

RANCHO MEADOWS: PROPOSED DEVELOPMENT STANDARDS						(12/20/24)
	GROSS	NET ⁴				
PROPERTY AREA (AC)	17.12	11.74				
NO. OF HOMES	135	135				
DENSITY (DU/AC) [ADUs are not counted towards density]	7.89	11.50				
MIN. AVG. LOT AREA ¹	2635 SF					
	PLAN 1	PLAN 2	PLAN 3	PLAN 4		
TYP. ² LOT SIZES (sf)	2460	2666	2790	4240		
WIDTH (min.)	41'	43'	45'	54'		
DEPTH (min)	60'	62'	62'	80'		
TYPICAL ² SETBACKS						
FRONT						
TO PORCH / HOME	11'	11'	11'	24'		
TO GARAGE	18'	18'	19'	18'		
SIDE	5' / 4'	5' / 4'	5' / 4'	5' / 4'		
REAR	8'	8'	6' / 8.5'	8'		
TYP. ² REAR YARD AREA (SF)	328	344	326.25	432		
PLAN FOOTPRINT (sf)	1091	1185	1338	2237		
TYP. ² LOT COVERAGE	44.3%	44.4%	48.0%	52.8%		
TYP. ² FAR	66.7%	69.8%	72.6%	40.9%		
TYP LOT LANDSCAPE COVERAGE (sf) ⁵	945	1057	1028	1579		
	38.4%	39.6%	36.8%	37.2%		
PARKING ³						PER HOME
GARAGE (2 PER HOME)	86	86	86	12	270	2.0
ON-STREET (1 PER HOME)					190	1.4
TOTAL PARKING					460	3.4
ADDITIONAL ON-STREET					23	(Vineyard Dr., public)
SHARED RECREATION AREAS	AC	SF	PER HOME (SF)			
CENTRAL	0.20	8,712	65			
DOG/CHILD PARK	0.22	9,583	71			
	0.42	18,295	136			
NOTES:	¹ Minimum average lot area is an average of the minimum sizes of the three general lot types. ² "Typical" represents the expected minimum or average; variations in lot size, setbacks and rear yard areas will occur due to difference in lot shapes, orientations to streets, etc. ³ AMC Table 9-5.1703.1 requires 2 garage parking spaces / home & 1 on-street "guest" parking space / home. ⁴ Net property area is gross area less area of streets. ⁵ Lot landscaped area is calculated by subtracting the building footprint, driveway & walkways from the total lot area.					