

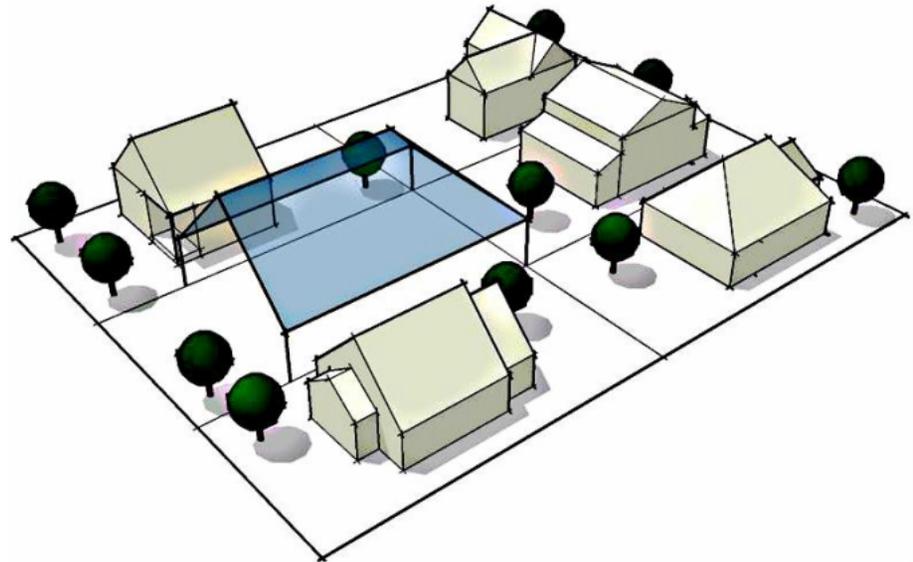
# CAMPBELL VILLAGE

Improvements on Private Property (Part 1)

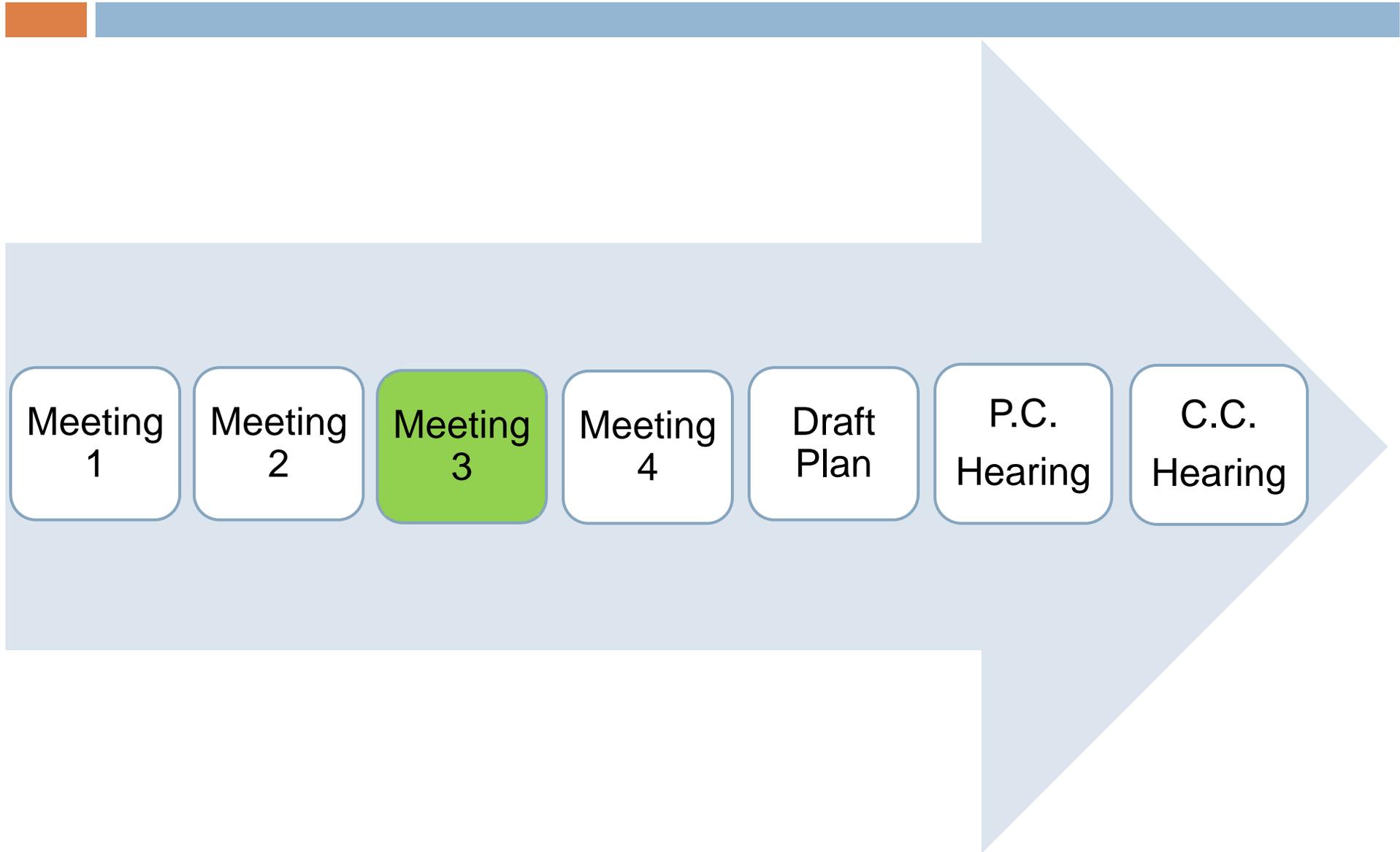
Thank You

# What will be covered tonight?

- **Pages 3 to 6**
- **Residential Standards & Terms**
  - ▣ **Lot Size, Width, Height, Setbacks, Lot Coverage**
  - ▣ **Subdivision Standards**
  - ▣ **Extensions Along Existing Non-Conforming Walls**
  - ▣ **Front Yard Paving**
  - ▣ **Accessory Buildings**
- **Code Comparisons**

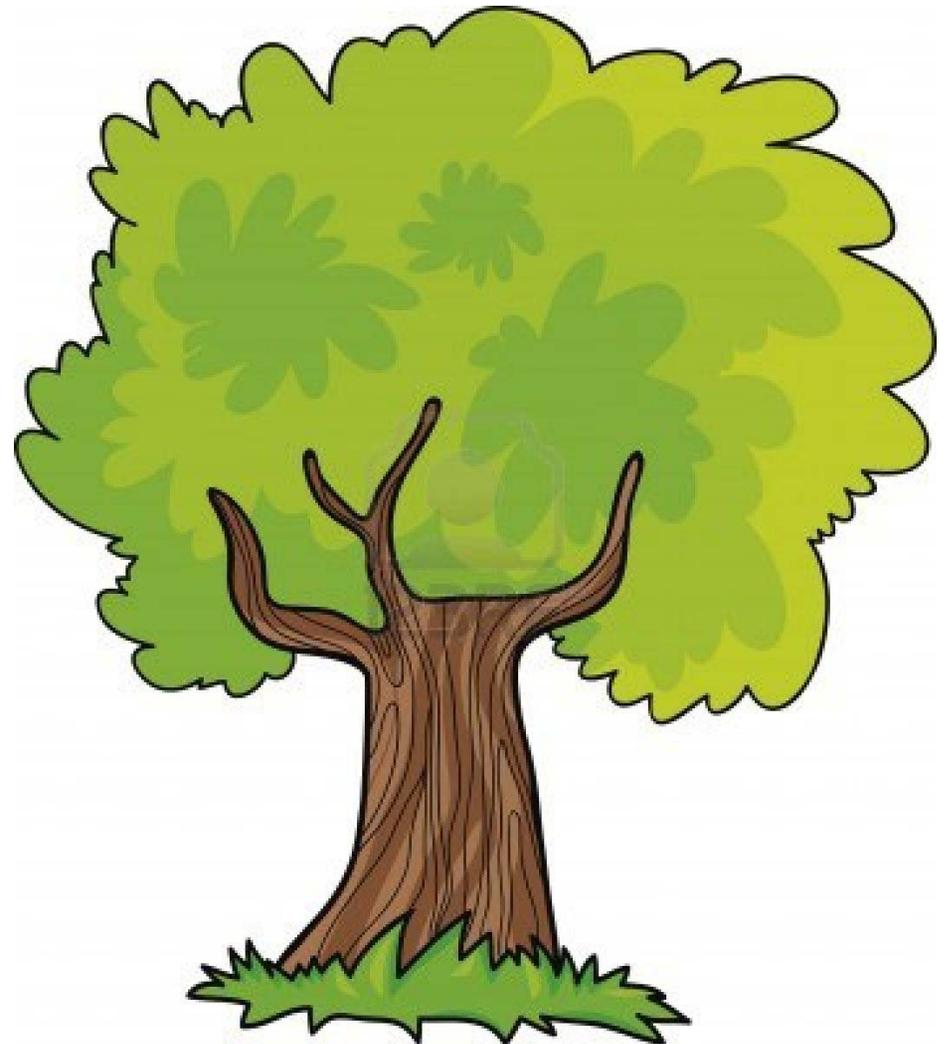
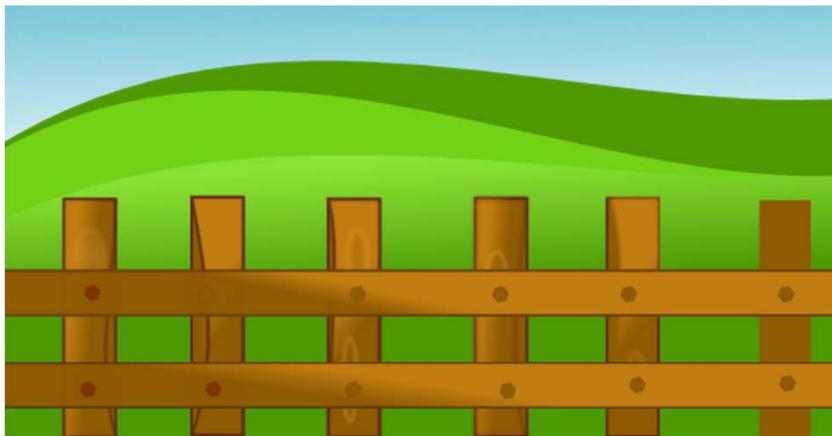


# Where are we in the process?



# What about our next meeting?

- **Pages 6 to 11**
  - **Design Guidelines**
  - **Permit Process**
  - **Landscaping**
  - **Fencing**
  - **Commercial Standards**

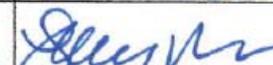
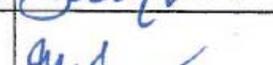
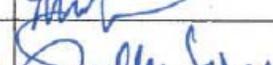
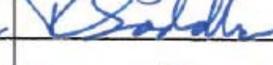


## Action Petitioned for:

Keep our current Campbell zoning and setbacks for the Campbell Village Neighborhood (summarized below). When taken in its totality, they are fair and reasonable.

- The "lot coverage" or the footprint of all buildings must not exceed 40% of the lot size.
- The "Floor Area Ratio" (sum of 1<sup>st</sup> and 2<sup>nd</sup> floor and all other buildings) cannot exceed 45% of lot size.
- Side and rear setbacks are ½ the height of the wall or a minimum of 5 feet. Front setback is 20 feet.
- Minimum of 750 sq ft of open space.

Petitioned to: Campbell Planning Commission, Community Development Director, Campbell City Council

| Name             | Signature   | Address          | Phone        | Email                        |
|------------------|---|------------------|--------------|------------------------------|
| Gayle Tirri      |    | 385 Dallas Drive | 408 377 4951 |                              |
| CURTIS BARBA     |    | 415 DALLAS DR    | 408 371 8918 | PUEKHANDLER29@YAHOO..        |
| Tracy Barba      |    | 415 Dallas Dr.   | 408.371.8918 | " "                          |
| Michael Johnson  |    | 431 Dallas Dr    | 650 475 6731 |                              |
| Shelly Johnson   |   | 431 Dallas Dr.   | 650 704-9332 |                              |
| Ryanne Saldan    |  | 400 Dallas Dr.   | 650.776.3544 |                              |
| Julie Sexton     |  | 426 Dallas Dr.   | 408-409-3732 |                              |
| RON PARKER       |  | 449 Dallas Dr.   | 408-371-0910 |                              |
| JOANN PARKER     |  | 449 Dallas Dr.   | 408-371-0910 |                              |
| Maggie Ostrowski |  | 786 Cambrian Dr  | 408 464 4003 | maggie.a.ostrowski@gmail.com |

# Terminology

- Zoning
- Lot Size & Lot Width
- Subdivision
- Lot Line Adjustment
- Floor Area Ratio vs. Lot Coverage
- Primary vs. Accessory Building
- Building Wall Height
- Setbacks
- Non-Conforming
- Front Yard Paving

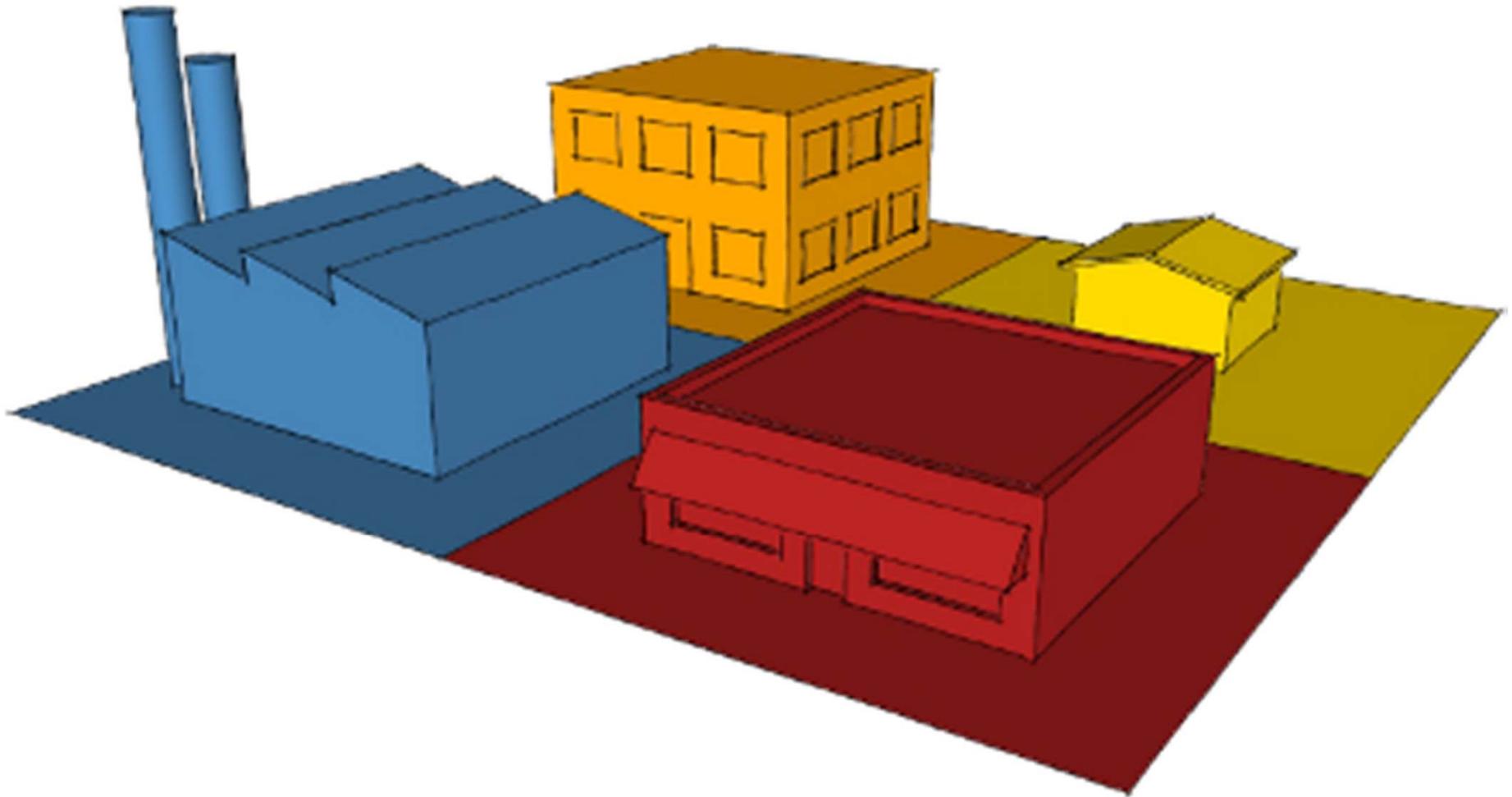


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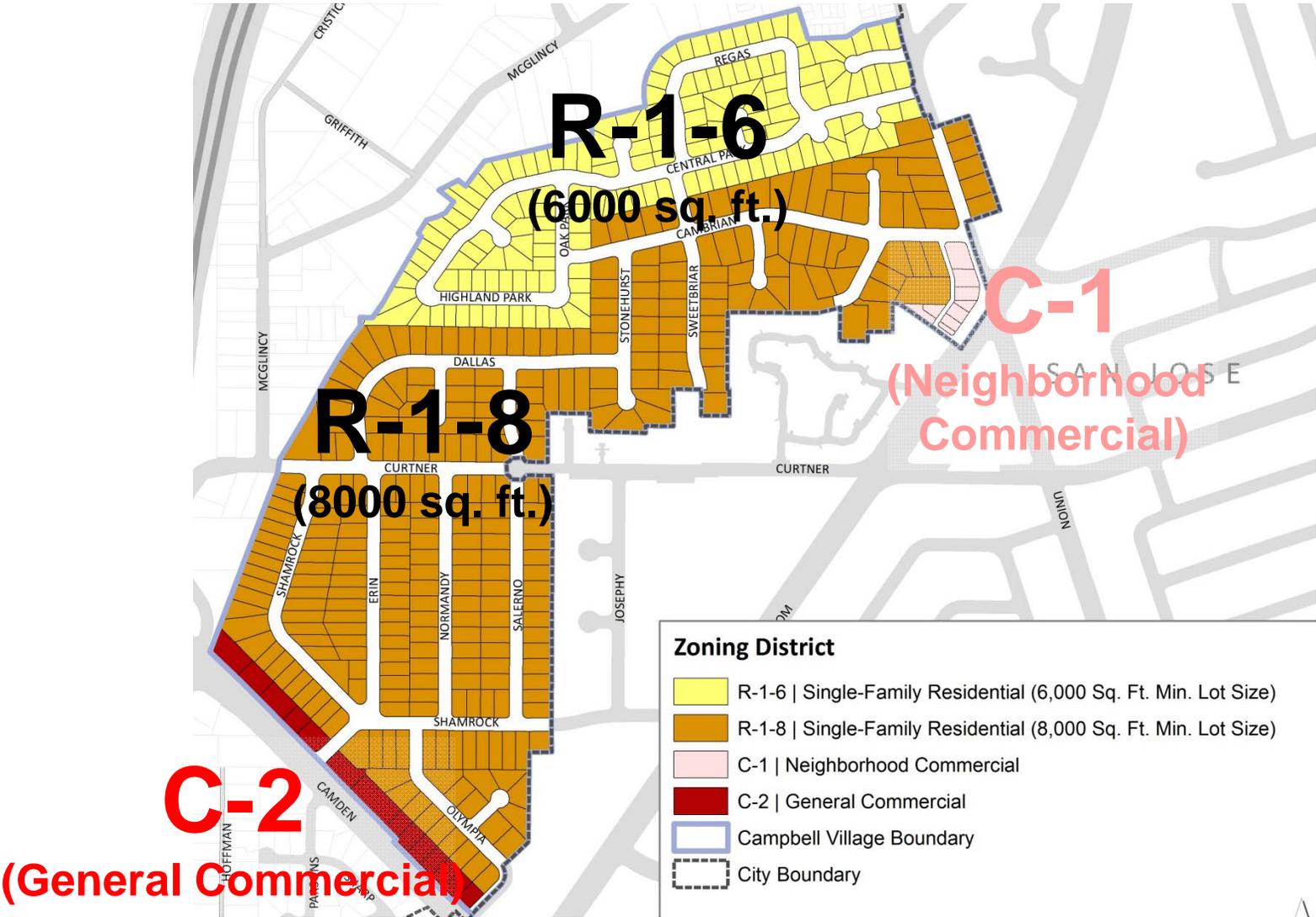
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# What is zoning?



# What zoning do I have? Why?



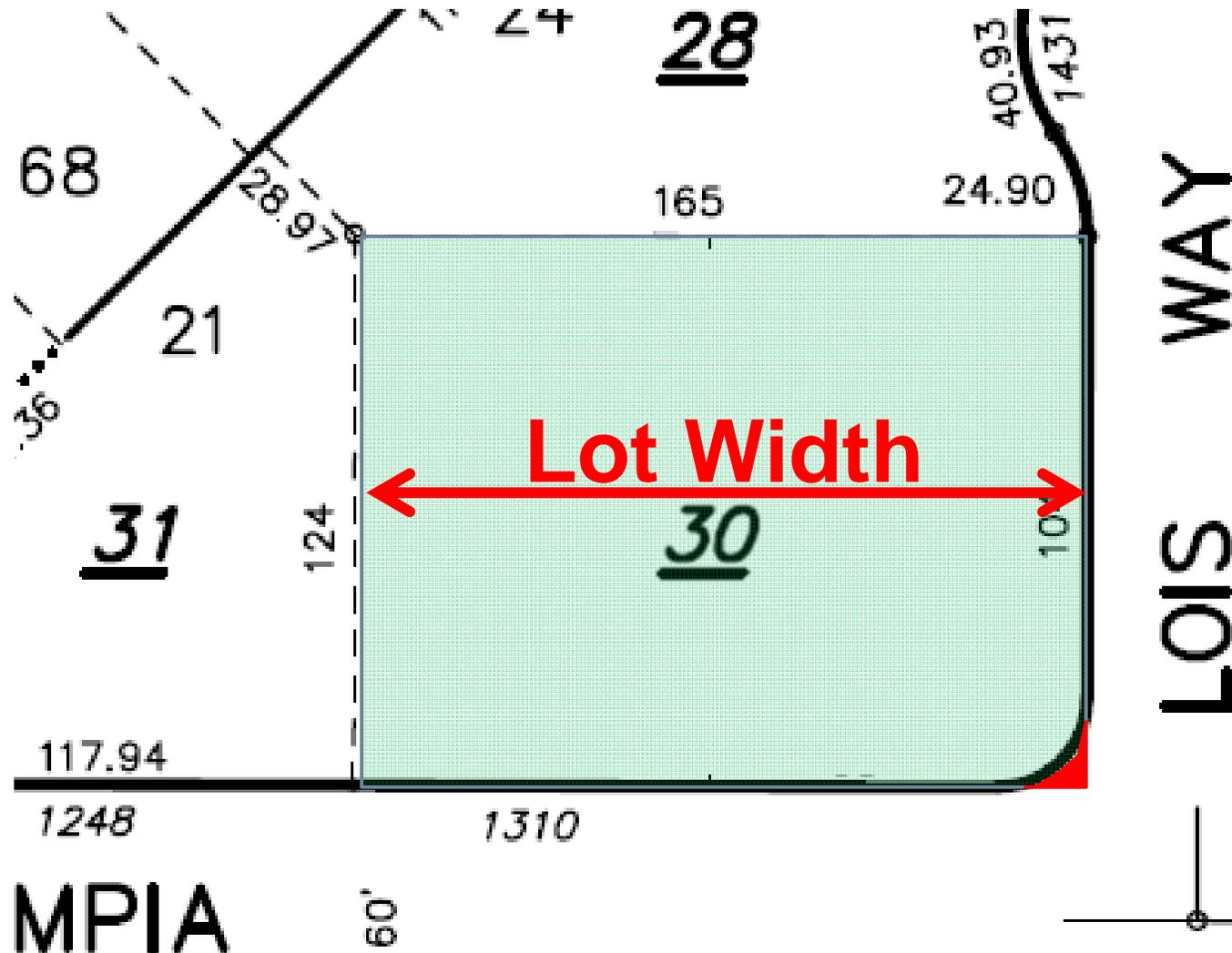
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# Lot Size & Lot Width

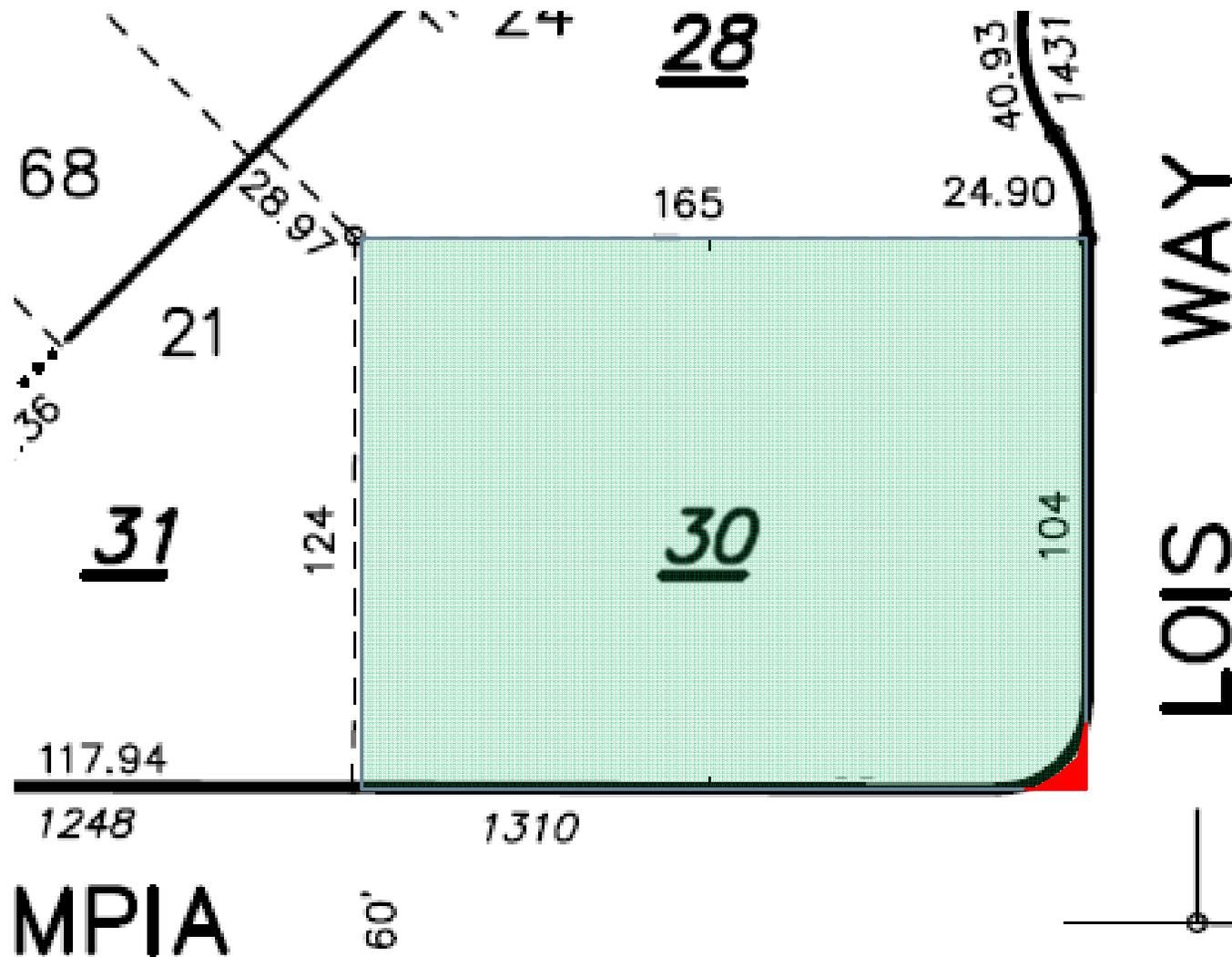


# Terminology

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# Subdivision



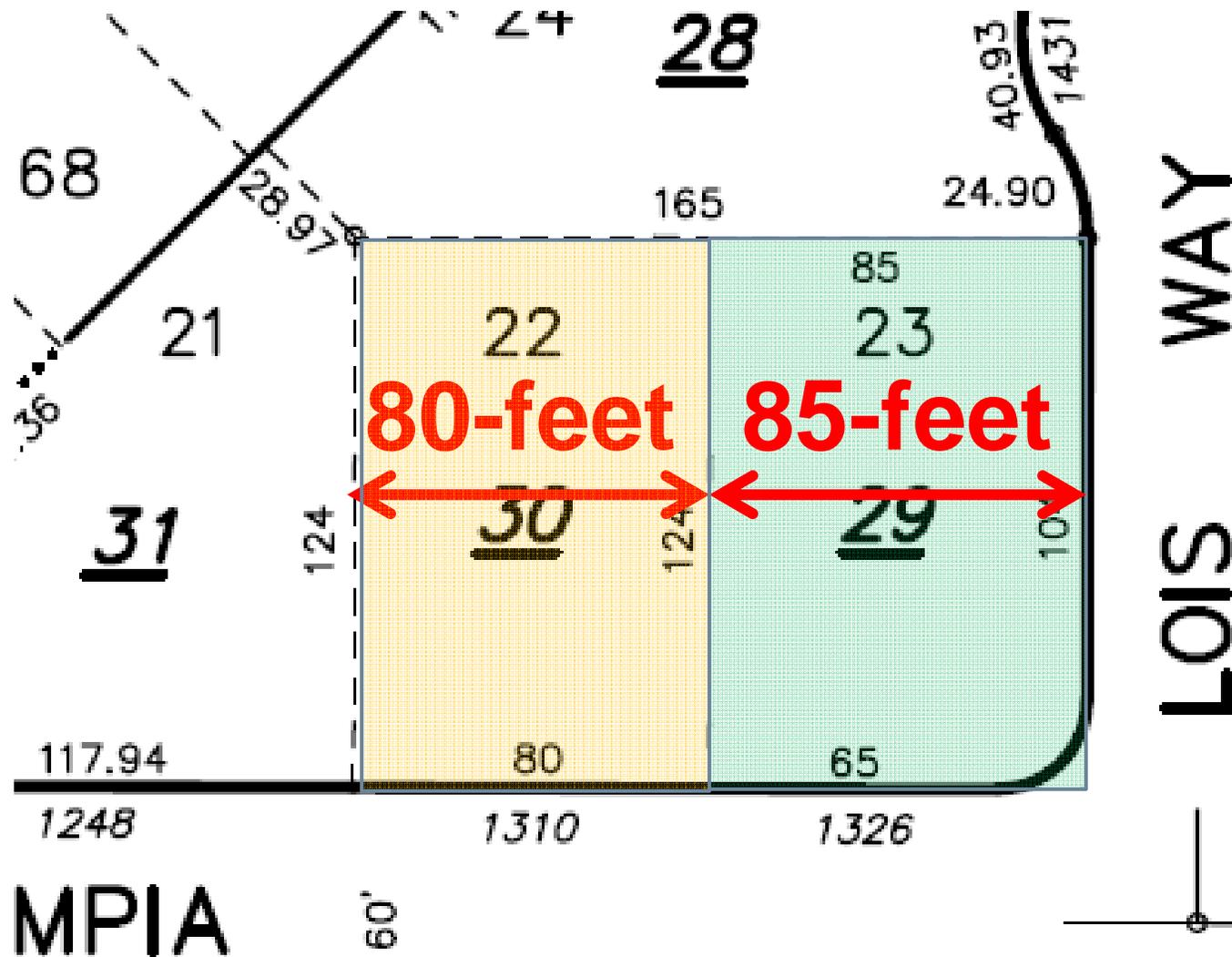


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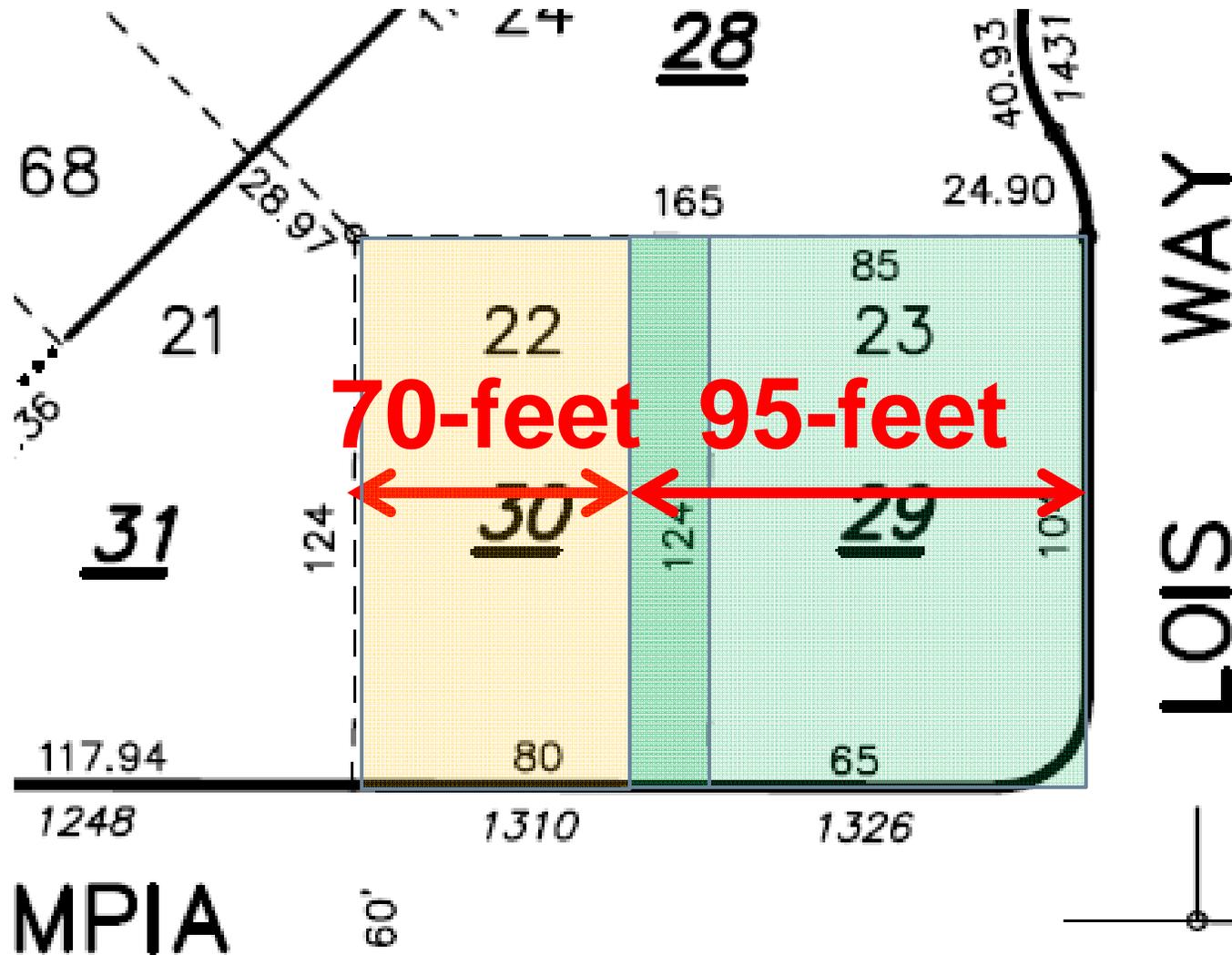
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# Lot Line Adjustment



# Lot Line Adjustment



# Terminology

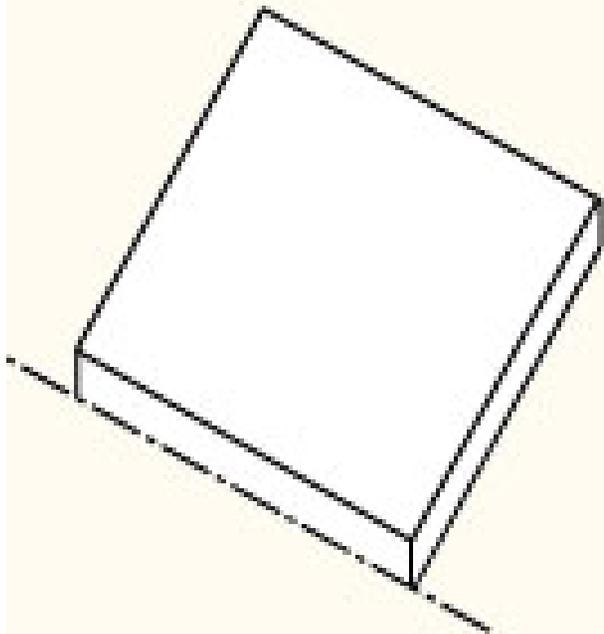
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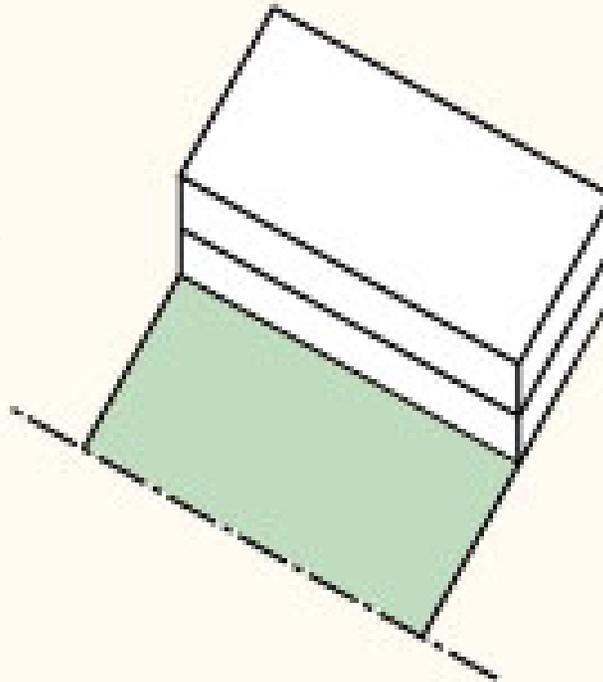
# Floor Area Ratio vs. Lot Coverage

## Floor Area Ratio (FAR)

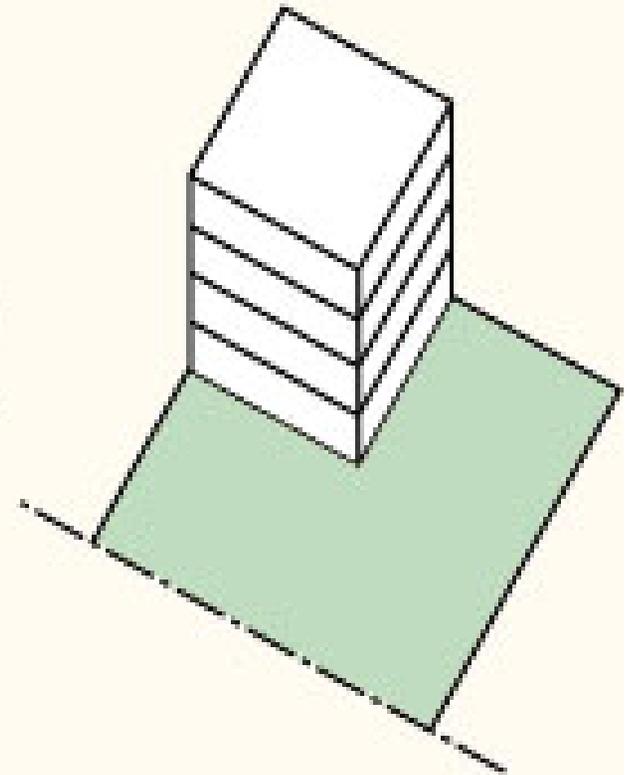
1:1 Ratio



1 story  
(100% lot coverage)

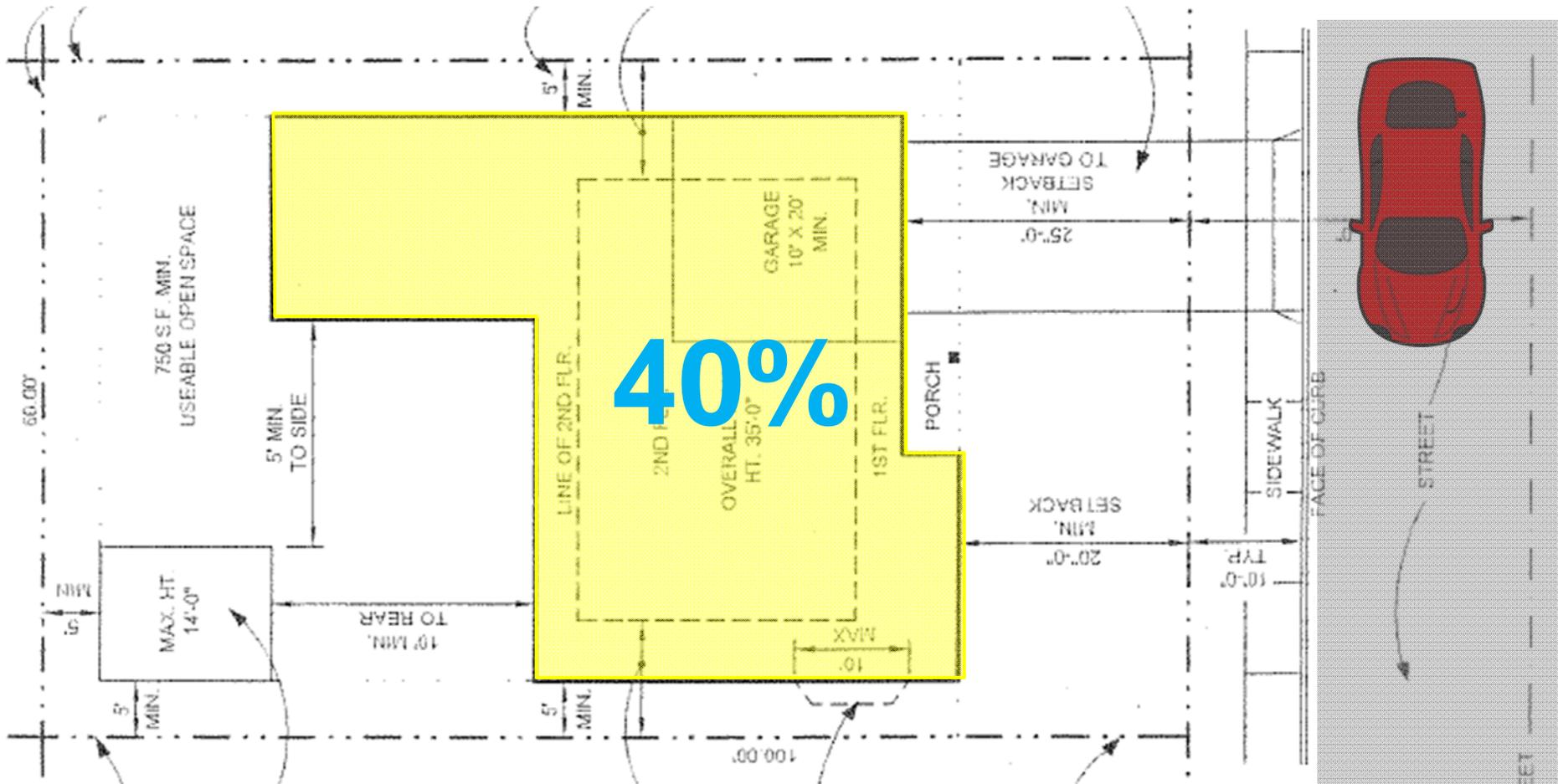


2 stories  
(50% lot coverage)



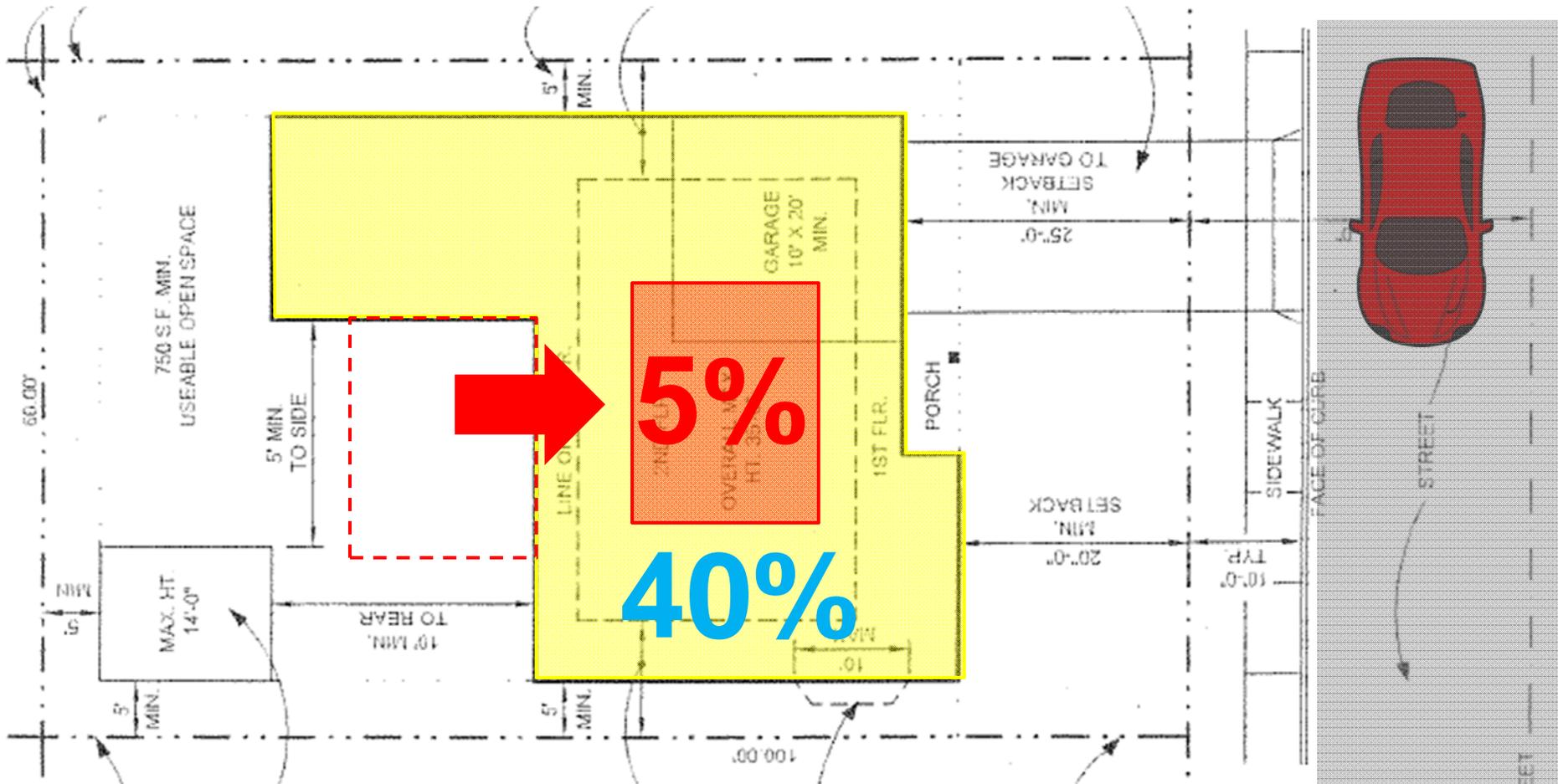
4 stories  
(25% lot coverage)

# Floor Area Ratio vs. Lot Coverage





# Floor Area Ratio vs. Lot Coverage



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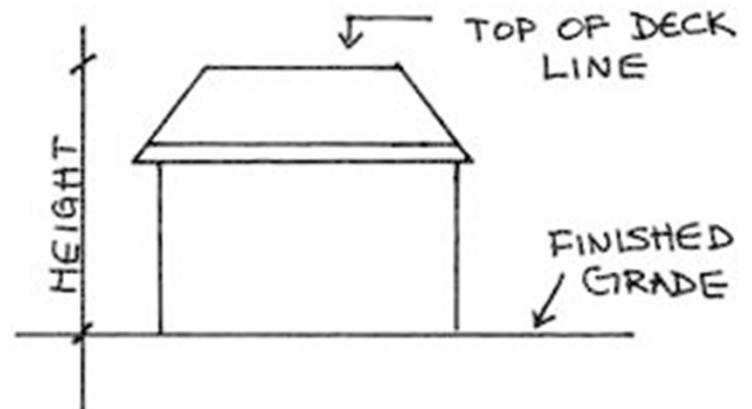
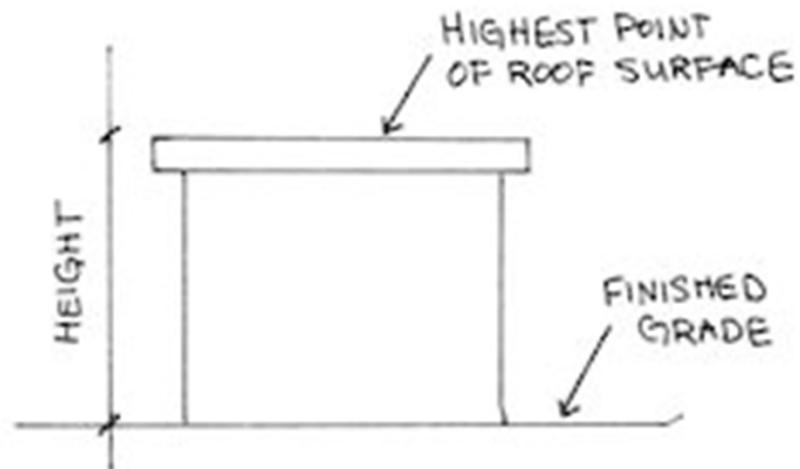
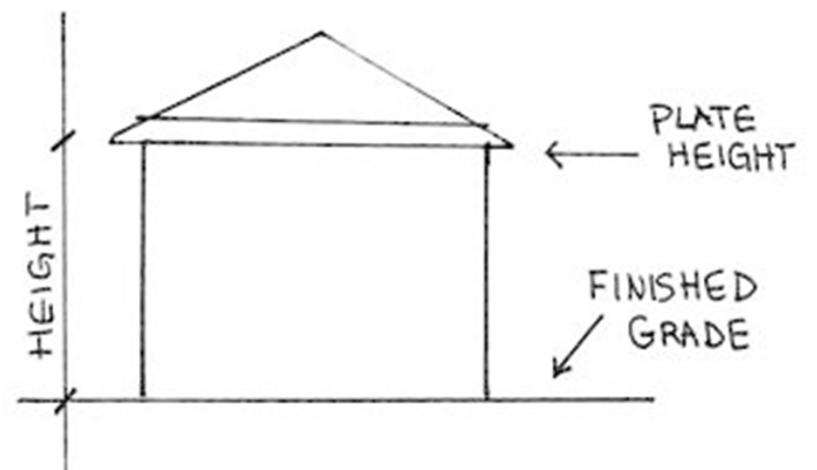
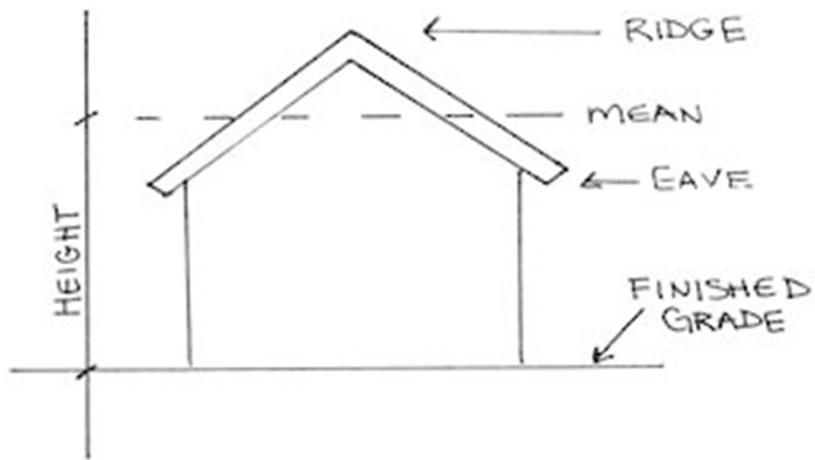


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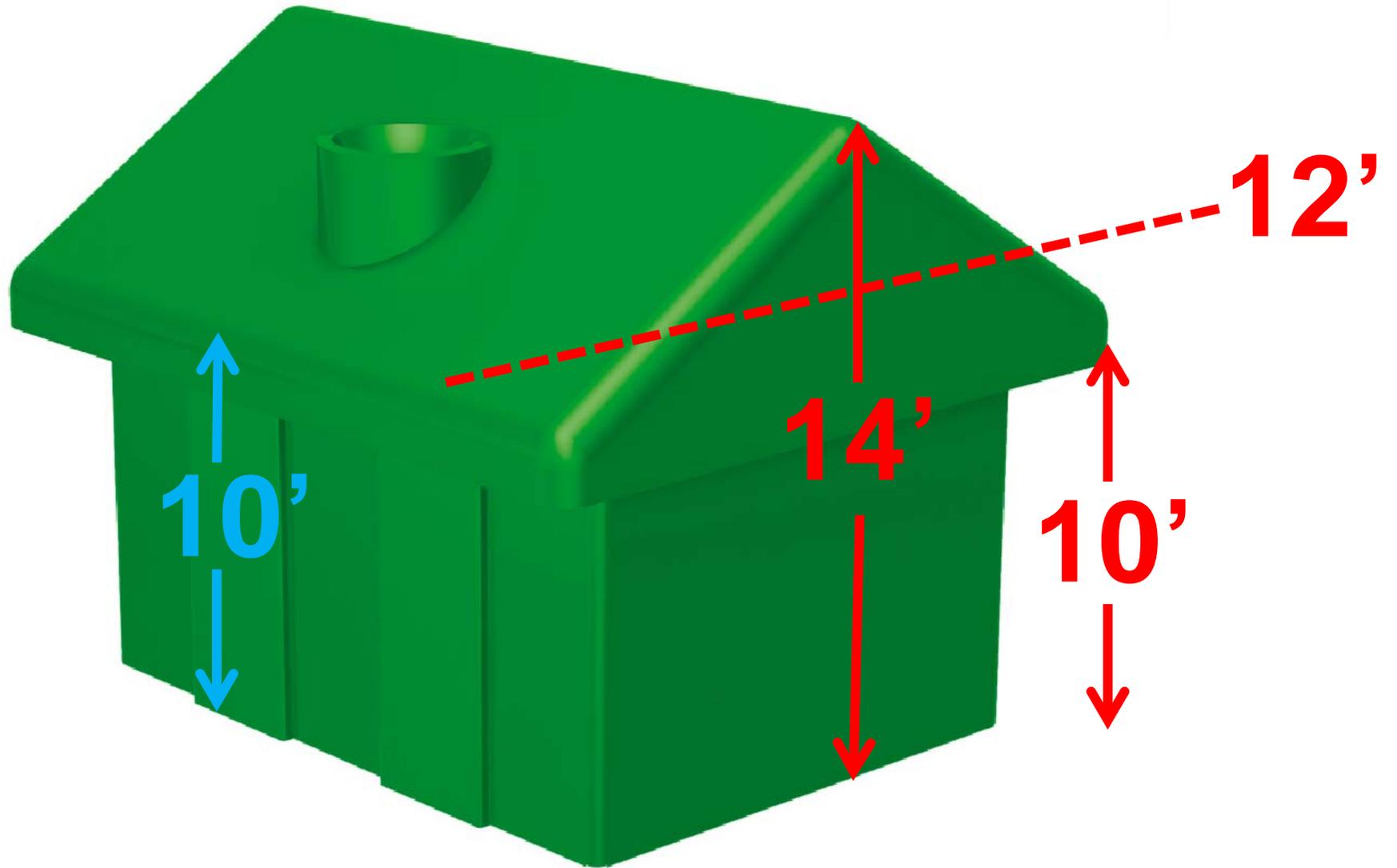
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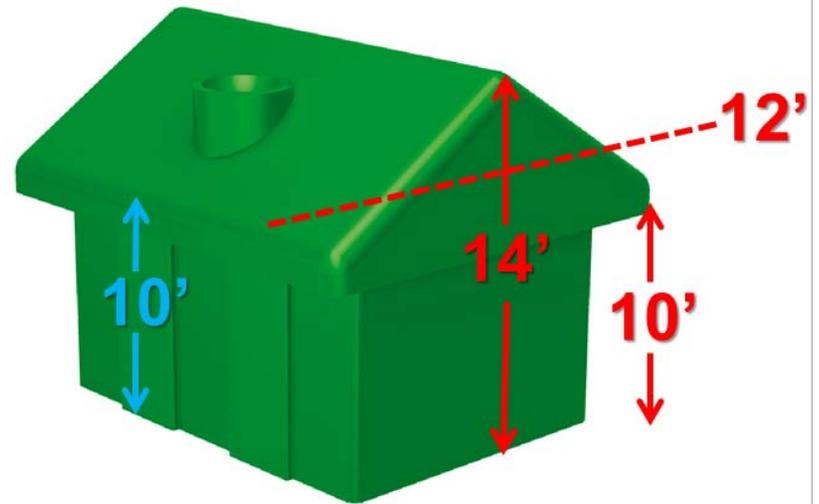
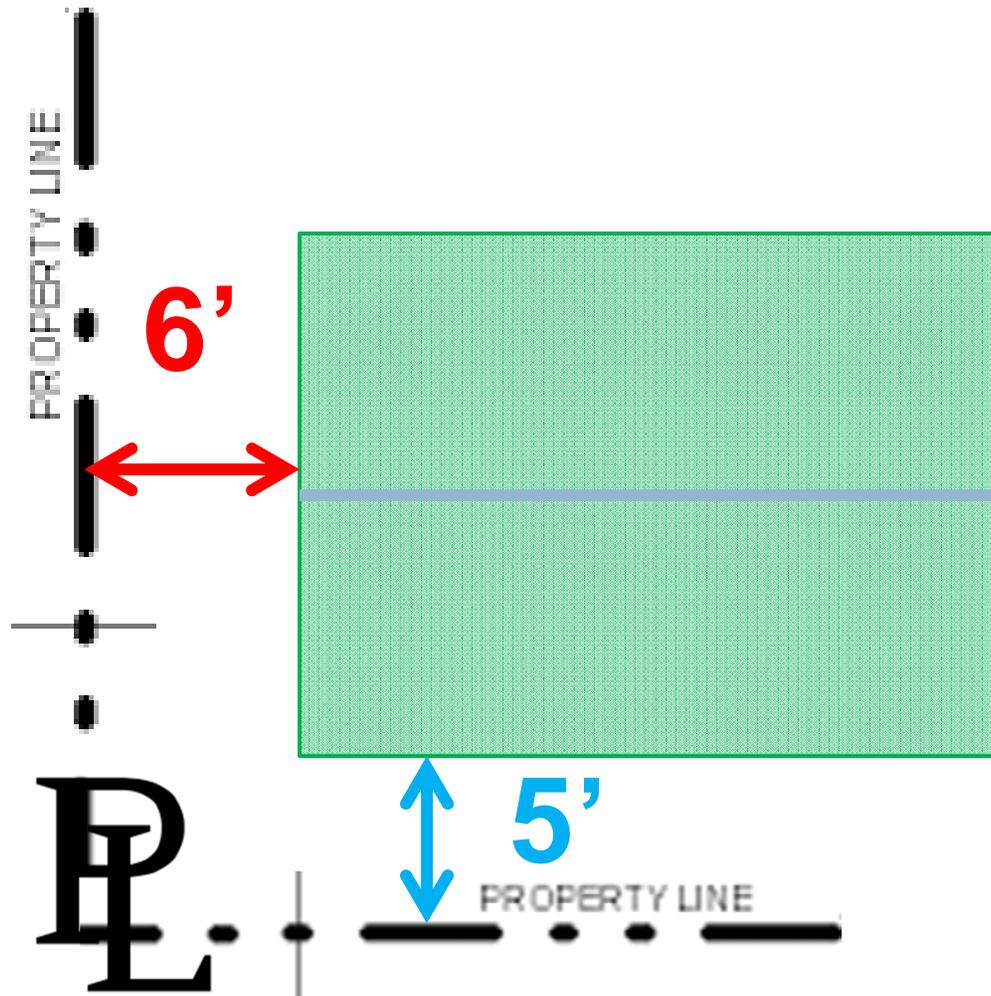
# Building Wall Height



# Building Wall Height



# Building Wall Height

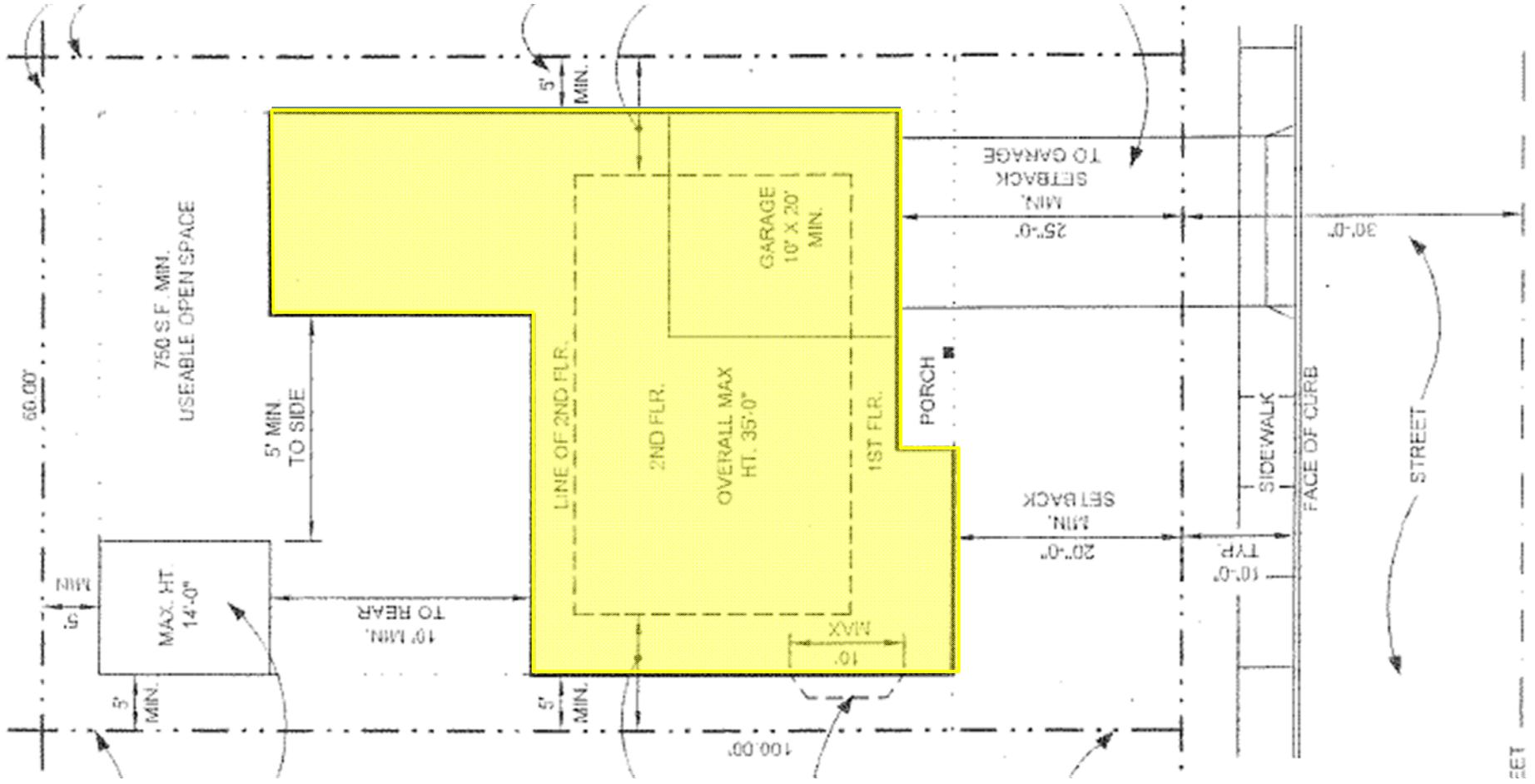


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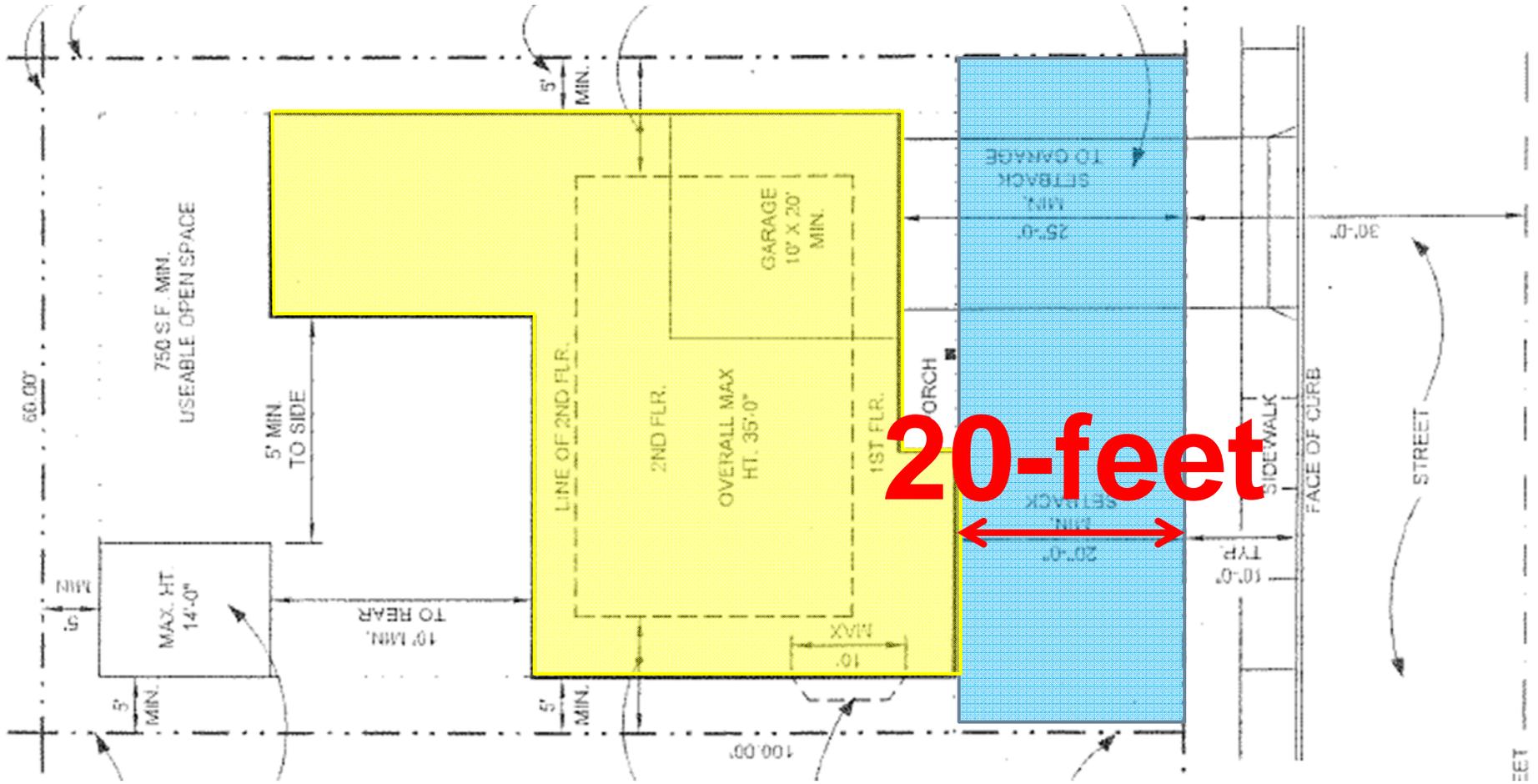
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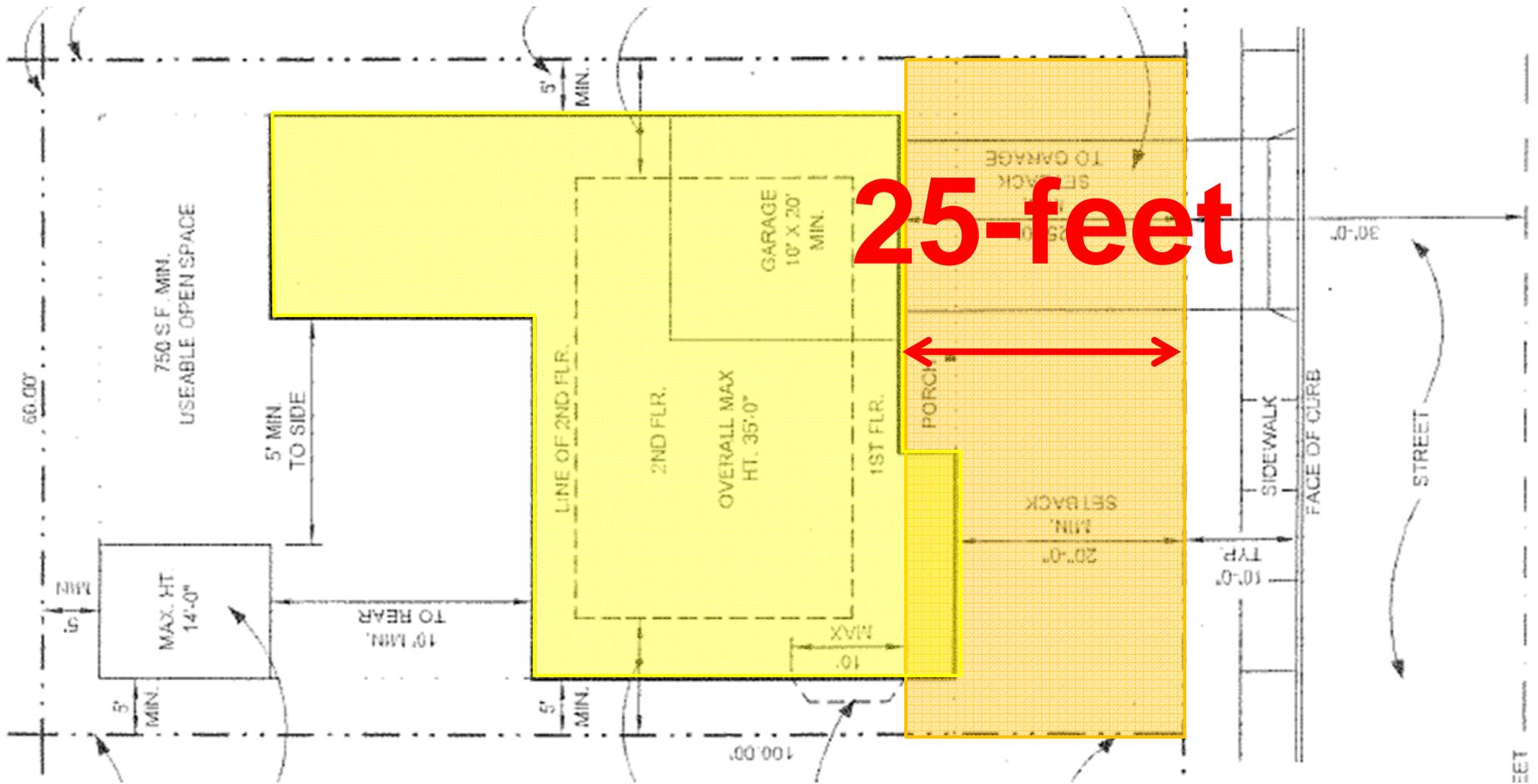
# Setbacks



# Setbacks

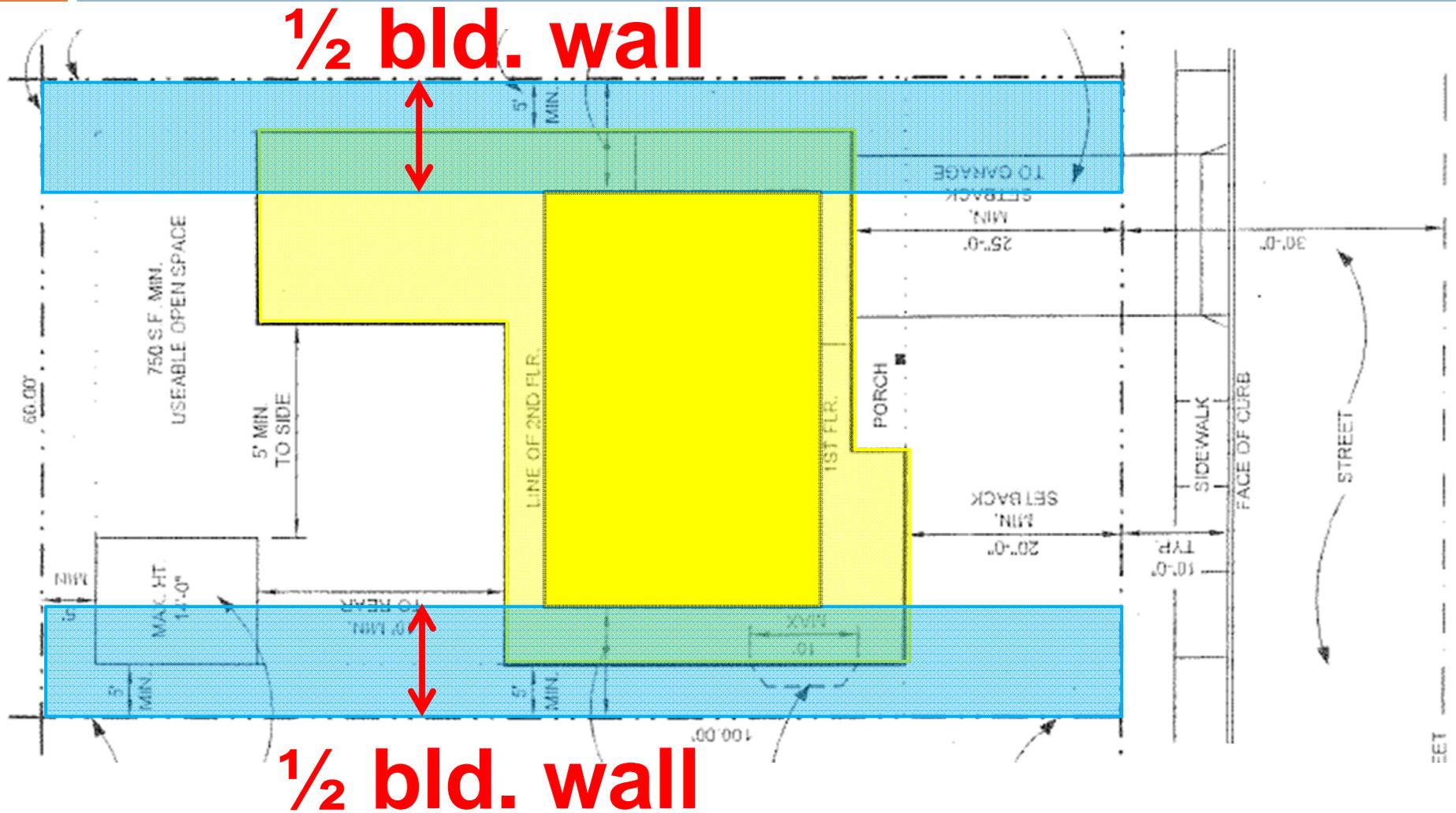


# Garage Setback

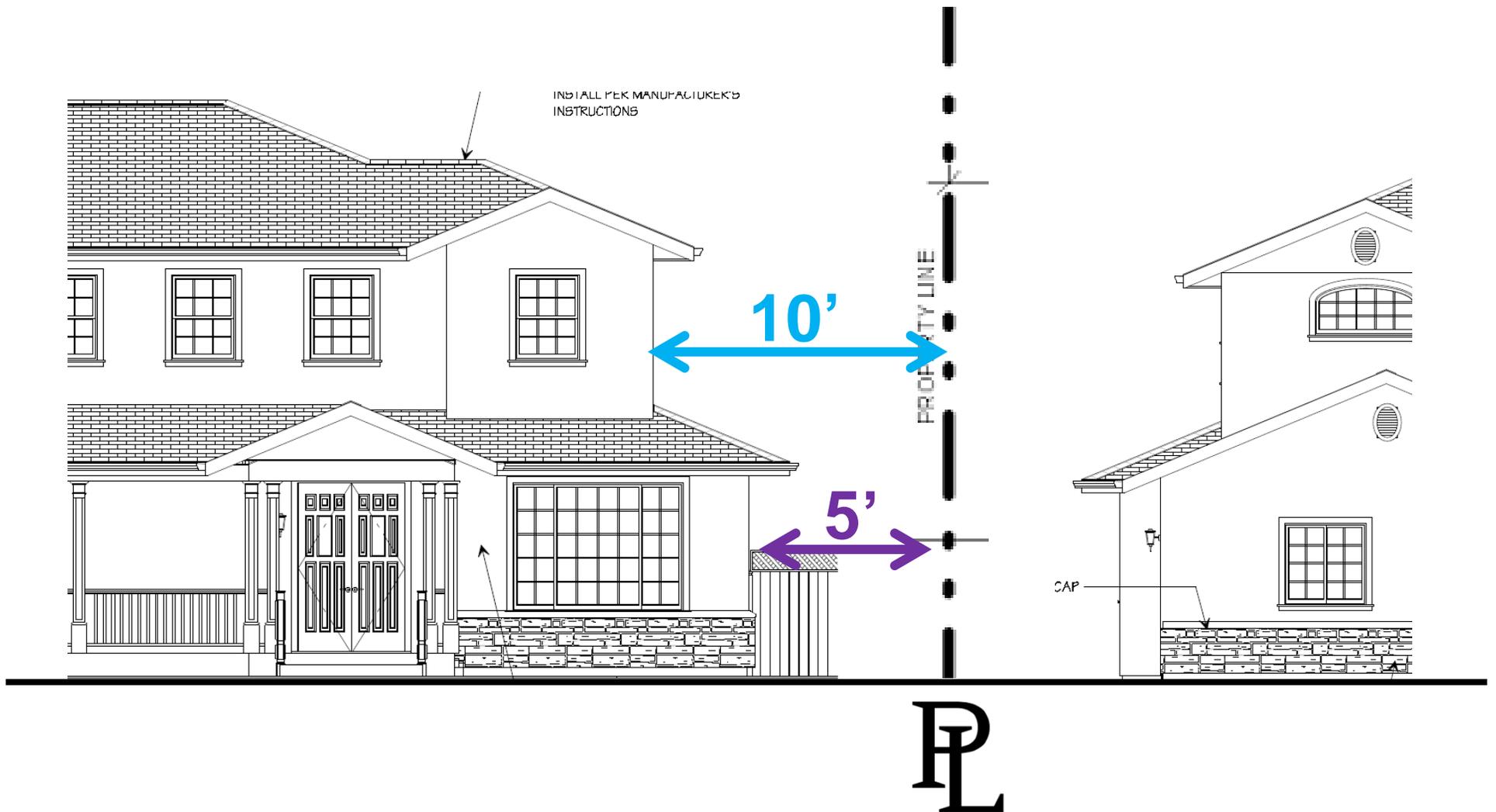




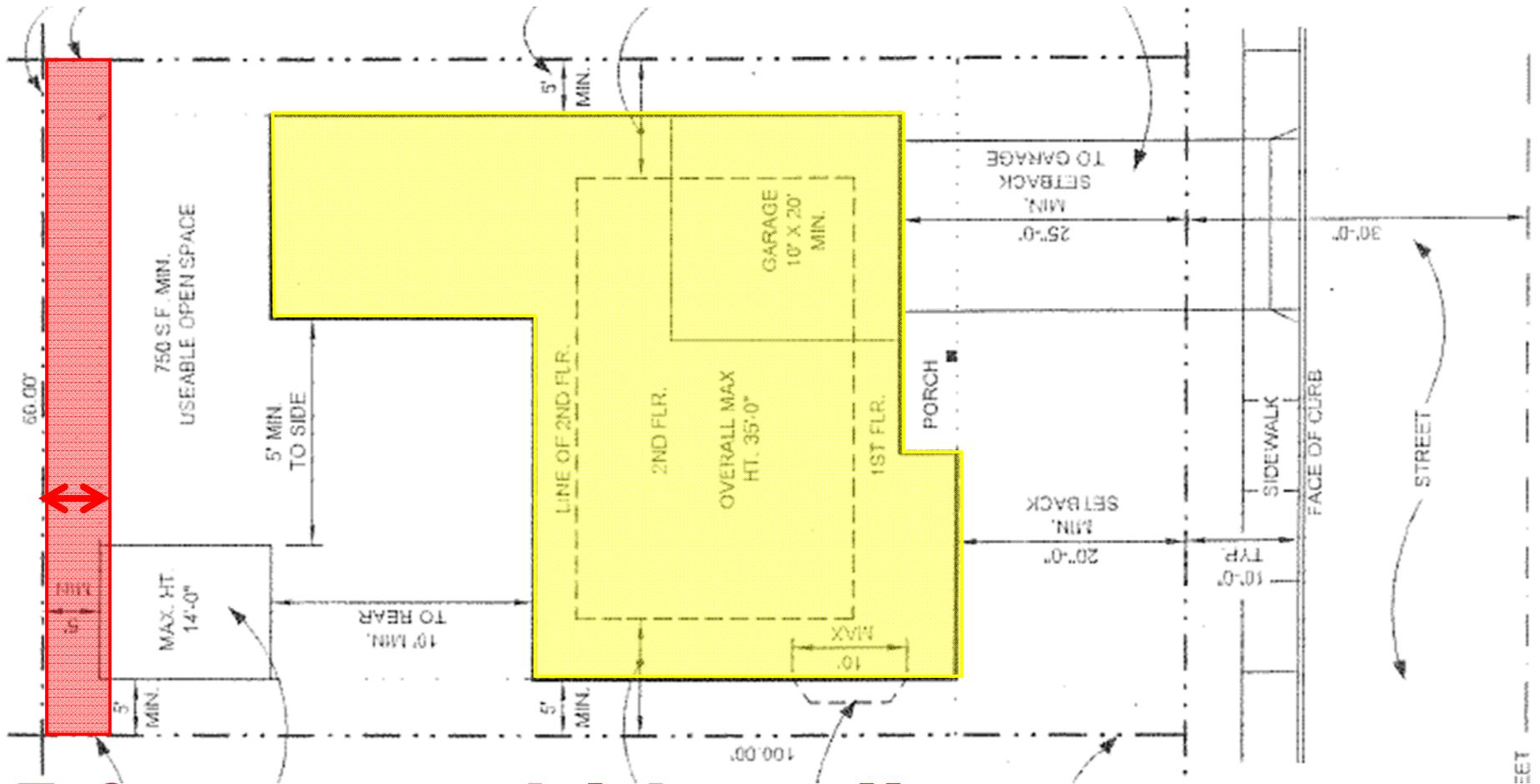
# Side Setbacks (Second Story)



# Side Setbacks (Second Story)

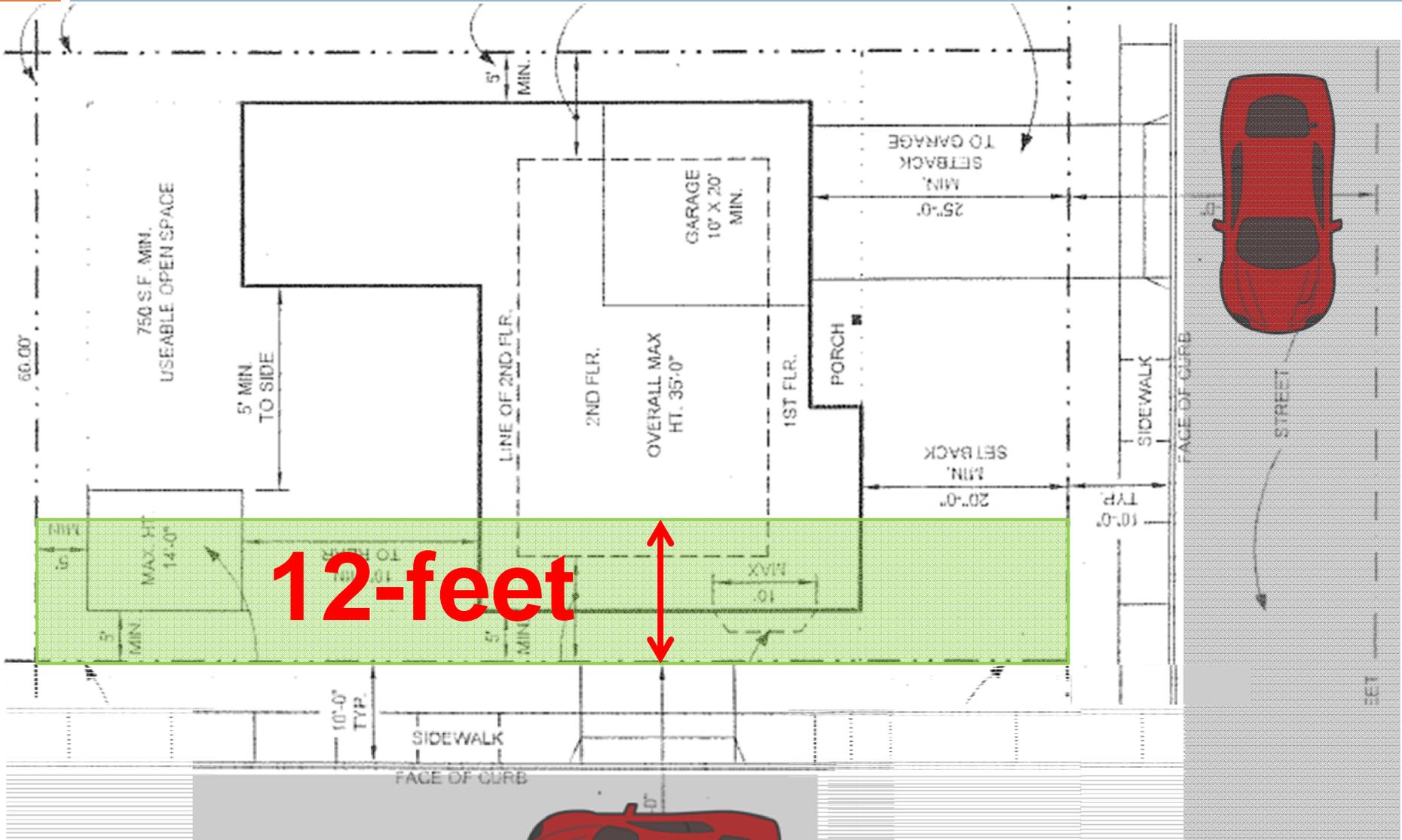


# Rear Setback



**5 feet or 1/2 bld. wall**

# Street Side Setback



# Terminology

- Zoning
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# Nonconforming



# Extensions

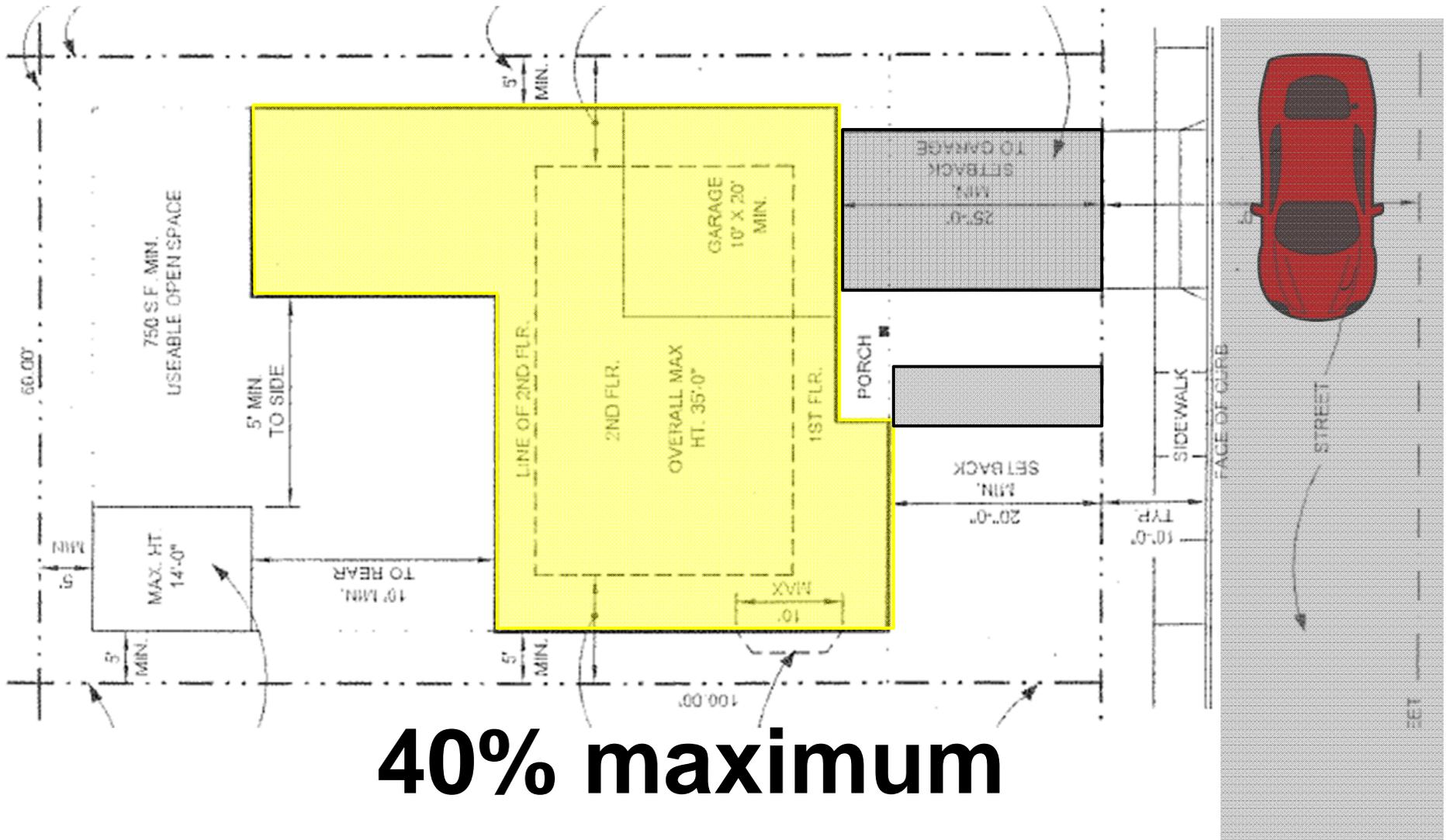


# Terminology

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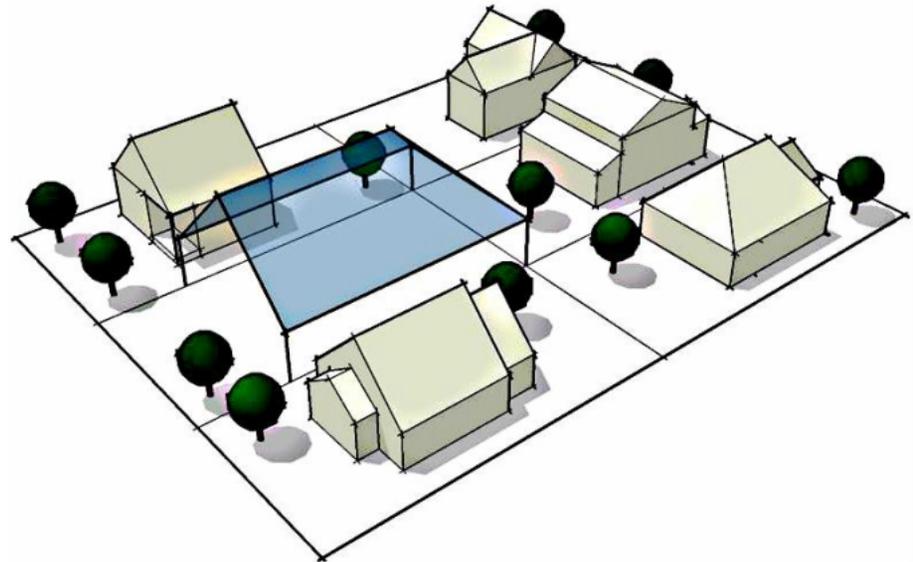


# Front Yard Paving



# What will be covered tonight?

- Pages 3 to 6
- Residential Standards & Terms
  - ▣ Lot Size, Width, Height, Setbacks, Lot Coverage
  - ▣ Subdivision Standards
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  - ▣ Front Yard Paving
  - ▣ Accessory Buildings
- **Code Comparisons**



# Comparisons

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

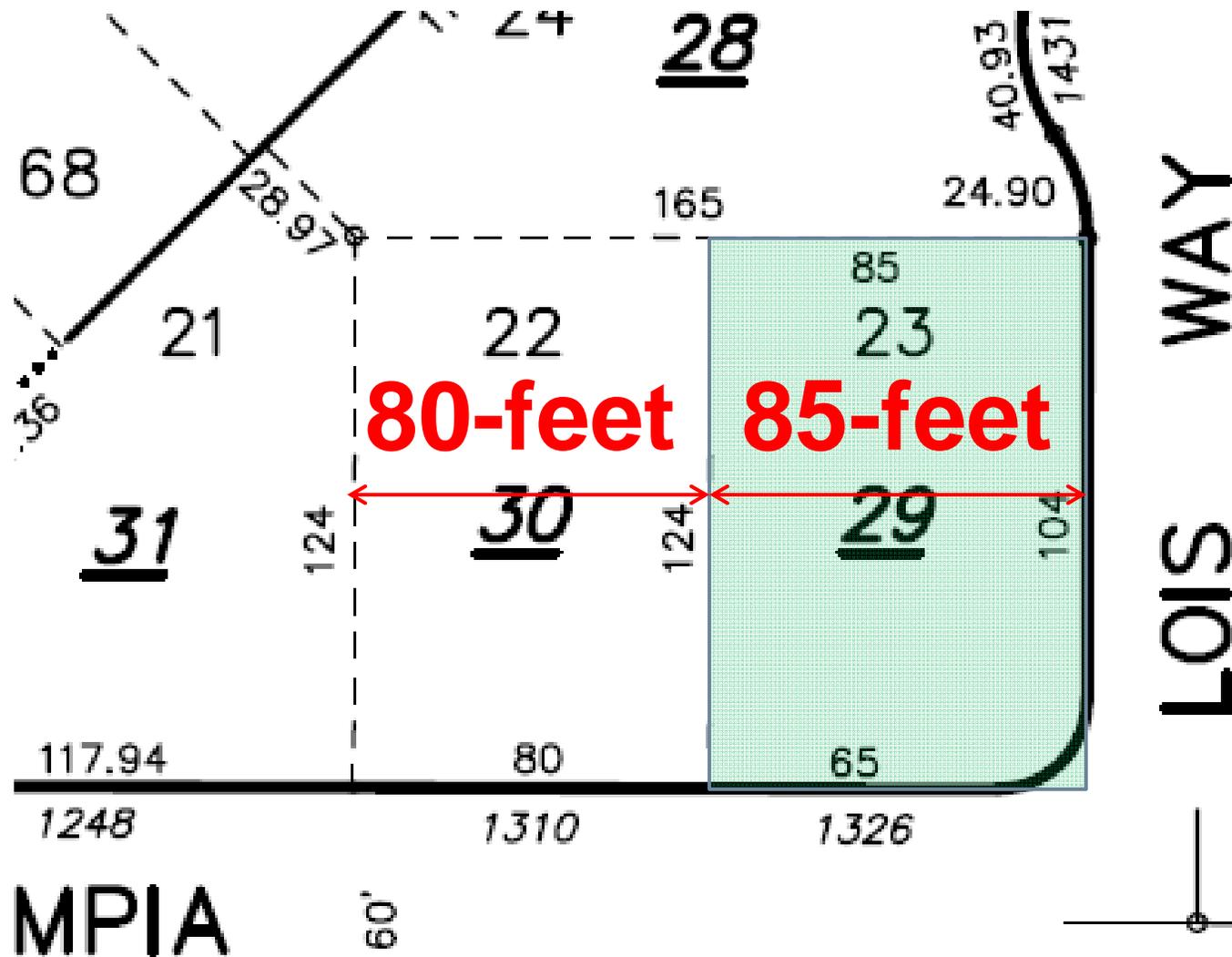
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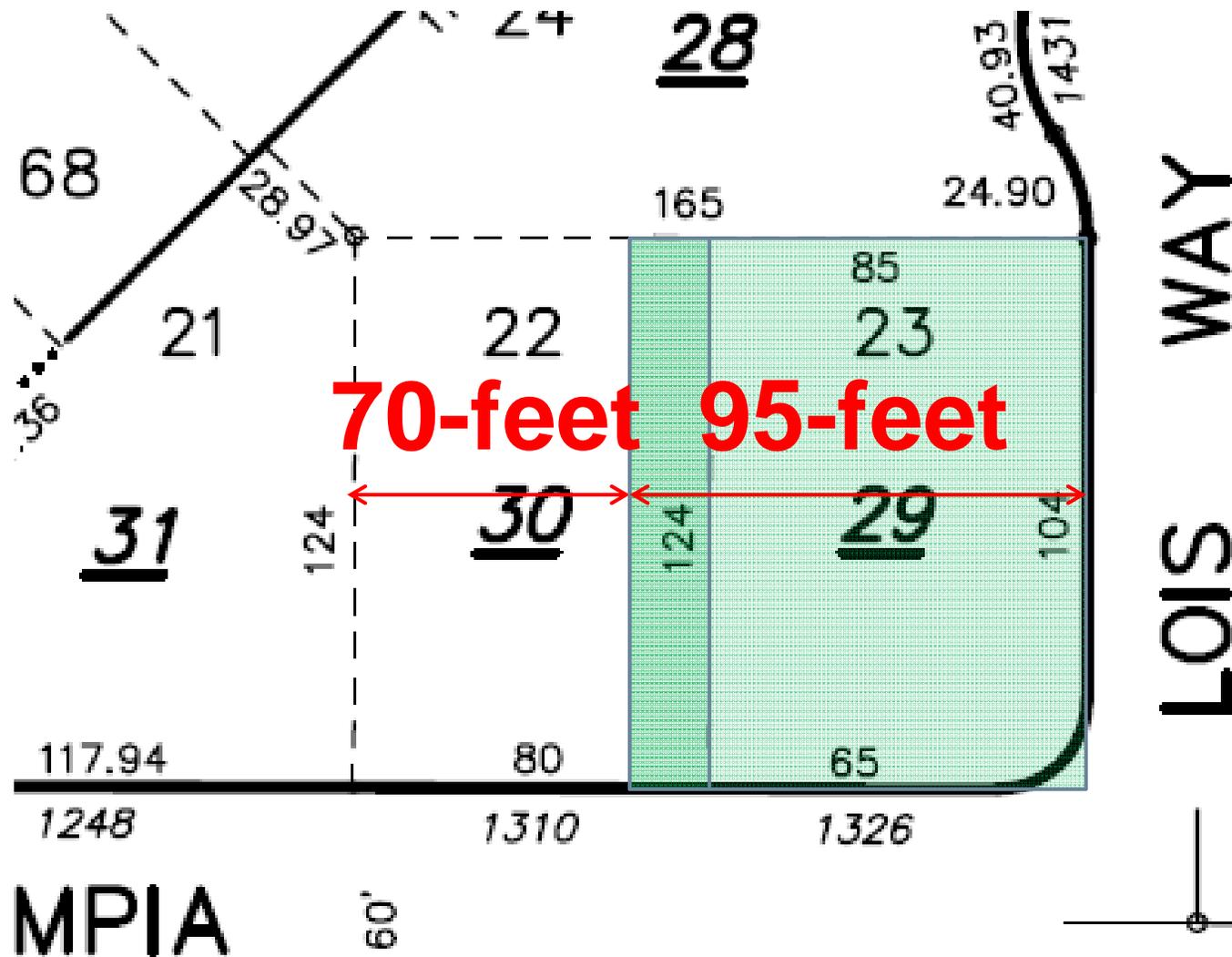
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# Lot Line Adjustment



# Lot Line Adjustment

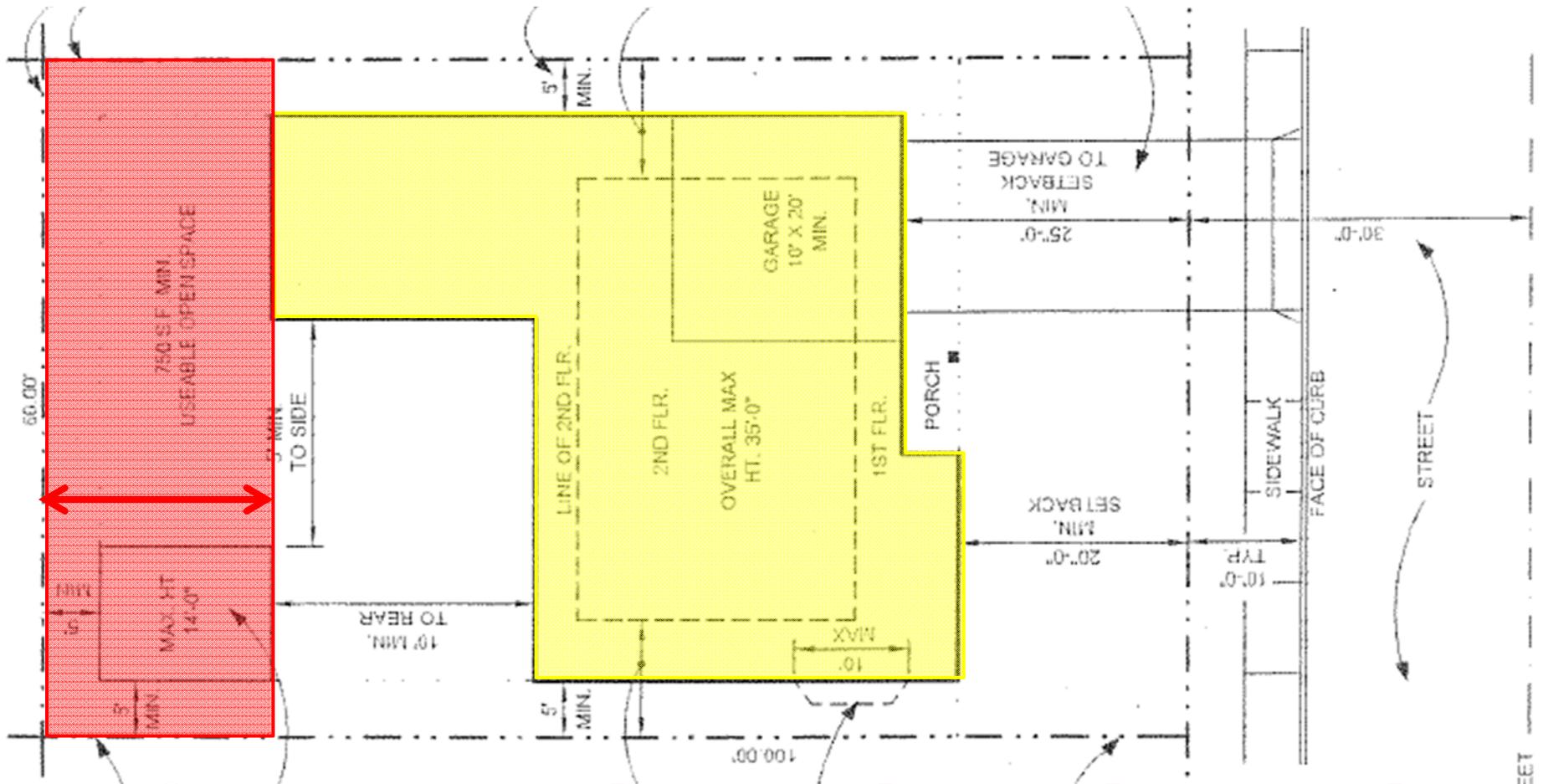


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# Proposed Rear Setback



**20-feet; may be reduced to 10'**

# Comparisons

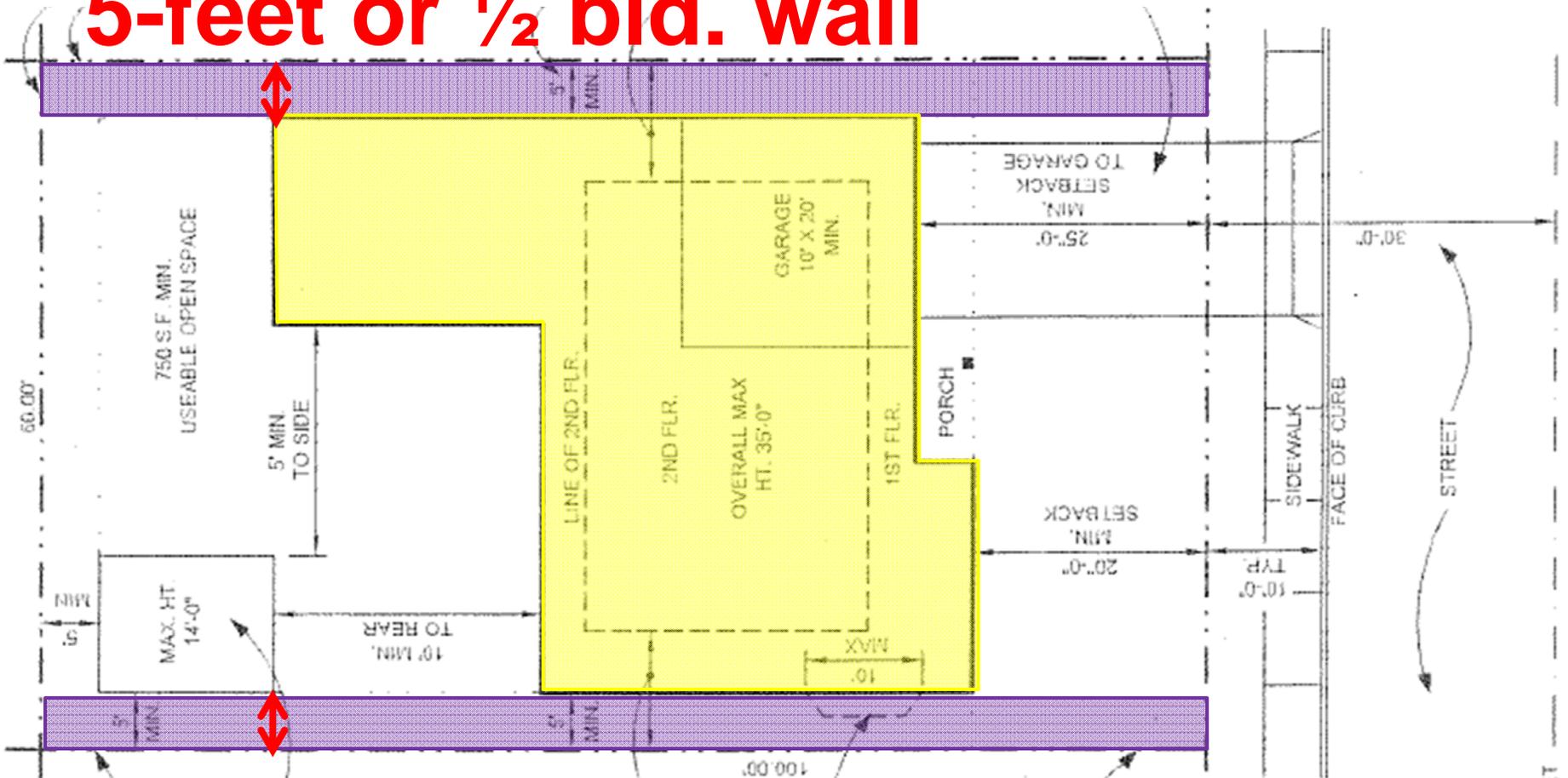
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|                                   | R-1-6   | R-1-8         | R-1-6   | R-1-8  | R-1-6   | R-1-8         |
| Lot Size                          | 6,000 sq. ft.   | 8,000 sq. ft. | 6,000 sq. ft.   | 8,000 sq. ft.  | 6,000 sq. ft.   | 8,000 sq. ft. |
| Lot Width                         | 60 feet   | 70 feet       | 60 feet   | 70 feet  | 60 feet   | 80 feet       |
| Front Setback                     | 20 feet   |               | 20 feet   |  | 20 feet   |               |
| Rear Setback                      | Greater of 5 feet or ½ "wall height"<br><br>(subject to open space requirement)                         |               | 20 feet<br><br>10 feet (if the useable yard area or volume is equal or greater than 20 times the lot width) | 20 feet  | 20 feet<br><br>10 feet (if the useable yard area or volume is equal or greater than 20 times the lot width) | 20 feet       |
| Private Open Space                | 750 sq. ft.   |               | N/A   |  | N/A   |               |
| Side Setback                      | Greater of 5 feet or ½ "wall height"<br><br>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"<br><br>Side 2: Greater of 10 feet or 60% "wall height" | Greater of 5 feet or ½ "wall height"<br><br>PC may allow a minimum of 5 feet for second story additions     | 8 feet        |
| Street Side Setback (Corner Lots) | 12 feet   |               | 12 feet   |  | N/A   |               |
| Floor Area Ratio                  | 0.45<br><br>PC may allow up to 0.50   |               | 0.45<br><br>PC may allow additions up to 0.50   |  | 0.45<br><br>Second story additions shall be no greater than 60% of the first floor area                     |               |
| Lot Coverage                      | 40%   |               | 40%   | 35%  | 40%   | 35%           |
| Height                            | 35 feet / 2 ½ stories   |               | 28 feet / 2 ½ stories   |  | 28 feet / 2 ½ stories   |               |

# Comparisons

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

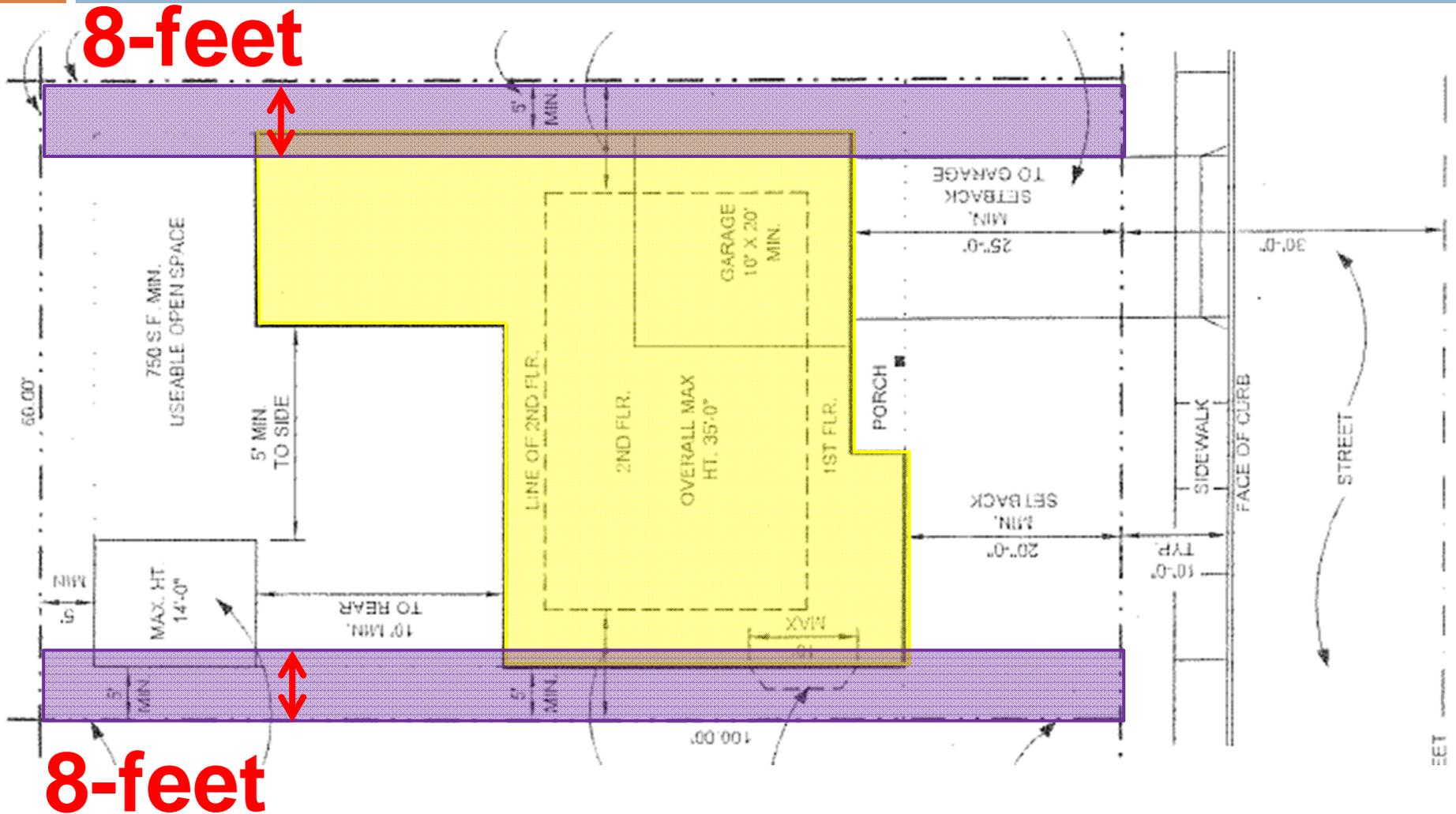
# Existing Side Setback (First Story)

**5-feet or 1/2 bld. wall**



**5-feet or 1/2 bld. wall height**

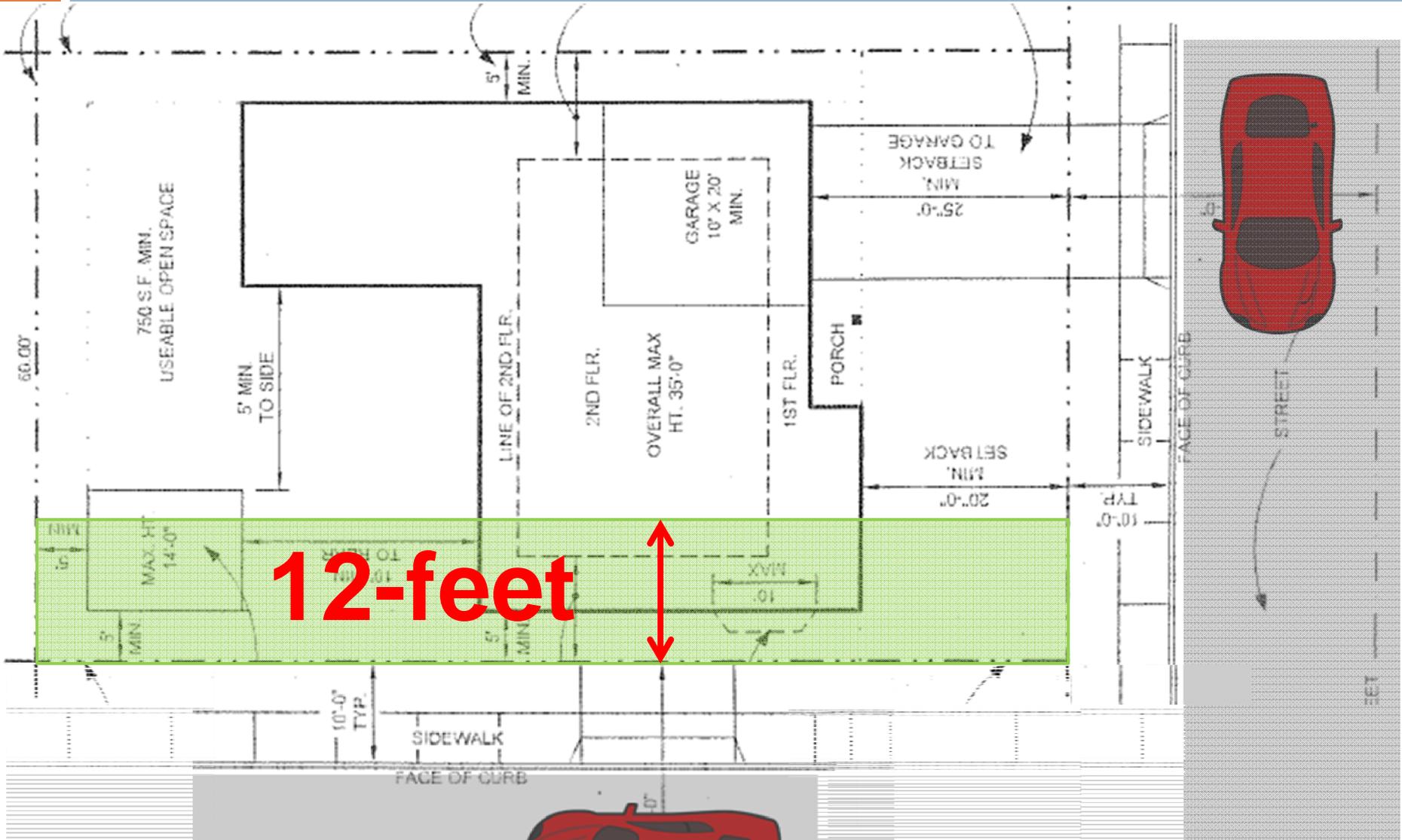
# Proposed R-1-8 (Both stories)



# Comparisons

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

# Street Side Setback



# Comparisons

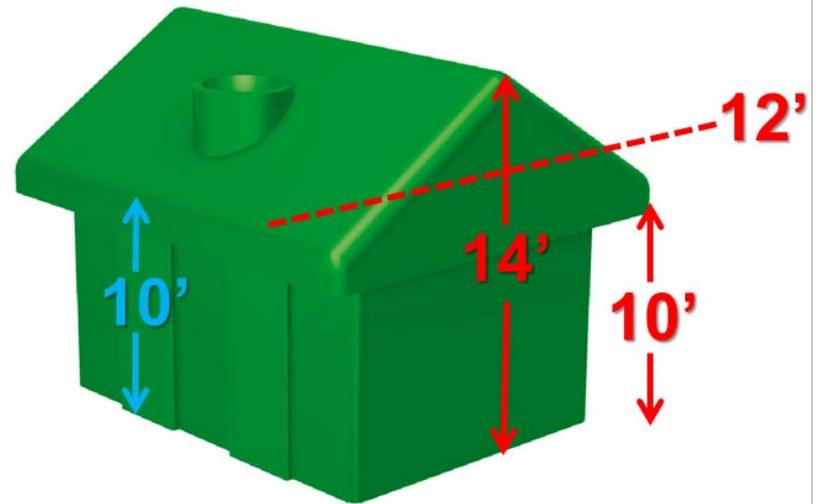
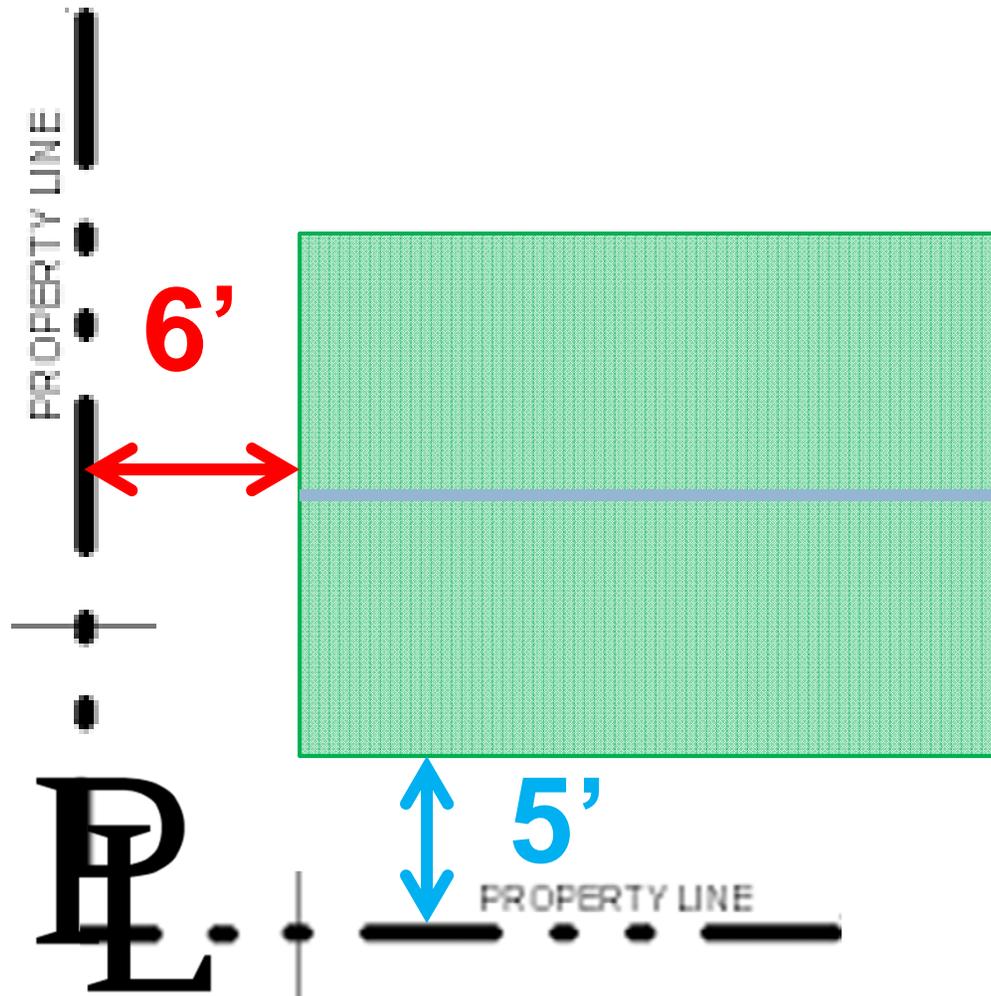
| Development Standard              | A   |               | B   |  | C   |               |
|-----------------------------------|---|---------------|---|--|---|---------------|
|                                   | City-Wide (non-San Tomas Area)  |               | San Tomas Area  |  | Campbell Village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

# Accessory Buildings

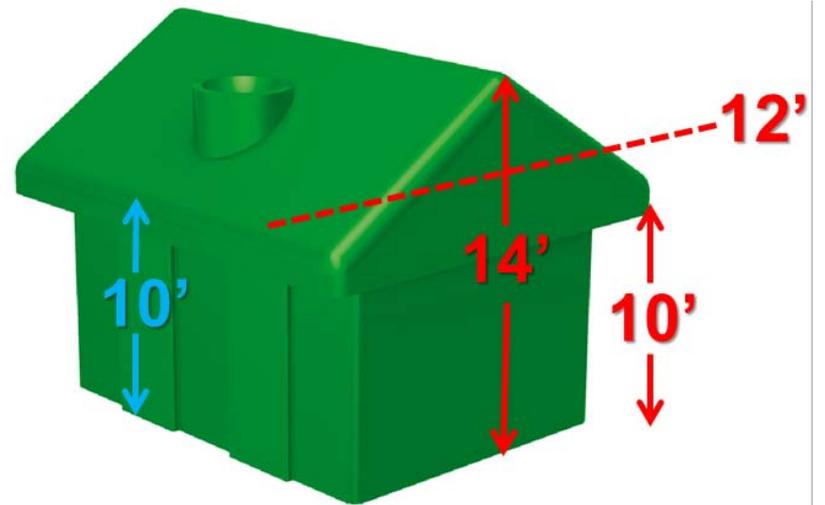
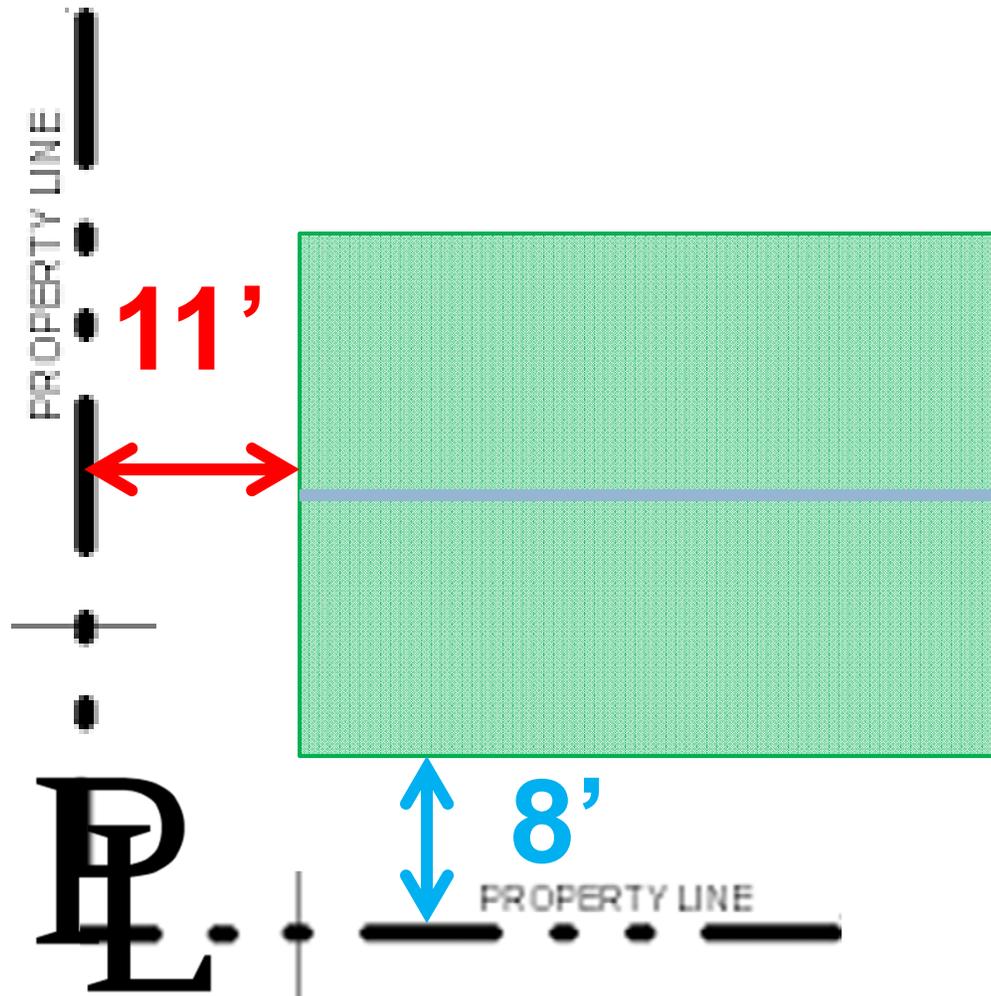


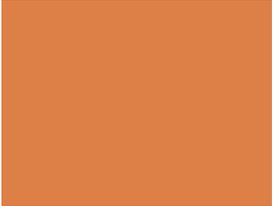
| Development Standard | A                              |           | B              |         | C                                     |         |
|----------------------|--------------------------------|-----------|----------------|---------|---------------------------------------|---------|
|                      | City-Wide (non-San Tomas Area) |           | San Tomas Area |         | Campbell Village (Currently Proposed) |         |
|                      | Wall Height                    | Setback   | Wall Height    | Setback | Wall Height                           | Setback |
|                      | Up to 14                       | 5' or 1/2 | 8'-9'          | 5'      | 8'-8.99'                              | 5'      |
|                      |                                |           | 9'-10'         | 6.5'    | 9'-9.99'                              | 6.5'    |
|                      |                                |           | 10'-11'        | 8.0'    | 10'-10.99'                            | 8.0'    |
|                      |                                |           | 11'-12'        | 9.5'    | 11'-11.99'                            | 9.5'    |
|                      |                                |           | 12' -13'       | 11'     | 12'-12.99'                            | 11'     |
|                      |                                |           | 13'-14'        | 12.5'   | 13'-13.99'                            | 12.5'   |
|                      |                                |           | 14'            | 14'     | 14'                                   | 14'     |

# Existing Accessory Setbacks



# Proposed Accessory Setbacks





# Q & A

