

Serrano Design Waiver History

	Village Name TM # / Year Approved	ROW Width	Road Width	Sidewalks
	Village A – Phase 14 TM 08-1464	46	39	4 feet One side
		42	31	4 feet Both sides
		Other waivers: <ul style="list-style-type: none"> • Modified curb and gutter. • Reduction of 100-foot centerline curve radii. • Modification of Standard Plan 110 		
1	Village A – Phases 1-12 TM 91-1242R / 1999	50	40	4 feet Both sides
		44	32	4 feet Both sides
		36	28	4 feet One side
		36	30	4 feet One side
		Other waivers: <ul style="list-style-type: none"> • Cul-de-sac ROW radius of 47 feet with improved diameter of 80 feet. • Modified curb and gutter. 		
2	Village A – Phase 13 TM 00-1370 / 2001	50	40	4 feet Both sides
		46	36	4 feet Both sides
		Other waivers: <ul style="list-style-type: none"> • Cul-de-sac ROW radius of 47 feet with improved diameter of 80 feet. • Modified curb and gutter. 		
3	Village B TM 91-1242R / 1994	48	36	4 feet One side
		42	28	4 feet One side
		Other waivers: <ul style="list-style-type: none"> • Cul-de-sac ROW radius of 47 feet with improved diameter of 80 feet. • Grade separation between lots may be exceeded on 12 percent of the lots. • Hillside standards requiring larger lots and greater lot frontage based on cross slope of the lot shall not be required. • Modified curb and gutter. 		

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4	Village C1 TM 99-1360 / 1999	50	40	4 feet Both sides
		50	36	4 feet Both sides
		40	28	- -
		Other waivers:		
<ul style="list-style-type: none"> • Cul-de-sac ROW radius of 47 feet with improved diameter of 80 feet. • Modified curb and gutter. 				
5	Village C2 TM 08-1465 / 2015	46	36	4 feet One side
		36	28	- -
		Other waivers:		
<ul style="list-style-type: none"> • Cul-de-sac ROW radius of 47 feet with improved diameter of 80 feet. • Modified curb and gutter. 				
6	Village D1 TM 91-1244R / 1994	52	40	4 feet Both sides
		48	36	4 feet Both sides
		42	28	4 feet One side
		Other waivers:		
<ul style="list-style-type: none"> • Cul-de-sac ROW radius of 47 feet with improved diameter of 80 feet. • Grade separation between lots may be exceeded on 17 percent of the lots. • Hillside standards requiring larger lots and greater lot frontage based on cross slope of the lot shall not be required. • Creation of two cul-de-sacs in excess of 500 feet. • Modified curb and gutter. 				
7	Village D1 Lot A TM 96-1312 / 1996	42	36	4 feet One side
		35	28	4 feet One side
		35	28	-
		Other waivers:		
<ul style="list-style-type: none"> • Cul-de-sac ROW radius of 47 feet with improved diameter of 80 feet. • Modified curb and gutter. 				

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8	Village D2 TM 97-1343 / 1998	46	36	4 feet Both sides
		42	36	4 feet One side
		38	36	- -
		36	28	4 feet One side
		36	28	- -
		Other waivers:		
<ul style="list-style-type: none"> • Cul-de-sac ROW radius of 47 feet with improved diameter of 80 feet. • Modified curb and gutter. 				
9	Village E TM 99-1361 / 2000	50	40	4 feet Both sides
		46	36	4 feet Both sides
		36	28	- -
		Other waivers:		
<ul style="list-style-type: none"> • Cul-de-sac ROW radius of 47 feet with improved diameter of 80 feet. • Modified curb and gutter. 				
10	Villages F and G TM01-1375 / 2001	50	40	4 feet Both sides
		46	36	4 feet Both sides
		36	28	- -
		Other waivers:		
<ul style="list-style-type: none"> • Cul-de-sac ROW radius of 47 feet with improved diameter of 80 feet. • Modified curb and gutter. 				
11	Village H – Phases 1-3 TM 91-1239 / 1992	42	28	4 feet One side
		34	24	- -
		Other waivers:		
<ul style="list-style-type: none"> • Allow two cul-de-sacs to exceed 500 feet. • Modified curb and gutter. 				

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12	Village H – Phases 4-5 TM 91-1239R / 1996	42	28	-
		Other waivers: <ul style="list-style-type: none"> • Modify Hillside Standards for minimum lot width and lot area. • Modified curb and gutter. 		
13	Village I & L TM 92-1521 / 1992	50	40	-
		42	36	-
		42	28	-
		34	28	-
		Other waivers: <ul style="list-style-type: none"> • Cul-de-sac ROW radius of 47 feet with improved diameter of 80 feet. • Allow three cul-de-sacs lengths to exceed 500 feet. • Modified curb and gutter. 		
14	Village I Lot A2 TM 00-1368 / 2000	40	32	4 feet Both sides
		36	32	4 feet One side
		Other waivers: <ul style="list-style-type: none"> • Cul-de-sac ROW radius of 47 feet with improved diameter of 80 feet. • Modified curb and gutter. 		
15	Village I – Lots D&E TM 95-1305 / 1996	42	28	-
		Other waivers: <ul style="list-style-type: none"> • Creation of one cul-de-sac length in excess of 500 feet. • Cul-de-sac ROW radius of 47 feet with improved diameter of 110 feet. • Waiver of Hillside Standards for lot sizes. • Modified curb and gutter. 		

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16	Village I – Lots F, G, H TM 00-1367 / 2000	42	28	- -
		Other waivers: <ul style="list-style-type: none"> • Cul-de-sac ROW radius of 47 feet with improved diameter of 80 feet. • Modified curb and gutter. 		
17	Village J Lot H TM 14-1524 / 2018	38	31	4 feet One side
		Other waivers: <ul style="list-style-type: none"> • Modified curb and gutter. • Reduction of 100-foot centerline curve radii to 41 feet. 		
18	Village J2/J3 TM 01-1376 / 2001	50	40	4 feet Both sides
		46	36	- -
		36	28	- -
		Other waivers: <ul style="list-style-type: none"> • Modified curb and gutter. • Cul-de-sac ROW radius of 47 feet with improved diameter of 80 feet. 		
19	Village J4 TM 03-1386 / 2004	46	36	4 feet Both sides
		36	28	4 feet One side
		Other waivers: <ul style="list-style-type: none"> • Modified curb and gutter. • Cul-de-sac ROW radius of 47 feet with improved diameter of 80 feet. 		
20	Village J6 TM 13-1511 / 2017	42	33	4 feet One side
		36	28.66	4 feet One side
		Other waivers: <ul style="list-style-type: none"> • Modified curb and gutter. • Cul-de-sac ROW radius of 45.5 feet with a road width radius of 40 feet. • Modified road encroachment under Standard Plan 110. • Reduced 100-foot centerline curve radii to 41'. • Exceed 3:1 lot length-to-width ration for 4 lots. • Street gradient up to 15% for two streets. 		

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	Village Name TM # / Year Approved	ROW Width	Road Width	Sidewalks
21	Village J7 TM 07-1457 / 2017	36	27	4 feet One side
		Other waivers: <ul style="list-style-type: none"> • Modified curb and gutter. • Cul-de-sac ROW radius of 50 feet with a road width radius of 40 feet. • Modified road encroachment under Standard Plan 110. • Reduced 100-foot centerline curve radii. 		
22	Village K1 & K2 Ph. 1 & 3 TM 01-1377 / 2001	50	40	4 feet Both sides
		46	36	- -
		36	28	- -
		Other waivers: <ul style="list-style-type: none"> • Modified curb and gutter. • Cul-de-sac ROW radius of 47 feet with improved diameter of 80 feet. 		
23	Village K1 & K2 Ph. 2, 4, 5, 6 TM 01-1377R / 2006	50	40	4 feet Both sides
		36	46	- -
		36	28	- -
		Other waivers: <ul style="list-style-type: none"> • Modified curb and gutter. • Cul-de-sac ROW radius of 47 feet with improved diameter of 80 feet. 		
24	Village K3 & K4 TM 97-1327 / 1997	50	42	4 feet Both sides
		40	30	4 feet Both sides
		36	30	4 feet One side
		Other waivers: <ul style="list-style-type: none"> • Modified curb and gutter. • Cul-de-sac ROW radius of 50 feet with improved diameter of 80 feet. 		

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	Village Name TM # / Year Approved	ROW Width	Road Width	Sidewalks
25	Village K5 & K6 TM 01-1378 / 2001	50	40	4 feet Both sides
		46	36	- -
		36	28	- -
		Other waivers:		
		<ul style="list-style-type: none"> • Modified curb and gutter. • Cul-de-sac ROW radius of 47 feet with improved diameter of 80 feet. 		
26	Village K5 Phase 2 TM 10-1496 / 2017	42	36	4 feet One side
		36	29	4 feet One side
		36	29	- -
		Other waivers:		
		<ul style="list-style-type: none"> • Reduction of ROW for cul-de-sacs to 80 feet diameter and improved surface diameter of 91 feet. • Modified curb and gutter. • Exceed the 3:1 lot width-to-length ratio for 4 lots. 		
27	Village M1 TM 01-1381 / 2001	46	36	- -
		36	28	- -
		Other waivers:		
		<ul style="list-style-type: none"> • Modified curb and gutter. • Cul-de-sac ROW radius of 47 feet with improved diameter of 80 feet. 		
28	Village M2 and M3 TM 01-1381R / 2019	46	36	- -
		36	28	- -
		Other waivers:		
		<ul style="list-style-type: none"> • Modified curb and gutter. • Cul-de-sac ROW radius of 47 feet with improved diameter of 80 feet. • Flag lot for one lot increasing the narrow portion of the lot to 134 feet. 		

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29	Village M4 TM 05-1393 / 2008	46	36	-
		36	28	-
		Other waivers: <ul style="list-style-type: none"> • Modified curb and gutter. • Cul-de-sac ROW radius of 47 feet with improved diameter of 80 feet. 		
30	Village M5 TM 01-1381R / 2007	36	28	-
		Other waivers: <ul style="list-style-type: none"> • Modified curb and gutter. • Cul-de-sac ROW radius of 47 feet with improved diameter of 80 feet. 		

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Serrano Village A14: Comparable Development Standards

Standard	Zoning Ordinance	Village A14 PD 08-1464 2021	Village J7 PD 18-0005 2020	Village J Lot H PD 14-0008 2018	Village J6 PD 13-0001 2017	Village I- D&E PD 95-11R 2000	Village D2 Lots 1-70 PD 97-10R 2000	Village D1 Lot A PD 96-01R 1998
<i>Minimum Lot Area</i>	6,000 sf	3,760 sf	3,600 sf	7,200 sf	5,003 sf	4,800 sf	5,486 sf	4,750 sf
<i>Minimum Lot Width</i>	60 feet	47 feet or as shown on tentative map	45 feet or as shown on tentative map	47 feet or as shown on tentative map	45 feet	<60' as noted on tentative map	45 feet	50 feet
<i>Maximum Building Height</i>	40 feet	35 feet		35 feet	35 feet		35 feet	
<i>Front Yard Setback</i>	20 feet	8 feet for porch 10 feet for living space 10 feet for side-load garage 18 feet for front-load garage	10 feet for living space 10 feet for side-load garage 18 feet for front-load garage	15 feet	15 feet for living space 15 feet for side-load garage 20 feet for front-load garage	15 feet Garage doors facing the street: 20 feet	20 feet	20 feet 15 feet for no more than 22 lots

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Standard	Zoning Ordinance	Village A14 PD 08-1464 2021	Village J7 PD 18-0005 2020	Village J Lot H PD 14-0008 2018	Village J6 PD 13-0001 2017	Village I- D&E PD 95-11R 2000	Village D2 Lots 1-70 PD 97-10R 2000	Village D1 Lot A PD 96-01R 1998
Rear Yard Setback	15 feet	10 feet 5 feet for outdoor room/covered patio	10 feet	10 feet	10 feet	10 feet	15 feet	15 feet
Side Yard Setback	5 feet	3 feet	3 feet	3 feet	3 feet	5 feet	5 feet	5 feet
Setback for AC/Pool Equipment	Up to 50% encroachment, but not less than 3' from any property line	Side: 2.5' Rear: 2.5'	Side: 2.5' Rear: 2.5'	Attached equipment may extend into any yard by not more than 50% of width or depth	Side: 2.5' Rear: 2.5'	Side: 5' Rear: 15'	Side: 5' Rear: 10'	Side: 2.5' Rear: 2.5'
Setback for Solid Fences and Walls over 40 inches tall	Solid Fence Walls not to exceed 40" in height with in front yard	Front: 5' Side, and Rear: 0'	Front: 5' Side, and Rear: 0'	Solid fence and walls not to exceed 40" in height with in front yard	Front: 5' Side, and Rear: 0'	May be located in Front yard	All yards: 0', <40" Front: 20', >40" <7', 20' Rest: 0' rest.	May be located in Front yard Fences <7' OK on side PL

Serrano Village A14: Comparable Development Standards

Standard	Zoning Ordinance	Village A14 PD 08-1464 2021	Village J7 PD 18-0005 2020	Village J Lot H PD 14-0008 2018	Village J6 PD 13-0001 2017	Village I- D&E PD 95-11R 2000	Village D2 Lots 1-70 PD 97-10R 2000	Village D1 Lot A PD 96-01R 1998
<i>Setback for Open Fences and Walls (50% or more) and over 40 inches tall and less than 7' tall</i>	Front Yard with fence/wall 50% open or more, below 7' tall	Front, Side, and Rear: 0'	Front, Side, and Rear: 0'	Front yard with fence/wall 50% open or more, below 7' tall	Front, Side, and Rear: 0'	Front: Not to exceed 7 ft. tall Side and Rear: <7' OK. 7-10' see 17.14.155.	All yards: 0', <7'	Fences <7' OK on side PL
<i>Setback for any structure such as a permanent BBQ or spa, not over 40 inches high</i>	Front: 20 feet Rear: 10 feet Side: 5 feet	Front: 8' Side and Rear: 2.5'	Front: 10' Side and Rear: 2.5'	Front: 2' Side and Rear: 2'	Front: 0' Side and Rear: 2.5'	Side and Rear: 5'	Side and Rear: 2.5'	Side and Rear: 2.5'
<i>Setback for Pergola/ Trellis</i>	Side: 5' Rear: 15'	Side: 2.5' Rear: 2.5'	Side: 2.5' Rear: 2.5'	Side: 5' Rear: 5'	Side: 2.5' Rear: 2.5'	Uncovered: Side: 2.5' Rear: 7.5' Covered: Side: 5' Rear: 15'	Uncovered: Side: 2.5' Rear: 7.5' Covered: Side: 5' Rear: 15' Pergolas Front: 20' Side/Rear: 2.5'	Side and rear: 2.5'
<i>Setback for any structure over 30 inches high.</i>	Rear: 15'	Rear: 5'	Rear: 5'	Rear: 5'	Rear: 5'	Rear: 5'	Rear: 5'	Rear: 15'

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Standard	Zoning Ordinance	Village A14 PD 08-1464 2021	Village J7 PD 18-0005 2020	Village J Lot H PD 14-0008 2018	Village J6 PD 13-0001 2017	Village I- D&E PD 95-11R 2000	Village D2 Lots 1-70 PD 97-10R 2000	Village D1 Lot A PD 96-01R 1998
<i>Minimum Side and Rear Yard Setback: Swimming pool (underground)</i>	Side:5 feet Rear: 5 feet	Side and Rear: 5'	Side and Rear: 5'	Side and Rear: 0'	Side and Rear: 5'	Side and Rear: 5'	Side: 5' Rear: 10'	Side and Rear: 5'
<i>Minimum Side and Rear Yard Setback: Portable sheds (120 square feet or less)</i>	Side and Rear: 5'	Side and Rear: 5'	Side and Rear: 5'	Side and Rear: 0' as long as it does not extend above the adjoining fence line	Side and Rear: 5'	Side and Rear: 5'	Side and Rear: 5'	Side and Rear: 2.5'
<i>Setback for architectural extensions of the dwelling (uninhabitable space)</i>	Up to 50% encroachment, but not less than 3' to side property line	Side and Rear: 2.5'	Side and Rear: 2.5'	May extend into any yard by not more than 50% of width or depth	Side and Rear: 2.5'	Side: 2.5' Rear: 7.5'	Side: 2.5' Rear: 2.5'	Side: 2.5' Rear: 7.5'
<i>Setback for chimneys – attached or detached</i>	Front and Rear: 3' into setbacks Side: 3' into setbacks, but remainder setback not less than 3'	Side: 3' Rear: 7'	Attached Side: 3' Rear: 7' Detached: Side: 3' Rear: 3'	Attached Side: 3' Rear: 12' Detached: Side: 5' Rear: 5'	Side: 3' Rear: 7'	Side: 2' Rear: 7'	Side: 3' Rear: 12'	Side: 2' Rear: 12'