

4.2.19 PLANNING AREA 19 - MEDIUM DENSITY RESIDENTIAL

a. LAND USE

Planning Area 19, as illustrated in Figure 4.38, is planned for 32 acres of Medium Density Residential (2-5 DU/AC) land use. A maximum total of 90 single-family detached dwelling units on 7,200 square foot lots are planned at a density of approximately 2.8 DU/AC. The planning area is adjacent to 12 acres of open space and across "B" Street from another residential planning area. The natural areas of open space in the planning area vicinity increases the rural atmosphere of the community.

b. DEVELOPMENT STANDARDS

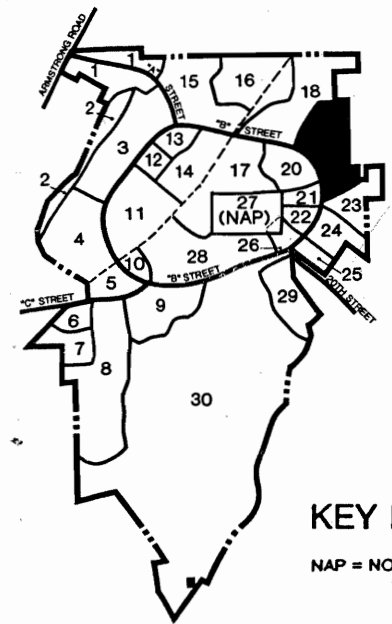
1. Zoning and specific development standards are defined in detail in Section 3 of the Rio Vista Specific Plan contained in this document. Section 3 is in conformance with, and references, the Riverside County Ordinance 348.2857.
2. Access to Planning Area 19 is to be achieved from "B" Street, and potentially from Planning Area 18. The final access points shall be determined at the time of the tentative tract map submittal.
3. For Community, Architecture, or Residential Design Guidelines, refer to Section 4.3, "Design Guidelines" of this document.
4. The planning area will be developed in the enclave, "cluster", neighborhood style to protect the natural terrain as much as possible. The development enclave will be designed to give the units views of the open space area.
5. A theme wall, as depicted in Figure 4.70, will be constructed along "B" Street.
6. A masonry wall, as depicted in Figure 4.70, will be constructed along the site boundary.
7. View fencing, as depicted in Figure 4.71, will be constructed along the border adjacent to Planning Area 23, open space area.

8. Wood fencing, as depicted in Figure 4.71, will be constructed between the planning area and Planning Area 18.



PLANNING AREA 19
MEDIUM RESIDENTIAL
7200 SFD

AC	32
DU	90
DU/AC	2.8



KEY MAP
 NAP = NOT A PART

THEME WALL
 (SEE FIGURE 4.70 - WALL
 AND FENCE DETAIL)

RIO VISTA *FIRST CITY*

ILLUSTRATIVE REPRESENTATION ONLY: BUILDING LOCATION AND LOTTING FOR INDIVIDUAL HOME SITES WILL BE SUBJECT TO MODIFICATION IN FINAL DESIGN