

Exhibit "A"	
RS/DS Development Standards for Campus Oaks Master Plan Parcel 7	
Single Family	
Lot Size (minimum)	
Area	4,300 sq. ft.
Width	45 ft. min
Permitted Density (maximum per lot)	
Residential Density	1 dwelling 1 second unit
Setbacks (minimum)	
Front	Public R/W (Attached walk): 13 ft. min Building 12.5 ft. min Porch. 18 ft. min Driveway Depth ¹
Side:	4 ft. min. from property line 12.5 ft. min Street Side
Rear	10 ft. min.
Coverage (maximum)	
Site Coverage	None ²
Height (maximum)	
Height	35'
Parking (Minimum)	2 per Dwelling
Supplemental Design Standards	
1. Front Yard Stagger	None required, but optional per unit design
3. Two-story unit mix	No limit
4. Separation Between Second Story Elements	A minimum of 8 feet shall be provided between second story elements of adjacent two-story dwellings ⁽³⁾

Notes:

(1) Minimum driveway depth of 18 feet requires a roll-up garage door.

(2) Maximum coverage is a function of lot size, required setbacks and usable open space.

(3) Second Story Elements such as but not limited to eaves and cornices may encroach up to 1' into a required setback provided adequate access/emergency egress paths are maintained.

(4) Steps may encroach into setback

(5) Residential development standards identified above may be modified, expanded, or eliminated through the approval of a Design Review Permit for Residential Subdivision (DRRS), as provided for in the Roseville Municipal Code, Title 19- Zoning, Article V. -Administration and Procedures.

Exhibit "B"	
RS/DS Development Standards for Campus Oaks Master Plan Parcel 12	
Single Family	
Lot Size (minimum)	
Area	4,300 sq. ft.
Width	45 ft. min
Permitted Density (maximum per lot)	
Residential Density	1 dwelling 1 second unit
Setbacks (minimum)	
Front	Public R/W (Attached walk): 13 ft. min Building 12.5 ft. min Porch. 18 ft. min Driveway Depth ¹
Side:	4 ft. min. from property line 10 ft. min Street Side
Rear	10 ft. min.
Coverage (maximum)	
Site Coverage	None ²
Height (maximum)	
Height	35'
Parking (Minimum)	2 per Dwelling
Supplemental Design Standards	
1. Front Yard Stagger	None required, but optional per unit design
3. Two-story unit mix	No limit
4. Separation Between Second Story Elements	A minimum of 8 feet shall be provided between second story elements of adjacent two-story dwellings ⁽³⁾

Notes:

(1) Minimum driveway depth of 18 feet requires a roll-up garage door.

(2) Maximum coverage is a function of lot size, required setbacks and usable open space.

(3) Second Story Elements such as but not limited to eaves and cornices may encroach up to 1' into a required setback provided adequate access/emergency egress paths are maintained.

(4) Steps may encroach into setback

(5) Residential development standards identified above may be modified, expanded, or eliminated through the approval of a Design Review Permit for Residential Subdivision (DRRS), as provided for in the Roseville Municipal Code, Title 19- Zoning, Article V. -Administration and Procedures.

Exhibit "C"	
RS/DS Development Standards for Campus Oaks Master Plan Parcel 6	
Single Family	
Lot Size (minimum)	
Area	3,600 sq. ft.
Width	45 ft. min
Permitted Density (maximum per lot)	
Residential Density	1 dwelling 1 second unit
Setbacks (minimum)	
Front	Public R/W (Attached walk): 13 ft. min Building 12.5 ft. min Porch. 18 ft. min Driveway Depth ¹
Side:	4 ft. min. from property line 12.5 ft. min Street Side
Rear	10 ft. min.
Coverage (maximum)	
Site Coverage	None ²
Height (maximum)	
Height	35'
Parking (Minimum)	2 per Dwelling
Supplemental Design Standards	
1. Front Yard Stagger	None required, but optional per unit design
3. Two-story unit mix	No limit
4. Separation Between Second Story Elements	A minimum of 8 feet shall be provided between second story elements of adjacent two-story dwellings ⁽³⁾

Notes:

(1) Minimum driveway depth of 18 feet requires a roll-up garage door.

(2) Maximum coverage is a function of lot size, required setbacks and usable open space.

(3) Second Story Elements such as but not limited to eaves and cornices may encroach up to 1' into a required setback provided adequate access/emergency egress paths are maintained.

(4) Steps may encroach into setback

(5) Residential development standards identified above may be modified, expanded, or eliminated through the approval of a Design Review Permit for Residential Subdivision (DRRS), as provided for in the Roseville Municipal Code, Title 19- Zoning, Article V. -Administration and Procedures.

Exhibit "D"	
RS/DS Development Standards for Campus Oaks Master Plan Parcel 2	
Single Family	
Lot Size (minimum)	
Area	5,000 sq. ft.
Width	50 ft. min
Permitted Density (maximum per lot)	
Residential Density	1 dwelling 1 second unit
Setbacks (minimum)	
Front	Public R/W (Attached walk): 13 ft. min Building 12.5 ft. min Porch. 18 ft. min Driveway Depth ¹
Side:	4 ft. min. from property line 12.5 ft. min Street Side
Rear	10 ft. min.
Coverage (maximum)	
Site Coverage	None ²
Height (maximum)	
Height	35'
Parking (Minimum)	2 per Dwelling
Supplemental Design Standards	
1. Front Yard Stagger	None required, but optional per unit design
3. Two-story unit mix	No limit
4. Separation Between Second Story Elements	A minimum of 8 feet shall be provided between second story elements of adjacent two-story dwellings ⁽³⁾

Notes:

(1) Minimum driveway depth of 18 feet requires a roll-up garage door.

(2) Maximum coverage is a function of lot size, required setbacks and usable open space.

(3) Second Story Elements such as but not limited to eaves and cornices may encroach up to 1' into a required setback provided adequate access/emergency egress paths are maintained.

(4) Steps may encroach into setback

(5) Residential development standards identified above may be modified, expanded, or eliminated through the approval of a Design Review Permit for Residential Subdivision (DRRS), as provided for in the Roseville Municipal Code, Title 19- Zoning, Article V. -Administration and Procedures.