

3.9.12 Study Area K: Planning Area 27

DESCRIPTION

Study Area K consists of Planning Area 27, lying along the north side of McDowell Avenue, east of Taft Street. The study area is bound to the north, east, and south by properties adjacent to, but not included in, the project area. Properties to the south are residential on large lots, vacant land lies to the east, and the foundation of a home-site and attendant uses lie to the north.

PLANNING AREA 27: SFR 10,000, 3 DU/AC

a. Description

Planning Area 27 consists of 7.5 acres allocated for 22 dwelling units having minimum lot size of 10,000 s.f. net. This category also allows licensed care and day care facilities and private recreational facilities subject to a Plot Plan approval. Boarding and rooming houses, churches, public utility facilities, and private schools are allowed subject to a Conditional Use Permit approval.

b. Relevant Project-Wide Policies

- Goals 1, 2a, and 5a through d apply to this planning area.

c. Design Considerations

- Access to be gained from McDowell Avenue and Taft Street.
- Use of masonry fencing is prohibited.
- Front yard open fencing, not exceeding 3' in height, is permitted.

d. Development Standards

- Development Standards, shall be in accordance with the S.P. Zone.
- The minimum lot size shall be 10,000 s.f. net.