

Exhibit A

Exhibit "A"	
R1/DS Development Standards for Campus Oaks Master Plan Parcel 3	
Single Family	
Lot Size (minimum)	
Area	6,000 sq. ft.
Width, Interior	60 ft. min
Width, Corner	75 ft. min.
Permitted Density (maximum per lot)	
Residential Density	1 dwelling 1 second unit
Setbacks (minimum)	
Front	Public R/W (Attached walk): 15 ft. min Building/Porch 20 ft. min Driveway Depth
Side:	5 ft. min. from property line 15 ft. min Street Side
Rear (4)	20% of lot depth; need not exceed 20 ft.; 10 ft. minimum
Coverage (maximum)	
Site Coverage	45% for 2 story; 50% for 1 story
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 ⁽¹⁾

Notes:

(1) 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.

(2) Steps may encroach into setback

(3) 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.

(4) To address reduced lot depth due to existing boundary configuration, the rear yard setback for Lot 55 shall be 18 feet.