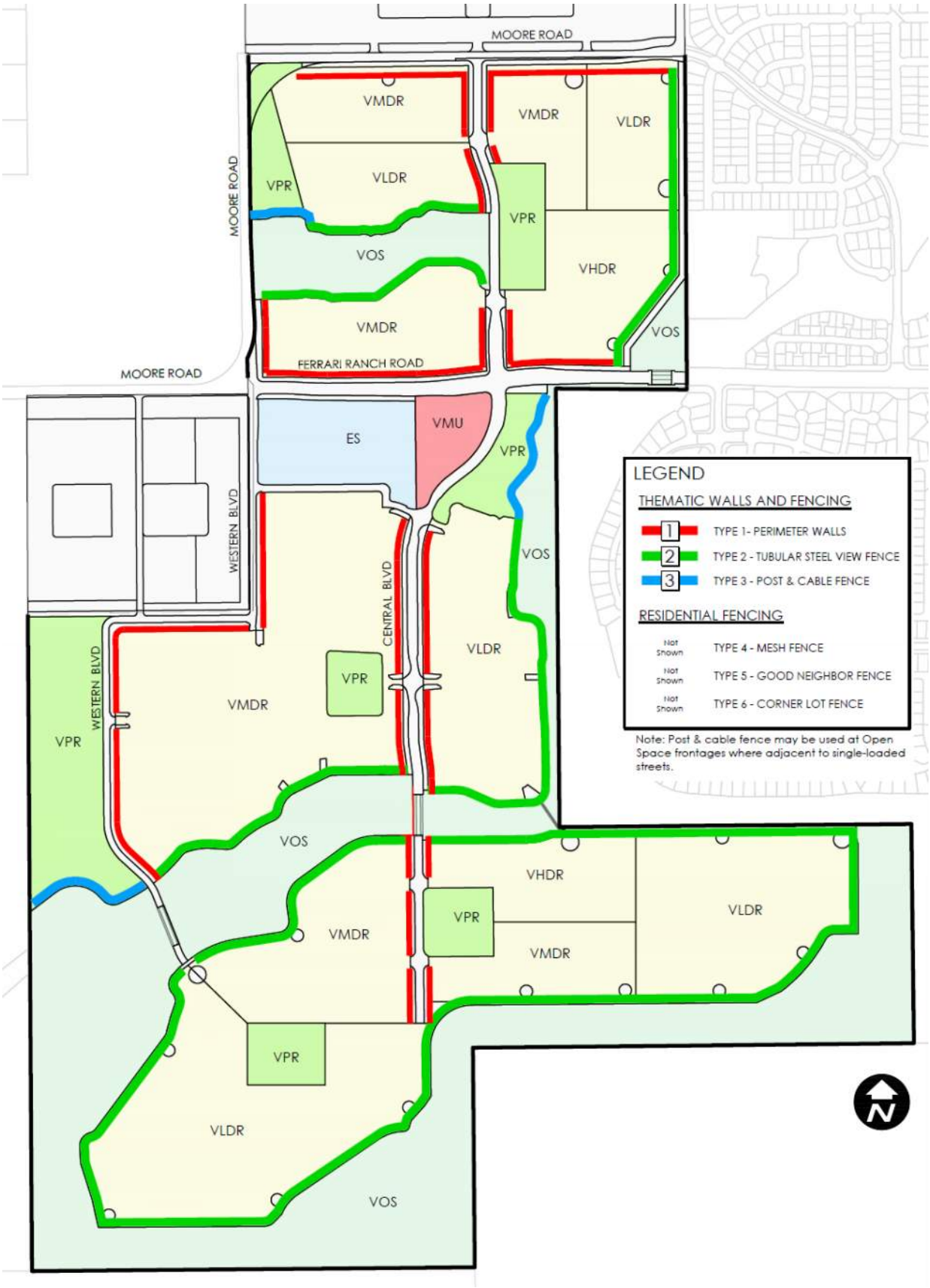


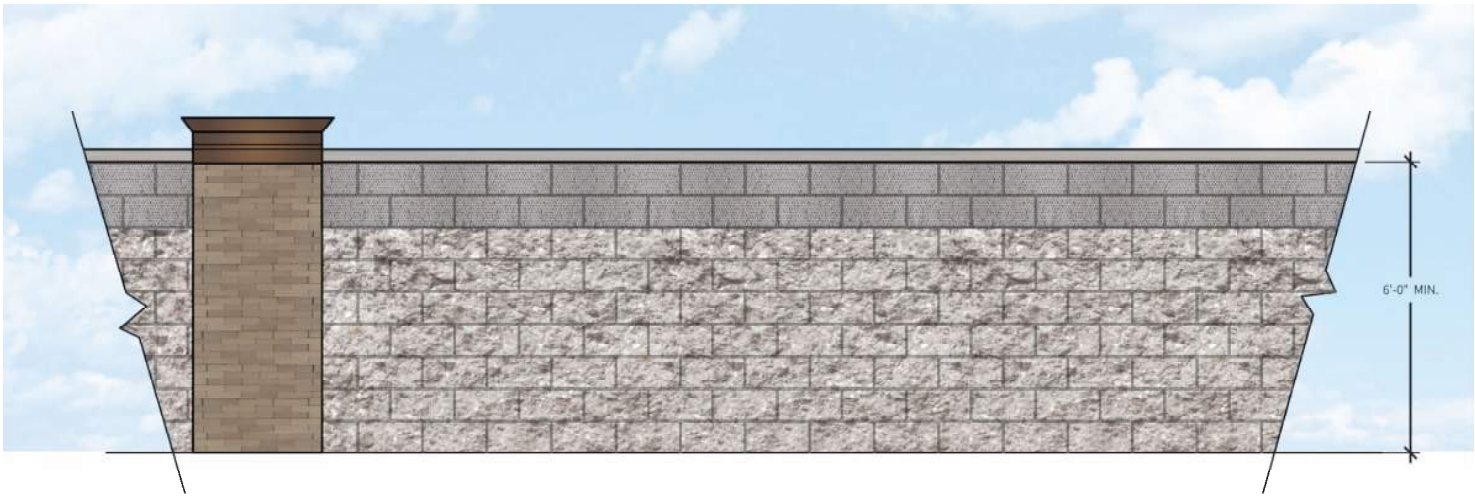
Figure 7-10: Wall and Fence Key Map

7.3.1 Type 1 – Accent Fencing and Low Decorative Walls

Perimeter walls and fencing are used throughout the community, accomplishing several objectives. In entrance features, perimeter walls are used as decorative features to enhance the streetscape and reinforce the landscape theme and will be combined with minor entry monuments for signage purposes. These elements are also used to define the edge between linear parkways and adjacent land uses at the back of major roadway corridors and can also be used to screen utility boxes within the landscape corridors.

Guidelines are as follows:

1. Perimeter walls and fencing should be 6' minimum in height and constructed of durable high-quality materials.
2. Perimeter walls shall be constructed of CMU and should include a decorative wall cap.
3. Utilize thematic pilasters at regular intervals as determined by topography and/ or product types, and at changes of direction for both the accent fencing and low decorative wall.
4. At key points, such as corners, pilaster may be larger in size for decorative accent.
5. Where provided, caps on pilasters and fences should be simple in character and may extend above the fence height limit.



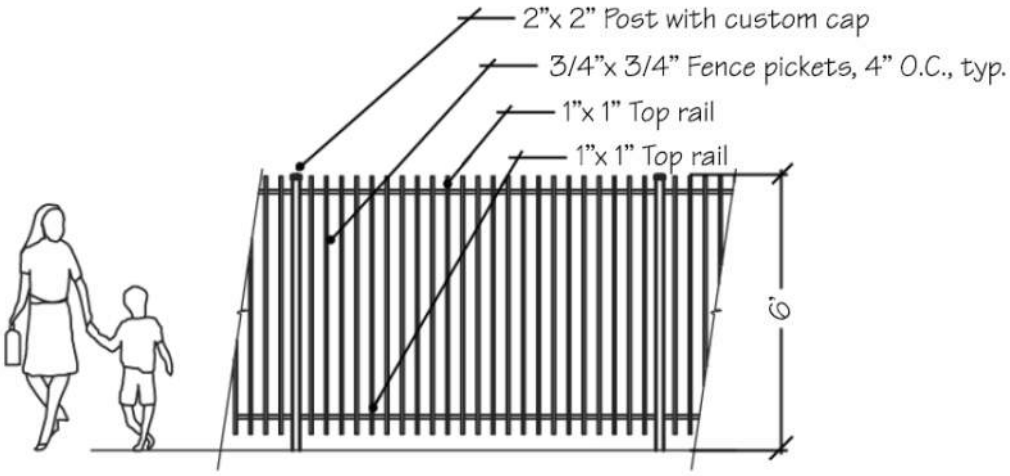
Masonry Wall

7.3.2 Type 2 – Tubular Steel View Fencing

Tubular steel view fencing is intended to provide a barrier between different land uses where maintaining or maximizing views is desired. Appropriate applications of this fence type include edges between private residential yards and open space preserves, linear parkways, or parks. Tubular steel fencing may also be used along the school. Figure 7-3 indicates the typical locations for Type 2 fencing throughout Village 7. The application of this fence type is also shown on the residential yard fencing diagrams provided later in this section.

Guidelines are as follows:

1. 6-feet high tubular steel—painted black.
2. Posts at 8-foot intervals. Pilasters shall be installed at the terminus of all Tubular View Fence as it approaches road rights-of-way. Fence shall not be directly attached to pilaster.



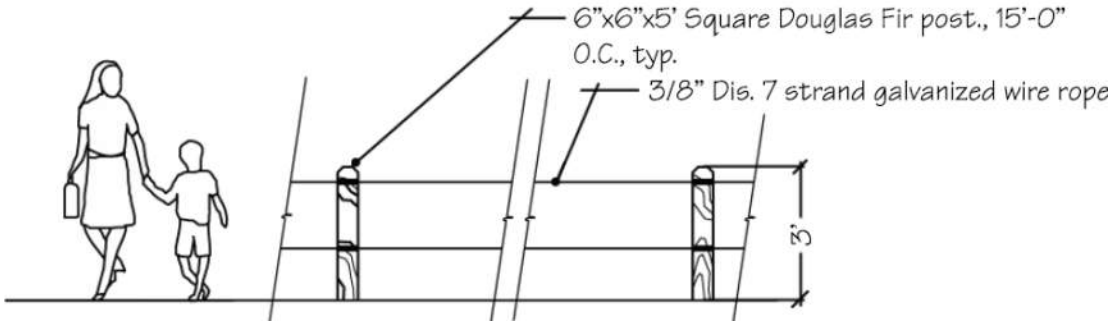
Tubular Steel View Fence

7.3.3 Type 3 – Post and Cable Fence

To limit vehicular and pedestrian access to open space and wetland preservation areas, post and cable fencing is designated for use along the edges of open space parcels abutting public spaces such as parks and along roadways. Figure 7-3 indicates the typical location of this fence type throughout Village 7.

Guidelines are as follows:

1. Refer to accompanying standard detail for more information.



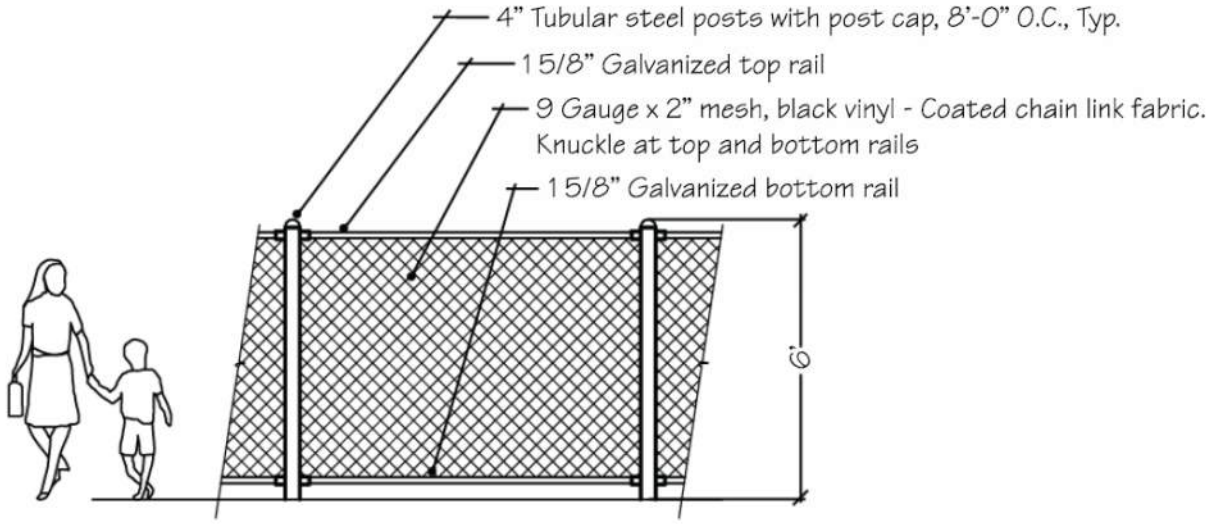
Post and Cable Fence

7.3.4 Type 4 – Standard Mesh Fencing

Mesh fencing is intended to provide a semi-transparent barrier at the school site, where needed along site edges to protect children. The actual layout and location of this fence type shall be determined by the school district.

Guidelines are as follows:

1. 6-feet high metal mesh fence-black vinyl clad.
2. Black posts and cross rails.



Standard Mesh Fence

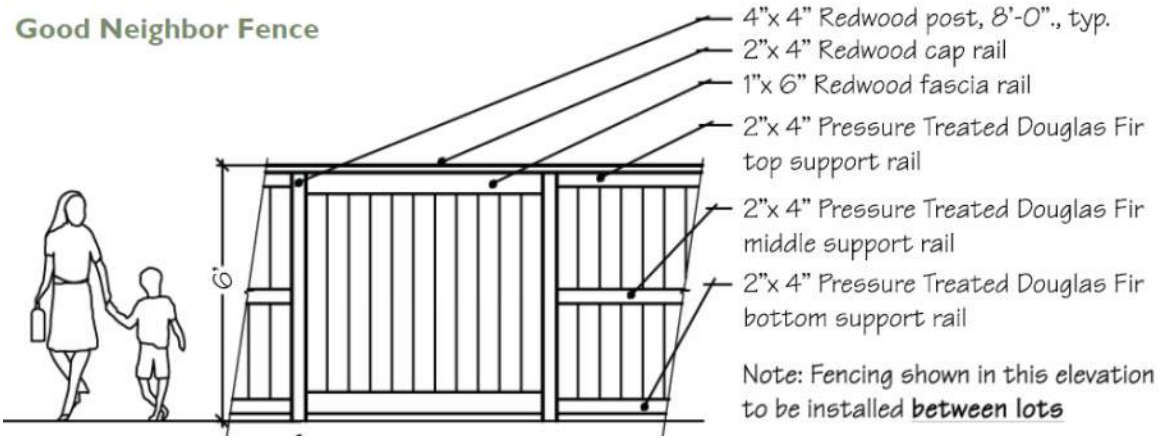
7.3.5 Type 5 – Wood Fencing

Solid wood fencing is intended to provide privacy and security between residential units. Typically, this fence type is to be installed between single- family residential units on all sides, unless parcel configuration backs onto to open space, parkland, or a linear parkway. Two fence type design standards are provided: a Good Neighbor Fence to use between private yards, and a Corner Lot Fence to use along street edges.

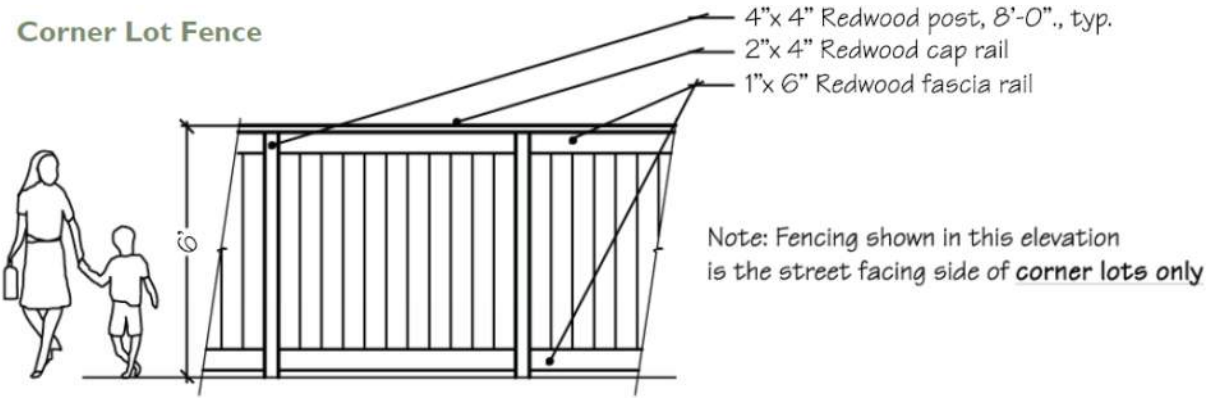
Guidelines are as follows:

1. Up to 6-feet high.
2. Constructed of number 2 grade lumber or better. Construction grade lumber or dog-eared pickets are not allowed.
3. Fence color to be determined during neighborhood review.
4. Good neighbor fencing used between lots.
5. Corner fencing height is subject to sight distance requirements.
6. Corner lot fencing shall return to a house wall no more than 10-feet from the corner of the unit but may extend further to block views to bedroom or bathroom windows. Corner lot fencing shall not be placed in front of kitchen, living room or dining room windows.

Good Neighbor Fence



Corner Lot Fence



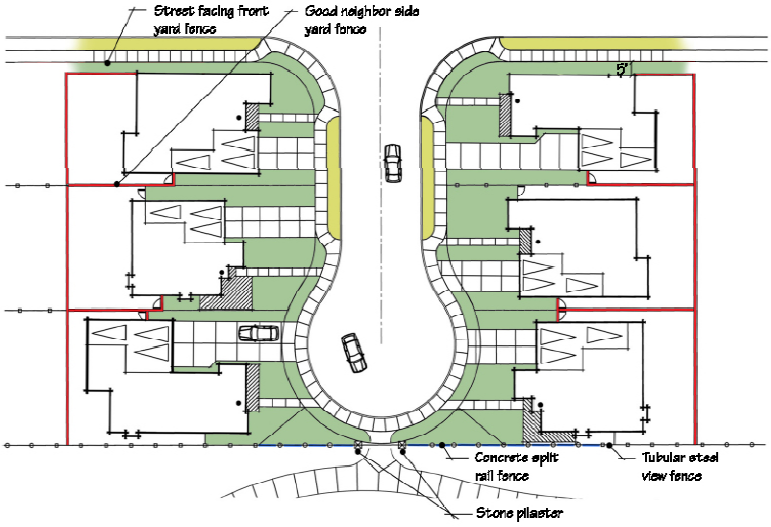
7.3.6 Siting Guidelines for Residential Yard Fencing

The siting and placement of residential yard fencing is an important element that helps shape the visual character of Village 7's public realm. Several different fence types are allowed, as previously outlined in this sub-section. For residential properties, careful attention must be given to the placement and siting of fences to ensure that homes are engaged with the street. The goal of these guidelines is to ensure that:

1. Fencing defines, and helps create a visual transition between, the public realm and each home's private yard space.
2. An appropriate level of screening and privacy is provided for each home.
3. Homes remain engaged with the public realm, such that fencing does not create a hard edge or barrier that physically blocks a home's interface with the streetscape.

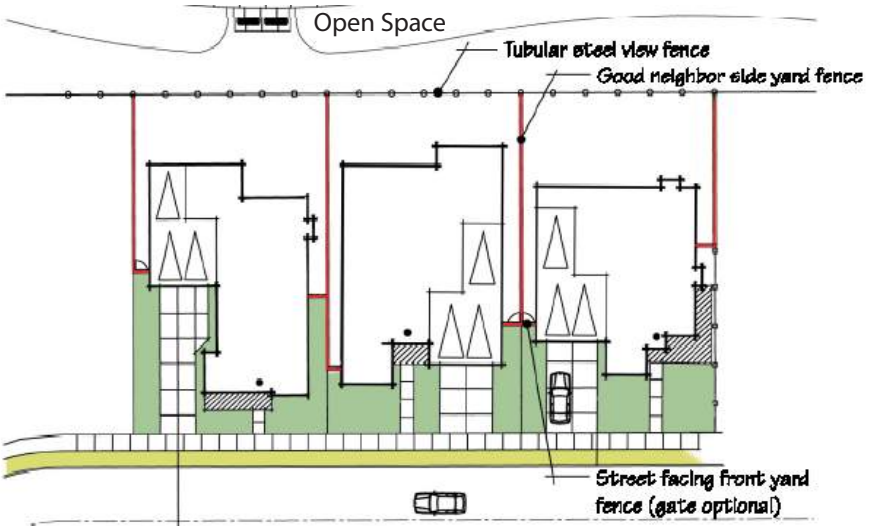
To this end, several diagrams are provided to illustrate the appropriate placement of fencing on residential lots, each of which is tailored to address the different circumstances of Village 7's various housing types.

Front Loaded Lot

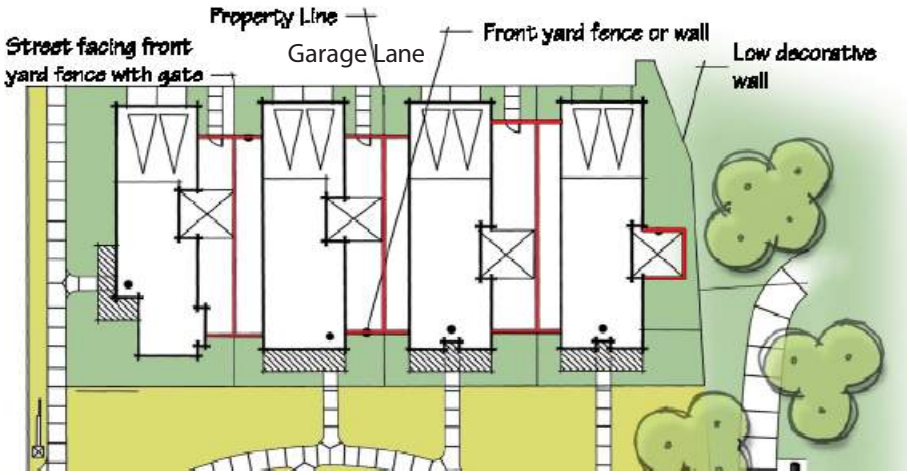


Live-End Cul-de-Sac

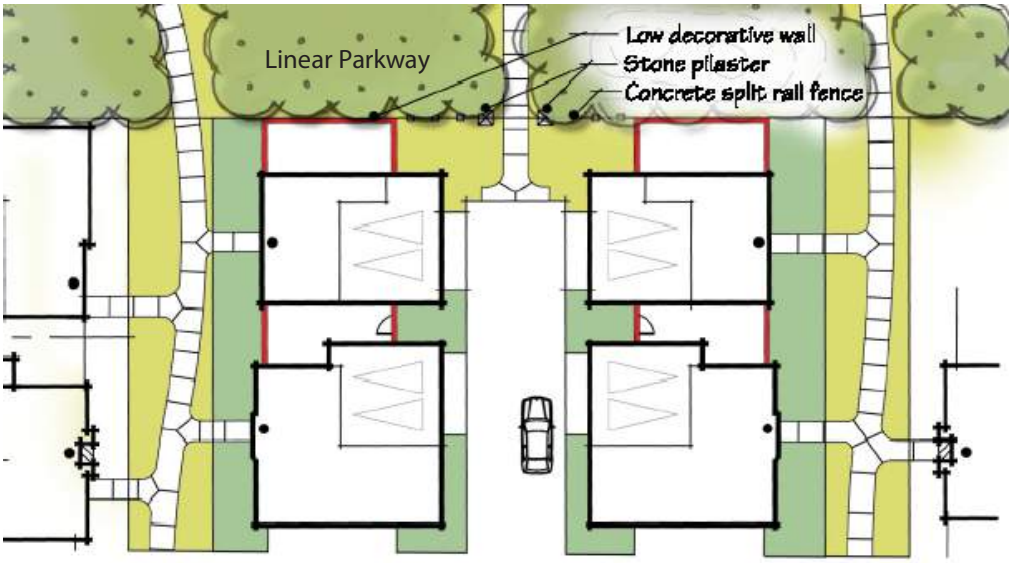
Front Loaded Lots at Open Space



Rear Loaded Lots



Lots Adjacent to Linear Parkways



7.4 Parking Lot Landscaping and Shading

7.4.1 Landscape Guidelines

The primary goal for design of parking areas is to reduce and soften the visual impact of large asphalt areas and views of cars and to provide shade for parked cars. The following goals and guidelines apply primarily to the Town Center and Community Park but shall be applied to any public parking environment except on-street parking.

Guidelines are as follows:

1. To provide shade, trees in parking areas should be planted in an "orchard style" grid pattern. This approach will provide shade, reflect the agrarian heritage of the region, and create a visually pleasing environment. See shading Requirements on the following pages for details.
2. Provide convenient and safe pathways to minimize pedestrian conflicts with vehicular traffic.
3. Shrub/hedge screen planting should be provided where parking lots face streets, plazas, property edges and between parcels. All hedges used for parking lot screening should be a minimum of 30 inches tall or be used in combination with earthen berms or low walls that provide an appropriate screen.
4. Encourage the use of bio-swales in parking lots where feasible.
5. Sight lines should be maintained for vehicle safety at entry points and to each parking aisle within parking lots.
6. A minimum standard of a 15 ft. wide landscape buffer shall be maintained between all parking lots and buildings and parking lots and property edge. This may include walks.
7. A minimum standard of a 15 ft. wide landscape buffer shall be maintained between all parking lots and streets.
8. A minimum standard of a 10 ft. wide landscape buffer shall be maintained at all side and rear property lines adjacent to parking lots.
9. Vehicle overhang allowance at parking lot edge into landscaping or over sidewalk shall be a 2 ft. maximum.

7.4.2 Shading Requirements

Shading Design Intent

Trees shall be planted and maintained throughout the surface parking lots to ensure that within fifteen years after planting of trees, at least 50% of the parking lot will be shaded. This should be calculated by using the estimated crown for mature trees, assumed to be at fifteen years of age. Each planting area shall be of adequate size for the landscaping approved and shall have adequate irrigation for the landscaping.

The shade requirement is for all parking stalls and the maneuvering space directly behind the parking stall. If a site has two or more unconnected parking areas, shade is calculated separately for each area. If they are connected by a joining drive, they are calculated as one lot. The following paved areas are not required to comply with the shade requirements.

1. Driveways and drive aisles not used for parking maneuvering.
2. Truck loading, parking, and maneuvering unconnected to and exclusive of any vehicle parking.
3. Surfaced areas not to be used for vehicle parking, driving, or maneuvering, provided they are made inaccessible to vehicles by a barrier such as bollards or fencing.

Shading Calculations

1. Shade is determined by using the appropriate percentage of the crown as indicated on the Shade Credit Calculations.
2. Trees selected for shade shall be deciduous.
3. In meeting the shade requirements, parking lot landscaping shall include not less than a minimum of 1 tree per 5 end-to-end parking spaces. End aisles should have 2 trees minimum where feasible.
4. Shade credit calculation shall be based on the estimated tree canopy at 15 years when trees are expected to mature.
5. Planters shall contain earth and living ground cover with adequate and approved irrigation.
6. Existing tree species on site may be identified for consideration in shade credit calculation. In these cases, the actual canopy area that shades paved area shall be measured and applied to the shade credit calculation.
7. Overlapping shade does not count twice when crowns overlap more than 25%.
8. Parking lot lighting shall be located to avoid conflict with the required trees.

Shade Credit Calculations

The following list outlines the shade credits in square footage for trees with various crown diameters and should be used for shade calculations. Shorter trees with a smaller crown diameter may be used. All diameters listed assume mature trees at 15 years of age.

New 35 ft. diameter parking lot trees: 100% Value = 962 SF

New 30 ft. diameter parking lot trees: 100% Value = 706 SF

New 25 ft. diameter parking lot trees: 100% Value = 491 SF

New 20 ft. diameter parking lot trees: 100% Value = 314 SF

Existing Trees: Area of tree canopy that actually shades parking lot.

7.5 Street Lighting

Lighting is an important element in the landscape and should be used to contribute to a safe and attractive environment. Natural areas may require minimal light levels while street intersections will require illumination levels for safe pedestrian crossings. Lighting also reinforces the community's overall design theme and sense of place by adding a common, thematic element that is repeated along all major roadways.

Lighting Guidelines:

1. The project's street lighting should have a thematic nature, evoking the rural character of the plan area, and working in conjunction with the hardscape and landscape materials to define the community's sense of place.
2. Lighting fixtures have a hierarchical form along the various street frontages, with larger-scale fixtures used along Ferrari Ranch Road and the Central Boulevard, Moore Road and smaller, pedestrian- scaled fixtures used along residential streets, as defined in the lighting prototypes.
3. A distinguished lighting fixture design should be used on all bridges, which are clearly part of the same design "family" as the primary light fixtures, but that define each bridge as signature element along the streetscape.
4. Illumination levels on roadways should allow drivers to clearly see all road alignments, potential obstacles, and traffic control signage. Intersections or unique conditions should receive more light.
5. Street lighting shall conform to the City of Lincoln's minimum illumination level standards for public streets.
6. Light fixtures shall be adequately spaced to provide consistent safe levels of illumination and to minimize shadow interference from trees.
7. Walkways, entry areas, courtyards, paseos, and plazas should be lit to provide a sense of personal safety for pedestrians and to minimize shadows, with extra lighting provided at intersections, steps, ramps, and other obstacles.
8. Parking and vehicular circulation areas should complement the streetscape fixtures and meet City illumination level standards for parking areas.

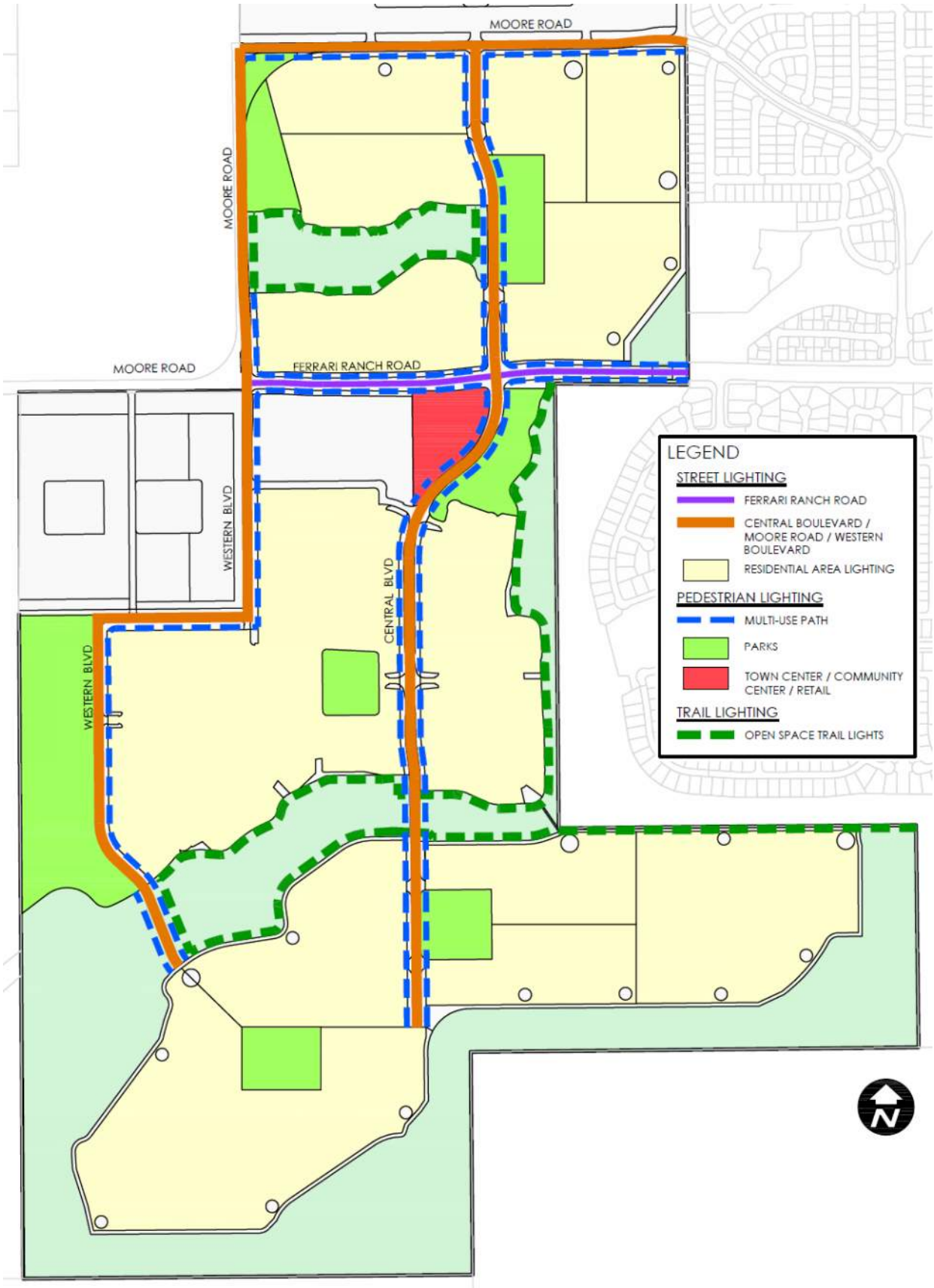
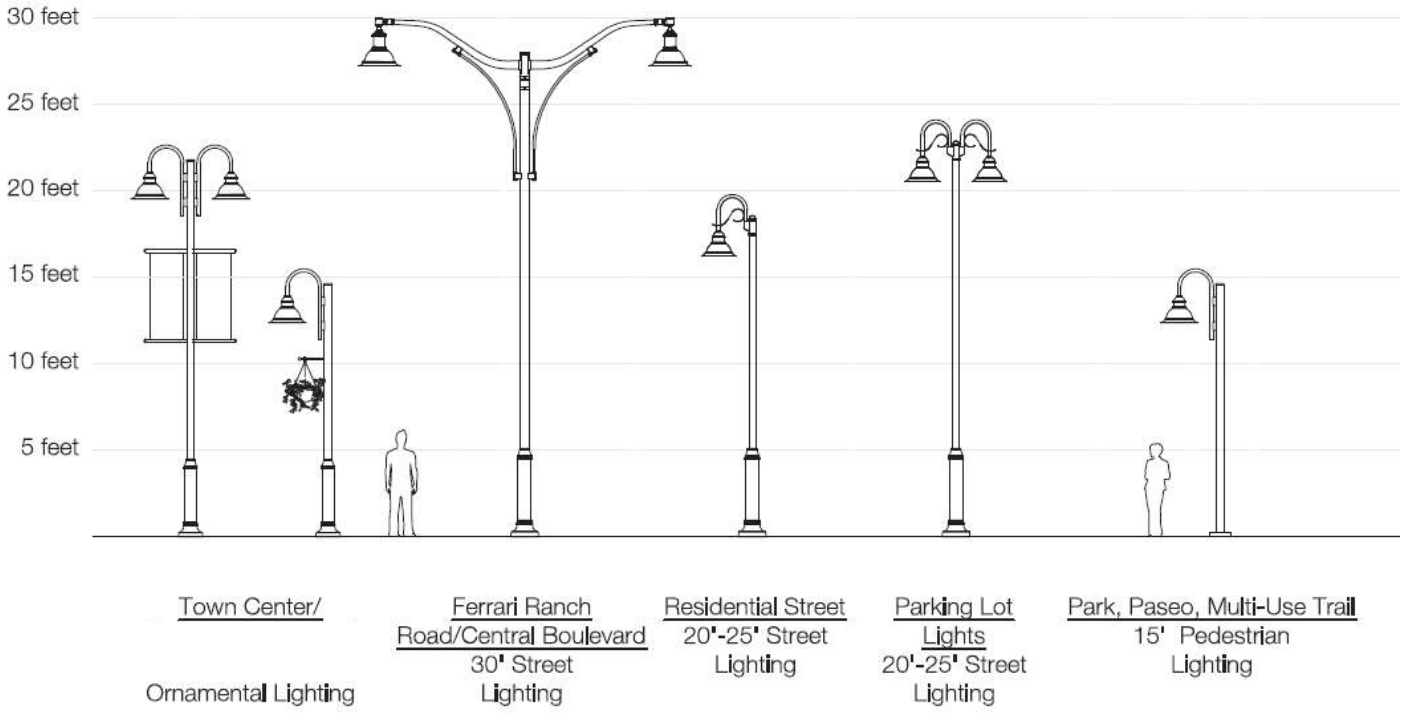


Figure 7-11: Street Lighting Key Map



Lighting Design Prototypes

7.6 Landscape Edges & Buffers for Sensitive Area

Several site-specific conditions exist throughout the community that warrant special landscape design and treatment. The City's Wastewater Treatment and Reclamation Facility (WWTRF) is located along the western edge of the site and a landscape edge should be designed accordingly and create an appropriate separation between the community and this facility. Additionally, a system of open space preserves is located throughout the residential neighborhoods, and the landscaping along these interfaces should provide an appropriate landscape transition between the developed and natural environment areas

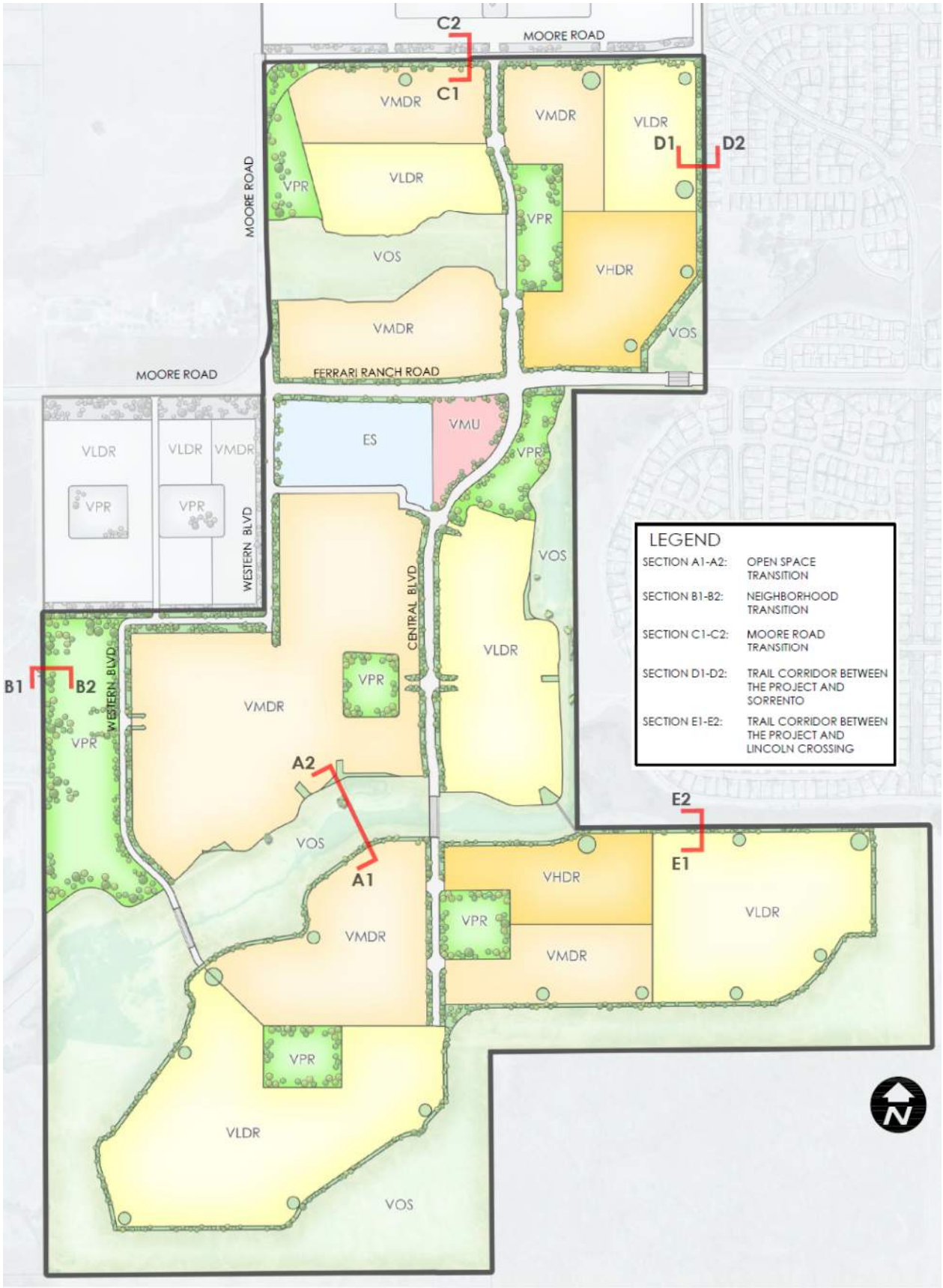


Figure 7-12: Landscape Edges Diagram

7.6.1 Open Space Preserves

Landscaping is an important component that can enhance the natural setting and existing resources. Soils, climate, prevailing wind, proposed pedestrian circulation, riparian edges, views, wildlife habitat, and other natural qualities should be carefully considered in the landscape design adjacent to open space preserves. Additional information may be found in the Specific Plan, section 8, Resource Management Plan. Any landscape improvements proposed in open space areas, edge, and buffer environments, or near sensitive areas shall be reconciled with the resource management plans prepared by others.

Guidelines are as follows:

1. Natural-appearing landscaping should be planted where residential units adjoin open space areas to create a landscape transition between these two uses. Landscaping should be ample enough to provide a sense of privacy for the residents living adjacent to the open space areas but be visually compatible with the natural setting of the open space.
2. All plant materials used in the natural open space areas should be appropriate to the existing riparian and creek zones in the Lincoln area, as specified in the master plant palette. The landscape design should reinforce the existing aesthetic, cultural and historical character of the region.
3. Where appropriate and feasible, existing vegetation and trees should be preserved as a resource in the landscape.
4. Where existing vegetation is to be preserved, a preservation plan shall be incorporated into the overall proposed landscape plan. Lot grading, utility trenching, and building construction shall stay clear of such vegetation. Landscape and irrigation improvements shall be designed to maintain the health of these existing landscape resources.

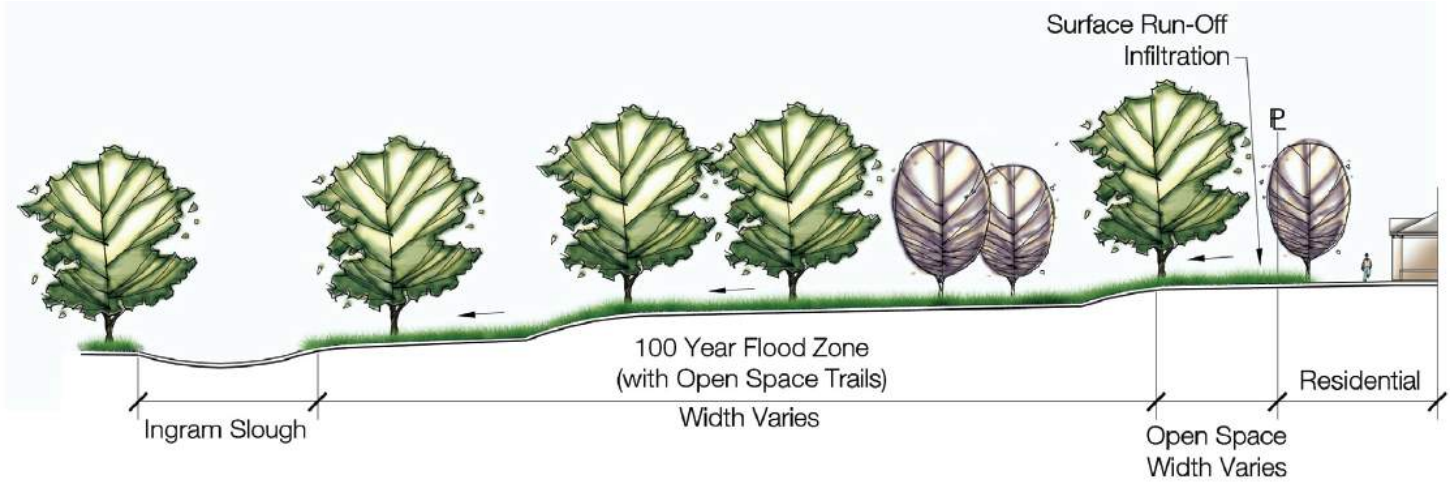


Figure 7-13: Section A1-A2: Open Space Transition

7.6.2 Perimeter Edges

Site perimeters will be landscaped to provide a visual separation and to define the edge of the community.

Guidelines are as follows:

1. Provide continuous hedgerow of tall trees along the western perimeter of Neighborhood 3.
2. Provide a continuous row of tall trees along the northern and western edges of Neighborhood 1 to provide a visual separation from Moore Road and to define the edge of the community.
3. Provide a continuous row of tall trees along the northern edge of the Community Park and the western edge of Neighborhood 2, to define the western limits of the community.
4. Appropriate tree species may include the following: Deodar Cedar, Redwood Trees, or Pine Trees. Pyrophytes will be used minimally adjacent to open space areas. and the edge of the property.

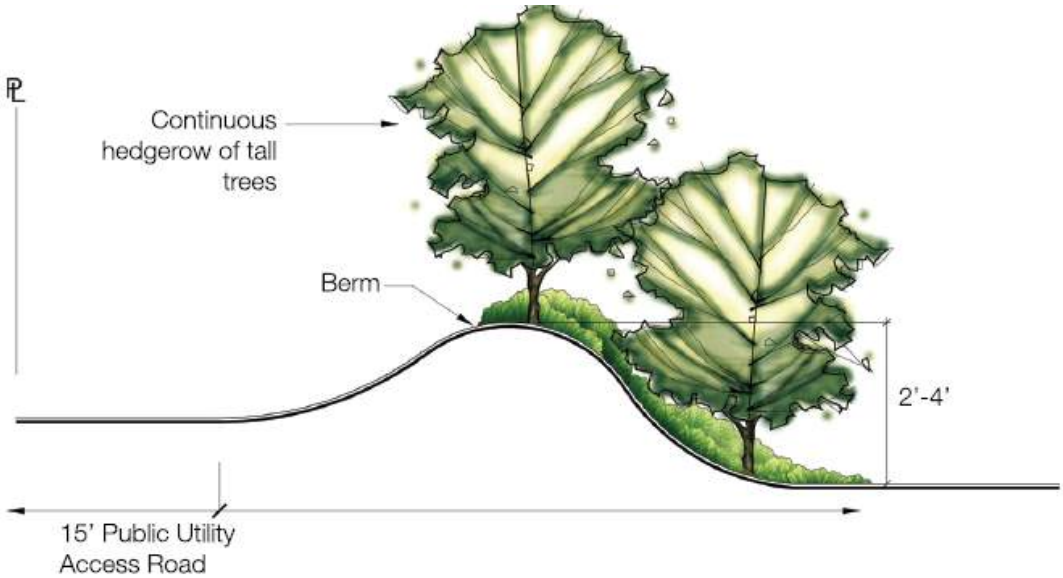


Figure 7-14: Section B1-B2: Neighborhood 3 Transition

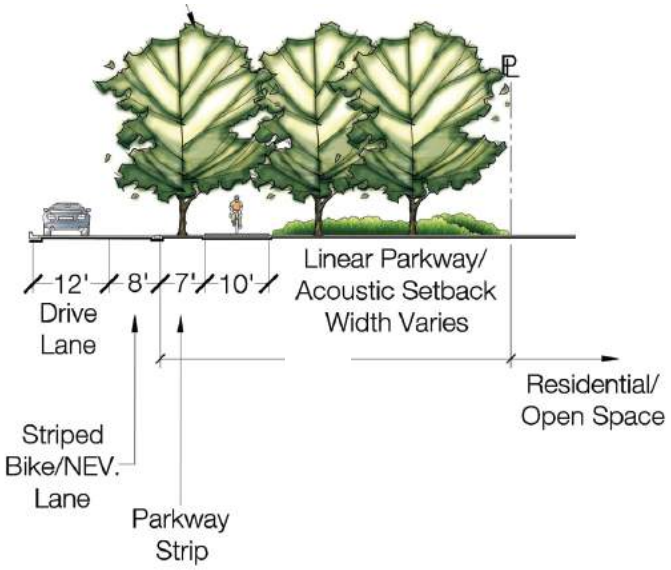


Figure 7-15: Section C1-C2: Moore Road Transition

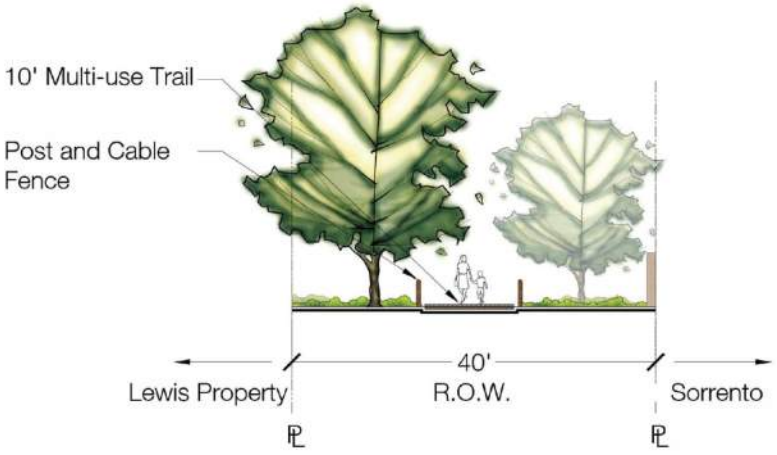


Figure 7-16: Section D1-D2: Sorrento / Village 7 Trail Corridor

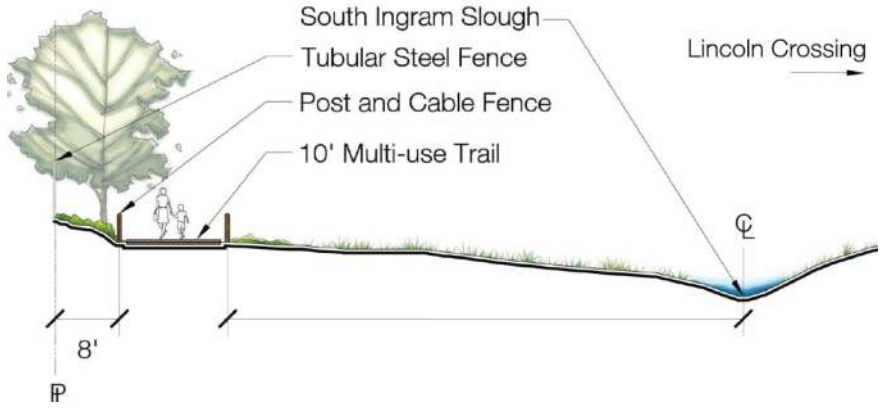


Figure 7-17: Section E1-E2: Lincoln Crossing / Village 7 Trail Corridor

7.7 Commercial Site Landscaping

Large expanses of hardscape intended for heavy pedestrian use, such as in commercial and retail environments, shall be integrated with appropriate softscape plantings either in raised planters, planter pots, or other landscape elements that reinforce the architectural façade and pattern or pedestrian circulation. Consideration should also be given to the use of a mixture of pavement surface textures, colors, and materials as a means of adding visual ties back to the architecture and the overall design theme of the project sites.

Guidelines are as follows:

1. All prominent blank building wall surfaces shall include landscaping to soften the visual characteristics of the building façade. Acceptable forms of landscaping include low-level planters, raised planters containing shrubs, groundcovers and trees, trees in planting wells, vines, and espalier.
2. Driveways at project entry points shall be accented in an appropriate manner with shrubs, groundcovers, and tree plantings.
3. All stores that provide shopping carts shall include designated cart storage areas near the building entrance that is screened with landscape planting.
4. Equipment such as pad mounted transformers, backflow devices, utility equipment and irrigation valves—where located in prominent areas and not easily screened by solid structures—shall be fully screened by shrubs, but not to conflict with accessibility. All waste receptacles located in prominent areas must be screened by masonry enclosures.

7.8 Front Yard Residential Landscaping

The design goal for the initial installation of the front yard landscape concept is to integrate the village environment into the overall community landscape. Informality, except for street tree plantings, and simplicity of design is encouraged to reflect the traditional landscapes of established neighborhoods that have enduring value. Coordinated front yard landscaping will serve to unify the various architectural styles of housing units as well as provide the opportunity to highlight architectural feature(s) of individual homes.

The design and layout of lawn, shrub and groundcover areas should "flow" from one house to another, creating a natural, continuous, and fluid landscape experience irrespective of property lines. Plant material shall be arranged in a tiered fashion to create depth, with layers of overhead tree canopies, shrub plantings at building walls, property lines and fences and low shrubs and groundcovers in foregrounds.

At corner lots, special care shall be taken to create interesting and varied elevations to house models that are particularly suited to corner applications. Window and trim use consistent with front elevations shall be employed and will be reviewed by the Design Review Committee (DRC). For additional information on the role and purpose of the DRC, refer to section 8.6 of the GDP. Additionally, plant compositions at building foundations and in front of side yard fences shall be in tiered planting arrangements in simple, single species drifts of large and small shrubs, combined with designated street trees will create significant green spaces within the community as well soften the side elevations of homes.

The primary strategy for the landscape is to create a neighborhood that stands out among others in the region as one of the finest, with enduring value that will benefit homebuilders and homeowners as well as the Lincoln community at large. This will be done, while accommodating a variety of housing types and styles, through homebuilder installed landscapes that exceed normal standards. The design strategies and standards for "production front yard" landscapes rely heavily on accent and canopy trees for shade and visual interest.

The use of more, and, when mature, larger shrubs, along with evergreen trees is intended to provide greater botanical interest, screening, and a sense of maturity, as compared to landscaping displayed in typical new communities.

Guidelines: Residential StreetTrees

1. In keeping with the goals of the street tree master plan concept, the dominant tree for each individual Neighborhood will be designated and taken from a limited variety of canopy street trees. The use of large, canopy trees will ensure shaded, walkable streets, mitigating the heat of summer while enhancing neighborhoods with a strong overstory.
2. A secondary and tertiary layer of subordinate tree species will be introduced in front yards to provide additional structural and spatial form as well as variety and seasonal interest for homeowners. These trees will be called out on production front yard landscape plans and submitted to the DRC.
3. Street tree species shall be adopted by the DRC from the street tree palette provided herein for each residential Neighborhood.
4. All street trees shall be a minimum of 15-gallon size.
5. All street trees shall be planted a minimum of four feet (4') from the back of walk but no greater than eight feet (8') from back of walk. Root control barriers shall be installed.
6. There shall be a minimum of one street tree for every 50' of street frontage, or one per lot, whichever is more. For corner lots, one side yard tree is required per every 50' of street frontage (3 trees per corner lot).
7. Create diversity in the streetscape design using deciduous and evergreen plant material in a balanced, layered, and clustered combination.
8. Special attention is required in the design of the planting plan to:
    a. Preserve or frame desirable vistas or views of the existing landscape or natural site features, i.e., to parks, open spaces and the multi-purpose drainage channel and linear park.
    b. Screen or soften undesirable views of exposed residential backyards, retaining walls, cut / fill slopes and/or utility equipment. Evergreen trees are required in these locations.
    c. Screening for privacy. Evergreen trees or shrubs are required for these locations, particularly side yards between homes and at corner lots.
9. No small accent trees shall be planted along street frontage within an area of eight (8) feet from the back of curb or sidewalk.
10. To achieve a natural front yard look, the secondary and accent trees may be placed in informal massing or clusters to the rear of the front yard, particularly near front doors.
11. Street trees in a straight line along street frontages.
12. Continuity of design using repetition of similar trees and consistent planting arrangements (i.e., massing and/or clustering) is preferred, i.e., the same accent tree at front doors, or the same species and planting arrangements of trees in side yards.
13. Street and secondary accent trees are encouraged to be located to create cooling summertime shading for adjacent homes and to maximize warming wintertime solar exposure.
14. The selection and use of additional front yard trees for shade, accent and streetscape interest will further add to the strength and enduring value of the community. Flowering trees, evergreens, and trees of botanical interest and value have been included in the following plant lists and will be required in all front and side yards. Secondary and tertiary front yard trees shall be a minimum 15-gallon size.

Guidelines: AccentTree, Shrub and Groundcover Plant Material

1. Plant material species shall be selected from the plant material palette provided in this section.
2. No more than 25% of any one front yard landscape shall be composed of deciduous shrubs.
3. Shrub plant material shall be placed in informal masses and/or clustered arrangements. Groups of three to five shrubs of the same type shall be placed adjacent to each other.
4. Groundcovers shall be from either one (1) gallon, liners or flats installed in a triangular pattern with appropriate on-center spacing as detailed in the plant list contained herein.
5. When developing a shrub and groundcover planting design, a layered, tiered arrangement is required: foreground groundcover (6"-12" high), in front of a small shrub (1'-3' high), followed by a medium shrub (3'-4' high), or backed by a tall shrub (5'-6' high).
6. Provide a harmonious variety of deciduous and evergreen shrubs. Shrubs with showy flowering habits and/or interesting colored or shaped leaves should be placed adjacent to the home's front entry area.
7. Place one (1) specimen or small accent tree adjacent to each home's front entry area. Accent trees shall be selected from the list provided herein.
8. Design and coordinate the front yard landscaping between adjacent homes to blend and relate to each other. Planting beds and lawn areas shall not be defined by property lines, but rather flow from front yard to front yard creating an uninterrupted visual experience.
9. Use the landscape to help bridge the void between the architectural masses of adjacent homes. Take into consideration the spatial and landscape design needs for conditions created by topographic elevation changes between the home lots. Use evergreen plant material to the maximum extent possible in these situations.
10. Strategically place landscaping between the homes to screen and soften exposed interior side yard and rear yard fencing. Use evergreen plant material to the maximum extent possible in these situations.
11. Within shrub/groundcover planting areas shrubs shall be planted at a ratio of one (1) shrub per six (6) square feet of the total square footage of shrub/groundcover area.
12. The proper spacing of trees, shrubs, and groundcover to allow adequate room for the plant mate-rial to grow into its natural form and ultimate size at maturity is exceedingly important but should not be used as a basis for decreasing shrub quantities. Consult the Sunset Western Garden Book for Guidelines regarding the growth characteristics of plant material to be used.
13. The careful selection and use of plant materials that have low-water consumption characteristics is desirable. Plant material that can tolerate occasional periods of reduced irrigation cycles will allow the landscaped environment the ability to withstand short-term drought conditions with the least amount of damage.

14 Water Conserving Landscape

a. Group plant material with similar water needs so they can be irrigated together (hydrozoning) and/or placing "thirsty" plant material in protected microclimates shielded from drying summer winds and direct sun.

b. Evaluate the need for high water use lawn areas. Groundcovers with turf-like appearance may be satisfactory for landscaped areas while reducing water needs.

c. Select the correct plant material for the right planting situation.

d. Utilize a layer of mulch in shrub planter areas to reduce water evaporation and weed growth. A 2" mulch layer is required in all planting beds. Shredded or recycled bark meeting the specifications cited herein will be considered upon submittal of a sample from the contractor to the DRC.

15 Lawn Areas

a. Lawn areas shall be a maximum of 25% of the total square footage of the area to be landscaped.

b. All lawn areas shall be sodded. Sod shall be drought tolerant as specified in the plant list provided herein.

c. The lawn area shall be properly soil amended, compacted, finish graded and rolled prior to the laying of the sod.

d. Slopes within lawn areas shall not exceed a slope of 25% (4:1) and shall have a minimum slope of 2% (50:1).

e. Where trees are planted in lawn areas, remove lawn from around trunk to create a 2'-0" diameter basin.

f. Redwood headers (or other types) shall be installed to separate lawn areas from shrub planting areas. Install headers to form an even continuous curve. Angles or sharp changes in curves are not acceptable.

g. All lawn areas shall conform to City of Lincoln's Water Conservation Ordinance as well as California Assembly Bill 1881 and AB 1420.

16 Erosion Control

a. Planting areas with slope gradients of 33% (3:1) or steeper shall be stabilized to prevent soil erosion.

b. Soil stabilization methods shall be accomplished using groundcover plant material and artificial (jute mesh, terracing, etc.) means. Jute mesh shall be installed on slopes 3:1 or steeper.

c. Regrade landscape areas to eliminate angular, engineered slope cuts into rounded, rolling and naturally contoured slopes that smoothly transition from a higher to lower elevation.

17 Soil Preparation & Soil Amending

a. All turf areas shall be properly prepared and amended in conformance with the recommendations of a professional soil fertility analysis as to the condition of the soil. The homebuilder shall obtain five random soil samples for fertility analysis testing from each residential Neighborhood. Soil amending shall be as per those recommendations.

b. Planting backfill mix for trees and shrubs and groundcovers shall be six (6) parts rock free native soil and four (4) parts nitrogen stabilized wood shavings.

c. Provide each tree or shrub planting with Agriform 20-10-5, or equivalent, planting tablets. For a 15-gallon tree or shrub provide three (3) tablets. For a 5-gallon shrub provide two (2) tablets. For a one-gallon shrub or groundcover provide one (1) tablet.

d. Pre-emergent herbicides shall be applied to shrub and groundcover planting areas to control weeds.

e. All shrub beds shall receive a 3" thick layer of landscape grade shredded cedar bark mulch as manufactured by Redi-Gro Corporation, (916) 381-6063; or other manufacturer approved by the DRC and City. The use of wood chips for mulch is not allowed.

f. The use of crushed rock, gravel, lava rocks or other decorative "landscaping" rock for mulch is not allowed.

g. The use of impermeable plastic weed barriers is not allowed.

Guidelines: Landscape Irrigation

1 The irrigation system shall be designed for water efficiency and water conservation in accordance with all applicable state, City of Lincoln, agency, and local codes.

2 The use of overhead sprinkler and/or rotor irrigation systems is recommended for lawn areas and some groundcovers

3 Drip irrigation systems are required for shrub plantings and some groundcover plantings. This type of irrigation system tends to be more water efficient and water conserving than other systems due to the slow delivery rate of water (low volume) via plastic tubing directly to the root ball of the plant material. Environmental factors such as evaporation and wind tend to have the least effect on this type of irrigation system. Drip irrigation systems contribute minimally to soil erosion problems on sloped planting areas.

4 When using any type of irrigation system, care will be exercised by controlling the delivery rate of water so as not to overwhelm the soil's water absorption rate. Overwhelming the soil's water absorption rate will likely cause water run-off and soil erosion. Proper programming of the automatic irrigation controller, knowing the plant materials' water needs, familiarity with the soil's water absorption characteristics and slope aspects are necessary for responsible water resource management and good irrigation practice.

5 The irrigation controller will be located on a convenient wall of the garage (detached units only).

6 The homebuilder will provide the required electrical power for the automatic irrigation controller as part of the home's electrical system and will conform to all building, electrical and local codes (detached units only).

7 The homebuilder and/or landscape contractor will coordinate to provide the irrigation system water point of connection, provide an irrigation water stub for the front yard at the home's main supply valve, and extend a pressure main line around the front of the home, as an extension of the remote-control valve manifold to a point 4' beyond the side yard fence into the rear yard of the property (detached units only).

8 The irrigation system valve manifold will be located on the side of the house and not adjacent to the front door entry walk area. Valves shall be installed in shrub beds, not in lawn areas, within 12" of the home's foundation or building slab (detached units only).

9 Anti-siphon valves will be installed per manufacturer's instructions and will be located a minimum of 12" above the elevation of the highest sprinkler head. At residential lots where the highest sprinkler head exceeds this height, a double check valve backflow device will be installed per local codes. Install anti-siphon valves in shrub beds and not in lawn areas.

10 Where double check valve backflow prevention is required, buried electric control valves will be installed.

11 Install an irrigation system shut-off gate above grade adjacent to the main supply valve for the house. The shut-off valve shall be a gate valve installed upstream of the irrigation system valve manifold and shall be the same size as the irrigation system's constant pressure mainline diameter size.

12 It is recommended to install irrigation PVC sleeves beneath driveways, walkways, or other paved areas prior to concrete installation. Install the necessary number of sleeves, properly sized, to accommodate the front and rear yard irrigation system mainline, lateral lines and controller wiring.

13 The automatic irrigation controller station and common wire shall be no less than 14-gauge wire specifically manufactured for irrigation systems. The station control wire shall be red, and the common wire shall be white in color.

14 The landscape contractor shall install two extra station control wires and one extra common wire in each irrigation system.

15 Controller wire connectors shall be waterproof, direct bury single units such as the King Bros. 30 V connectors.

16 Only NSF approved PVC irrigation pipe shall be used in the irrigation system. Use only a NSF approved and compatible solvent weld product and primer to join PVC pipes and fittings.

17 Sprinkler heads and spray patterns shall be contained within the home lot property line and shall not overlap or overspray into the adjacent property. Adjust sprinkler heads and spray patterns to eliminate overspray onto adjacent hardscapes, patios, decks, pools, fences, etc.

18 Space and install sprinklers and turf rotors no more than 80% of the manufacturer's recommended radius listing for that particular head. Ensure head-to-head coverage of the spray pattern with no dry spots.

19 Stream-type turf rotors may be used to irrigate lawn areas.

20 The maximum flow for each valve system shall not exceed 15 gallons per minute.

21 Where rock is encountered during trenching, all irrigation piping shall be installed with a 3" deep envelope of clean fill or sand around the pipe.

22 For drip irrigation systems, install an inline pressure regulation valve downstream of the anti-siphon remote control valve. The pressure-reducing valve shall be placed below grade in a plastic valve box and adjusted to the proper operating pressure for the drip system.

23 For drip irrigation systems, install an inline Wye filter down stream of the anti-siphon remote control valve and upstream of the pressure reducing valve.

24 It is preferred that the irrigation system for turf will be operated between the hours of 9:00 p.m. and 6:00 a.m. Drip irrigation systems will be allowed to be operated at any time.

Guidelines: Landscape Drainage

1 Each residential unit shall have its own independent roof downspout drainage system. The drainage system shall be contained within the home lot's property lines and shall not cross over or discharge drainage water onto the adjacent property.

2 All roof gutter downspouts draining onto the front yard area shall be connected to a subsurface storm drain line. The downspout drainline shall drain and discharge out of the adjacent planting area and into the lawn. The discharge end of the drainline shall be terminated with a pop-up drain outlet and shall be in the lawn area two feet (2') from the back of walk.

3 The downspout drainline shall have a minimum pipe slope of one-half percent (.005%).

4 The downspout drainline shall have minimum trench backfill coverage of 1'-0" and shall be compacted to 85% relative density in lawn and shrub planting areas and 90% relative density beneath concrete paving.

5 The downspout drainage system shall be constructed with materials as recommended in the downspout drain system materials list as provided herein.

6 The color of the drain inlet grate shall be standard black.

7 All drain inlet covers shall be removable for cleanout and maintenance purposes. Do not glue or solvent weld the grate cover to the drain inlet body.

8 Drainage system maintenance is the responsibility of the homeowner.

9 Drainage System Materials List
   a. Drainpipe: ADS 4" diameter corrugated non-perforated pipe
   b. Downspout Adapter: NDS downspout adapter 2"X 3"X 4".
   c. Drain inlets: NDS 6" Spee-D-Basin with an 8" round, plastic grate.
   d. Drain outlets: pop-up drain outlets located 2' from the backs of sidewalk.

7.9 Master Plant Palette

Permitted Plant Materials

The following plants are permitted in Village 7.

Preferred Street Trees (See Street Tree Palette in Section 7.1.)

Large Shrubs: 5' - 6' Tall

Arbutus unedo	Photinia
Cotimus c. "Royal Purple'	Purple Smoke Tree
Elaeagnus x 'Gilt Edge'	Variegated Silverberry
Juniperus s. 'Wichita Blue'	Wichita Blue Juniper
Rhaphiolepis indica	Rhaphiolepis
Viburnum spp.	Viburnum Cranberry Bush
Xylosma congestum	Shiny Xylosma
Prunus laurocerasus	English Laurel

Medium Shrubs: 3' - 4'Tall

Abelia grandiflora 'Kaleidoscope'	Variegated Abelia
Berberis thunbergii	Japanese Barberry
Buxus japonica spp.	Japanese Boxwood Species
Ceanothus spp.	California Lilac
Cistus spp.	Rockrose
Dietes bicolor	Dietes
Euonymus spp.	Euonymus
Grevillea noellii	Grevillea
Hypericum moserianum	Gold Flower
Miscanthus s. "Gracillimus'	Maiden Grass
Nandina domestica	Heavenly Bamboo
Prunus laurocerasus 'Otto Luyken'	Otto Luyken Laurel
Rhaphiolepis u. 'Minor'	Dwarf Yedda Hawthorn
Rosa spp	Various Rose Species
Xylosma congestum 'Compactum'	Dwarf Xylosma

Small Shrubs: 1'-3'Tall

Agapanthus 'Peter Pan'	Dwarf Agapanthus
Baccharis x 'Sterile Centennial'	Starn Coyote Brush
Berberis thunbergii	Japanese Barberry
Calamagrostis x "Karl Forester'	Feather Redd Grass
Ceanothus spp.	Ceanothus
Chaenomeles spp.	Quince
Cistus spp.	Rockrose
Cotoneaster dammeri 'Lowfast'	Lowfast Bearberry Cotoneaster
Dianella spp.	Flax Lily
Euonymus spp.	Euonymus
Lomandra spp.	Matt Rush
Nandina Domestica 'Nana'	Heavenly Banboo
Pittosporum tobira 'Wheeler's Dwarf'	Dwarf Tobira
Rhaphiolepis indica 'Ballerina'	Dwarf Rhaphiolepis
Rosemarinus officinalis	Rosemary
Salvia greggi	Autumn Sage
Santolina rosmarinifolia	Santolina

Turf - Seed or Sod

Bolero Fescue (90%) Bluegrass (10%)

Native Grasses & Wildflowers (open space areas)

Mix of seeds to naturalize with existing natural areas.

Ground Covers & Perennials

Acacia redolens	Creeping Acacia
Arctostaphylos spp.	Dwarf Manzanita
Baccharis pilularis 'Twin Peaks'	Dwarf Coyote Brush
Coprosma petriei 'Verde Vista'	Coprosma
Hypericum calycinum	St. Johnswort
Rosmarinus officinalis 'Prostratus'	Prostrate Rosemary
Trachelospermum jasminoides	Star Jasmine
Vina minor	Dwarf Periwinkle

Vines

Campsis radicans	Common Trumpet Vine
Clematis spp.	Clematis
Clytostoma callistegioides	Violet Trumpet Vine
Ficus pumila	Creeping Fig
Lonicera japonica	Japanese Honeysuckle
Parthenocissus tricuspidata	Boston Ivy
Rosa spp.	Climbing Roses

Prohibited Plant Materials

The following plants are prohibited, unless approved by the Design Review Committee, since they are inconsistent with the major planting themes established for the plan area. Other trees and plants may be prohibited upon review of landscape plans, depending on species, location, and quantity proposed.

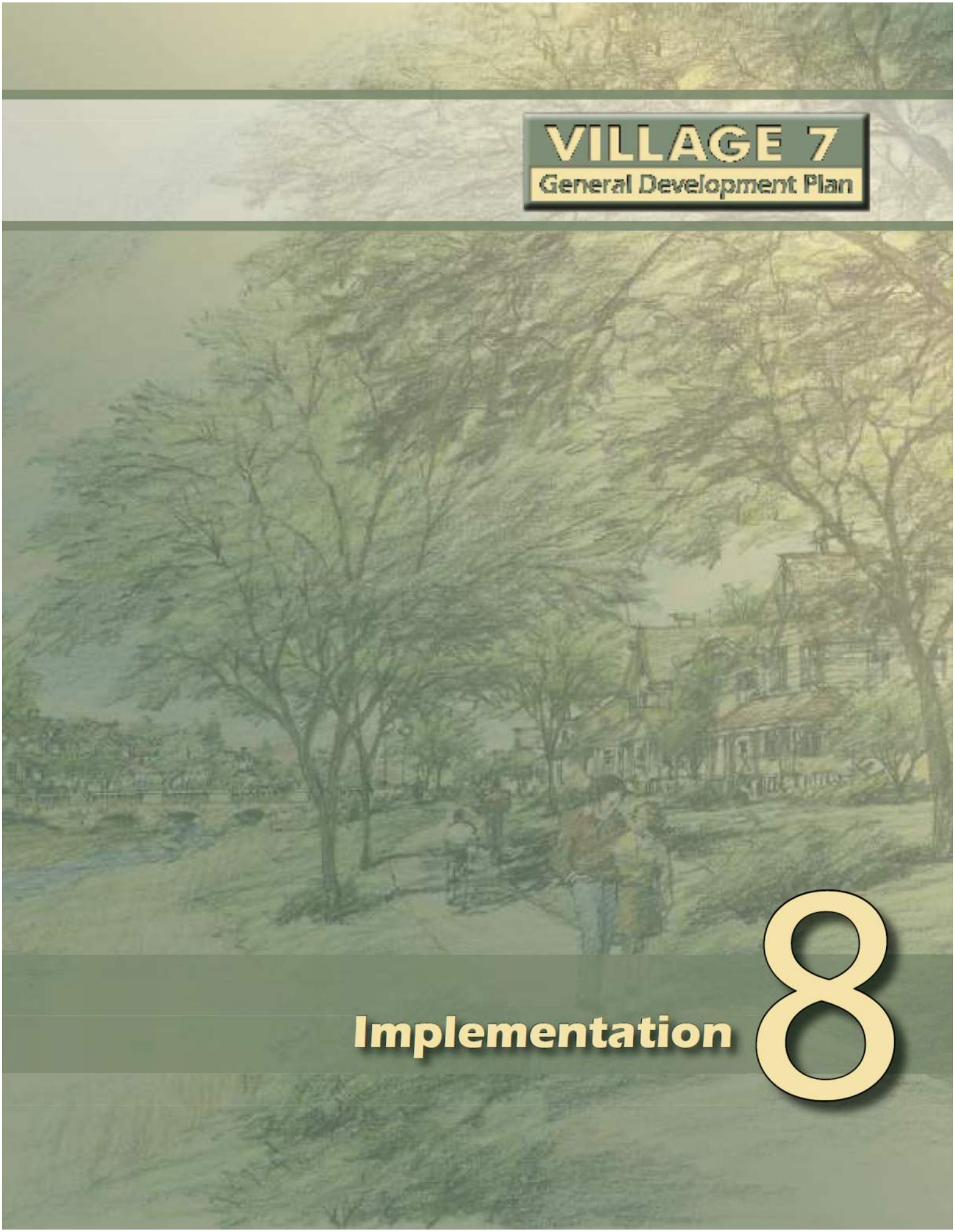
Trees

Acacia sp.	Acacia
Ailanthus altissma	Tree of Heaven
Catalpa sp.	Indian Bean Tree
Geijera parviflora	Australian Willow
Ligustrum spp.	Privet
Morus alba	Mulberry
Picea sp.	Spruce
Populus sp.	Cottonwood
Robinia pseudocacia	Black Locust
Salix sp. (except in riparian areas only)	Willow
Sygarus romanzooffianum	Queen Palm
Tamarix aphylla	Athel Tree
Aesculus californica	California Buckeye
Eucalyptus sp.	Eucalyptus

Shrubs and Ground Cover

Adenostoma fasticulatum	Chamise
Artemisia californica	California Sagebrush
Centeranthus rubber	Red Valerian
Cytisus sp.	Broom
Phyllostachys sop.	Bamboo (Running)
Spartium janceum	Spanish Broom
Thuja spp.	Arborvitae
Nerium oleander	Oleander


VILLAGE 7
General Development Plan


VILLAGE 7
General Development Plan
Implementation
8

8.1 Administration

The regulations and design guidelines identified in the Village 7 General Development Plan (GDP) are intended to implement the goals, objectives, policies, and principles outlined in the City of Lincoln General Plan and the Village 7 Specific Plan. Development within the Village 7 Plan Area shall be consistent with the regulations and guidelines contained herein, and all subsequent entitlements including, but not limited to, specific development plans, tentative maps, use permits, or other discretionary permits shall be required to conform to the provisions of this GDP.

Pursuant to Section 18.32.010 of the Lincoln Municipal Code, the Planned Development ("PD") zone is intended to provide for a "creative and more flexible approach to the use of land." Consistent with this intent, the regulations and guidelines identified in the Village 7 GDP should be interpreted broadly to ensure the maximum amount of flexibility in individual project design.

In some circumstances, specific improvement standards have been identified for development in Village 7 and are intended to further facilitate the creative and flexible uses of land within the Plan Area. Where the provisions of the City's Municipal Code (including, but not limited to, the Subdivision Ordinance or Zoning Ordinance) conflict with the provisions of this GDP, the provisions of this GDP shall prevail.

8.2 Participation in GDP by Separate Planning Areas

8.2.1 Background

Through a comprehensive planning effort that commenced in 2003, the Village 7 Specific Plan ultimately evolved to include approximately 703 acres. The Village 7 Specific Plan is divided into four separate planning areas, the geographic boundaries of which are outlined in Section 2 of the Specific Plan document. These planning areas are generally defined by property ownership to allow each area to participate in the planning process on an individual basis.

8.2.2 Entitlements Granted

While this GDP is intended to ultimately regulate all land in Village 7, it applies only to those planning areas that have been incorporated into it. The City grants development entitlements to participating planning areas after a higher level of planning and technical work has been completed. As each planning area conducts comprehensive land planning and neighborhood design, it is to be reflected as an amendment to this GDP accordingly and granted development entitlements. Table 8-1 summarizes what level of entitlements are granted to participating and non-participating planning areas.

Table 8-1: Entitlements Granted by Planning Area

	Participating Planning Areas	Non-Participating Planning Areas
Entitlements Granted	Specific Plan General Development Plan General Plan Land Use Zoning Development Agreement	Specific Plan General Plan Land Use
CEQA Analysis*	Project Level EIR	Program Level EIR

The City will determine the appropriate level of CEQA analysis required for subsequent entitlements, as outlined in Section 8.4.6 of this GDP.

8.2.3 Requirements to Participate in GDP

This GDP is structured to allow non-participating planning areas to join the GDP individually or collectively, and along separate timelines. To receive full development entitlements and proceed with the development of individual projects, any non-participating planning area must conduct comprehensive planning and be incorporated into this GDP. To do this, the following actions and City approvals are required.

1. **GDP Amendment** – Amend GDP to reflect a comprehensive level of planning for any added planning area, including a similar level of detail with diagrams, text, and design principles embodied in this document. A PD zoning designation is to be applied to the planning area, making it subject to the regulations contained herein. In addition:
   a. The submittal requirements for the GDP amendment are provided in Section 9.4 of the Village 7 Specific Plan.
   b. The GDP Amendment shall be considered a "Major Amendment" per Section 8.5 of this GDP.
2. **Development Agreement –** Enter into a Development Agreement with the City to ensure participation in public improvements, financing programs, and reimbursement agreements.
3. **CEQA Analysis –** Conduct a project level environmental analysis in accordance with the California Environmental Quality Act, which to the extent allowed, is tiered from the Village 7 Specific Plan Project EIR.

8.3 Phasing Plan

The Village 7 GDP provides for a comprehensively planned infrastructure system with coordinated timing and sequencing for the construction of facilities. A series of development phases are generally anticipated as shown on Figure 8-1. The opportunity exists for a parcel/phase to move forward provided that the infrastructure needed to serve it is constructed to the satisfaction of the City (i.e. development of a parcel in Phase 2 or 3 is initiated prior to development of all Phase 1 parcels). Once initiated, some phases may have reduced infrastructure requirements if improvements are provided in an earlier phase.

The phasing plan is structured to ensure that the improvements in each phase can support associated development, and that the development in each phase can support the associated costs. Infrastructure requirements for each phase include all on-site backbone infrastructure and off-site facilities necessary for each phase to proceed. These include roadways, sewer, water, storm drainage, and dry utilities (gas, cable, electric, phone).

The phasing plan is limited to only those planning areas that are participating in the GDP. (See Section 1.2 of the GDP and Figure 1-2). As this GDP is amended in the future to include additional planning areas, the phasing plan will be modified accordingly.

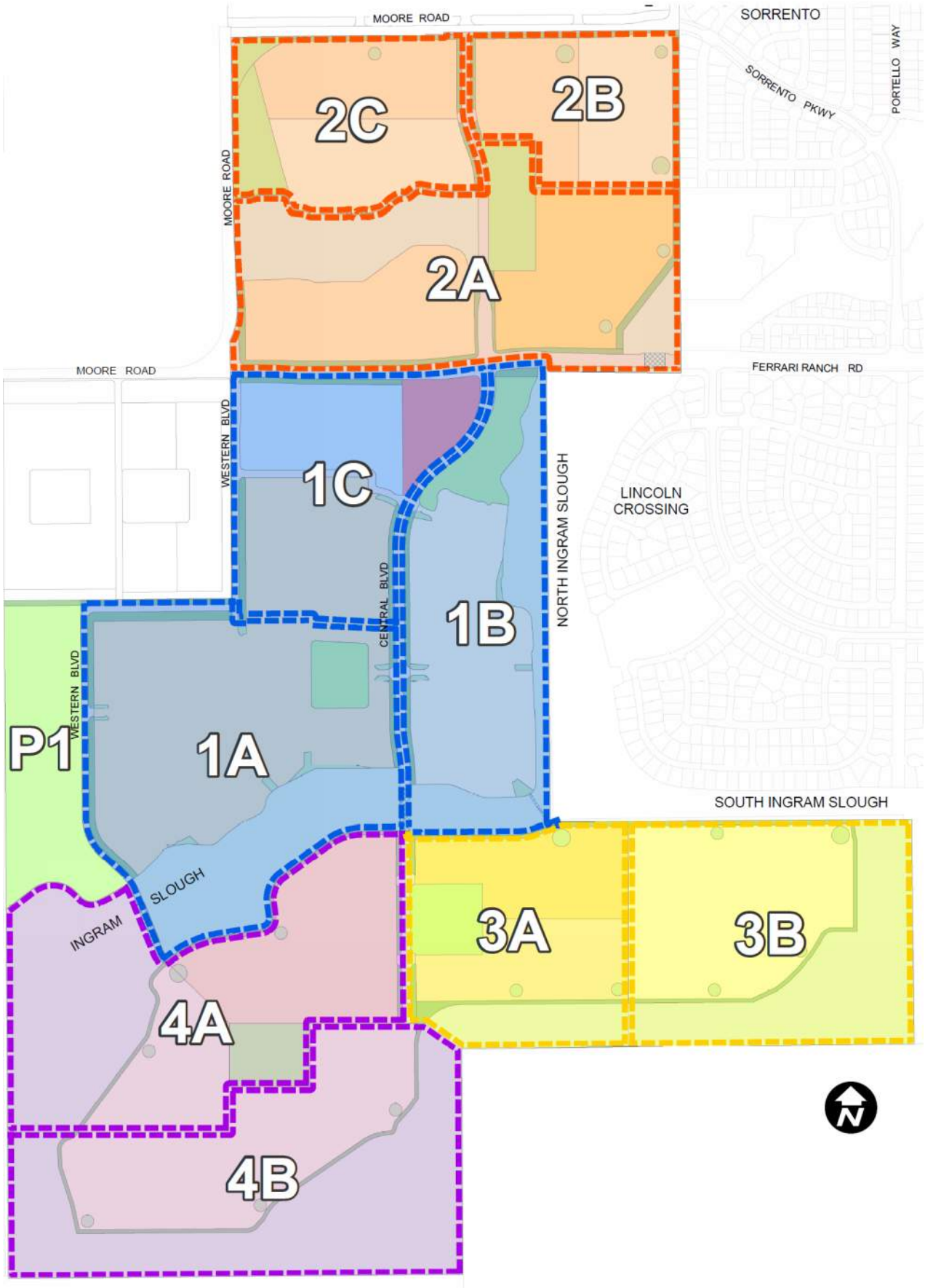


Figure 8-1: Phasing Plan

Buildout of the community is anticipated to occur in phases, allowing construction to progress in tandem with market demand. The infrastructure requirements for each phase of development include all on-site backbone infrastructure and off-site facilities necessary for each phase to proceed. Development will generally occur by phase in sequential order. The opportunity exists for a parcel to move forward provided that the infrastructure needed to serve it is constructed to the satisfaction of the City. Once development is initiated, some phases may have reduced infrastructure requirements if improvements are provided in an earlier developed phase.

Figure 8-1 indicates the anticipated general order of development, however deviations from this order may occur and are permitted without modification to the Lincoln Village 7 Specific Plan and/or General Development Plan. A full listing of improvements, and specific details relating to those improvements, are included in the appropriate Development Agreement for each planning area. All in-tract sewer, storm drain, water and dry utilities will be installed as part of individual project improvements.

8.4 PD Zoning & Relation to Other Entitlements

Individual development projects within Village 7 are subject to review and approval of subsequent permits and entitlements by the City of Lincoln. Application and processing requirements shall be in accordance with the City's Zoning Ordinance and other regulations, unless otherwise modified by the Village 7 Specific Plan or this GDP. All subsequent development projects, public improvements and other activities shall be consistent with this GDP and accompanying Village 7 Specific Plan, approved development agreements, and all applicable City of Lincoln policies, requirements, and standards.

8.4.1 Specific Development Plan / Development Plan

Except as provided below, development projects shall require the processing and approval of a Specific Development Plan and Development Permit consistent with the requirements of Chapter 18.32 of the Lincoln Municipal Code.

It is anticipated that the size and scope of development within Village 7 will proceed over many years based on market demand. Notwithstanding the provisions of Section 18.32.170 of the Lincoln Municipal Code, in the event a Specific Development Plan application is filed more than one year after the approval of this GDP, the Planning Commission may consider and approve the Specific Development Plan without the requirement that it first reconsider this General Development Plan for re-adoption or modification.

8.4.2 Subdivision Maps (Large/Small Lot)

Development of Village 7 will require the processing of subdivision maps pursuant to the requirements of the Subdivision Map Act. It is anticipated that both large lot and small lot subdivision map applications will be filed with the City to permit the logical development of the Plan Area.

This GDP includes improvement standards that are unique to Village 7 and are intended to promote a high degree of creativity and flexibility. To the extent application of the City's Subdivision Ordinance to a proposed subdivision map conflicts with the provisions of this GDP, the improvement standards identified in this GDP shall prevail.

8.4.3 Conditional Use Permits

Conditional use permits shall be required for any conditionally permitted use identified within this General Development Plan. The Development Standards and Guidelines contained in this GDP shall serve as the basis for the issuance of conditional use permits, as provided in Chapter 18.56 of the Lincoln Municipal Code.

8.4.4 Variances

It is the intent of this GDP to provide a comprehensive set of standards for the development of Village 7. The GDP has been designed to permit a high level of flexibility in the implementation of these standards to promote creative project design.

Notwithstanding this high degree of flexibility, it is anticipated that variances from the specific regulations and guidelines embodied in this GDP may be necessary to address the merits of individual development projects.

Variances may be requested for individual development proposals subject to the Village 7 GDP pursuant to the provisions of Chapter 18.58 of the Lincoln Municipal Code.

8.4.5 Design Review

Development within Village 7 shall be required to comply with the Design Review requirements of the City's Municipal Code (Chapters 18.64 through 18.69).

The regulations and guidelines identified in the Village 7 GDP are intended to provide the objective criteria for the review of individual projects to ensure that a high quality of development is maintained throughout the Plan Area. To the extent the regulations and guidelines conflict with the City's Municipal Code, the provisions of this GDP shall prevail.

8.4.6 Environmental Review

Each subsequent development project shall be reviewed to ensure compliance with the California Environmental Quality Act (CEQA). The Environmental Impact Report for the Village 7 Specific Plan Project (EIR) certified concurrent with the Village 7 Specific Plan, serves as the base environmental document for subsequent entitlements within Village 7. Development applications will be reviewed on a project-by-project basis to determine consistency with the EIR.

In general, if subsequent development is determined to be within the scope of the EIR, no further environmental review may be necessary. Section 65457(a) of the California Government Code and Section 15182(a) of CEQA provide that no EIR or negative declaration is required for any residential project undertaken in conformity with an adopted Specific Plan for which an EIR has been certified. If it is determined that a development application is inconsistent with the Village 7 Specific Plan or GDP, and/or substantial evidence exists that supports the occurrence of any of the events set forth in CEQA Guidelines Section 15183, a determination will be made as to the appropriate subsequent environmental document.

A mitigation monitoring program has been adopted with the EIR in accordance with Public Resources Code 21081.8 to help ensure implementation of EIR mitigation measures.

8.5 Amendments & Minor Modifications

The City of Lincoln Development Services Department is responsible for the administration of this GDP. Development is anticipated to occur in multiple phases and over time it may be necessary to amend the Village 7 GDP to address changed circumstances and/or conditions related to the entire Plan Area or individual development projects. In addition, because this GDP applies only to participating planning areas within Village 7, it is anticipated that the GDP will be amended as remaining non-participating planning areas seek City approvals for full development entitlements.

8.5.1 Adoption

The Village 7 GDP was adopted by the City of Lincoln consistent with the provisions of the Planned Unit Development Zoning District. It will be used as the basis for reviewing and evaluating individual development projects within participating planning areas of Village 7.

8.5.2 GDP Amendments (Major)

Except as provided below for Minor Revisions, amendments to the Village 7 General Development Plan shall be subject to the review and approval of the Lincoln Planning Commission and City Council consistent with the procedures for initial General Development Plan adoption contained in Sections 18.32.080 and 18.32.090 of the Lincoln Municipal Code. In addition, amendments are subject to City review for consistency with the scope of the project EIR and may be subject to the provisions of CEQA as outlined in Section 9 of the Village 7 Specific Plan.

Amendments to the Village 7 GDP shall not require concurrent General Plan or Village 7 Specific Plan amendments unless it is determined that the proposed amendment would be inconsistent with the goals, objectives, policies, or principles contained in these documents.

The Community Development Director shall, within ten (10) working days of any submittal of a request to amend this GDP, determine whether the proposed request is a major or minor amendment. If the amendment is determined to be major, the application shall be reviewed and considered in the manner prescribed by City ordinance, as provided for in this sub-section for Major Amendments. If the amendment is determined to be minor, the Director may approve or deny the application, as outlined in the sub-section below for Minor Revisions. Any decision of the Director may be appealed to the Planning Commission and the City Council, provided said appeal is initiated within ten (10) working days after the day on which the act or determination appealed from was made. The ten-day period for filing the notice of appeal is jurisdictional and shall not be waived.

Examples of significant (major) changes:

1. Incorporation of a non-participating planning area.
2. The introduction of a new land use designation that was not contemplated in the original Specific Plan or this General Development Plan, or in either document as subsequently amended.
3. Changes to the circulation system or community facility design would materially affect a planning concept detailed in this GDP, or this GDP as subsequently amended.
4. Any change that would result in a significant and adverse environmental impact.

Necessary Findings

The consideration of any proposed amendment to this GDP shall include the determination of the following findings:

1. Changes occurred in the community since the approval of the original Specific Plan or General Development Plan, which warrant approving the proposed amendment.
2. The proposed amendment is consistent with the City of Lincoln General Plan and the Village 7 Specific Plan.
3. The proposed amendment will result in a benefit to the area within the GDP.
4. The proposed amendment will not result in any unmitigated impact to adjacent properties.
5. The proposed amendment will enable the delivery of services and public facilities to the population within the area of this Specific Plan and General Development Plan.

8.5.3 Minor Revision

The Village 7 GDP has been designed to comprehensively address development within the planning area. However, changed circumstances or conditions may result in the need for minor revisions to the Plan to ensure creative and flexible development.

The Community Development Director shall have the authority to approve minor revisions to the Village 7 GDP, without a public hearing or notice, provided that the proposed revision(s) is in substantial conformance with City of Lincoln General Plan, Village 7 Specific Plan, and is otherwise consistent with or superior to the original purpose and intent of the Village 7 GDP.

A minor revision to the Village 7 GDP may be processed if determined by the Community Development Director to be in substantial conformance with the following.

1. The planning principles and overall intent of the Village 7 Specific Plan.
2. Applicable Development Agreement(s) for the Specific Plan and/or Village 7 GDP.
3. The City of Lincoln General Plan goals, objectives, policies, and principles; and
4. The Village 7 Specific Plan Project Environmental Impact Report.

Examples of minor revisions:

1. The addition of new or updated information that does not substantively change the Village 7 GDP.
2. Minor adjustments to the land use boundaries and street alignments where the general land use pattern is maintained.
3. Minor modifications to, and interpretations of, the permitted uses and development standards for residential, commercial, open space, and recreation elements of this GDP, if it is determined that such changes are equal to or better than the original intent of the GDP.
4. Minor changes to the Mobility Plan design standards, including the width of linear parkways, acoustic setbacks, and sidewalks, that are consistent with the intent of the Village 7 Specific Plan and Village 7 GDP, and do not impact the City's ability to meet their level of service policy.
5. Minor adjustments to, and interpretations of, the residential and commercial design guidelines.
6. Minor adjustments to, and interpretations of, the design guidelines for streetscape landscaping (including plant material selection), fencing and walls, community entry features and signage, street lighting, and other landscape corridor elements.
7. Modifications to the phasing plan that do not change the overall balance of providing adequate infrastructure for the development.

Any proposed minor revision to the Village 7 GDP may, at the discretion of the Community Development Director, be referred to the Planning Commission and City Council for action. Any decision by the Director with respect to a minor amendment to the General Development Plan may be appealed to the Planning Commission and the City Council, provided said appeal is initiated within ten (10) working days after the day on which the act or determination appealed from was made. The ten-day period for filing the notice of appeal is jurisdictional and shall not be waived.

If the Community Development Director determines that a proposed revision does not meet the above criteria, a General Development Amendment shall be required, as outlined above for Major Amendments.

8.5.4 Substantial Conformity with Conceptual Exhibits

Except for Village 7 Specific Plan Figure 4-1 Land Use Plan and General Development Plan Figure 3-1, the exhibits contained in the Village 7 Specific Plan and General Development Plan are conceptual to convey development/design concepts and are subject to change with design refinement of the Project at time of Tentative Subdivision Map(s). As such, strict adherence to the conceptual exhibits contained therein is not expected and individual design elements are permitted to be relocated, removed and/or added as needed to best suit the planned development pattern. For example, neighborhood boundaries may be adjusted; paseo, park, and school shapes, locations, and access points shifted; street sections refined; utility alignments shifted; etc., to conform to the proposed street and lot layout shown on the Tentative Subdivision Map(s). Note that if park shape, location, etc. are adjusted, Lincoln General Plan park dedication requirements are still required to be met.

Unless the proposed modifications would also trigger a Major Amendment to the Village 7 Specific Plan (as defined in SP Section 9.8.2) and/or General Development Plan (as defined in GDP Section 8.5.2), these minor design refinements should be considered by the Community Development Director to be in substantial conformance with the Land Use Plan and, as such, would not warrant of require revisions to the Village 7 Specific Plan and/or General Development Plan to be in compliance with the Land Use Plan and/or Zoning exhibits.

8.6 Design Review Committee

A Design Review Committee (DRC) is required, per the Covenants, Conditions and Restrictions, and is a regulatory body that will review all residential and commercial projects within each planning area. The purpose of the DRC is to ensure that development projects are consistent with the Village 7 Specific Plan and GDP prior to submittal of development applications to the City of Lincoln. Additionally, the DRC will also review projects for consistency with the GDP Architectural Guidelines contained in the private Covenants, Conditions and Restrictions. Under no circumstances will plans be submitted to the City of Lincoln for preliminary or final review and approval without the prior approval of the DRC.

All proposed development shall be in conformance with the development standards and design guidelines in the Village 7 GDP. This includes conformance related to site development, fencing and landscaping, basic structural requirements, colors, residential size requirements, materials, garages, exterior finish, roof design, and all other items reasonably determined by the DRC.

An application submittal to the DRC shall consist of preliminary plans, which include site development plans, landscape plans, architectural elevations and floor plans, site amenity elevations, signage, phasing, descriptions of all materials and colors, and any other supportive information deemed necessary by the DRC to adequately review the proposal.

The DRC's approval of the applicant's plans, specifications, or work shall not constitute an implication, representation, or certification by the DRC that the above items meet the applicable statues, codes, ordinances, or other regulations for all work performed by, or on behalf of, the applicant.

The CC&R's recorded at the time of City approval of the Final Map shall provide for the establishment of the DRC and its standards and procedures. Copies of such CC&R's shall be delivered to all buyers of a lot prior to the close of escrow.

Lewis Property: *A DRC has been established for the Lewis property and will be the regulatory body that will review all residential and commercial projects within the Lewis Property planning area.*


VILLAGE 7
General Development Plan