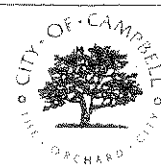


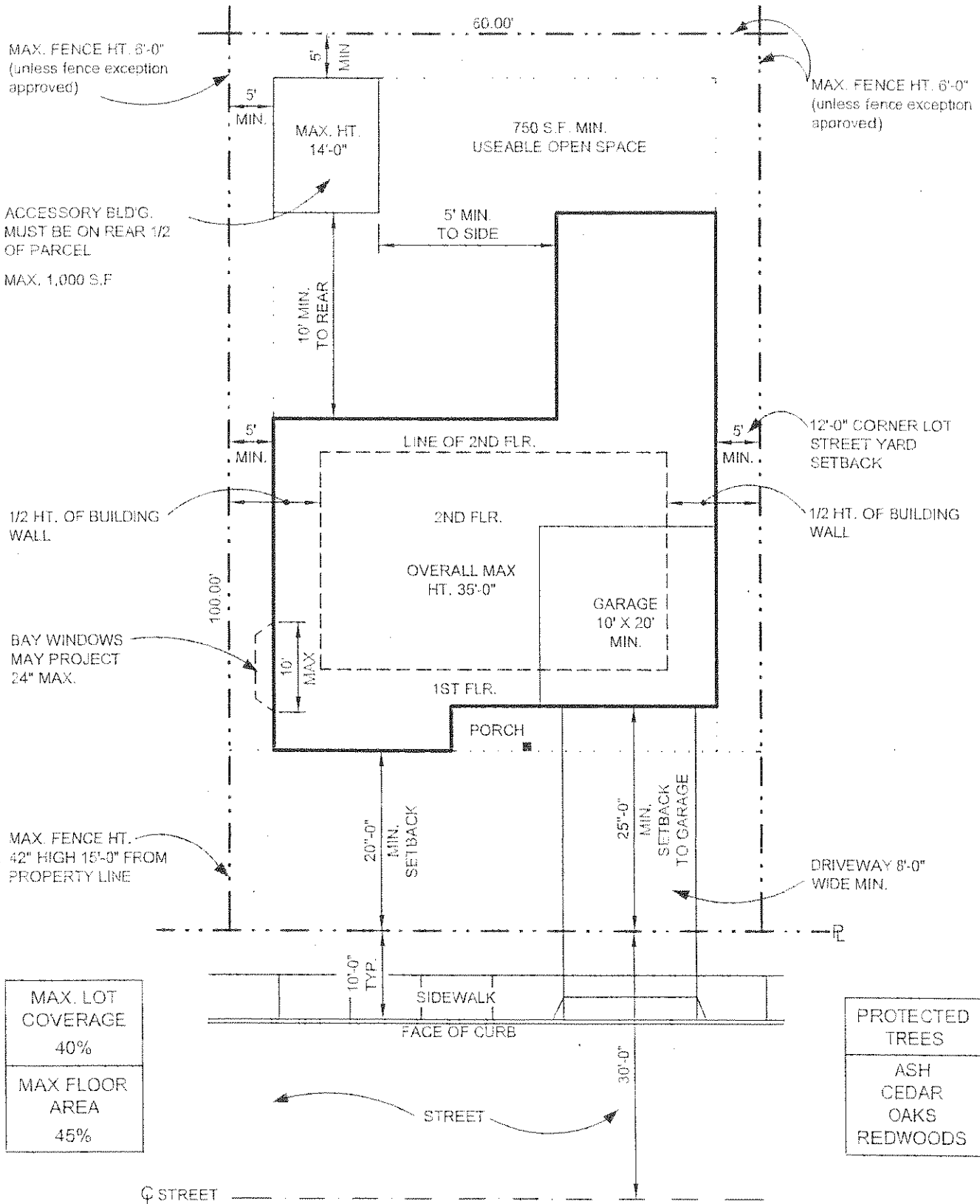
# Campbell Village Neighborhood Plan

## (R-1-6 & R-1-8)

### Existing Development Standards



Community Development Department  
 Planning Division  
 (408) 866-2140  
 www.cityofcampbell.com



MAX. FENCE HT. 6'-0"  
 (unless fence exception approved)

ACCESSORY BLD'G.  
 MUST BE ON REAR 1/2  
 OF PARCEL  
 MAX. 1,000 S.F.

1/2 HT. OF BUILDING  
 WALL

BAY WINDOWS  
 MAY PROJECT  
 24" MAX.

MAX. FENCE HT.  
 42" HIGH 15'-0" FROM  
 PROPERTY LINE

MAX. LOT COVERAGE	40%
MAX FLOOR AREA	45%

MAX. FENCE HT. 6'-0"  
 (unless fence exception approved)

12'-0" CORNER LOT  
 STREET YARD  
 SETBACK



1/2 HT. OF BUILDING  
 WALL

DRIVEWAY 8'-0"  
 WIDE MIN.

PROTECTED TREES
ASH CEDAR OAKS REDWOODS

SCALE: 1/16" = 1'-0"

This handout is for demonstration purposes only.  
 Refer to the Zoning Code for specific development standards.

Development Standard	A		B		C		D	E
	City-Wide (non-San Tomas Area)		San Tomas Area		Campbell Village (Currently Proposed)			
Lot Size	R-1-6 6,000 sq. ft. 60 feet	R-1-8 8,000 sq. ft. 70 feet	R-1-6 6,000 sq. ft. 60 feet	R-1-8 8,000 sq. ft. 70 feet	R-1-6 6,000 sq. ft. 60 feet	R-1-8 8,000 sq. ft. 80 feet	R-1-8 8,000 sq. ft. N/A	R-1-8 5,445 sq. ft. 50 feet
Front Setback	20 feet Greater of 5 feet or ½ "wall	20 feet	20 feet or 10 feet (if the useable yard area or volume is equal or greater than 20 times the lot width)	20 feet	20 feet or 10 feet (if the useable yard area or volume is equal or greater than 20 times the lot width)	20 feet	25 feet	25 feet
Rear Setback	(subject to open space requirement)		20 feet	20 feet	20 feet	20 feet	25 feet	20 feet
Private Open Space	750 sq. ft.		N/A	N/A	N/A	N/A	N/A	N/A
Side Setback	Greater of 5 feet or ½ "wall height" PC may allow a minimum of 5 feet for second story additions	Greater of 5 feet or ½ "wall height" PC may allow a minimum of 5 feet for second story additions	Greater of 5 feet or ½ "wall height"	Side 1 : Greater of 8 feet or 60% "wall height" Side 2: Greater of 10 feet or 60% "wall height"	Greater of 5 feet or ½ "wall height" PC may allow a minimum of 5 feet for second story additions	8 feet	8 feet	5 feet
Street Side Setback (Corner Lots)	12 feet	12 feet	12 feet		N/A		10 feet	12.5 feet
Floor Area Ratio	0.45 PC may allow up to 0.50	0.45 PC may allow up to 0.50	0.45 PC may allow additions up to 0.50		0.45 Second story additions shall be no greater than 60% of the first floor area		N/A	N/A
Lot Coverage	40%	40%	40%	35%	40%	35%	N/A	N/A
Height	35 feet / 2 ½ stories	35 feet / 2 ½ stories	28 feet / 2 ½ stories	28 feet / 2 ½ stories	28 feet / 2 ½ stories	28 feet / 2 ½ stories	35 feet / 2 stories	35 feet / 2 stories