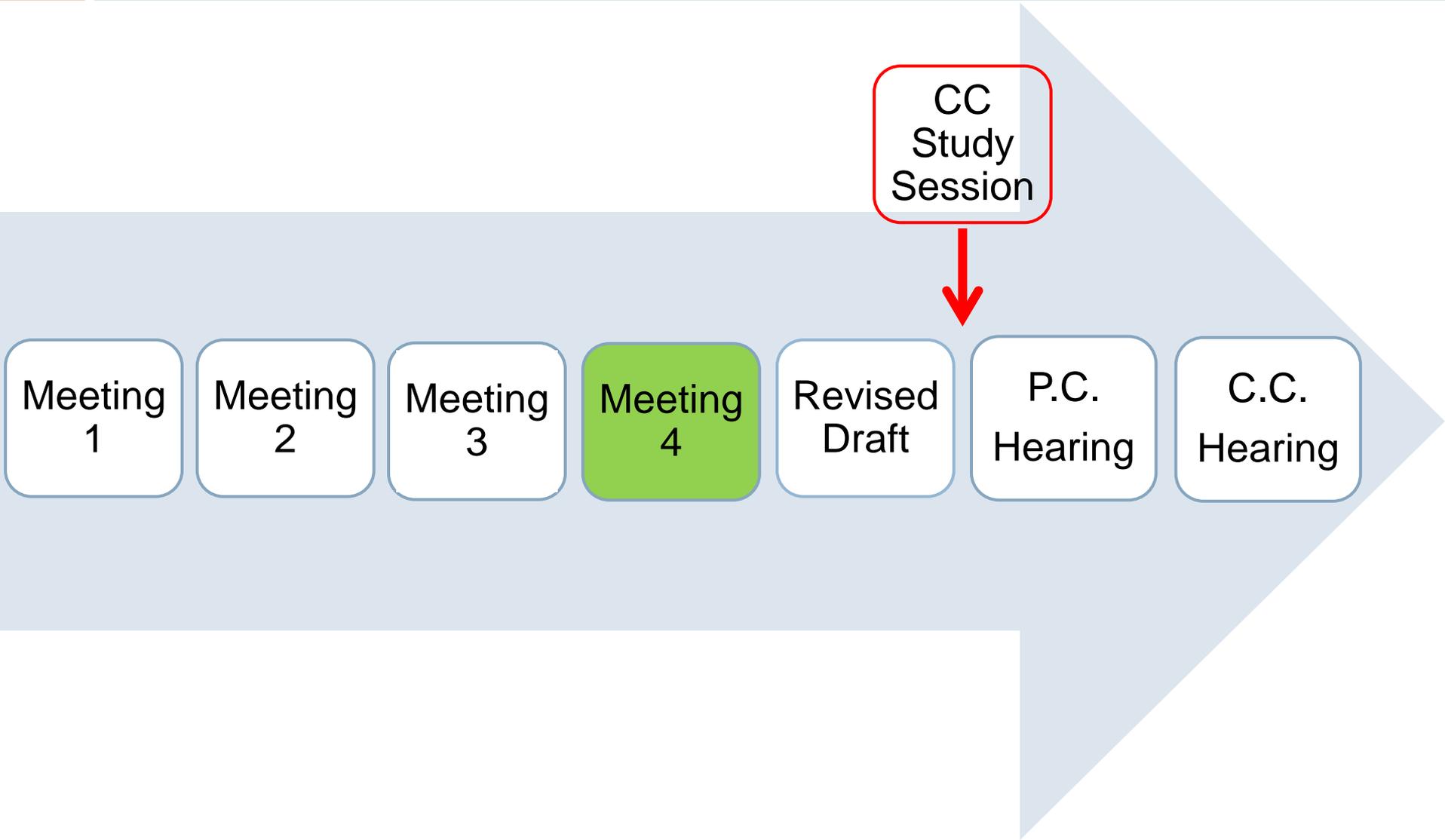


# CAMPBELL VILLAGE

Improvements on Private Property (Part 2)

# Where are we in the process?



# Campbell Village Website

<http://www.cityofcampbell.com/752/Campbell-Village-Neighborhood>



The screenshot shows the website header with the Campbell Village logo and navigation menu. The main content area features a search bar, site tools, and a list of e-services. The search bar is highlighted with a red arrow.

**Search** [Search Icon]

Site Tools [Share Icon]

**e-Notify**

- Annual Street Maintenance Project
- Campbell Village Neighborhood
- Civic Center Master Plan Project
- East Campbell Avenue Portals Project

Home > How do I... > View > Project Updates > Campbell Village Neighborhood

## Campbell Village Neighborhood

The Campbell Village Neighborhood Plan is a collaborative effort between the City of Campbell and the community to provide a coherent framework for future development in the Campbell Village Neighborhood. The Plan – currently under development – will establish land use policies, transportation policies, and development standards affecting both land use and transportation to further the residents' vision of their neighborhood. This Plan is intended to preserve the unique character of the neighborhood and help maintain the desired quality of life.

If you would like to participate in the development and finalization of this Plan, please note upcoming meetings, hosted by the City of Campbell. All are welcome to attend and participate.

More information can be found below in the relevant documents.

Check back here often for project status updates.

[Upcoming Community Notice Meeting](#)

View relevant documents:

Search: 'Campbell Village'

# How to contact us?

**planning** @cityofcampbell.com

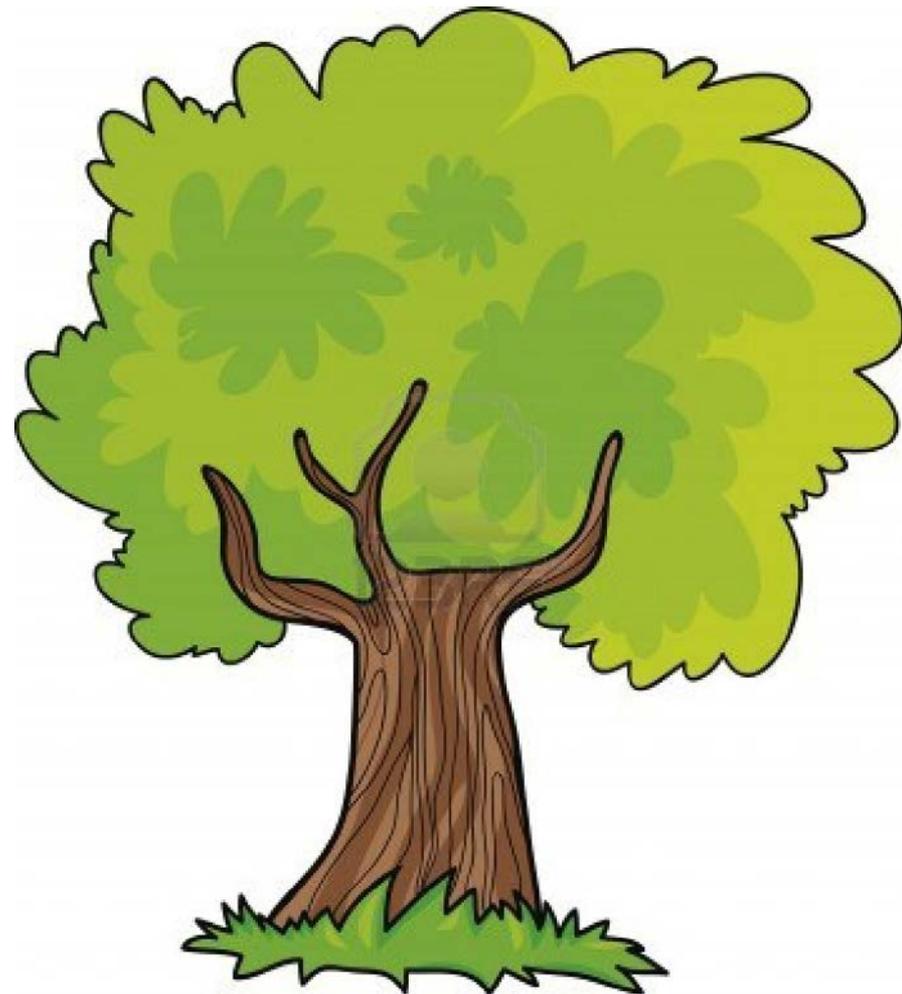
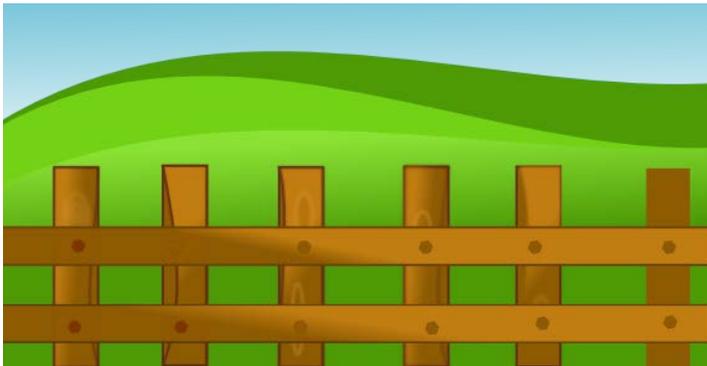


**publicworks** @cityofcampbell.com



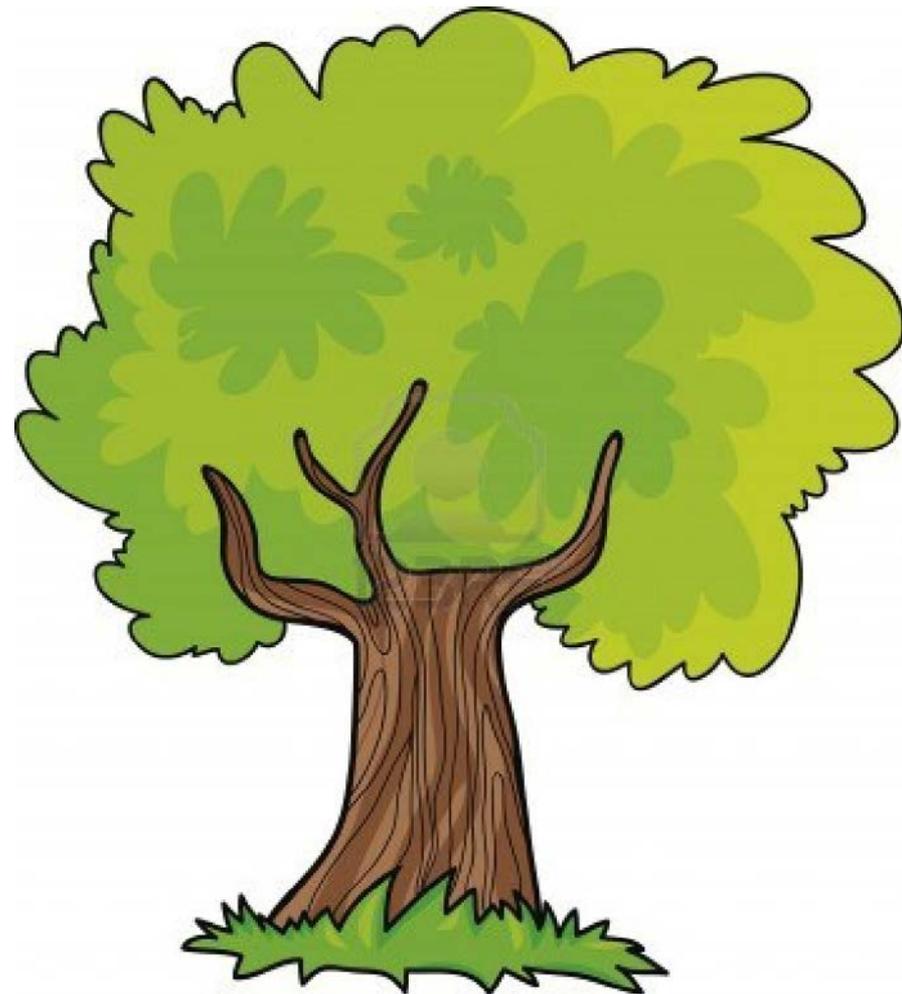
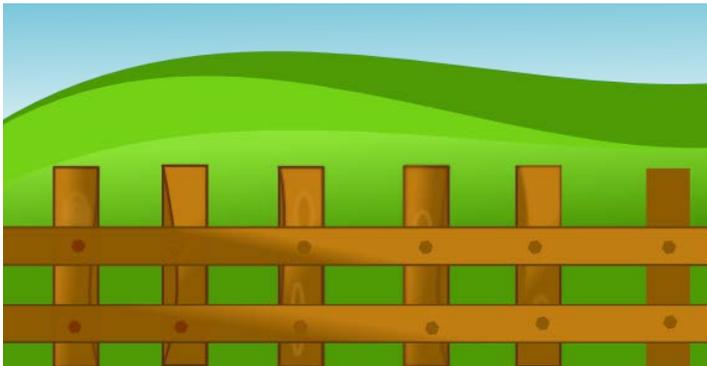
# What will be covered tonight?

- ❑ **Wrapping up last meeting**
- ❑ **Pages 6 to 11**
  - ❑ **Design Guidelines**
  - ❑ **Permit Process**
  - ❑ **Landscaping**
  - ❑ **Fencing**
  - ❑ **Commercial Standards**



# What will be covered tonight?

- **Wrapping up last meeting**
- **Pages 6 to 11**
  - ▣ **Design Guidelines**
  - ▣ **Permit Process**
  - ▣ **Landscaping**
  - ▣ **Fencing**
  - ▣ **Commercial Standards**



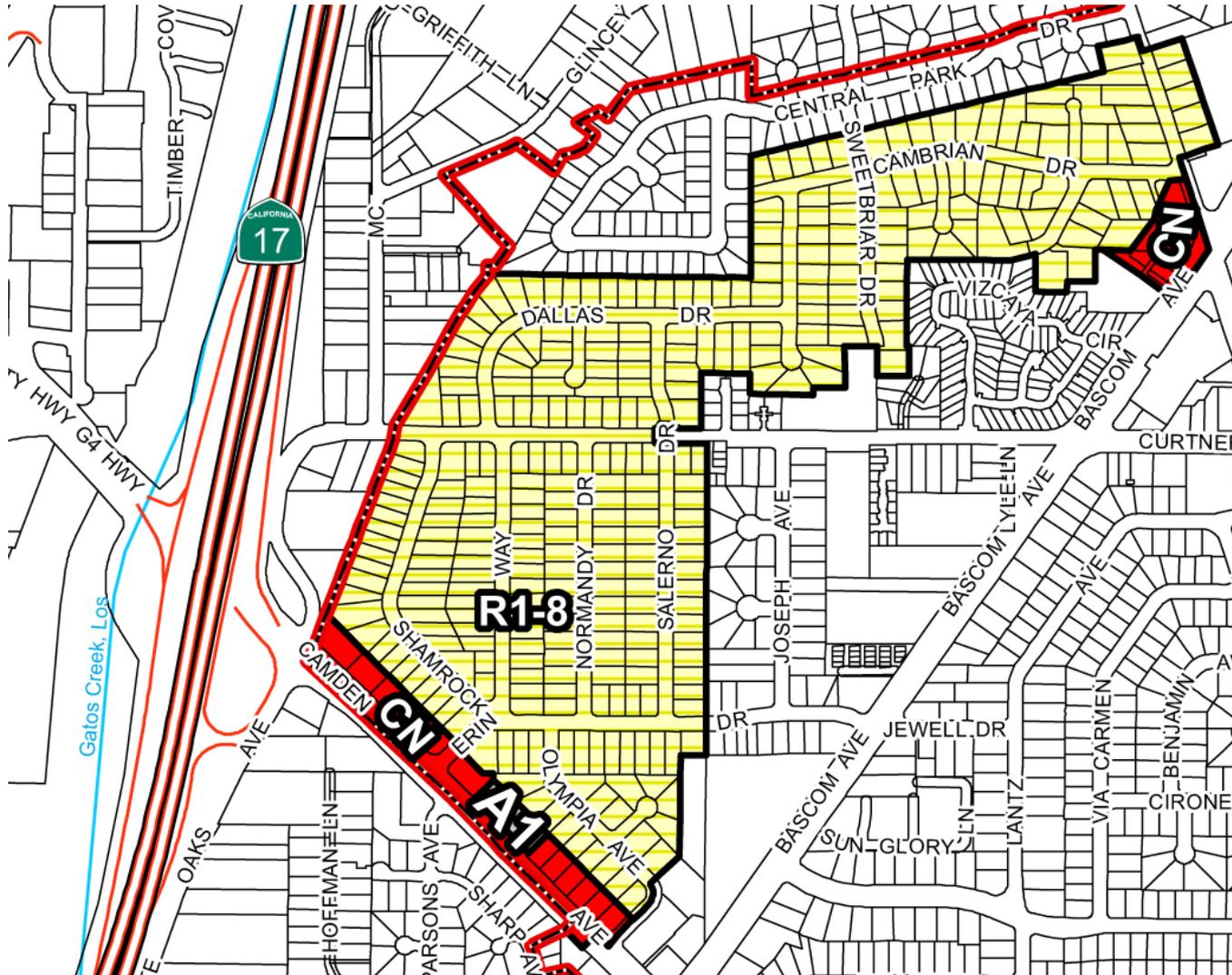
# Expanded Comparisons

Development Standard	A		B		C		D	E
	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	R-1-8	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.	8,000 sq. ft.	5,445 sq. ft.
Lot Width	60 feet	70 feet	60 feet	70 feet	60 feet	80 feet	N/A	50 feet
Front Setback	20 feet		20 feet		20 feet		25 feet	25 feet
Rear Setback	Greater of 5 feet or ½ "wall (subject to open space requirement)		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	20 feet
Private Open Space	750 sq. ft.		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"	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		N/A		10 feet	12.5 feet
Floor Area Ratio	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%	35%	40%	35%	N/A	N/A
Height	35 feet / 2 ½ stories		28 feet / 2 ½ stories		28 feet / 2 ½ stories		35 feet / 2 stories	35 feet / 2 stories

# Expanded Comparisons

Development Standard	A		B		C		D	E
	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	R-1-8	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.	8,000 sq. ft.	5,445 sq. ft.
Lot Width	60 feet	70 feet	60 feet	70 feet	60 feet	80 feet	N/A	50 feet
Front Setback	20 feet		20 feet		20 feet		25 feet	25 feet
Rear Setback	Greater of 5 feet or ½ "wall (subject to open space requirement)		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	20 feet
Private Open Space	750 sq. ft.		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"	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
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Lot Coverage	40%		40%	35%	40%	35%	N/A	N/A
Height	35 feet / 2 ½ stories		28 feet / 2 ½ stories		28 feet / 2 ½ stories		35 feet / 2 stories	35 feet / 2 stories

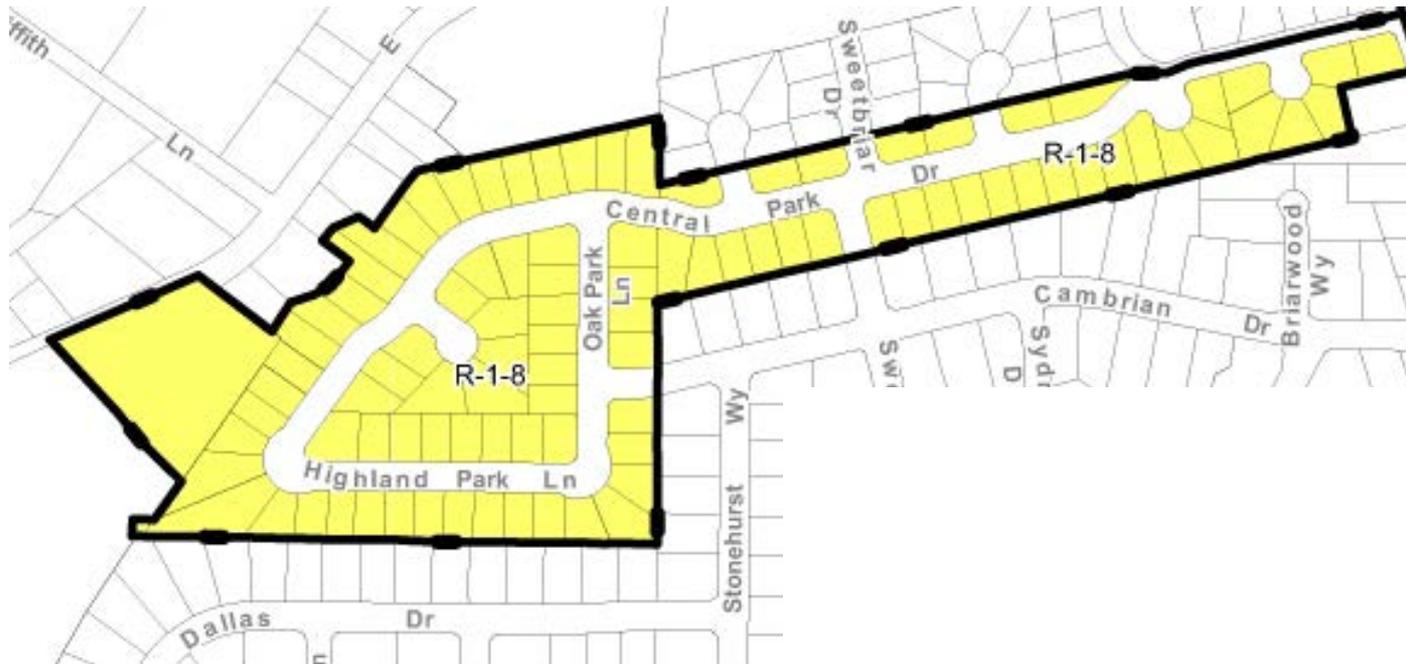
# Cambrian 36 'Column D'



D

R-1-8
8,000 sq. ft.
N/A
25 feet
25 feet
N/A
8 feet
10 feet
N/A
N/A
35 feet / 2 stories

# Central Park 'Column E'



E

R-1-8
5,445 sq. ft.
50 feet
25 feet
25 feet
N/A
8 feet
10 feet
N/A
N/A
35 feet / 2 stories

# Expanded Comparisons

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.	R-1-8 8,000 sq. ft.	R-1-6 6,000 sq. ft.	R-1-8 8,000 sq. ft.	R-1-6 6,000 sq. ft.	R-1-8 8,000 sq. ft.	R-1-8 8,000 sq. ft.	R-1-8 5,445 sq. ft.
Lot Width	60 feet	70 feet	60 feet	70 feet	60 feet	80 feet	N/A	50 feet
Front Setback	20 feet		20 feet		20 feet		25 feet	25 feet
Rear Setback	Greater of 5 feet or ½ "wall  (subject to open space requirement)		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	20 feet
Private Open Space	750 sq. ft.		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"	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
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Floor Area Ratio	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
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Height	35 feet / 2 ½ stories		28 feet / 2 ½ stories		28 feet / 2 ½ stories		35 feet / 2 stories	35 feet / 2 stories

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Lot Width	60 feet	70 feet	60 feet	70 feet	60 feet	80 feet	N/A	50 feet
Front Setback	20 feet		20 feet		20 feet		25 feet	25 feet
Rear Setback	Greater of 5 feet or ½ "wall  (subject to open space requirement)		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	20 feet
Private Open Space	750 sq. ft.		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"	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
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Lot Coverage	40%		40%	35%	40%	35%	N/A	N/A
Height	35 feet / 2 ½ stories		28 feet / 2 ½ stories		28 feet / 2 ½ stories		35 feet / 2 stories	35 feet / 2 stories

# Expanded Comparisons

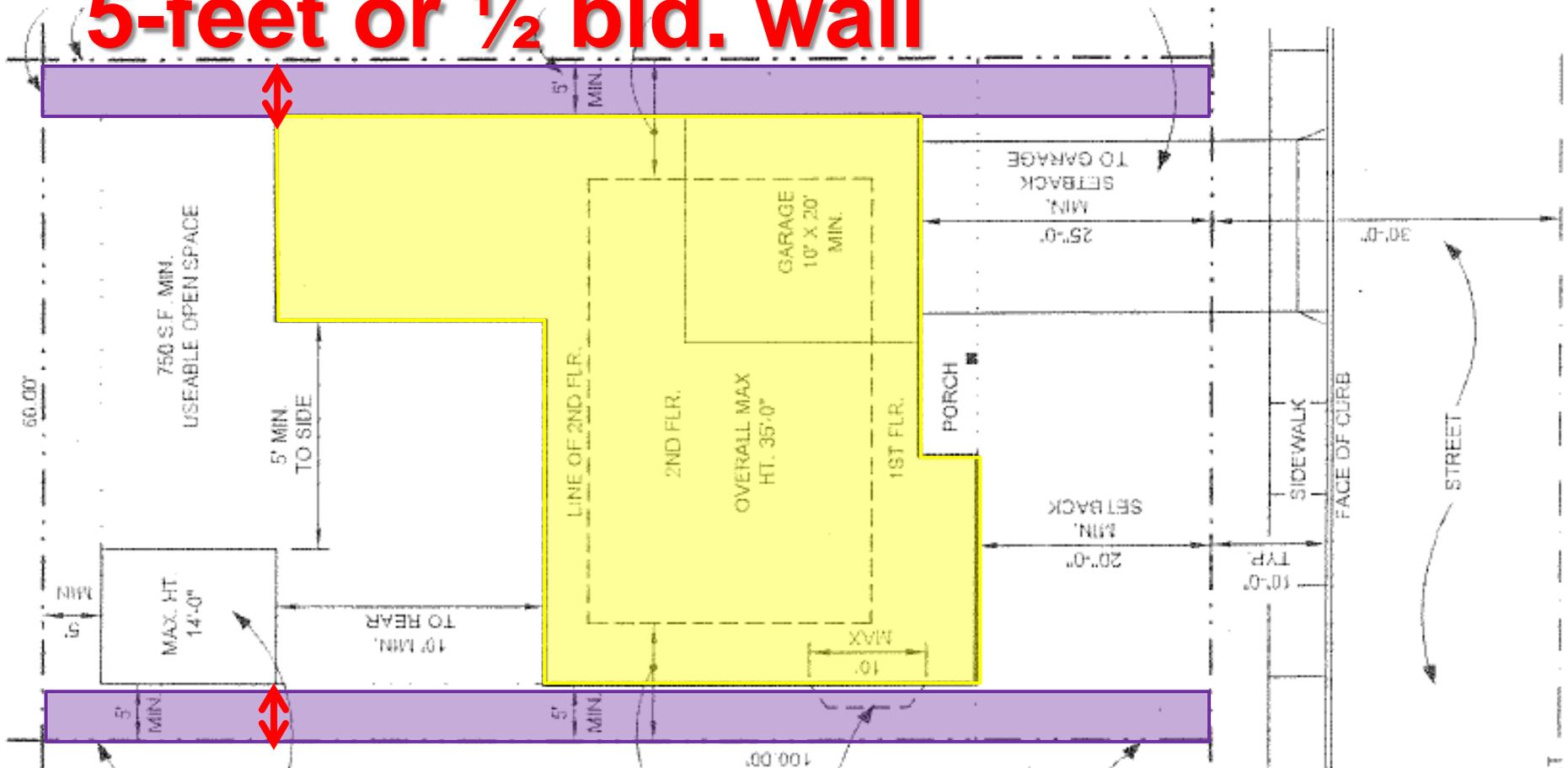
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Front Setback	20 feet		20 feet		20 feet		25 feet	25 feet
Rear Setback	Greater of 5 feet or ½ "wall (subject to open space requirement)		20 feet or 10 feet (if the useable yard area or volume is equal or greater than 20 times the lot width)	20 feet	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	20 feet
Private Open Space	750 sq. ft.		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"	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
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Lot Coverage	40%		40%		40% 35%		N/A	N/A
Height	35 feet / 2 ½ stories		28 feet / 2 ½ stories		28 feet / 2 ½ stories		35 feet / 2 stories	35 feet / 2 stories

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Front Setback	20 feet		20 feet		20 feet		25 feet	25 feet
Rear Setback	Greater of 5 feet or ½ "wall (subject to open space requirement)		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	20 feet
Private Open Space	750 sq. ft.		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"	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
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Lot Coverage	40%		40%      35%		40%      35%		N/A	N/A
Height	35 feet / 2 ½ stories		28 feet / 2 ½ stories		28 feet / 2 ½ stories		35 feet / 2 stories	35 feet / 2 stories

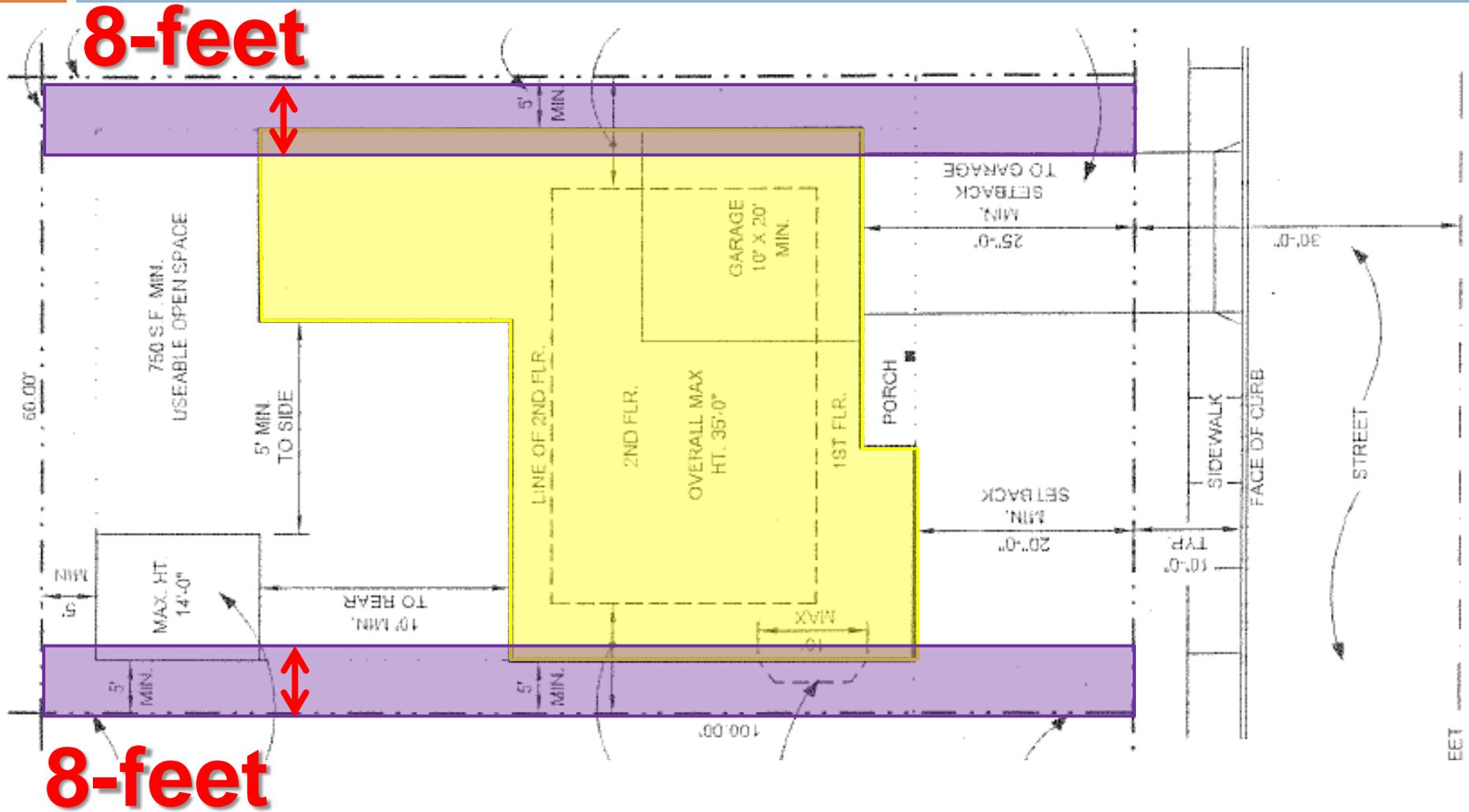
# Existing Side Setback (First Story)

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



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

# Proposed R-1-8 (Both stories)



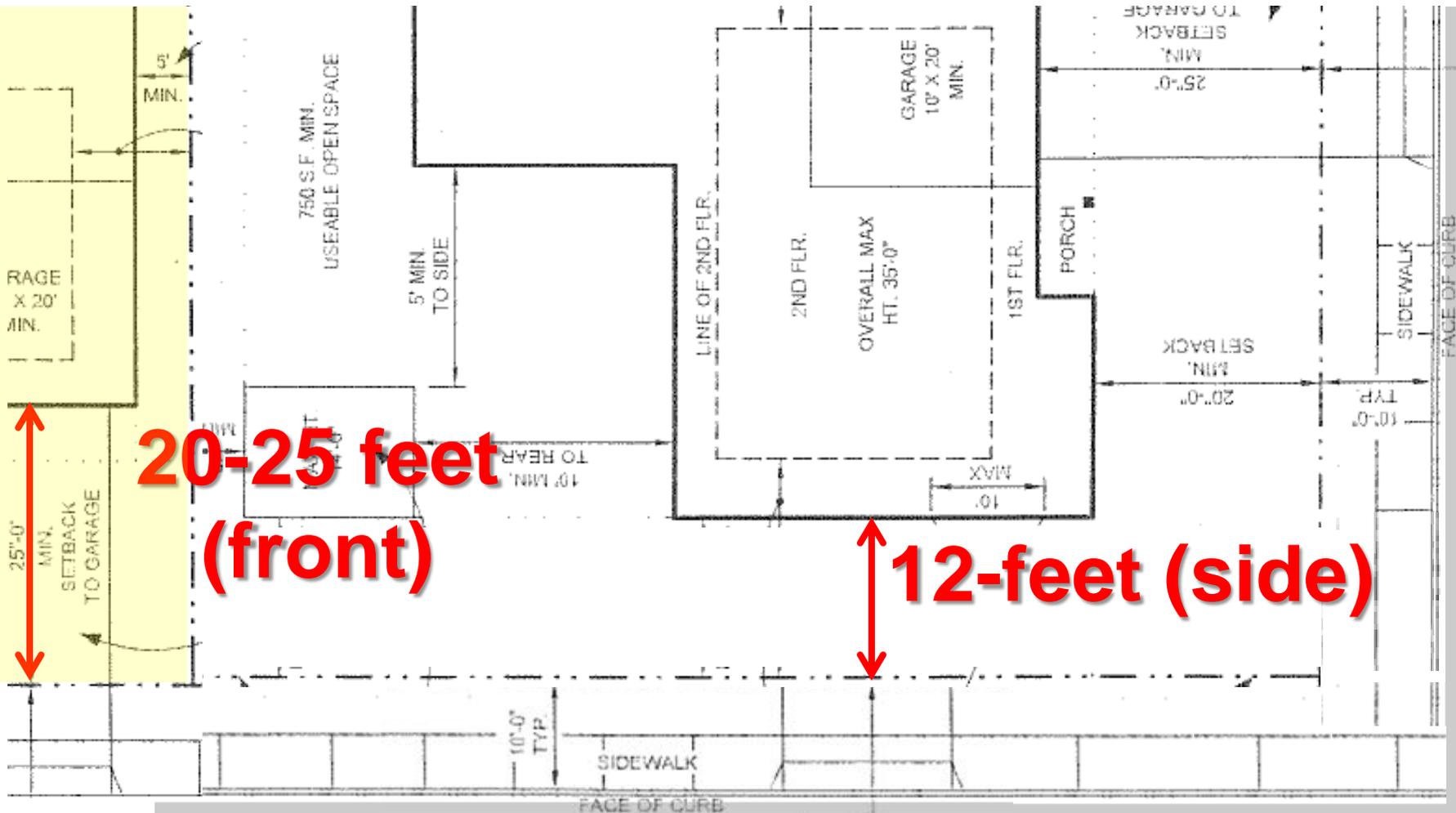
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Lot Width	60 feet	70 feet	60 feet	70 feet	60 feet	80 feet	N/A	50 feet
Front Setback	20 feet		20 feet		20 feet		25 feet	25 feet
Rear Setback	Greater of 5 feet or ½ "wall (subject to open space requirement)		20 feet or 10 feet (if the useable yard area 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	20 feet
Private Open Space	750 sq. ft.		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"	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
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Lot Coverage	40%		40%		40% 35%		N/A	N/A
Height	35 feet / 2 ½ stories		28 feet / 2 ½ stories		28 feet / 2 ½ stories		35 feet / 2 stories	35 feet / 2 stories

# Expanded Comparisons

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Front Setback	20 feet		20 feet		20 feet		25 feet	25 feet
Rear Setback	Greater of 5 feet or ½ "wall (subject to open space requirement)		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	20 feet
Private Open Space	750 sq. ft.		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"	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
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Lot Coverage	40%		40%		40%		N/A	N/A
Height	35 feet / 2 ½ stories		28 feet / 2 ½ stories		28 feet / 2 ½ stories		35 feet / 2 stories	35 feet / 2 stories

# Building Setbacks – Street Side



**20-25 feet  
(front)**

**12-feet (side)**



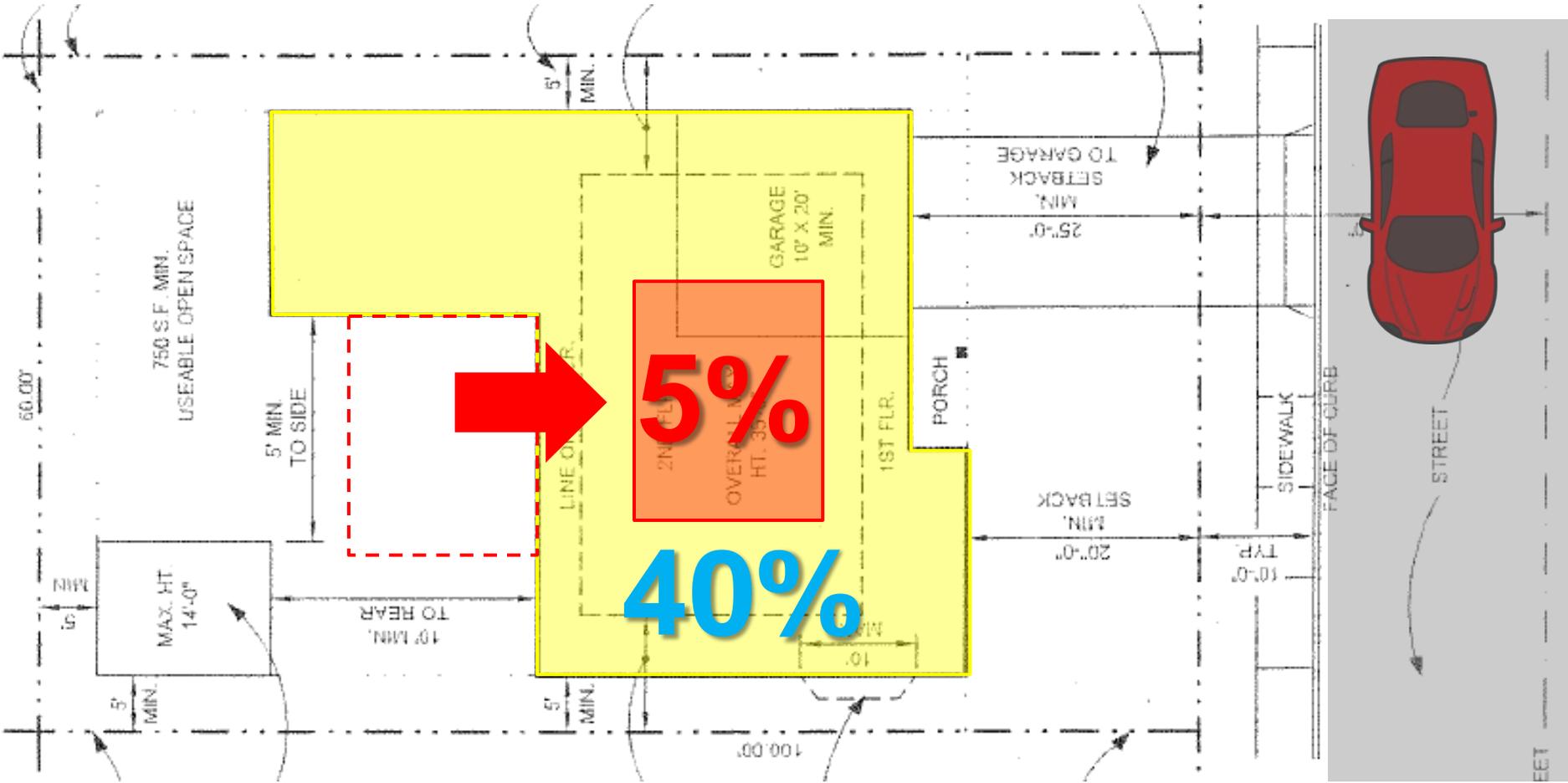
# Expanded Comparisons

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Lot Width	60 feet	70 feet	60 feet	70 feet	60 feet	80 feet	N/A	50 feet
Front Setback	20 feet		20 feet		20 feet		25 feet	25 feet
Rear Setback	Greater of 5 feet or ½ "wall (subject to open space requirement)		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	20 feet
Private Open Space	750 sq. ft.		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"	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
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Floor Area Ratio	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%		N/A	N/A
Height	35 feet / 2 ½ stories		28 feet / 2 ½ stories		28 feet / 2 ½ stories		35 feet / 2 stories	35 feet / 2 stories

# Expanded Comparisons

Development Standard	A		B		C		D	E
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Front Setback	20 feet		20 feet		20 feet		25 feet	25 feet
Rear Setback	Greater of 5 feet or ½ "wall (subject to open space requirement)		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	20 feet
Private Open Space	750 sq. ft.		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"	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
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Lot Coverage	40%		40%	35%	40%	35%	N/A	N/A
Height	35 feet / 2 ½ stories		28 feet / 2 ½ stories		28 feet / 2 ½ stories		35 feet / 2 stories	35 feet / 2 stories

# Floor Area Ratio vs. Lot Coverage



# Expanded Comparisons

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.	R-1-8 8,000 sq. ft.	R-1-6 6,000 sq. ft.	R-1-8 8,000 sq. ft.	R-1-6 6,000 sq. ft.	R-1-8 8,000 sq. ft.	R-1-8 8,000 sq. ft.	R-1-8 5,445 sq. ft.
Lot Width	60 feet	70 feet	60 feet	70 feet	60 feet	80 feet	N/A	50 feet
Front Setback	20 feet		20 feet		20 feet		25 feet	25 feet
Rear Setback	Greater of 5 feet or ½ "wall (subject to open space requirement)		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	20 feet
Private Open Space	750 sq. ft.		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"	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"	8 feet	8 feet	5 feet
Street Side Setback (Corner Lots)	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 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%	35%	40%	35%	N/A	N/A
Height	35 feet / 2 ½ stories		28 feet / 2 ½ stories		28 feet / 2 ½ stories		35 feet / 2 stories	35 feet / 2 stories

# Expanded Comparisons

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.	R-1-8 8,000 sq. ft.	R-1-6 6,000 sq. ft.	R-1-8 8,000 sq. ft.	R-1-6 6,000 sq. ft.	R-1-8 8,000 sq. ft.	R-1-8 8,000 sq. ft.	R-1-8 5,445 sq. ft.
Lot Width	60 feet	70 feet	60 feet	70 feet	60 feet	80 feet	N/A	50 feet
Front Setback	20 feet		20 feet		20 feet		25 feet	25 feet
Rear Setback	Greater of 5 feet or ½ "wall (subject to open space requirement)		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	20 feet
Private Open Space	750 sq. ft.		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"	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		N/A		10 feet	12.5 feet
Floor Area Ratio	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%		N/A	N/A
Height	35 feet / 2 ½ stories		28 feet / 2 ½ stories		28 feet / 2 ½ stories		35 feet / 2 stories	35 feet / 2 stories

# Building Height – 28-feet, 9-inches



# Building Height – 28-feet, 9-inches



# Building Height – 35 feet, 9-inches



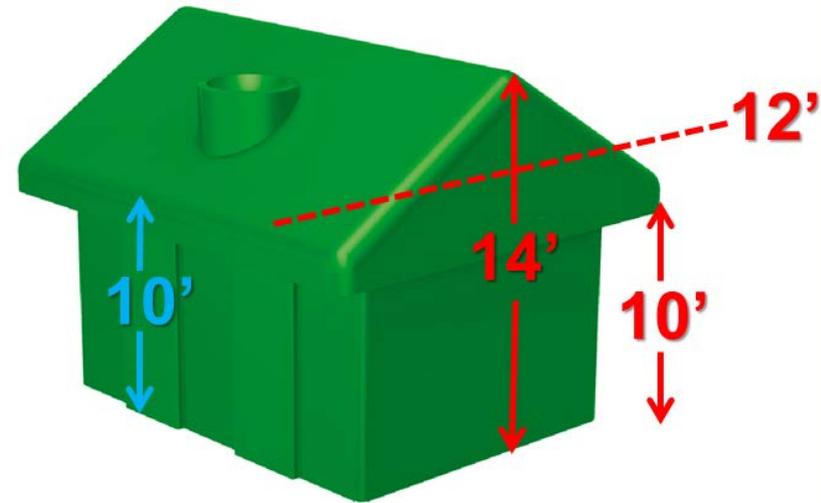
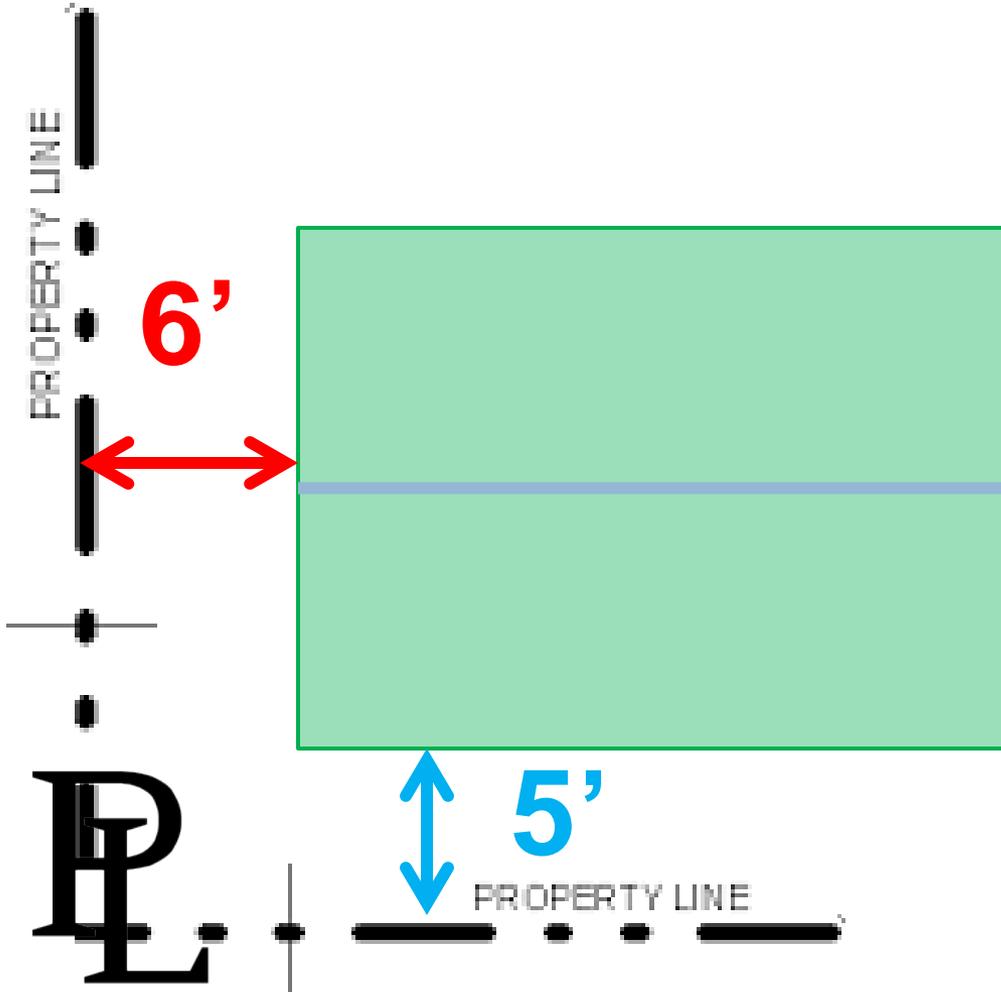
# Building Height – 35 feet, 9-inches



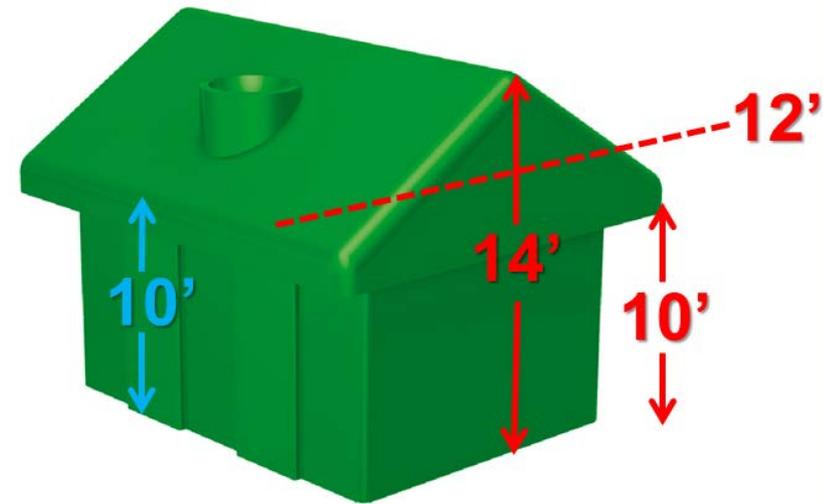
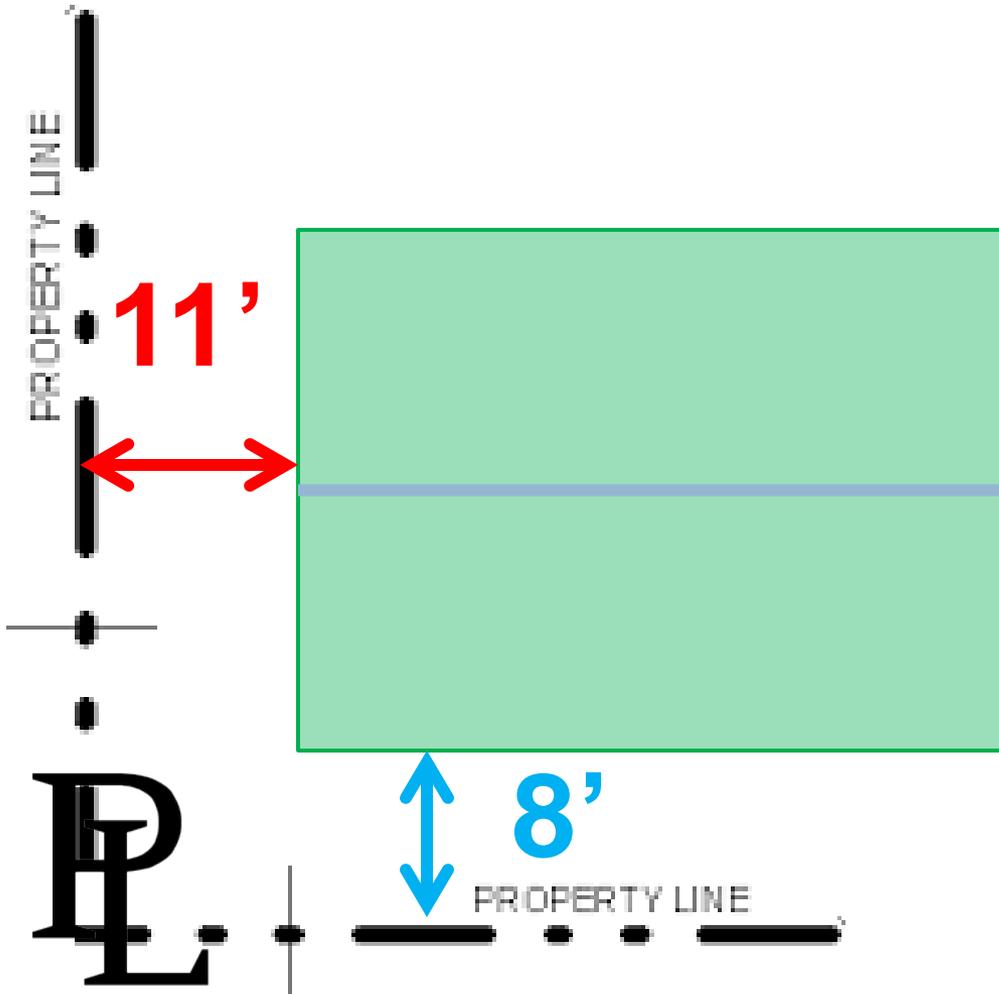
# Accessory Structures

B		C	
San Tomas Area		Campbell Village (Currently Proposed)	
Wall Height	Setback	Wall Height	Setback
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

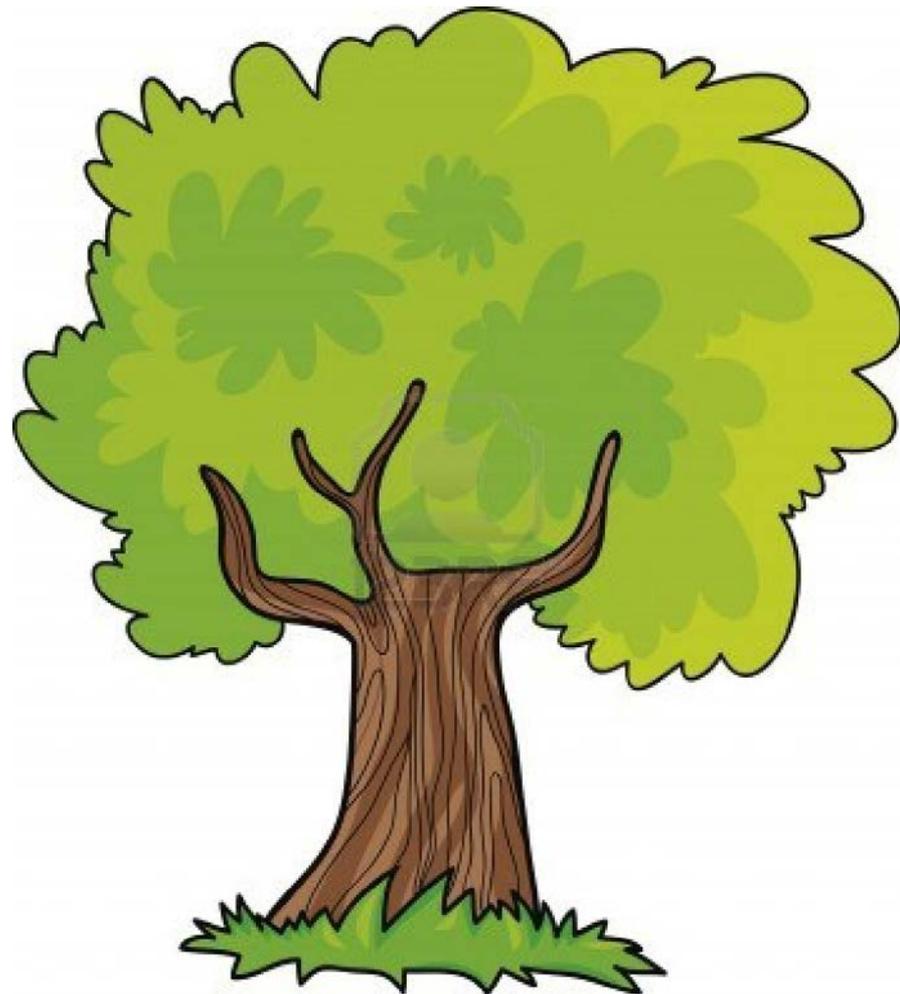
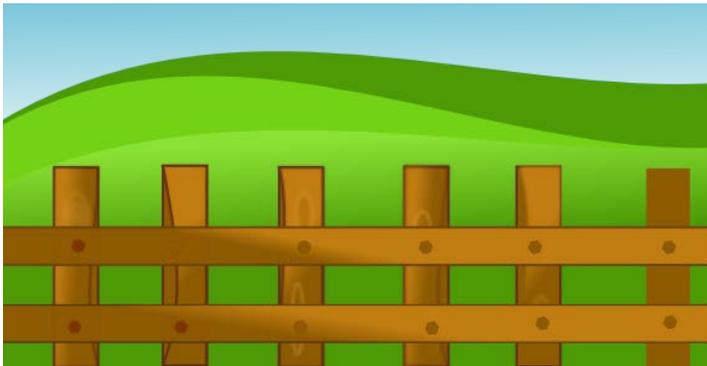


# Accessory Structures

B		C	
San Tomas Area		Campbell Village (Currently Proposed)	
Wall Height	Setback	Wall Height	Setback
8'-9'	5'	8'-8.99'	5'
9'-10'	6.5'	9'-9.99'	6.5'
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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'

# What will be covered tonight?

- Wrapping up last meeting
- **Pages 6 to 11**
  - **Design Guidelines**
  - **Permit Process**
  - **Landscaping**
  - **Fencing**
  - **Commercial Standards**



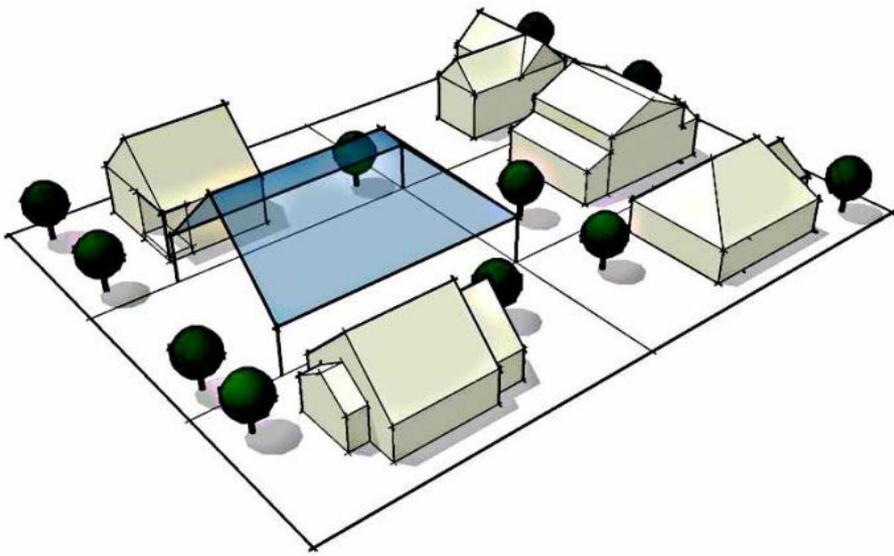
# Dev. Standards vs. Design Review

## Development Standards:

- How big?
- How tall?
- How close?
- Minimum amount of 'x'?
- Maximum amount of 'y'?

## Design Review:

- What shape?
- What color & materials?
- How much privacy?
- How much articulation?
- Consistent with neighbors?



# Design Guidelines

## ▣ What should it look like?



# Design Guidelines

## 1. General Requirements

The design criteria are intended to protect and reinforce the architectural features of homes that have helped define the neighborhood character. For projects that are processed ministerially, they will serve as non-binding guidelines. For projects that are processed as discretionary projects (administratively or Planning Commission), they shall serve as mandatory criteria.

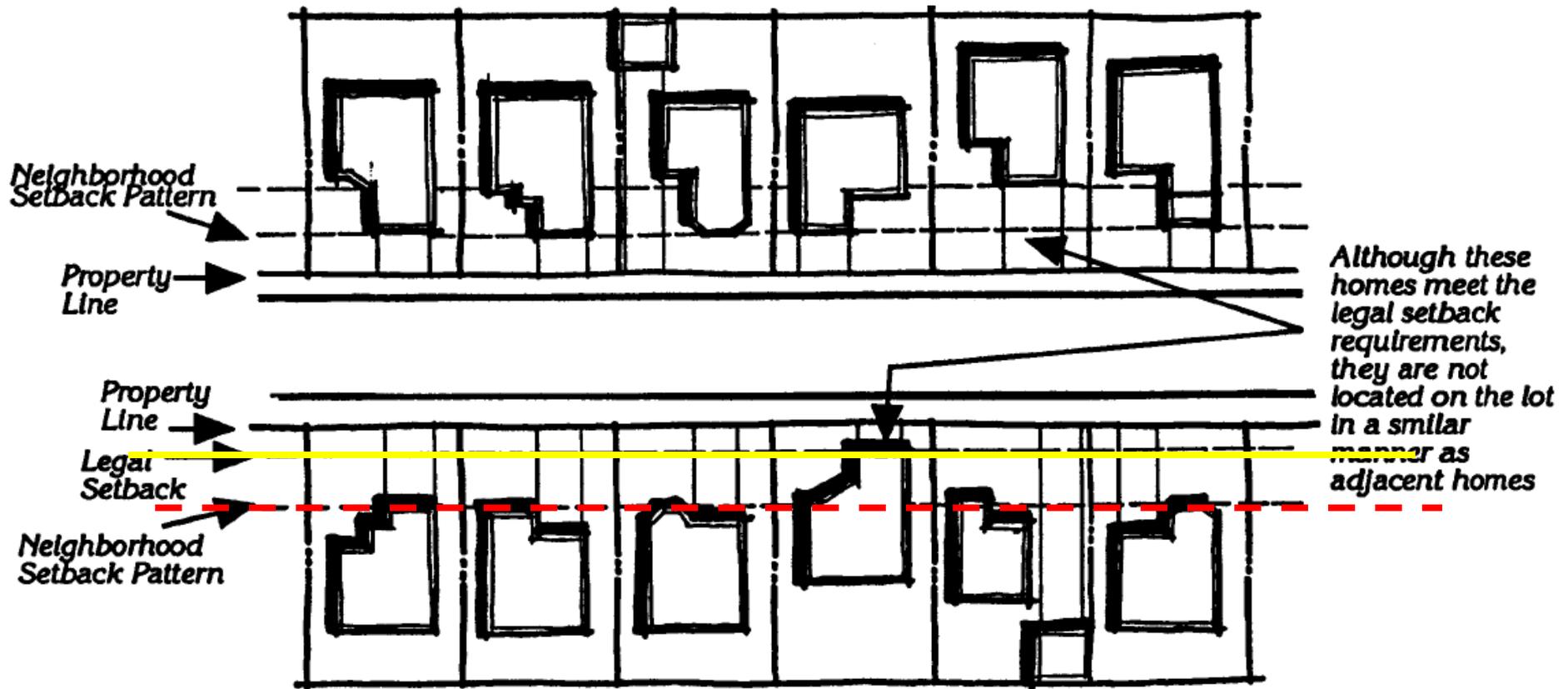
## 2. Additions

All additions and substantial remodels that do not result in the creation of a new single-family residence, as determined by the Community Development Director, shall comply with the City's adopted Design Guidelines as attached to this Neighborhood Plan.

## 3. New Homes

All new single-family residences shall comply with the City's adopted Design Guidelines as attached to this Neighborhood Plan.

# DG – Neighborhood Setback

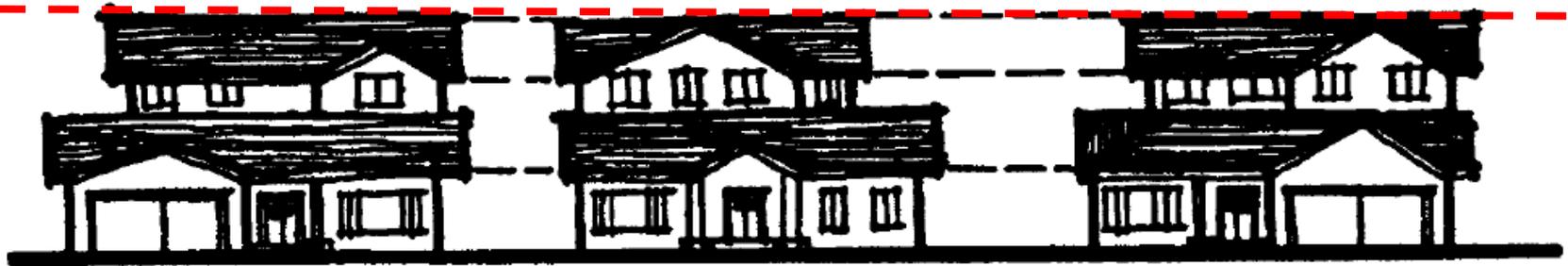


# DG – Neighborhood Setback



# DG – Scale

*Desirable*



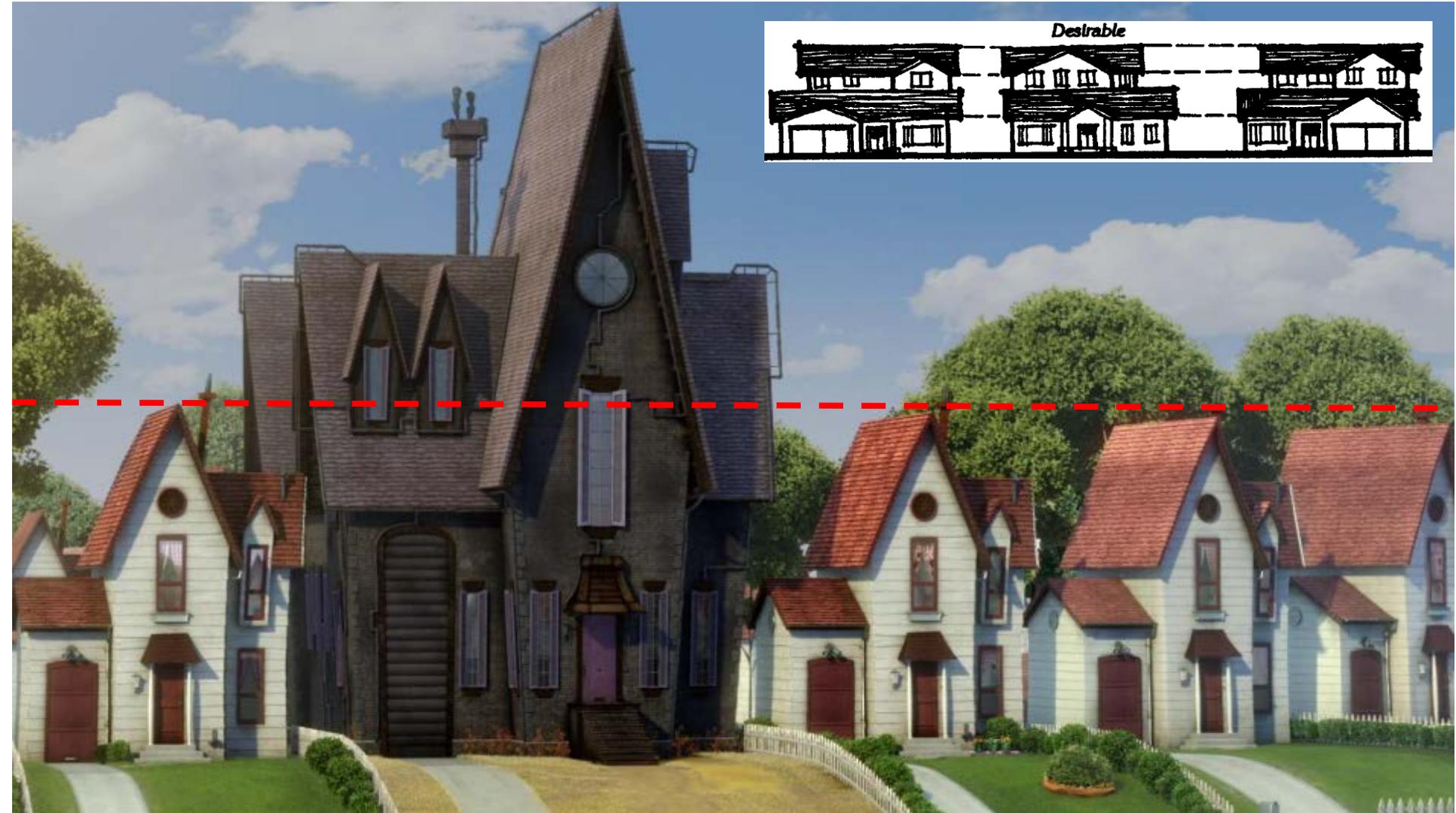
*Horizontal design  
emphasizes in scale with  
surrounding homes*

*Not Desirable*

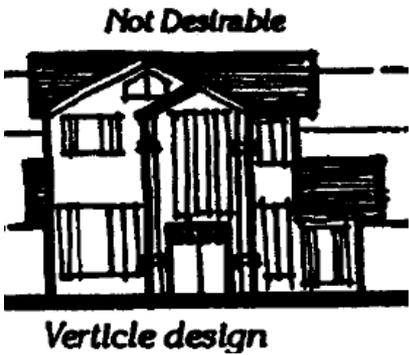


*Vertical design*

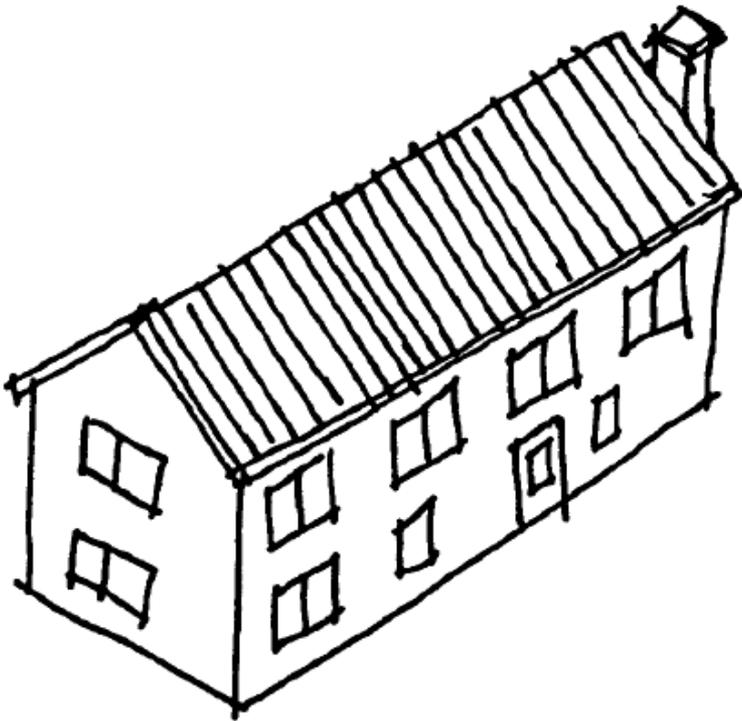
# DG – Scale



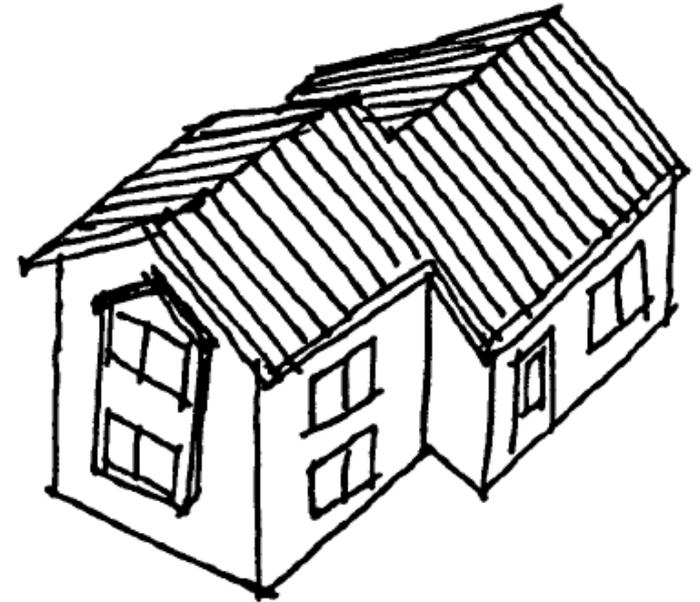
# DG - Vertical Emphasis



# Design Guidelines

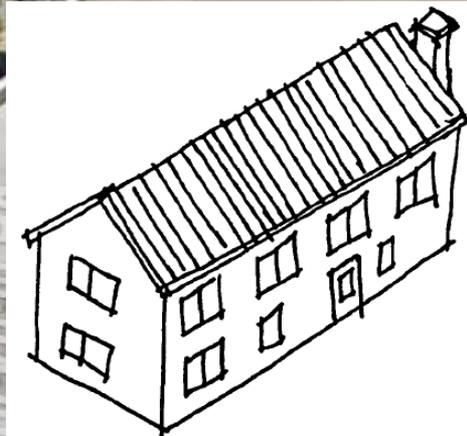
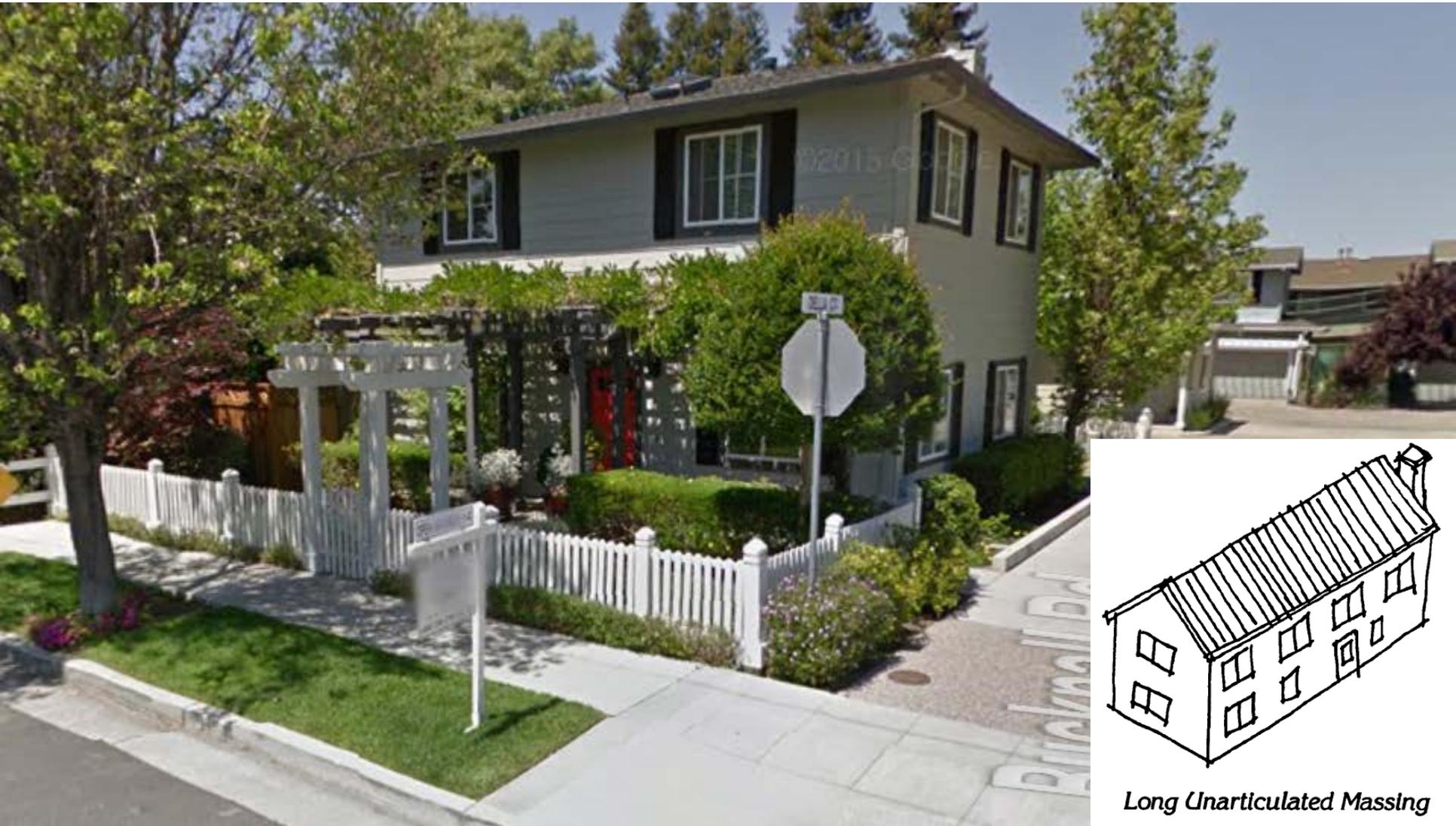


*Long Unarticulated Massing*



*Articulated Massing*

# Unarticulated Massing



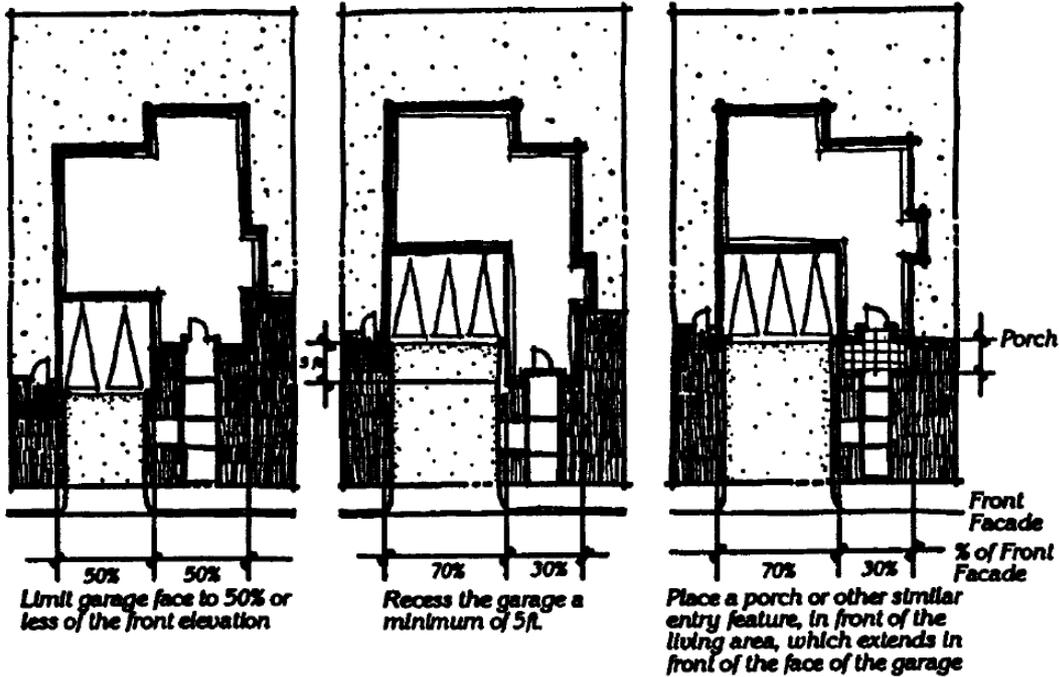
*Long Unarticulated Massing*

# Articulated Massing

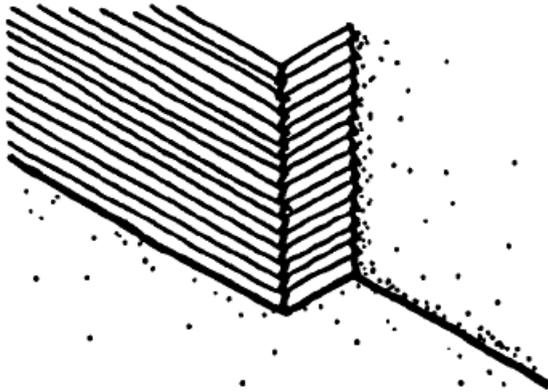


*Articulated Massing*

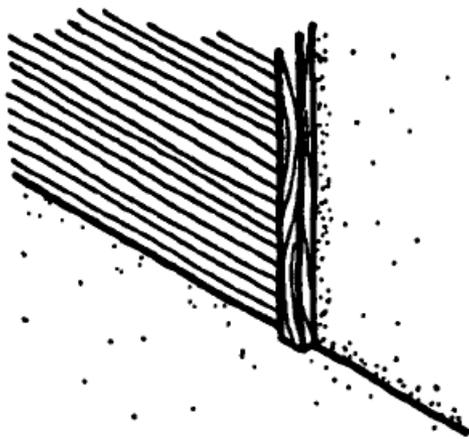
# DG - Garage Emphasis



# DG - Material Changes



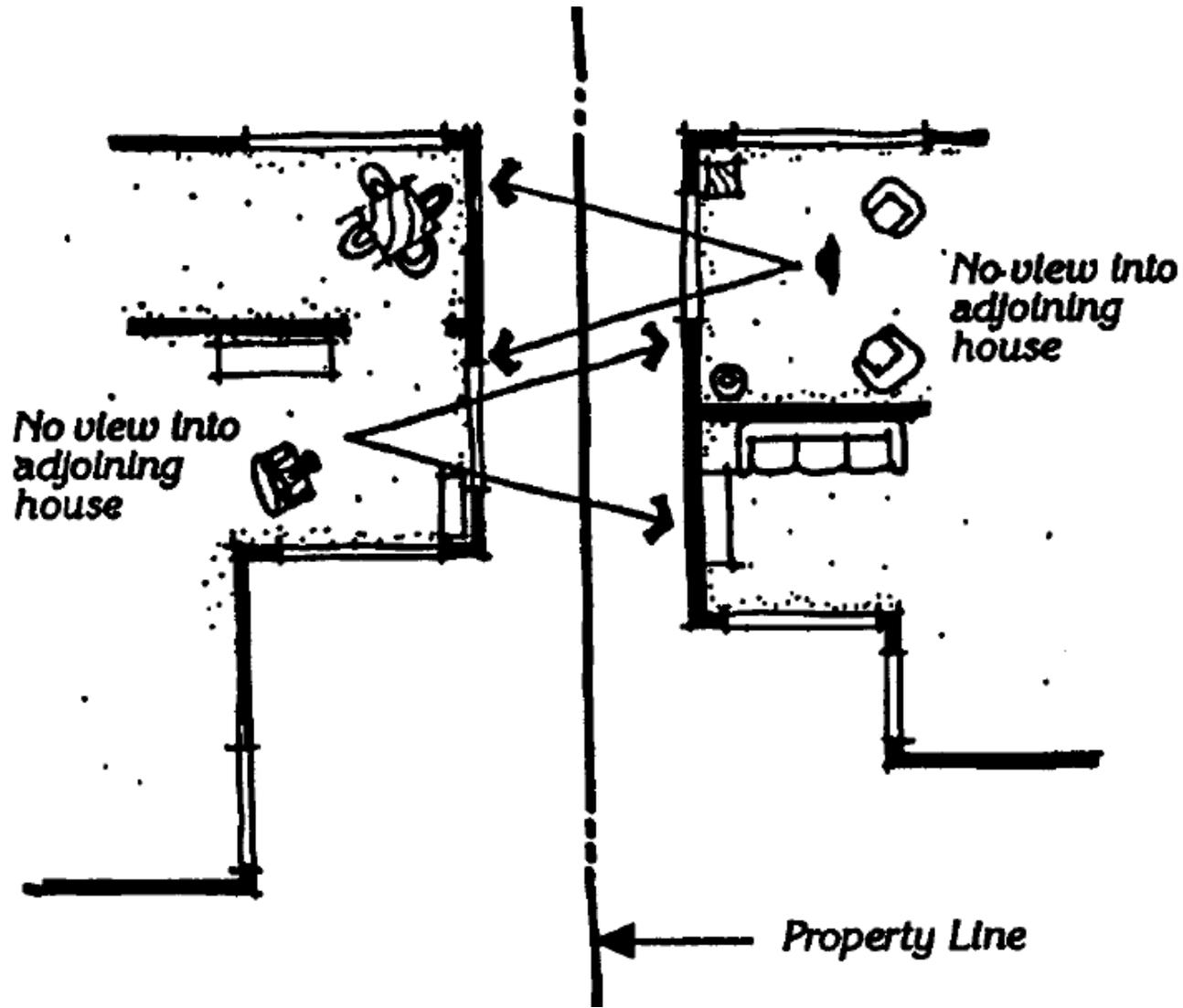
*Change of materials or colors should occur with changes in wall plane*



*Change of materials or colors should not occur on the same wall plane.*

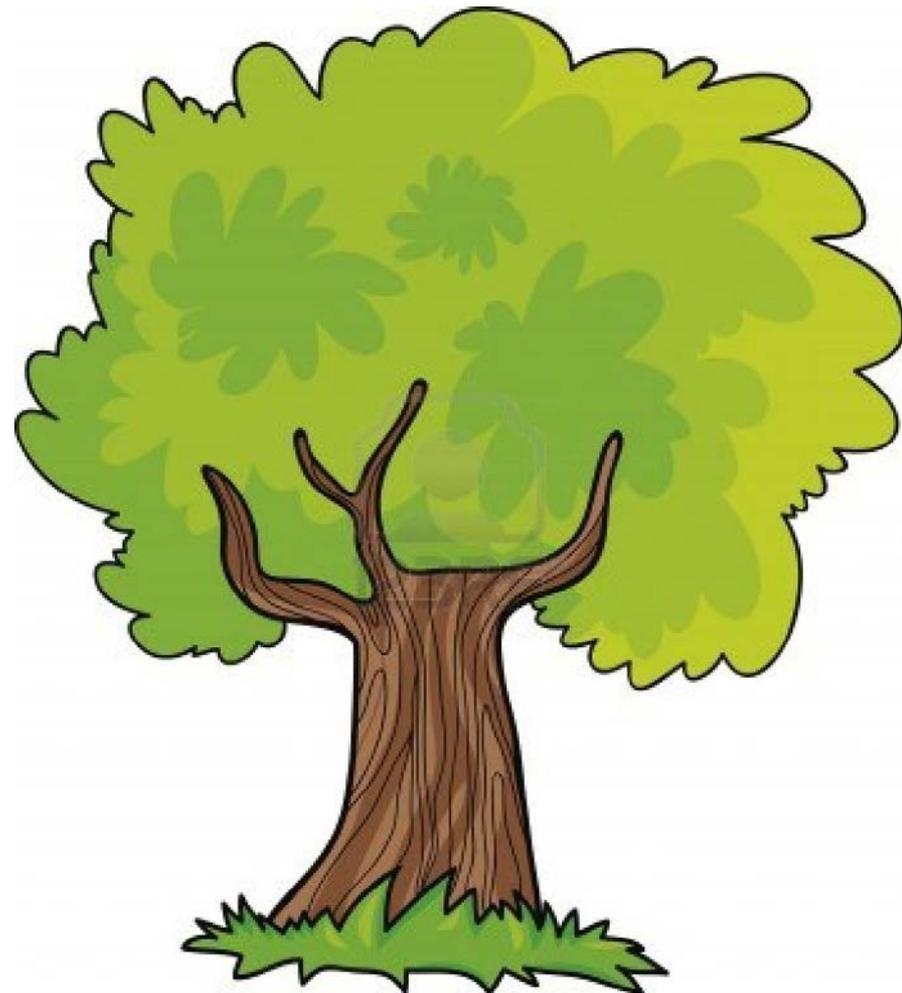
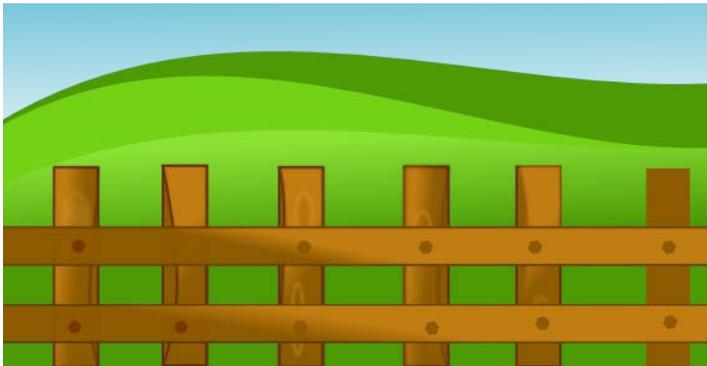


# Privacy Windows

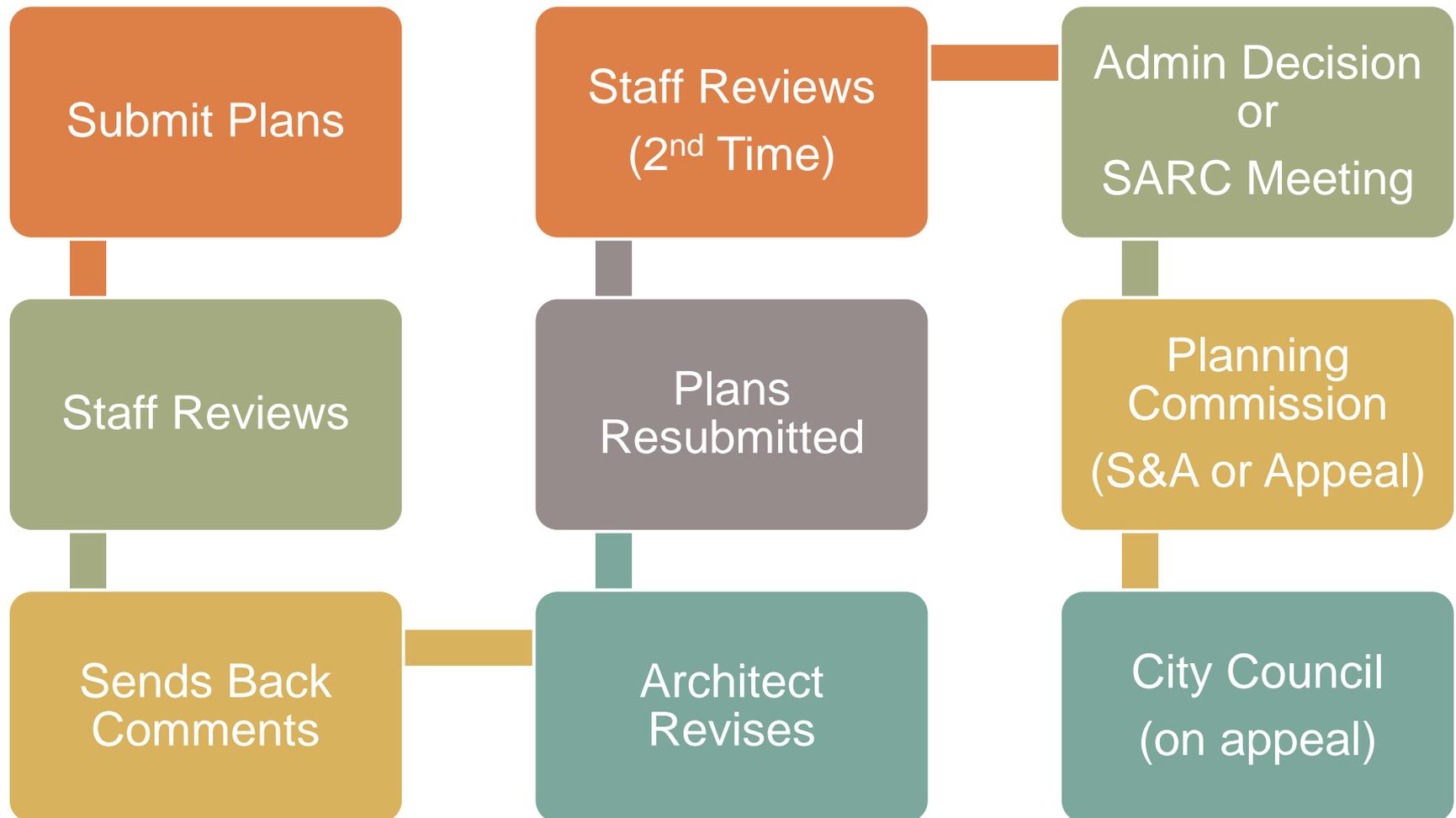


# What will be covered tonight?

- Wrapping up last meeting
- Pages 6 to 11
  - Design Guidelines
  - **Permit Process**
  - Landscaping
  - Fencing
  - Commercial Standards



# Typical Permit Process



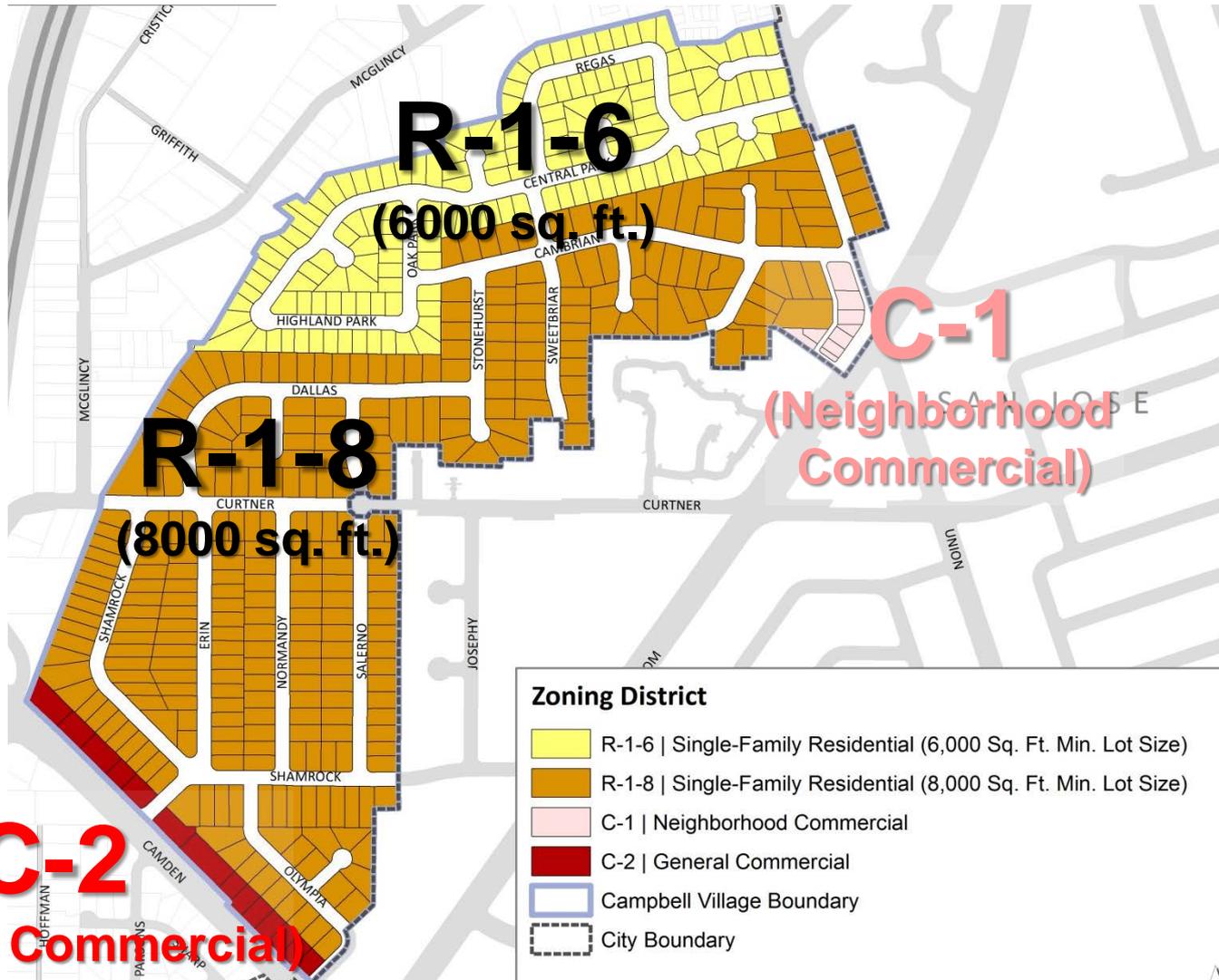
# Permit Process

Properties located within the R-1-8 Zoning District shall be processed in accordance of the following tiers:

1. An addition or remodel to an existing single-family residence that does not result in a net increase of more than 500 square feet of new floor area and cannot be seen from the front or exterior side of the residence (as viewed on corner lots) may be processed as a ministerial action.
2. An addition or remodel to an existing single-family residence that does not result in a net increase of more than 500 square feet and less than 1,000 square feet of new floor area or an addition or remodel to an existing residence that does not result in a net increase of floor area of more than 1,000 square feet that can be seen from the front or exterior side (as viewed on corner lots) may be processed through an Administrative Site and Architectural Review Permit.
3. An addition or remodel that exceeds 1,000 square feet of new floor area or is substantially rebuilt to the extent that the residence constitutes a new house regardless of the addition size, as determined by the Building Official, shall be processed through a Site and Architectural Review Permit.

In the above three tiers, the floor area of any addition completed in the last three years shall be combined with a proposed addition in order to determine the appropriate permit process.

# Which properties?



# Permit Process

<500 sq. ft. & not visible = Building Permit

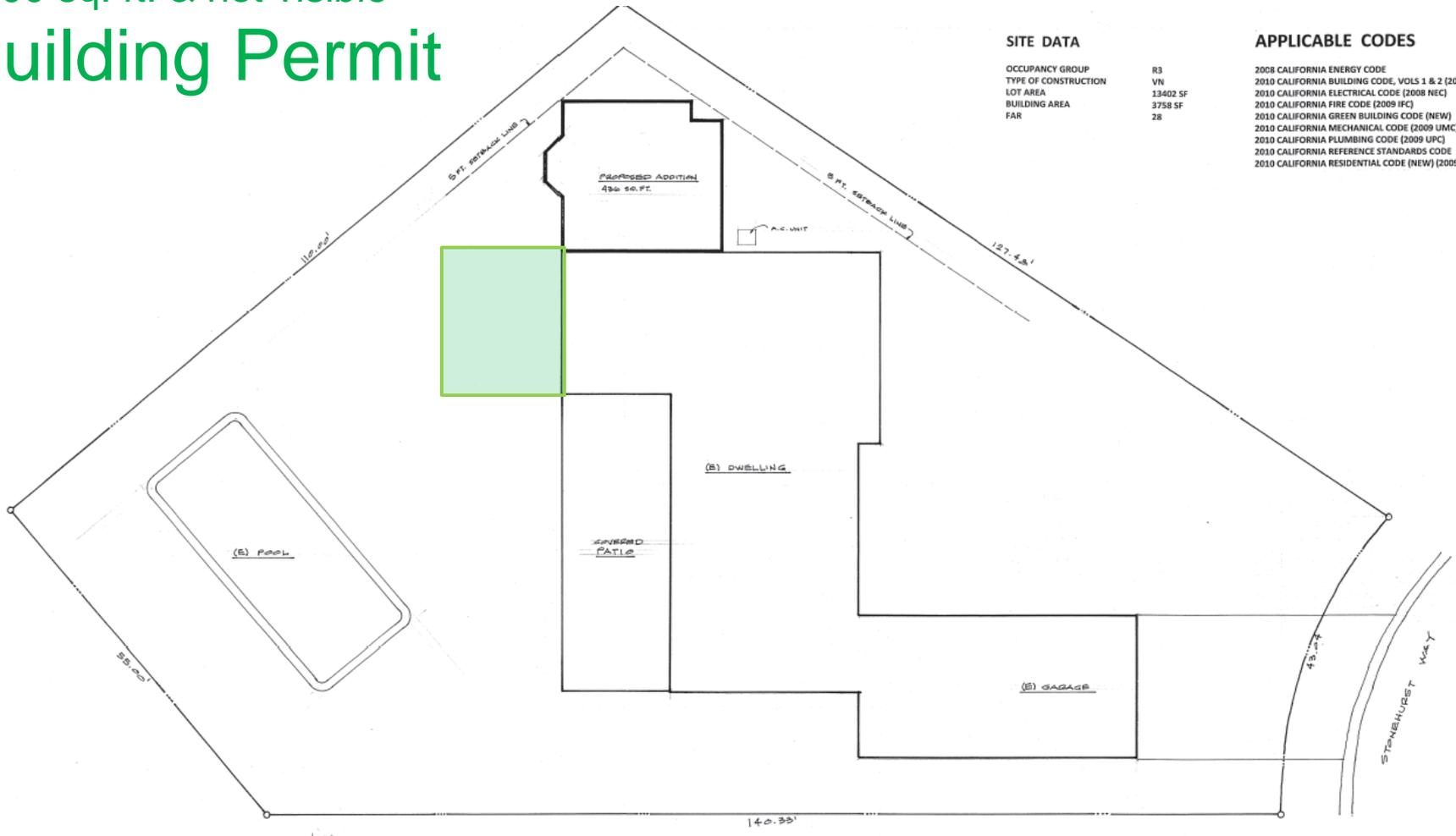
>500 sq. ft. <1000 sq. ft. & visible = Admin. S&A

>1,000 sq. ft. or new construction = S&A



# Building Permit / Ministerial

>500 sq. ft. & not visible =  
**Building Permit**

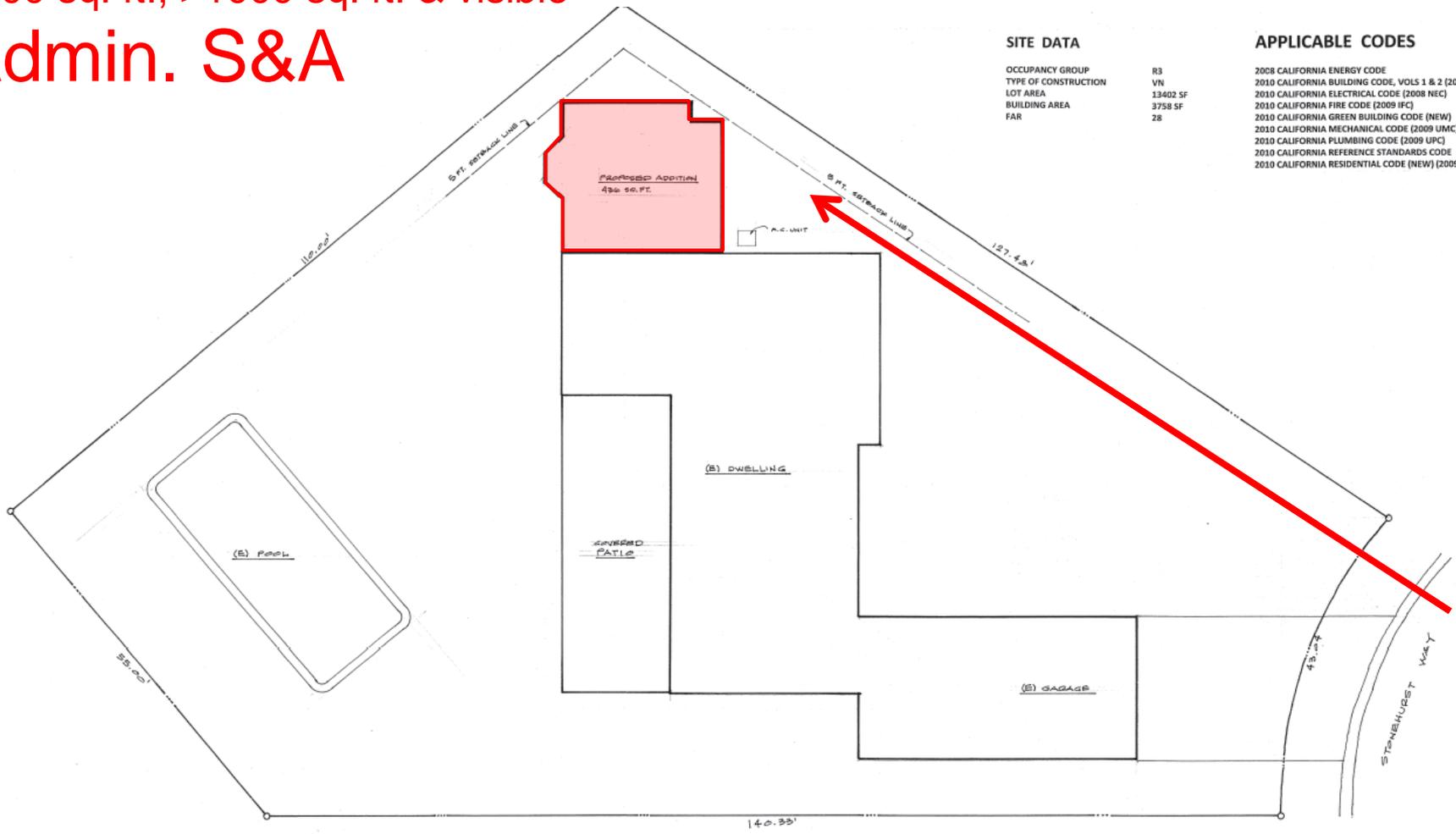


955 Stonehurst Way

# Admin. Site and Architectural

<500 sq. ft., >1000 sq. ft. & visible =

**Admin. S&A**

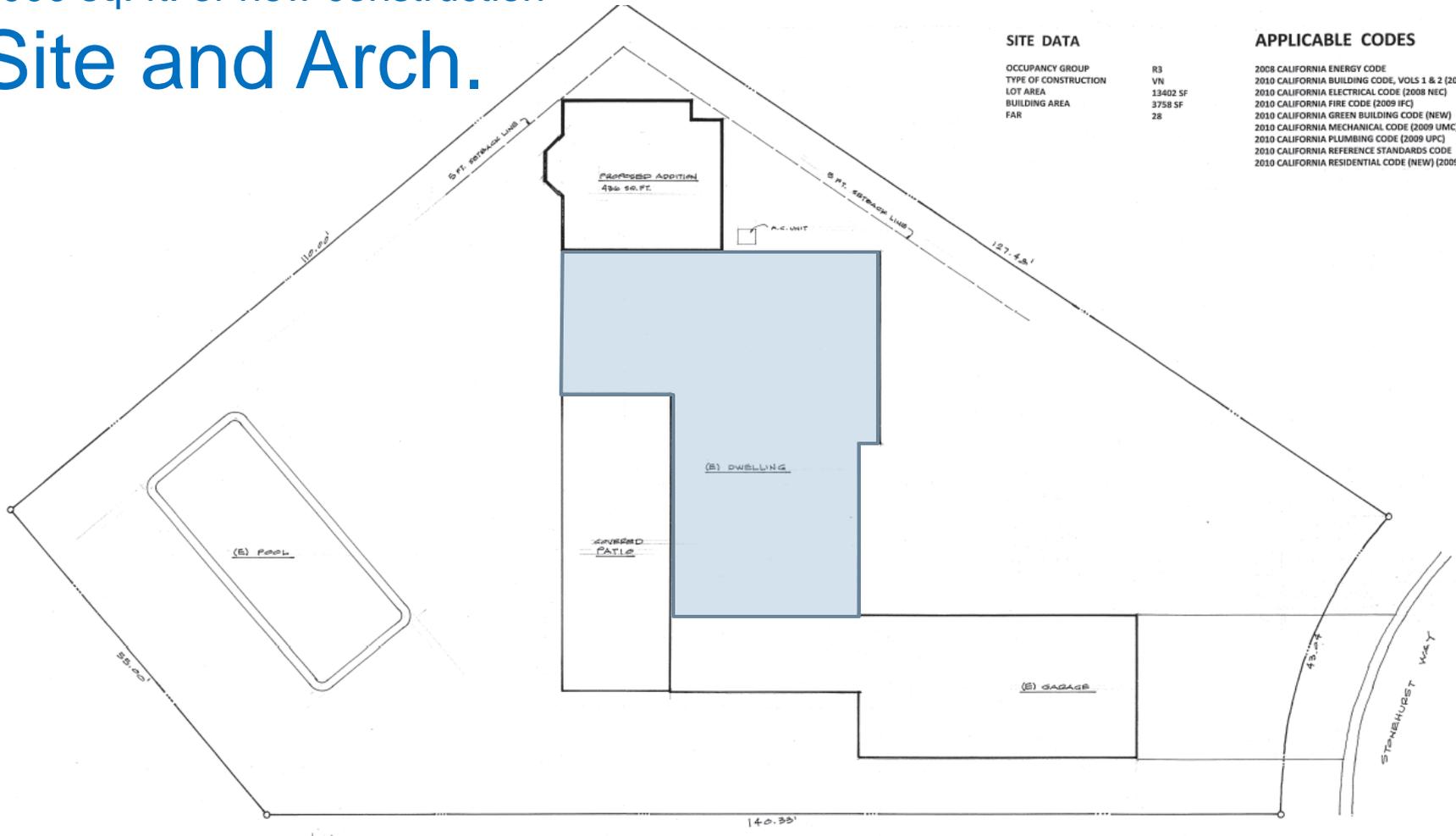


955 Stonehurst Way

# Site and Architectural Review

<1000 sq. ft. or new construction =

## Site and Arch.



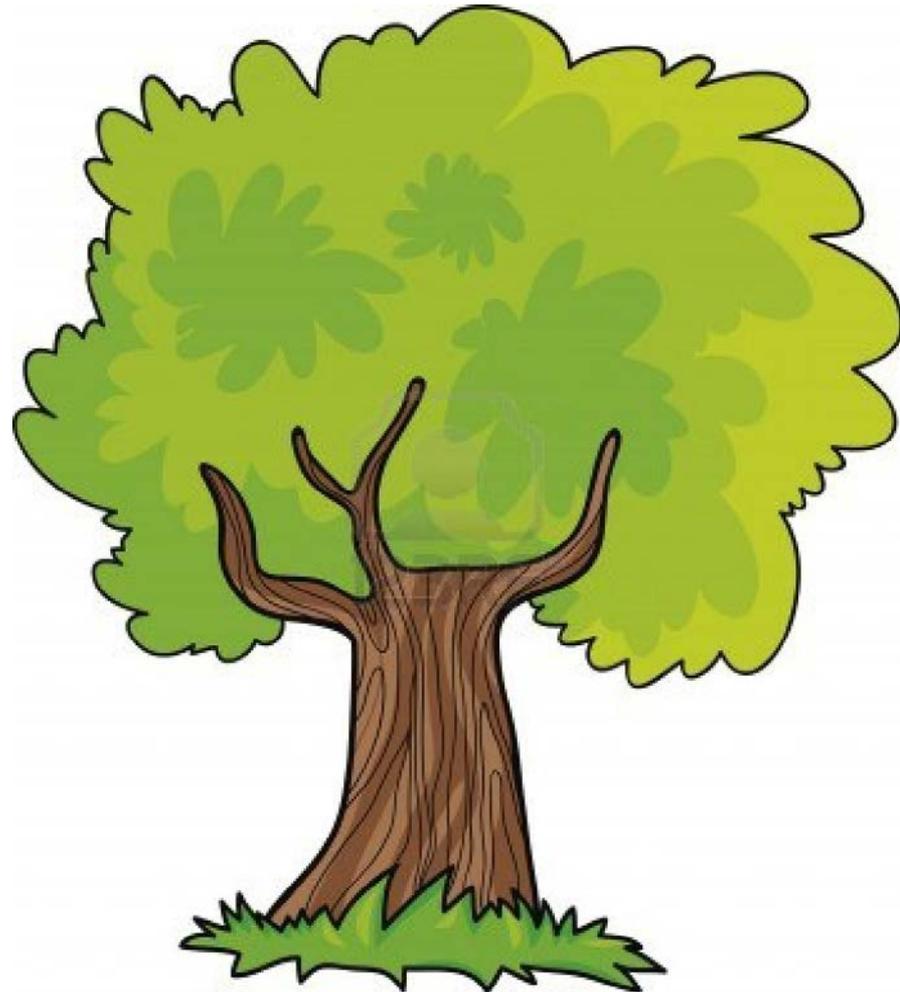
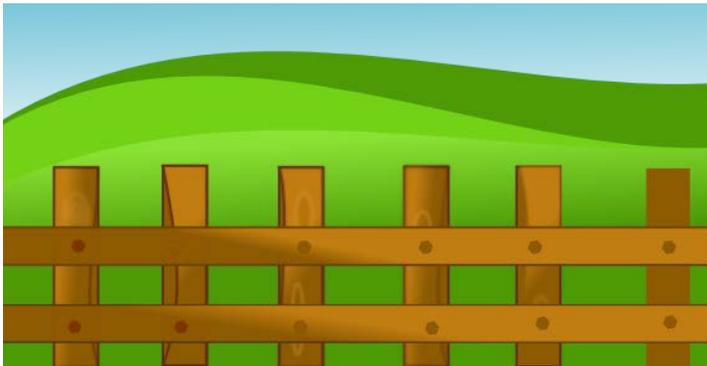
# Permit Process

Do we want to expedite changing the permit process or wait to incorporate as part of the Area Plan?



# What will be covered tonight?

- Wrapping up last meeting
- Pages 6 to 11
  - ▣ Design Guidelines
  - ▣ Permit Process
  - ▣ **Landscaping**
  - ▣ Fencing
  - ▣ Commercial Standards



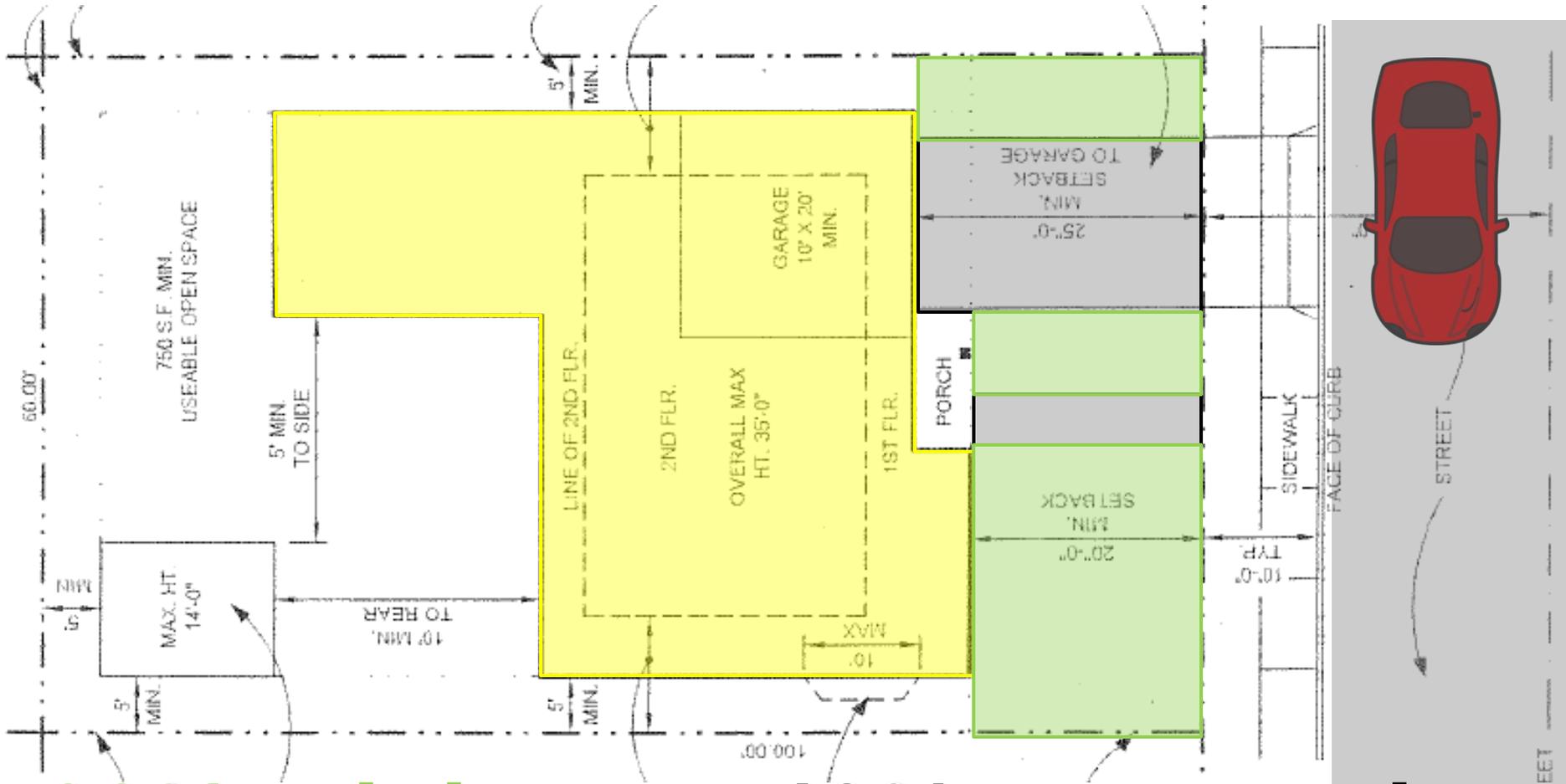
# Landscaping

## 11. Landscaping

All new development projects, regardless of size or permit process, shall maintain the following landscaping:

- i. A minimum of 60% of the front yard, as measured from the house to the front property line, is required to be landscaped.
- ii. There is no minimum amount of landscaping required for a rear yard so long as the land is kept free from wind born dust creation.
- iii. Artificial turf may be used in the landscaping.
- iv. All new landscaping must conform to the City's Water Efficient Landscape Guidelines (WELo).

# Landscaping



**60% minimum; 40% max paving**

# Artificial Turf

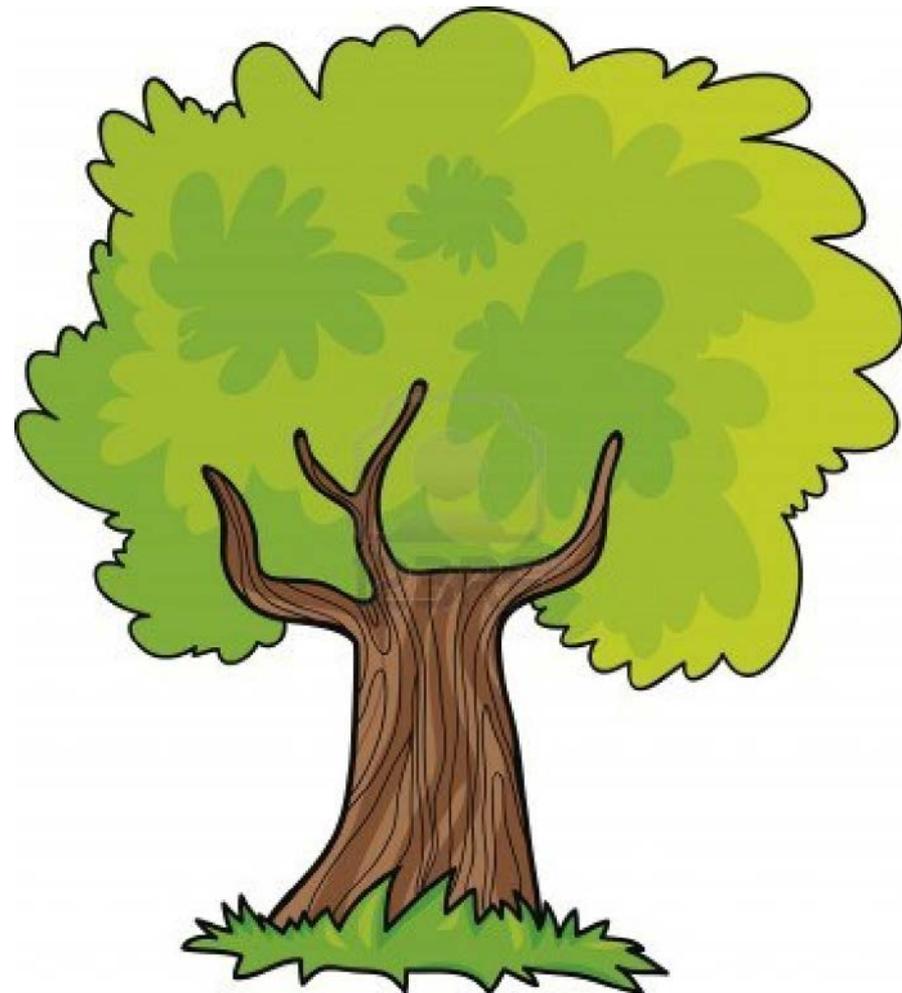
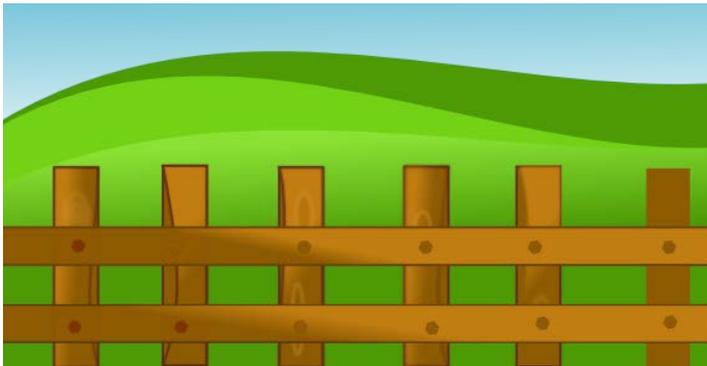


# Drought Tolerant



# What will be covered tonight?

- Wrapping up last meeting
- Pages 6 to 11
  - ▣ Design Guidelines
  - ▣ Permit Process
  - ▣ Landscaping
  - ▣ **Fencing**
  - ▣ **Commercial Standards**



# Fencing

All proposed fencing shall satisfy the development standards contained in Title 21 of the Campbell Municipal Code. However, front yard fencing shall be designed to be **open rail or picket fence** to help embrace the open feel of the area's rural characteristics.



Open Rail or Picket Fence



Stone & Brick - Prohibited

# Fencing



6-Foot Fence

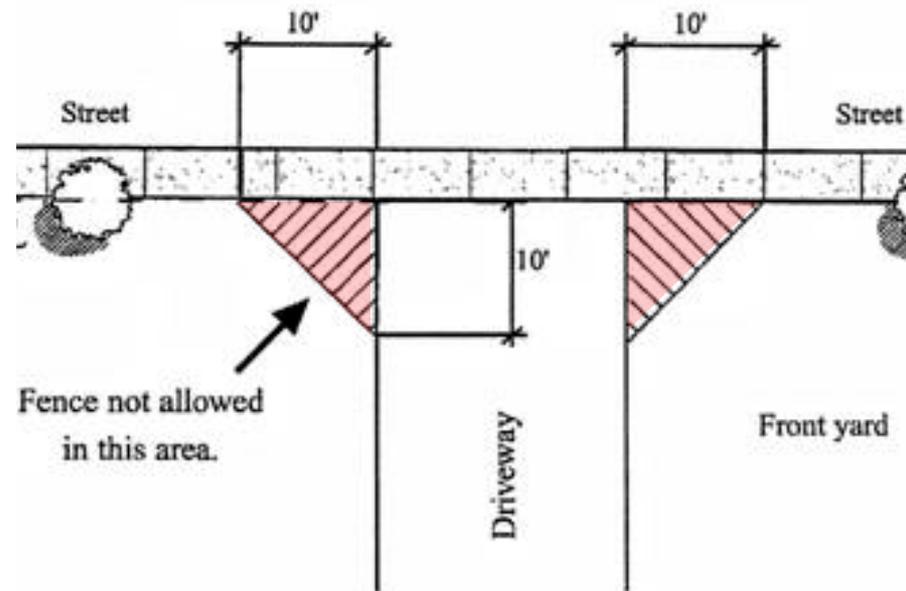
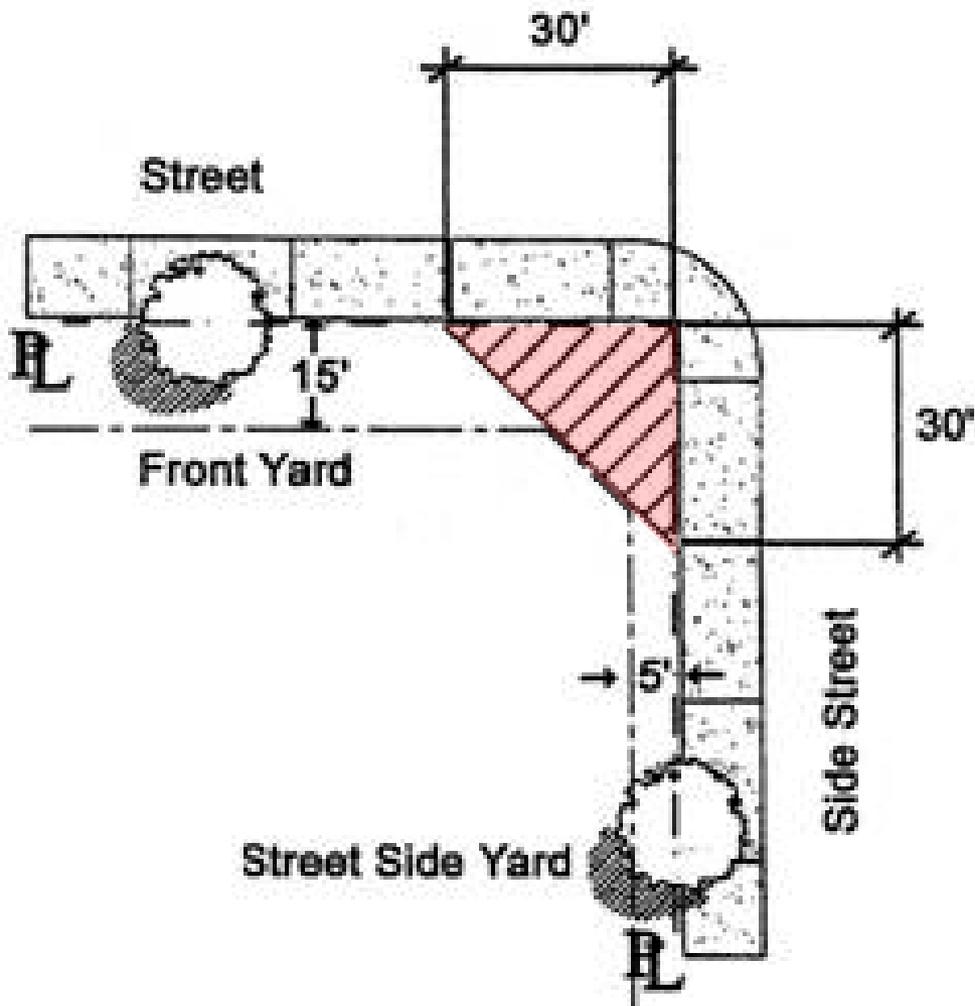


7-Foot Fence (1 Foot Lattice)

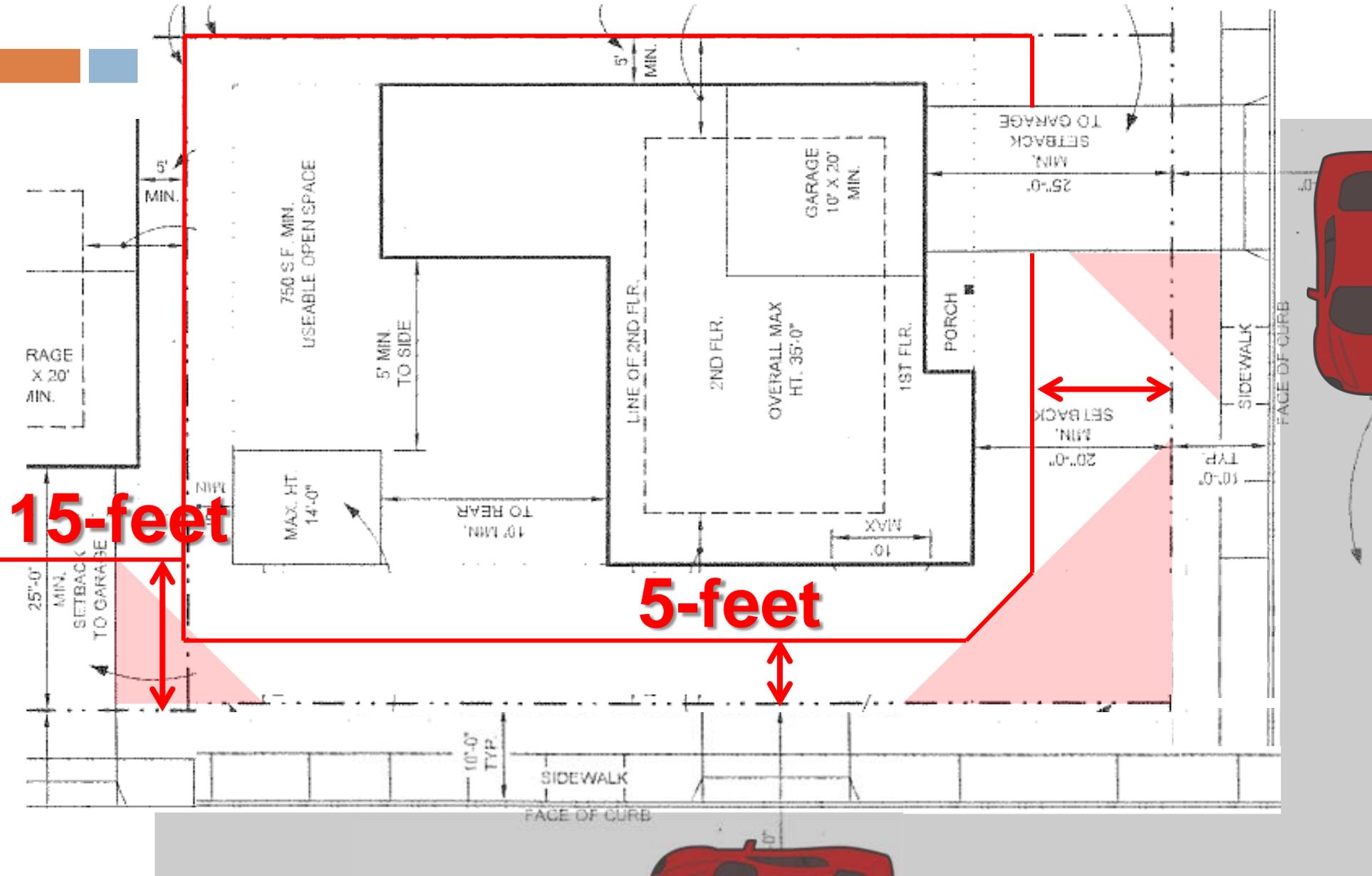


8-Foot Solid Fence

# Fence Standards

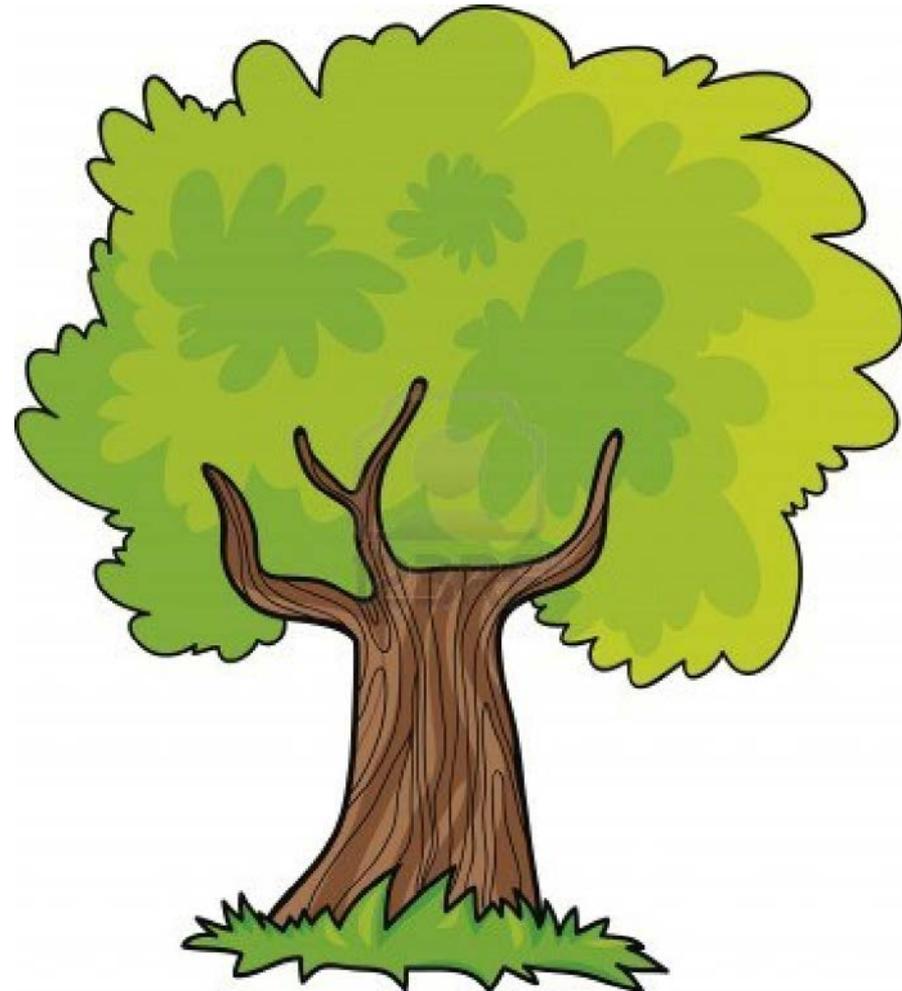
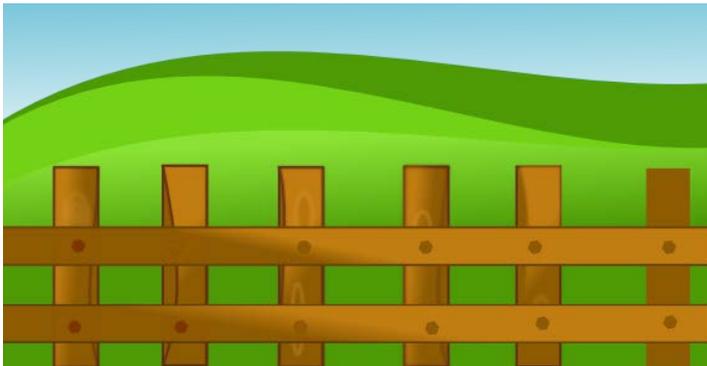


# 6-Foot Fence Setbacks



# What will be covered tonight?

- Wrapping up last meeting
- Pages 6 to 11
  - ▣ Design Guidelines
  - ▣ Permit Process
  - ▣ Landscaping
  - ▣ Fencing
  - ▣ **Commercial Standards**



# Commercial Standards

## 1. General Standards

Properties located within the C-1 and C-2 zoning districts shall conform to the development standards contained in Title 21 of the Campbell Municipal Code.

## 2. Relationship to Adjacent Residential

All uses proposed within the C-1 and C-2 zoning districts shall operate so as not to conflict with the peace and enjoyment of the adjacent residential neighborhoods.

Should commercial operations create residential impacts that cannot be successfully resolved, the City has the ability to begin Public Nuisance Abatement proceedings to facilitate conflict resolution.

## 3. Existing Zoning

The current zoning of C-1 and C-2 should remain in place. Commercial development should be limited to Camden Avenue, Union Avenue and Curtner Avenue between Camden Avenue and McGlincy Lane.

## 4. Spot Zoning

Spot zoning is not allowed other than in the creation of a park.

## 5. Zone Changes

Planned Development zoning is not permitted within the Campbell Village Neighborhood boundary.





Q & A

