

West Village

District Overview

The West Village is comprised of residential neighborhoods with several different open space focuses: Paradise Cut, Central Lake, Canal Street, or the system of small neighborhood parks. The focus of the neighborhood will establish the arrangement of streets and the relationship to the neighborhood's open space.

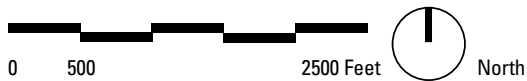
Although the predominant residential use will be single family dwellings in lot sizes ranging from 2400 sf to 8000sf or more, attached dwellings and multiple family dwellings will also be permitted. In order to enhance the residential character of this district, walls will be limited to arterial roads, and the presence of rear yards adjacent to collector roads limited.

The major external influence on the design of this district is Paradise Cut, which provides an important open space for the district on its southern edge. In addition, the presence of the Paradise Cut school will influence surrounding neighborhoods, as it will be important to accommodate traffic, while encouraging convenient pedestrian access.

The highlighted area of the illustrative plan shows the boundaries and overall character of the district as it might be developed in accordance with the standards for the West Village. The labels identify some of the major features of the village.



West Village
River Islands Development Plan



Land Use & Neighborhoods

The plan shows the boundaries of the two subdistricts, and the areas potentially suitable for single family detached or attached dwellings.

The L, M & H designation in the residential areas refer to the residential low-, medium-, high-density designations of the Specific Plan, which describe permitted and conditional uses well as permitted development intensity and density.

In addition to residential neighborhoods, West Village will have a neighborhood retail center located at the west edge of the district at the corner of Paradise Road and South River Islands Parkway.

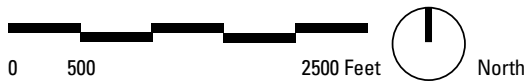


West Village Neighborhood Retail Site Design



- H** High-density
- M** Medium-density
- L** Low-density
- NR** Neighborhood Retail

West Village – Land Use & Neighborhoods
River Islands Development Plan



Open Space

The open space plan illustrates the structure of open space within the West Village.

Paradise Cut Neighborhoods

The Paradise Cut Linear Park at the end of Canal Street forms the southern edge of the district and provides an important connection to the natural beauty of the Paradise Cut. Paradise Cut Crescent, at the western terminus of Canal Street is the activity center of the linear park, though the focus will be on passive, rather than active uses which might disturb the tranquility of the district.

Canal Street and Adjacent Neighborhoods

Canal Street is the central focus of these neighborhoods, but a system of paseos and small parks north and south of Canal Street are also components of the open space network. The small parks, in addition to providing for passive uses such as picnics, may also have a backstop for a pickup game of baseball, or a private recreation element, such as a pool, that is intended solely for the use of River Islands residents. Intense active recreation for organized team sports will not occur in these parks.

West Lake Neighborhoods

The several neighborhoods adjacent to the lake will feature private yards and boat docks directly adjacent to the lake. Small neighborhood parks on the lake edge will provide access to the lake for River Islands residents. In addition, several lake wetland areas will be located on the edge and will provide for passive viewing, as well as a means to polish storm water in the winter and help purify lake water in the summer.



Man-made wetlands provide means to clean and cleanse lake water and storm runoff

Paradise Cut Crescent

Typical Neighborhood Park & Paseo

Canal Street trail

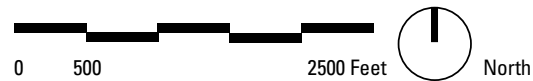
Paradise Cut Linear Park

Paradise Cut K-12 school

Paradise Cut Community Park

- • • Main Loop Trail
- ■ ■ Secondary Loop Trail
- ⊙ Lakefront Park
- ⊞ Neighborhood Park and Paseo
- ☁ Man-made wetland

West Village – Open Space Diagram
River Islands Development Plan



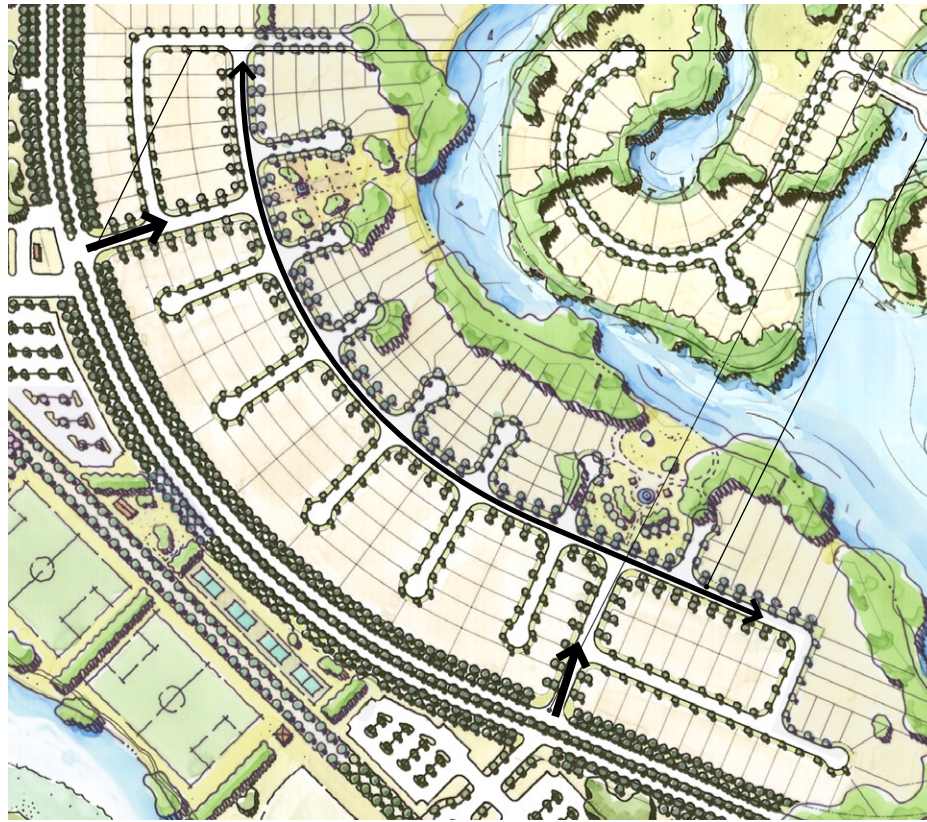
Circulation & Parking
Paradise Cut and Lake side Neighborhoods

Neighborhoods adjacent to a water body should have a road that parallels the curvilinear edge of the water body. The road may be continuous into the adjacent neighbor-

hood, or may be broken provided a small open space connects the adjacent roads and creates a continuous pedestrian or bicycle path that allows residents to travel parallel to the water edge. An acceptable substitute is to provide a public trail along the edge of the water body.



Paradise Cut Neighborhood Circulation



Neighborhood entry

Local roads follow water edge

Lake side Neighborhood Circulation

West Canal Street and Adjacent Neighborhoods

Rectilinear street patterns will dominate the Canal Street and adjacent neighborhoods, though gridirons are not required. Local street connection to collectors must align with one another, and at least two local streets must be provided between any two collectors, between Canal Street and a collector, or between an arterial road and a collector.



Collector roads generally oriented north/south

Minimum 2, maximum 3 intersections between arterial/collector/Canal Street

No intersections with Canal Street other than collector roads and alleys

Align local streets to create cross intersection

Local streets generally oriented east/west

Canal Street Neighborhood Circulation

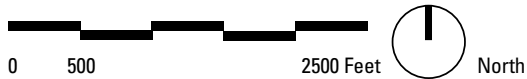
Landscape









The diagram illustrate the landscape design of the West Village District. Areas adjacent to the Paradise Cut will feature landscapes derived from the River Delta landscape vocabulary (River Edge, River Terrace, Back Bay Edge, Levee Remnant), while the lake adjacent areas will be influenced by the Central Lake landscape (Private Lake Edge, Wetland Edge). The remainder of the district will be Agricultural Landscape tradition and will feature regularly spaced rows of trees.

For detailed information regarding the landscape treatment of each of the trees, including cross sections, please refer to the Landscape Master Plan in Part I.



West Village – Landscape Diagram
River Islands Development Plan




-  River Edge
-  River Terrace
-  Neighborhood Park and Paseo
-  Arterial Road
-  Canal Street
-  Collector street
-  Private Lake Edge
-  Wetland Edge

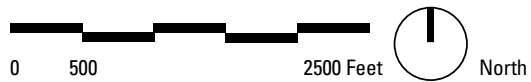
Architecture

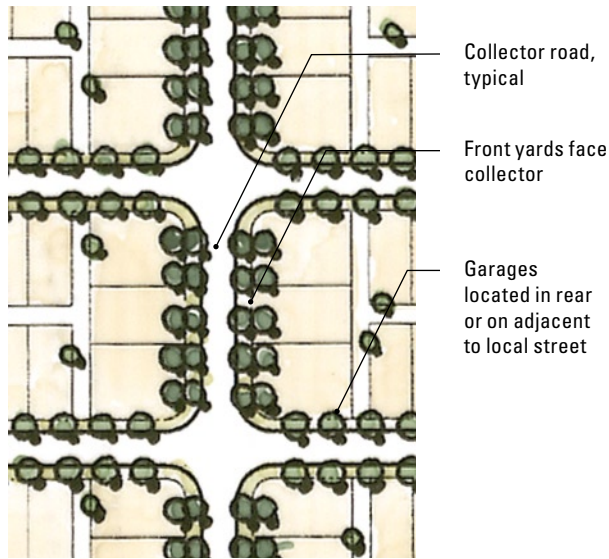
Enhanced architectural elevations consisting of window treatments and building mass articulation are required on all visible elevations on any dwelling located on lots adjacent to arterial or collector roads, paseos and neighborhood parks.



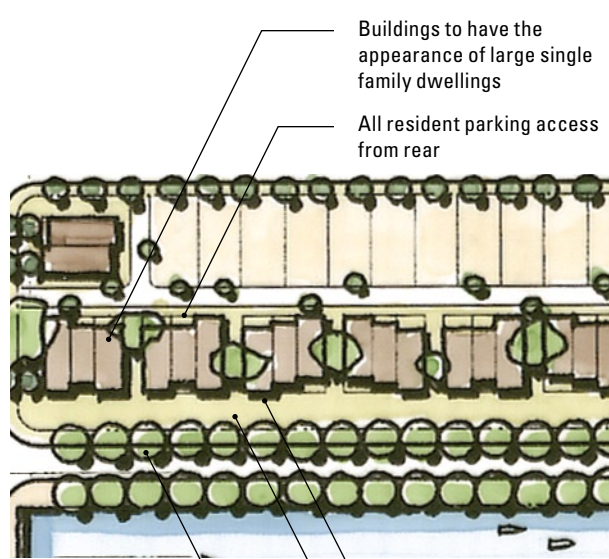
 Enhanced architectural elevations

West Village – Location of Enhanced Architectural Elevation
River Islands Development Plan





Lots Adjacent to Collector Roads



Lots Adjacent to Canal Street

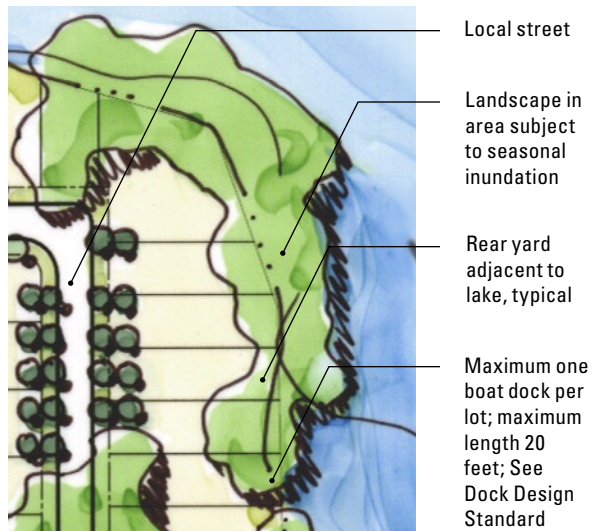
Site Development Standards Development Standards Matrix

The Development Standards Matrix on page II-90 includes the typical building height, setback, lot size and parking standards for this district. Additional standards are contained in the Appendix.

Yard Relationship & Lot Design

The relationship of the front door to the adjacent street is one of the most important design factors in establishing the character of River Islands. The diagram on the opposite page illustrates the required yard and street relationships within the West Village District. The vignettes that follow provide additional detail.

Other lot design diagrams in the Appendix illustrate several options with respect to the design of individual or clusters of detached or attached dwellings. The examples are not intended to be exhaustive, however, and other solutions may be acceptable, provided they satisfy other requirements of this district, particularly the Yard Relationship requirements.



Lots Adjacent to the Lake

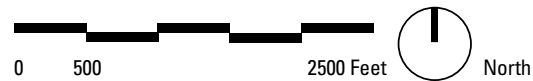


Lots Adjacent to Paradise Cut



- ■ ■ Arterial: rear or side yard
see Appendix B
- Collector: front yard
- Paseo: side or rear yard with open
fence
- Canal Street: front yard

West Village – Yard Relationship Plan
River Islands Development Plan



Development Standards Matrix	
Building Height (maximum)	50 ft (Apartments)
Building Setbacks	
Arterial Roads	
River Islands Parkway (N & S)	
Residential (L & M)	
Front Yard	NP
Side Yard	10 ft
Rear Yard *	10 ft, if bldg height ≤ 15 ft; else, 20 ft
Residential (H) -All yards	20 ft
Non-Residential -All yards	20 ft
Collector Roads	
Canal Street	
Residential (L & M)	
Front Yard	30 ft
Side Yard	30 ft
Rear Yard	NP
Residential (H) -All yards	-
Non-Residential -All yards	30 ft
Residential Collector	
Front Yard	20 ft
Side Yard	10 ft
Rear Yard	NP
Local Streets & Alleys	
Local Neighborhood	
Residential (L & M)	
Front Yard	15 ft; 10 ft if garage access from alley
Side Yard	lot width ≤ 70ft: 5 ft lot width > 70ft: 10 ft one side, 5 ft other side
Rear Yard	10 ft, if bldg height ≤ 15 ft; else, 20 ft
Garage: front yard	18 ft
Garage: side yard	5 ft, or ≥ 18 ft
Garage: rear yard	5 ft
Residential (H) -All yards	20 ft
Non-Residential -All yards	20 ft
Alleys (20 ft R.O.W.)	
Residential (L & M)	
Garage	5 ft
Water Edge Setbacks -All yards	
San Joaquin, Old River, Paradise Cut (slope edge)	
Residential	20 ft
Non-residential	20 ft

Central Lake (high water)	
Residential	20 ft
Non-residential	20 ft
Side Yard Setbacks (Lots on local street)	
Residential (L & M)	lot width ≤ 70ft: 5 ft lot width > 70ft: 10 ft one side
Corner Lots	10 ft
Residential (H)	-
Non-Residential	0 ft, subject to Site Plan and STDRB review
Lot Size (minimum)	
Residential (L & M)	2400 sf
Width (min)	35 ft
Depth (min)	75 ft
Residential (H)	-
Non-Residential	no minimum; subject to Site Plan and STDRB review
Parking	
Residential	
Single Family Detached	2 enclosed/du
Single Family Attached	1 covered/du
Multiple Family	1.5/du
Retail	4 spaces/1000 sf
Office	4 spaces/1000 sf

Building Heights, Setbacks, Lot Size & Parking

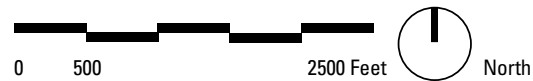
The diagram on the following page provide important information regarding development standards for this district.

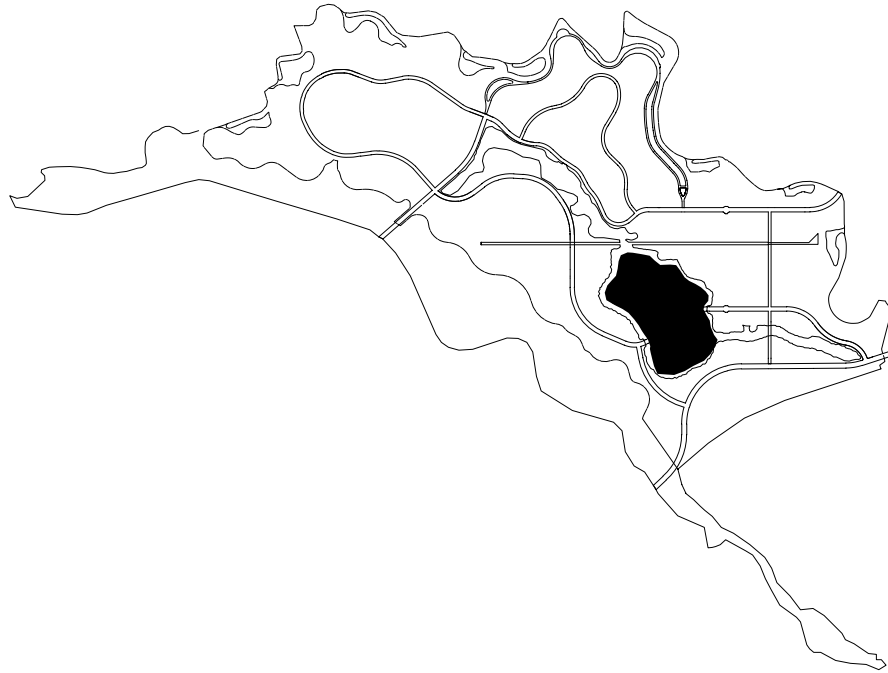
NP Not Permitted
 - Not Applicable
 * See Appendix for additional clarification



- ■ ■ ■ Canal Street: 3 story, 50 feet maximum
- ■ ■ ■ 3 story, 50 feet maximum
- ■ ■ ■ Water Edge: 25% one story buildings required
- ■ ■ ■ Arterial Edge: 1 story maximum within 20 feet of arterial road edge see Appendix B
- Elsewhere 2 story, 35 feet maximum

West Village – Building Heights Diagram
River Islands Development Plan





Lake Harbor

District Overview

Lake Harbor is a group of small islands located within the Central Lake. Four of the islands consist of two pairs of islands located north and south of South River Islands Parkway. The islands are somewhat symmetrical with one another in each direction. The fifth island, Oxbow Island, has the shape of an oxbow lake and is an exclusive enclave.

The highlighted area of the illustrative plan shows the boundaries and overall character of the district as it might be developed in accordance with the standards for the Lake Harbor. The labels identify some of the major features of the district.



- Public park at end of island
- Oxbow Island
- Lakefront lots
- Inner harbor: Major Channel
- Inner harbor: Minor Channel
- Openings next to street provide visual connection to water
- Main entry from South River Island Parkway features special landscape
- Water inlet next to River Islands Parkway increases island character
- Small man-made wetland area
- Pedestrian bridge connects neighborhoods and provides emergency access

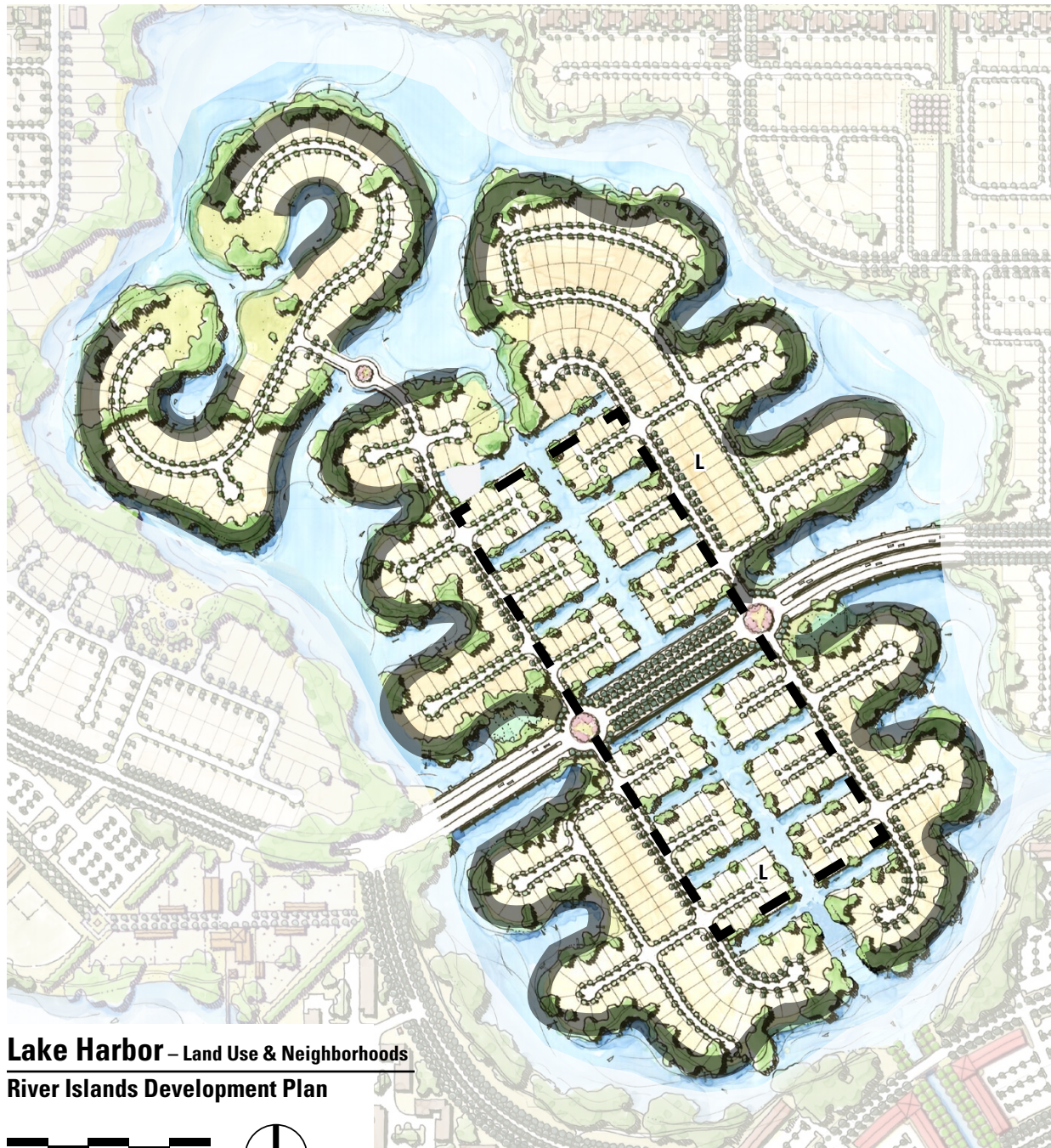
Lake Harbor
River Islands Development Plan



Land Use & Neighborhoods

The Lake Harbor neighborhoods feature two distinct living environments: on the exterior edges adjacent to the main body of the lake, the character is natural and informal, while the internal edges face a small, regularly ordered, rectilinear harbor. Both single family detached and attached dwellings will be permitted on these islands. The fifth island, Oxbow Island, is reached by a small causeway and will be a small, exclusive enclave of single family residential dwellings.

All of Lake Harbor is in the Residential-low designation as described in the WLSP, which also describes permitted and conditional uses, as well as permitted development intensity and density.



- ■ Internal harbor lots have regular rectilinear pattern to create a denser urban character
- Lake front lots have informal, natural character reinforced by curvilinear edges, irregular lot shapes and lake-edge landscape
- L Low-density

Lake Harbor – Land Use & Neighborhoods
River Islands Development Plan



Open Space

The primary open space element of this district is the lake itself, though several small neighborhood parks on the edge of each neighborhood will provide a place for local residents to gather informally. These parks are intended for passive uses only.



Lake Harbor – Open Space Diagram
River Islands Development Plan





Small park at terminus of entry road provides visual connection to water

Small park with pedestrian bridge on channel

Sidewalks on street provide natural trail connections

Provide open views of water through district to enhance visual connection to water

 Lakefront Park

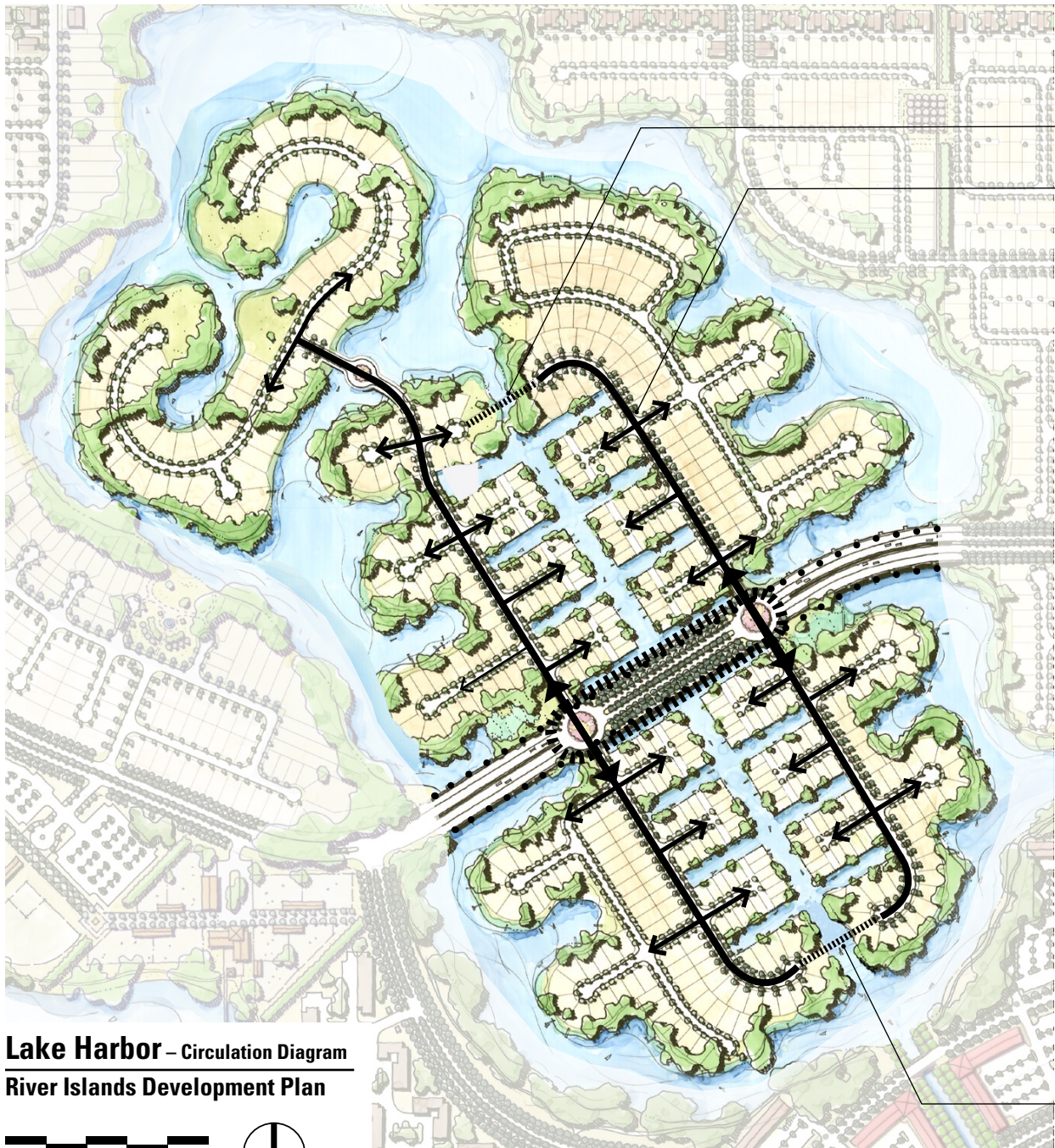
 Man-made wetland

 View

Small, man-made wetlands provide means to clean and polish lake water and storm runoff

Circulation & Parking

Two intersections provide access to all dwellings in these neighborhoods. A collector road through the center of each neighborhood separates the natural lake oriented dwellings from the harbor oriented dwellings. One of the collectors connects Oxbow Island with a short causeway.



Lake Harbor – Circulation Diagram
River Islands Development Plan



Pedestrian bridge/emergency access

Collectors provide access to local streets

• • • • Arterial road

— Collector street

- - - Main entry location

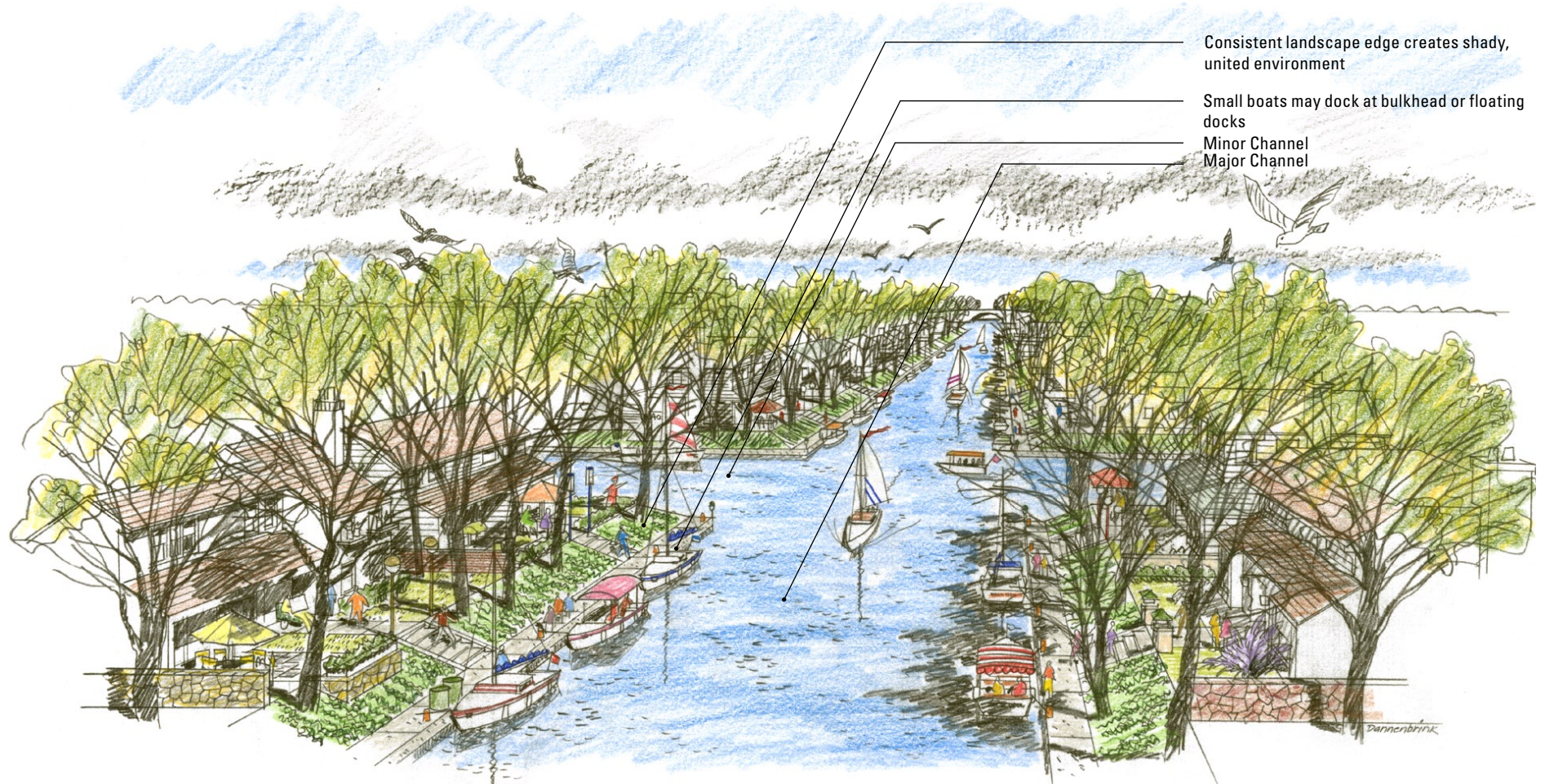
Pedestrian bridge/emergency access

Landscape

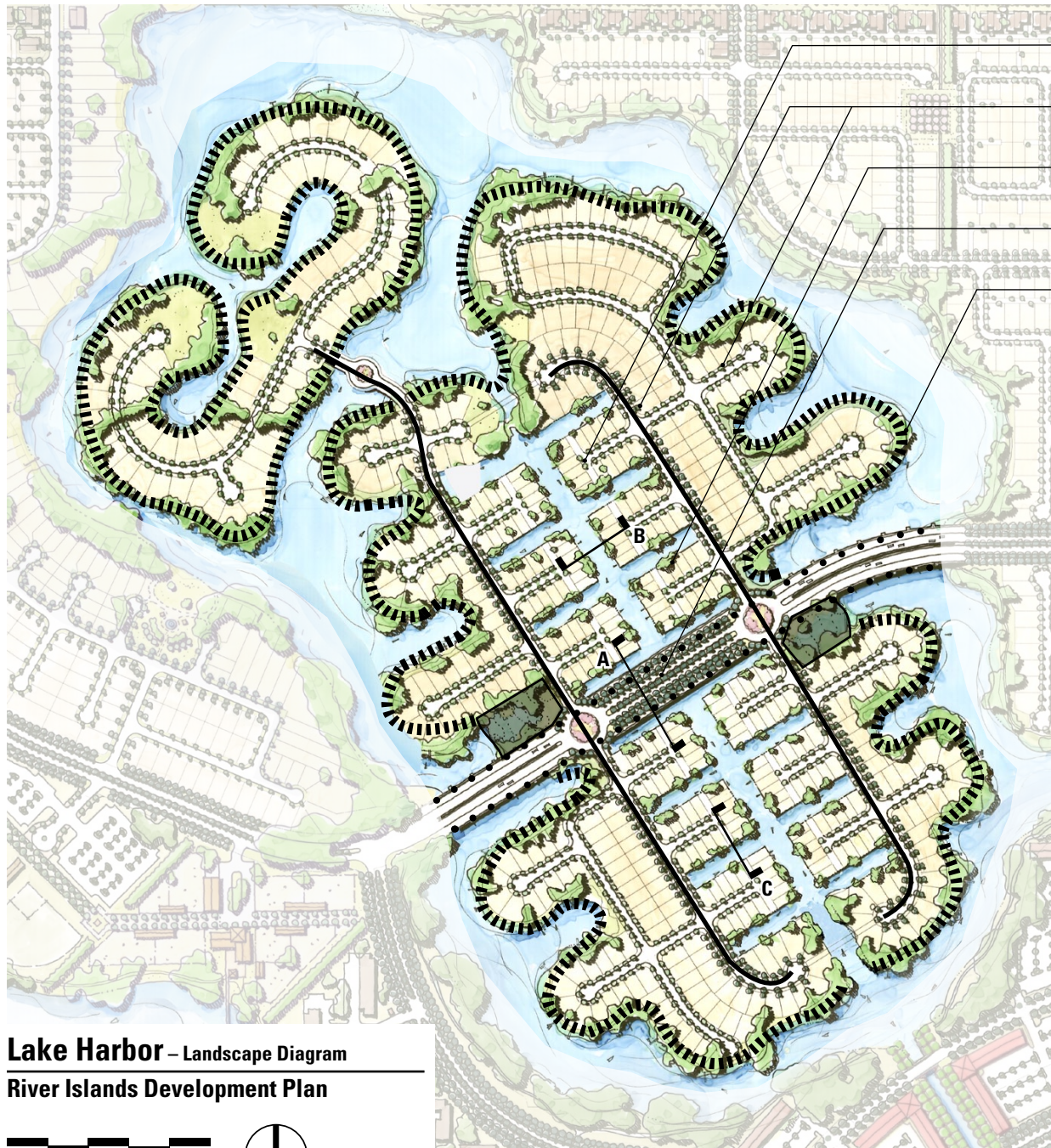
The landscape treatment of Lake Harbor will create the environmental character. On the perimeter, informal tree plantings will line the edge of the private lots to create an almost continuous mass of foliage when viewed from across the lake. The small parks on each island will appear

to be a continuation of this landscape. Streets on the islands will feature regularly spaced street trees in parkways.





For detailed information regarding the landscape treatment of each of the trees, including cross sections, please refer to the Landscape Master Plan in Part I.



Interior Harbor Landscape Character

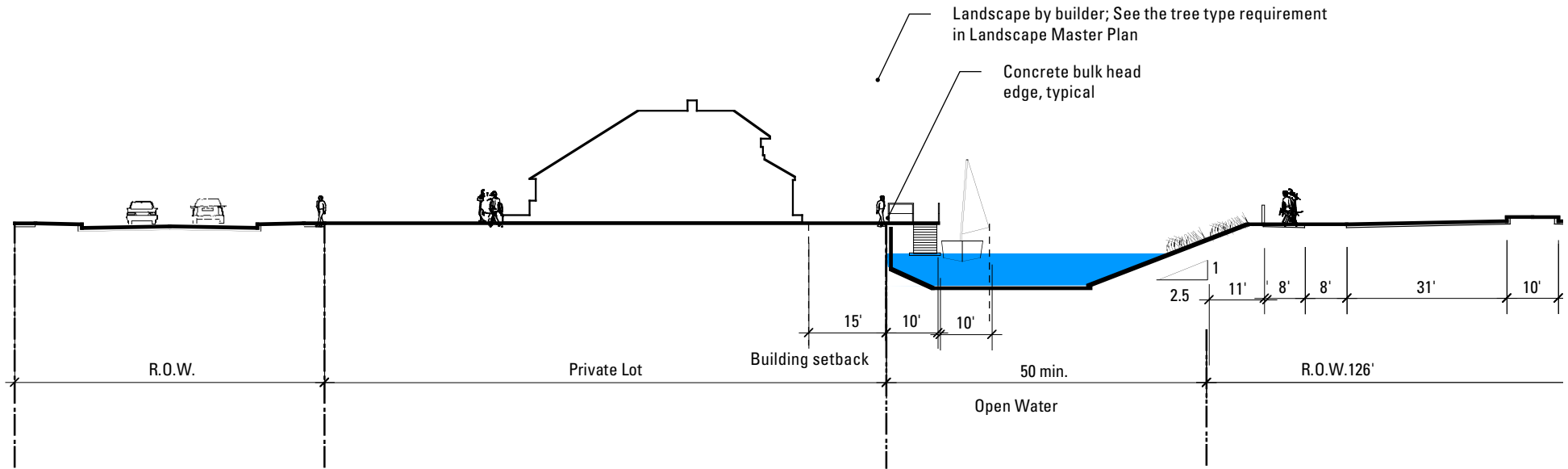


- Parking courts with street trees
- Collector and local street with street trees
- Landscape on easement at edge of water by builder; See the tree type requirements in Landscape Master Plan
- Special entry landscape zone
- Trees on lake front lots in areas subject to (elevation 4 feet to 9 feet) seasonal inundation / Lake edge landscape by builder; See the tree type requirements in Landscape Master Plan

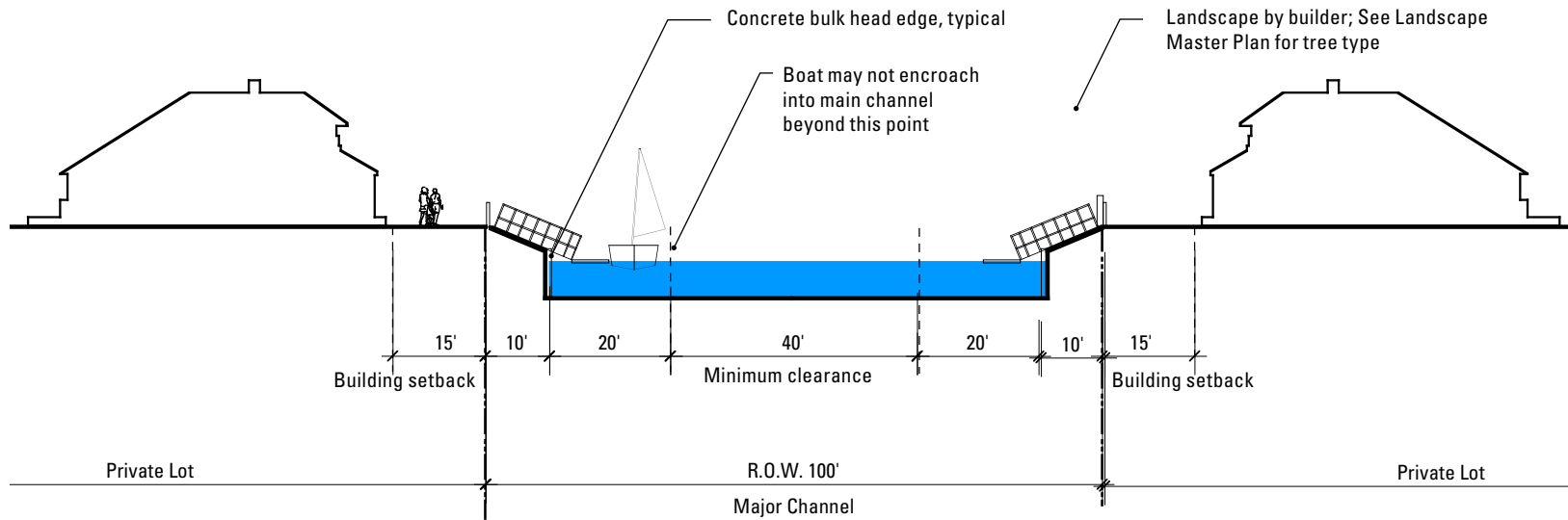
-  Private Lake Edge
-  Arterial road
-  Wetland Edge
-  Collector street

Lake Harbor – Landscape Diagram
River Islands Development Plan

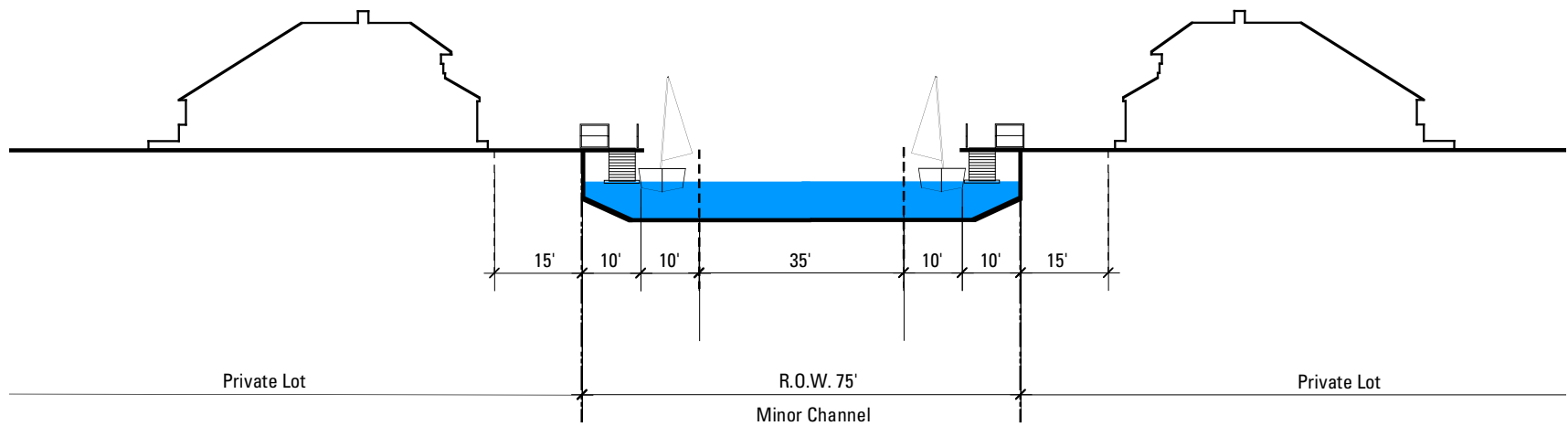
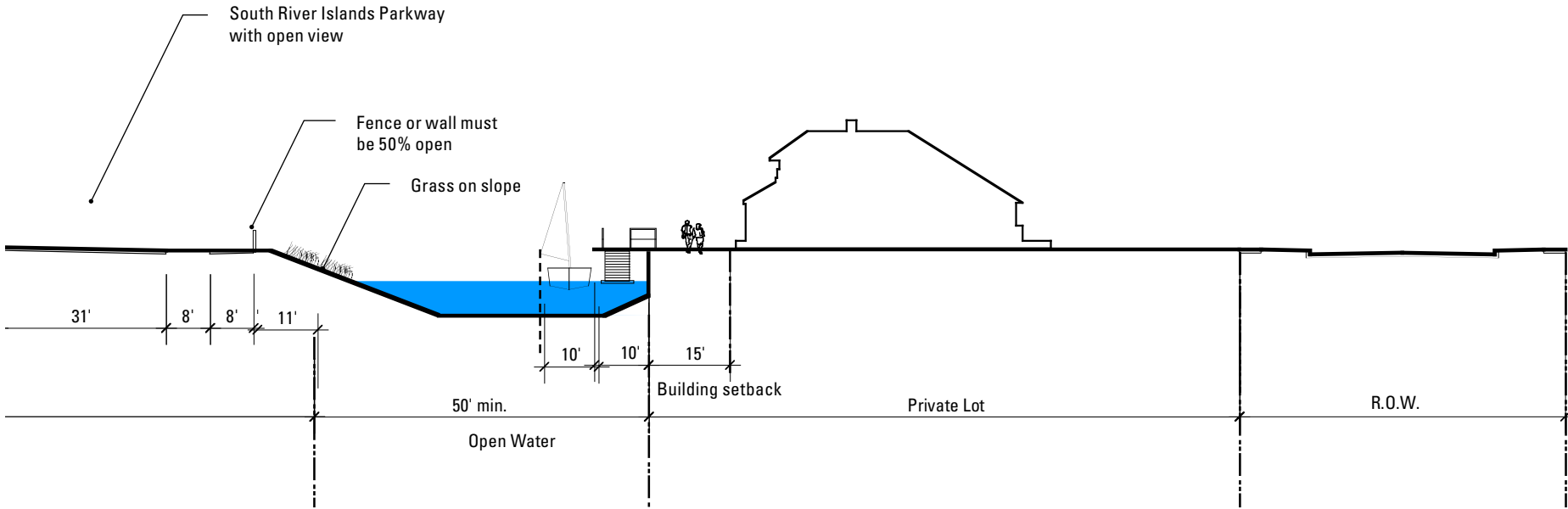




A. South River Islands Parkway



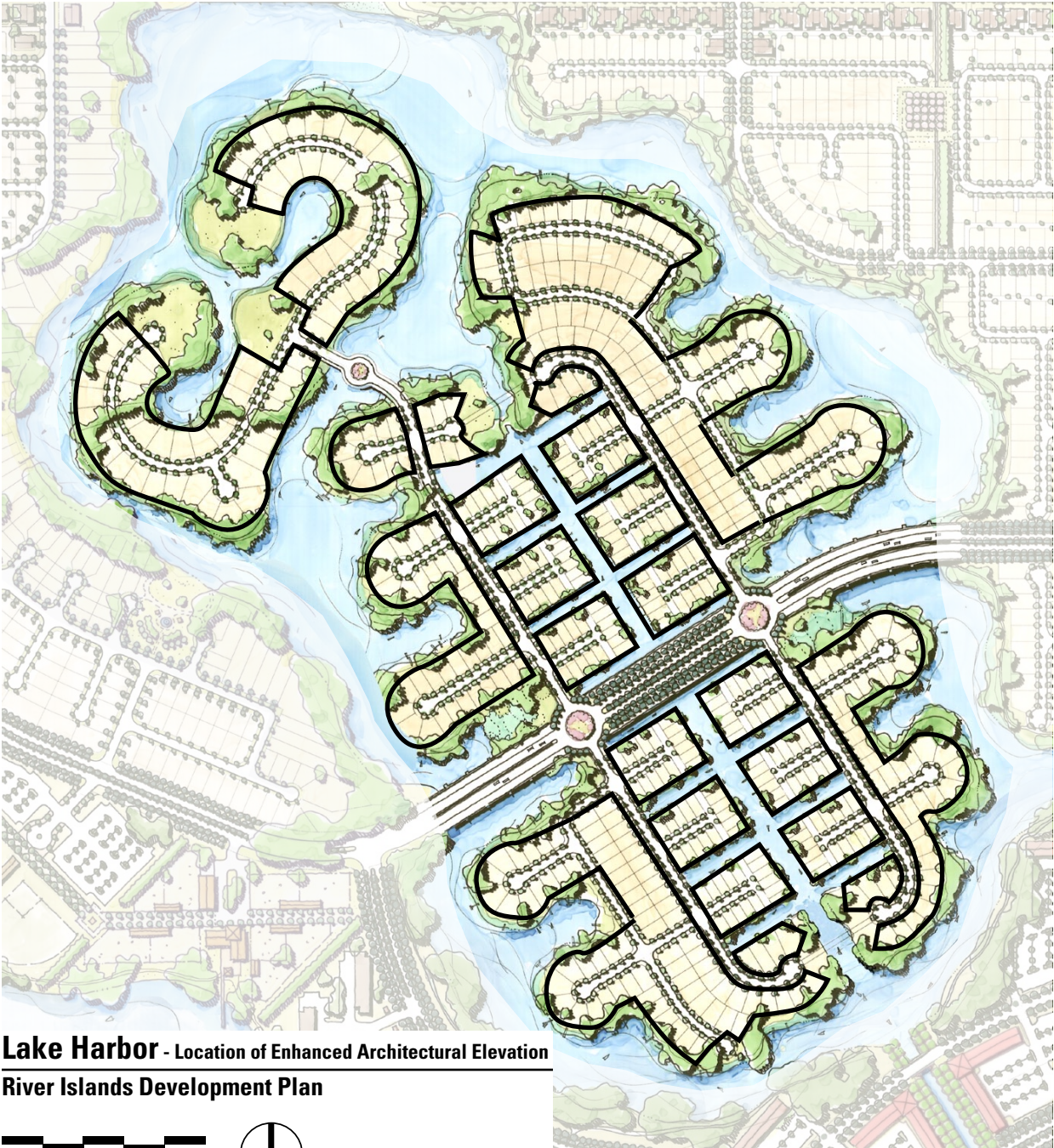
B. Inner Harbor Major Channel Edge at Private Lot




C. Inner Harbor Minor Channel Edge at Private Lot

Architecture

Enhanced architectural elevations consisting of window treatments and building mass articulation are required on all visible elevations on any dwelling located on lots adjacent to arterial or collector roads, paseos and neighborhood parks.



 Enhanced architectural elevations

Lake Harbor - Location of Enhanced Architectural Elevation
River Islands Development Plan





- One dock per dwelling maximum 20 feet long; maximum 10 feet encroachment; see Dock Design Guideline
- Rectilinear lot pattern
- Access to dwelling from auto court
- Concrete bulk head on lake edge, typical
- Rear yard landscape by home owner
- 15 feet rear yard, typical

Lots Adjacent to Inner Harbor

Site Development Standards
Development Standards Matrix

The Development Standards Matrix on page II-110 includes the typical building height, setback, lot size and parking standards for this district. Additional standards are contained in the Appendix.

Yard Relationship Plan

The relationship of the front door to the adjacent street is one of the most important design factors in establishing the character of River Islands. The diagram on the opposite page illustrates the required yard and street relationships within the Lake Harbor District. The vignettes that follow provide additional detail.

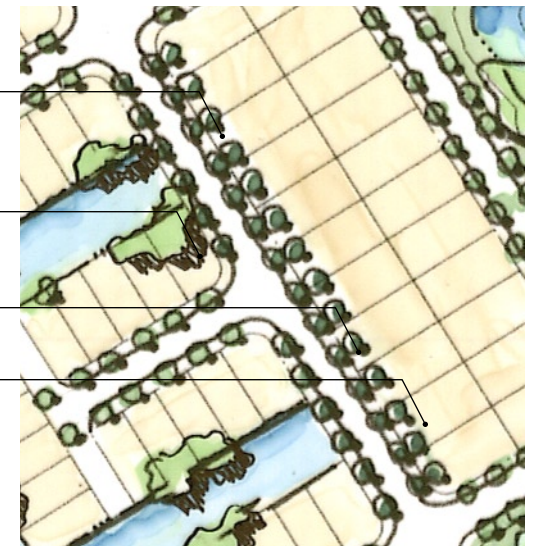
Lot Design

Most lots will have front yards on the street (or court) and rear yards adjacent to the water. Lots without water frontage may have other configurations, however.



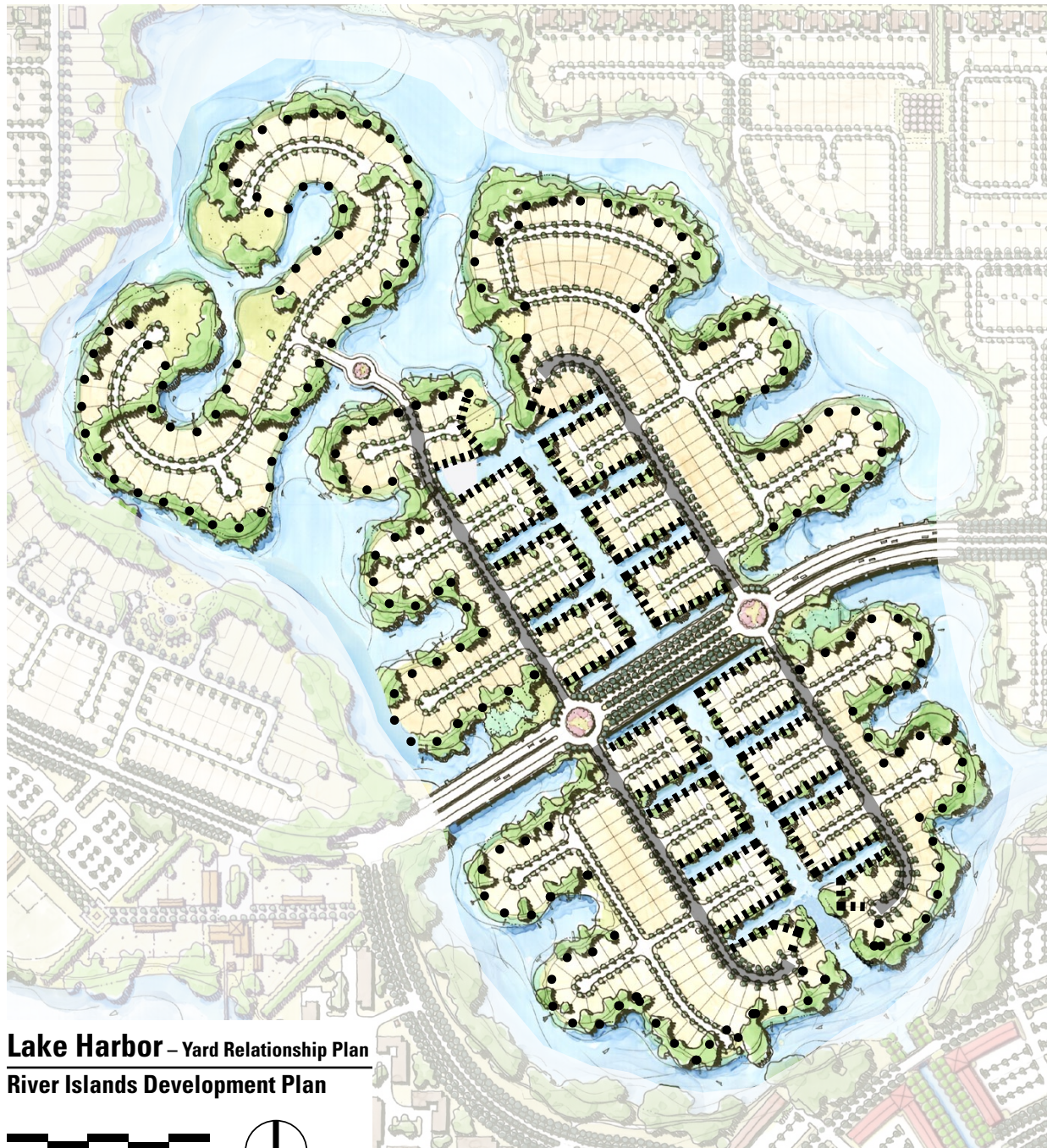
- Landscape on lake edge by builder; See tree type requirements in Landscape Master Plan
- Local street provides access, typical
- Irregular lot, typical

Lake Front Lots



- Landscape in private lot along collector road by builder
- 10 feet side yard, typical
- 20 feet front yard, typical
- Access to dwelling from collector road

Lots along collector road



- Collectors: front or side yard
- ● Special open space (lake): rear or side yard with open fence
- Special open space (lake-inner harbor): rear or side yard with open fence

Lake Harbor – Yard Relationship Plan
River Islands Development Plan



Development Standards Matrix		
Building Height (maximum)		35 ft
Building Setbacks		
Arterial Roads		
River Islands Parkway (N & S)		
Residential (L & M)		
Front Yard		NP
Side Yard		10 ft
Rear Yard *		10 ft, if bldg height ≤ 15 ft; else, 20 ft
Residential (H) -All yards		–
Non-Residential -All yards		20 ft
Collector Roads		
Residential Collector		
Front Yard		20 ft
Side Yard		10 ft
Rear Yard		NP
Local Streets & Alleys		
Local Neighborhood		
Residential (L & M)		
Front Yard		15 ft; 10 ft if garage access from alley
Side Yard	lot width ≤ 70ft	5 ft
	lot width > 70ft	10 ft one side, 5 ft other side
Rear Yard		10 ft, if bldg height ≤ 15 ft; else, 20 ft
Garage: front yard		18 ft
Garage: side yard		5 ft, or ≥ 18 ft
Garage: rear yard		5 ft
Residential (H) -All yards		–
Non-Residential -All yards		–
Alleys (20 ft R.O.W.)		
Residential (L & M)		
Garage		5 ft
Water Edge Setbacks -All yards		
Central Lake (high water)		
Residential	Rear Yard	15 ft inner harbor; 20 ft lake front
	Side Yard	10ft inner harbor, 20ft lake front
Non-residential -All yards		–
Side Yard Setbacks (Lots on local street)		
Residential (L & M)	lot width ≤ 70ft	5 ft
	lot width > 70ft	10 ft one side
	Corner Lots	10 ft
Residential (H)		–

Non-Residential	0 ft, subject to Site Plan and STDRB review
Lot Size (minimum)	
Residential (L & M)	2400 sf
Width (min)	35 ft
Depth (min)	75 ft
Residential (H)	–
Non-Residential	no minimum; subject to Site Plan and STDRB review
Parking	
Residential	
Single Family Detached	2 enclosed/du
Single Family Attached	–
Multiple Family	–
Retail	–
Office	–

Building Heights, Setbacks, Lot Size & Parking

The diagram on the following page provide important information regarding development standards for this district.

NP Not Permitted
 – Not Applicable
 * See Appendix for additional clarification



Lake Harbor – Building Heights Diagram
River Islands Development Plan



- Water Edge: 25% one story buildings required
- Elsewhere, 2 story, 35 feet maximum

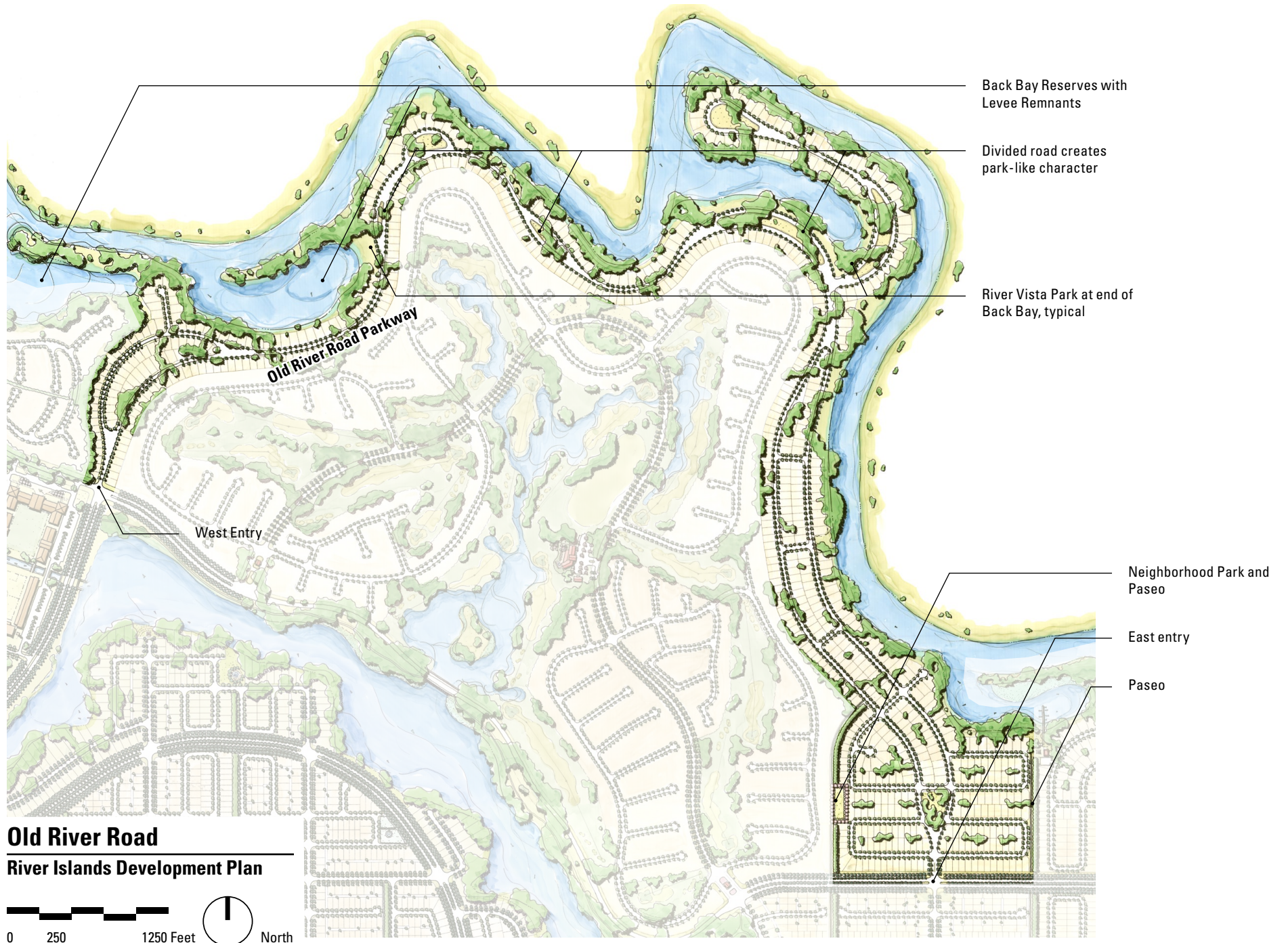


Old River Road

District Overview

Old River Road is a district that stretches several miles along the edge of the Old River channel of the San Joaquin River. The central feature of the district is a parkway-like road that provides access to most of the homes in the district. The road right-of-way widens and narrows as it curves through the neighborhoods, providing glimpses into the river channel, alternating with landscaped medians. Old River Road District is located almost entirely on high ground.

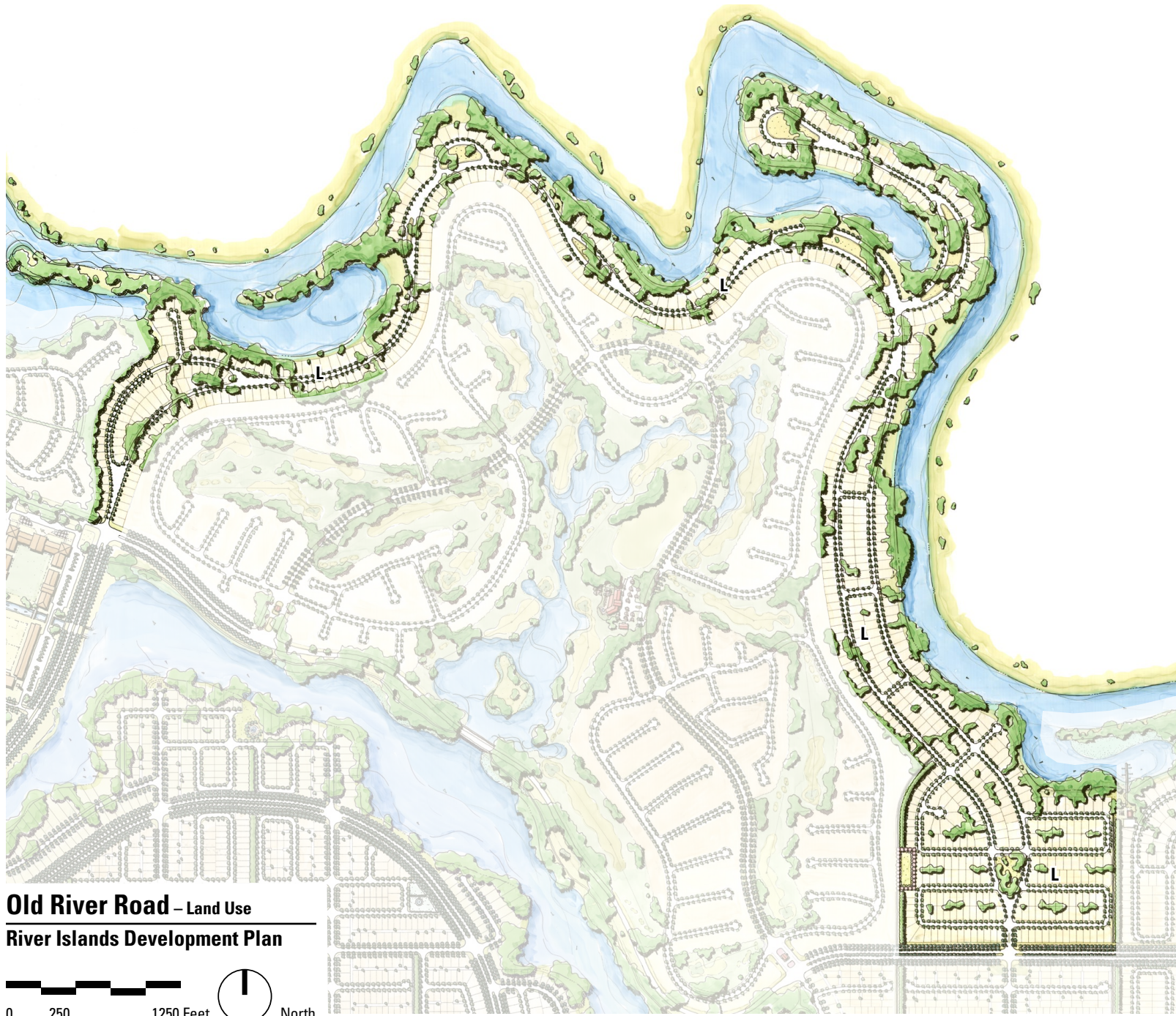
The highlighted area of the illustrative plan shows the boundaries and overall character of the district as it might be developed in accordance with the standards for the Old River Road. The labels identify some of the major features of the district.



Land Use & Neighborhoods

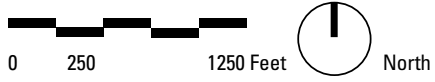
Old River Road is intended primarily for single family detached residential development on lots ranging from 5000 sf to 8000 sf, or more, though attached dwellings are also permitted on the peninsula at the northern edge of the district.

Residential areas in Old River Road are designated either Residential-low or -medium in the Specific Plan, which also describes permitted and conditional uses, as well as permitted development intensity and density.



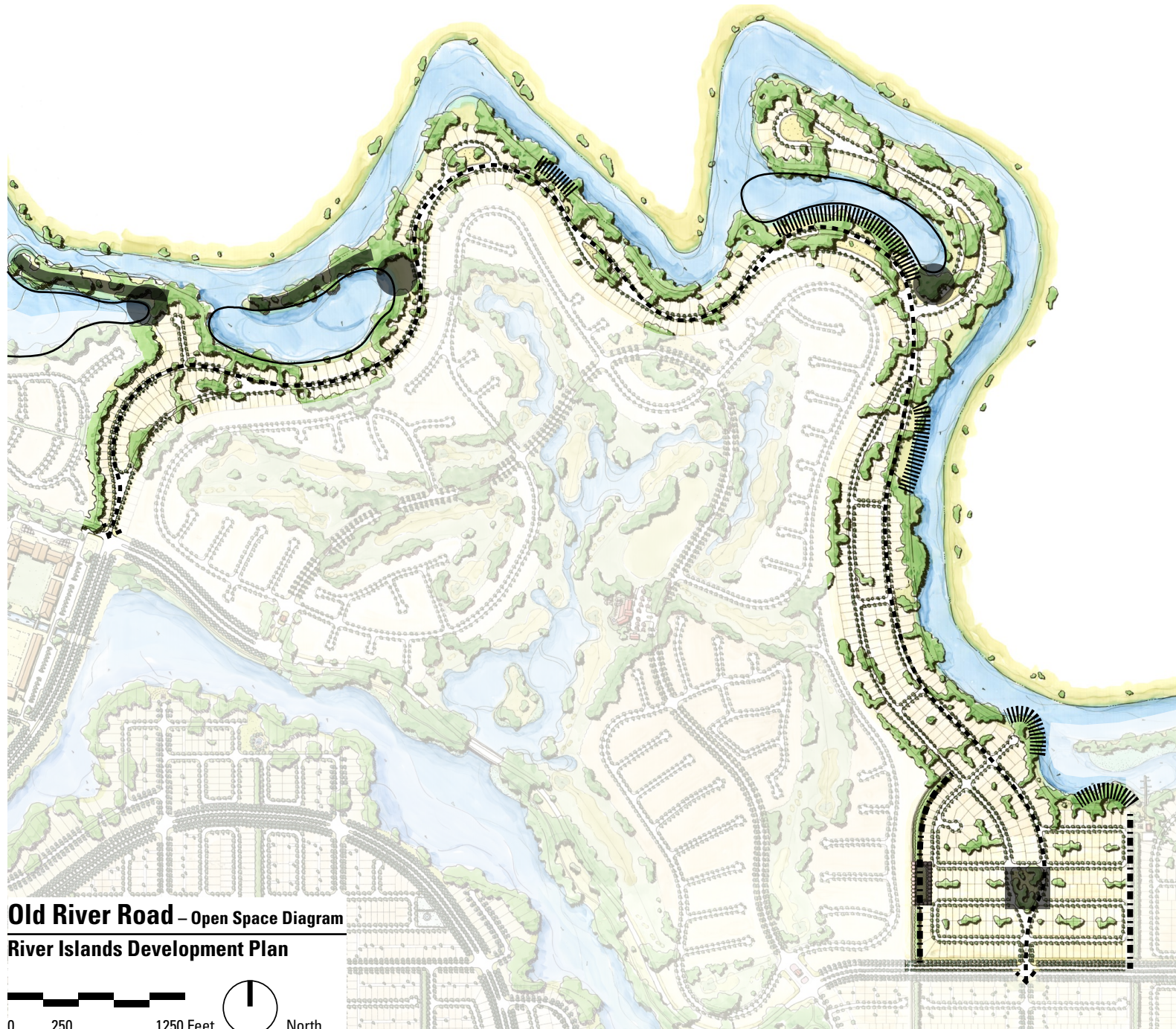
L Low-density

Old River Road – Land Use
River Islands Development Plan



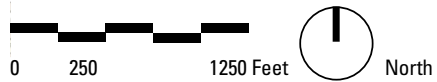
Open Space

Most of the residences in the Old River Road District are just a few steps from the river, and provision of regular visual and physical connections to the river is an important land use feature of the district. Two small neighborhood parks are located at the end of the two Back Bays, and are intended primarily for passive uses. A boat launch facility large enough to accommodate boats up to 20 feet long may be located at the larger of the two parks.



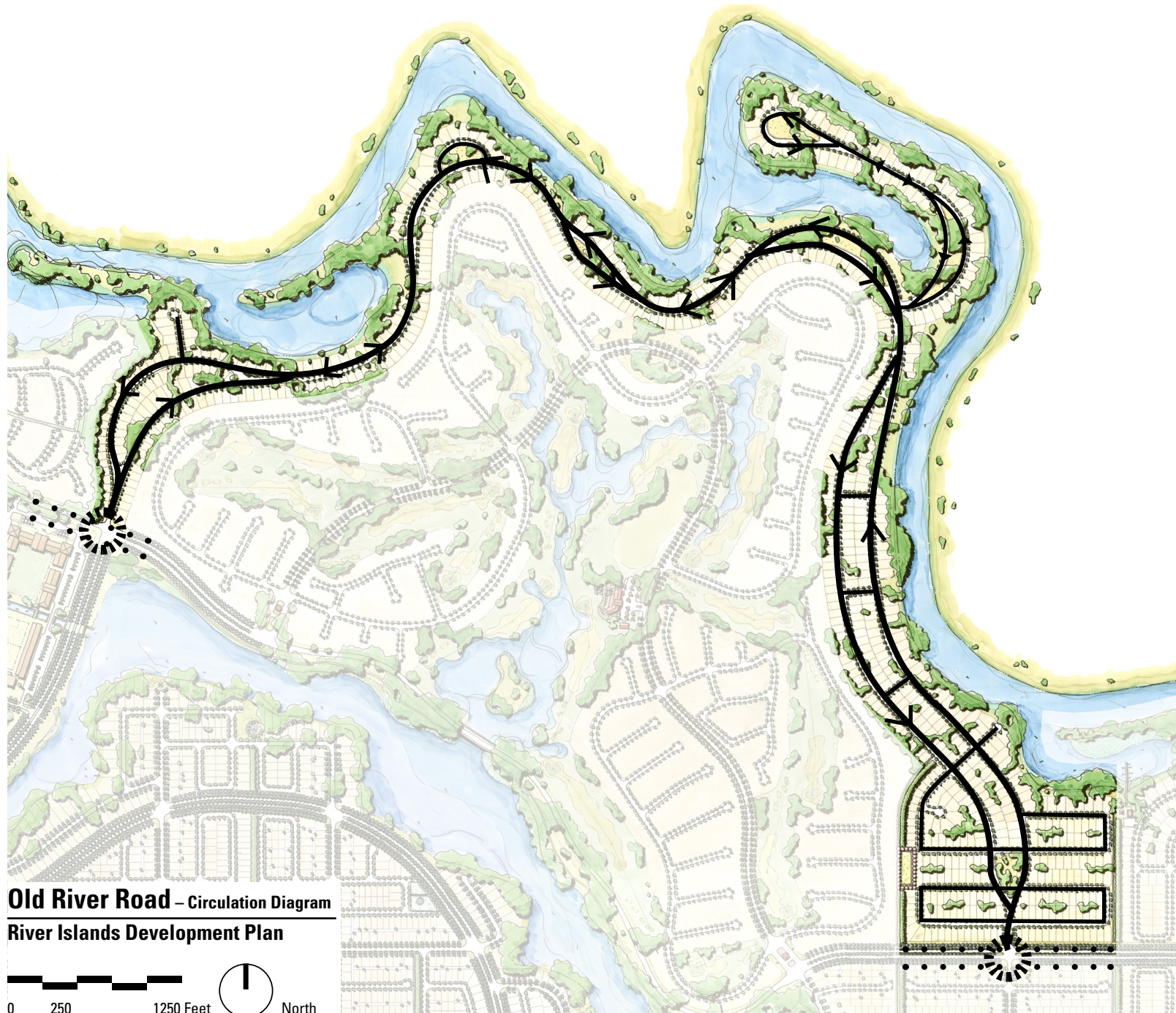
- Secondary Loop Trail
- Levee Remnant
- River Vista Park
- Neighborhood Park and Paseo
- ▨ Public River Edge or Back Bay Reserve Edge
- Back Bay Reserve

Old River Road – Open Space Diagram
River Islands Development Plan



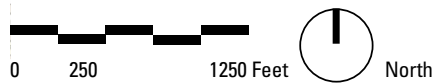
Circulation & Parking

Old River Road Parkway is a curving road with some sections that are divided by broad medians, or islands of dwelling units in some locations. There will be one travel lane in each direction, though the road will be wide enough to accommodate required access by emergency vehicles.



- • • • Arterial road
- Collector street
- Local street
- ☀ Main entry location

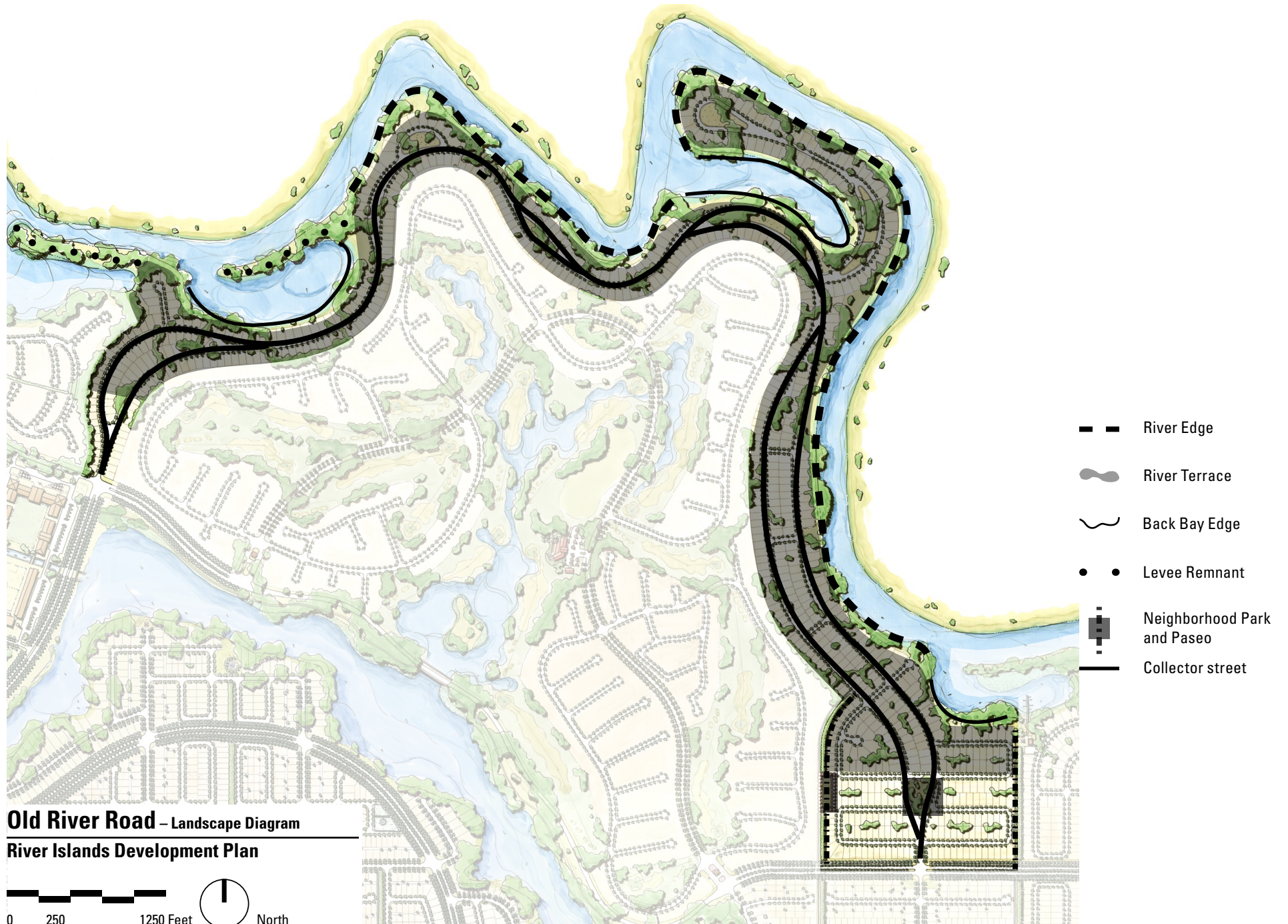
Old River Road – Circulation Diagram
River Islands Development Plan



Landscape

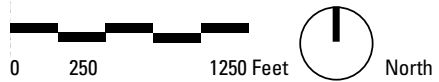
The landscape of the Old River Road District will be most influenced by the River Edge and River Terrace landscapes that feature masses of large riparian trees such as Poplars, t and Sycamores. Where Old River Road itself is adjacent to the river edge or Back Bay, the landscape will replace the regularly spaced trees otherwise typical of this street. The intent is to create the impression that Old River Road crosses an existing landscape.

For detailed information regarding the landscape treatment of each of the trees, including cross sections, please refer to the Landscape Master Plan in Part I.



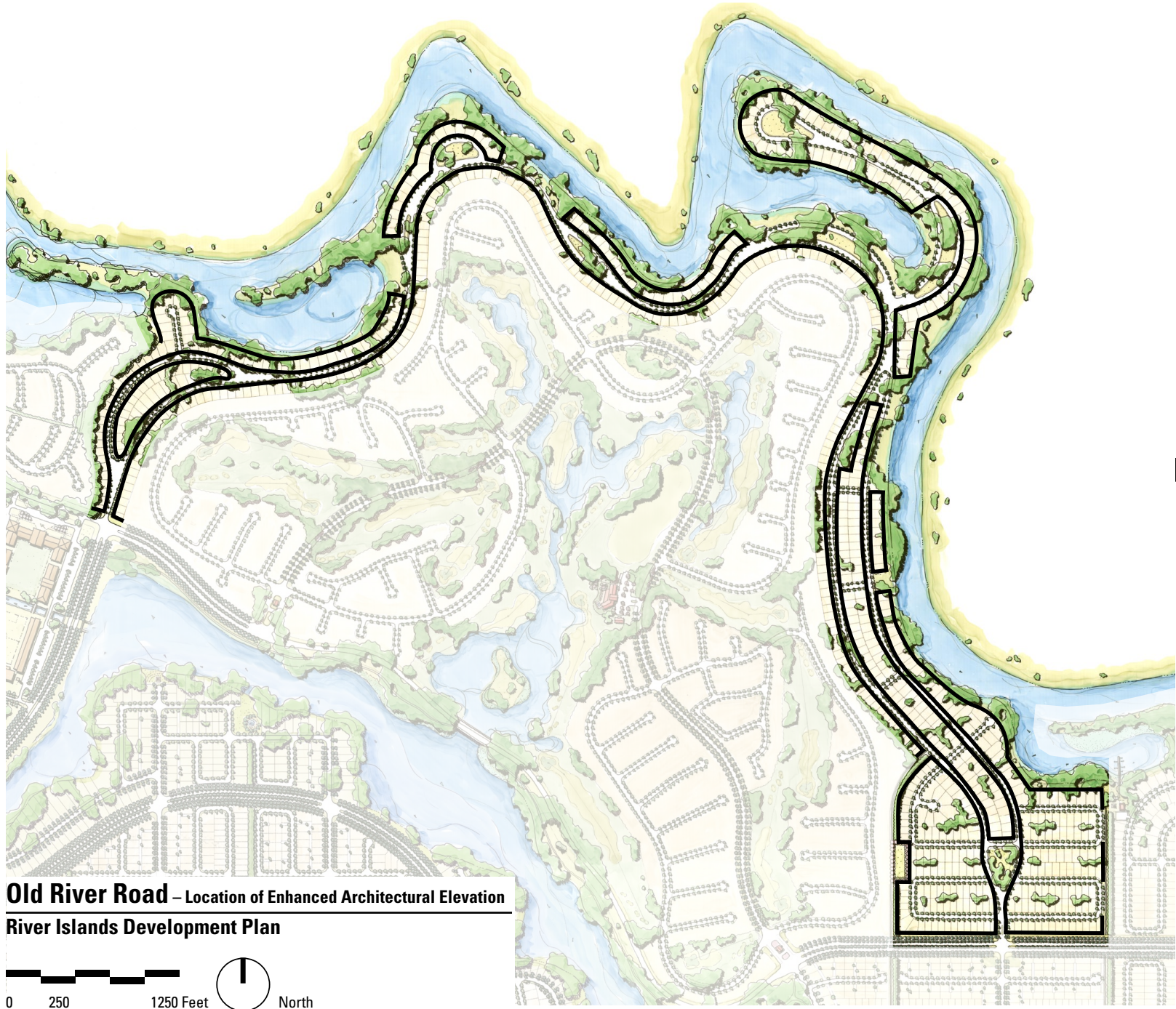
Old River Road – Landscape Diagram

River Islands Development Plan



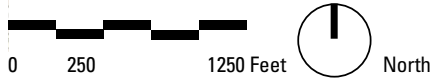
Architecture

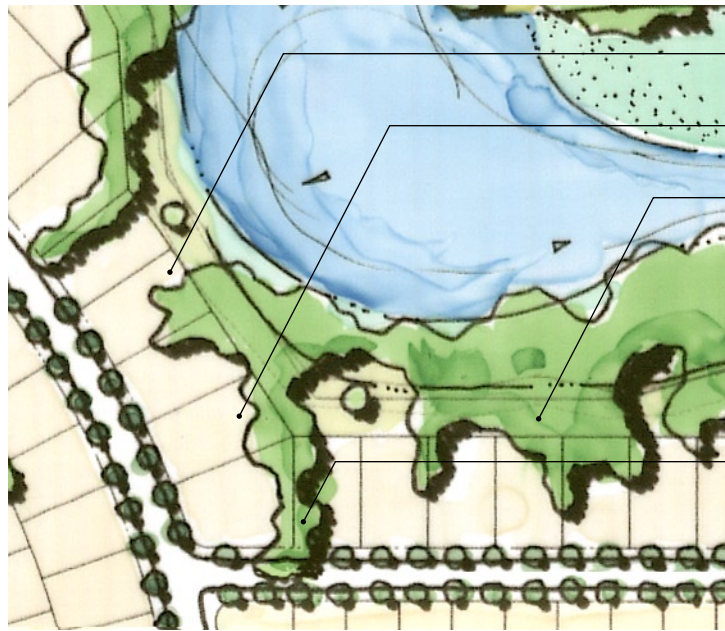
Enhanced architectural elevations consisting of window treatments and building mass articulation are required on all visible elevations on any dwelling located on lots adjacent to arterial or collector roads, paseos and neighborhood parks.



Enhanced architectural elevations

Old River Road – Location of Enhanced Architectural Elevation
River Islands Development Plan





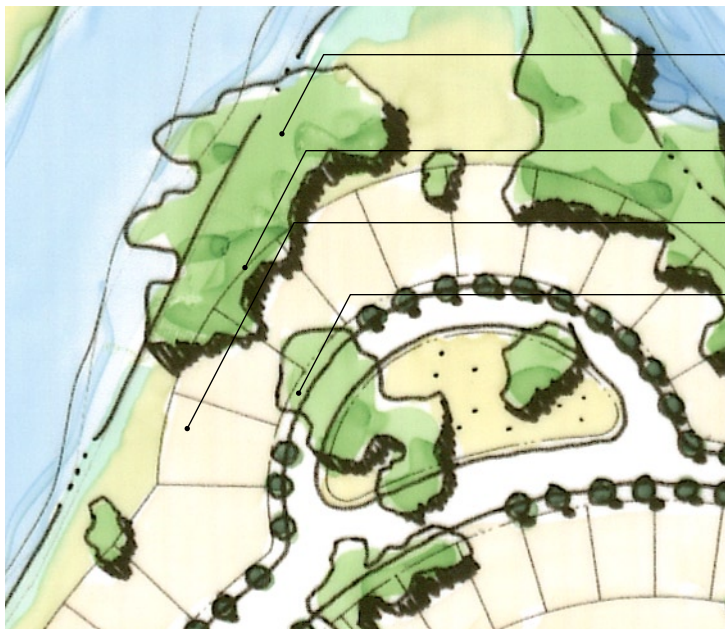
Setback from Back Bay edge

Lots typically have irregular shapes

Landscape on River Edge by builder; See the tree type requirements in Landscape Master Plan

Landscape on River Terrace by home owner

Lots Adjacent to Back Bays



Landscape on river edge by builder

Setbacks from river edge

Lots typically have irregular shapes

Landscape on River Terrace by home owner

Lots Adjacent to the River

Site Development Standards
Development Standards Matrix

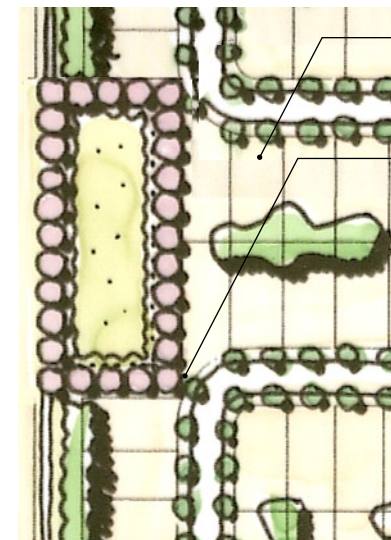
The Development Standards Matrix on page II-128 includes the typical building height, setback, lot size and parking standards for this district. Additional standards are contained in the Appendix.

Yard Relationships

The relationship of the front door to the adjacent street is one of the most important design factors in establishing the character of River Islands. The diagram on the opposite page illustrates the required yard and street relationships within the Old River Road District. The vignettes that follow provide additional detail.

Lot Design

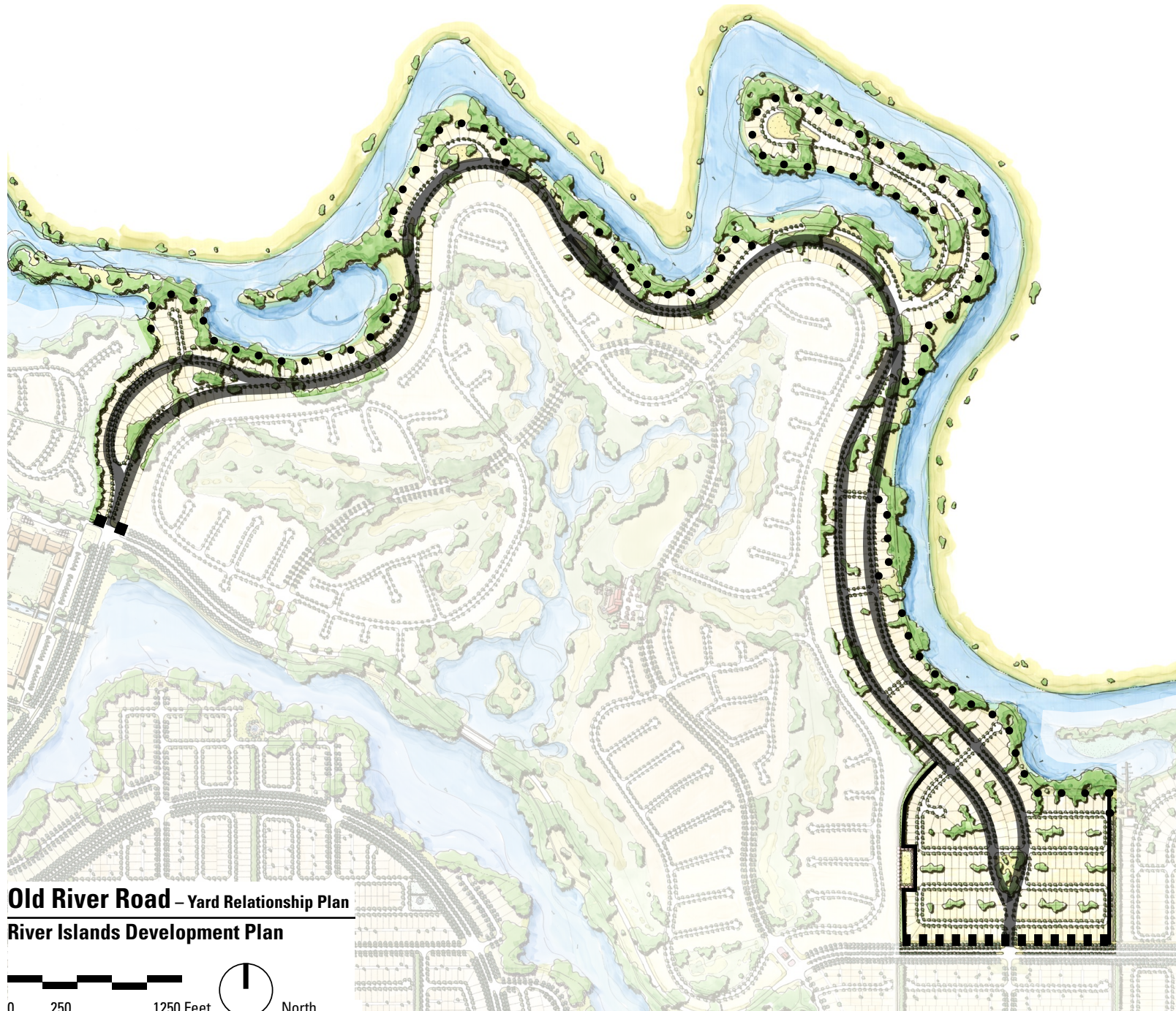
Most lots will have front yards on the street and rear yards adjacent to the water. Lots without water frontage may have other configurations, however.



Lots may have regular rectilinear configuration

Connection from local street to neighborhood park & paseo, typical

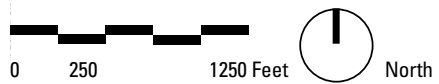
Interior Lots



- ■ ■ Arterial: rear or side yard; see Appendix B
- ▬ Collector: front or side yard
- ▬ Paseo: side or rear yard with open fence
- ● Special open space (River): rear or side yard with open fence

Old River Road – Yard Relationship Plan

River Islands Development Plan



Development Standards Matrix	
Building Height (maximum)	35 ft
Building Setbacks	
Arterial Roads	
River Islands Parkway (N & S)	
Residential (L & M)	
Front Yard	NP
Side Yard	10 ft
Rear Yard *	10 ft, if bldg height ≤ 15 ft; else, 20 ft
Residential (H) -All yards	–
Non-Residential -All yards	20 ft
Collector Roads	
Old River Road	
Front Yard	20 ft, outside curve; 15 ft inside curve
Side Yard	10 ft
Rear Yard	NP
Residential Collector	
Front Yard	20 ft
Side Yard	10 ft
Rear Yard	NP
Local Streets & Alleys	
Local Neighborhood	
Residential (L & M)	
Front Yard	15 ft; 10 ft if garage access from alley
Side Yard	lot width ≤ 70ft: 5 ft lot width > 70ft: 10 ft one side, 5 ft other side
Rear Yard	10 ft, if bldg height ≤ 15 ft; else, 20 ft
Garage: front yard	18 ft
Garage: side yard	5 ft, or ≥ 18 ft
Garage: rear yard	5 ft
Residential (H) -All yards	–
Non-Residential -All yards	–
Alleys (20 ft R.O.W.)	
Residential (L & M)	
Garage	5 ft
Water Edge Setbacks -All yards	
San Joaquin, Old River, Paradise Cut (slope edge)	
Residential	20 ft
Non-residential	20 ft
Central Lake (high water)	
Residential	–

Non-residential	–
Side Yard Setbacks (Lots on local street)	–
Residential (L & M)	lot width ≤ 70ft: 5 ft lot width > 70ft: 10 ft one side
Corner Lots	10 ft
Residential (H)	–
Non-Residential	0 ft, subject to Site Plan and STDRB review
Lot Size (minimum)	
Residential (L & M)	2400 sf
Width (min)	35 ft
Depth (min)	75 ft
Residential (H)	–
Non-Residential	no minimum; subject to Site Plan and STDRB review
Parking	
Residential	–
Single Family Detached	2 enclosed/du
Single Family Attached	1 covered/du
Multiple Family	–
Retail	–
Office	–

Building Heights, Setbacks, Lot Size & Parking

The diagram on the following page provide important information regarding development standards for this district.

NP Not Permitted
 – Not Applicable
 * See Appendix for additional clarification

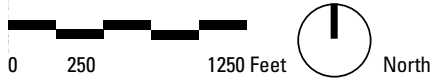


■ Water Edge: 25% one story buildings required

■■■■ Arterial Edge: 1 story maximum within 20 feet of arterial road edge

Elsewhere, 2 story, 35 feet maximum

Old River Road – Building Heights Diagram
River Islands Development Plan





Lakeside

District Overview

Lakeside is a golf-oriented district in River Islands at Lathrop. Located between the Old River Road neighborhood and the Central Lake, it is bordered on the southern edge by River Islands Parkway, which provides access to the Lakeside Linear Park. It has only two entrances, making it secure enough to be a gated community; it is also suitable for use as an age-restricted community.

The highlighted area of the illustrative plan shows the boundaries and overall character of the district as it might be developed in accordance with the standards for the Lakeside. The labels identify some of the major features of the district.

Land Use & Neighborhoods

Lakeside features a series of small neighborhoods on either side of the main road that loops through the district. These neighborhoods will consist primarily of single family dwellings, though attached or multiple family dwellings are permitted in some areas, subject to the dwelling unit limitations for this district.

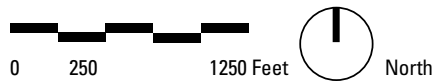


18-hole golf course with lakes to provide for district drainage and water storage

Golf club house (note: up to 10,000 sf of accessory retail permitted here)

L Low-density

Lakeside – Land Use
River Islands Development Plan



Open Space

The primary open space in Lakeside is the golf course, which will be a championship-quality course with driving range, putting green and pro shop. To better create a visual link between the district, the Central Lake and Lakeside Linear Park, a minimum of 25% of the frontage of the portion of the Lakeside District that is adjacent to River Islands Parkway must be open to views from River Islands Parkway. Fences along the edge must be open and shrubs and trees placed to allow long views into the course.



Golf course is primary open space amenity in lakeside

Golf course must be visible form North River Islands Parkway. View must not be obstructed with solid fences, walls, buildings or shrubs greater than 3 feet tall. Trees must have heads that start more than 10 feet above the ground

● ● Main Loop Trail

■ ■ ■ ■ Secondary Loop Trail

■ Golf Course

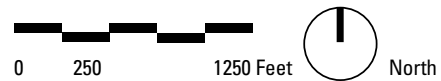
● River Vista Park

△ View

East entry has view of man-made wetland

West entry has view of lake

Lakeside – Open Space Diagram
River Islands Development Plan



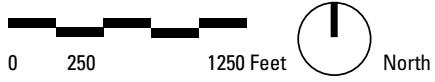
Circulation & Parking

Lakeside features a loop-on-loop circulation design. The main loop, Lakeside Drive, provides access to minor loops that occur regularly on either side of Lakeside Drive.



- Arterial road
- Collector street
- ☼ Main entry location

Lakeside – Circulation Diagram
River Islands Development Plan



Landscape

The golf course landscape should appear to be an extension of the Central Lake landscape and should feature similar trees and planting design. Streets should have regularly spaced street trees in parkways.

For detailed information regarding the landscape treatment of each of the trees, including cross sections, please refer to the Landscape Master Plan in Part I.



Lakeside Drive landscape to consist of regularly spaced street trees

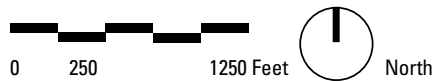
Extension of Lake Edge Landscape to consist of large informal masses of trees

Landscape adjacent to River Islands Parkway to allow views into golf course

— Collector street

- - - 100% open fence required

Lakeside – Landscape Concept Diagram
River Islands Development Plan



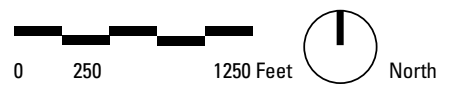
Architecture

Enhanced architectural elevations consisting of window treatments and building mass articulation are required on all visible elevations on any dwelling located on lots adjacent to arterial or collector roads, paseos and neighborhood parks.



Enhanced architectural elevations

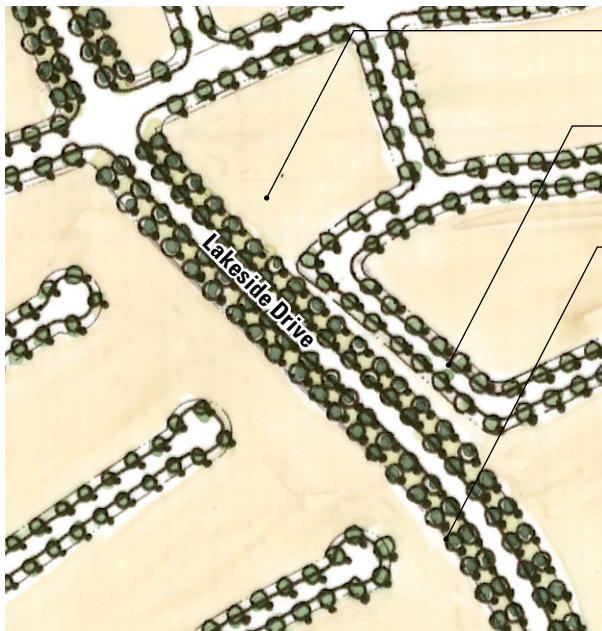
Lakeside – Location of Enhanced Architectural Elevation
River Islands Development Plan





- Residential lots with rear or side yard adjacent to golf course
- Fence or property line must be minimum 50% open
- Collector street typical

Lots with Golf Course Frontage



- Avoid placing more than 12 lots in sequence without a break
- Frontage road with front yards and open fence enhances street scene
- Masonry wall adjacent to rear or side yards

Lots with Lakeside Drive

Site Development Standards

Development Standards Matrix

The Development Standards Matrix on page II-144 includes the typical building height, setback, lot size and parking standards for this district. Additional standards are contained in the Appendix.

Yard Relationship

The relationship of the front door to the adjacent street is one of the most important design factors in establishing the character of River Islands. The diagram on the opposite page illustrates the required yard and street relationships within the Lakeside District. The vignettes that follow provide additional detail.

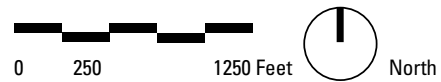
Lot Design

Some lots will have front yards on the street and rear yards adjacent to the golf courses. Lots without golf course frontage may have other configurations, however.



- ■ ■ Arterial: rear or side yard;
see Appendix B
- Collector: front yard
- • • Special open space (golf
courses): rear or side yard with
open fence

Lakeside – Yard Relationship Plan
River Islands Development Plan



Development Standards Matrix		
Building Height (maximum)		35 ft
Building Setbacks		
Arterial Roads		
River Islands Parkway (N & S)		
Residential (L & M)		
Front Yard		NP
Side Yard		10 ft
Rear Yard *		10 ft, if bldg height ≤ 15 ft; else, 20 ft
Residential (H) -All yards		-
Non-Residential -All yards		20 ft
Collector Roads		
Lakeside Drive		
Residential (L & M)		
Front Yard		20 ft; permitted with alleys only
Side Yard		10 ft
Rear Yard		10 ft, if bldg height ≤ 15 ft; else, 20 ft
Residential Collector		
Front Yard		20 ft
Side Yard		10 ft
Rear Yard		NP
Local Streets & Alleys		
Local Neighborhood		
Residential (L & M)		
Front Yard		15 ft; 10 ft if garage access from alley
Side Yard	lot width ≤ 70ft	5 ft
	lot width > 70ft	10 ft one side, 5 ft other side
Rear Yard		10 ft, if bldg height ≤ 15 ft; else, 20 ft
Garage: front yard		18 ft
Garage: side yard		5 ft, or ≥ 18 ft
Garage: rear yard		5 ft
Residential (H) -All yards		-
Non-Residential -All yards		-
Alleys (20 ft R.O.W.)		
Residential (L & M)		
Garage		5 ft
Side Yard Setbacks (Lots on local street)		
Residential (L & M)	lot width ≤ 70ft	5 ft
	lot width > 70ft	10 ft one side
	Corner Lots	10 ft
Residential (H)		-

Non-Residential	0 ft, subject to Site Plan and STDRB review
Lot Size (minimum)	
Residential (L & M)	2400 sf
Width (min)	35 ft
Depth (min)	75 ft
Residential (H)	-
Non-Residential	no minimum; subject to Site Plan and STDRB review
Parking	
Residential	
Single Family Detached	2 enclosed/du
Single Family Attached	1 covered/du
Multiple Family	-
Retail	-
Office	-

Building Heights, Setbacks, Lot Size & Parking

The diagram on the following page provide important information regarding development standards for this district.

NP Not Permitted
 - Not Applicable
 * See Appendix for additional clarification



Lakeside – Building Heights Diagram
River Islands Development Plan

■■■■ Arterial Edge: 1 story maximum within 20 feet of arterial road edge; see Appendix B

Elsewhere, 2 story, 35 feet maximum



Woodlands

District Overview

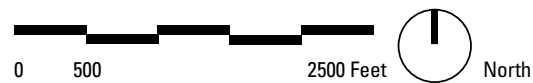
Woodlands is both golf- and river-oriented. Located on the west end of River Islands, it is bordered on the north and west by the Old River channel of the San Joaquin River, and on the south by Paradise Cut. With more river frontage than any district in River Islands, Woodlands will have numerous riverfront lots with docks for residents' boats. The championship golf course provides another focus for the district, as does the Olympic School on its eastern edge.

The highlighted area of the illustrative plan shows the boundaries and overall character of the district as it might be developed in accordance with the standards for the Woodlands. The labels identify some of the major features of the district.



Woodlands

River Islands Development Plan



Land Use & Neighborhoods

Woodlands features a series of small neighborhoods on either side of Woodlands Drive, the road that provides primary access to the district. These neighborhoods will consist primarily of single detached family dwellings, though attached dwellings are permitted along Woodlands Drive.



North Woodlands Neighborhood

Central Woodlands Neighborhood

South Woodlands Neighborhood

M Medium-density

L Low-density

Woodlands –Land Use
River Islands Development Plan



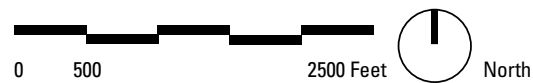
Open Space & Recreation

The primary open spaces in Woodlands are the golf course, river edges, and Back Bays. Woodlands Drive, which will have the character of a road in a park, will also contribute to the district's open space system. Neighborhood Parks and Paseos will connect from the interior parts of the district to the water's edge, where views of the river will be the main attraction. A district gathering place located on the Back Bay Reserve at the western edge of the district may feature a yacht club or other private facility to serve district residents.



- Secondary Loop Trail
- Golf Course
- ⤿ Levee Remnant
- River Vista Park
- ⊞ Neighborhood Park and Paseo
- ⬭ Back Bay Reserve
- ▨ Public River Edge or Back Bay Reserve Edge

Woodlands – Open Space Diagram
River Islands Development Plan



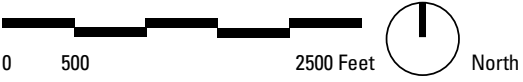
Circulation & Parking

Woodlands features a loop-on-loop circulation design. The main loop, Woodlands Drive, provides access to minor loops that occur regularly on either side of Woodlands Drive. Short cul-de-sacs provide access to individual clusters of homes; often, a paseo leading to a neighborhood park connects to the end of the cul-de-sac.



- Arterial road
- Collector streets
- ☀ Main entry location

Woodlands – Circulation Diagram
River Islands Development Plan



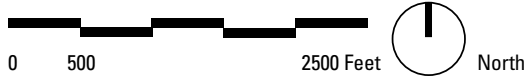
Landscape

Woodlands is a district that is almost entirely within the Delta Landscape areas. As such, the dominant landscape character should be natural in appearance, and the dominant plant materials along Woodlands Drive and on the river edges should be typical riparian trees such as Valley Oaks (*Quercus lobata*), Poplars (*Populus fremontii*), and California Sycamores (*Platanus californica*). Ground plane plantings should primarily be grasses with a natural habit, rather than mowed turf, which should be restricted to limited areas where it is needed for recreation or other similar purposes.

For detailed information regarding the landscape treatment of each of the trees, including cross sections, please refer to the Landscape Master Plan in Part I.



Woodlands – Landscape Concept Diagram
River Islands Development Plan



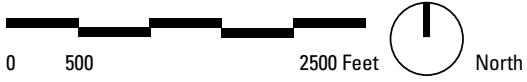
Architecture

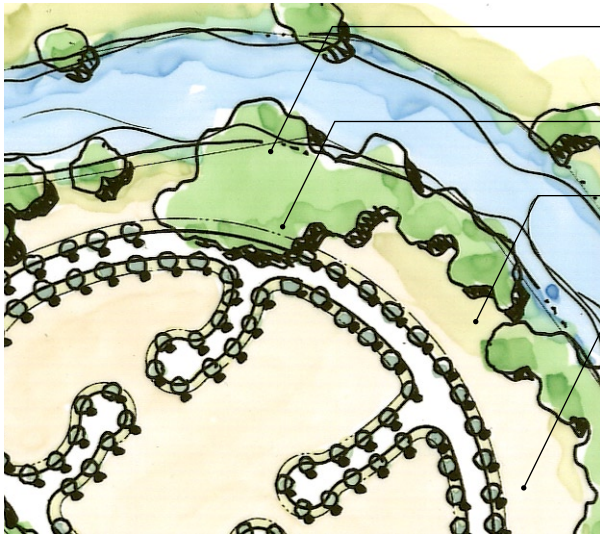
Enhanced architectural elevations consisting of window treatments and building mass articulation are required on all visible elevations on any dwelling located on lots adjacent to arterial or collector roads, paseos and neighborhood parks.



Enhanced architectural elevations

Woodlands – Location of Enhanced Architectural Elevation
River Islands Development Plan





- Landscape on River Edge by builder;
See the tree type requirements in
Landscape Master Plan
- Landscape on river terrace by home owner
- Setbacks from river edge
- Lots typically have irregular shapes

Lots with River Frontage

Site Development Standards
Development Standards Matrix

The Development Standards Matrix on page II-162 includes the typical building height, setback, lot size and parking standards for this district. Additional standards are contained in the Appendix.

Yard Relationship

The relationship of the front door to the adjacent street is one of the most important design factors in establishing the character of River Islands. The diagram on the opposite page illustrates the required yard and street relationships within the Woodlands District. The vignettes that follow provide additional detail.

Lot Design

Some lots will have front yards on the street and rear yards adjacent to the water or golf courses. Lots without water and golf course frontage may have other configurations, however.



- Collector street typical
- Fence or property line must be
minimum 50% open
- Residential lots with rear or side
yard adjacent to golf course

Lots with Golf Course Frontage



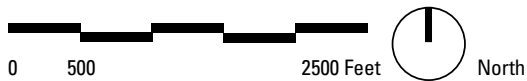
- Lots typically have irregular shapes
- Setback from Back Bay edge
- Landscape on river terrace by home owner
- Landscape on Back Bay Edge by builder;
See the tree type requirements in
Landscape Master Plan

Lots with Back Bay Frontage



- ■ ■ Arterial: rear or side yard; see Appendix B
- ▬ Collector: front yard
- ▬ Paseo: side or rear yard with open fence
- ● ● Special open space (golf courses): rear or side yard with open fence
- ● Special open space (River): rear or side yard with open fence

Woodlands – Yard Relationship Plan
River Islands Development Plan



Development Standards Matrix	
Building Height (maximum)	50 ft (Apartments)
Building Setbacks	
Arterial Roads	
Paradise Road	
Residential (L & M)	
Front Yard	NP
Side Yard	10 ft
Rear Yard *	10 ft, if bldg height ≤ 15 ft; else, 20 ft
Non-Residential	20 ft
Woodlands Drive	
Residential (L & M)	
Front Yard	20 ft; permitted with alleys only
Side Yard	10 ft
Rear Yard *	10 ft, if bldg height ≤ 15 ft; else, 20 ft
Residential (H) -All yards	–
Non-Residential -All yards	–
Collector Roads	
Residential Collector	
Front Yard	20 ft
Side Yard	10 ft
Rear Yard	NP
Local Streets & Alleys	
Local Neighborhood	
Residential (L & M)	
Front Yard	15 ft; 10 ft if garage access from alley
Side Yard	lot width ≤ 70ft: 5 ft lot width > 70ft: 10 ft one side, 5 ft other side
Rear Yard	10 ft, if bldg height ≤ 15 ft; else, 20 ft
Garage: front yard	18 ft
Garage: side yard	5 ft, or ≥ 18 ft
Garage: rear yard	5 ft
Residential (H) -All yards	–
Non-Residential -All yards	–
Alleys (20 ft R.O.W.)	
Residential (L & M)	
Garage	5 ft

NP Not Permitted
 – Not Applicable
 * See Appendix for additional clarification

Water Edge Setbacks -All yards		
San Joaquin, Old River, Paradise Cut (slope edge)		
Residential		20 ft
Non-residential		20 ft
Side Yard Setbacks (Lots on local street)		
Residential (L & M)	lot width ≤ 70ft	5 ft
	lot width > 70ft	10 ft one side
	Corner Lots	10 ft
Non-Residential		0 ft, subject to Site Plan and STDRB review
Lot Size (minimum)		
Residential (L & M)		2400 sf
	Width (min)	35 ft
	Depth (min)	75 ft
Non-Residential		no minimum; subject to Site Plan and STDRB review
Parking		
Residential		
	Single Family Detached	2 enclosed/du
	Single Family Attached	1 covered/du
	Multiple Family	–
Retail		–
Office		–

Building Heights, Setbacks, Lot Size & Parking

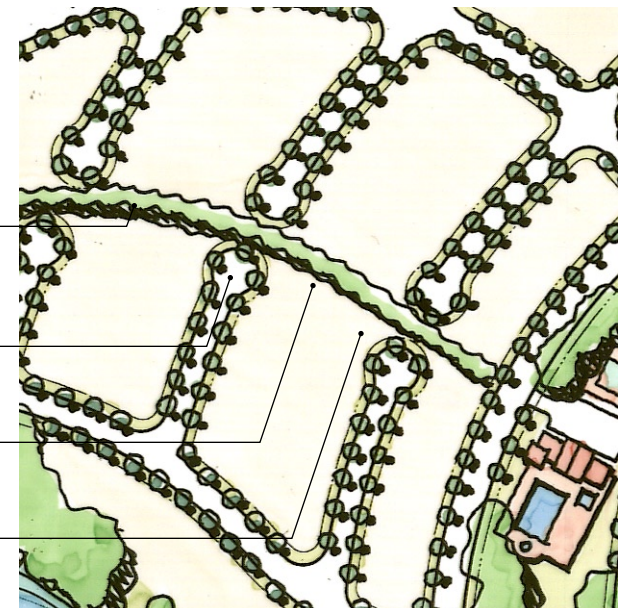
The diagram on the following page provide important information regarding development standards for this district.

Paseo width 50 feet minimum; Connect to local neighborhoods /parks

Cul-de-sacs align to provide sidewalk access




Fences adjacent to paseo must be 30% opening

Side yard preferred adjacent to paseos; rear yard permitted

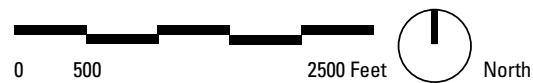


Lots with Paseo Access



-  3 story, 50 feet maximum
-  Water Edge: 25% one story buildings required
-  Arterial Edge: 1 story maximum within 20 feet of arterial road edge; see Appendix B
- Elsewhere, 2 story, 35 feet maximum

Woodlands – Building Heights Diagram
River Islands Development Plan



Appendix

The appendix contains information common to many districts, or a summary of

A - Development Standards Summary

B - Special Rear Yard Setbacks

C - Typical lot Design Standards

D - Alternative Lot Designs

E - Cross Section Key Map

A - Development Standards Summary

River Islands at Lathrop
Summary Development Standards

Key:
 – Not Applicable
 NP Not Permitted

Development Standard Category	District								
	Town Center	Employment Center	East Village	West Village	Lake Harbor	Old River Road	Lakeside	Woodlands	Paradise Cut
Development Standards Matrix									
Building Height (maximum)	125 ft	125 ft	50 ft (Apartments)	50 ft (Apartments)	35 ft	35 ft	35 ft	50 ft (Apartments)	–
Building Setbacks									
Arterial Roads									
River Islands Parkway (N & S)									
Residential (L & M)									
Front Yard	NP	–	NP	NP	NP	NP	NP	–	–
Side Yard	10 ft	–	10 ft	10 ft	10 ft	10 ft	10 ft	–	–
Rear Yard (See Appendix B)	10 ft, if bldg height ≤ 15 ft; else, 20 ft	–	10 ft, if bldg height ≤ 15 ft; else, 20 ft	10 ft, if bldg height ≤ 15 ft; else, 20 ft	10 ft, if bldg height ≤ 15 ft; else, 20 ft	10 ft, if bldg height ≤ 15 ft; else, 20 ft	10 ft, if bldg height ≤ 15 ft; else, 20 ft	–	–
Residential (H) -All Yards	20 ft	–	20 ft	20 ft	–	–	–	–	–
Non-Residential -All Yards	0–10 ft	–	20 ft	20 ft	20 ft	20 ft	20 ft	–	–
Golden Valley Parkway									
	–	30 ft	–	–	–	–	–	–	–
Paradise Road									
Residential (L & M)									
Front Yard	–	–	–	–	–	–	–	NP	–
Side Yard	–	–	–	–	–	–	–	10 ft	–
Rear Yard (See Appendix B)	–	–	–	–	–	–	–	10 ft, if bldg height ≤ 15 ft; else, 20 ft	–
Residential (H) -All Yards	–	–	–	–	–	–	–	–	–

River Islands at Lathrop
Summary Development Standards

Key:
 – Not Applicable
 NP Not Permitted

Development Standard Category	District									
	Town Center	Employment Center	East Village	West Village	Lake Harbor	Old River Road	Lakeside	Woodlands	Paradise Cut	
Non-Residential	-	-	-	-	-	-	-	20 ft	-	
Lake Harbor Boulevard										
Residential (L & M)										
Front Yard	-	-	-	-	-	-	-	-	-	
Side Yard	-	-	-	-	-	-	-	-	-	
Rear Yard (See Appendix B)	-	-	-	-	-	-	-	-	-	
Residential (H) -All Yards	-	-	-	-	-	-	-	-	-	
Non-Residential -All Yards	-	30 ft	-	-	-	-	-	-	-	
Woodlands Drive										
Residential (L & M)										
Front Yard	-	-	-	-	-	-	-	20 ft; permitted with alleys only	-	
Side Yard	-	-	-	-	-	-	-	10 ft	-	
Rear Yard (See Appendix B)	-	-	-	-	-	-	-	10 ft, if bldg height ≤ 15 ft; else, 20 ft	-	
Residential (H) -All Yards	-	-	-	-	-	-	-	-	-	
Non-Residential -All Yards	-	-	-	-	-	-	-	-	-	
Collector Roads										
Broad Street										
Residential (L & M)										
Front Yard	20 ft	-	20 ft	-	-	-	-	-	-	
Side Yard	10 ft	-	10 ft	-	-	-	-	-	-	
Rear Yard	NP	-	NP	-	-	-	-	-	-	
Residential (H) -All Yards	20 ft	-	-	-	-	-	-	-	-	

River Islands at Lathrop
Summary Development Standards

Key:
 – Not Applicable
 NP Not Permitted

Development Standard Category	District									
	Town Center	Employment Center	East Village	West Village	Lake Harbor	Old River Road	Lakeside	Woodlands	Paradise Cut	
Non-Residential -All Yards	20 ft	20 ft	20 ft	-	-	-	-	-	-	
Commercial Street										
Residential (L & M)										
Front Yard	20 ft	-	20 ft	-	-	-	-	-	-	
Side Yard	10 ft	-	10 ft	-	-	-	-	-	-	
Rear Yard	NP	-	NP	-	-	-	-	-	-	
Residential (H) -All Yards	10 ft	-	20 ft	-	-	-	-	-	-	
Non-Residential -All Yards (See Town Center District Standards)	0-10 ft	-	0-10 ft	-	-	-	-	-	-	
Lakeside Drive										
Residential (L & M)										
Front Yard	-	-	-	-	-	-	20 ft; permitted with alleys only	-	-	
Side Yard	-	-	-	-	-	-	10 ft	-	-	
Rear Yard	-	-	-	-	-	-	10 ft, if bldg height ≤ 15 ft; else, 20 ft	-	-	
Old River Road										
Front Yard	-	-	-	-	-	20 ft, outside curve; 15 ft inside curve	-	-	-	
Side Yard	-	-	-	-	-	10 ft	-	-	-	
Rear Yard	-	-	-	-	-	NP	-	-	-	
Canal Street (inc OS in TC)										
Residential (L & M)										
Front Yard	0 ft	-	30 ft	30 ft	-	-	-	-	-	

**River Islands at Lathrop
Summary Development Standards**

Key:
 – Not Applicable
 NP Not Permitted

Development Standard Category	District									
	Town Center	Employment Center	East Village	West Village	Lake Harbor	Old River Road	Lakeside	Woodlands	Paradise Cut	
Side Yard	0 ft	–	30 ft	30 ft	–	–	–	–	–	
Rear Yard	NP	–	NP	NP	–	–	–	–	–	
Residential (H) -All Yards	0 ft	–	–	–	–	–	–	–	–	
Non-Residential -All Yards	0 ft	–	30 ft	30 ft	–	–	–	–	–	
Residential Collector										
Front Yard	–	–	20 ft	20 ft	20ft	20 ft	20 ft	20 ft	–	
Side Yard	–	–	10 ft	10 ft	10 ft	10 ft	10 ft	10 ft	–	
Rear Yard	–	–	NP	NP	NP	NP	NP	NP	–	
Employment Center Collector	–	15 ft	–	–	–	–	–	–	–	
Local Streets & Alleys										
North Water Street										
Residential (L & M)										
Front Yard	20 ft	–	–	–	–	–	–	–	–	
Side Yard	10 ft	–	–	–	–	–	–	–	–	
Rear Yard	NP	–	–	–	–	–	–	–	–	
Residential (H) -All Yards	20 ft	–	–	–	–	–	–	–	–	
Non-Residential -All Yards (See Town Center District Standards)	0 ft	–	–	–	–	–	–	–	–	
South Water Street										
Residential (L & M)										
Front Yard	20 ft	–	–	–	–	–	–	–	–	
Side Yard	10 ft	–	–	–	–	–	–	–	–	
Rear Yard	NP	–	–	–	–	–	–	–	–	
Residential (H) -All Yards	20 ft	–	–	–	–	–	–	–	–	

River Islands at Lathrop
Summary Development Standards

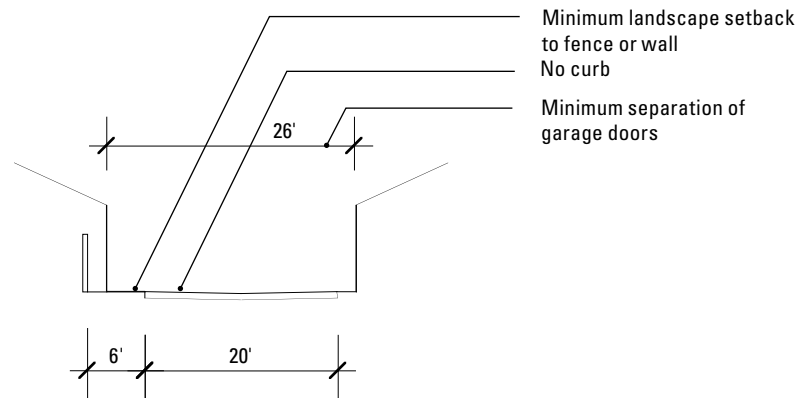
Key:
 – Not Applicable
 NP Not Permitted

Development Standard Category	District									
	Town Center	Employment Center	East Village	West Village	Lake Harbor	Old River Road	Lakeside	Woodlands	Paradise Cut	
Non-Residential -All Yards (See Town Center District Standards)	20 ft	–	–	–	–	–	–	–	–	
Local Neighborhood										
Residential (L & M)										
Front Yard	15 ft; 10 ft if garage access from alley	–	15 ft; 10 ft if garage access from alley	15 ft; 10 ft if garage access from alley	15 ft; 10 ft if garage access from alley	15 ft; 10 ft if garage access from alley	15 ft; 10 ft if garage access from alley	15 ft; 10 ft if garage access from alley	–	
Side Yard lot width≤70ft	5 ft	–	5 ft	5 ft	5 ft	5 ft	5 ft	5 ft	–	
lot width>70ft	10 ft one side, 5 ft other side	–	10 ft one side, 5 ft other side	10 ft one side, 5 ft other side	10 ft one side, 5 ft other side	10 ft one side, 5 ft other side	10 ft one side, 5 ft other side	10 ft one side, 5 ft other side	–	
Rear Yard	10 ft, if bldg height ≤ 15 ft; else, 20 ft	–	10 ft, if bldg height ≤ 15 ft; else, 20 ft	10 ft, if bldg height ≤ 15 ft; else, 20 ft	10 ft, if bldg height ≤ 15 ft; else, 20 ft	10 ft, if bldg height ≤ 15 ft; else, 20 ft	10 ft, if bldg height ≤ 15 ft; else, 20 ft	10 ft, if bldg height ≤ 15 ft; else, 20 ft	–	
Garage: front yard	18 ft	–	18 ft	18 ft	18 ft	18 ft	18 ft	18 ft	–	
Garage: side yard	5 ft or ≥18 ft	–	5 ft, or ≥18 ft	5 ft, or ≥18 ft	5 ft, or ≥18 ft	5 ft, or ≥18 ft	5 ft, or ≥18 ft	5 ft, or ≥18 ft	–	
Garage: rear yard	5 ft	–	5 ft	5 ft	5 ft	5 ft	5 ft	5 ft	–	
Residential (H) -All Yards	0 ft *	–	–	20 ft	–	–	–	–	–	
Non-Residential -All Yards	0 ft *	20 ft	–	20 ft	–	–	–	–	–	
Alleys (20ft R.O.W.) *See Section										
Residential (L & M)										
Garage	5 ft	–	5 ft	5 ft	5 ft	5 ft	5 ft	5 ft	–	
Water Edge Setbacks									20 ft	
San Joaquin, Old River, Paradise Cut (slope edge)										
Residential All Yards	20 ft	–	20 ft	20 ft	–	20 ft	–	20 ft	–	

River Islands at Lathrop
Summary Development Standards

Key:
 – Not Applicable
 NP Not Permitted

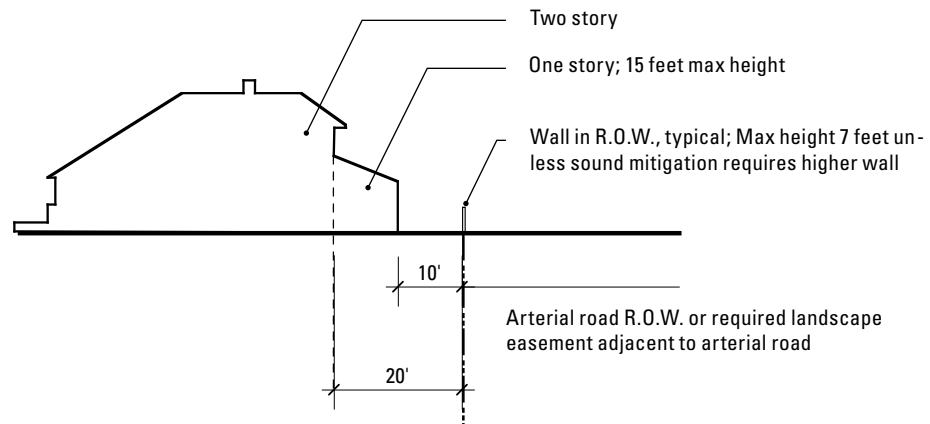
Development Standard Category	District								
	Town Center	Employment Center	East Village	West Village	Lake Harbor	Old River Road	Lakeside	Woodlands	Paradise Cut
Non-Residential	no minimum; subject to Site Plan and STDRB review	1 acre	no minimum; subject to Site Plan and STDRB review	no minimum; subject to Site Plan and STDRB review	no minimum; subject to Site Plan and STDRB review	no minimum; subject to Site Plan and STDRB review	no minimum; subject to Site Plan and STDRB review	no minimum; subject to Site Plan and STDRB review	–
Parking									
Residential									
Single Family Detached	2 enclosed/du	–	2 enclosed/du	2 enclosed/du	2 enclosed/du	2 enclosed/du	2 enclosed/du	2 enclosed/du	–
Single Family Attached	1 covered/du	–	1 covered/du	1 covered/du	–	1 covered/du	1 covered/du	1 covered/du	–
Multiple Family	1.5/du	–	–	1.5/du	–	–	–	–	–
Retail	3 spaces/1000 sf; on-street spaces included	4 spaces/1000 sf	–	4 spaces/1000 sf	–	–	–	–	–
Office	4 spaces/1000; on-street spaces included	4/1000 sf	–	4 spaces/1000 sf	–	–	–	–	–



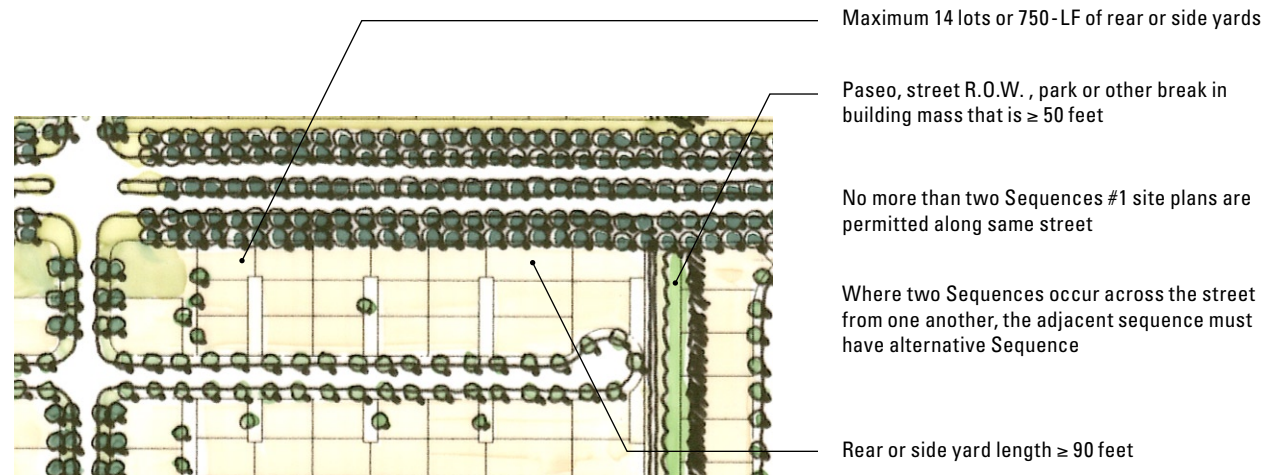
Alley: Provides access to rear-loaded dwellings

B - Special Rear Yard Standards

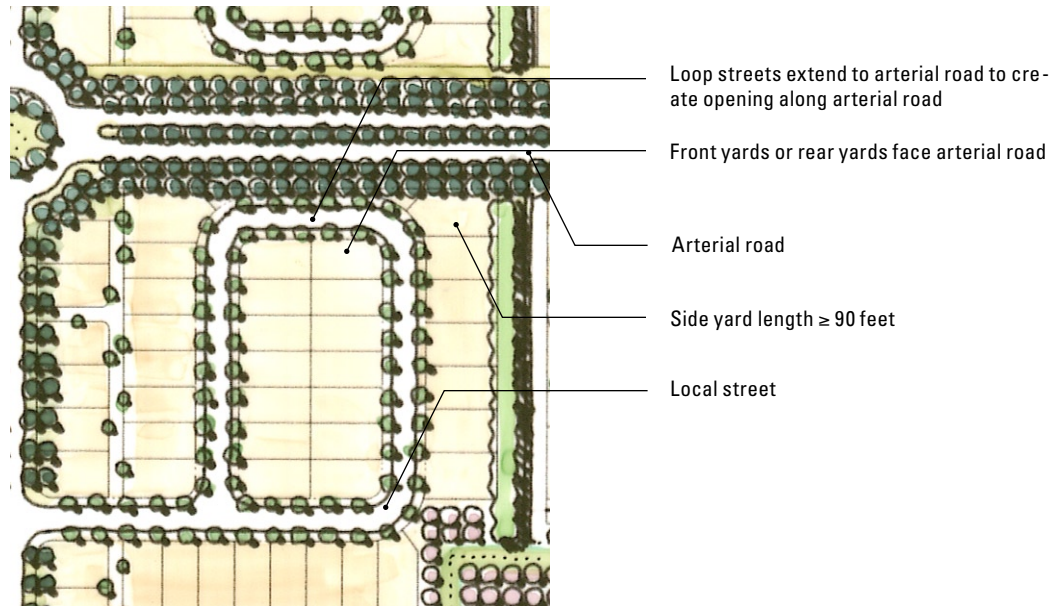
The following standards apply to rear yards adjacent to arterial roads within River Islands, including North and South River Islands Parkway, Paradise Road.



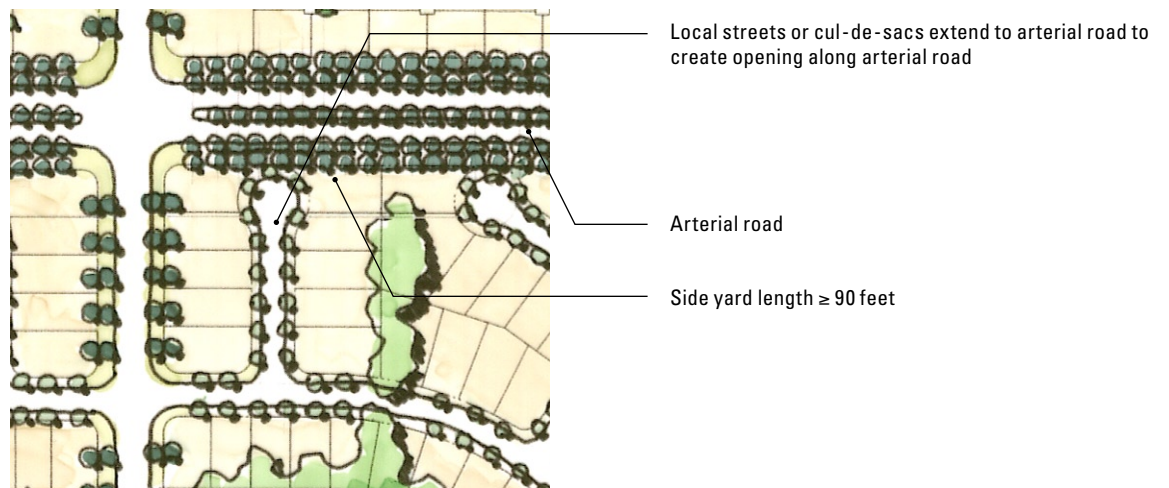
Rear Yard Cross Section



Rear Yard Lot Sequence #1



Rear Yard Lot Sequence #2

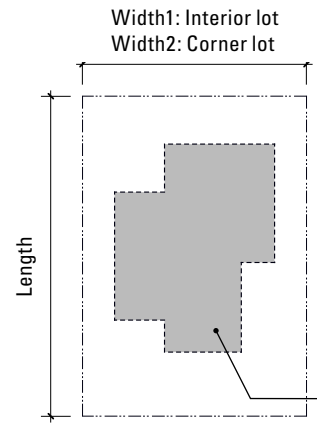


Rear Yard Lot Sequence #3

C - Typical Lot Design Standards

The site plans on the following pages are intended to illustrate typical lot design and building placements. They are not intended to be exhaustive, however, and other building placements may be acceptable, subject to review and approval by STDRB.

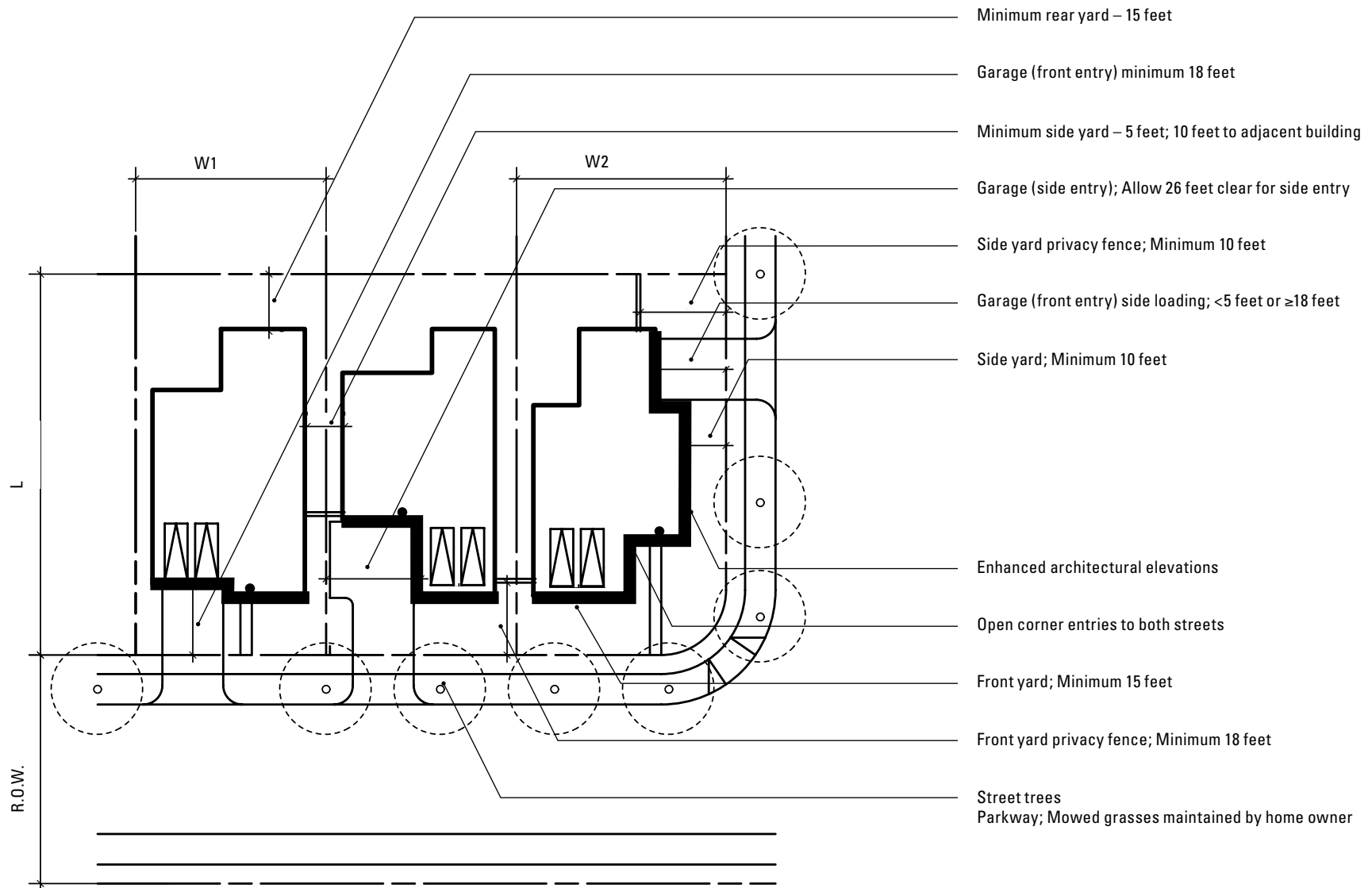
Similarly, the following table contains typical lot dimensions and building coverage. Other dimensions may be acceptable, subject to review and approval of the STDRB.



Typical Lot Dimensions

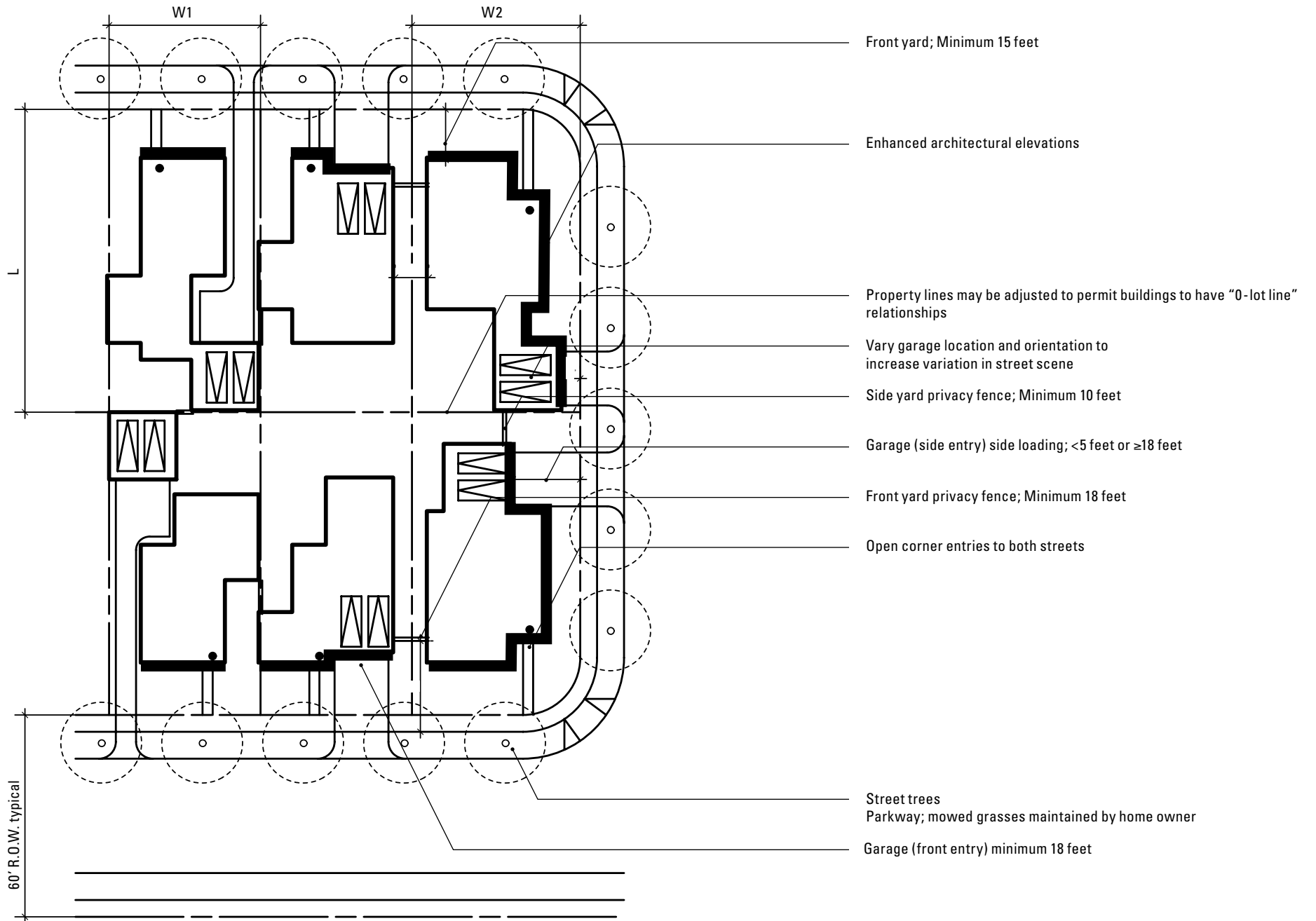
Area	Length	Width 1	Width 2	Coverage
4000 sf	90'	45'	50'	50%
4500 sf	90'	50'	55'	50%
5000 sf	100'	55'	55'	50%
6000 sf	100'	60'	65'	45%
7000 sf	100'	70'	75'	45%
8000 sf	115'	70'	75'	40%

Building coverage;
shape may vary

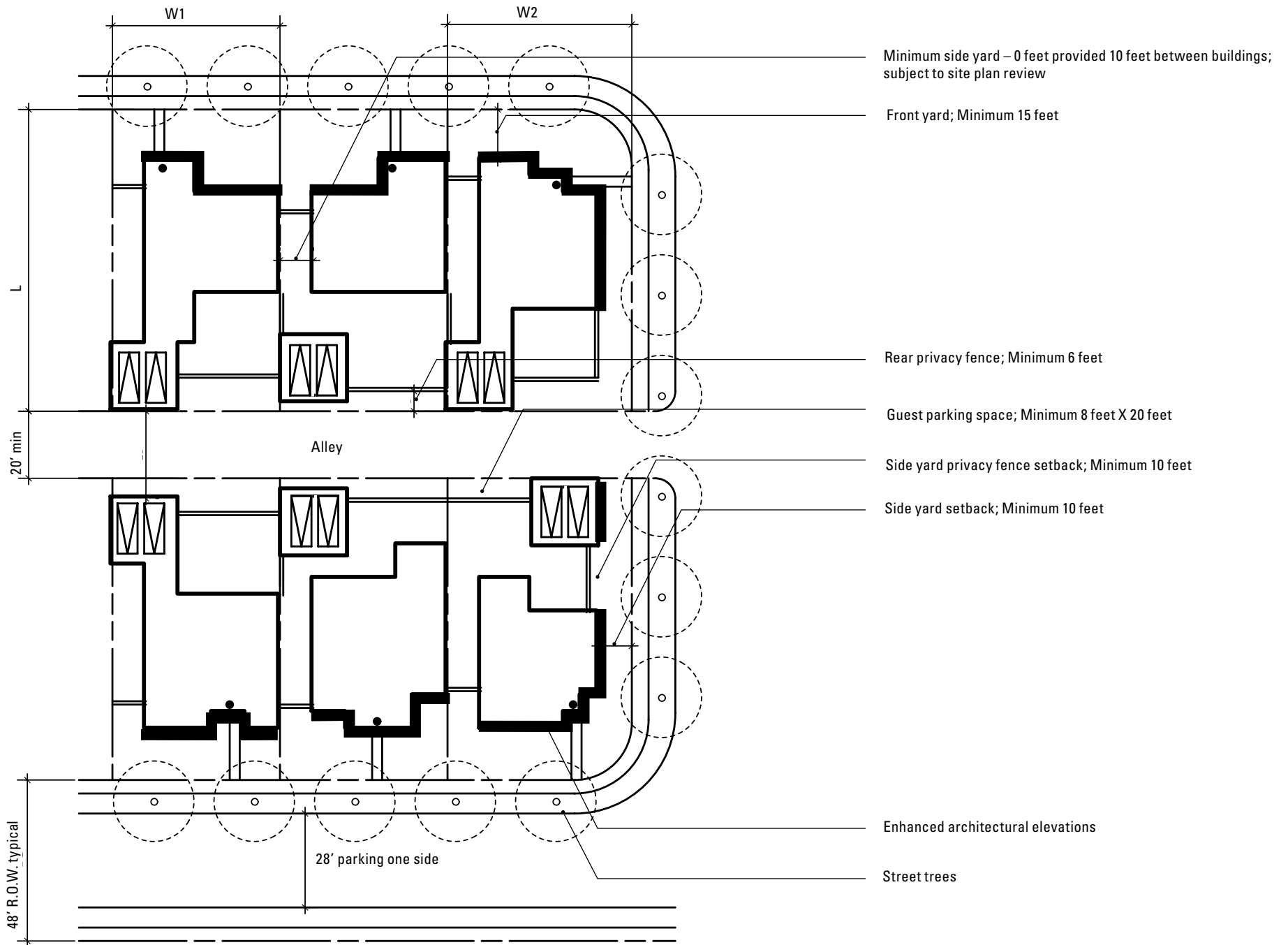


Single Family Detached

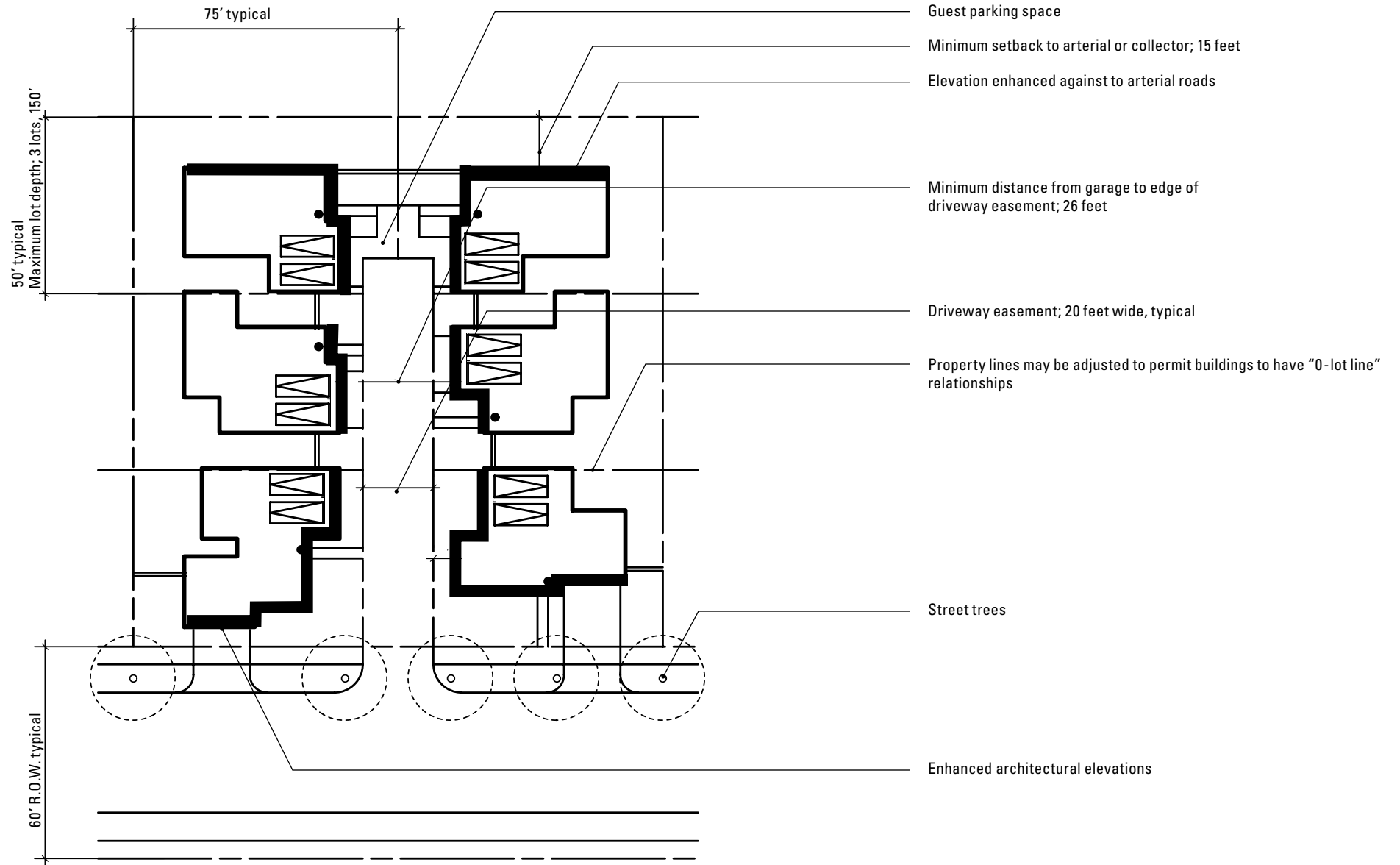
Standard Center Lot – Front Loaded



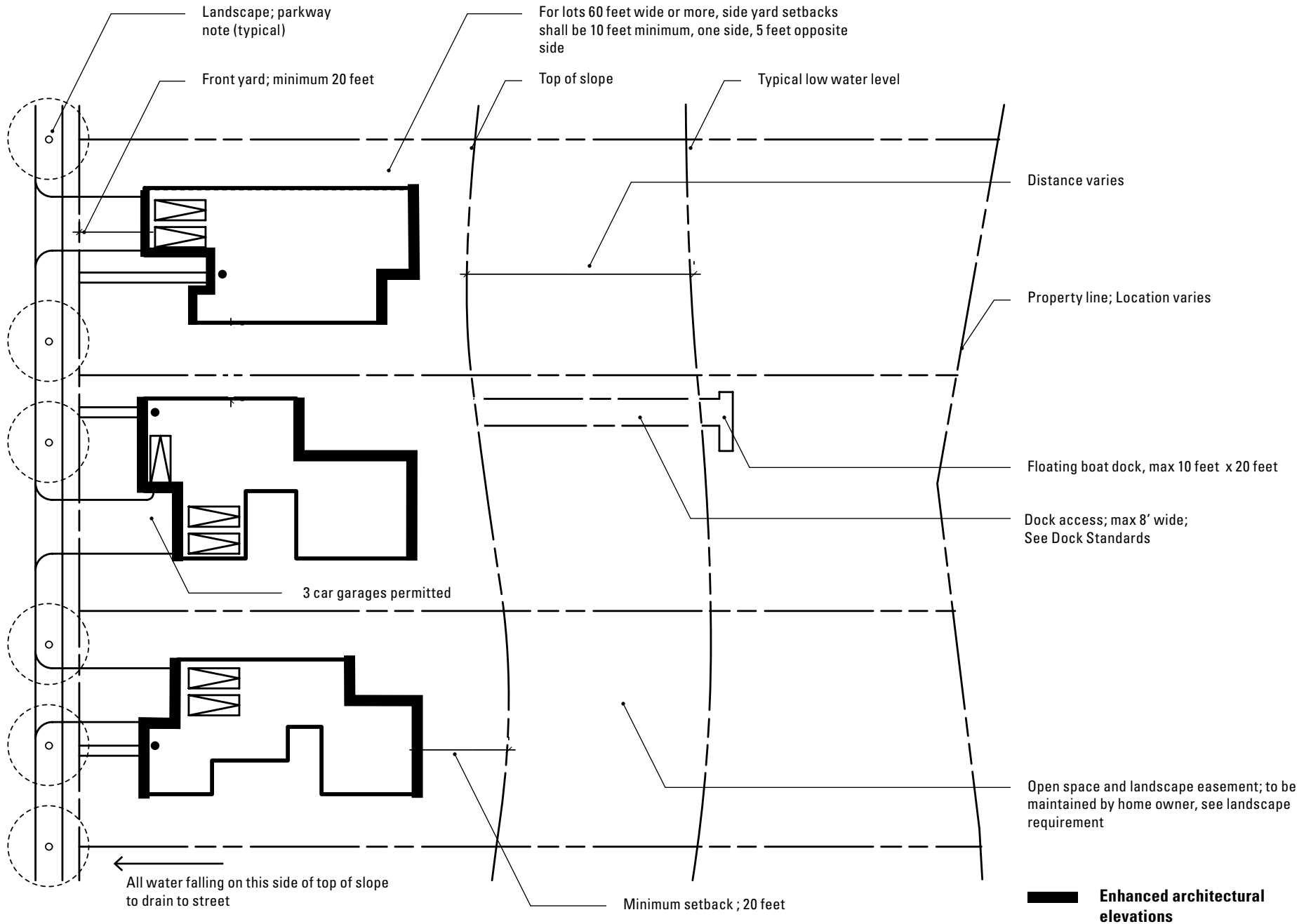
Single Family Detached – Zero Lot Line



Single Family Detached with Alley – Rear Loaded



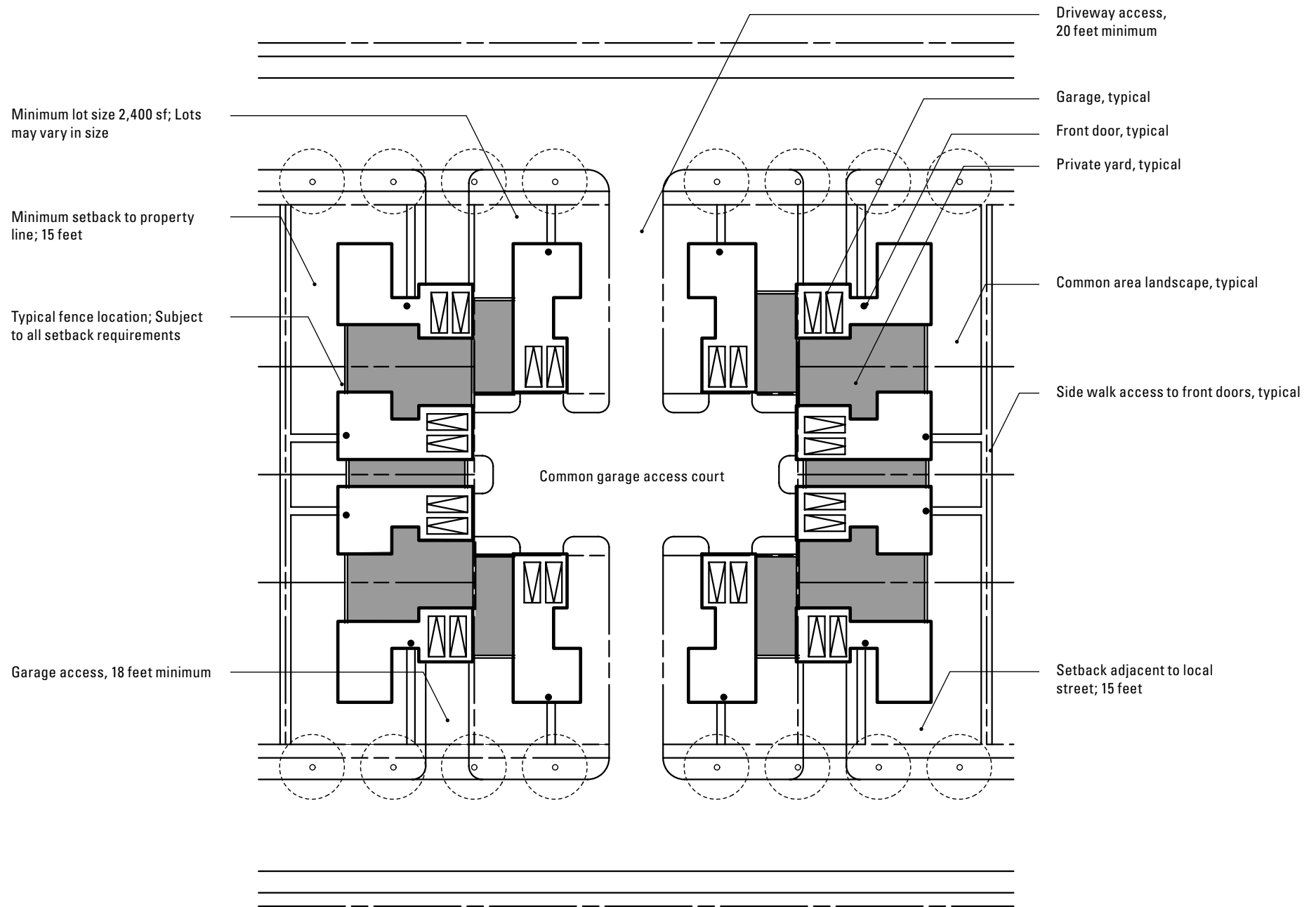
Single Family Detached with Driveway – Stub Loaded

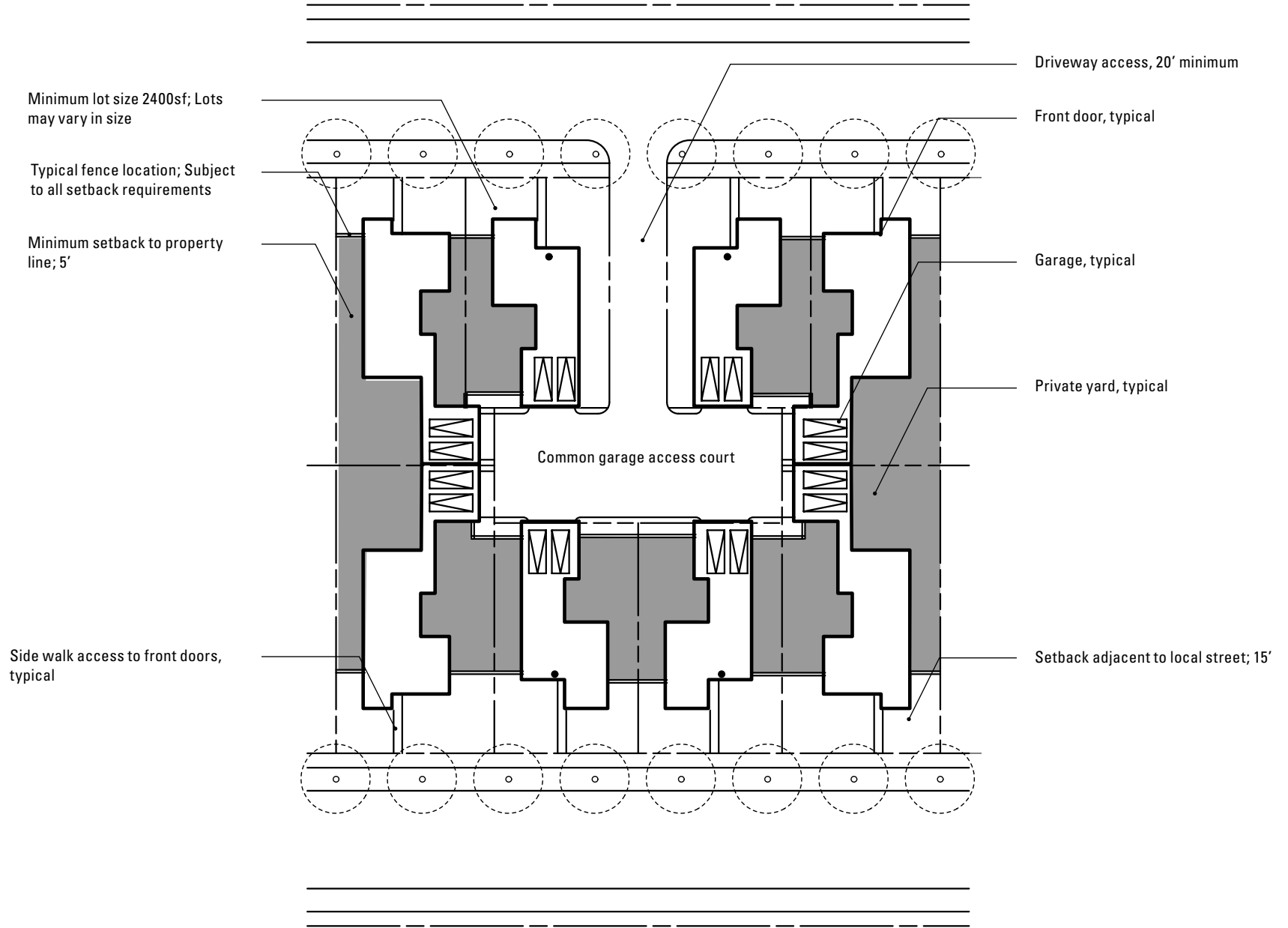


Single Family Detached – Typical Private Water Front Lot

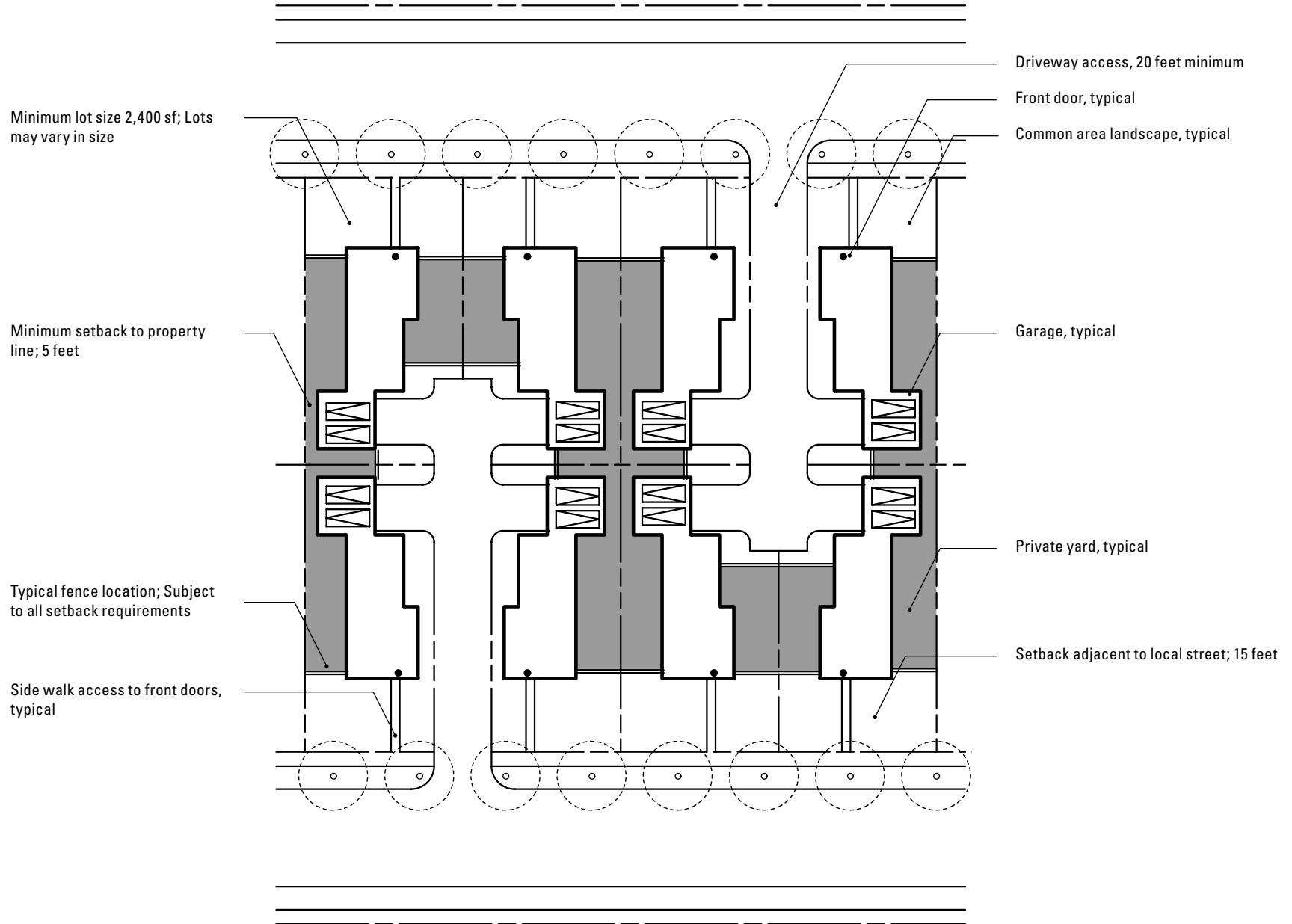
D - Alternative Lot Designs

The diagrams on the following pages illustrate creative approaches to single family residential neighborhood design. Such approaches are permitted in River Islands, subject to review by the STDRB, which may recommend setbacks and lot coverages that vary from standards, conditions described in the Development Standards Summary, or in Appendix C.

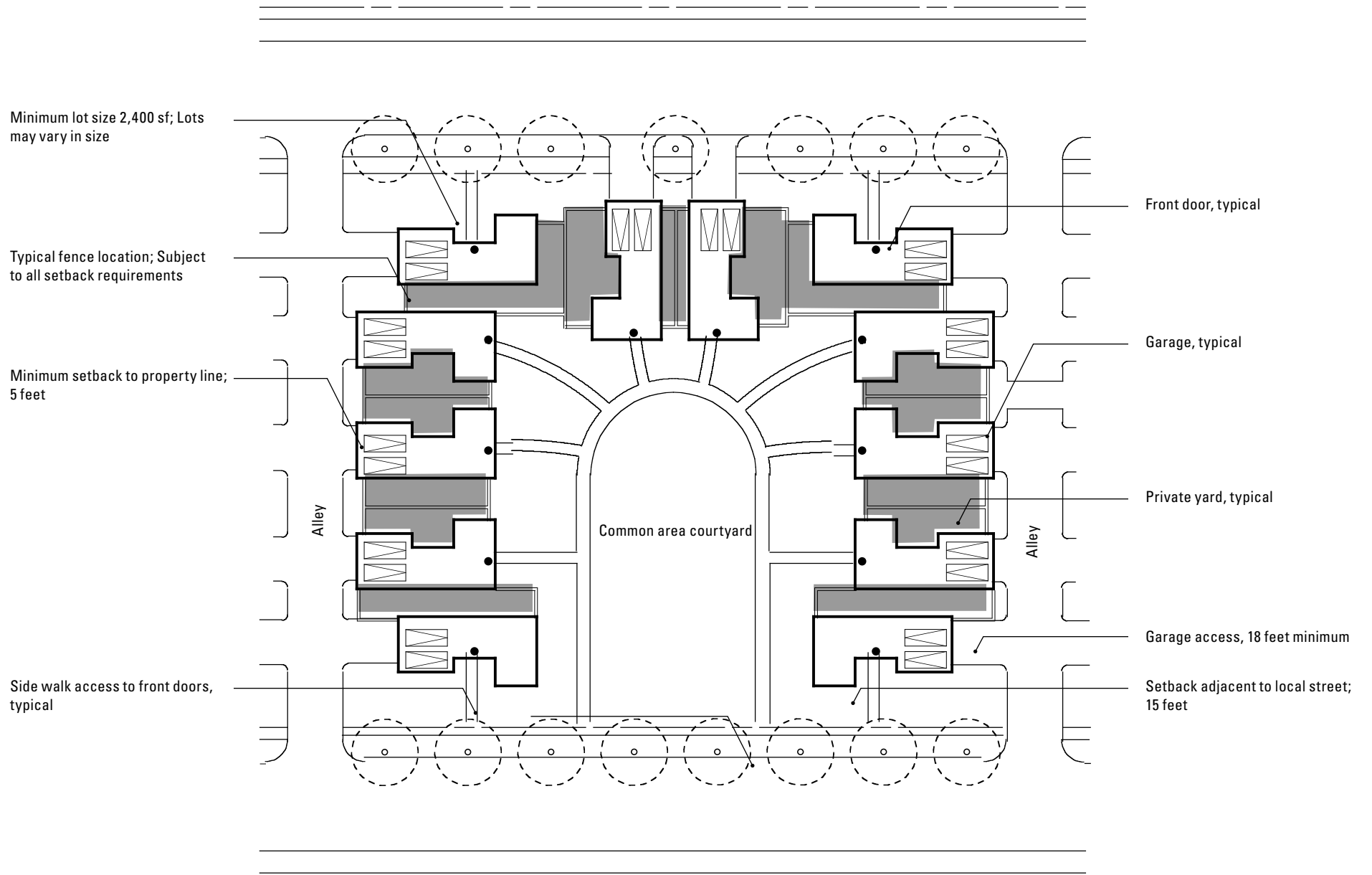




Alternative #2

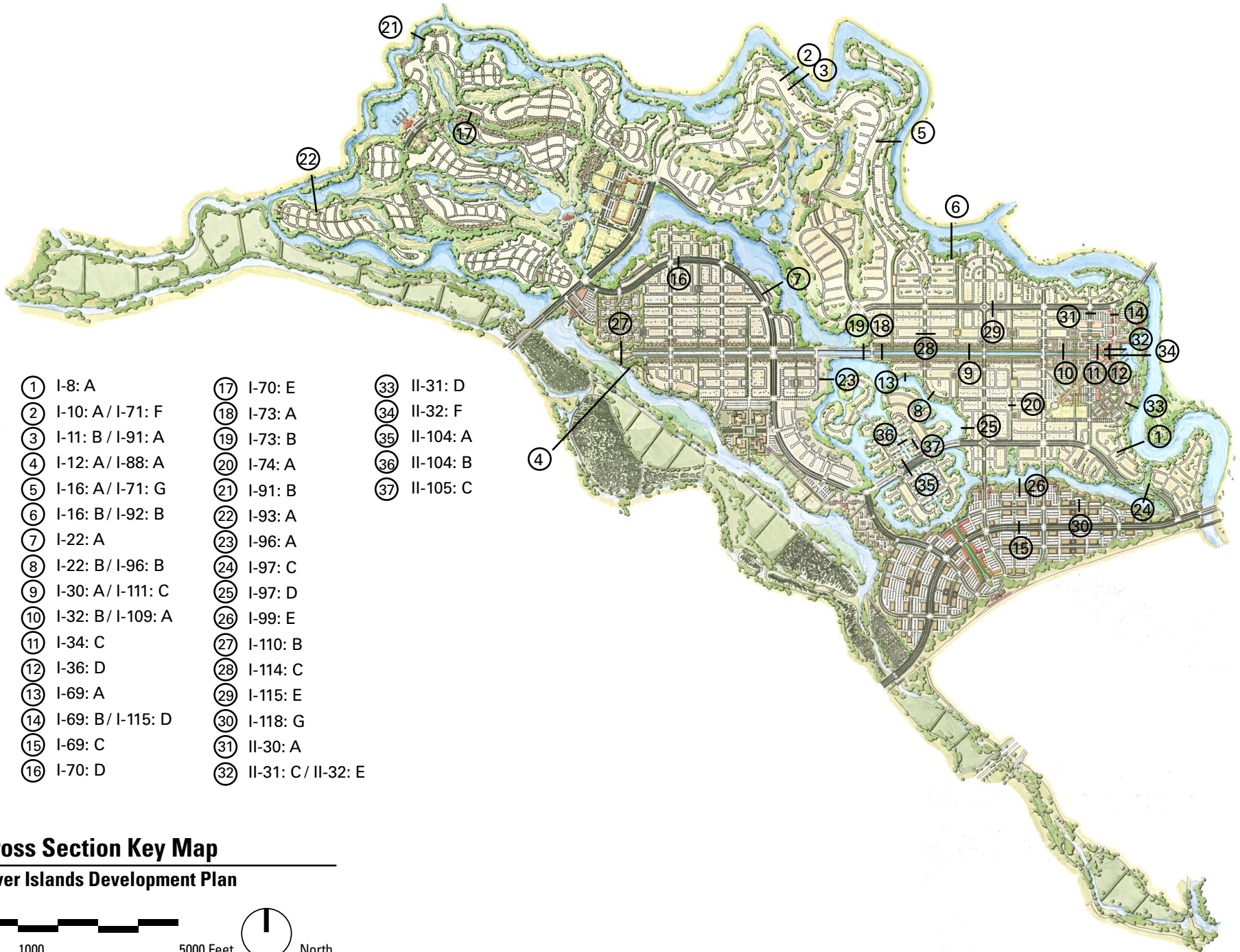


Alternative #3



Alternative #4

E - Cross Section Key Map



- | | | |
|----------------------|------------------------|--------------|
| ① I-8: A | ①7 I-70: E | ③3 II-31: D |
| ② I-10: A / I-71: F | ①8 I-73: A | ③4 II-32: F |
| ③ I-11: B / I-91: A | ①9 I-73: B | ③5 II-104: A |
| ④ I-12: A / I-88: A | ②0 I-74: A | ③6 II-104: B |
| ⑤ I-16: A / I-71: G | ②1 I-91: B | ③7 II-105: C |
| ⑥ I-16: B / I-92: B | ②2 I-93: A | |
| ⑦ I-22: A | ②3 I-96: A | |
| ⑧ I-22: B / I-96: B | ②4 I-97: C | |
| ⑨ I-30: A / I-111: C | ②5 I-97: D | |
| ⑩ I-32: B / I-109: A | ②6 I-99: E | |
| ⑪ I-34: C | ②7 I-110: B | |
| ⑫ I-36: D | ②8 I-114: C | |
| ⑬ I-69: A | ②9 I-115: E | |
| ⑭ I-69: B / I-115: D | ③0 I-118: G | |
| ⑮ I-69: C | ③1 II-30: A | |
| ⑯ I-70: D | ③2 II-31: C / II-32: E | |

Cross Section Key Map
River Islands Development Plan

