

Exhibit B				
Table 25-H5: Development Regulations for Single Family Homes				
(all figures are minimums measured from property lines and in linear feet, unless otherwise indicated Heart of Fairfield Land Use Designation	HWT MU-WTS	HO MU-OCD	HR RM-D	Sections and Footnotes

Site Planning

Lot Area	No Minimum	No Minimum	No Minimum	
Lot Dimensions				
Width	25' interior, 35' corner	25' interior, 35' corner	25' interior, 35' corner	Note 6
Depth	As required to provide private open space	As required to provide private open space	As required to provide private open space	
Location of Home (Street Frontage)	Any location except fronting on West Texas Street	Any location	Any location	
Density	8 - 15	8 - 15	8 - 15	
Parking				
On Site Space per Dwelling	For units larger than 960 square feet: 1 covered, 1 uncovered parking space. For units smaller than 960 square feet: 1 uncovered space			
Off-Site Space per Dwelling (Includes on-street parking)	1 uncovered. Second uncovered off-site space may replace on-site space	1 uncovered. Second uncovered off-site space may replace on-site space	1 uncovered. Second uncovered off-site space may replace on-site space	Note 1
Driveway Widths-Maximum Percentage	50%	50%	50%	
Open Space and Recreational Amenities				
Private Open Space	280 square feet	280 square feet	280 square feet	Notes 2, 5
Common Open Space (Subdivisions with 20 or more units)	5% of net subdivision area	5% of net subdivision area	5% of net subdivision area	
Storage Space	For dwelling units with less than 960 s.f.: 100 Cubic feet per unit; can be provided in a centralized storage area			
Landscaping				Note 3
Depth @ street frontage	10'	8'	8'	
Depth @ interior property line	5'; 0' if side building setback is 0'	5'	5'	
Depth adjacent to residential zone or land use	5'	5'	5'	
Street tree spacing (one tree for each ...)	30'	30'	30'	
Residential Waste Collection and Storage	For new subdivisions with street frontage, project shall provide 12 linear feet per unit on street for totter placement. Alternatively, residential waste can be disposed of in a shared receptacle (dumpster or bin) contained within an approved trash enclosure that meets City of Fairfield standards			Note 7
Alley Development				
Single Family Dwellings Fronting on Alley Permitted?	With a Conditional Use Permit			Note 3

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Buildings

Dwelling unit size (minimum)	200 square feet			
Lot Coverage Maximum	60%			Accessory structure lot coverage regulated by Section 25.20.4.1
Building Height Limit	35			Note 4
Garage Width-Maximum Percentage of Façade Width (front or street side elevation)	60%			Not applied when garages face an alley or located on the rear half
Setbacks to garages				
if garage faces any street	18'			
if garage faces interior side yard	15'			
if garage faces alley or courtyard	5' exactly or 18'			
Accessory Structures	Accessory structure setbacks regulated by Section 25.20.4.1			
Setbacks to Habitable Structures				
Front or street side minimum (maximum)	11' (16') where permitted	12' measured from back of curb (15' measured from property line)	10' (20')	
Front faces private courtyard	5'			
Interior side	5'			
Rear	10'			
Upper Floor Encroachments	5' projection of architectural features into front setbacks, 0' into rear	5' projection of architectural features into front setbacks, 0' into rear	None Specified	

Notes:

- (1) Parking may also be provided off-site within 750 feet of the residential parcel lines.
- (2) Required private open space shall not be located in the required front yard setback, and shall have a minimum uncovered dimension of 10 feet. Partially covered or enclosed rear yard areas shall be allowed to be counted towards 50% of the required open space as long as they are completely open to the rear yard on a minimum of two sides.
- (3) Housing fronting on an alley is permitted only when the alley development represents at least 1/2 block face and provides a fully improved residential environment along the alley with landscaping, street trees, and adequate lighting.
- (4) An increase in Building Height is allowed with approval of a Conditional Use Permit (see Section 25.40.6).
- (5) Private open space may be reduced to 80 square feet with a minimum dimension of 8' when the project provides at least 200 square feet per dwelling unit of common open space developed for multiple active uses, such as playgrounds, play courts, barbecue areas, pool, etc.
- (6) Houses may be developed on a single parcel where common land ownership is 1) held by a homeowners association or a landlord and 2) when the approved development plan identifies private use areas for each unit that are the equivalent of property lines for site planning and setback purposes.
- (7) If individual totters for each unit are used, an enclosure screened from view shall be provided