

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. 		

Serrano Design Waiver History

	Village Name TM # / Year Approved	ROW Width	Road Width	Sidewalks
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. 				

Serrano Design Waiver History

	Village Name TM # / Year Approved	ROW Width	Road Width	Sidewalks
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. 				

Serrano Design Waiver History

	Village Name TM # / Year Approved	ROW Width	Road Width	Sidewalks
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. 		

Serrano Design Waiver History

	Village Name TM # / Year Approved	ROW Width	Road Width	Sidewalks
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. 		

Serrano Design Waiver History

	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. 		

Serrano Design Waiver History

	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. 		

Serrano Design Waiver History

	Village Name TM # / Year Approved	ROW Width	Road Width	Sidewalks
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. 		

Serrano Design Waiver History

	Village Name TM # / Year Approved	ROW Width	Road Width	Sidewalks
--	--------------------------------------	-----------	------------	-----------

Screen Share Distribution at Hearing

Serrano Village A14: Comparable Development Standards

PC 07-22-21
Item #2
4 pages

Standard	Zoning Ordinance	Village A14 PD 08-1464 2021	Village I7 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
Minimum Lot Area	6,000 sf	3,760 sf	3,600 sf	7,200 sf	5,003 sf	4,800 sf	5,486 sf	4,750 sf
Minimum Lot Width	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
Maximum Building Height	40 feet	35 feet		35 feet	35 feet		35 feet	
Front Yard Setback	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

Serrano Village A14: Comparable Development Standards

Standard	Zoning Ordinance	Village A14 PD 08-1464 2021	Village I7 PD 18-0005 2020	Village J Lot H PD 14-0008 2018	Village J6 PD 13-0001 2017	Village J- 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: 2.5' Rear: 2.5'	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 I7 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' Pergolas Front: 20' Side/Rear: 2.5'	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'

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 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'