

4 DEVELOPMENT STANDARDS

Each residential land use designation specified in the Land Use Diagram has been assigned minimum development standards within this chapter. In the event that a development standard is not addressed within the Woodglen Specific Plan, development shall occur in accordance with the City of Modesto Zoning Ordinance, Guidelines for Small-Lot Single-Family Residential Developments, or Multi-Family Residential Guidelines, as applicable. If a development standard within the Specific Plan conflicts with other applicable City Standards or Guidelines, the Development Standard in the Specific Plan shall prevail.

4.1 Low-Density Residential (LDR)

The Low-density Residential (LDR) land use designation is intended to provide single-family residential neighborhoods with varying lot sizes and configurations.

Low-density Residential lots consist of a variety of creative layouts. Plots studies accompanied by brief narratives and photographic examples of varying lotting patterns and associated development are included in Chapter 5: Design Guidelines.

Table 4-1: Low-density Residential Standards, provides setback requirements and other development standards. The development standards are organized into two categories: standards for small lots and standards for lots that conform to Modesto’s R-1 Zone (i.e., lots that are 5,000 square feet or greater).

Table 4-1: Low-Density Residential Standards

Lot Size (Minimum)	Small Lot	Standard Lot
Area, Interior Lot ⁽¹⁾	3,000 SF	5,000 SF
Area, Corner Lot	3,500 SF	5,500 SF
Width, Interior Lot / Elbow Lot	35' / 25'	50' / 25'
Width, Corner Lot	45'	55'
Setbacks (Minimum)		
Front Yard		
First Floor (Living Area / Porches)	12' Min./10'	15'/12'
Second Floor	15'	20'
Garage (Entry/Non Entry)	20'/15'	20'/15'
Side Yard		
Interior (First and Second Floor)	5'	5'
House on Side Street	15'	15'
Garage on Side Street (Entry/Non Entry)	20'/10'	20'/15'
Rear Yard		
House	10'	15' ⁽²⁾
Garage	10'	15'
Patio Covers	7'	10'
Coverage (Maximum)		
Site Coverage	60%	50% ⁽³⁾
Height (Maximum to ridge)		
Height Limit	30' (2 Stories) ⁽⁴⁾	
Private Open Space (Per Unit)		
Minimum Area	500 SF	500 SF ⁽⁵⁾
Minimum Dimension	15'	15'
Common Open Space (Per Unit)		
Minimum Area	250 SF	250 SF
Parking -		
Spaces Per Unit	2 ^(6,7)	2 ^(6,7)

- (1) Lots less than 5,000 square feet in size shall also be subject to the Modesto Small-Lot Single-Family Residential Development Guidelines (May 2005).
- (2) Lots backing up to Carver Road north of entry road may reduce rear setback to 12' with Director approval.
- (3) May exceed coverage up to 60% for outdoor "California Rooms"
- (4) Up to 20% of the small lot portion of the subdivision may be three-story at a maximum height of 42 feet.
- (5) Private yard space refers to the aggregate private yard area provided within a single lot. Private yard area may be provided in more than one location on the lot and is not required to be contiguous.
- (6) Studio or one-bedroom accessory dwelling units do not require additional parking off-street.
- (7) The Director will have authority to review projects that propose tandem garage parking spaces.

4.2 Medium-High-Density Residential (MHDR)

Multi-family housing in the MHDR area consists of apartments, townhomes, condominiums and/or stacked flats. A diversity of housing types allows Woodglen to foster a multitude of age groups, income levels, and lifestyles. The MHDR land use designation provides a higher-density alternative that permits the remaining land to be used otherwise, such as for open space.

Illustrative siting patterns and elevations for the MHDR area are provided in Chapter 5: Design Guidelines.

Table 4-2: Medium-High-Density Residential Standards, provides development standards for multi-family Housing in the MHDR area.

Table 4-2: Medium-High-Density Residential Standards ⁽²⁾

Lot Size (Minimum)	
Area	40,000 SF aggregate lot min.
Width, Interior Lot	N/A
Width, Corner	N/A
Setbacks (minimum) ⁽¹⁾	
Adjacent to Street	
Living Space	15'
Porch / Patio	10'
Garage ⁽³⁾	N/A
Building to Building Separation	
Front to Front	20'
Front to Side	15'
Side to Side	10'
Rear to Rear / Front	20'
Garage to drive aisle	5'
Coverage	
Site Coverage ⁽⁴⁾	75% Max.
Height (maximum to ridge)	
Building	42' (3 stories)
Private Open Space (Per Unit)	
Minimum Area	50 SF
Minimum Dimension	5'
Common Open Space (Per Unit)	
Minimum Area	150 SF
Parking (minimum)	
0-1 Bedroom	1 space per unit
2+ Bedrooms	2 space per unit
Guest	1 space per 4 units

- (1) Building elements such as chimneys, bay windows, roof overhangs, and other projections may extend no greater than 24" into a front or side yard setback. Roof overhangs on porches may extend no greater than 24" beyond face of porch columns.
- (2) All MHDR buildings shall be subject to the City of Modesto Multi-Family Residential Design Guidelines.
- (3) Garage entry and parking areas should be accessed from interior roads or drives and located interior to the site, rather than direct access from perimeter street frontage.
- (4) Site coverage includes all building structure, private roadway, driveways and parking surface areas.