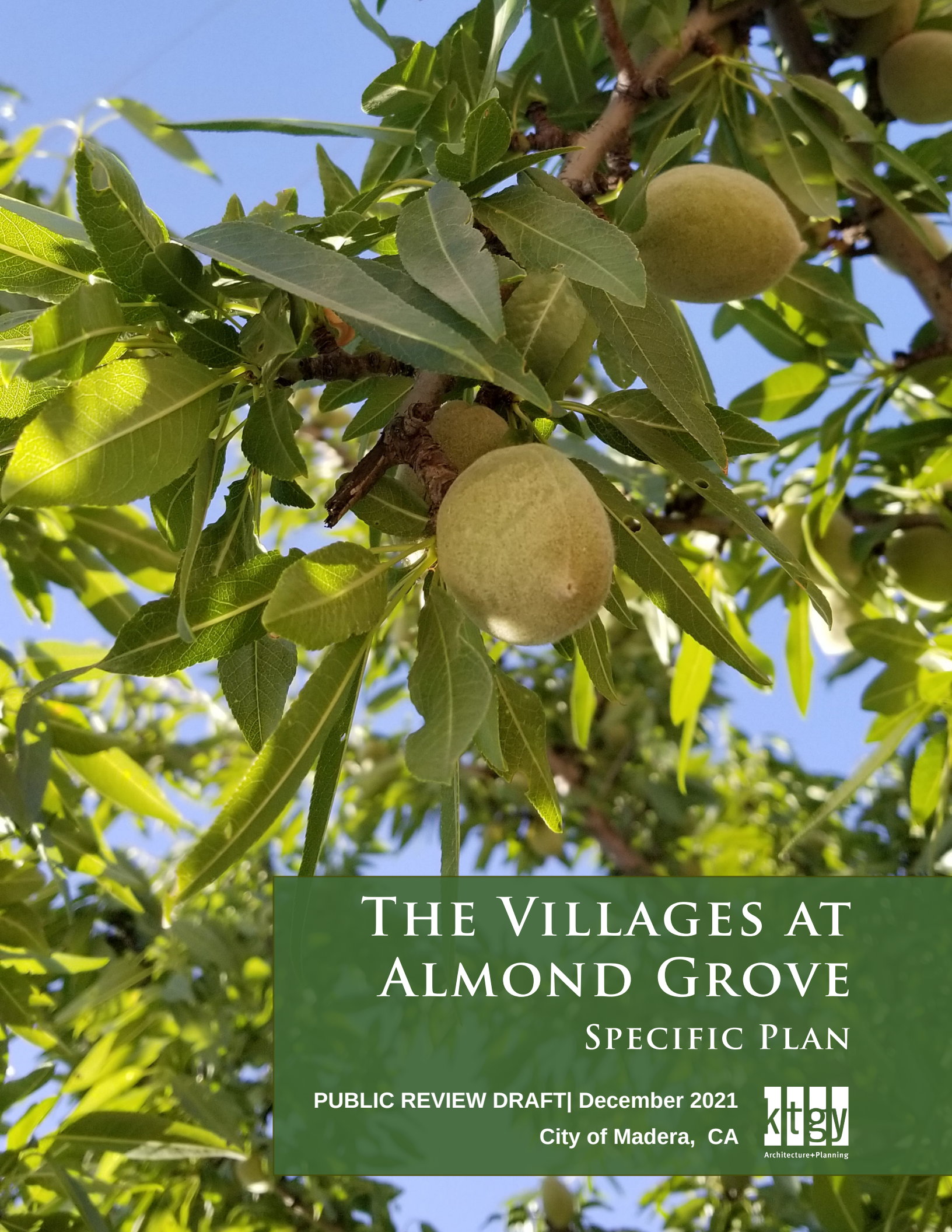

The Villages at Almond Grove

Specific Plan

PUBLIC REVIEW DRAFT| December 2021

City of Madera, CA

ktgy Architecture+Planning

ADOPTION

Adopted: (Month, Day, Year)

Ordinance: _____

Plan Modifications/Amendments: (Date/Action/Application/Ordinance)

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1 EXECUTIVE SUMMARY

1.1) Specific Plan Overview

The Villages at Almond Grove Specific Plan includes approximately 1,883 gross acres located in Madera County, near the western boundary of the City of Madera. The purpose of the Specific Plan is to guide the development of residential, retail, potential school sites, and open space offering a variety of uses within the Plan Area.

The Plan Area is located north of the Fresno River, south of Avenue 17, west of Road 24, and south and west of the Madera Municipal Airport in Madera County, California.

The relationship of the Plan Area to the City and surrounding region is depicted in *Exhibit 1.1, Regional Context Map. Exhibit 1.2, Vicinity Map,* shows the relationship of the Plan to adjacent land uses.

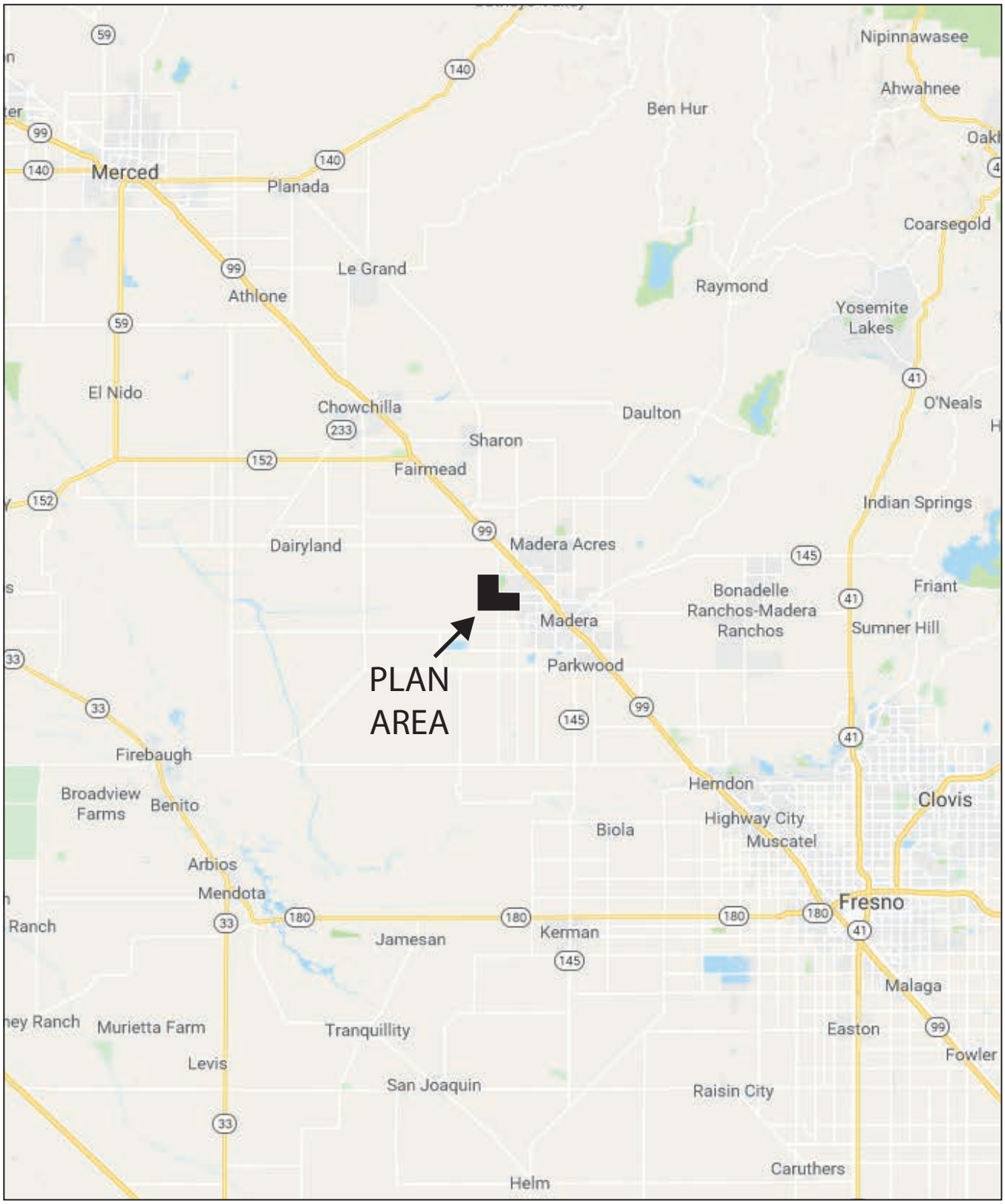
The City of Madera, like many areas in California, is experiencing a rapid rate of growth. This growth is anticipated to continue, resulting in increased development pressures. The City of Madera desires to avoid haphazard development and yet still accommodate growth in a responsible fashion so that the small town atmosphere of the City is maintained.

To accomplish this goal, the City of Madera adopted a forward thinking General Plan -Vision 2025. The City's General Plan includes the concept of "Urban Growth" areas. The City has identified locations to focus future growth in a manner that builds upon and integrates with the existing community of Madera.

The development of the Urban Growth areas is to be guided by specific plans, which are devices used to ensure orderly growth and adequate infrastructure and public facilities/services to support the future population within each area.

The purpose of The Villages at Almond Grove Specific Plan is to implement the goals and policies of the City of Madera General Plan and to provide guidance to ensure orderly growth and provisions for adequate infrastructure, and public facilities and services to support a diversity of homes and businesses.

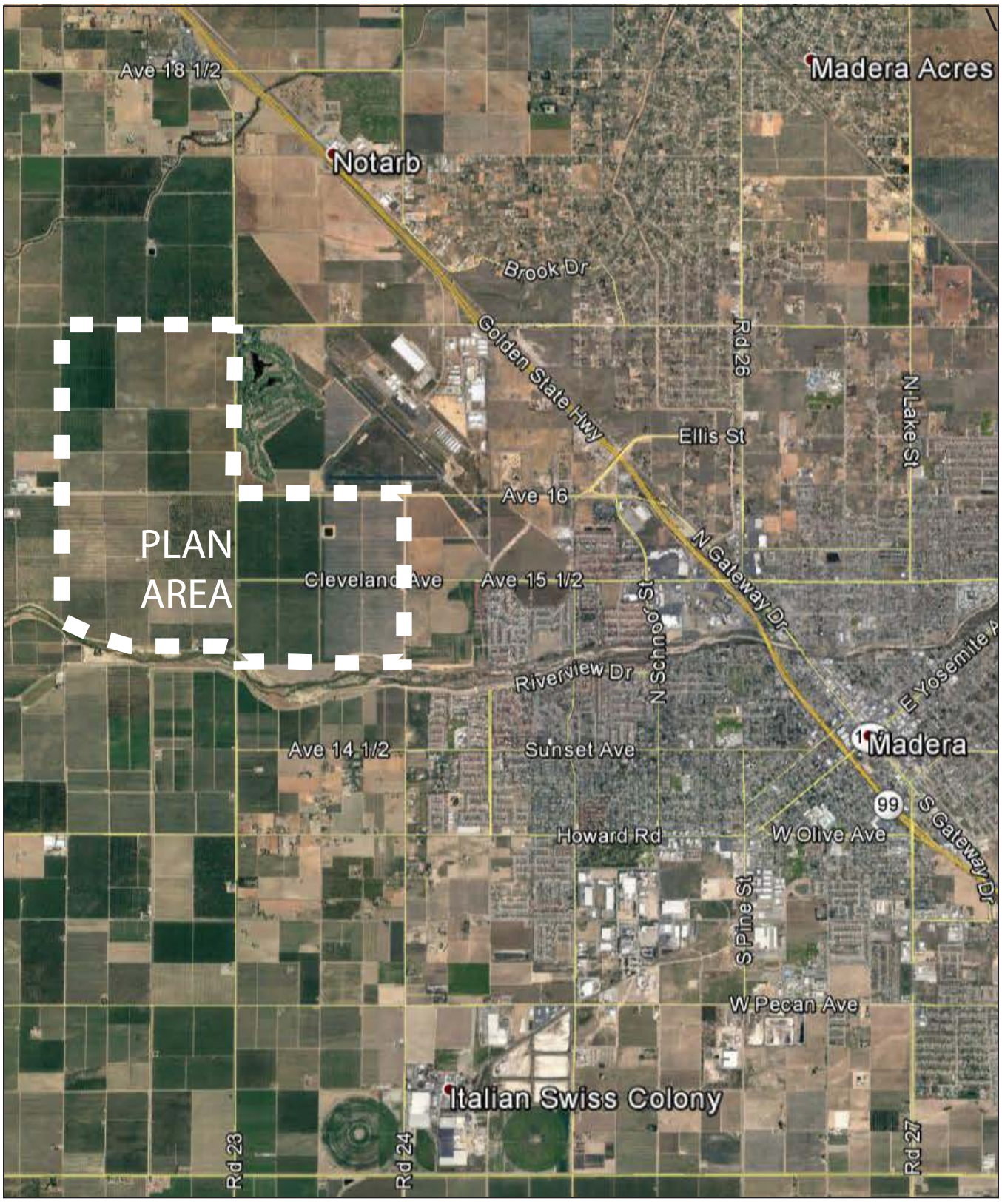
Exhibit 1.1, Regional Context Map



Source: Google Maps

N. T. S.

Exhibit 1.2, Vicinity Map



Source: Google Maps

N. T. S.

1.2) Governing Documents

Development of The Villages at Almond Grove will be governed by the following:

- City of Madera General Plan, as amended, which establishes policies governing land use, circulation, housing, conservation and open space, noise, safety, and public facilities within the Plan area.

- The Villages at Almond Grove Specific Plan which includes a Land Use Plan, Design Guidelines, and Development Regulations. Where the Specific Plan is silent, the City of Madera Municipal Code and other applicable City standards shall govern.

- The Infrastructure Master Plan (IMP) prepared for the Villages at Almond Grove Specific Plan, which includes more detailed design standards for water, sewer, storm drainage, and other public facilities and services. The IMP also includes the Public Facilities and Financing Plan (PFFP) as required by Madera General Plan Land Use Policy LU-14.

- Development agreement may be utilized and would include methods for financing (apart from the PFFP), acquisition, and construction of infrastructure.

- The Madera County wide Airport Land Use Compatibility Plan policies specific to the Madera Municipal Airport and the California Airport Land Use Planning Handbook published by Caltrans Division of Aeronautics.

1.3) Specific Plan Organization

The Specific Plan has been divided into the following chapters:

Chapter 1 - Executive Summary

The Executive Summary defines the Specific Plan location and purpose.

Chapter 2 - Introduction

The Introduction serves to acquaint the reader with:

- Community vision and objectives,
- Plan Area setting,
- General description of the Specific Plan proposal,
- Goals and policies of the Specific Plan,
- The Villages at Almond Grove Specific Plan entitlements; and
- Relationship of The Villages at Almond Grove Specific Plan to the City of Madera General Plan, and the City of Madera Municipal Code and Development Standards.

Chapter 3 - Existing Conditions

The existing physical setting and conditions of the Plan Area and its surrounding is described in this chapter.

Chapter 4 - Land Use Plan

The Land Use Chapter defines the location and intent of the land use districts established by the Specific Plan. This chapter also includes the development capacity of each district for the Plan Area as well as by neighborhood (Northwest, Southwest, and Southeast).

Chapter 5 - Infrastructure and Public Services

This chapter provides information on circulation improvements, planned backbone water, sewer, and storm drain systems, the grading concept for the development of the Specific Plan, and a discussion of public utilities and services to serve the Plan Area.

Chapter 6 - Development Regulations

Development regulations established in this chapter govern and regulate the development of various uses within The Villages at Almond Grove Specific Plan.

Chapter 7 - Design Guidelines

The Villages at Almond Grove Design Guidelines are intended to direct the site planning, landscaping, and architectural quality of the development. Streetscapes, entries, edge treatments, walls and fencing, lighting, signage, and architectural design are some of the features to be addressed in the Design Guidelines.

Chapter 8 - Implementation and Administration

This chapter includes the policies and procedures for the City's review, process, and approval of specific development proposals within The Villages at Almond Grove. It also provides the methods and procedures for interpreting and amending The Villages at Almond Grove Specific Plan, as necessary.

1.4) Specific Plan Process

The Villages at Almond Grove Specific Plan is the culmination of a comprehensive and collaborative planning and design process involving the Plan Area Development Team, City of Madera, Madera County Airport Land Use Commission, Madera County LAFCo, and various other government agencies. The process was completed in the following phases: (1) Research; (2) Opportunities and Constraints Analysis; (3) Preliminary Land Use and Circulation Concepts; (4) Refinement of the Land Use and Circulation Concept; (5) Preparation of the Draft Specific Plan; and (6) Presentation and adoption of The Villages at Almond Grove Specific Plan. Throughout this process the Plan Area Team coordinated regularly with City staff. Based on this collaborative process, the following Principles were identified to guide the development and design of The Villages at Almond Grove Specific Plan.

1.4.1) Principles

1. Extending the City's Fabric - Create a plan that extends the existing urban fabric of the City of Madera, and enhances livability through added amenities.

2. Compact Mixed-Use - Integrate housing, business, employment, and civic uses crucial to the strength and economic viability of the plan. Create compact centers with a human-scaled mix of uses fronting walkable streets, further enhance its pedestrian-friendly access.

3. Diversity of Housing Building Types - Provide a variety of housing options allowing for a diverse mix of household sizes, lifestyles, and incomes key to a well-balanced community.

4. Walkable, Bikeable Streets - Establish a variety of interconnected streets providing multiple access routes to civic and commercial uses, ensuring low-traffic walking and on-street bicycling. Streets featuring sidewalks, planting strips, on-street parking, and homes with front porches inviting walkability.

5. Open Space Integration - Provide a network of parks, open spaces, and trails to serve as focal points, gathering places, recreational uses, and green connectivity. The Fresno River serves as the main open space amenity with a riverfront park, urban gardens and a trail system connection for residents and visitors to enjoy.

6. Sustainability - Utilize smart growth principles advocating thoughtful and sustainable development patterns to conserve resources, reduce impacts on the environment, promote active lifestyle, support livability, offer social engagement opportunities and achieve fiscal sustainability. Protection of the Fresno River area is a vital component of the health and well-being of the community and the environment.

2 INTRODUCTION

2.1) Specific Plan Purpose

Located in California's Central San Joaquin Valley, the City of Madera is well suited to accommodate expected population growth. According to the City of Madera Housing Element, a 60,836 person increase by 2035 is expected, increasing Madera's population 79% over the 2010 population. The Villages at Almond Grove Specific Plan prepares for the projected growth with the creation of attractive, energy efficient, and pedestrian friendly neighborhoods. Consistent with the Madera General Plan, the Specific Plan places high importance upon the General Plan's building blocks approach, implementing a balanced growth approach towards development and keeping quality of life in mind.

The Specific Plan (herein onward also referred to as the Plan) ensures an orderly transition from farmland to urban development. To provide a framework for quality development that assures consistency with other developments in the City of Madera, the Plan includes development standards and design guidelines whose execution delivers an interconnected, pedestrian-friendly community. Ample open space and parks have been integrated into the Plan.

The Plan Area consists of three neighborhoods: Northwest Neighborhood; Southwest Neighborhood; and the Southeast Neighborhood. The Plan establishes the review and approval process of subsequent development proposals such as subdivision maps, site plans, and improvement plans.

2.2) Authority

California Government Code, Title 7, Division 1, Chapter 3, Article 8, Sections 65450 through 65457 et seq grants local planning agencies the authority to prepare Specific Plans for any area covered by a General Plan for the purpose of establishing systematic methods of implementation of the General Plan.

A Specific Plan is designed to address site specific issues such as existing on-site conditions relative to topography and existing environmental concerns, site design and layout, including setbacks and visual appearance, as well as circulation, utility provisions and infrastructure financing alternatives.

The California Government Code establishes the authority and procedures to adopt a specific plan; identifies the required contents of a specific plan; mandates consistency with the General Plan; and also mandates consistency of any future projects or zoning ordinance amendments with a specific plan.

Section 10-2.102 of Title 10 of the City of Madera's Municipal Code states the purpose and intent of the Subdivision Map Act.

The City's Municipal Code and other applicable adopted standards will act as a supplement for those areas and issues not specifically addressed by this Specific Plan. *Table 8.1, Planning Permits and Actions,* outlines the regulatory source and processing direction for all future land use related permits proposed as part of the Plan.

2.3) State Requirements

The State of California grants the authority to prepare and adopt specific plans. This Specific Plan was prepared to address development patterns in the Plan Area. Under California Government Code Sections 65450 through 65457, a specific plan may be used to implement a general plan and its policies and programs.

Specific plans must be consistent with the elements of the jurisdiction's general plan. The Government Code stipulates that a specific plan can only be adopted or amended if it is consistent with the jurisdiction adopted general plan.

California Government Code Section 65451(a) defines content requirements for specific plans, as follows:

(a) A specific plan shall include a text and a diagram or diagrams which specify all of the following in detail:

1. The distribution, location, and extent of the land uses, including open space, within the area covered by the plan.
2. The proposed distribution, location, extent, and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the plan and needed to support the land uses described in the plan.
3. Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable.
4. A program of implementation measures including regulations, programs, public projects, and financing measures necessary to carry out paragraphs (1), (2), and (3).(b)

(b) The specific plan shall include a statement of the relationship of the specific plan to the general plan.

California Government Code Section 65454 also states that no specific plan may be adopted or amended unless the proposed plan or amendment is consistent with the general plan. The Villages at Almond Grove Specific Plan was prepared pursuant to State Law and complies with all the above requirements.

2.4) Severability

In the event that any subsection, sentence, clause, phrase, or portion of the Specific Plan, or any future amendment(s) or addition(s) hereto, is for any reason held to be invalid or unconstitutional by the decision

of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of the Specific Plan, or any future amendments or additions hereto.

2.5) Specific Plan Objectives

The Specific Plan is designed to implement a series of objectives that have been carefully crafted to ensure the Plan Area develops with quality residential and retail development. These objectives have been refined throughout the planning and design process for The Villages at Almond Grove Specific Plan. They are identified below:

- Address the City of Madera's current and projected housing needs for all segments of the community by providing a range of single- and multi-family homes.
- Promote high quality retail and mixed-use development to attract an array of businesses and employment opportunities.
- Establish a mix of land uses and local-serving activities that meet the General Plan's objectives concerning community character and pedestrian-friendly design.
- Implement the City's General Plan Land Use Element goal to facilitate annexation of large areas of land that are governed by a specific plan, which provides for compatibility of land uses, fiscal balance, recreation, and resource protection.
- Establish a transportation network that will fulfill the policies of the Madera General Plan's Circulation Element by allowing residents to live within proximity to schools, recreational opportunities, retail centers, and commercial development, and minimize vehicle trips through utilizing access to a variety of transportation opportunities, including pedestrian pathways, bikeways, regional arterials, and transit.
- Promote opportunities for water efficiency in Plan Area architecture and landscaping to promote water conservation.
- Incorporate green and sustainable practices, as practicable, in developing buildings and infrastructure.
- Undertake development of the Plan Area in a manner that is economically feasible and balanced to address the City's economic interests.

2.6) Specific Plan Summary

The Specific Plan creates three distinct neighborhoods as follows:

- Northwest Neighborhood (+/- 650 gross acres)
- Southwest Neighborhood (+/- 589 gross acres)
- Southeast Neighborhood (+/- 645 gross acres)

Current Madera County Assessor's parcel numbers within the Specific Plan are listed below and depicted on *Exhibit 2.1, Current Assessor Parcels*:

- 0330-700-05
- 0330-700-04
- 0330-700-02
- 0330-700-03
- 0331-700-01
- 0331-700-02
- 0331-700-09
- 0331-700-05
- 0331-700-10
- 0331-700-11
- 0331-800-02
- 0331-800-03

2.7) Associated Actions and Approvals

Subdivision of the Southeast and Northwest Neighborhoods is being process concurrently with adoption of the Specific Plan to ensure implementation of the Plan Area as envisioned. The following actions and approvals will occur concurrent with or immediately following adoption of the Specific Plan to ensure implementation of the Plan Area as envisioned. See Chapter 8: Implementation for additional details.

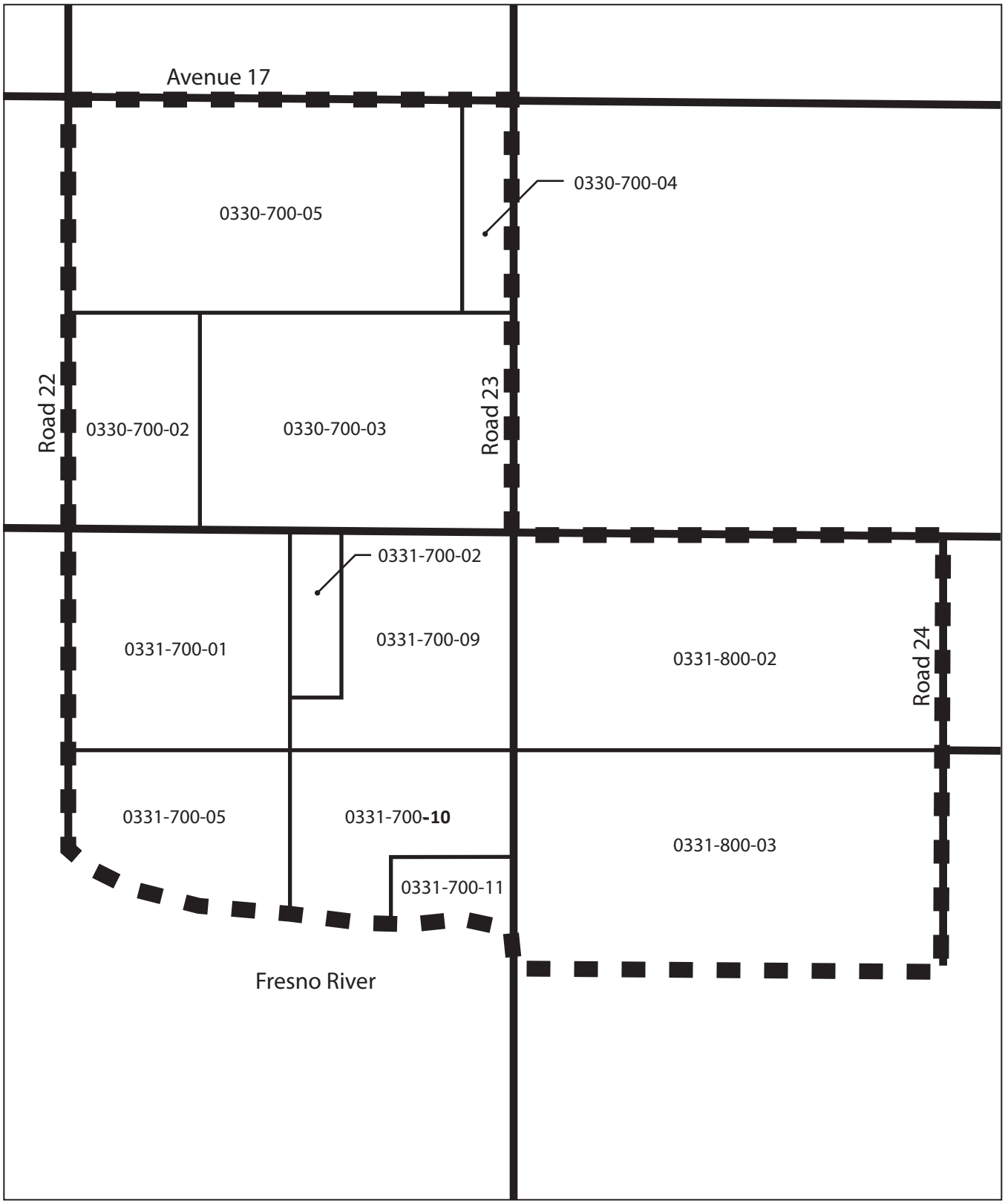
- Tentative Map Approvals. Implementing Tentative Maps will be prepared and processed through the City of Madera in accordance with the requirements of Title 10, Chapter 2, Section 10-2.12, Vesting Tentative Maps and in accordance with the Subdivision Map Act. The requirement of a precise plan as specified in Section 10-2.1208(B) will be satisfied by this Specific Plan.

- Approval of Grading and Improvement Plans: After approval of the Tentative Map, the City of Madera will process the corresponding Grading and Improvement Plans (e.g., water plans, wastewater plans, drainage plans, grading plans, street improvement plans, final maps, etc.).

2.8) Airport Land Use Compatibility Planning Consistency

Development within the Specific Plan Area will be required to be consistent with the California Airport Land Use Planning Handbook published by Caltrans Division of Aeronautics and the Airport Land Use Compatibility Plans of Madera Municipal Airport.

Exhibit 2.1, Current Assessor Parcels



Source: KTGY Group

N. T. S.

2.9) General Plan Consistency

California Government Code (Title 7, Division 1, Chapter 3, Article 8, Section 65450-65457) permits the adoption and administration of specific plans as an implementation tool for elements contained in the local general plan. Policy plans must demonstrate consistency in regulations, guidelines, and programs with the goals and policies set forth in the general plan.

The Specific Plan has been prepared in conformance with the goals and policies of the City of Madera General Plan. The Specific Plan is consistent with the General Plan land use designation of "Specific Plan Area," which allows the Plan to develop land use standards and regulations tailored to the Plan Area. The Specific Plan Area land use designation is applied to areas where a Specific Plan is adopted by the City.

3 EXISTING CONDITIONS

3.1) Plan Area Setting

Madera is the county seat of Madera County, and is the principal City of the Madera–Chowchilla Metropolitan Statistical Area. Madera is bisected by State Route (SR) 99 and the Union Pacific railroad along a north-south axis as well as the Fresno River along an east-west axis. The 1,883 acre Plan Area is located west of the Madera City limits and just north of the Fresno River, within the Sphere of Influence.

While the Plan Area is entirely within the City's General Plan boundary, the City's Urban Growth Boundary, and the City's Sphere of Influence and is located generally west and south of the Madera Municipal Airport, most of the Plan Area is undeveloped, representing an opportunity to implement the City's "Building Blocks" policies through master-planning.

Exhibit 3.1: Aerial Photograph and Physical Setting shows the limits of the Plan Area and the three neighborhoods within it: Northwest Neighborhood, Southwest Neighborhood and Southeast Neighborhood.

3.2) Existing Physical Conditions

The Specific Plan Area is predominately characterized by active agriculture operations, with a mix of irrigated crops. Three parcels are currently subject to land conservation contacts (Williamson Act Contract). The Plan Area has a few existing residential and agricultural support structures.

The Fresno River abuts the southern portion of the Plan Area and multiple irrigation canals traverse the Plan Area. The terrain is relatively flat, with few inclines aside from the Fresno River, and Madera Irrigation District (MID) canals. In the Southeast Neighborhood Lateral 24.2-14.2 is adjacent to and parallels the River. Lateral 24.2-13.2 is along the north side of Avenue 16/Kennedy Street alignment abutting both the Southeast and Northwest Neighborhoods.

The Airport Canal is located along the Road 23 alignment adjacent to the western edge of the Northwest Neighborhood. Pipeline Airport 1.0W is located along the Avenue 17 alignment adjacent to the northern edge of the Northwest Neighborhood.

Exhibit 3.1, Aerial Photograph and Physical Setting

Source: Google Maps

N. T. S.

3.3) Existing Circulation

As shown in *Exhibit 3.2, Opportunities and Constraints* existing east/west streets are Avenue 17, Avenue 16 (Kennedy Street), and Avenue 15 ½ (Cleveland Avenue). Existing north-south streets are Road 24, Road 23 (Loop Road) and Road 24 (Photo 3.1). A two-lane bridge over the Fresno River exists on Road 23 and will require widening with the build out of the Plan Area. The Fresno River, Madera Municipal Airport and Municipal Golf Course limit connectivity to surrounding development presenting a challenge to the Plan Area.

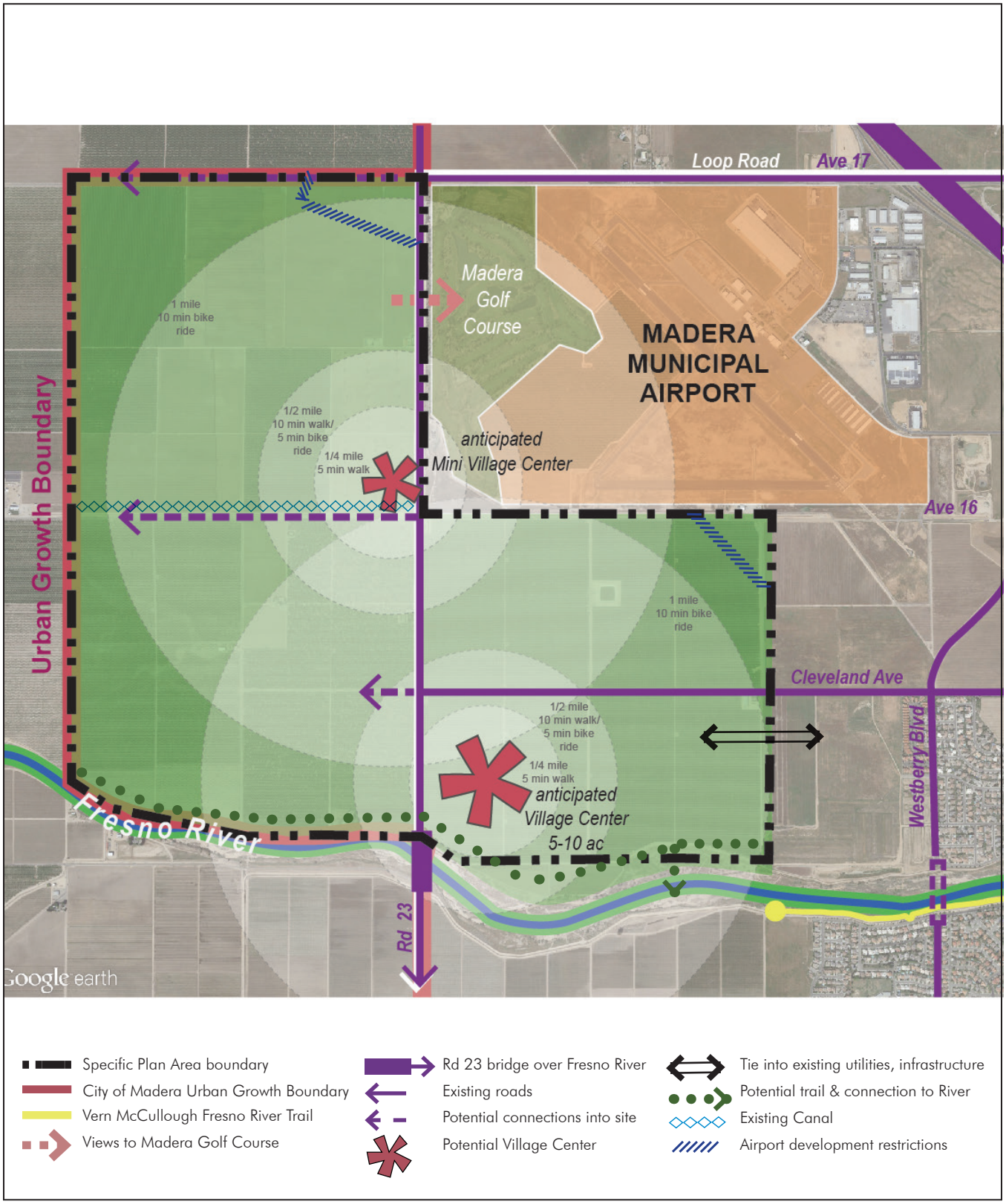
The City's General Plan circulation system for the Plan Area consists of Arterials, Collectors, Loop Road, and Local streets. Arterials and Major Collectors are located alternately every mile with a Minor Collector located approximately every half-mile. Road 23 is planned to serve as a portion of the Madera Loop Road with the intent of providing intercity travel along the perimeter of the City of SR 99. The Vern McCullough Fresno River trail is a Class I trail that provides access and mobility opportunities for pedestrians, runners and bicyclists. Currently the river trail system does not extend or connect to the Plan Area.

3.4) Surrounding Uses

Surrounding uses include, but are not limited to, agriculture, airport (Photo 3.2), industrial and residential uses. While some of these uses present challenges to the Plan Area, they also provide opportunities for nodes and connections in future development as shown in *Exhibit 3.2*.

Photo 3.1 - Looking South at the intersection of Road 24 and Avenue 16

Exhibit 3.2, Opportunities and Constraints



Source: KTGY

N. T. S.

3.5) Airport Land Use Compatibility Plan (ALUCP) Consistency

The Plan Area is within the Airport Influence Areas of Madera Municipal Airport as illustrated on *Exhibit 3.3, Airport Land Use Compatibility.* This exhibit identifies the various compatibility zones applicable to the Plan Area. The EIR prepared for The Villages at Almond Grove Specific Plan identifies potential impacts from the airport and includes criteria for addressing any potential impacts.

3.6) Topography

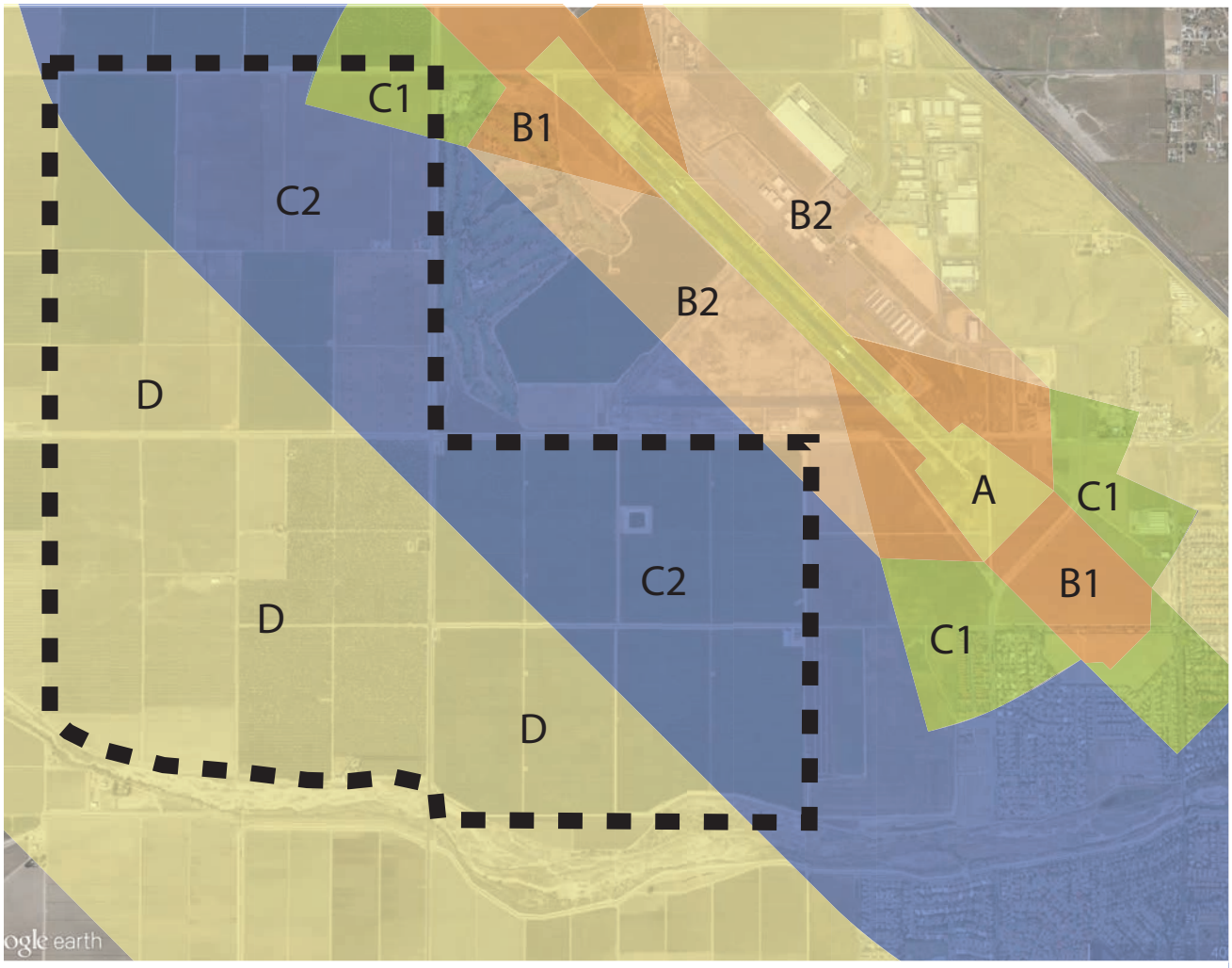
The Plan Area is relatively flat and gently falls to the south at an average gradient of approximately 1.0 to 2.0 percent. The existing topographic conditions for the Specific Plan area are illustrated on *Exhibit 3.4, Existing Plan Area Topography.*

3.7) Williamson Act Contract

The Williamson Act program is designed as a mechanism for the preservation of agricultural and open space lands in the State of California. Within the Specific Plan, there are active Williamson Act contracts on three parcels that make up the Plan Area. It is anticipated that the current land owner(s) will initiate and cancel the contract as part of the development process, or wait for their term to expire.

Photo 3.2 - Looking East at the airport from Avenue 16

Exhibit 3.3, Airport Land Use Compatibility



Zone Key

A	Runway Protection Zone
B1	Inner Approach / Departure Zone
B2	Sideline
C1	Outer Approach / Departure
C2	Primary Traffic Pattern
D	Other Airport Environs

Source: Google Maps

N. T. S.

3.8) Hydrology

The Plan Area resides in the Madera Subbasin of the San Joaquin River Watershed. The Madera Subbasin encompasses the entire City of Madera and most of Madera County. Major reservoirs upstream of the Madera Sub basin include Hensley Lake along the Fresno River and Millerton Lake along the San Joaquin River. The watershed is recharged with stream flow percolation from rivers within the watershed including from the Fresno River abutting the Plan Area.
The Fresno River is the major natural drainage channel for the City of Madera. Other drainage channels also flow through the City, but they are not within the vicinity of the Plan Area. The Fresno River is relatively dry throughout most of the year due to controlled flow of the Hidden Dam and Madera Lake Dam upstream of the Plan Area.

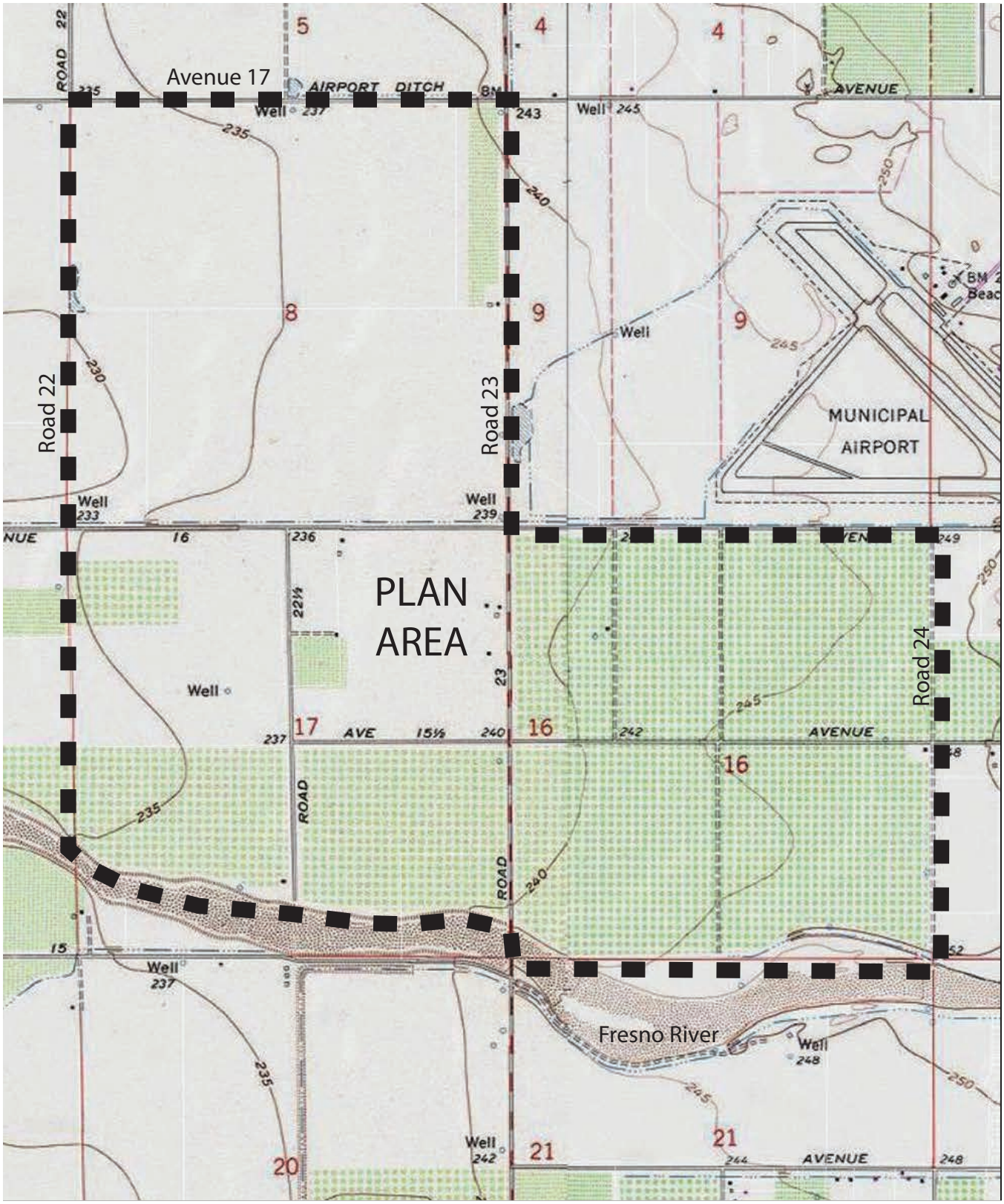
The Madera Irrigation District (MID) serves the agricultural community surrounding the City of Madera, including the agricultural operations of Plan Area.
The predominate method of runoff disposal in the City Madera is through the use of retention basins which recharge the groundwater. Presently, rainfall within the Plan Area either percolates into the soil or captured into drainage swales, both of which recharge the groundwater.

3.9) Biology

Due to the extensive agricultural operations, which has remained largely unchanged over the past 75 plus years with the hydrology of the area controlled to facilitate various agricultural operations, the Plan Area is devoid of natural habitats. No riparian or other sensitive natural communities are present within the Plan Area. The Plan Area is predominately composed of almond orchards, vineyard, disced/ plowed fallow fields. Aquatic features within the Plan Area consist of those associated with the agricultural water conveyance systems and retention basins scattered across the Plan Area.

Wildlife use of the Plan Area is relatively low due to the lack of natural habitats and the monotypic orchard trees across the majority of the landscape. Local wildlife is limited to species that are, able to adapt-to the-agricultural environment. No migration corridors exist-within the Plan Area.

Exhibit 3.4, Existing Plan Area Topography



Source: Madera County GIS (USA Topo Maps)

N. T. S.

4 LAND USE

4.1) Overview

The Specific Plan Land Use Districts Plan for The Villages at Almond Grove, as shown in *Exhibit 4.1, Land Use Districts Plan*, provides a mix of well-balanced land uses designed to create a high quality, sustainable community that reflect the City's General Plan goals for the Plan Area. The approximately 1,883-acre Specific Plan Area features a series of residential neighborhoods anchored by mixed-use Village Centers and organized around an abundance of public amenities, including parks, recreation areas, natural open space, trails/paseos and potential elementary schools.

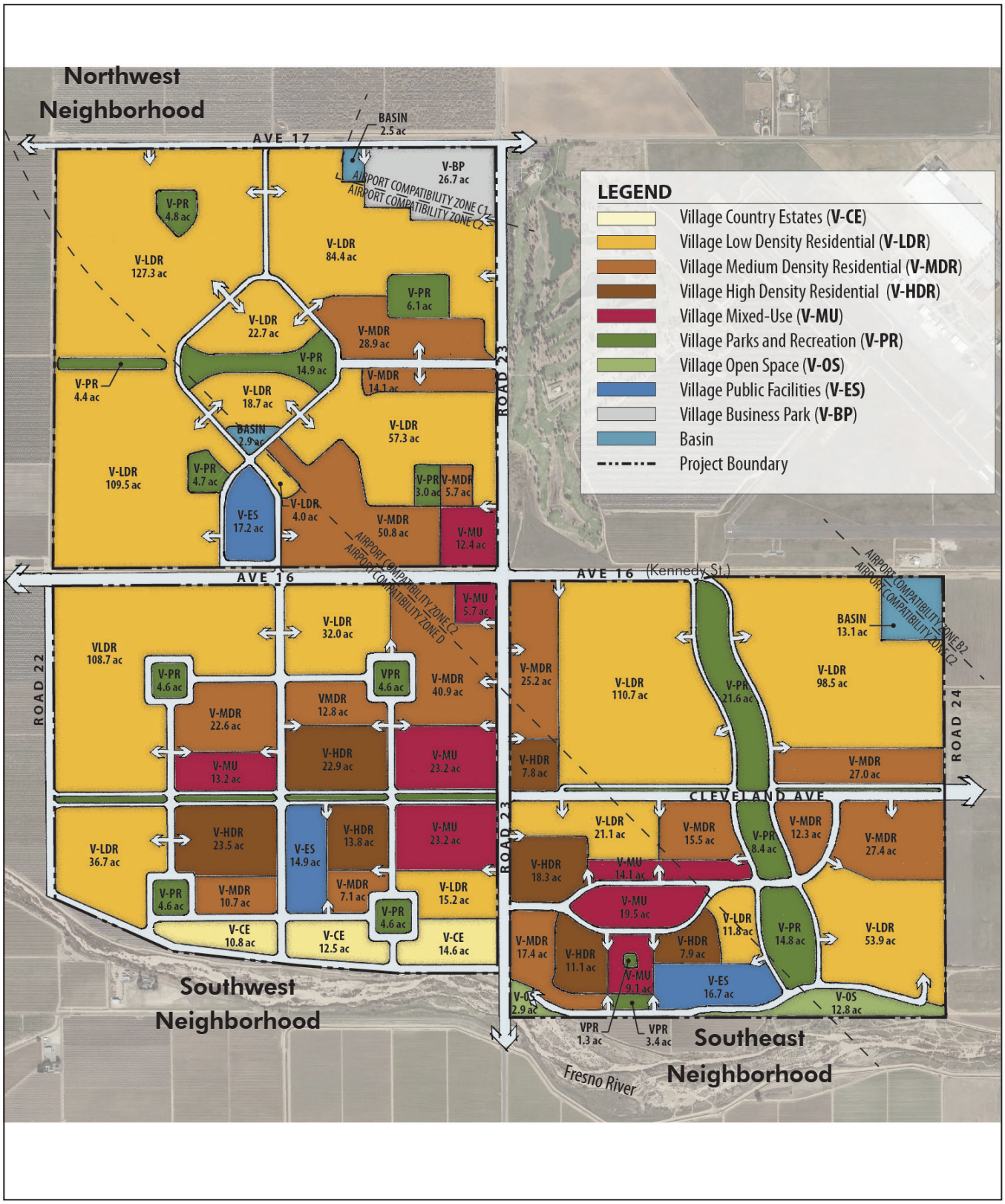
The most dense/intense development within the Specific Plan area is located in the Village Centers, radiating out to lower density development on the outer edges of the neighborhoods. All land uses in The Villages at Almond Grove are linked together by a clearly defined and efficient street network, as well as a comprehensive trail/paseo system.

Upon plan build-out, The Villages at Almond Grove Specific Plan will provide an estimated 10,783 dwelling units, up to 2.1 million square feet of commercial and office development, 163 acres of public parkland, 17 acres of natural open space, 54 acres of public facility/school uses, and 128 acres of major roadways. See Section 4.2 Land Use Districts for a breakdown of the acreage, density range, target density, target dwelling units, and target development intensity for each land use district by Plan Area and neighborhood.

4.2) Land Use Districts

The Village at Almond Grove Specific Plan establishes nine land use districts, which implement the "Specific Plan Area (SP)" land use designation of the City of Madera General Plan, as amended. As the primary implementing document for the Plan Area, the intent of each land use district is described below and the Specific Plan land use districts are shown in *Exhibit 4.1*.

Exhibit 4.1, Land Use Districts Plan



Source: KTGY Group

N. T. S.

4.2.1) Land Use District Descriptions

The Villages at Almond Grove Specific Plan and the City of Madera Zoning Map, as amended, designate the entire Plan Area as "Specific Plan Area — Villages at Almond Grove." The Plan implements nine distinct overall land use districts, described as follows:

Residential

» Village Country Estates (V-CE). The V-CE district includes conventional single-family detached residential development ranging in density from 0.1 to 2.0 dwelling units/acre (du/ac).

» Village Low Density Residential (V-LDR). The V-LDR district includes conventional single-family detached residential development ranging in density from 2.1 to 7.0 du/ac.

» Village Medium Density Residential (V-MDR). The V-MDR district includes a combination of single-family detached and multi-family development ranging in density from 7.1 to 15.0 du/ac.

» Village High Density Residential (V-HDR). The V-HDR district includes a combination of single-family detached and multi-family development ranging in density from 15.1 to 50.0 du/ac.

Mixed-use

» Village Mixed Use (V-MU). The Specific Plan identifies three areas as Village Mixed Use (V-MU). The V-MU district is designed to provide flexibility to respond to changing market conditions and consumer preferences, while allowing for innovation in project design. The V-MU district may be developed with one or more types of land uses, including higher density residential (0 - 50 du/ac), commercial, office, public and/or semi-public uses. Single-family detached homes shall not be permitted in the V-MU districts.

Industrial

» Village Business Park (V-BP). The V-BP district accommodates industrial-serving, commercial and office uses, and very light industrial uses, which may be developed at a target intensity of 0.2 FAR, as limited by Airport Land Use Compatibility Plan. Development within this land use district is typically multi-tenant in nature; however, single-tenant buildings are allowed.

Parks, Recreation and Open Space

» Village Parks and Recreation (V-PR). The V-PR district includes community parks, neighborhood parks, pocket parks, village paseos, neighborhood paseos, landscape corridors, and development edge buffers. Basins are also accommodated within this land use district.

» Village Open Space (V-OS). The V-OS district includes the preservation and enhancement of natural open space. The area along the Fresno River is included in this land use district.

Public Facilities

» Village Public Facilities (V-ES). The V-ES district includes elementary school sites and public facilities such as fire stations, libraries, museums, police stations and post offices.

4.3) Land Use Summaries

The Villages at Almond Grove Specific Plan is comprised of a variety of land uses. The Plan Area includes multiple residential densities, village centers, employment opportunities, and public facilities, all supported by an integrated open space and trails network. Land uses accommodated also include space for future elementary schools. The Plan Area includes a maximum of 10,783 dwelling units and nearly 2.1 million square feet of non-residential uses , as summarized in *Table 4.1, Overall Land Use Summary*. *Table 4.2, Table 4.3,* and *Table 4.4* include the land use summaries for the Northwest, Southeast, and Southwest neighborhoods respectively, including maximum dwelling units and square feet for non-residential uses. Target densities are for analysis to determine maximum dwelling units and do not represent a minimum density. Individual projects will be governed by density ranges for each land use. The City of Madera will be responsible for ensuring the total number of dwelling units does not exceed 10,783 units without additional analysis.

This Specific Plan provides development flexibility by allowing for permitted transfer of dwelling units and non-residential square footage within neighborhoods or village centers over the life of the Specific Plan. Unused dwelling units or non-residential square footage in one neighborhood may also be transferred to other neighborhoods if the specific conditions outlined in Chapter 8: Implementation are met, including the requirement that such a transfer is consistent with the Airport Land Use Compatibility Plan for the Madera Municipal Airport.

Table 4.1, Overall Land Use Summary

Land Use Type	Land Use District	Acreage (ac)	Density Range (du/ac)	Target Density (du/ac)	Dwelling Units[1]	Com./ Office/ Industrial Intensity (FAR)	Commercial/ Office / Industrial (SF)
Residential							
Village Country Estates	V-CE	36.0	0.1 - 2	1.5	54	--	--
Village Low Density	V-LDR	911.3	2.1 - 7	5.25	4,784	--	--
Village Medium Density	V-MDR	318.2	7.1 - 15	11.25	3,579	--	--
Village High Density	V-HDR	105.2	15.1 - 50	22.5	2,366	--	--
Residential Subtotal	--	1,370.7	--	--	10,783	--	--
Mixed Use							
Village Mixed-Use	V-MU	120.1	0 - 50	--	--	0.35	1,830,587.2
Village Parks and Recreation							
Community Parks	V-PR	24.8	--	--	--	--	--
Neighborhood Parks		92.5	--	--	--	--	--
Trails		5.5					
Pocket Parks/Basins		40.9	--	--	--	--	--
Village Parks and Recreation Subtotal	--	163.7	--	--	--	--	--
Natural Open Space							
Fresno River Area	V-OS	16.78	--	--	--	--	--
Industrial							
Village Business Park	V-BP	29.69	--	--	--	0.2	258,659.3
Public Facilities							
Elementary School Sites	V-ES	53.85	--	--	--	--	--
Major Roadways							
Major Roadways	ROW	128.45	--	--	--	--	--
Overall Plan Area TOTAL		**1,883.2**	**--**	**--**	**10,783**	**--**	**2,089,247**

Table 4.2, Northwest Neighborhood Land Use Summary

Land Use Type	Land Use District	Acreage (ac)	Density Range (du/ac)	Target Density (du/ac)	Dwelling Units[1]	Com./ Office/ Industrial Intensity (FAR)	Commercial/ Office / Industrial (SF)
Residential							
Village Low Density	V-LDR	422.96	2.1 - 7	5.25	2,221	--	--
Village Medium Density	V-MDR	99.53	7.1 - 15	11.25	1,120	--	--
Village High Density	V-HDR	0	15.1 - 50	22.5	0	--	--
Residential Subtotal	--	522.49	--	--	3,340	--	--
Mixed Use							
Village Mixed-Use	V-MU	12.42	0 - 50	--	--	0.35	189,355.3
Village Parks and Recreation							
Community Parks	V-PR	0	--	--	--	--	--
Neighborhood Parks		37.86	--	--	--	--	--
West Trail		2.25					
Pocket Parks/Basins		7.8	--	--	--	--	--
Village Parks and Recreation Subtotal	--	47.91	--	--	--	--	--
Natural Open Space							
Fresno River Area	V-OS	0	--	--	--	--	--
Industrial							
Village Business Park	V-BP	29.69	--	--	--	0.2	258,659.3
Public Facilities							
Elementary School Sites	V-ES	17.17	--	--	--	--	--
Major Roadways							
Major Roadways	ROW	19.82	--	--	--	--	--
Northwest Neighborhood TOTAL:		**649.5**	**--**	**--**	**3,340**	**--**	**448,014.6**

Table 4.3, Southeast Neighborhood Land Use Summary

Land Use Type	Land Use District	Acreage (ac)	Density Range (du/ac)	Target Density (du/ac)	Dwelling Units[1]	Com./ Office/ Industrial Intensity (FAR)	Commercial/ Office / Industrial (SF)
Residential							
Village Low Density	V-LDR	295.91	2.1 - 7	5.25	1,554	--	--
Village Medium Density	V-MDR	124.64	7.1 - 15	11.25	1,402	--	--
Village High Density	V-HDR	45.15	15.1 - 50	22.5	1,016	--	--
Residential Subtotal	--	465.7	--	--	3,972	--	--
Mixed Use							
Village Mixed-Use	V-MU	42.65	0 - 50	--	--	0.35	650,241.9
Village Parks and Recreation							
Community Parks	V-PR	14.83	--	--	--	--	--
Neighborhood Parks		34.65	--	--	--	--	--
South Trail		3.2					
Pocket Parks/Basins		13.07	--	--	--	--	--
Village Parks and Recreation Subtotal	--	65.75	--	--	--	--	--
Natural Open Space							
Fresno River Area	V-OS	16.78	--	--	--	--	--
Public Facilities							
Elementary School Sites	V-ES	16.68	--	--	--	--	--
Major Roadways							
Major Roadways	ROW	37.43	--	--	--	--	--
Southeast Neighborhood TOTAL:		**644.99**	**--**	**--**	**3,972**	**--**	**650,241.9**

Table 4.4, Southwest Neighborhood Land Use Summary

Land Use Type	Land Use District	Acreage (ac)	Density Range (du/ac)	Target Density (du/ac)	Dwelling Units[1]	Com./ Office/ Industrial Intensity (FAR)	Commercial/ Office / Industrial (SF)
Residential							
Village Country Estates	V-CE	36.0	0.1 - 2	1.5	54	--	--
Village Low Density	V-LDR	192.4	2.1 - 7	5.25	1,010	--	--
Village Medium Density	V-MDR	94.0	7.1 - 15	11.25	1,058	--	--
Village High Density	V-HDR	60.0	15.1 - 50	22.5	1,350	--	--
Residential Subtotal	--	382.4	--	--	3,472	--	--
Mixed Use							
Village Mixed-Use	V-MU	65.0	0 - 50	--	--	0.35	990,990.0
Village Parks and Recreation							
Community Parks	V-PR	10.0	--	--	--	--	--
Neighborhood Parks		20.0	--	--	--	--	--
Pocket Parks/Basins		20.0	--	--	--	--	--
Village Parks and Recreation Subtotal	--	50.0	--	--	--	--	--
Natural Open Space							
Fresno River Area	V-OS	0	--	--	--	--	--
Public Facilities							
Elementary School Sites	V-ES	20.0	--	--	--	--	--
Major Roadways							
Major Roadways	ROW	71.2	--	--	--	--	--
Southwest Neighborhood TOTAL		**588.6**	**--**	**--**	**3,472**	**--**	**990,990.0**

5 CIRCULATION, INFRASTRUCTURE AND PUBLIC SERVICES

5.1 Purpose and Intent

The infrastructure, utilities, and public services to be provided as part of the development of The Villages at Almond Grove Specific Plan are summarized in this chapter. For reference, an Infrastructure Master Plan ("IMP") was prepared in addition to this specific plan and provides a higher level of detail about master plans and design standards for water, wastewater, and storm drainage within the Plan Area.

5.2 Circulation

The circulation plan for The Villages at Almond Grove reinforces the objective of moving vehicles, pedestrians, cyclists, and public transit safely and efficiently through and around the Plan Area. *Exhibit 5.1, Circulation Plan* establishes the hierarchy and general location of roadways within the specific plan area; conceptual sections of these roadways are provided in *Exhibits 5.1a to 5.1e*. Size and location of streets will be further defined during the tentative map process and will not require a Specific Plan Amendment to do so.

The minimum design speeds to be used for center line curve radii, super elevation, corner and approach site distances, vertical and horizontal alignment, and sight distances for the Circulation Plan of streets will comply with City standards.

A traffic study prepared as part of the Specific Plan's EIR identifies the need for additional rights-of-way at critical intersections to accommodate lanes for left and right turn movement. Phasing and construction of the improvements shall be implemented as required by the City Engineer and pursuant to the mitigation measures identified in the EIR and conditions of approval of tentative maps for the Specific Plan. The locations and construction of bus turnouts may be required within the Plan Area to the satisfaction of the City of Madera and Madera County Transportation Commission (MCTC).

5.2.1) Pedestrian Circulation

A pedestrian circulation system utilizing sidewalks and paseos will be provided. Sidewalks will be provided along all streets in the Plan Area, and will vary between five (5') to twelve (12') feet in width. Sidewalks shall be constructed of concrete as part of the roadway improvements. Paseos are incorporated as part of the open space and lead to a connection throughout the Plan Area.

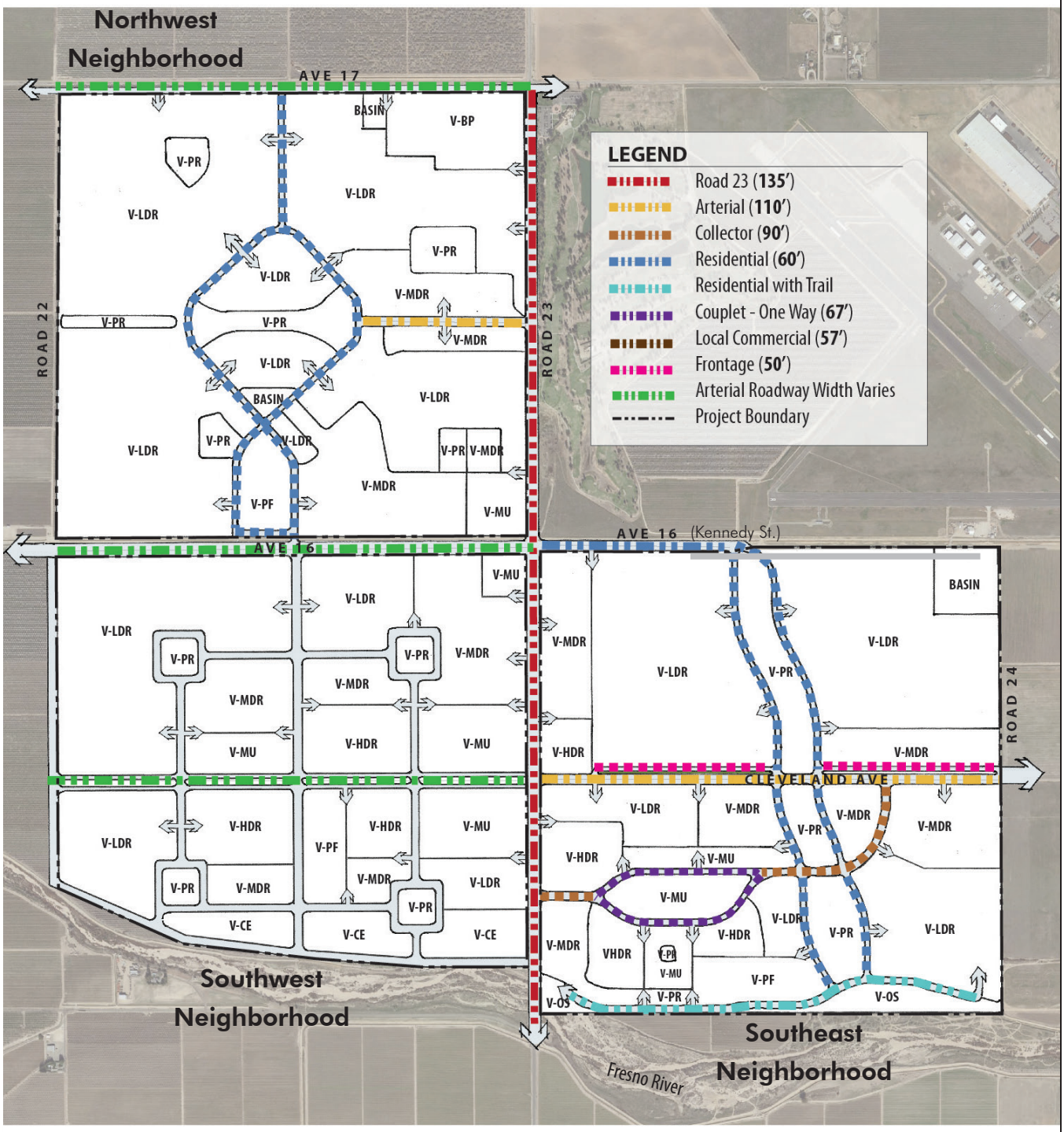
5.2.2) Bicycle Circulation

Bicycle lanes and off-street trails are an integral element in creating accessibility and mobility within the Plan Area. The Plan includes a multi-purpose pedestrian and bicycle trail along the Fresno River. The Plan proposes trail connections to link the multi-purpose trail along the river with the larger on-street bicycle network for the Plan. These bike paths will provide linkages to the City's master planned bike path system. General timing and responsibility will be discussed in the Development Agreement.

5.2.3) Public Transit

Existing public transit in Madera consists of Madera Metro and Dial-A-Ride (DAR). Madera Metro's Route 2 is the closest public transit to the Plan Area. While there is currently no public transit in the Plan Area there is the opportunity to expand as needed as determined by the City.

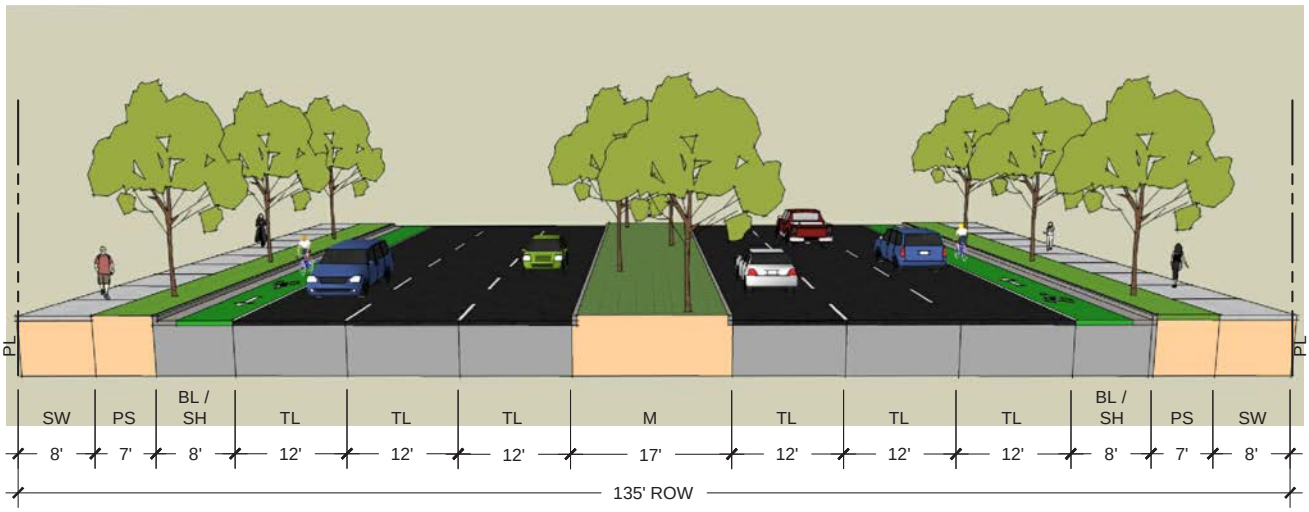
Exhibit 5.1, Conceptual Circulation Plan



Source: Precision Civil Engineering

N. T. S.

Exhibit 5.1a, Road 23 (135')

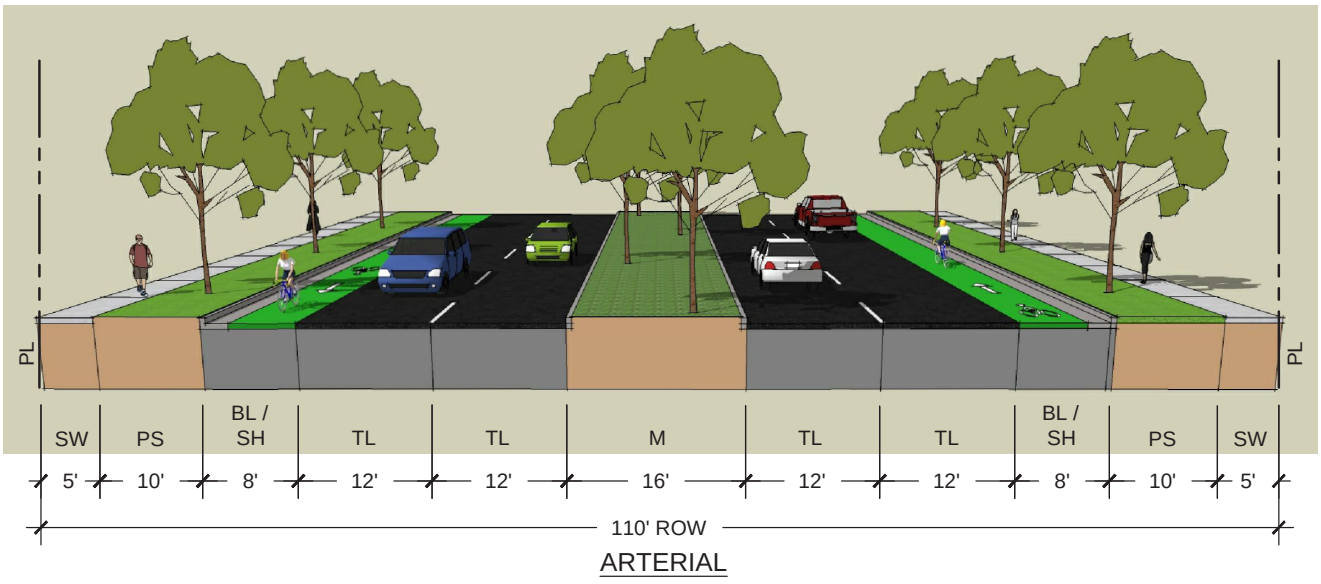


ROAD 23 - LOOKING NORTH

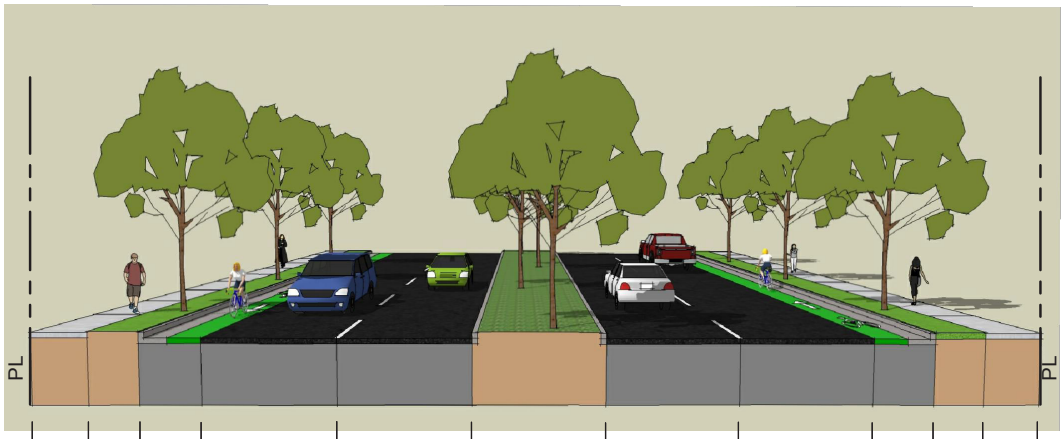
Source: Sam Harned Landscape Architecture

N. T. S.

Exhibit 5.1b, Arterial (110') and Collector (90')



ARTERIAL

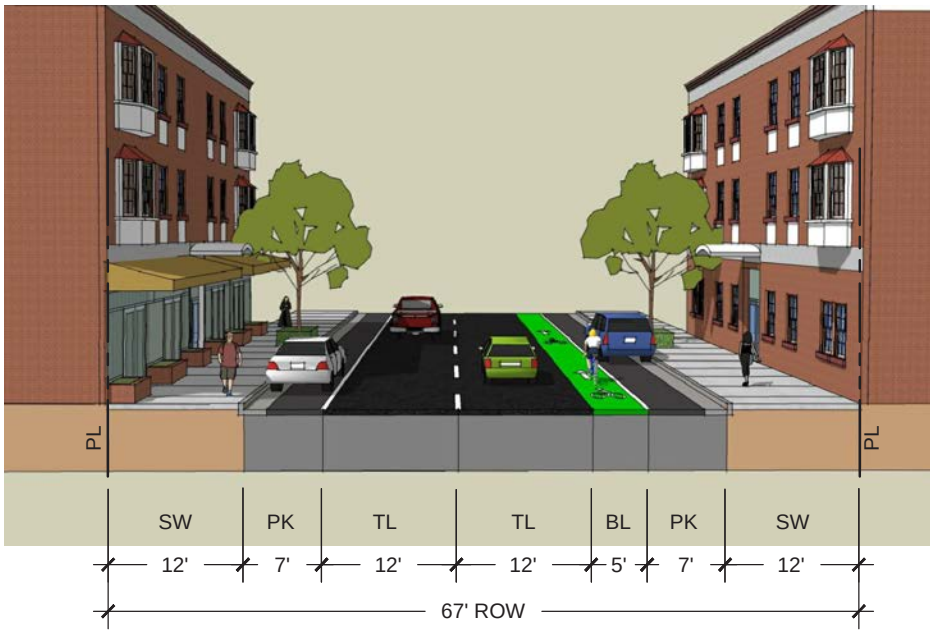


COLLECTOR

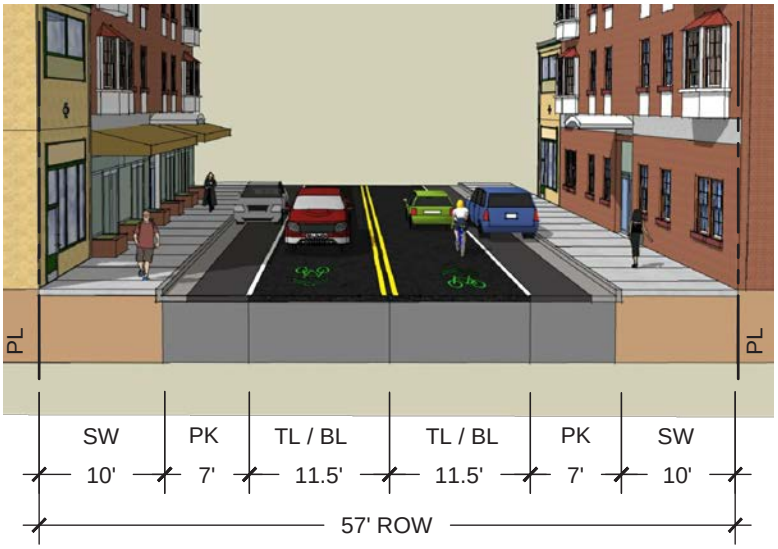
Source: Sam Harned Landscape Architecture

N. T. S.

Exhibit 5.1c, Couplet (67') and Local Commercial (57')



COUPLET (ONE WAY)



LOCAL COMMERCIAL

Source: Sam Harned Landscape Architecture

N. T. S.

Exhibit 5.1d, Residential (60') and Residential (56')

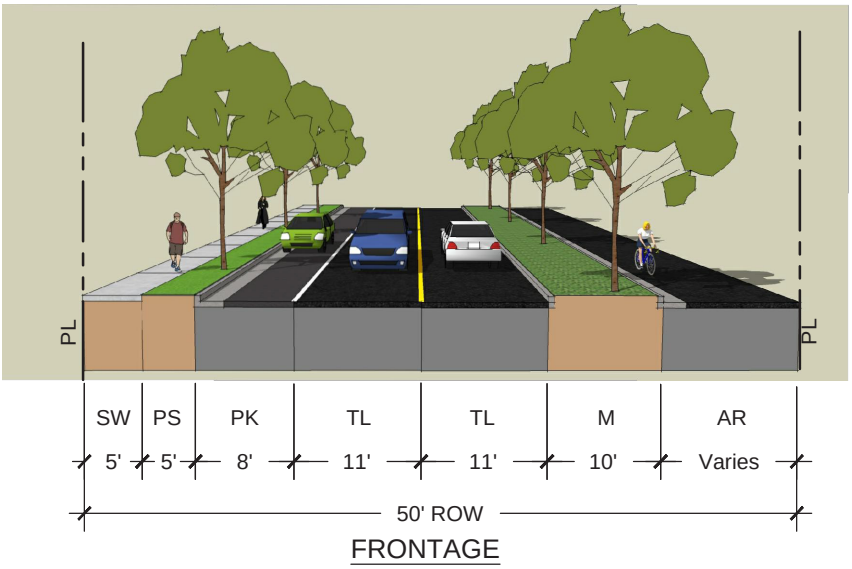
RESIDENTIAL - 60'

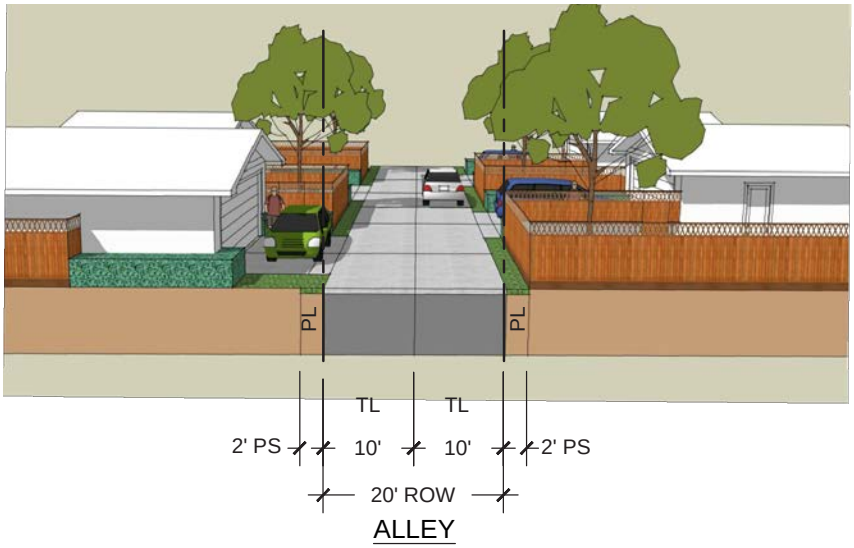
RESIDENTIAL - 56'

Source: Sam Harned Landscape Architecture

N. T. S.

Exhibit 5.1e, Frontage (50') and Alley (20')





Source: Sam Harned Landscape Architecture

N. T. S.

5.3 Water Master Plan

This section consists of the major water supply facilities plan and water design standards to provide for a safe and reliable potable water system and fire protection system for the Villages at Almond Grove. The Plan's water demand was calculated based on the assumption that the Plan Area shall comply with the mandated 20 percent reduction of indoor water usage. Reclaimed water will be used for groundwater recharge and irrigation of landscaped areas and open space areas to reduce groundwater demand. The Plan's water system master plan may be subject to modification pending approvals of specific development entitlements over time.

The Plan will comply with the California Green Building Code standards, which requires residential and nonresidential water efficiency and conservation measures for new buildings and structures that will reduce the overall potable water use inside the building by 20 percent. The Development will be required to install ultra-low flow fixtures and appliances.

Development within the Plan Area will be required to install water meters at all service connections. The City will assess service charges based on volumetric rates and/or tiered rates. The rate structure will encourage reasonable water uses.

5.3.1) Fire Protection

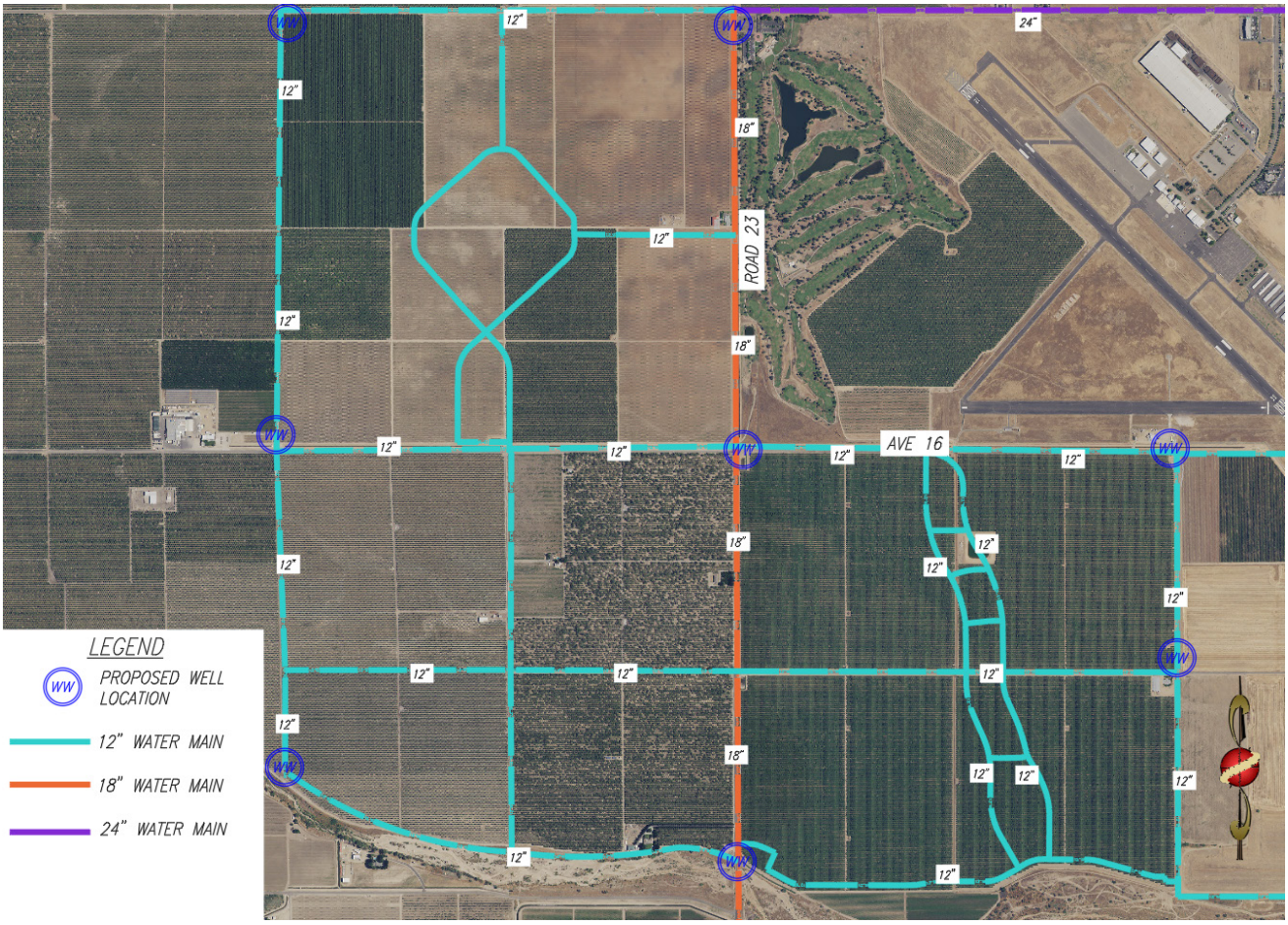
The potable water system shall be designed to supply the required fire flow of 2,000-gpm for a minimum of two hours, while concurrently supplying the Maximum Day Demand, with a minimum pressure of 20 psi. Fire hydrant spacing will be a maximum of 400 feet in residential areas and 300 feet in commercial districts. On-site fire protection must comply with the California Fire Code Appendix C for fire hydrant distribution. Fire hydrants shall be dry-barrel with 4-1/2 inch and 2-1/2 inch outlets per City of Madera Fire standards. All fire hydrants shall be of common manufacture and of a brand acceptable to the City of Madera.

5.3.2) Potable Water System Master Plan

The water system master plan, shown on *Exhibit 5.2, Water Master Plan*, illustrates the proposed system for the Plan Area. The proposed master plan, distribution system, and pipe sizes were developed based on the Land Use Districts Plan (*Exhibit 4.1*) and the City of Madera Water System Master Plan. Any modifications to the Land Uses will require modifications to the water system master plans based on approval of subsequent development entitlements that finalize residential densities, commercia uses, public, industrial, office uses or other development and improvements within the Plan Area.

Potable water for existing developments within the City is currently being supplied by groundwater through eighteen active wells. These wells all pump from the regional groundwater supply from the Madera Sub-basin of the San Joaquin groundwater basin directly into the distribution system to meet the City's demands. The future water needs of the Plan Area shall be met through eight additional wells that are to be constructed around the Plan Area. Well locations are based on the City of Madera Water System Master Plan (*Exhibit 5.2*).

Exhibit 5.2, Water Master Plan



Source: Precision Civil Engineering

N. T. S.

While it was preferred to continue constructing groundwater supply wells throughout the City, review of groundwater conditions completed by Kenneth D. Schmidt and Associates, combined with 2014 groundwater test holes, indicate high probability for the presence of poor water quality as well as low well yields in the east and northeast part of the City. Therefore, it was determined by the City that new wells should be constructed in the western side of the City, with the intent of servicing the future developments throughout the Planning Area, including the northeast.

5.3.3) Phasing and Incremental Development

Incremental development of water system infrastructure shall be designed and constructed in accordance with the Plan Area infrastructure master plan as needed for each phase of the Plan.

5.4 Wastewater Master Plan

The City of Madera Sanitary Sewer System Master Plan (SSSMP) identifies the need for an additional sewer trunk line running down Road 23 (Road 23 Trunk) to connect to the existing Wastewater Treatment Plant (WWTP). The Plan's Wastewater System Master Plan may be subject to modification pending approvals of specific developments entitlements over time.

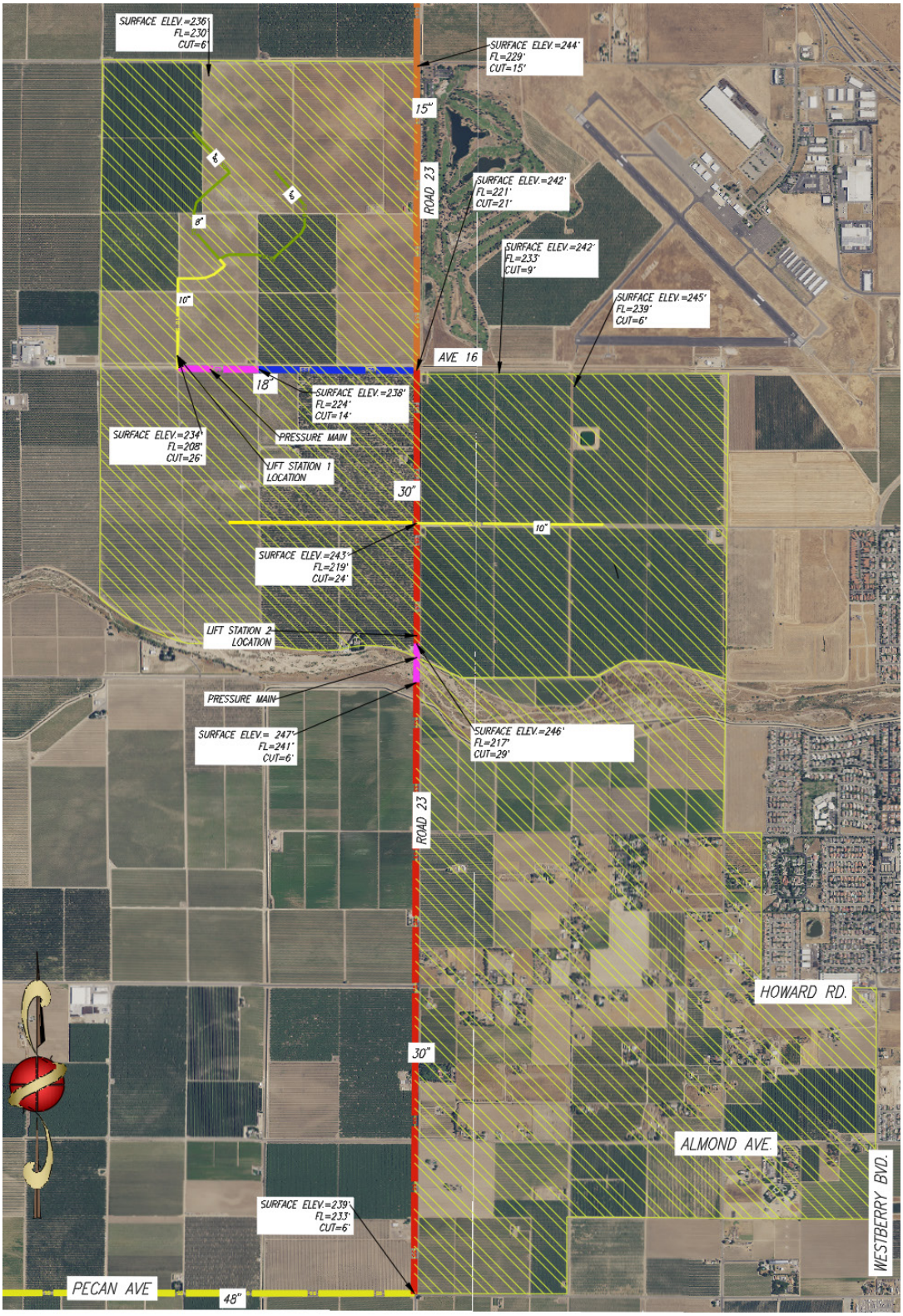
The wastewater system master plan, shown on *Exhibit 5.3, Wastewater Master Plan*, illustrates the wastewater master planned sewer mains and preliminary elevations for Plan Area. The Road 23 Trunk will be a 30" line that connects to a 48" line running parallel to an existing 48" pipe that connects to the existing WWTP. The 30" line will be approximately 15,900 linear feet (lf) and the parallel 48" pipe will be approximately 8,000 lf. A lift station will be needed west of the Ave 16 and Road 23 intersection. A second lift station will be needed before the Fresno River crossing on Road 23 (*Exhibit 5.3*).

The Plan Area's wastewater will be conveyed to the City's existing WWTP located on Road 21 ½ and Avenue 13. Wastewater will be collected in a system of mains using primarily gravity flow. The collection system will generally follow topographical features or roads and require one or more lift stations. In addition, a separate distribution system will be constructed for delivery of treated effluent from the wastewater treatment plant to the Plan Area for irrigation of landscaped areas.

The Madera WWTP will be expanded to treat effluent to be used in the plan to tertiary levels, consistent with Title 22 requirements for landscaping and irrigation uses. Funding for this upgrade as well as the distribution system that will deliver treated effluent will be provided through a Community Facilities District (CFD).

Incremental development of wastewater collection facilities and infrastructure will be designed in accordance with the Plan Area infrastructure master plan as needed for each phase of the Plan. Wastewater collection pipes will be constructed in conformance with the wastewater system master plan.

Exhibit 5.3, Wastewater Master Plan



Source: Precision Civil Engineering

N. T. S.

5.5 Reclaimed Water System Master Plan

The Plan Area will utilize reclaimed (non-potable) water supply to irrigate all landscaped areas within the Plan Area. This will allow for efficient disposal of treated water from the City WWTP as well as reduce the Plan Area's potable water demand. The Plan is designed to efficiently use the available water resources and minimize the impacts to the groundwater aquifer. The reclaimed water system master plan may be subject to modification pending approvals of specific development entitlements over time.

Incremental development of non-potable water system infrastructure shall be designed and constructed in accordance with the Plan Area infrastructure master plan as needed for each phase of the Plan.

Per Title 7 of the Division of Drinking Water's Recycled Water-Related Statues, the waters of the state are of limited supply and are subject to ever-increasing demands. The continuation of California's economic prosperity is dependent on adequate supplies of water being available for future uses. It is in the policy of the state to promote the efficient use of water through the development of water recycling facilities. Landscape design, installation, and maintenance can and should be water efficient. The use of potable domestic water for landscaped areas is considered a waste or unreasonable use of water within the meaning of Section 2 of Article X of the California Constitution if recycled water is available and meets the conditions described in Section 13550 of the Water Code.

5.6 Grading and Drainage

Exhibit 5.4, Existing Plan Area Topography, illustrates the existing topographic drainage in the area. Future grading and drainage in the Plan Area are expected to follow existing drainage patterns; stormwater will be retained on-site. Currently, the Plan Area all ultimately drains into the Fresno River. For stormwater master planned facilities and infrastructure, see the master plan specific to each neighborhood plan area.

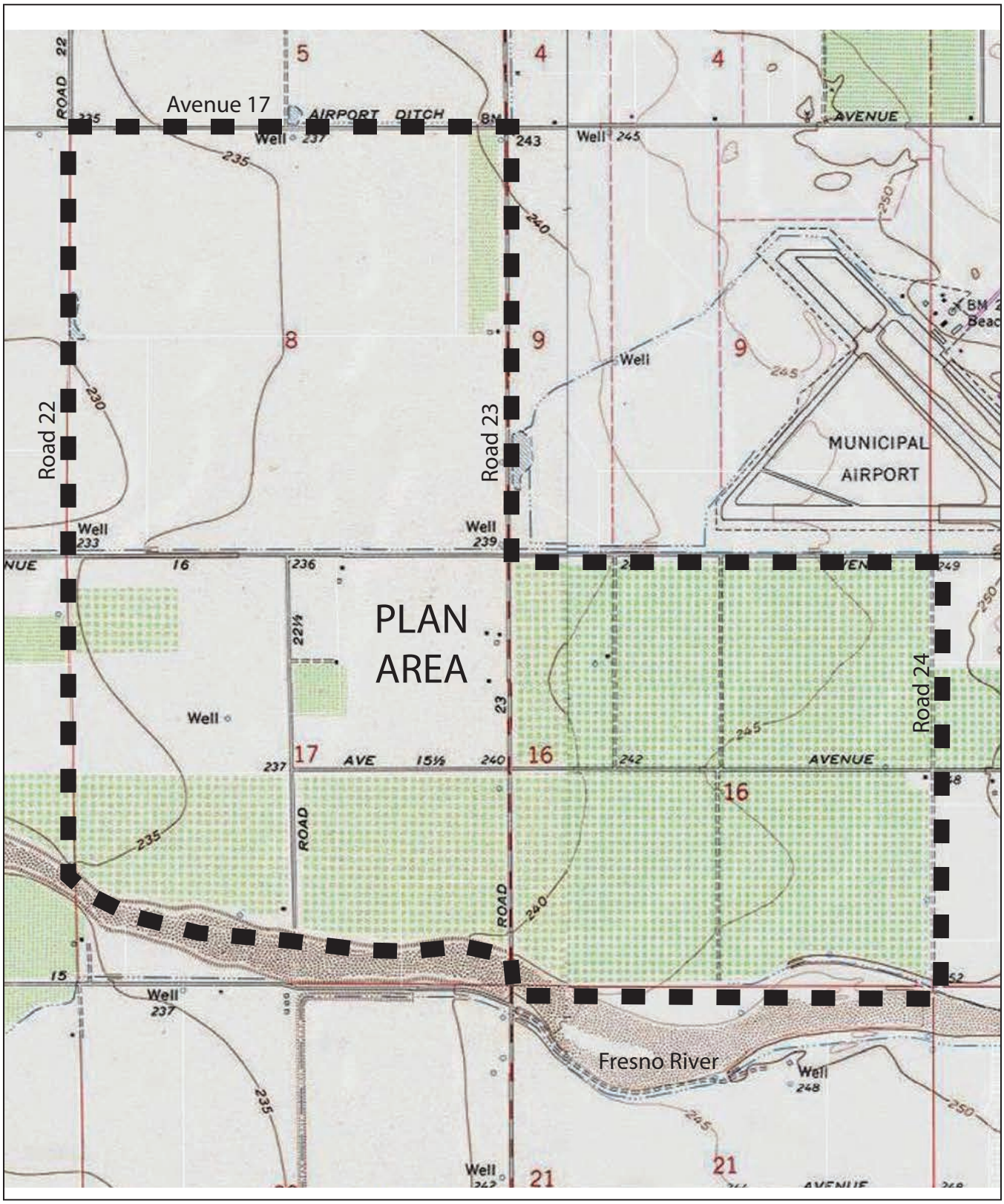
Grading for the Plan Area will be in accordance with the City of Madera Grading Ordinance, the current building code, and the recommendations provided in the infrastructure master plans and their appendices. During Plan design, detailed grading plans will be prepared in conformance with the overall drainage concept and the defined drainage area boundaries. Grading plans must be prepared for and reviewed by the City of Madera Engineering Department.

Currently there is no stormwater flow crossing through this property from any upstream adjacent property. New storm water runoff will be collected and retained on-site. The minimum slope of curb and gutter will be 0.0015. However, to the maximum extent feasible the Plan Area will be designed using the recommended maximum design slope of 0.0017.

5.6.1) Flood Protection and FEMA Flood Hazard

All urban development within the Plan Area must be protected from flooding. The design standards for flood protection are established by the Federal Emergency Management Agency (FEMA). Building pad elevations for the individual subdivisions will be designed to a minimum of one and a half (1.5) feet above the master-planned gutter flowline elevation in the corresponding inlet tributary area. These criteria will

Exhibit 5.4, Existing Plan Area Topography



Source: Madera County GIS (USA Topo Maps)

N. T. S.

reduce flood risks to the building structures during an extreme storm event over and above the storm drain pipeline and inlet design criteria.

The grading and drainage plans will be designed so that major storm breakovers and localized street flooding do not exceed a depth of one and a half (1.5) feet. Major storm breakovers will be designed to direct major storm flows to on site retention basins.
According to FEMA, the western portion of the Plan Area is part of Flood Zone AO, refer to *Exhibit 5.5, FEMA Flood Plain Zones*. Zone AO areas are subject to inundation by 1-percent-annual-chance shallow flooding (usually sheet flow on sloping terrain) where average depths are between 1 and 3 feet. Average flood depths derived from detailed hydraulic analyses are shown in this zone. Mandatory flood insurance purchase requirements and floodplain management standards apply.

A Conditional Letter of Map Revision (CLOMR) will need to be processed with FEMA for areas that are part of Zone AO during the Plan Area design phase. A Letter of Map Revision (LOMR) can be processed in order to officially revise the Flood Insurance Rate Map (FIRM) once Base Flood Elevations are set. All requests for changes to effective maps, other than those initiated by FEMA, must be made in writing by the City's Chief Executive Officer (CEO) or his/her designee. Because a LOMR officially revises the effective NFIP map, it is a public record that the community must maintain. Any LOMR will need to be noted on the City's master flood map and filed by panel number in an accessible location.

5.6.2) Phasing and Incremental Development

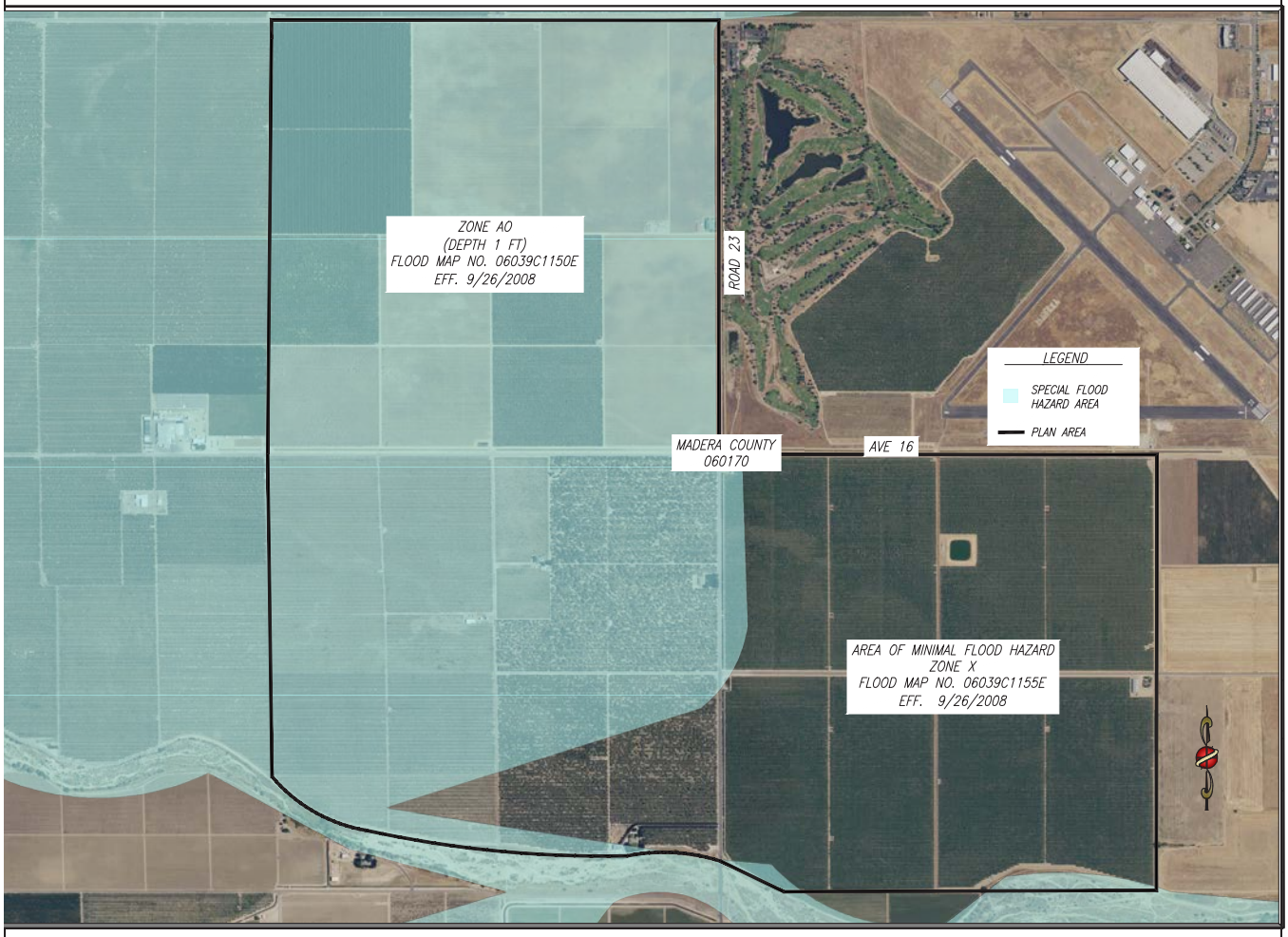
Drainage facilities shall be designed in accordance with the Plan Area infrastructure master plan as needed for each phase of the Plan. The drainage patterns and pipes shall be constructed in conformance with the master storm drainage plan. Use of permanent retention basins shall conform to the infrastructure master plan for each neighborhood plan area.

5.6.3) National Pollution Discharge Elimination System (NPDES) Compliance

National Pollution Discharge Elimination System (NPDES) Compliance Storm water originating from the development of the Plan Area shall be treated utilizing Best Management Practices (BMPs) as permitted by NPDES general permitting process of the Clean Water Act. BMPs for the Villages will be developed during the design phase and may be drawn from local area authorities as appropriate. BMPs may also be drawn from the California Stormwater Quality Association (CASQA) Storm Water Best Management Practice Handbook (Latest Version Adopted at the time of construction). BMPs shall be in accordance with the City's permit requirements and/or ordinance (if ordinance has been implemented at the time of development).

Prior to the start of grading activities for site improvements, the developer shall file a Notice of Intent (NOI) with the Regional Water Quality Control Board (RWQCB), which is a general permit for storm water discharges associated with construction activity. The developer shall also prepare a Storm Water Pollution Prevention Plan (SWPPP) and provide a current copy of the SWPPP to remain on the construction site at all times. The SWPPP shall include construction and post construction BMPs. As the Plan Area develops and becomes more urbanized, it may be identified by the State Water Resources Control Board (SWRCB) or the RWQCB as a small Municipal Separate Storm Sewer System (MS4) operator under the Phase II guidelines of the NPDES general permit.

Exhibit 5.5, FEMA Flood Plain Zones



Source: Precision Civil Engineering

N. T. S.

5.7 Dry Utilities

Utility services provided to the Plan Area consist of natural gas, electrical, and communications systems. Utility lines will be installed underground in accordance with City of Madera guidelines.

5.7.1) Communication Systems

On-site facilities will be placed underground within a duct and structure system to be installed by the developer. Maintenance of the installed system will be the responsibility of the City and/or Special District fiber optic entity. Development of the Plan Area will require the installation, by the developer, of all fiber optic infrastructure necessary to service the Plan Area.

5.7.2) Natural Gas & Electricity

PG&E will provide natural gas and electric to the Specific Plan Area. PG&E will install gas mains to the Specific Plan Area as necessary. All new electric lines and all existing lines within the Specific Plan Area will be installed according to City of Madera requirements.

5.8 Public Facilities and Services

Public services and facilities play an essential role in providing support services to create viable, sustainable, healthy and cohesive communities.

5.8.1) Police

The Madera Police Department will provide law enforcement to The Villages at Almond Grove.

5.8.2) Fire

The Madera Fire Department will provide fire protection, paramedic, and emergency response services to the Plan Area.

5.8.3) Solid Waste Disposal

The City of Madera will provide refuse collection services to the residents and businesses in the Plan Area. The City contracts a vendor for refuse collection and disposal service.

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6 DEVELOPMENT REGULATIONS

6.1 Purpose and Intent

This chapter establishes the permitted uses and physical development standards and regulations for the planned development in The Villages at Almond Grove. The standards and regulations contained in this chapter shall supersede those of the Madera Municipal Code, unless otherwise stated herein. If this Plan is silent on an issue, then the standards in the Madera Municipal Code or other applicable City, State or federal code regulation or standard shall apply, as appropriate.

Where the language in this Plan is undefined, and is not otherwise defined by the City's Municipal Code, the final interpretation and determination shall be made by the City's Community Development Director or his/her designee. The provisions in this chapter are not intended to interfere with, abrogate or annul any existing easement, covenant or other agreement.

6.2 General Provisions

The Villages at Almond Grove Specific Plan and the City of Madera Zoning Map, as amended, designate the entire Plan Area as "Specific Plan (SP)." Pursuant to Section 10-3.12.501 of the MMC, Specific Plan Zones are intended to provide a framework for how to analyze project level development standards and permitted uses in the SP zone district. The allowed uses, allowed density, and required property development standards shall be as outlined in the applicable Specific Plan. Within this Specific Plan there are nine different overall land use districts, described as follows:

Residential

There are five residential land use districts. Each of the residential uses is listed as a separate classification in *Table 6.1, Permitted Uses*.

Village Country Estates (V-CE). This district includes conventional single-family detached residential development ranging in density from 0.1 to 2.0 dwelling units/acre (du/ac).

Village Low Density Residential (V-LDR). This district includes conventional single-family detached residential development ranging in density from 2.1 to 7.0 du/ac.

Village Medium Density Residential (V-MDR). This district includes a combination of single-family detached and multi-family development ranging in density from 7.1 to 15.0 du/ac.

Village High Density Residential (V-HDR). This district includes a combination of single-family detached and multi-family development ranging in density from 15.1 to 50.0 du/ac.

Mixed-use

Village Mixed-Use (V-MU). The V-MU district is designed to provide flexibility to respond to changing market conditions and consumer preferences, while allowing for innovation in design. The V-MU planning areas may be developed with one or more types of land uses, including higher density residential (0.0 to 50.0 du/ac), commercial, office, public and/or semi-public uses. For non-residential uses, the target intensity floor area ration (FAR) is 0.35. Single-family detached homes shall not be permitted in the V-MU planning areas.

Industrial

Village Business Park (V-BP). The V-BP district accommodates industrial-serving commercial and office uses, and very light industrial uses, which may be developed at a target intensity of 0.2 FAR. Development within this land use district is typically multi-tenant in nature; however, single-tenant buildings are not precluded.

Parks, Recreation and Open Space

Village Parks & Recreation (V-PR). The V-PR district includes community parks, neighborhood parks, pocket parks, village paseos, neighborhood paseos, landscape corridors, and development edge buffers.

Village Open Space (V-OS). The V-OS district includes the preservation and enhancement of natural open space.

Public Facilities

Village Public Facilities (V-ES). The V-ES district includes elementary school sites and public facilities such as fire stations, libraries, museums, police stations, post offices, or other public and quasi-public facilities.

6.3 Permitted Uses

This section sets forth the uses permitted in each land use district within the Plan Area. The permitted uses are listed in *Table 6.1*. Other uses not specifically listed in this table may be permitted by the City's Community Development Director or his/her designee if the use is deemed to be consistent or similar in character with the District and are not detrimental to the neighborhood in which located than any use listed for District, unless such use is specifically listed in another District. At the discretion of the Community Development Director or his/her designee, the said use not specifically listed may be permitted by right, subject to a zoning administrator permit, subject to a use permit, or determined to be a prohibited use.

Table 6.1, Permitted Uses

P = Permitted by Right C = Conditional Use Permit Required Z = Zoning Administrator Permit Required X = Prohibited Use	Land Use Districts								
Land Uses	**V-CE**	**V-LDR**	**V-MDR**	**V-HDR**	**V-MU**	**V-BP**	**V-PR**	**V-OS**	**V-ES**
Residential, Child Day Care and Lodging Uses									
Single-family detached dwellings (includes duplexes[1])	P	P	P	X	X	X	X	X	X
Multi-family attached dwellings	X	X	P	P	P	X	X	X	X
Multi-family attached dwellings, combined with Mixed-Use	X	X	X	X	P	X	X	X	X
Home occupations [2]	P	P	P	P	P	X	X	X	X
Independent living and assisted living residential facilities	C	C	C	C	P	X	X	X	X
Live/work development [3]	X	X	X	X	P	X	X	X	X
Model homes	P	P	P	P	P	X	X	X	X
Nursing homes and convalescent facilities	X	X	C	C	C	X	X	X	X
Sales and leasing offices and trailers	P	P	P	P	P	X	X	X	X
Public and Semi-Public Uses									
Colleges and universities	X	X	X	X	C	P	X	X	C
Fire stations	P	P	P	P	P	P	X	X	P
Libraries and museums	X	X	X	X	P	X	X	X	P
Police stations	X	X	X	X	P	C	X	X	P
Post offices	C	C	C	C	P	X	X	X	P
Public utility buildings and uses, excluding equipment yard, warehouses or repair shops	C	C	C	C	P	P	C	C	C
Religious institutions and places of worship (e.g., churches, synagogues, mosques, temples)	C	C	C	C	C	C	X	X	X
Schools, K-12, private	C	C	C	C	C	C	X	X	C
Schools, K-12, public	P	P	P	P	P	P	X	X	P
Schools, vocational	X	X	X	X	P	P	X	X	X

[1] Duplexes are allowed by right on corner lots where permitted.

[2] Home occupation uses as defined and regulated by Title 10, Chapter 3.405H of the Madera Municipal Code

[3] Live/work development as defined and regulated by Section 6.4.5 of this Specific Plan

P = Permitted by Right C = Conditional Use Permit Required Z = Zoning Administrator Permit Required X = Prohibited Use	Land Use Districts								
Land Uses	**V-CE**	**V-LDR**	**V-MDR**	**V-HDR**	**V-MU**	**V-BP**	**V-PR**	**V-OS**	**V-ES**
Office and Health Care Uses									
Business and professional offices	X	X	X	X	P	P	X	X	X
Hospitals	X	X	X	X	P	X	X	X	X
Medical and dental offices	X	X	X	X	P	P	X	X	X
Research and development; provided, however, that such uses must occur entirely within an enclosed building	X	X	X	X	P	P	X	X	X
Veterinary clinics and animal hospitals	X	X	X	X	P	P	X	X	X
Commercial Uses									
Apparel and jewelry stores	X	X	X	X	P	X	X	X	X
Automobile body, paint, maintenance and/or repair shops	X	X	X	X	C	C	X	X	X
Automobile parts stores, retail only	X	X	X	X	P	X	X	X	X
Automobile and motorcycle sales and rentals	X	X	X	X	C	X	X	X	X
Automobile service stations, not including major repair or overhaul	X	X	X	X	C	X	X	X	X
Bakeries and delicatessens	X	X	X	X	P	C	X	X	X
Bars, taverns and cocktail lounges	X	X	X	X	C	X	X	X	X
Barber shops, beauty, nail and tanning salons and similar uses	X	X	X	X	P	X	X	X	X
Car wash facilities	X	X	X	X	C	X	X	X	X
Coffee shops, ice cream/yogurt shops	X	X	X	X	P	P	X	X	X
Convenience stores	X	X	X	X	P	C	X	X	X
Dance clubs or live entertainment	X	X	X	X	C	X	X	X	X
Department stores	X	X	X	X	P	X	X	X	X
Drug stores and pharmacies	X	X	X	X	P	X	X	X	X
Electronic goods stores	X	X	X	X	P	X	X	X	X
Financial institutions (banks, title companies, savings and loans)	X	X	X	X	P	X	X	X	X
Food/grocery stores	X	X	X	X	P	X	X	X	X
Furniture stores	X	X	X	X	P	X	X	X	X
Gas stations	X	X	X	X	C	C	X	X	X
Gift shops	X	X	X	X	P	X	X	X	X

P = Permitted by Right C = Conditional Use Permit Required Z = Zoning Administrator Permit Required X = Prohibited Use	Land Use Districts								
Land Uses	**V-CE**	**V-LDR**	**V-MDR**	**V-HDR**	**V-MU**	**V-BP**	**V-PR**	**V-OS**	**V-ES**
Hardware stores	X	X	X	X	P	X	X	X	X
Heavy equipment sales and service	X	X	X	X	C	X	X	X	X
Home improvement centers	X	X	X	X	C	X	X	X	X
Household appliance stores	X	X	X	X	P	X	X	X	X
Laundromats and dry cleaners	X	X	X	X	P	X	X	X	X
Liquor stores	X	X	X	X	C	X	X	X	X
Miscellaneous services such as travel services, photo developing, shoe repair, bicycle repair and similar uses	X	X	X	X	P	C	X	X	X
Mortuaries and funeral homes (excludes crematories)	X	X	X	X	C	X	X	X	X
Music stores	X	X	X	X	P	X	X	X	X
Nursery plant sales, retail only	X	X	X	X	C	X	X	X	X
Pet grooming	X	X	X	X	P	X	X	X	X
Photographic studios	X	X	X	X	P	P	X	X	X
Postal annex	X	X	X	X	P	P	X	X	X
Printing, blueprinting and copy services	X	X	X	X	P	P	X	X	X
Restaurants and cafeterias, with or without outdoor seating	X	X	X	X	P	C	X	X	X
Restaurants, fast food (without drive-thru)	X	X	X	X	P	X	X	X	X
Restaurants, fast food (with drive-thru)	X	X	X	X	C	X	X	X	X
Stationery stores	X	X	X	X	P	X	X	X	X
Theaters, live or motion picture	X	X	X	X	P	X	X	X	X
Toy stores	X	X	X	X	P	X	X	X	X
Recreation Uses									
Bowling alleys and pool or billiard halls	X	X	X	X	P	X	X	X	X
Community centers and recreation centers	C	C	C	P	P	X	P	X	C
Cultural centers and performing arts centers	X	X	X	X	P	X	X	X	X
Equestrian centers, rings and stables	C	X	X	X	X	X	X	X	X
Health clubs, martial arts studios, yoga studios, dance studios and similar uses	X	X	X	X	P	C	C	X	X

P = Permitted by Right C = Conditional Use Permit Required Z = Zoning Administrator Permit Required X = Prohibited Use	Land Use Districts								
Land Uses	**V-CE**	**V-LDR**	**V-MDR**	**V-HDR**	**V-MU**	**V-BP**	**V-PR**	**V-OS**	**V-ES**
Indoor commercial recreation uses, such as miniature golf, batting cages, kiddie rides, rock climbing, skating rings, roller hockey, and similar attractions	X	X	X	X	P	C	X	X	X
Open space	P	P	P	P	P	P	P	P	P
Outdoor commercial recreation uses, such as miniature golf, batting cages, kiddie rides, skateboard, and similar attractions, lighted or unlighted	X	X	X	X	C	X	C	X	X
Parks and playgrounds	P	P	P	P	P	X	P	P	P
Swimming Club [4]	P	P	P	P	P	X	X	X	X
Sports fields and turf play areas	C	C	C	C	P	X	P	X	P
Tennis clubs and similar recreation uses, lighted and unlighted	C	C	C	C	P	X	P	X	P
Trails (bicycle, equestrian, multi-purpose and hiking) and paseos	P	P	P	P	P	P	P	P	P
Accessory Buildings and Uses [5]									
Antennas and satellite dishes	P	P	P	P	P	P	P	X	P
Fences and walls	P	P	P	P	P	P	P	P	P
Solar (photovoltaic) panels in conjunction with a primary or accessory building (must be roof mounted)	P	P	P	P	P	P	P	X	P
Swimming pools and spas, as an accessory use	P	P	P	P	P	X	P	X	P
Temporary Uses									
Construction trailers and storage	Z	Z	Z	Z	Z	Z	Z	X	Z
Farmers' markets	X	X	X	X	Z	X	Z	Z	Z
Holiday decoration sales (Christmas trees, Halloween pumpkins, etc.)	X	X	X	X	Z	Z	Z	X	Z
Outdoor concerts, art displays and similar uses	X	X	X	X	Z	Z	Z	Z	Z
Sidewalk sales	X	X	X	X	Z	X	Z	Z	Z

[4] Swimming Club in residential districts are subject to regulations contained in Title 10, Chapter 3.502 of the Madera Zoning Code.

[5] Accessory buildings and uses are subject to regulations contained in Title 10, Chapter 3.502 and 3.504, respectively, of the Madera Zoning Code, unless otherwise stated in this Specific Plan.

6.4 Land Use District Development Standards

This section sets forth the development standards for buildings located in each land use district. In addition to the standards in this section, general site planning and development standards applicable to the entire Plan Area are contained in Section 6.5, Village-wide General Development Standards.

The development standards included herein are intended to establish the minimum design parameters. The City may allow different standards proposed by a developer/builder during plan development and architectural review of a proposed project, precise plan and/or Tentative Map, provided that such alternative standards are consistent with the intent of The Villages at Almond Grove Specific Plan.

6.4.1 Village Country Estates (V-CE)

The development standards on *Table 6.2, V-CE Development Standards,* shall apply to conventional single-family detached homes in the Village County Estates (V-CE) zone districts.

Additional V-CE Development Standards

1. Plotting. For each block or sub-phase of a tentative tract map, adjacent residences shall not have the same plan and elevation. Reverse footprints of the same plan are permitted, provided that they have different elevation styles and color schemes. Homes built on side-by-side lots shall not repeat more than one of the primary home features (floor plan, elevation, setback, or color). The range of different exterior house designs derived from combinations of different floor plans and elevations should be based on the total number of lots constructed within a block or subphase of a tentative tract map according to the following:

Number of Lots	Floor Plans/Elevations
1-75 Lots	3 Floor Plans with 3 Elevations each
75 – 150 Lots	4 Floor Plans with 3 Elevations each
Greater than 150 Lots	5 Floor Plans with 3 Elevations each

2. Parking. A minimum of two spaces shall be provided per unit in an enclosed garage. Garages shall be subordinate in visual importance to the house, especially for the entry. This may be achieved in a number of ways, such as locating garages toward the rear of properties, constructing alleys, constructing garages as separate structures from the house, placing the garage front or side facade from the front façade of the house. Side-entry garages shall be permitted. Three-car garages are permitted in any of the following configurations:

   - Side-by-side with the third space offset from the garage door face of the two spaces a minimum of 2' or separated by living space;
   - the third space in a tandem configuration;
   - a combination of front entry and side entry spaces;
   - all three spaces in a side entry configuration;
   - all three spaces pushed back toward the rear of the lot (beyond the garage setback requirement);
   - or any other condition that de-emphasizes the presence of three-garage spaces on the street scene, subject to the Community Development Director's approval.

   Four-car garages are permitted; however, no more than three spaces may be visible from the street. Enclosures shall comply with all yard requirements. For accessory dwelling units, additional off-street parking space is not required; if provided the parking space may be uncovered or covered. RV parking shall be screened from view from the street and adjacent properties, parks, or open space.

Table 6.2, V-CE Development Standards

Development Standard	Single-Family (Detached)
Density Range	0.1 - 2.0 du/ac
Minimum Lot Area	10,000 SF
Maximum Lot Coverage: [1]	
Single-Story Homes	65%
Two-Story Homes	45%
Minimum Landscape Area [2,5]	40%
Lot Dimensions:	
Minimum Interior Lot Width	100′
Minimum Exterior Lot Width	105′
Minimum Curved/Cul-de-sac Frontage	50′
Minimum Lot Depth	100′
Minimum Yard Setbacks: [2, 3]	
Front Yard, Facing the Street:	
Porch, Balcony or Deck	15′
Living Space	20′
Front Entry Garage	25′
Side Entry Garage	15′
Side Yard:	
Interior	5′ min/10′ aggregate on lots up to 10,000 SF 10′ min/15′ aggregate on lots greater than 10,000 SF
Street	15′
Rear Yard:	
Living Space	20′
Patio Cover, Balcony or Deck	10′
Accessory Structure Minimum Setbacks:	
Front Yard Facing the Street	Same as principal building
Side Yard:	
Interior	5′
Street	15′
Rear	5′
Maximum Building Height: [4]	
Principal Building	2 stories, not to exceed 38′
Accessory Structure	1 story, not to exceed 18′

Footnotes:

[1] All roofed areas, including garage, carport, storage, porches, patios and accessory buildings.

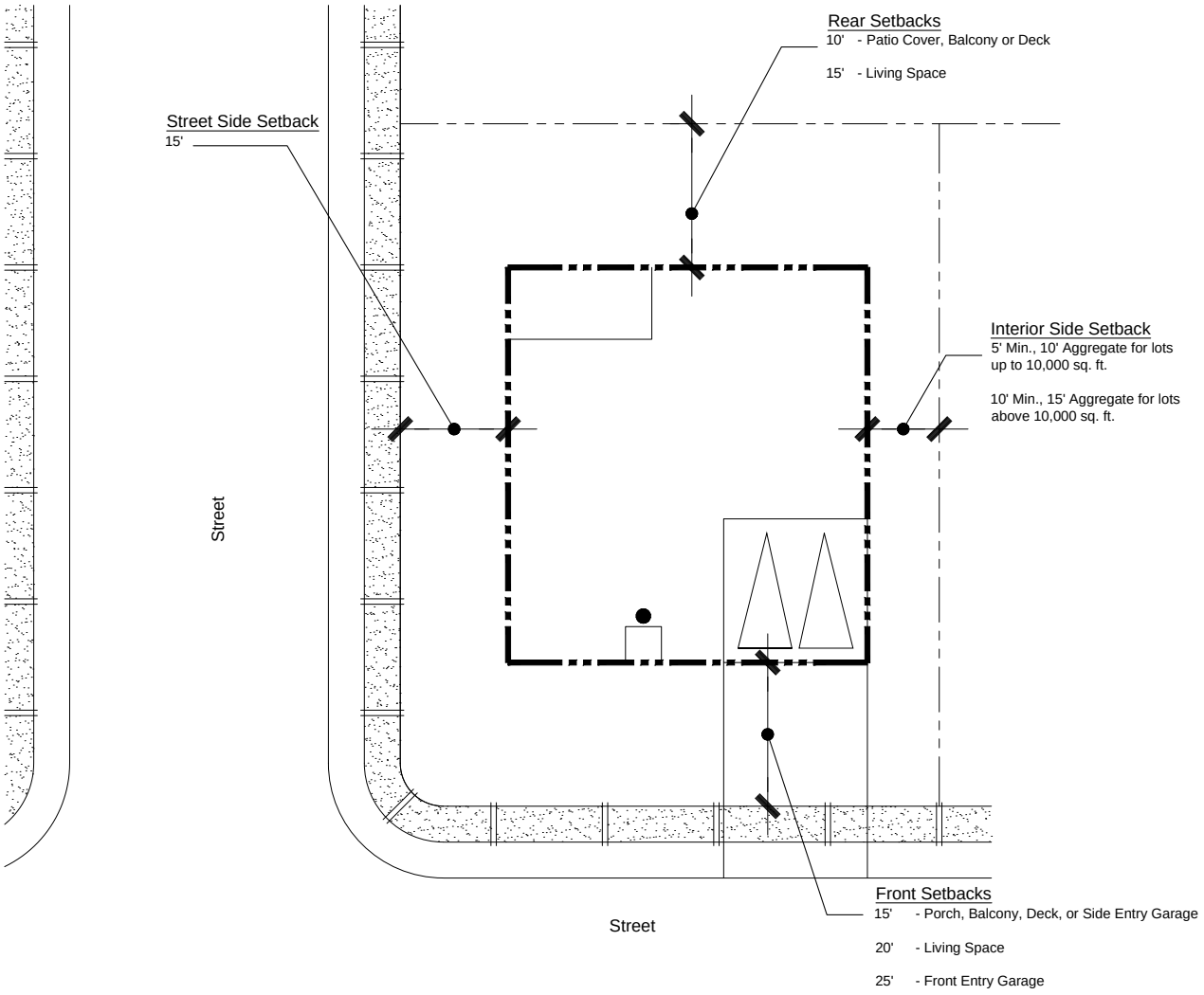
[2] Architectural projections such as roof overhangs, window trims, material veneers, shutter details, over framing for principal windows and recessed garage doors, and other similar elements may project a maximum of 1′ into the required front, rear or side yard setback areas. Bay windows, chimneys, and media niches may project a maximum of 3′ into front or rear setback.

[3] Front, rear and street side yard setbacks measured from property line.

[4] Architectural projections such as chimneys, cupolas, mezzanine space (500 sq. ft. max.) above the 2nd floor and other similar features may exceed the maximum permitted height by 10′.

[5] Minimum landscape area requirement excludes driveway area.

Exhibit 6.1, V-CE Setback Diagram



Notes:
- Refer to Section 6.4.1 for additional development standard criteria and dimensions.
- All front and street side setbacks are measured from property line unless otherwise noted.
- Diagram is conceptual and shown for reference purposes only. Final building footprints and layout will vary.
- If any discrepancy occurs between diagram and table, then table shall prevail.

6.4.2 Village Low Density Residential (V-LDR)

The following development standards shall apply to conventional single-family detached homes and duplexes in the Village Low Density Residential (V-LDR) land use district.

Additional V-LDR Development Standards

1. Plotting. For each block or sub-phase of a tentative tract map, adjacent residences shall not have the same floor plan, elevation, setback, or color scheme. Reverse footprints of the same plan are permitted, provided that they have different elevation styles and color schemes. Houses built on side-by-side lots shall not repeat more than one of the primary home features (floor plan, elevation, setback, color scheme). The range of different exterior house designs derived from combinations of different floor plans and elevations should be based on the total number of lots constructed within a block or subphase of a tentative tract map according to the following:

Number of Lots	Floor Plans/Elevations
1-75 Lots	4 Floor Plans with 3 Elevations each
75 – 150 Lots	6 Floor Plans with 3 Elevations each
Greater than 150 Lots	8 Floor Plans with 3 Elevations each

2. Parking. A minimum of two spaces shall be provided per unit in an enclosed garage. Garages shall be subordinate in visual importance to the house, especially for the entry. This may be achieved in a number of ways, such as locating garages toward the rear of properties, constructing alleys, constructing garages as separate structures from the house, placing the garage front or side facade from the front façade of the house. Side-entry garages shall not be permitted on lots less than 50' wide. Three-car front facing garages are allowed on houses that are a minimum of 45' wide and must be configured in one of the following ways:

   - Side-by-side with the third space offset from the garage door face of the two spaces a minimum of 2' or separated by living space;
   - the third space in a tandem configuration;
   - a combination of front entry and side entry spaces;
   - all three spaces in a side entry configuration;
   - all three spaces pushed back toward the rear of the lot (beyond the garage setback requirement);
   - or any other condition that de-emphasizes the presence of three-garage spaces on the street scene, subject to the Community Development Director's or his/her designee's approval.

   On houses that are less than 45' wide a third car space is permitted in a tandem configuration only. For accessory dwelling units, additional off-street parking space is not required; if provided the parking space may be uncovered or covered. Enclosures shall comply with all yard requirements.

Table 6.3, V-LDR Development Standards

Development Standard	Single-Family (Detached)
Density Range	2.1 - 7.0 du/ac
Minimum Lot Area	5,000 SF
Minimum Corner Lot Area	5,500 SF

Development Standard	Single-Family (Detached)
Maximum Lot Coverage [1]	55%
Minimum Landscape Area[2,5]	40%
Lot Dimensions:	
Minimum Interior Lot Width	45′
Minimum Exterior Lot Width	50′
Minimum Lot Depth	80′
Minimum Curved/Cul-de-sac Frontage	35′
Minimum Yard Setbacks: [2, 3]	
Front Yard, Facing the Street:	
Porch, Balcony or Deck	10′
Living Space	13′
Front Entry Garage	20′
Side Entry Garage	10′
Side Yard:	
Interior	5′
Street	10′
Reverse Corner	15′
Rear Yard:	
Living Space not Adjacent to an Arterial, Collector, or Local Street	15′
Living Space Adjacent to an Arterial, Collector, or Local Street	20′
Living Space Adjacent to an Alley	5′
Patio Cover	5′
Balcony or Deck	5′
Rear Entry Garage	3′ min. to 7′ max. or 18′ or greater
Accessory Structure Minimum Setbacks:	
Front Yard Facing the Street	Same as principal building, but never forward of the primary structure
Side Yard	Same as principal building
Rear Yard	5′
Maximum Building Height:[4]	
Principal building	2 stories, not to exceed 38′
Accessory Structure	1 story, not to exceed 18′

Footnotes:

[1] All roofed areas, including garage, carport, storage, porches, patios and accessory buildings

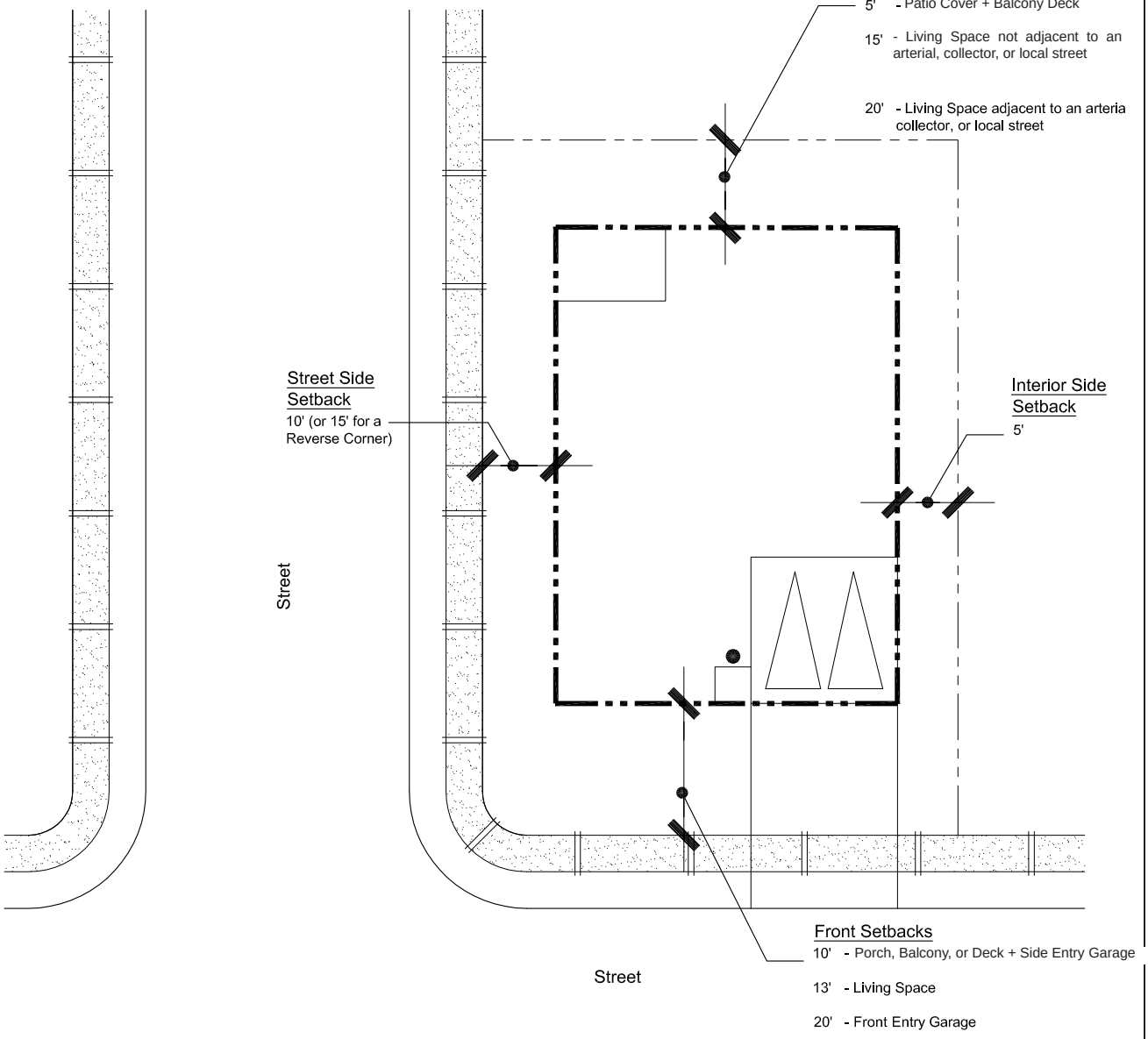
[2] Architectural projections such as roof overhangs, window trims, material veneers, shutter details, over framing for principal windows and recessed garage doors, and other similar elements may project a maximum of 1′ into the required front, rear or side yard setback areas. Bay windows, chimneys, and media niches may project a maximum of 3′ into front or rear setback.

[3] Front, rear and street side yard setbacks measured from property line.

[4] Architectural projections such as chimneys, cupolas, mezzanine space (250 sq. ft. max.) above the 2nd floor, and other similar features may exceed the maximum permitted height by 10′.

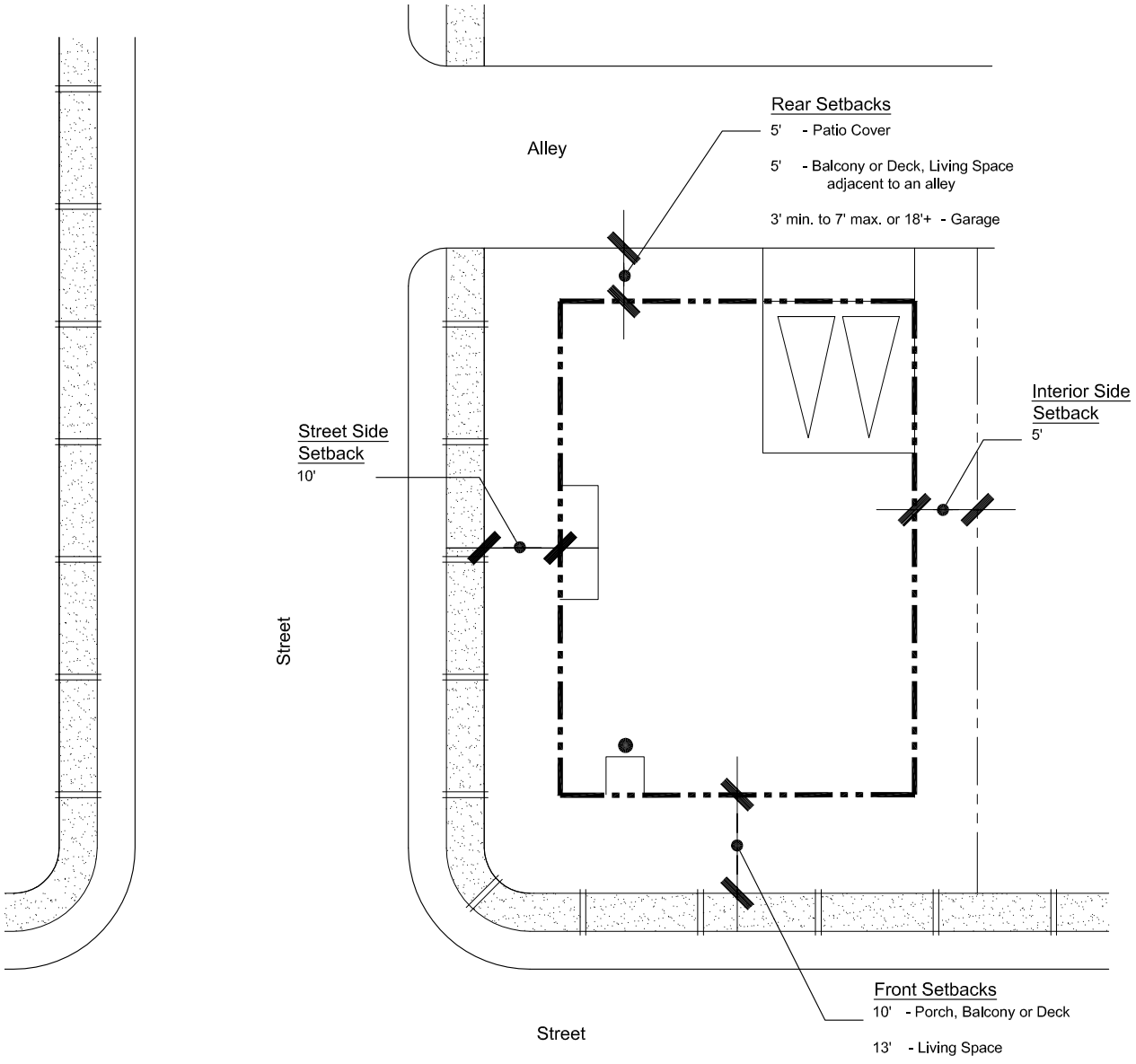
[5] Minimum landscape area requirement excludes driveway area.

Exhibit 6.2a, V-LDR (Conventional) Setback Diagram



Notes:
- Refer to Section 6.4.2 for additional development standard criteria and dimensions.
- All front and street side setbacks are measured from property line unless otherwise noted.
- Diagram is conceptual and shown for reference purposes only. Final building footprints and layout will vary.
- If any discrepancy occurs between diagram and table, then table shall prevail.

Exhibit 6.2b, V-LDR (Rear Loaded) Setback Diagram



Notes:
- Refer to Section 6.4.2 for additional development standard criteria and dimensions.
- All front and street side setbacks are measured from property line unless otherwise noted.
- Diagram is conceptual and shown for reference purposes only. Final building footprints and layout will vary.
- If any discrepancy occurs between diagram and table, then table shall prevail.

6.4.3 Village Medium Density Residential (V-MDR)

Development in the Village Medium Density Residential (V-MDR) district will consist of various types of single-family and multi-family products including, but are not limited to, conventional detached homes, rear-loaded homes, cluster homes, duplexes, triplexes, townhomes, and flats (apartments/condos). The following development standards shall apply to development in the V-MDR planning areas.

Additional V-MDR Development Standards

1. Plotting. There are no specific plotting requirements for multi-family residential within the V-MDR. When proposing single family detached residential refer to the plotting requirements under V-LDR.

2. Parking. A minimum of one space shall be provided per unit in an enclosed garage. Garages shall be subordinate in visual importance to the house, especially for the entry. This may be achieved in a number of ways, such as locating garages toward the rear of properties, constructing alleys, constructing garages as separate structures from the house, placing the garage front or side facade from the front façade of the house. Tandem garages shall be permitted. Side-entry garages shall not be permitted on lots narrower than 50' in width. Enclosures shall comply with all yard requirements. In addition to resident parking, one guest parking space shall be provided for every 5 dwelling units, or portion thereof. On-street parking for guest parking shall be permitted along private streets in parallel and/or perpendicular parking configurations, subject to City of Madera Fire Department requirements.

3. Common Outdoor Open Space. For multi-family attached, a minimum of 100 square feet of common outdoor open space shall be provided for each dwelling unit (excluding private balconies, patios and yards). The minimum dimensions of the common open space shall be 10' in each direction. Public or private driveways, parking areas, required trash areas or other areas designed for operational functions shall not be considered open space. Common open space areas may include, but are not limited to, turf areas, landscaped areas, hardscaped areas (excluding parking areas and public/private driveways), gardens, sitting areas, game courts, swimming pools, spas, sauna baths, tennis courts, basketball courts, tot lots and playgrounds, bocce ball courts, outdoor cooking areas, lawn bowling, and other similar recreational facilities.

Table 6.4, V-MDR Development Standards [6, 7]

Development Standard	Single-Family (Detached) & Single-Family (Attached, i.e. Duplex or Duet)	Multi-Family (Attached)
Density Range	7.1 - 15.0 du/ac	
Minimum Lot Area	2,780 SF/unit	1,600 SF/unit
Maximum Lot Coverage	75%	
Lot Dimensions:		
Minimum Lot Width	32′	24′
Minimum Lot Depth	58′	
Minimum Yard Setbacks: [1, 2]		
Front Yard, Facing the Street:		
Porch, Balcony or Deck	8′	
Living Space	10′	
Front Entry Garage	20′	
Front yard, Facing a Paseo or Green Court: [4, 5]		
Porch, Balcony or Deck	0′	
Living Space	5′	10′
Setback from Alley:		
Balcony or Deck	3′	
Living Space	3′	
Garage	3′ min. to 7′ max. or 20′ or greater	3′ min. to 7′ max. or 20′ or greater
Side Yard:		
Interior	6′ min. house-to-house 3′ min. to property line	10′ min. building-to-building 5′ min. to property line
Street	10′	
Rear Yard:		
Living Space not Adjacent to an Arterial, Collector, or Local Street	5′	10′
Living Space Adjacent to an Arterial, Collector, or Local Street	15′	
Living Space Adjacent to an Alley	5′	
Patio Cover, Balcony or Deck	3′	3′ if adjacent to alley; otherwise 7.5′
Minimum Common Open Space	0	100 SF/unit
Minimum Private Open Space	100 SF (6′ min. dimension)	50 SF/unit (6′ min. dimension)
Minimum Spacing Between Buildings	6′	10′

Development Standard	Single-Family (Detached) & Single-Family (Attached)	Multi-Family (Attached)
Accessory Structure Minimum Setbacks:		
Front	Same as principal building, but never forward of primary structure	
Side	Same as principal building	
Rear	3′	
Maximum Building Height: [3]		
Principal Building	3 stories, not to exceed 40′	3 stories, not to exceed 45′
Accessory Building	1 story, not to exceed 18′	
Minimum Product Paseo Width [5]	15′	
Minimum Green Court Width [5]	25′	

Footnotes:

[1] Architectural projections such as roof overhangs, window trims, material veneers, shutter details, over framing for principal windows and recessed garage doors, and other similar elements may project a maximum of 1′ into the required sideyard setback areas.

[2] Front and street side yard setbacks measured from property line.

[3] Architectural projections such as chimneys, cupolas, mezzanine space (250 sq. ft. max. per unit) above the 2nd floor, and other similar features may exceed the maximum permitted height by 10′.

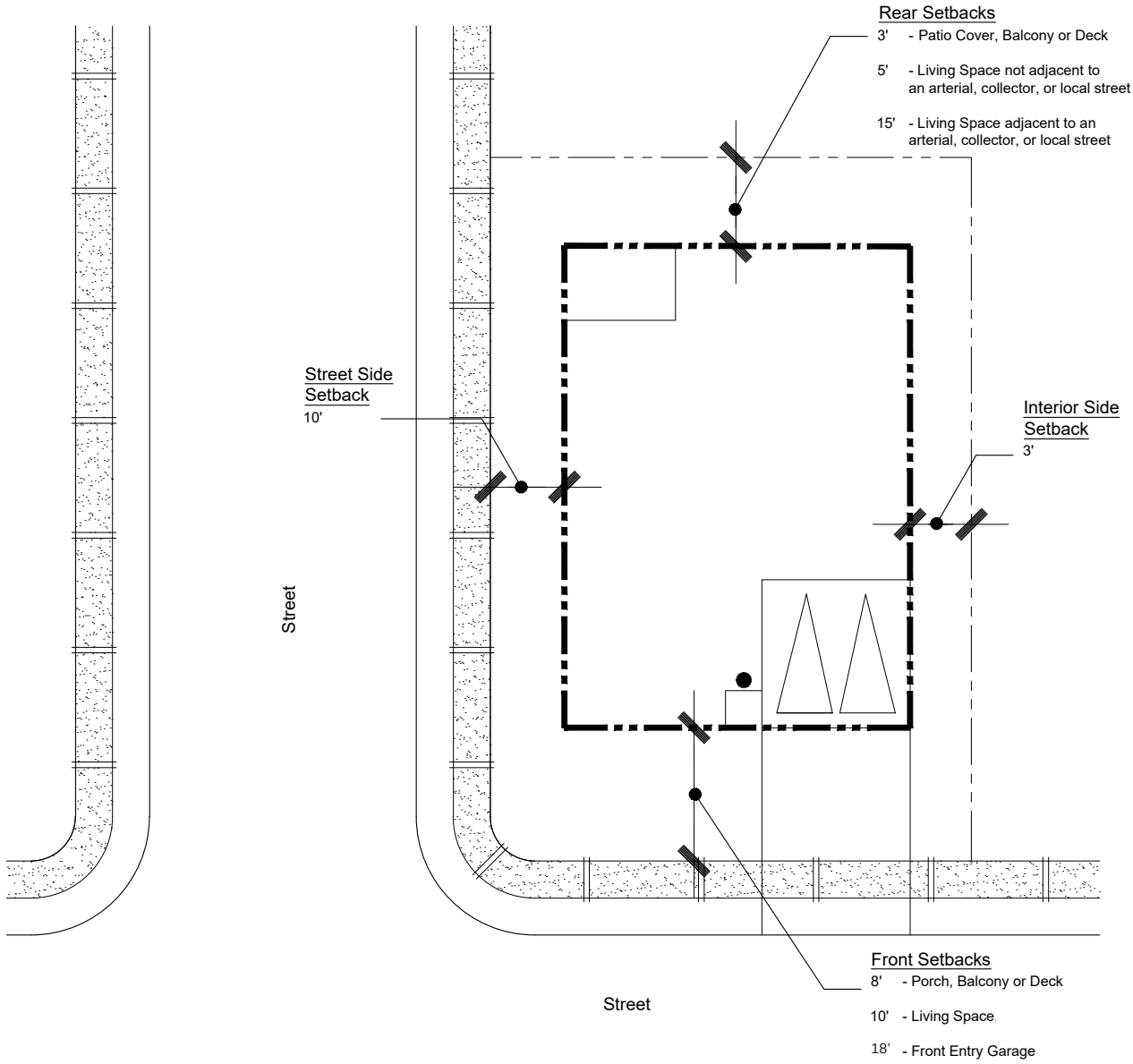
[4] Paseos include neighborhood level paseos, village level paseos and product level paseos within a development parcel.

[5] Paseos and green courts may be common lots or defined use easements. For common lots, the setbacks shall be measured from the property line separating the common lot from the adjacent private lot. For use easements, the setbacks shall be measured from the defined edge of the easement on the interior portion of the lot.

[6] Residential products may utilize Reciprocal Use Easements, subject to building code requirements. The side of a unit which forms the "0" side of the dwelling shall not have any doors or primary windows on the ground floor that face into the easement area.

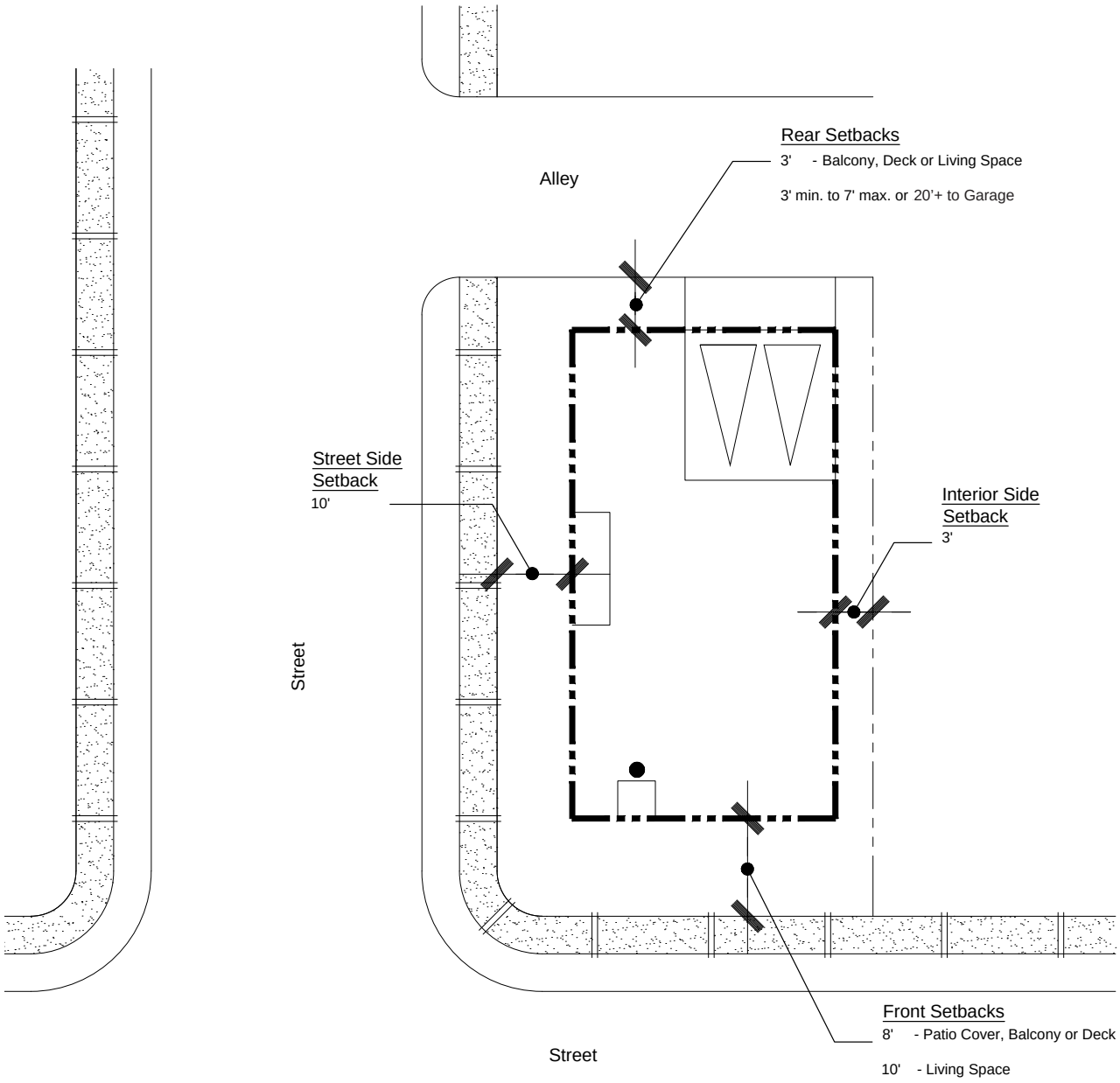
[7] Residential products may be fee simple or condo mapped.

Exhibit 6.3a, V-MDR (Conventional) Setback Diagram



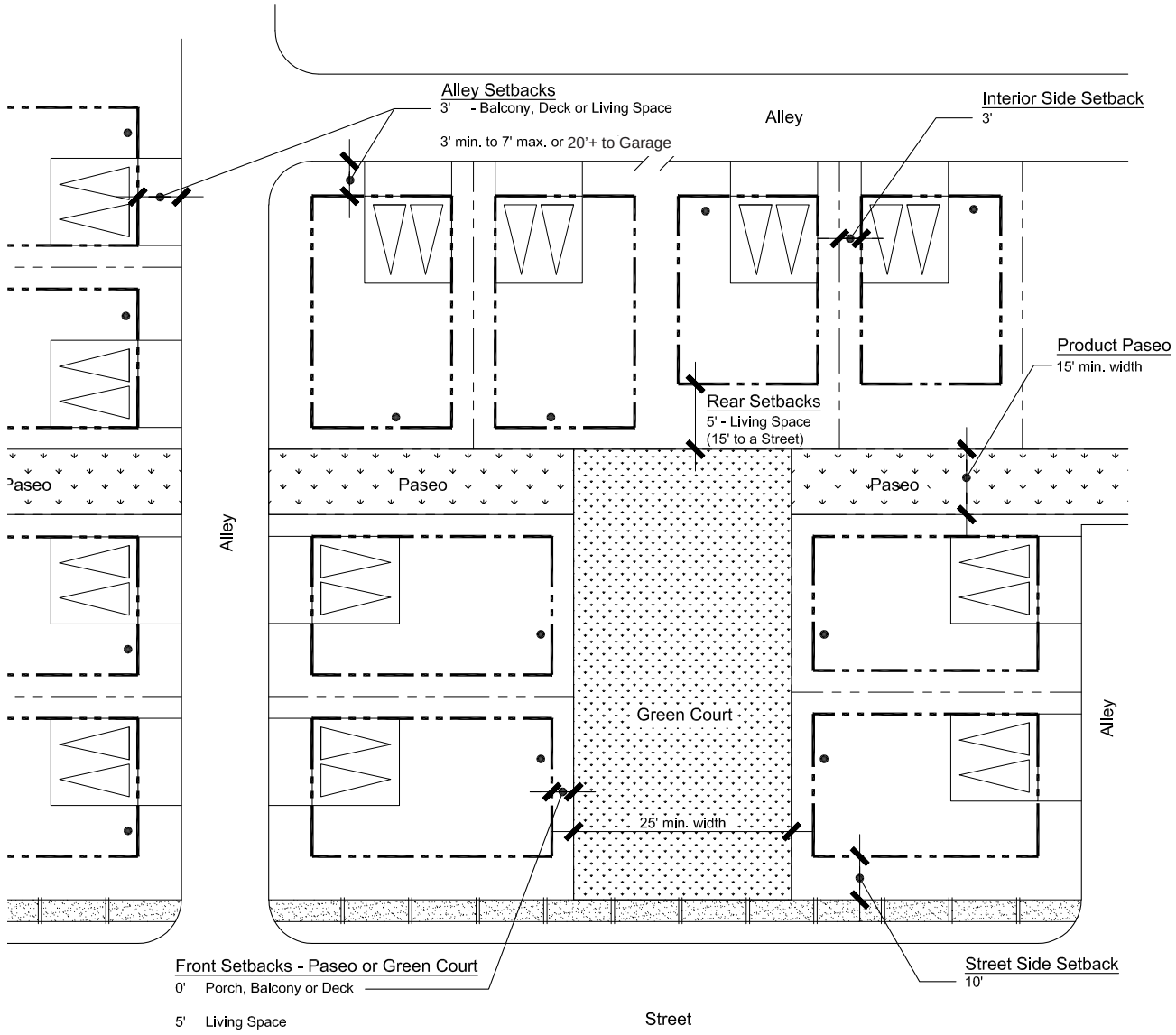
Notes:
- Refer to Section 6.4.3 for additional development standard criteria and dimensions.
- All front and street side setbacks are measured from property line unless otherwise noted.
- Diagram is conceptual and shown for reference purposes only. Final building footprints and layout will vary.
- If any discrepancy occurs between diagram and table, then table shall prevail.

Exhibit 6.3b, V-MDR (Rear Loaded) Setback Diagram



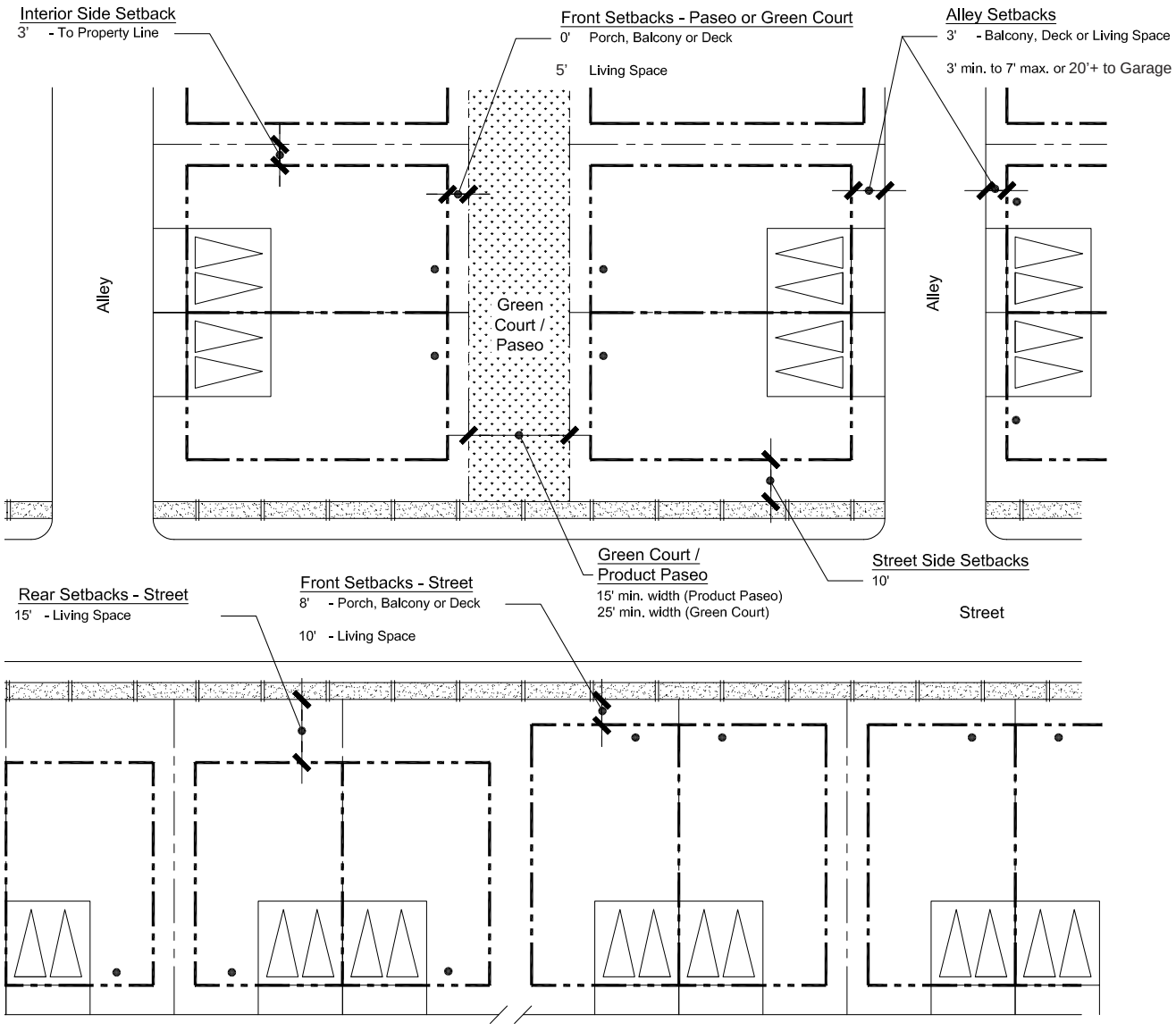
Notes:
- Refer to Section 6.4.3 for additional development standard criteria and dimensions.
- All front and street side setbacks are measured from property line unless otherwise noted.
- Front doors may be located along the street or alley
- Diagram is conceptual and shown for reference purposes only. Final building footprints and layout will vary.
- If any discrepancy occurs between diagram and table, then table shall prevail.

Exhibit 6.3c, V-MDR (Cluster) Setback Diagram



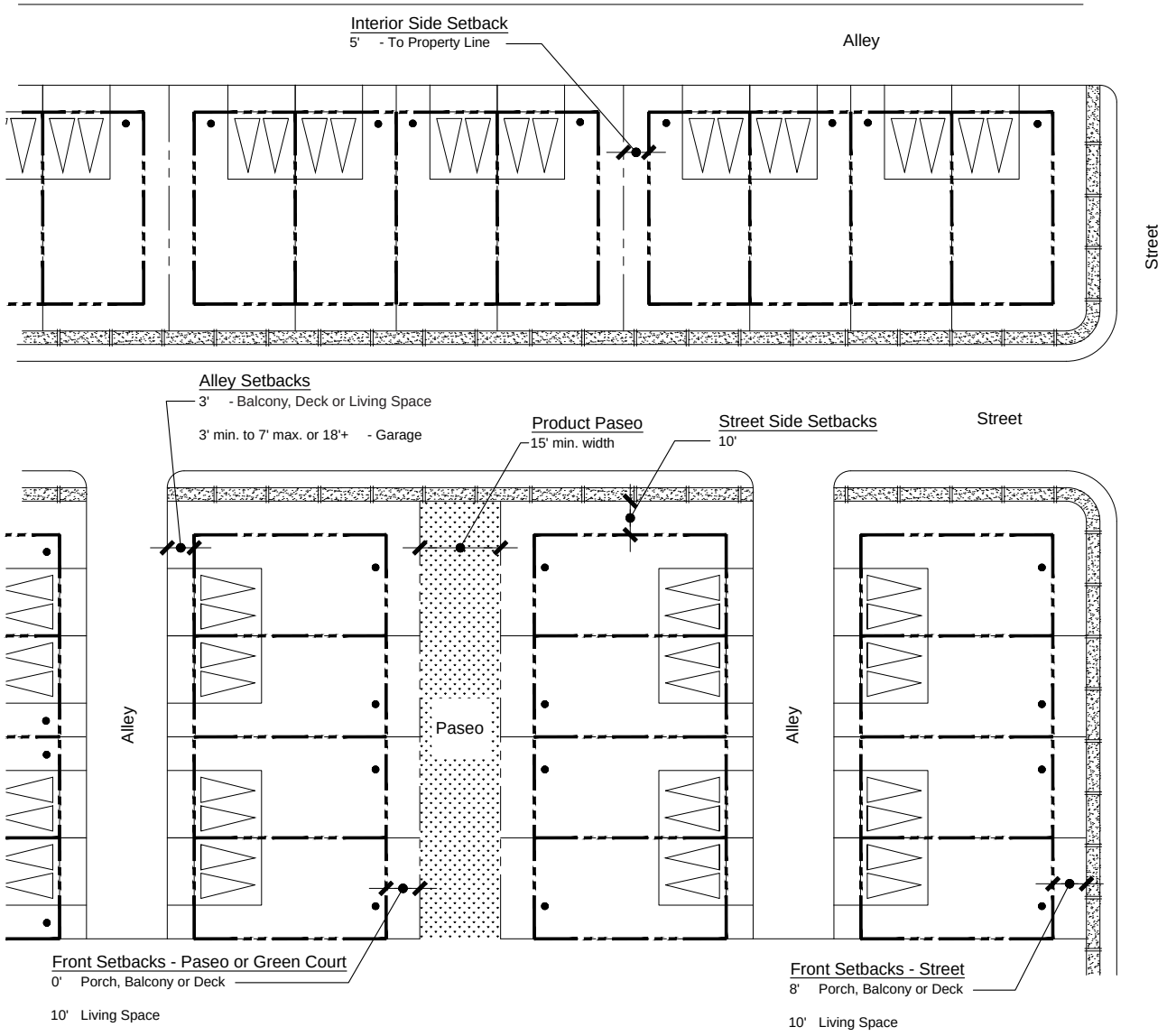
Notes:
- Refer to Section 6.4.3 for additional development standard criteria and dimensions.
- All front and street side setbacks are measured from property line unless otherwise noted.
- Front doors may be located along the street, alley, paseo, or green court
- Diagram is conceptual and shown for reference purposes only. Final building footprints and layout will vary.
- If any discrepancy occurs between diagram and table, then table shall prevail.

Exhibit 6.3d, V-MDR (Duplexes) Setback Diagram



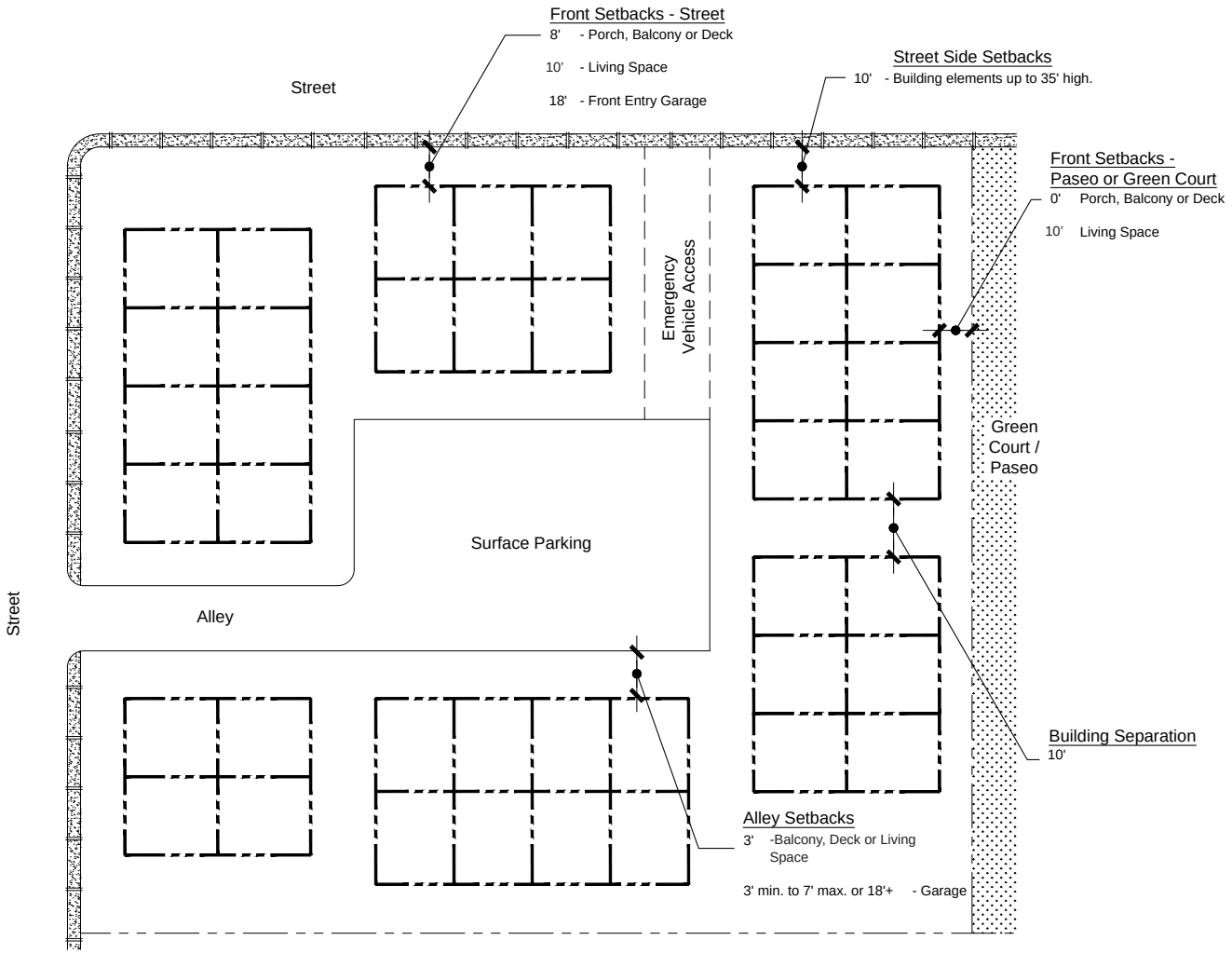
Notes:
- Refer to Section 6.4.3 for additional development standard criteria and dimensions.
- All front and street side setbacks are measured from property line unless otherwise noted.
- Front doors may be located along the street, alley, paseo, or green court (indicated on diagram as a ●
- If units are condo mapped, then minimum building separation at side yards shall be 10'.
- Diagram is conceptual and shown for reference purposes only. Final building footprints and layout will vary.
- If any discrepancy occurs between diagram and table, then table shall prevail.

Exhibit 6.3e, V-MDR (Townhomes) Setback Diagram



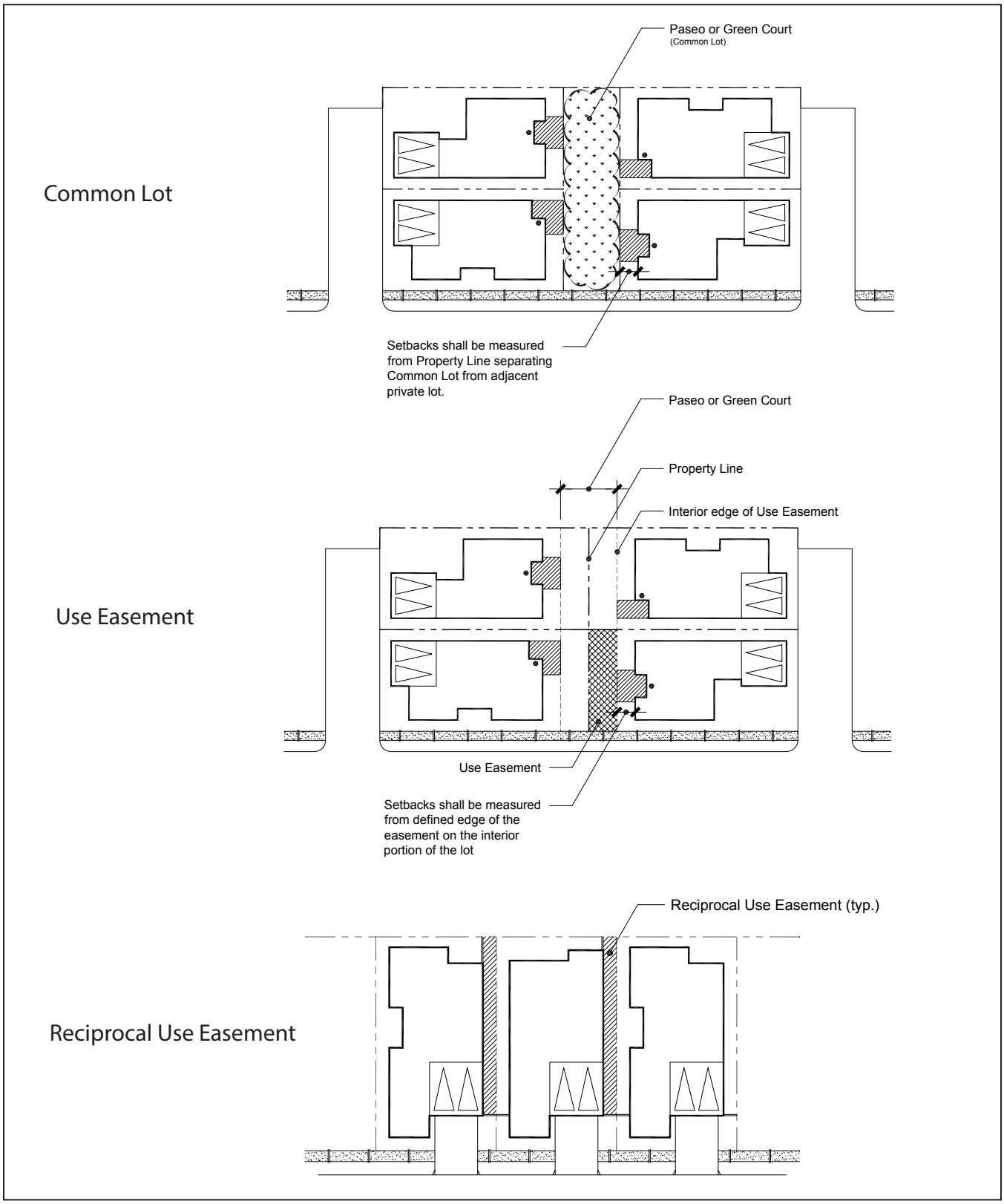
Notes:
- Refer to Section 6.4.3 for additional development standard criteria and dimensions.
- All front and street side setbacks are measured from property line unless otherwise noted.
- Front doors may be located along the street, alley, paseo, or green court (indicated on diagram as a ●
- Final layout will determine front, side and rear yard locations.
- If townhomes are condo mapped, then minimum building separation at side yards shall be 15'.
- Diagram is conceptual and shown for reference purposes only. Final building footprints and layout will vary.
- If any discrepancy occurs between diagram and table, then table shall prevail.

Exhibit 6.3f, V-MDR (Apartments/Condos) Setback Diagram



Notes:
- Refer to Section 6.4.3 for additional development standard criteria and dimensions.
- All front and street side setbacks are measured from property line unless otherwise noted.
- If units are condo mapped, then minimum building separation at side yards shall be 10'.
- Diagram is conceptual and shown for reference purposes only. Final building footprints and layout will vary.
- If any discrepancy occurs between diagram and table, then table shall prevail.

Exhibit 6.4, Typical Common Lot, Use Easement, and Reciprocal Use Easement



6.4.4 Village High Density Residential (V-HDR)

Development in the Village High Density Residential (V-HDR) district will consist of various types multi-family residential products including, but are not limited to, rear-loaded homes, cluster homes, duplexes (allowed on corner lots only) and triplexes, townhomes and flats. The following development standards shall apply to development in the V-HDR planning areas.

Additional V-HDR Development Standards

1. Plotting. There are no specific plotting requirements for the V-HDR district.

2. Parking. Minimum parking requirements shall be as follows:

    - Studios,1-bedroom, and 2-bedroom units: 1 covered space and 0.5 uncovered space
    - 3-bedroom units and greater: 2 covered spaces and 0.5 uncovered space
    - Guest parking: 1 space for every 5 units

    Enclosures shall comply with all yard requirements. Tandem garages shall be permitted. On-street parking along private streets may be counted in the tabulation of guest spaces.

3. Laundry Facilities. Either centralized laundry facilities with washers and dryers shall be installed in one or more central locations within each multi-family residential complex or hookups to accommodate washers and dryers shall be installed in each multi-family dwelling unit. The developers or builders shall determine which option to implement on a case-by-case basis.

4. Common Outdoor Open Space. Common outdoor open space shall be provided as follows:

    - Duplexes/triplexes and townhomes - minimum 150 square feet per dwelling unit (excluding private balconies, and patios); minimum dimensions shall be 10' in each direction
    - Flats - minimum 150 square feet per dwelling unit (excluding private balconies, and patios); minimum dimensions shall be 15' in one direction

    Public or private driveways, parking areas, required trash areas or other areas designed for operational functions shall not be considered open space. Common open space areas may include, but are not limited to, turf areas, landscaped areas, hardscaped areas (excluding parking areas and public/private driveways), gardens, sitting areas, game courts, swimming pools, spas, sauna baths, tennis courts, basketball courts, play lots, bocce ball courts, outdoor cooking areas, lawn bowling, and other similar recreational facilities. Green Court products may calculate the green court area toward the common open space requirement.

5. Pedestrian Walkways. A pedestrian circulation system shall be incorporated into the design of multi-family developments for the purpose of providing direct access to and from all individual dwelling units, trash storage areas, parking areas, recreational facilities and all other outdoor areas. This system shall be developed with a combination of the following development standards:

    a. A sidewalk system shall be provided adjacent to all streets and installed in accordance with City standards.

b. An interior walkway system with a minimum of 4′ wide walkways shall be provided. Walkway systems shall utilize materials such as concrete, brick, flagstone or other materials approved by the City.

6. **Trash Collection Areas.** Trash collection areas for multi-family development should, in general, be located within 200′ of the furthest dwelling unit they serve. Consideration shall be given to siting trash collection areas for convenient access, but with care given to avoid impacting important design features such as, but not limited to, entries, recreation areas, leasing offices and clubhouses. Trash collection areas shall be constructed to City standards and situated so as to reduce noise and visual intrusion on adjacent units and properties.

7. **Lighting Devices.** Lighting devices for multi-family development shall be provided as follow:

   a. All exterior lighting shall be adequately controlled and shielded to prevent glare and undesirable illumination to adjacent properties or streets.

   b. The use of energy-conserving and vandal-resistant fixtures or lighting systems shall be given primary consideration.

Table 6.5, V-HDR Development Standards [6, 7]

Development Standard	Single-Family (Detached) & Single-Family (Attached)	Multi-Family (Attached)
Density Range	15.1 - 50.0 du/ac	
Minimum Lot Area	1,600 SF/unit	1,200 SF/unit
Maximum Lot Coverage	75%	
Lot Dimensions:		
Minimum Lot Width	25′	--
Minimum Lot Depth	60′	
Minimum Yard Setbacks: [1, 2]		
Front Yard, Facing the Street:		
Porch, Balcony or Deck	5′	8′
Living Space	5′	10′
Front entry garage	5′ min. to 7′ max. or 18′ or greater	
Front Yard, Facing a Paseo or Green Court: [4, 5]		
Porch, Balcony or Deck	0′	
Living Space	5′	8′

Development Standard	Single-Family (Detached) & Single-Family (Attached)	Multi-Family (Attached)
Setback from Alley:		
Balcony or Deck	3′	
Living Space	3′	
Garage	3′ min. to 7′ max. or 20′ or greater	
Side Yard:		
Interior	6′ min. house-to-house 3′ min. to property line	10′ min. building-to-building 5′ min. to property line
Street	10′	10′ for building elements up to 35′. For building elements greater than 35′, 1′ of additional setback is required for each vertical foot over 35′
Rear Yard:		
Living Space not Adjacent to an Arterial, or Collector	5′	10′
Living Space Adjacent to an Arterial, or Collector	15′	20′
Minimum Common Open Space	0	150 SF/unit
Minimum Private Open Space	100 SF (6′ min. dimension)	50 SF/unit (6′ min. dimension)
Minimum Spacing Between Buildings	6′	10′
Maximum Building Height: [3]		
Principal Building	3 stories, not to exceed 40′	4 stories, not to exceed 50′
Accessory Building	1 story, not to exceed 18′	
Minimum Product Paseo Width [5]	10′	15′
Minimum Green Court Width [5]	25′	30′

Footnotes:

[1] Architectural projections such as roof overhangs, window trims, material veneers, shutter details, over framing for principal windows and recessed garage doors, and other similar elements may project a maximum of 1′ into the required sideyard setback areas.

[2] Front and street side yard setbacks measured from property line. Bay windows, chimneys, and media niches may project a maximum of 2′ into the required front or rear yard setback areas.

[3] Architectural projections such as chimneys, cupolas, mezzanine space (250 sq. ft. max. per unit) above the 2nd floor, and other similar features may exceed the maximum permitted height by 10′.

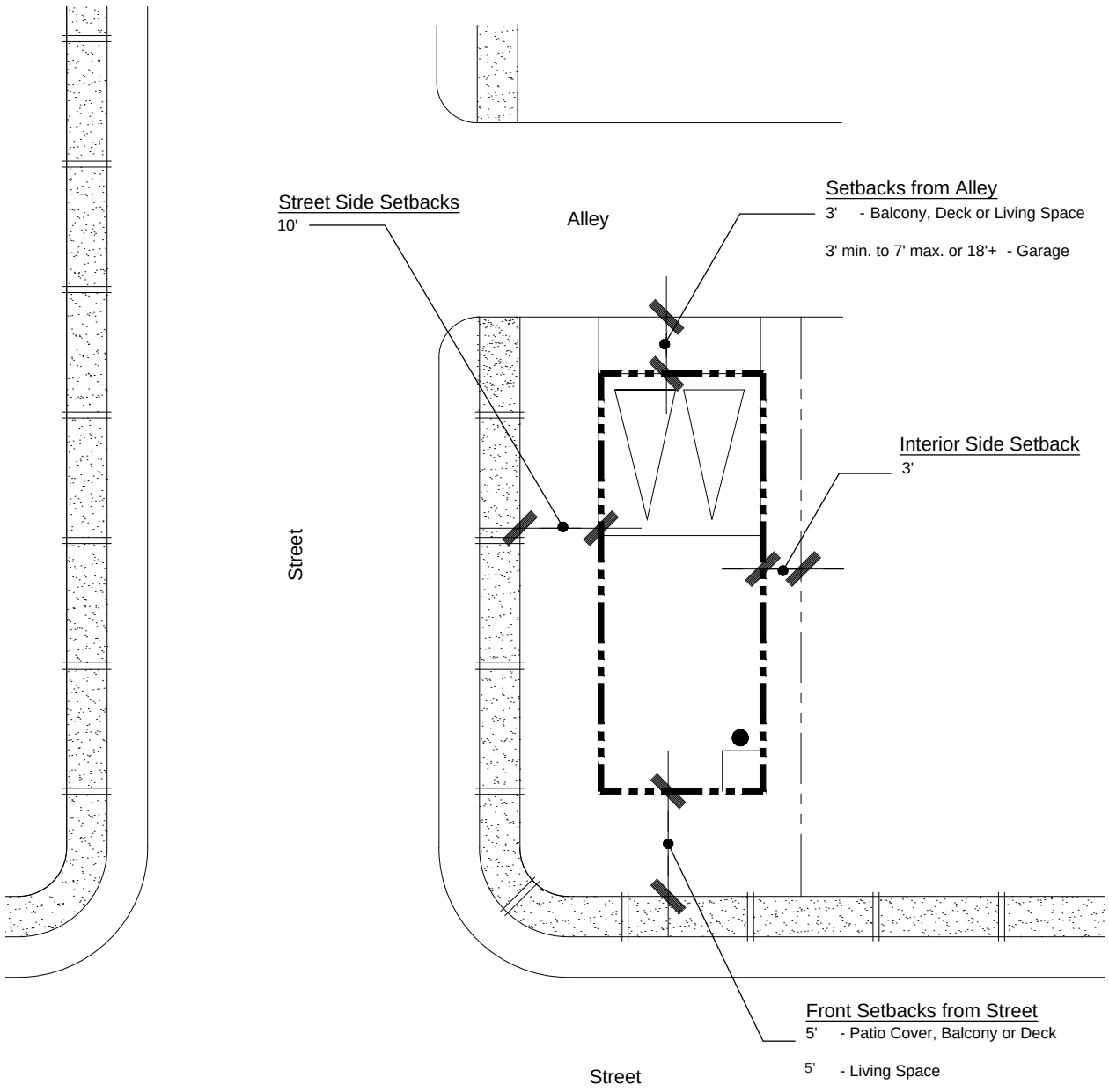
[4] Paseos include neighborhood level paseos, village level paseos and product level paseos within a development parcel.

[5] Paseos and green courts may be common lots or defined use easements. For common lots, the setbacks shall be measured from the property line separating the common lot from the adjacent private lot. For use easements, the setbacks shall be measured from the defined edge of the easement on the interior portion of the lot. See *Exhibit 6.4*.

[6] Residential products may utilize Reciprocal Use Easements, subject to building code requirements. The side of a unit which forms the "0" side of the dwelling shall not have any doors or primary windows on the ground floor that face into the easement area. See *Exhibit 6.4*.

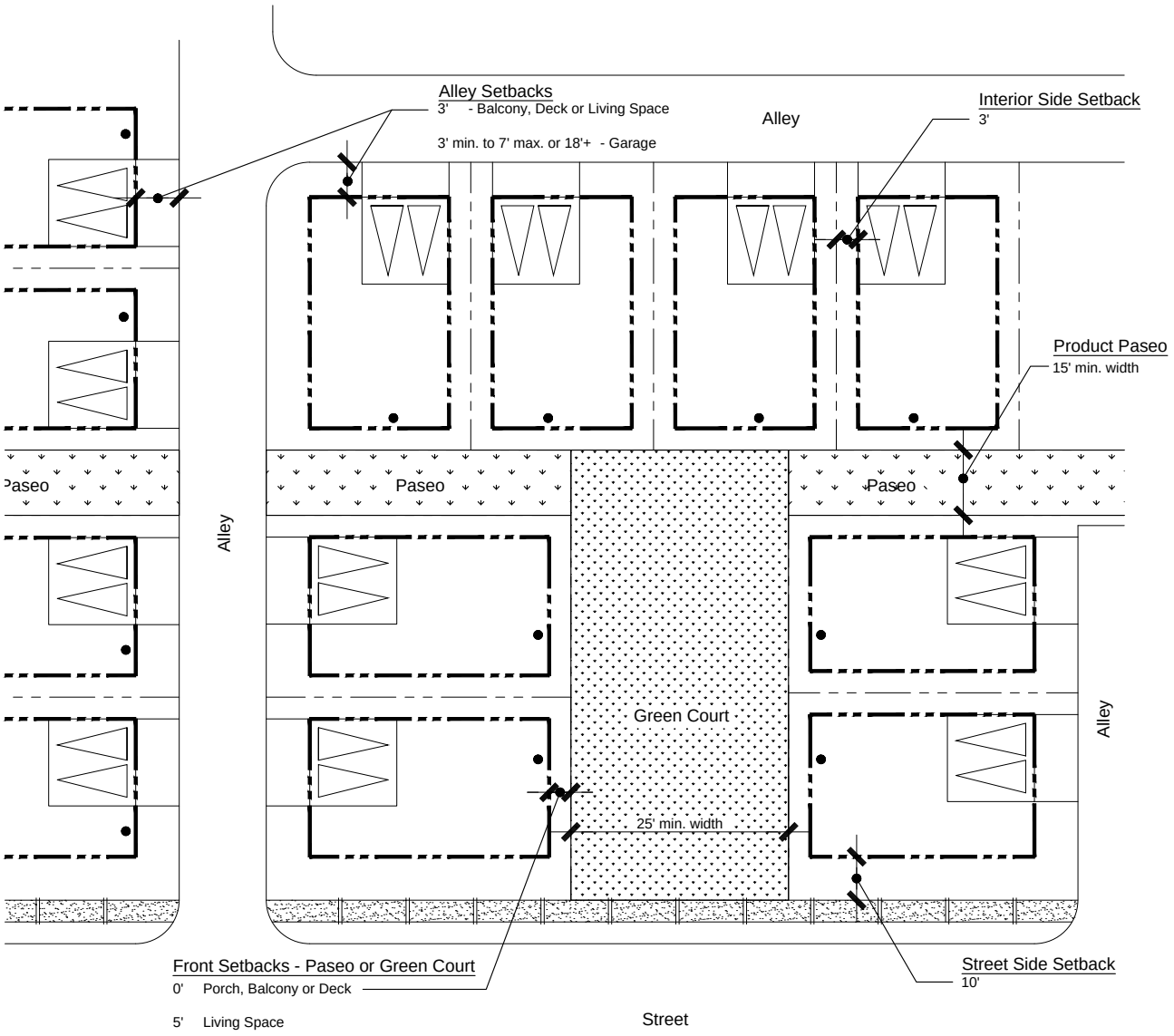
[7] Residential products may be fee simple or condo mapped. If condo mapped, building separations shall be the equivalent of the combined yard setbacks otherwise required.

Exhibit 6.5a, V-HDR (Rear Loaded) Setback Diagram



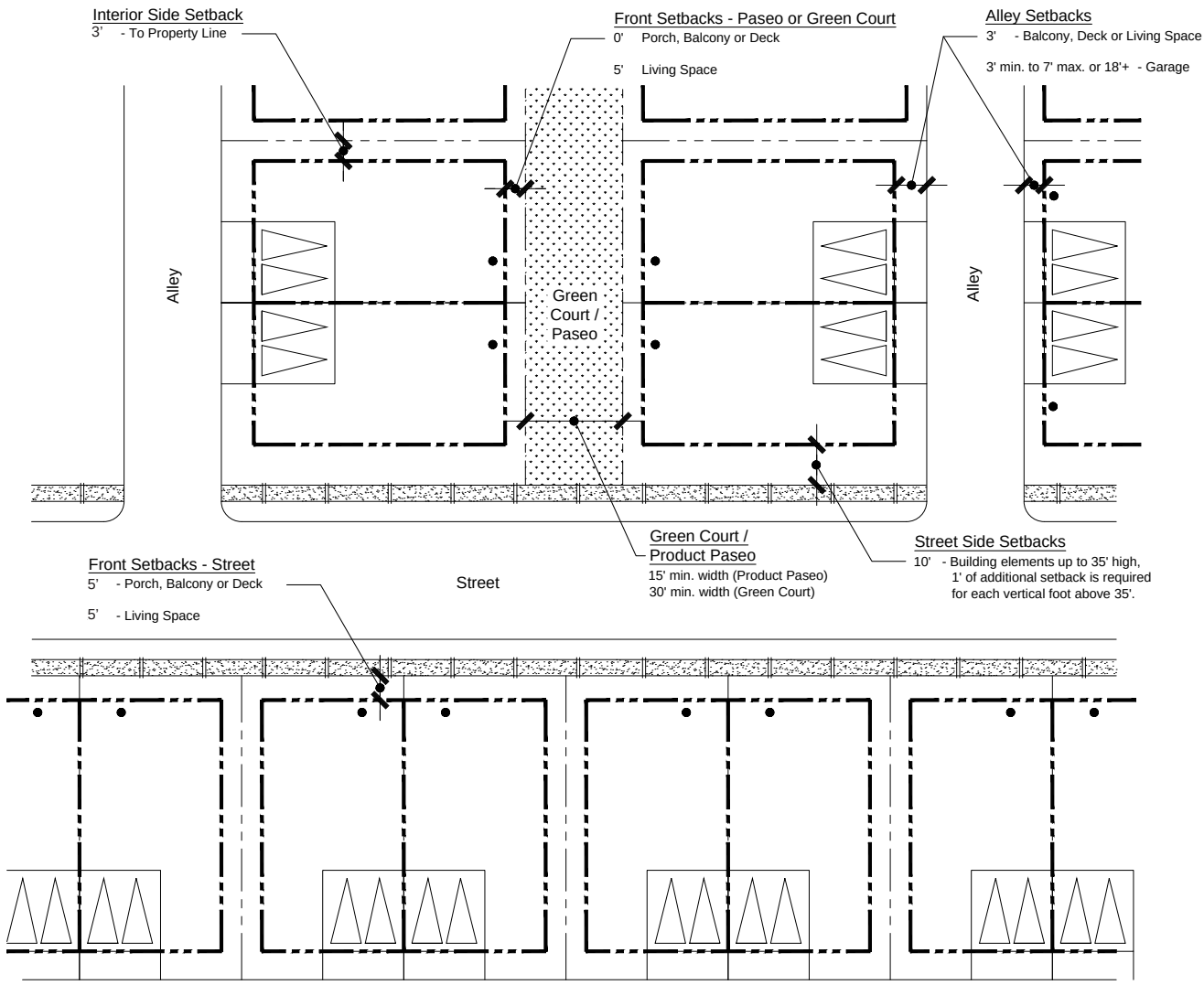
Notes:
- Refer to Section 6.4.4 for additional development standard criteria and dimensions.
- All front and street side setbacks are measured from property line unless otherwise noted.
- Diagram is conceptual and shown for reference purposes only. Final building footprints and layout will vary.
- If any discrepancy occurs between diagram and table, then table shall prevail.

Exhibit 6.5b, V-HDR (Cluster) Setback Diagram



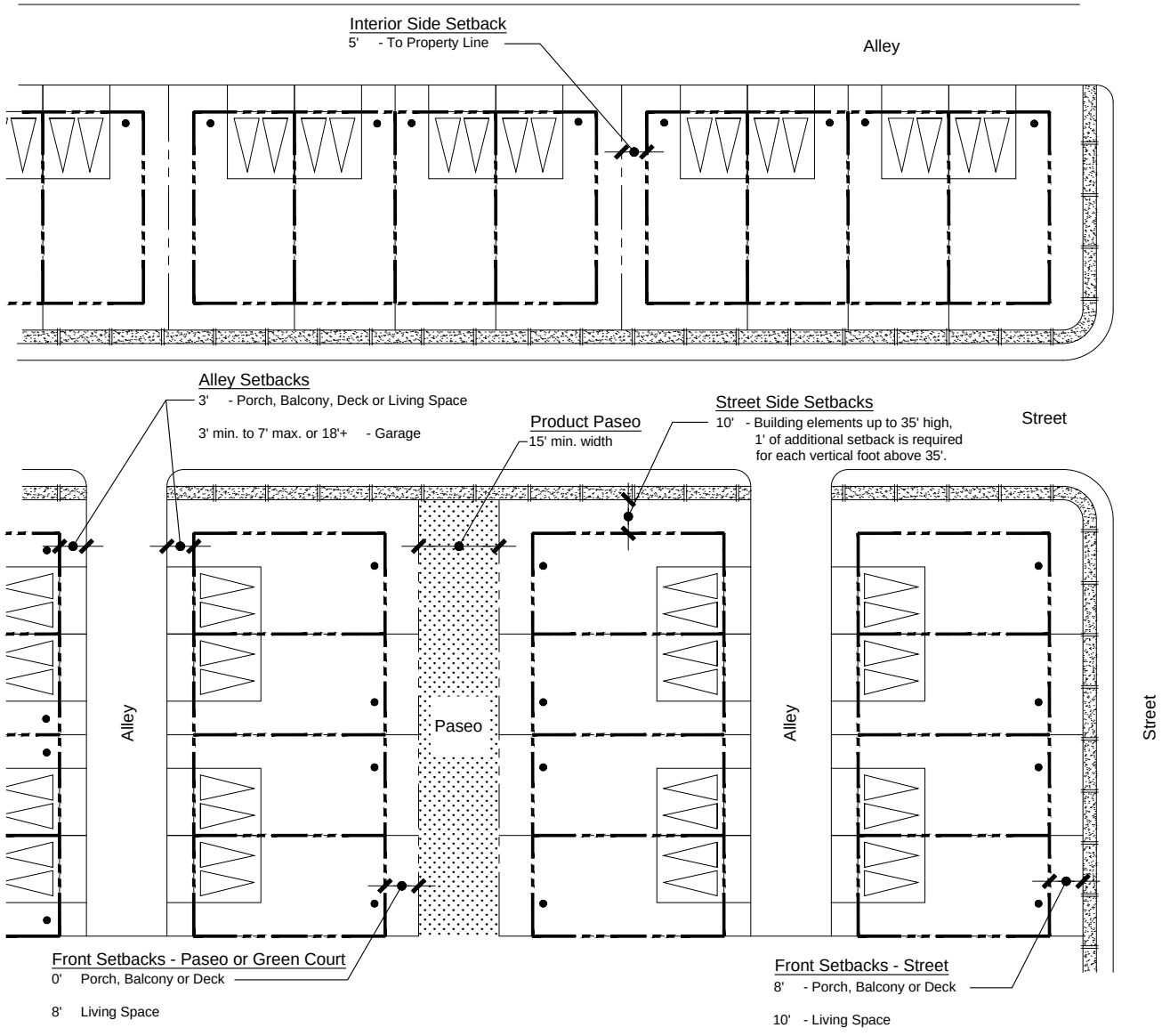
Notes:
- Refer to Section 6.4.4 for additional development standard criteria and dimensions.
- All front and street side setbacks are measured from property line unless otherwise noted.
- Front doors may be located along the street, alley, paseo, or green court (indicated on diagram as a ●)
- Diagram is conceptual and shown for reference purposes only. Final building footprints and layout will vary.
- If any discrepancy occurs between diagram and table, then table shall prevail.

Exhibit 6.5c, V-HDR (Duplexes) Setback Diagram



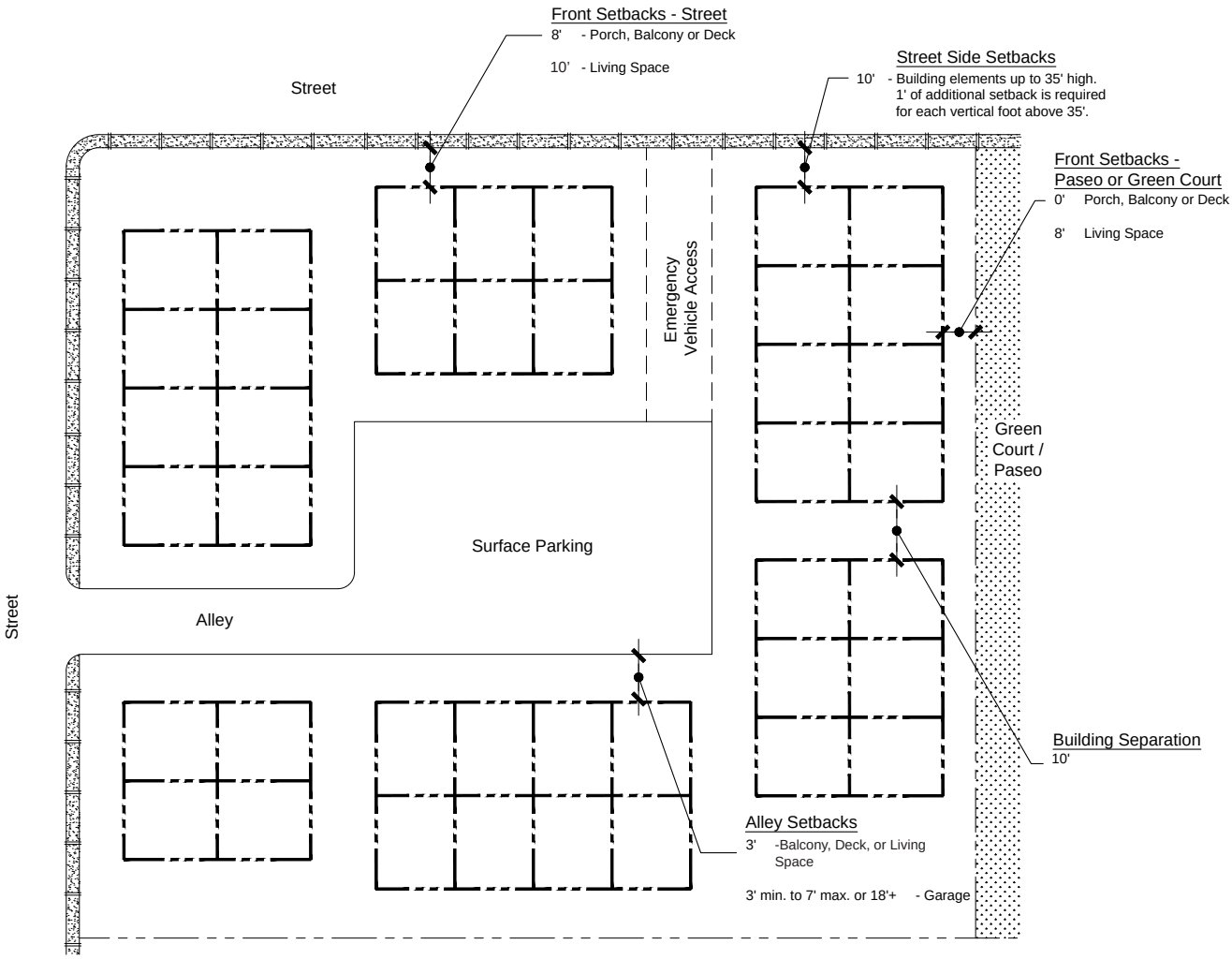
Notes:
- Refer to Section 6.4.4 for additional development standard criteria and dimensions.
- All front and street side setbacks are measured from property line unless otherwise noted.
- Diagram is conceptual and shown for reference purposes only. Final building footprints and layout will vary.
- If any discrepancy occurs between diagram and table, then table shall prevail.
- If units are condo mapped, then minimum building separation at side yards shall be 10'.

Exhibit 6.5d, V-HDR (Townhomes) Setback Diagram



Notes:
- Refer to Section 6.4.4 for additional development standard criteria and dimensions.
- All front and street side setbacks are measured from property line unless otherwise noted.
- Diagram is conceptual and shown for reference purposes only. Final building footprints and layout will vary.
- If any discrepancy occurs between diagram and table, then table shall prevail.
- If townhomes are condo mapped, then minimum building separation at side yards shall be 10'.

Exhibit 6.5e, V-HDR (Apartments/Condos) Setback Diagram



Notes:
- Refer to Section 6.4.4 for additional development standard criteria and dimensions.
- All front and street side setbacks are measured from property line unless otherwise noted.
- If units are condo mapped, then minimum building separation at side yards shall be 10'.
- Diagram is conceptual and shown for reference purposes only. Final building footprints and layout will vary.
- If any discrepancy occurs between diagram and table, then table shall prevail.

6.4.5 Village Mixed-Use (V-MU)

The Village Mixed-Use (V-MU) district permits a mixture of uses including, but not limited to, retail commercial, offices, multi-family residential, and public/semi public uses. Both vertical and horizontal mixed-use development are permitted in the V-MU district. Within this district, typical housing types include townhomes and flats (apartments/condos). The following development standards shall apply to development in the V-MU planning areas:

Additional V-MU Development Standards

1. Pedestrian Circulation. An efficient pedestrian circulation system accompanied by high quality architecture, mature landscaping, paving enhancements and street furnishings shall be incorporated into the design of the V-MU planning areas. The walkway system shall provide direct access to and from all individual dwelling units, commercial and office buildings, recreational facilities, parking areas, trash storage areas and all other outdoor areas. Adequate sidewalks and parkway landscaping shall be provided adjacent to both sides of all streets in the V-MU planning areas. Walkways shall utilize materials such as concrete, brick, flagstone or other materials approved by the City. Reference Chapter 5 for street section dimensions.

2. Live/Work Units. Live/work units are intended to accommodate residential living space and office space or artist loft for self-employed residents within the same unit. Development of live/work units shall comply with the following criteria:

   a. Uses that are permitted in live/work units include, but are not limited to:

      - Apparel - custom tailoring and sales of apparel, clothing and other sewing products made on the premises
      - Artist and craft product galleries and studios
      - Office - creative, tech or professional services
      - Photography studios
      - Spa and personal care services such as hair and nail salons
      - Other similar uses, as deemed appropriate by the Community Development Director or his/her designee.

   b. Occupations that include flammable liquids, welding, open-flame work or similar hazardous operations shall not be permitted in live/work units.

   c. The office/working space of each live/work unit shall have a size that is at least 20%, but no more than 50%, of the unit's total living area, and shall be located on the ground level facing the street.

   d. The residential portion of the live/work unit shall be occupied only by the individual who has the professional occupation established in the same unit.

   e. The living space and office/working space shall not be leased or sold separately.

   f. Each live/work unit shall be equipped with a complete kitchen space and sanitary facilities and shall have a working space reserved for and regularly used by one or more residents of the unit.

g. When a building contains more than one live/work unit, each unit shall have a separate entry access on the ground level. Access to each unit shall be provided from common areas such as corridors, hallways, courtyards, etc. Each unit's living space shall not have a separate street address from the office/working area.

h. Live/work units shall be designed to accommodate ventilation, storage, flooring and other physical improvements commonly found in the office/commercial facilities used for the same work activity.

3. Common Outdoor Open Space. Each high density residential development proposed as a component of the V-MU district (excluding residential use in mixed-use buildings and live/work units) shall provide a minimum of 150 square feet of common usable outdoor open area per residential dwelling unit (excluding private balconies, and patios). Public or private driveways, parking areas, required trash areas or other areas designed for operational functions shall not be considered open space. The minimum dimensions for common open space areas shall be 15 feet in each direction. Open space areas may include, but are not limited to, turf areas, landscaped areas, hardscaped areas (excluding parking areas and public/private driveways), gardens, sitting areas, game courts, swimming pools, spas, sauna baths, tennis courts, basketball courts, tot lots and playgrounds, bocce ball courts, outdoor cooking areas, lawn bowling, and other recreational facilities.

4. Laundry Facilities. For residential uses within the V-MU district, either centralized laundry facilities (with washers and dryers installed in one or more central locations within each residential complex), or hookups to accommodate washers and dryers shall be installed in each dwelling unit, or a washer and dryer shall be provided in each unit. The developer or builder shall determine which option to implement on a case-by-case basis.

5. Trash Collection Areas. Trash collection areas should, in general, be located within 200' of the furthest unit they serve. Consideration shall be given to siting trash collection areas for convenient access, but with care given to avoid impacting important design features such as, but not limited to, entries, recreation areas, leasing offices and clubhouses. Trash collection areas shall be constructed to City standards and situated so as to reduce noise and visual intrusion on adjacent units and properties.

6. Parking. Parking for V-MU planning areas shall be provided as follow:

a. For mixed-use buildings and non-residential buildings, off-street parking for non-residential uses shall be provided pursuant to Title 10, Chapter 3.1202 of the Madera Municipal Code. Shared parking for non-residential uses shall be permitted, subject to a shared parking analysis prepared by a qualified traffic engineer and approved by the City's Community Development Director or his/her designee.

b. Parking for residential units in mixed-use buildings shall be provided in accordance with the following minimum requirements:

- Studios,1-bedroom, and 2-bedroom units: 1 covered space and 0.5 uncovered space

- 3-bedroom units and greater: 2 covered spaces and 0.5 uncovered space
- Guest parking: 1 space for every 5 units

On-street parking along private streets may be counted in the tabulation of guest spaces. Parking spaces designated for residential uses shall be clearly marked by the use of posting, pavement markings, and/or physical separation.

c. For live/work units, a minimum of two covered spaces shall be provided per unit. In addition to resident parking, one guest parking space shall be provided for every two units. On-street parking along private streets may be counted in the tabulation of guest spaces.

d. For residential-only buildings, the minimum parking requirements shall be as follows:

- Studios,1-bedroom, and 2-bedroom units: 1 covered space and 0.5 uncovered space
- 3-bedroom units and greater: 2 covered spaces and 0.5 uncovered space
- Guest parking: 1 space for every 5 units

On-street parking along private streets may be counted in the tabulation of guest spaces.

e. A minimum of 10% of each off-street parking area shall be landscaped, exclusive of setbacks. The parking area shall include access drives, aisles, stalls, maneuvering areas and required landscape setbacks around the perimeter of the parking facility.

f. Parking, loading and maneuvering areas for commercial uses shall be set back at least 10' from the property lines adjacent to non-commercial uses.

7. **Lighting Devices.** Lighting devices shall be provided as follow:

a. All exterior lighting shall be adequately controlled and shielded to prevent glare and undesirable illumination to adjacent properties or streets.

b. The use of energy-conserving and vandal-resistant fixtures or lighting systems shall be given primary consideration.

8. **Performance Standards.** Residents of mixed-use buildings and live/work units, by selecting this type of residence, accept the conditions found in the area including, but are not limited to, noise, pollution, traffic, order, fumes and dirt to the extent that they are permitted by law in the underlying V-MU district.

Table 6.6, V-MU Development Standards [1, 2, 3]

Development Standard	Multi-Family (Attached)	Non-Residential and Mixed-Use Buildings [4]
Density Range	0 - 50.0 du/ac (for residential uses)	n/a
Maximum FAR	n/a	0.35 FAR (for non-residential uses)
Minimum Lot Area	1,200 SF	no limitation
Maximum Lot Coverage	75%	no limitation
Lot Dimensions:		
Minimum Lot Width	16′	n/a
Minimum Lot Depth	60′	n/a
Minimum Setbacks: [5]		
From Couplet/Commercial Street: [6]		
Porch	0′ from back of walk	
Balcony or Deck	3′ from back of curb [1, 7]	
Ground Level Living, Retail and/or Office Space	5′ from back of walk	0′ from back of walk
Living, Retail and/or Office Space Above Ground Level	3′ from back of curb [1, 7]	
Garage	n/a	
Surface Parking [2]	0′	
From Alley or Parking Field (measured from back of walk or edge of paving if there is no walk, unless otherwise noted):		
Porch, Balcony or Deck	3′	
Living Space	3′	
Garage	3′ min. to 7′ max. or 18′ or greater	
Retail and/or Office Space	n/a	0′ from back of walk; or 5′ from edge of paving if there is no walk
Surface Parking [2]	0′	
Minimum Building Spacing:		
Between Main Buildings	0′ at common wall; 10′ at bldg. end walls	
Maximum Building Height: [7]		
Principal Building	3 stories, not to exceed 40′ [7]	4 stories, not to exceed 55′ [7]
Accessory Structure	2 story not to exceed 36′ [7]	

Footnotes:

[1] Awnings, canopies, and other similar elements may project over the sidewalk. Minimum ground level clearance shall be 10′.

[2] Surface parking shall be screened from view when possible through the use of landscaping, berms, low walls or a combination of these. Structured parking, if any, shall be subject to site plan review. In no case shall a parking structure be higher than the building it serves.

[3] Residential products may be fee simple or condo mapped. If condo mapped, building separations shall be the equivalent of the

combined yard setbacks otherwise required.

[4] Mixed-use buildings may contain a mix of non-residential and residential uses, or may be entirely non-residential. In these cases residential is required to be above non-residential.

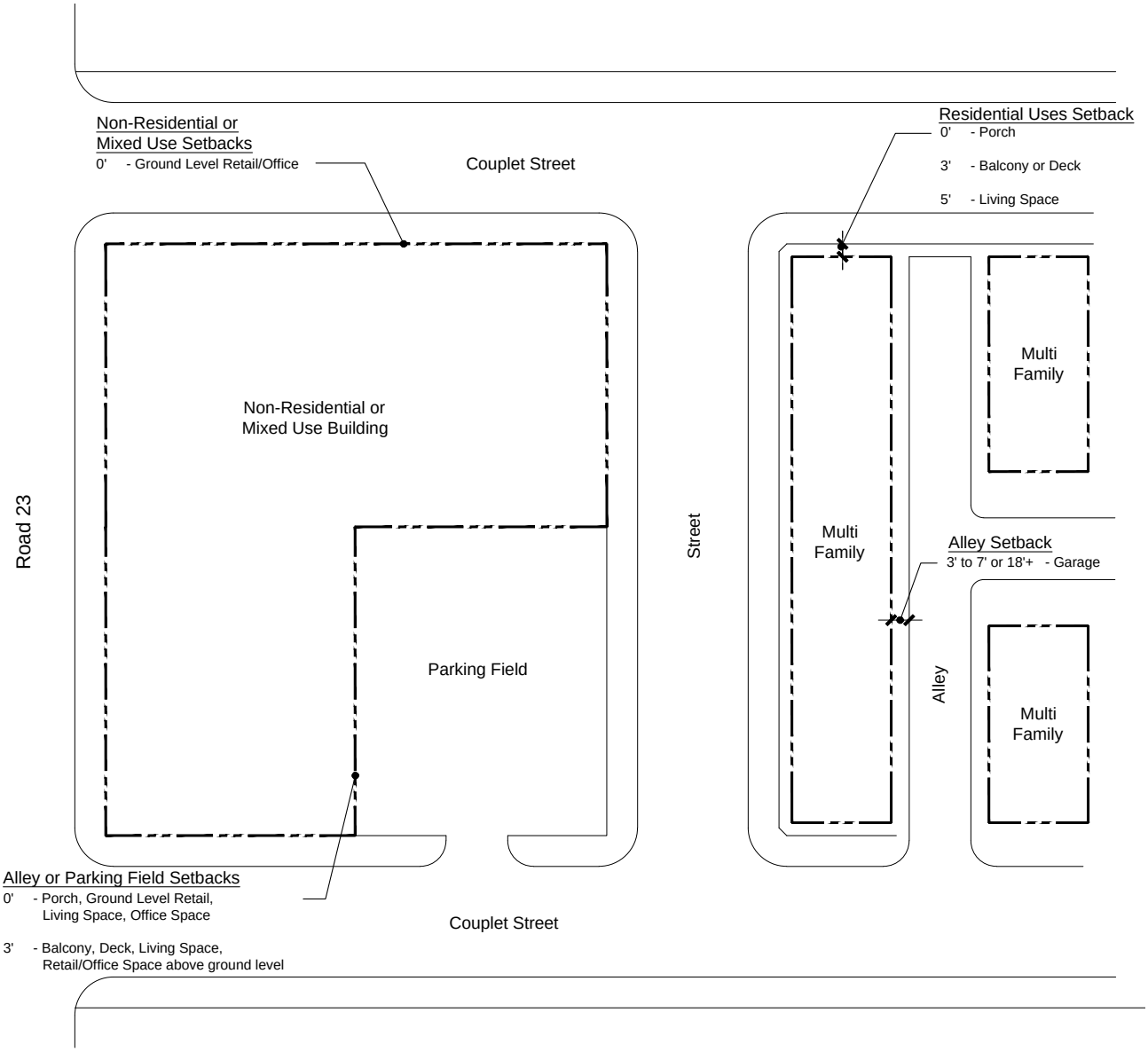
[5] Unless otherwise stated in the V-MU Development Standards Table, architectural projections such as roof overhangs, window trims, material veneers, shutter details, over framing for principal windows and garage doors, and other similar elements may project a maximum of 1' into the required setback areas.

[6] Minimum width of sidewalk will be as defined in Ch.5 for Couplet and/or Commercial Street.

[7] 2nd floor enclosed spaces as well as balconies, decks and other overhead structures are permitted to project over the sidewalk to form covered loggias and walkways on the ground level. Minimum ground level clearance shall be 12'. In no case shall support columns be located closer than 5' to the curb. Roof overhangs, fascias and other similar architectural elements relating to the projection shall be located no closer than 2' to the curb. See *Exhibit 6.6b*.

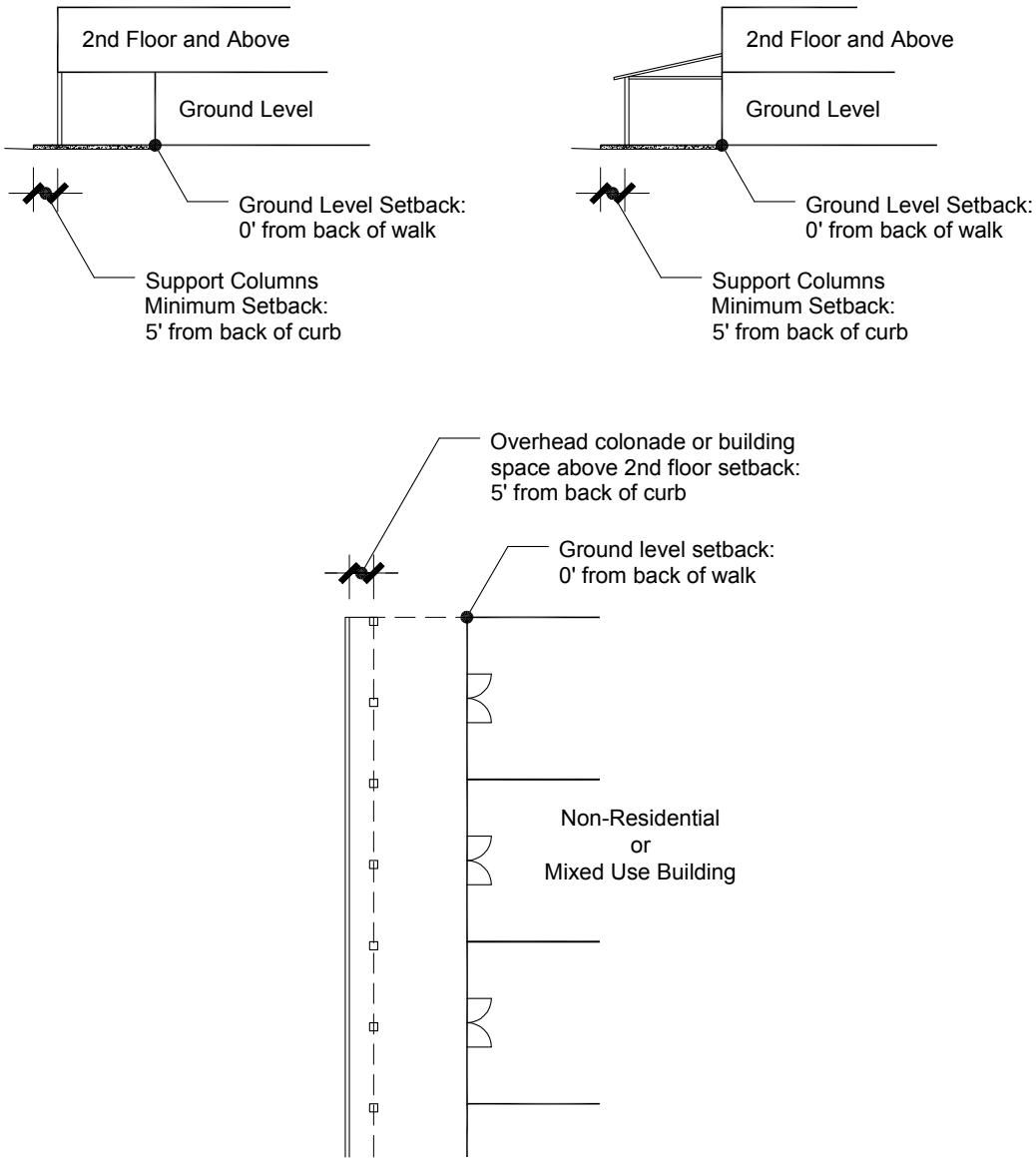
[8] Architectural projections such as chimneys, towers, domes, mezzanines, cupolas, elevator penthouses and other similar features may exceed the maximum permitted height by 10' and shall not exceed 15% of the roof area.

Exhibit 6.6a, V-MU Setback Diagram



Notes:
- Refer to Section 6.4.5 for additional development standard criteria and dimensions.
- All front and street side setbacks are measured from property line unless otherwise noted.
- Diagram is conceptual and shown for reference purposes only. Final building footprints and layout will vary.
- If any discrepancy occurs between diagram and table, then table shall prevail.

Exhibit 6.6b, Typical Overhead Encroachment Diagram within V-MU



6.4.6 Village Business Park (V-BP)

The Village Business Park (V-BP) district is intended to accommodate industrial-serving commercial and office uses, and very light industrial uses, which may be developed at a maximum intensity of 0.2 FAR. Development within this district is typically multi-tenant in nature; however, single-tenant buildings are not precluded. The V-BP district is consistent with, and implements, the Madera General Plan Jobs/Housing Balance at a local and regional scale intended to reduce the need for workers to commute outside their communities.

The aesthetic appeal and ability to blend with the surrounding residential uses is important. Selection of materials should complement adjacent buildings and their surroundings. Buildings visible to arterials or collectors shall have recognizable base, body, roofline, and entry. Varying materials between base and body of building shall be used to break building massing. Entries to structures should portray a quality office appearance while being architecturally tied to the overall mass and building composition. The V-BP district is differentiated from commercial districts by the lack of significant retail activity. Uses must also be limited in noise, odors, and other impacts in order to be compatible with adjacent neighborhoods.

Table 6.7, V-BP Development Standards

Development Standard	All Uses
Lot Size:	
Minimum Lot Area	10,000 SF
Lot Dimensions:	
Minimum Lot Width	150′ on arterial & collector streets; 50′ on all other street frontages
Minimum Lot Depth	120′
Height of Structures:	
Maximum Building Height	25′ (1-story)
Lot Coverage:	
Maximum Building Coverage	0.2 FAR
Minimum Landscape Coverage	15%
Setbacks:	
Front	10′
Side	10′ interior; 20′ corner
Rear	10′; 15′ abutting residential zone

6.4.7 Village Parks & Recreation (V-PR)

The Village Parks & Recreation (V-PR) district is intended to provide a wide range of public parks and recreational uses. The development standards for this zone apply to buildings/structures located within parks and recreation districts, such as community facilities, recreation centers and buildings, clubhouses, health clubs, swimming pools, and other outdoor athletic facilities and similar recreational uses. In addition, this zone allows for low intensity, passive recreational uses and related facilities such as trails, paseos, picnic areas, bicycle paths, gardens and sitting areas.

Table 6.8, V-PR Development Standards

Facility	Min. Setback
Community Building, Public Facility and Other Similar Buildings:	
From Arterial or Collector Streets	30′
From Local Streets	20′
From Parking Areas	10′
Lot Dimensions:	
Minimum Lot Width	n/a
Minimum Lot Depth	n/a
From Property Line of Adjacent Residential Uses	10′ for 1-story elements; 15′ for 2-story elements or greater
Picnic Shelters, Gazebos, Trellises and Other Similar Overhead Structures:	
From Arterial or Collector Streets	20′
From Local Streets	10′
From Parking Areas	5′
From Property Line of Adjacent Residential Uses	5′
Swimming Pools, including Pool Building Housing Concessions, Restrooms, Showers, Pool Equipment and Similar Related Uses:	
From Arterial or Collector Streets	30′
From Local Streets	20′
From Parking Areas	10′
From Property Line of Adjacent Residential Uses	20′
Sports Fields, Play Equipment and Similar Uses:	
From Arterial or Collector Streets	25′
From Local Streets	20′
From Parking Areas	10′
From Property Line of Adjacent Residential Uses	10′

Facility	Min. Setback
Trash Enclosures:	
From Arterial or Collector Streets	15′
From Local Streets	10′
From Parking Areas	0′
From Property Line of Adjacent Residential Uses	15′
Walls and Fences	0′
Maximum Lot Coverage	40%
Maximum Building Height	40′

6.4.8 Village Open Space (V-OS)

The Village Open Space (V-OS) district includes natural open space along the southern boundary of The Villages at Almond Grove.

1. Construction of buildings in natural open space shall be prohibited.

2. Improvements may be made to natural open space to allow for safe, limited public access or for erosion control, geologic stability, flood control, habitat enhancement, fuel modification or other public safety purposes. All improvement activities shall be subject to approval of the City and appropriate regulatory agencies. The process will be done through the Administrative Approval process as outlined in the Madera Municipal Code. Given that no structures/uses, other than those identified above are allowed, detailed development standards are not required. If minor structures are required for any of the reasons identified above, they shall be no higher that 15-feet and shall be screened from public view by landscaping where feasible.

6.4.9 Village Public Facilities (V-ES)

The Village Public Facilities (V-ES) district designates land for public uses such as schools, parks, libraries, police stations, fire stations, water facilities, etc. Development of school facilities on the elementary school site shall be subject to review and approval by Madera Unified School District. Other uses in the V-ES zone shall be subject to review and approval by the City. Allowed uses and specific development standards for this district shall be those uses and standards found in the Public Facilities Zone in the Madera Municipal Code.

6.5 Village-wide General Development Standards

This section sets forth the general development standards that are applicable to the entire The Villages at Almond Grove Plan Area, in addition to the development standards provided specifically for each land use district in the previous sections of this Plan.

6.5.1 Landscaping

Except as otherwise provided in The Villages at Almond Grove Specific Plan (see Chapter 7: Design Guidelines), landscaping shall comply with any applicable standards approved or adopted by the City of Madera.

6.5.2 Signage

Except as otherwise provided in The Villages at Almond Grove Specific Plan (see Chapter 7: Design Guidelines), signs shall comply with the provisions set forth in Title 10, Chapter 6 of the Madera Municipal Code.

6.5.3 Walls and Fencing

In addition to the guidelines set forth in Chapter 7: Design Guidelines, the following walls an fencing standards apply:

1. Community screen walls adjacent to arterial and collector streets shall be a maximum of 6' in height, unless a greater height is necessary for sound attenuation purposes based on acoustical design requirements. View fences shall be 36" to 72" in height. Split rail fencing shall not exceed 4' in height. The top of fence shall be 6' above the highest ground level immediately adjacent to the base of the wall/fence. The height of the wall for sound attenuation shall be measured from base of berm to top of wall.

2. Permitted types of walls and fences include, but are not limited to, colored precision block walls, split-face block walls, manufactured stone and stone walls, brick and simulated brick walls, wrought iron or tubular steel fencing, decorative metal, half block wall/glass or equivalent, vinyl fencing, wood fencing, and other types of materials acceptable to the City. The color, materials and style shall be consistent with the overall community character/theme. Wood fences shall be of cedar quality or better. All posts shall be set in concrete.

3. Fences and walls shall be permitted within the front, side, and rear yard setback areas of residential lots, as provided below:

    a. Fences/walls may not be erected within either public or private street rights-of-way or pedestrian access ways.

    b. Side and rear walls shall not exceed 6' in height, unless required for sound attenuation purposes.

c. Fences not exceeding 36" in height may be located in the front yard or street side yard setback areas, provided that the fence does not obstruct traffic sight lines or driveway approaches (i.e., reverse corner lots where adjacent lot may be near the rear property line). Pilasters and columns of up to 42" in height may be provided in the front yard setback areas.

d. Wherever fencing is visible from public view, the finished side of the fencing shall be exposed to public view.

4. Fences and walls in the mixed-use area shall be constructed of wrought iron or decorative block. Fences/walls between mixed-use development and a residential use shall be not exceed 6' in height.

5. Chain link fencing is prohibited in The Villages at Almond Grove, except as temporary construction fencing or if used to provide protection for public uses such as schools, utilities, parks, or other recreation and open space area. Where used, the chain link fences shall be of black, vinyl-clad materials or equivalent materials.

6. Fences along streets shall be setback a minimum of 5' from the exterior side of the property line.

6.5.4 Off-Street Parking

Except as otherwise provided in The Villages at Almond Grove Specific Plan, off-street parking shall be required pursuant to Title 10, Chapter 3.1202 of the Madera Zoning Code.

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7 DESIGN GUIDELINES

7.1) Purpose and Intent

This chapter contains landscaping, site planning and architectural design guidelines for The Villages at Almond Grove Specific Plan neighborhoods. These guidelines, when implemented, will ensure the Plan Area develops as a high-quality master planned development with consistent design elements. The design guidelines provide a general direction to planners, builders, architects, landscape architect, engineers and others who will be involved in the development of the Plan Area

The essence of good design is creativity and flexibility. The design guidelines are intended to foster these ideals and promote innovation, and should not be construed to be rigid standards that cannot be modified. The graphic representations contained herein are provided for conceptual illustration purposes only, and are to be used as general visual aids in understanding the basic intent of the guidelines. They are not meant to depict actual neighborhood, lot or building design.

To encourage creativity and innovation, the design guidelines express "intent' rather than "absolutes," thus allowing a certain degree of flexibility in fulfilling the intended design goals and objectives.

7.2) Community Design

The Villages at Almond Grove is envisioned as a long term master planned development consisting of a collection of neighborhoods that will be compatible and connected with one another, and integrated with the area's natural setting and the surrounding Madera community. The overall design for the Plan Area is based on enduring town building principles, which embrace compact, pedestrian oriented development that provides a variety of land uses and a wide range of housing types, all anchored by easily accessible public spaces. In planning and designing The Villages at Almond Grove, the following considerations have been incorporated:

» Community setting that reflects the neighborhood character and structure reminiscent of the early and mid 20th century small towns

» Respect for and connection to the natural environment

» Integration of Madera's architectural heritage

» Linkage with surrounding areas

» A balanced, sustainable community that provides:

- A broad range of housing options to allow for a diversity of lifestyle choices for families and individuals at different stages of life.
- Accessible shopping, dining, services, entertainment and educational uses that support the needs of the community and contribute to the local economy.
- Open space and outdoor recreation opportunities for the enjoyment and well-being of the residents.

Traditional Neighborhood Character

The neighborhoods of The Villages at Almond Grove will be designed to reflect the character, charm and diversity reminiscent of traditional American pre-war towns. The traditional neighborhood character will be achieved by incorporating the following:

» Pedestrian-friendly mixed-use Village Centers designed to promote a sense of community and encourage social interactions.

» Street and trail systems that provide connectivity among neighborhoods, parks, recreational amenities, open space areas and surrounding communities.

» Streetscape designs with appropriate human scale that encourage pedestrian use along sidewalks, provide comfort and enhance safety.

» Parks of varying sizes, activity levels and characters as recreation and gathering spaces for residents.

Photo 7.1 - Aerial view over a neighborhood in Madera

» Diversity in housing product types to appeal to people of different age groups and socio-economic backgrounds.

» A variety of architectural styles that reflect the architectural heritage of Madera and are reminiscent of a small town atmosphere where neighborhoods evolve over time.

Vibrant Village Centers

The overall design concept for the Village Centers are to establish vibrant focal areas where people live, shop, dine, work and play. Buildings will be placed close to the street and shaded by street trees, creating a pleasant street scene and pedestrian environment. Within the village planning areas, ground-level retail/dining and wide walkways with enhanced paving will further embellish the pedestrian experience, bringing vitality to the street scene. The upper levels of the buildings in the village center areas may consist of professional offices and/or residential uses, providing an opportunity for people to work and live in this dynamic district and enjoy the variety of lifestyle amenities it offers.

At key locations throughout the Village Centers, plazas and courtyards will serve as gathering spaces where residents may stop and linger to enjoy a cup of coffee, read or socialize with their neighbors. Public plazas and courtyards are also ideal locations for hosting special events that bring the community together, such as art and craft fairs, farmers markets, festivals and other similar events. A network of pathways throughout the Village Centers will be provided, making it a truly walkable destination for shopping, dining, entertainment and work.

The following guiding principles set the direction for planning and design of the Village Centers:

» Create denser, more compact development patterns that support a diverse mix of land uses, define public spaces and encourage pedestrian activity.

» Provide well-designed, attractive buildings that establish a high-quality, distinctive character for the Village Centers.

» Activate the streets in the Village Centers with ground-level retail, dining and entertainment uses, outdoor public spaces, connective walking and bicycle paths, and pedestrian-friendly streetscape amenities.

» Encourage the construction of mixed-use buildings, but also allow opportunities for other types of development such as stand-alone residential buildings.

7.3) Neighborhood Crafting

Successful neighborhood design depends on the integration of site planning, architecture and landscaping into a cohesive, coordinated framework. The goal of neighborhood crafting is to foster the development of intimate, attractive and pedestrian-friendly neighborhoods that encourage social activity, promote walking and biking, enhance safety and wellness, and age gracefully with elegance and visual richness.

The objectives of the neighborhood crafting approach are outlined below:

Respond to Shifts in Consumer Values

» Provide diversity in housing types, sizes, character and consumer price-points.

» Design smaller, easily accessible local amenities in proximity to residents.

» Create opportunities to engage the community.

» Incorporate appropriate features of older, more traditional neighborhoods.

» Each neighborhood should "stand alone" but also be part of the whole.

Define the Street as a Pedestrian / Social Space

» Make the street a more pleasant and welcoming environment by encouraging landscaped parkways between curbs and sidewalks where feasible, planting shade trees, and providing greater architectural interest along main streets.

» Orient porches and active living areas toward the front of the home to bring living spaces closer to major common areas, thereby reinforcing "eyes on the street" and encouraging more frequent interaction between neighbors.

» Create clear and connected pedestrian routes to meaningful, walkable destinations such as parks, open space and other village components.

Create Neighborhood Identity and Cohesion

» Organize neighborhoods around parks that are sized to human-scale and provide a strong sense of place.

» Design each park to have its own unique identity and character.

» Use building massing to frame and articulate park spaces.

» Define common neighborhood spaces, such as parks, paseos and landscape features, that serve as a unifying element to visually tie the individual product lines together.

7.4) Landscape Guidelines

Landscape plays a significant role in a community. Streetscape, parks, open space and scenic natural features in the Plan Area are place making opportunities that will collectively establish an identity for The Villages at Almond Grove. The goals of the landscape guidelines are to create a distinctive image for the community, reflect the setting and character of Madera, reinforce the small town feel, and respond to the unique natural features of the land.

A rich variety of plant species with appropriate color, texture and size and appropriate hardscape materials should be used throughout The Villages at Almond Grove to convey the overall character of the community, as well as blend with the surrounding natural and man-made landscape. To promote sustainability, drought-tolerant or water-wise plant materials with proven adaptation to the local climate, as well as bio-swale and basins that efficiently address stormwater management, should be incorporated into the landscape design for The Villages at Almond Grove.

The following principles will guide the landscape design of The Villages at Almond Grove:

» Utilize and celebrate the natural setting along the Fresno River.
» Establish a unique identity and sense of place.
» Visually tie The Villages at Almond Grove neighborhoods together.
» Create pedestrian-friendly streetscape.
» Incorporate plant materials and landscape features that promote long-term sustainability.

7.4.1) Master Landscape Concept Plan

A distinctive and cohesive landscape design concept will create a strong sense of place for the community and enhance social and recreational opportunities for the residents. *Exhibit 7.1, Master Landscape Concept Plan,* depicts the proposed locations of key landscape features in The Villages at Almond Grove, including primary and secondary entries, landscape corridors, paseos, parks and development edge buffers.

7.4.2) Streetscapes

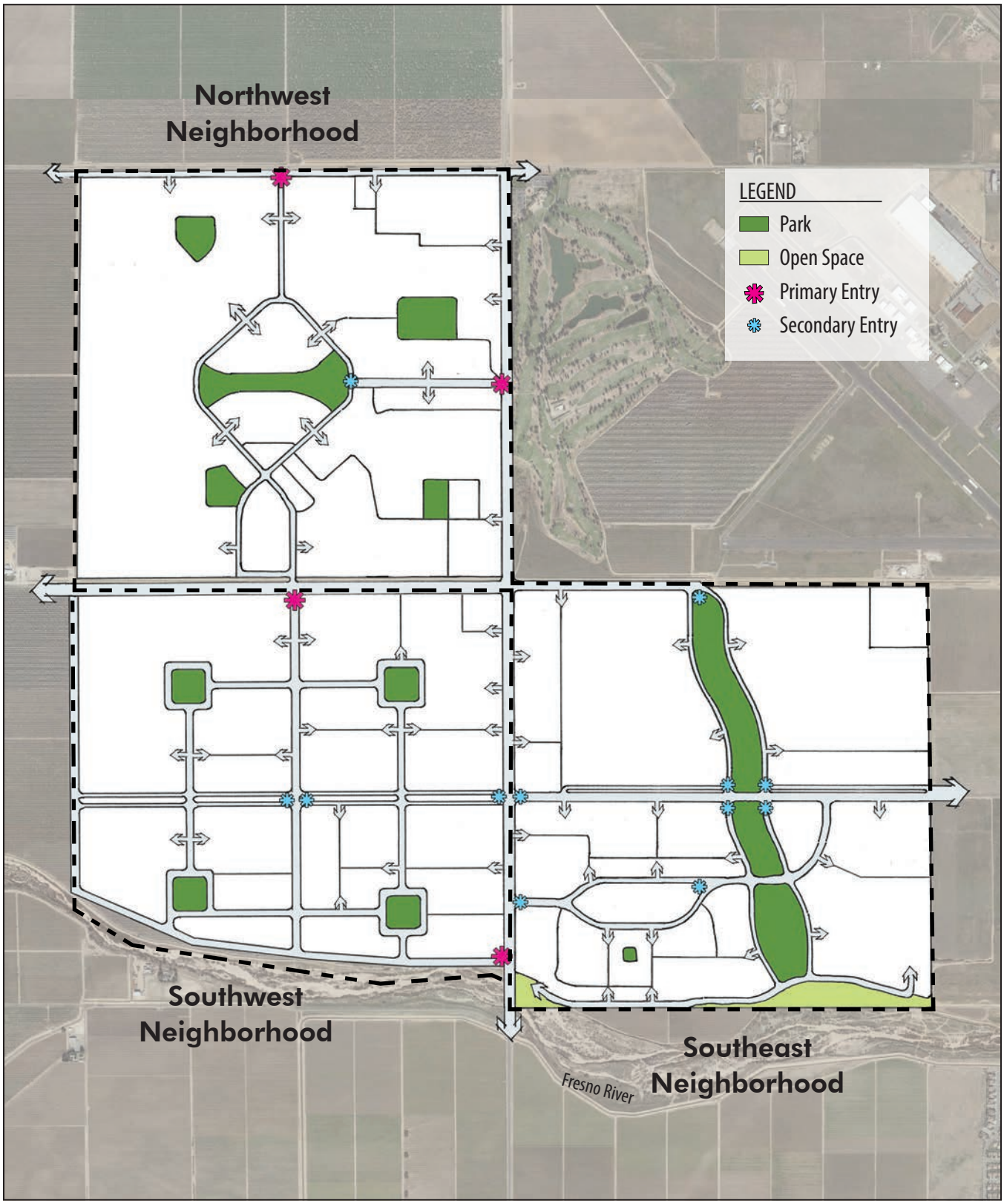
The streetscape examples included herein are intended to illustrate the general streetscape design and depict only typical street conditions. For cross sections showing different conditions of each street, please refer to Chapter 5 of The Villages at Almond Grove Specific Plan. Final streetscape design may vary based on actual site conditions. A list of recommended trees, shrubs and groundcovers for arterial and collector streets is provided in the Plant Palette in Section 7.9 of the Plan.

7.4.3) General Landscape Criteria

In both public and private spaces, landscape should be designed with an understanding of massing, scale and view opportunities. The following design criteria should be taken into consideration:

1. Landscaping should define edges, soften building contours, highlight important architectural features, provide shade for pedestrians, add visual interest, and screen less attractive elements.

Exhibit 7.1, Master Landscape Concept Plan



Source: Sam Harned Landscape Architecture

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2. Incorporate special landscape treatments at entry areas and special nodes such as building entries, street intersections and public gathering areas.

3. Where appropriate, use special landscape elements such as arbors, trellis, and benches to create focal points, enhance visual interest and provide pedestrian comfort. Landscape elements should relate to the character and scale of the neighborhood and the surrounding space.

4. Plant material selections and locations should consider the site, soil conditions, solar orientations and relationships to adjacent streets and buildings.

5. Wherever possible, select plant materials that require minimal or no irrigation following establishment and do not require active maintenance such as mowing or use of chemical fertilizers, pesticides or herbicides.

6. Combine plant materials of different colors and textures to create visual interest.

7. Protect and preserve native plant species in natural open space, wherever feasible.

8. Consider view opportunities from the neighborhoods to surrounding amenities, using landscaping to frame these views rather than leaving view areas completely open.

9. Development perimeter edges should be buffered by using planting materials that blend harmoniously with the surrounding landscape.

10. Perennials are encouraged in parks to create colorful, animated landscapes.

11. Vines may be used to soften arbors, architecture, garages and front porches. Vines grouped in a cluster (pocket) are encouraged along streets to break up lines of garages.

Photo 7.1a and 7.1b - Examples of plant materials with different colors and textures

12. Street trees may be either informally or formally spaced, but should average not less than 30' on center spacing where the site plan can accommodate such spacing. Planting of street trees should be coordinated with public utility easements and above-ground structures as necessary.

13. Specimen trees should be used at village and neighborhood entries, parks and key planting medians to provide focal points.

14. In alley drives, shrub pockets should be planted with vertical shrubs, along with ground cover and smaller shrubs at the base. Trees may be provided where space allows. Trees in alleys are optional and at the discretion of the developer/builder, and are not required as part of plan approvals.

15. Combine informal plant and tree groupings along natural open space adjacent to the Fresno River and open space trails. Tree sizes should vary within informal areas.

16. Paseos/trails and residential streets should offer canopy trees and flowering accent trees to provide shade and color.

17. Planting in the Village Centers should be more formal in character than the rest of the Plan Area. The Village Center should incorporate a more enhanced palette, emphasizing year-round greenery with color accents.

18. Suitable deciduous trees that will provide full canopy shade at maturity should be planted along the Village Center streets, where appropriate.

19. Landscape plans for any development should consider traffic safety sight line requirements and structures on adjacent properties to avoid conflicts as the trees and shrubs mature.

20. Street trees and trees in private landscaped areas near public walkways and street curbs should be selected and installed to prevent damage to sidewalks, curbs, gutters and other public improvements as much as possible.

21. Automatic irrigation systems should be installed in rights-of-way, public areas and mixed-use areas. In areas where irrigation is required, the irrigation system should be designed to maximize efficiency

Photo 7.2a and 7.2b -Examples of shrub/plant pockets in alleys in between drive aprons

and limit or eliminate the use of potable water. Potential strategies for reducing irrigation water include using native/adapted plantings, high-efficiency equipment including, but not limited to, drip irrigation, use of captured rainwater, and use of recycled wastewater where feasible. Irrigation design should utilize weather- and climate-smart controllers, irrigation zones to suit plant requirements, and high-efficiency nozzles.

22. Erosion control techniques to mitigate increased runoff should be integrated with the overall landscape design. Emphasis should be placed on drainage solutions that conform to the natural character of the landscape.

23. Landscaping should be continuously maintained and replanted as necessary. All landscaped areas should be kept free of debris and litter.

7.4.4) General Hardscape Criteria

1. Hardscape materials should be selected with an understanding of massing, scale and programmed use.

2. Use durable paving and hardscape materials. Materials may include, but are not limited to, natural color concrete with medium water-wash finish, retardant finish or seeded aggregate finish, colored concrete and decomposed granite.

3. Enhanced paving should be used at village and neighborhood entries, and heavy pedestrian traffic areas in the Village Centers.

4. Consider the use of permeable paving materials that help promote infiltration and reduce stormwater runoff.

5. Consider the use of paving materials with a high solar reflectivity index.

7.5) Entry Treatments

Neighborhood entries, residential neighborhood entries and mixed-use area entries should consist of a thematic blend of special landscape treatments, monumentation, specialty lighting and/or architectural features. These entries will serve as area landmarks, while reinforcing the distinctiveness of The Villages at Almond Grove. Plan entry monument will be designed by the individual developer(s)/builder(s) and submitted to the City for review and approval. All Plan Area entries will be privately maintained.

Neighborhood Entries

Neighborhood entries establish the initial impression of The Villages at Almond Grove character and provide wayfinding purposes. The locations of the neighborhood entries are depicted on *Exhibit 7.1*.

The following guidelines apply to the neighborhood entries:

1. The primary neighborhood entry treatment establishes the overall theme that will be reinforced at other key entry locations throughout the neighborhood. Locations of primary entries are shown on *Exhibit 7.1*. The conceptual design for the primary entry is shown in *Exhibit 7.2, Primary Entry Concept*, which shows the main feature as the vertical monument in the median supported by supplemental walls on one or both side of the road as the space allows - this will be determined with each Tentative Map. The vertical element may be located on a prominent corner rather than in a median, but the design intent of *Exhibit 7.2* shall be maintained.

2. Secondary neighborhood entries should feature similar treatments as the primary neighborhood entry, but at a smaller scale. Potential locations of secondary entries are shown on *Exhibit 7.1*

3. Enhanced plantings may be incorporated around Plan Area entry monumentation.

4. Discreetly placed lighting should be used to enhance the entry experience during the nighttime hours.

Mixed-Use Area Entries

The mixed-use area entries should reflect the neighborhood entry treatment and the overall landscape concept of The Villages at Almond Grove. The locations of the mixed-use area entries will be determined at the time of the Tentative Map submittal for the mixed-use areas. The following guidelines apply to the mixed-use area entries:

1. Provide enhanced landscaping at the Village Center entries that complement the surrounding streetscape. Layer shrub planting at the entry areas to create depth, texture and interest.

2. Enhanced paving, such as concrete pavers or colored and textured concrete, should be provided at the entry corners.

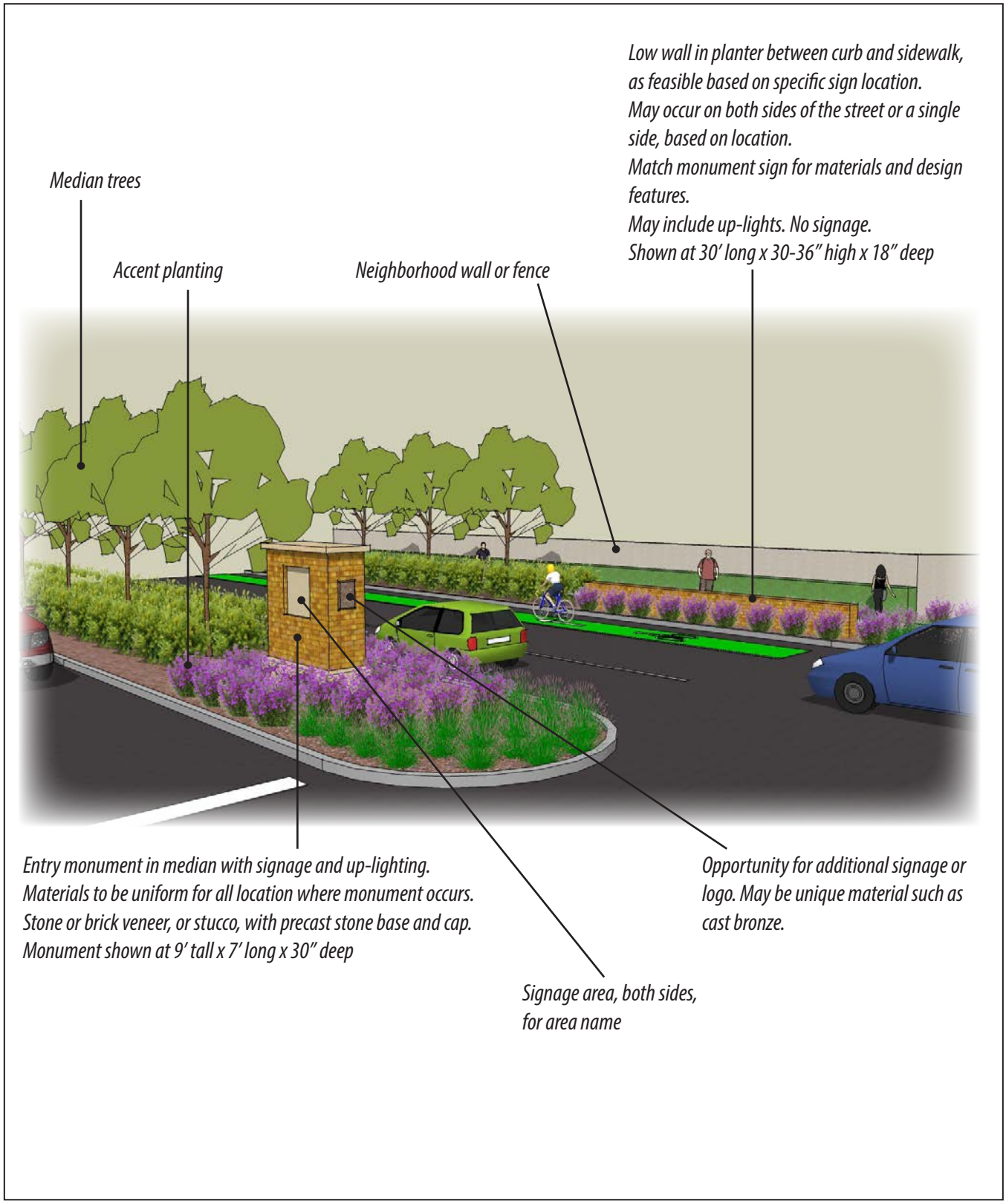
3. Consider using planters and/or low seat walls at the entries to delineate public spaces. Materials should complement the landscape theme(s).

4. Incorporate special identity signage, lighting and/or architectural icon elements at the entries, where appropriate.

Residential Neighborhood Entries

It is the intent of the Plan to allow flexibility in the design of the residential neighborhood entries to create interest and promote diversity. At the discretion of the developer/builder, each residential neighborhood entry may contain signage. Where provided, the signage should identify the name of the development within the planning area(s). The locations of the residential neighborhood entries will be determined at the time of the Tentative Map submittal for the planning areas.

Exhibit 7.2, Primary Community Entry Concept



Source: Sam Harned Landscape Architecture

7.6) Village Open Space

The open space component of The Villages at Almond Grove includes parks, landscape corridors adjacent to major streets, paseos, and development edge buffers, which are landscape and setback zones designed to reduce the impacts of development on the surrounding adjacent areas. These areas are designated as open space to provide recreation areas, pedestrian/bicycle travel, flood control through the use of enhanced drainage ways, and buffer zones. Conceptual locations of the open space areas are depicted on *Exhibit 7.1*.

7.6.1) Parks

A collection of parks of different types and sizes will be provided in The Villages at Almond Grove, offering an array of active and passive recreational amenities, open space and support facilities for public enjoyment. Precise park locations will be determined at the time of the subsequent Tentative Map submittals. The ultimate design and layout of park amenities are subject to change pending final design and approval by the City.

Community Parks

Community parks are 10+ acres in size and will provide a wide variety of active and passive recreation amenities, which may include open turf areas, ball fields for organized sports, basketball courts, volleyball courts, children's play areas with playground equipment, picnic/BBQ facilities, amphitheater, walking/bike paths, shade structures and other recreation facilities, as well as community rooms, a pool, restrooms and parking. In addition, the community parks may include interpretive area(s) commemorating Madera's historic past. *Exhibit 7.3, Typical Community Park Diagram*, depicts an example of a community park.

Neighborhood Parks

Neighborhood parks will range in size from 3 to 10 acres. Each neighborhood park may include active and passive recreation amenities and associated facilities such as open play areas, basketball courts, playground equipment, picnic/BBQ areas, shade structures, walking/bike paths, and parking. *Exhibit 7.4, Typical Neighborhood Park Diagram,* depicts an example of a neighborhood park.

Pocket Parks

A series of pocket parks, ranging in size from 3 or fewer acres, will be located throughout The Villages at Almond Grove. These smaller parks generally provide recreation amenities and open space intended to serve the uses located in the area surrounding the park. Typical amenities at pocket parks may include children's play area with playground equipment, picnic tables/seating, gardens, walking/bike paths and other amenities. *Exhibit 7.5, Typical Pocket Park Diagram*, depicts an example of a pocket park.

Town Square

The Town Square occurs in the Village Mixed-Use areas of The Villages of Almond Grove. The Town Square serves as a physical and social focal point providing a visual landmark in the Mixed-use area and spaces for gathering and events. The Town Square may include, but is not limited to, softscape and hardscape plazas, amphitheater, restrooms, picnic areas, and play areas. Events such as farmers markets and festivals are envisioned to occur in the Town Square. *Exhibit 7.6, Typical Town Square Diagram,* depicts an example of the Town Square.

Exhibit 7.3, Typical Community Park Diagram

Source: Sam Harned Landscape Architecture

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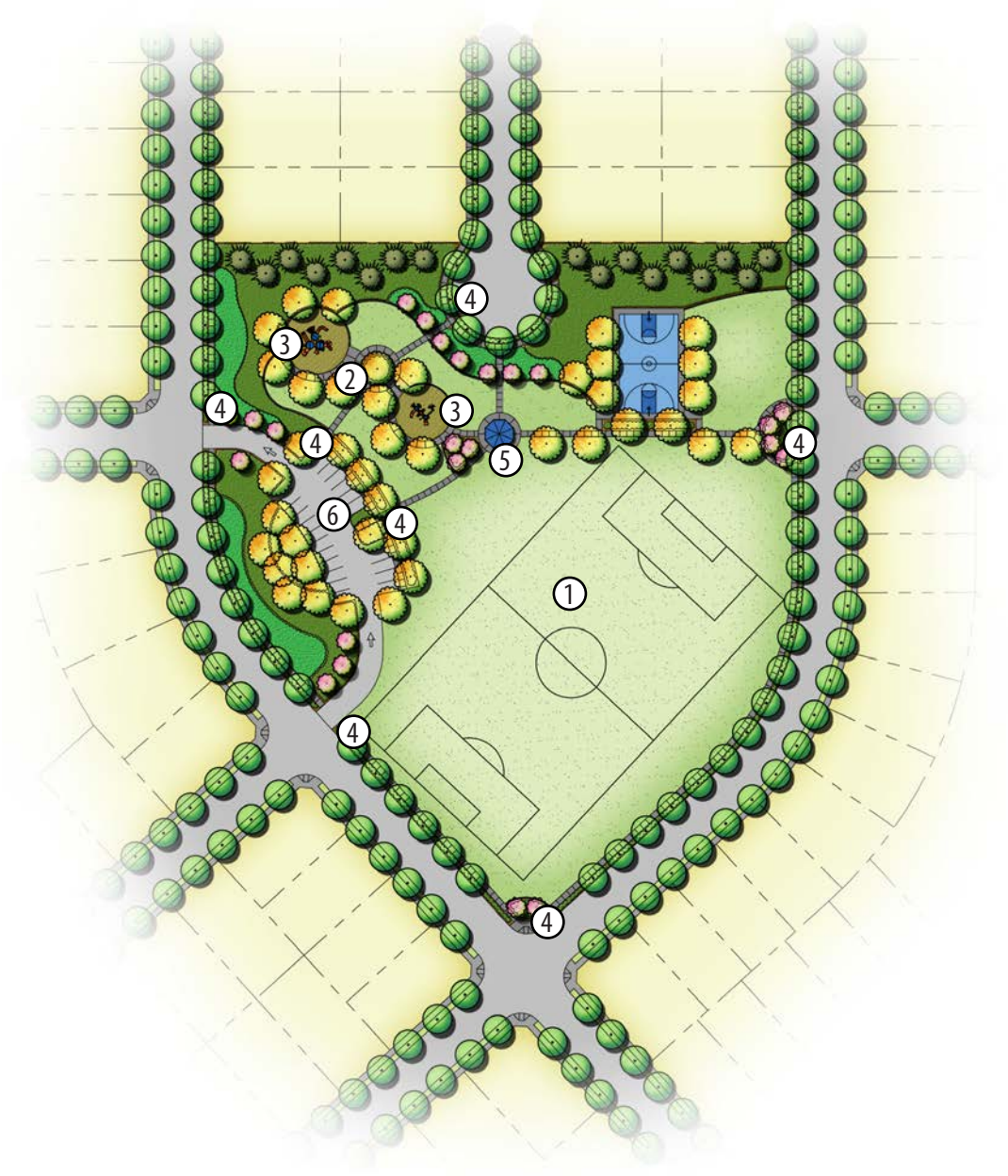
Exhibit 7.4, Typical Neighborhood Park Diagram

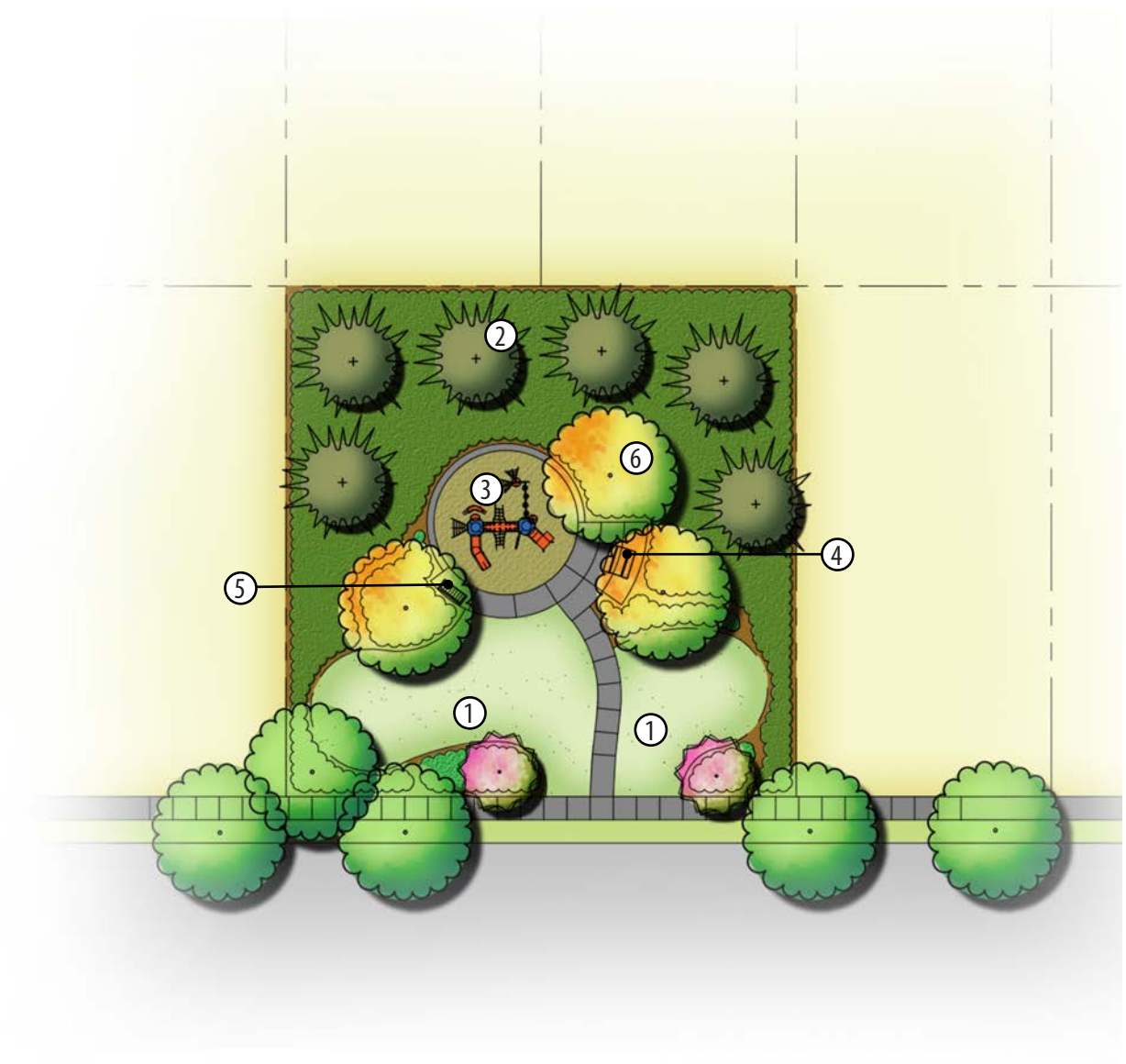


1. Open Turf Area:
   for community use, events and recreation
2. Seating Area with Shade Trees
3. Playground
4. Neighborhood Pedestrian Access Points
5. Picnic Pavilion
6. Parking Lot

Source: Sam Harned Landscape Architecture

N. T. S.

Exhibit 7.5, Typical Pocket Park Diagram



1. Turf Area
2. Evergreen Screen Trees
3. Playground
4. Picnic Table
5. Bench
6. Shade Trees

Source: Sam Harned Landscape Architecture

N. T. S.

Exhibit 7.6, Typical Town Square Diagram

Source: Sam Harned Landscape Architecture

N. T. S.

General Park Development Guidelines

The following guidelines apply to parks within The Villages at Almond Grove:

1. Parks should contain recreation amenities and facilities consistent with the needs of nearby residents.

2. Park landscaping should incorporate native plant species, wherever possible, to reduce irrigation and maintenance needs.

3. Parks should be walkable and linked to the surrounding land uses via trails and/or sidewalks.

4. Park amenities should be designed and constructed for maximum durability and safety and minimal maintenance.

5. Parks should be designed to facilitate surveillance by police, security services and nearby residents.

6. Park development should occur in conjunction with the adjacent residential development on a project-by-project basis.

7. Some basin locations where feasible may serve dual purposes for recreation and drainage.

8. Parks shown on the Master Landscape Concept Plan shall be dedicated to the City in accordance with the requirements stipulated in the development agreements between the individual developers and the City. Maintenance of these public parks shall be provided by the City.

Photo 7.3 - Example of ball fields in a community park

7.6.2) Landscape Corridors

Landscape corridors are provided along major streets in The Villages at Almond Grove. They vary in width depending on the location. Design of landscape corridors should be consistent with the following guidelines:

1. Landscape corridors will be provided along the arterial and collector streets, as indicated in Chapter 5, Circulation Plan, of The Villages at Almond Grove Specific Plan. These corridors will contain landscaping, sidewalks and/or multi-use trails, lighting and public utilities, and may incorporate entry treatments, signage and street furnishings at key locations.

2. At major street intersections, special plantings and other design amenities should be incorporated into the streetscape to reinforce the community's identity and character.

3. Special paving materials may be permitted at key intersections and entry ways to highlight these locations, subject to City approval.

4. Pedestrian paths within landscape corridors should be lit with low-level lighting sufficient for user safety.

7.7) Natural Open Space

Natural open space areas have been identified on the southern boundary in the Southeast Neighborhood of The Villages at Almond Grove to allow for biological resource protection, and enhanced drainage features for flood control. Public access to the natural open space areas will be provided, to the extent permitted by regulatory agencies, to allow residents to appreciate the nature, and stroll, hike and bike along the trails. The following guidelines apply to the design and development of natural open space areas:

1. Natural open space should be connected to other land uses by trails or paseos to the greatest extent feasible.

2. All-weather pedestrian/bicycle trails are permitted in the natural open space areas.

3. Landscaping, if provided, should incorporate native plant materials and blend with the natural character of the surrounding open space areas.

4. A program for removal of invasive plant species should be developed for all open space areas.

5. Grading and construction should be limited to trails, drainage channels and related features such as access road and bridge improvements, water quality enhancement basins, irrigation pumping facilities, etc. Areas disturbed by these construction activities should be re-vegetated with native annual grasses and/or other riparian vegetation.

6. Construction activities within natural open space areas will be subject to regulatory agency approvals, where applicable.

7. Land uses located adjacent to natural open space areas should be designed so as not to adversely impact protected resources.

7.8) Trails and Paseos

Pedestrian and bicycle connectivity is an important element in the design of The Villages at Almond Grove. It is one of the key design elements that supports the establishment of social connections and community gatherings of a small town. Connectivity also strengthens the community's relationship to the natural environment. The pedestrian and bicycle trail network of The Villages at Almond Grove integrates and links neighborhoods and activity nodes with one another, as well as to natural open space features and surrounding communities.

The Villages at Almond Grove trail network consists of four trail systems, including the village paseo, Vernon McCullough Fresno River Trail, landscape corridor trails and sidewalks. *Exhibit 7.7a, Typical Trail Section*, and *7.7b, Typical Paseo Section,* depict the conceptual typical cross section of a trail and paseo; sections for the landscape corridor trails and sidewalks, are provided in the streetscape section of Chapter 5. Ultimate trail/paseo locations and alignments will be determined at the tentative subdivision map submittal based on site conditions, engineering feasibility and design refinement.

Village Paseos

The village paseos are a major recreation amenity of The Villages at Almond Grove. The village paseo will include multi-use trails, drainage/bioswales and open space areas. The village paseos are to be accessible from various residential areas and connected to a series of parks via neighborhood paseos. In most locations, the village paseo will vary from 20' to 25' in width, including a minimum 10' wide multi-use trail that is constructed of asphalt, decomposed granite or other suitable all-weather surfaces, and landscaped areas adjacent to the trail. Benches and seating areas may be provided along the trail, where appropriate.

Photo 7.4 - Example of a landscaped paseo with multi-use trail and amenities

Exhibit 7.7a, Typical Trail Section

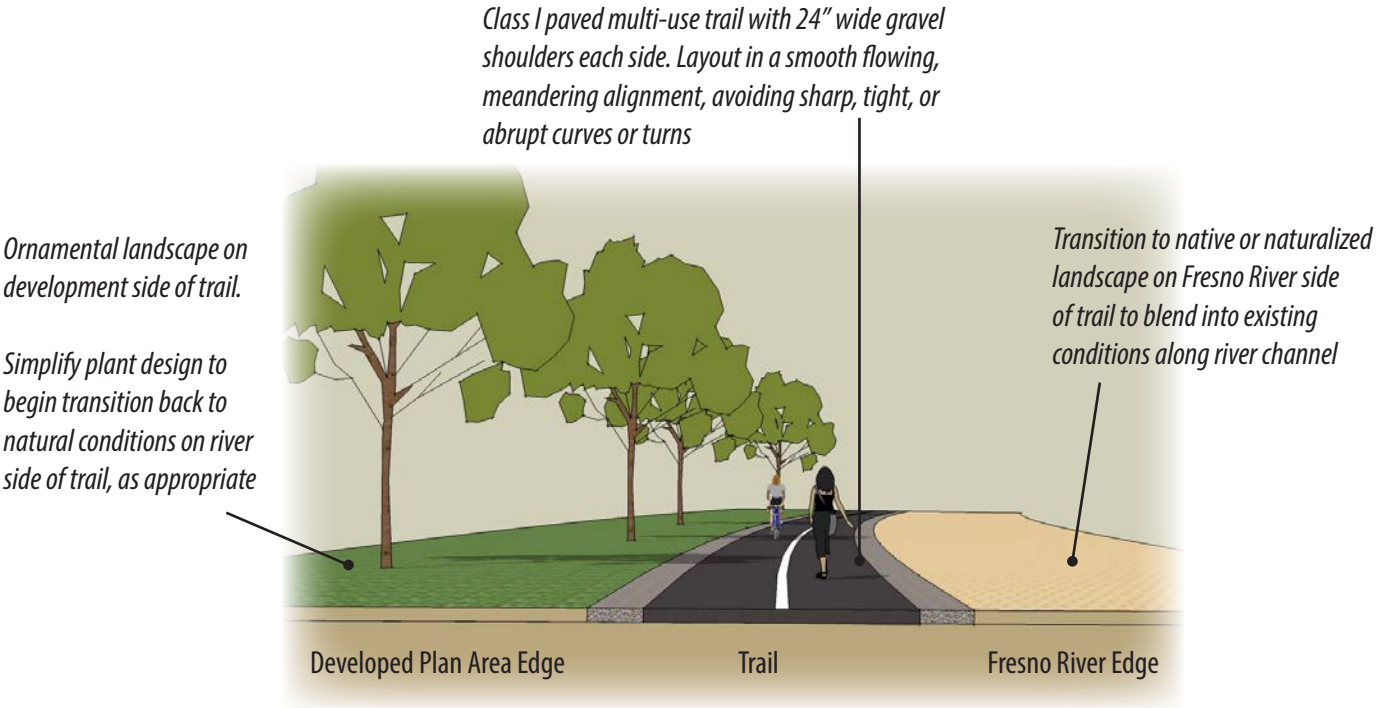
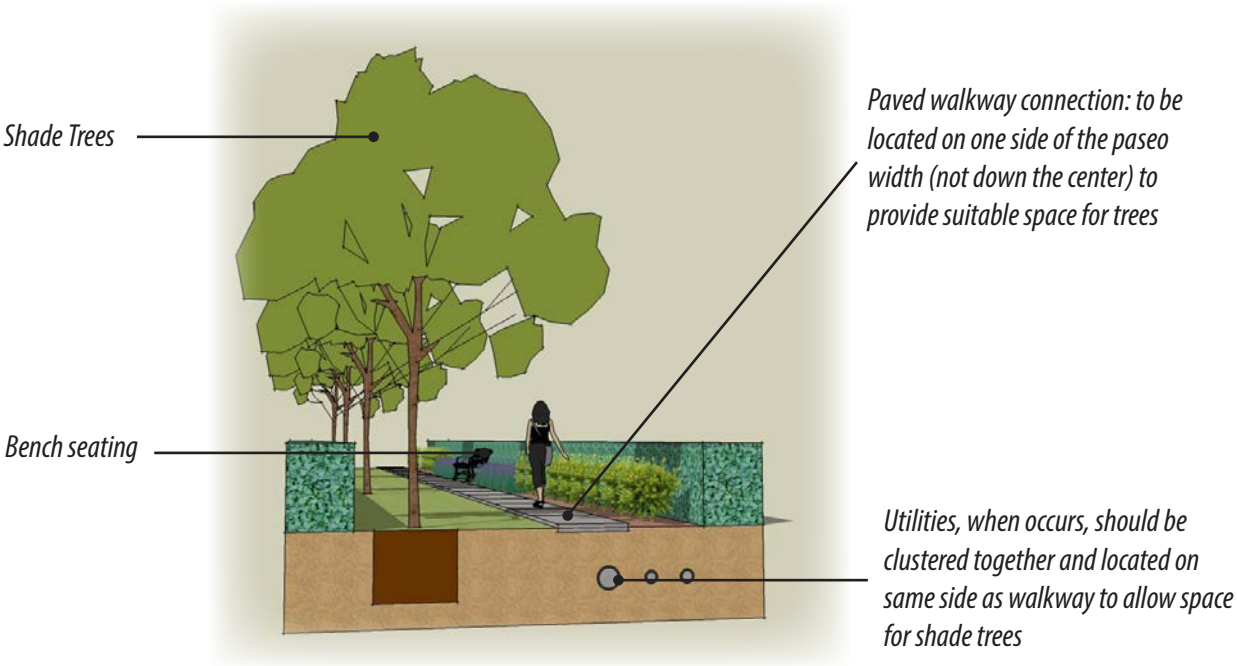


Exhibit 7.7b, Typical Paseo Section



Source: Sam Harned Landscape Architecture

N. T. S.

Vernon McCullough Fresno River Trail

The Vernon McCullough Fresno River Trail provides access to the natural riparian environment from residential neighborhoods, parks and open space areas within and surrounding The Villages at Almond Grove. Informal in character, this trail system will incorporate a multi-use trail adjacent to natural open space. The trail should be designed around existing trees whenever possible. The multi-use trail will be a minimum 10' wide, paved with asphalt or decomposed granite.

Western Boundary Trail

A trail along the Plan Area's western boundary will buffer the development from adjacent roads. This trail will provide pedestrian and pedestrian travel along the western edge of the development. The western boundary trail will be a minimum 8' wide and be constructed of concrete, asphalt, decomposed granite or other suitable all-weather surfaces. Plantings adjacent to the boundary trail should be informal in nature.

Sidewalks

Sidewalks serve as the primary backbone pedestrian circulation network within the neighborhoods. They connect individual homes to gathering places and trails/paseos along Road 23, Cleveland Avenue, collector and local streets, and feature more formal pedestrian walkways and enhanced landscape treatments. Sidewalks within The Villages at Almond Grove will vary in width between 5' to 12' and be constructed of concrete.

7.9) Plant Palette

It is the intent of these guidelines to provide flexibility and diversity in plant material selection, while maintaining a cohesive plant palette in order to establish greater unity and thematic identity in The Villages at Almond Grove. The plant materials listed in *Table 7.1, Plant Palette*, have been selected for their appropriateness to the Plan theme, climatic conditions, soil conditions, water requirements and ongoing maintenance. Plant material selections shall be reviewed and approved by the City during the review of the proposals for individual plans. Additional plant materials not listed in *Table 7.1* may be allowed by the City on a case-by-case basis during review of neighborhood plan proposals. Plant installation shall be provided per City standards.

The recommended plant palette is organized into categories based on the use of the plant in the landscape. This palette is provided as a guide to establish the landscape character for The Villages of Almond Grove. Final plant species and location will be determined as part of the improvement plan process with the final design utilizing this palette to create aesthetic, cohesive and complementary designs throughout the Plan Area.

Table 7.1, Plant Palette

Use	Botanical Name	Common Name
Street Trees	*Acer rubrum var.*	Red Maple
	Carpinus betulus 'Fastigiata'	European Hornbeam
	Cercis canadensis var.	Eastern Redbud
	Catalpa speciosa	Western Catalpa
	Gingko biloba 'Autumn Gold'	Gingko (male varieties only)
	Koelreuteria paniculata	Golden Rain Tree
	Lagerstroemia inidica	Crape Myrtle
	Lagerstroemia x fauriei	Crape Myrtle
	Magnolia grandiflora var.	Southern Magnolia
	Pistacia chinensis 'Keith Davey'	Chinese Pistache (seedless varieties only)
	Platanus acerifolia var.	London Plane Tree
	Quercus agrifolia	Coast Live Oak
	Quercus coccinea	Scarlet Oak
	Quercus lobata	Valley Oak
	Quercus shurmardii	Shumard Oak
	Quercus virginiana	Southern Live Oak
	Sapium sebiferum	Chinese Tallow Tree
	Tilia cordata 'Greedspire'	Littleleaf Linden
	Ulmus parvifolia var.	Chinese Elm
	Zelkova serrata	Zelkova
Median Trees	*Arbutus undeo 'Marina'*	Marina Strawberry Tree
	Carpinus betulus 'Fastigiata'	European Hornbeam
	Cercis canadensis var.	Eastern Redbud
	Chilopsis linearis	Desert Willow
	x Chitalpa tashkentensis	Chitalpa
	Cuppressuss sempervirens	Italian Cypress
	Gingko biloba 'Princeton Sentry'	Gingko (male varieties only)
	Malus floribunda var.	Flowering Crabapple
	Prunus cerasifera var.	Purpleleaf Plum
	Pyrus calleryana var.	Ornamental Pear
	Quercus lobata	Valley Oak
	Schinus molle	California Pepper Tree

Use	Botanical Name	Common Name
Evergreen/ Screen Trees	*Cuppressuss sempervirens*	Italian Cypress
	Eucalyptus spp.	Eucalyptus
	Laurus nobilis 'Saratoga'	Saratoga Laurel
	Pinus canariensis	Canary Island Pine
	Pinus eldarica	Afghan Pine
	Quercus spp.	Evergreen Oaks
	Rhus lancea	Sumac
	Schinus molle	California Pepper Tree
Trees Adjacent to Buildings	*Acer palmatum*	Japanese Maple
	Brachychiton populneus	Bottle Tree
	x Chitalpa tashkentensis	Chitalpa
	Geijera parvifolia	Australian Willow
	Lagerstroemia inidica	Crape Myrtle
	Lagerstroemia x fauriei	Crape Myrtle
	Laurus nobilis 'Saratoga'	Saratoga Laurel
	Magnolia grandiflora 'Sam Sommer'	Southern Magnolia
	Podocarpus gracilior	Fern Pine
Trees for Parks and Open Spaces	*Acer buergeranum*	Trident Maple
	Acer rubrum var.	Red Maple
	Cedrus deodora	Deodar Cedar
	Cercis canadensis var.	Eastern Redbud
	Cercis occidentalis	Western Redbud
	x Chitalpa tashkentensis	Chitalpa
	Cinnamomum camphora	Camphor Tree
	Koelreuteria paniculata	Golden Rain Tree
	Lagerstroemia inidica	Crape Myrtle
	Lagerstroemia x fauriei	Crape Myrtle
	Liquidambar styraciflua 'Rotundiloba'	Sweet Gum (no seed pod varieties only)
	Liriodendron tulipifera	Tulip Tree
	Parkinsonia 'Desert Museum'	Palo Verde
	Pistacia chinensis 'Keith Davey'	Chinese Pistache (seedless varieties only)

Use	Botanical Name	Common Name
	Platanus acerifolia var.	London Plane Tree
	Platanus racemosa	California Sycamore
	Quercus spp.	Oaks
	Schinus molle	California Pepper Tree
	Umbellularia californica	California Laurel
Parking Lot Shade Trees	*Acer buergeranum*	Trident Maple
	Acer rubrum var.	Red Maple
	Cercis canadensis var.	Eastern Redbud
	Gingko biloba 'Autumn Gold'	Gingko (male varieties only)
	Koelreuteria paniculata	Golden Rain Tree
	Lagerstroemia inidica	Crape Myrtle
	Lagerstroemia x fauriei	Crape Myrtle
	Parkinsonia 'Desert Museum'	Palo Verde
	Pistacia chinensis 'Keith Davey'	Chinese Pistache (seedless varieties only)
	Platanus acerifolia var.	London Plane Tree
	Platanus racemosa	California Sycamore
	Quercus agrifolia	Coast Live Oak
	Quercus coccinea	Scarlet Oak
	Quercus lobata	Valley Oak
	Quercus shurmardii	Shumard Oak
	Sapium sebiferum	Chinese Tallow Tree
	Tilia cordata 'Greedspire'	Littleleaf Linden
	Ulmus parvifolia var.	Chinese Elm
	Zelkova serrata	Zelkova
Trees at Naturalized Areas, Buffer at River	*Aesculus californica*	Buckeye
	Cercis occidentalis	Western Redbud
	Platanus racemosa	California Sycamore
	Quercus spp.	Oak
	Schinus molle	California Pepper Tree
	Umbellularia californica	California Laurel

Use	Botanical Name	Common Name
Palm Trees	*Phoenix canariensis*	Canary Island Palm
	Phoenix dactylifera	Date Palm
	Syagrus romanzoffiana	Queen Palm
	Trachycarpus fortunei	Windmill Palm
	Washingtonia filifera	California Fan Palm
	Washingtonia hybrid/filibusta	Hybrid Fan Palm
	Washingtonia robusta	Mexican Fan Palm
Shrubs	*Abelia grandiflora*	Glossy Abelia
	Agave spp.	Agave
	Arctostaphylos (many)	Manzanita
	Berberis thungbergii	Japanese Barberry
	Callistemon viminalis 'Little John' or 'Captain Cook'	Dwarf Bottlebrush
	Cistus spp.	Rockrose
	Coleonema pulchrum	Breath of Heaven
	Cotoneaster lacteus	Cotoneaster
	Dianella spp.	Flax Lily
	Dietes vegeta	Fortnight Lily
	Escallonia spp.	Escallonia
	Grevillea 'Noellia'	Grevillea
	Hemerocallis spp.	Day Lily
	Hesperaloe spp.	Hesperaloe
	Heteromeles arbutifolia	Toyon
	Ilex vomitoria 'Nana'	Dwarf Yaupon Holly
	Juniperus scopulorum/virginiana	Columnar Junipers
	Lantana camara/hybrid	Lantana
	Leucohyllum frutescens	Texas Ranger
	Ligustrum japonicum	Privet
	Myrtus communis	Myrtle
	Nandina domestica	Heavenly Bamboo
	Nerium Oleander	Oleander
	Olea europaea 'Little Ollie'	Little Ollie Olive

Use	Botanical Name	Common Name
	Phormium tenx/hydrid	New Zealand Flax
	Pittosporum tobira	Pittosporum
	Prununs caroliniana	Cherry Laurel
	Rhaphiolepis indica	India Hawthorn
	Rhaphiolepis umbellata	Yedda Hawthorn
	Rosa floribunda	Carpet Rose
	Rosmarinus spp.	Rosemary
	Salvia spp.	Sage
	Thuja occidentalis	Arborvitae
	Tulbaghia violacea	Society Garlic
	Viburnum spp.	Viburnum
	Xylosma congestum	Shiny Xylosma
Grasses and Grasslike Plants	*Bouteloua gracilis*	Blue Grama
	Calamagrosits acutiflora "Karl Foerester"	Feather Reed Grass
	Carex spp	Sedge
	Chondropetalum elephanteum/tectorum	Elephant Rush
	Festuca spp.	Fescue
	Helichtotrichon sempervirens	Blue Oat Grass
	Juncus spp.	Rush
	Miscanthus spp.	Silver Grass
	Muhlenbergia capillaris	Pink Muhly
	Muhlenbergia dubia	Pine Muhly
	Muhlengbergia rigens	Deer Grass
	Pennisetum spp.	Fountain Grass
Groundcover	*Acacia redolens*	Prostrate Acacia
	Agapanthus africanus	Lily of the Nile
	Agave spp.	Agave
	Arctostaphylos spp.	Manzanita
	Baccharis pilularis var.	Dwarf Coyote Brush
	Ceanothus grisueus horizontalis	Carmel Creeper
	Cotoneaster dammeri/horizontalis	Bearberry
	Hemerocallis spp.	Daylily
	Juniperus spp.	Groundcover Juniper

Use	Botanical Name	Common Name
	Lantana montevidensis	Trailing Lantana
	Lomandra longifolia	Dwarf Mat Rush
	Myoporum parvifolium	Myoporum
	Rosmarinus spp.	Groundcover Rosemary
	Teucrium chamaedrys	Germander
	Trachelospermum asiaticum	Asian Jasmine
	Trachelospermum jasminoides	Star Jasmine

Photo 7.5a- Split Rail Fence

Photo 7.5b - View Fence

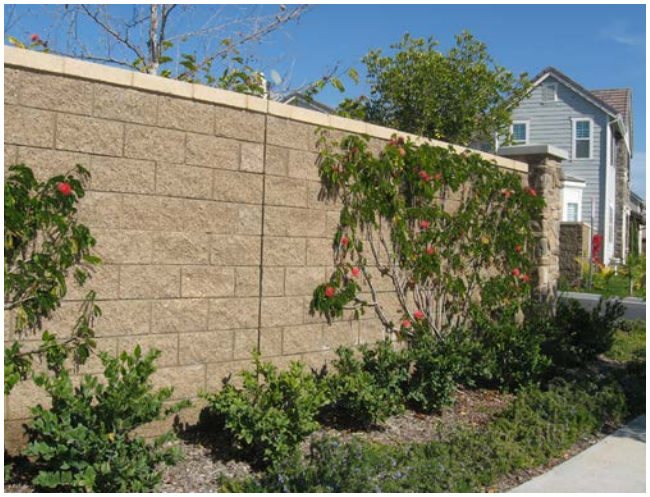


Photo 7.5c - Neighborhood Wall

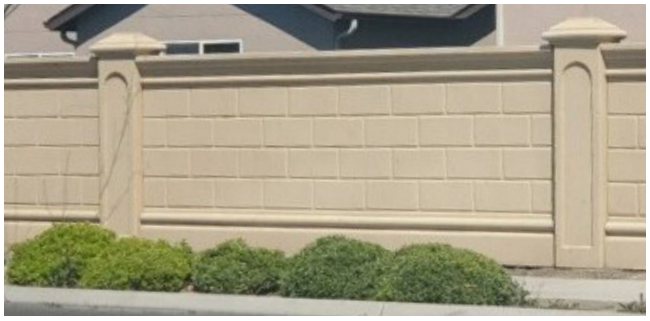


Photo 7.5d- Precast concrete wall

7.10) Neighborhood Walls & Fences

A cohesive wall and fence program is important to the overall appearance of The Villages at Almond Grove. Walls and fences will be used to define the limits of property ownership, maintain privacy, attenuate sounds, provide for views and promote safety. Within The Villages at Almond Grove, walls should not be a major visual element, and should be minimized wherever possible.

The location of neighborhood walls and fences are subject to the final site design by individual developers/builders and noise mitigation requirements. Individual developers/builders of development plans shall submit the detailed design of walls and fences to the City for review and approval as part of the Tentative Map process.

Below are the general guidelines for neighborhood walls and fences within The Villages at Almond Grove. See Section 6.5.3 for required walls and fences standards.

1. Where walls and fences face public streets and view corridors, they shall appear thematically consistent in style, material and height.

2. Permitted types of walls and fences include, but are not limited to, colored precision block walls, split-face block walls, manufactured stone and stone walls, brick and simulated brick walls, wrought iron or tubular steel fencing, decorative metal, half block wall/glass or equivalent, vinyl fencing, wood fencing, and other types of materials acceptable to the City.

3. View fences and split rails should be used in areas adjacent to natural open space, parks and paseos to maintain views and minimize a walled-in feel throughout the neighborhood.

4. To soften wall visibility, combination walls (walls that are constructed of solid material at the bottom with view fencing on top) on berms are encouraged in place of solid screen walls.

5. Neighborhood screen walls should be a maximum of 6' in height, unless a greater height is necessary for sound attenuation and/or public safety purposes. View fences should be 6' in height. Split rail fences should not exceed 4' in height. Combination wall/fence and berms are permitted and encouraged, but not required, along Road 22, Road 23, Road 24, and Cleveland Avenue. The height of the wall or fence should be measured from the highest ground level immediately adjacent to the base of the wall/fence.

6. Walls and fences shall be constructed of durable materials, colors and textures that are harmonious with the surrounding architecture or open space landscape and the entry gateway features.

7. Chain link fences of black, vinyl-clad or equivalent materials may be used to provide security for public uses such as schools, parks or other recreation areas. Chain link fences shall not be used in mixed-use or residential neighborhoods except as temporary construction fencing.

7.11) Signage Guidelines

Signage contributes to the overall sense of character, quality and identity of a community, and provides directional and location information. The following signage guidelines apply to development within The Villages at Almond Grove:

1. A cohesive, coordinated signage program shall be implemented for the Village Centers to establish a sense of place, identity and orientation.

2. Signage for individual uses within the Village Centers should have its own identity while responding to the overall character of the Village Center.

3. Wayfinding features should be designed in a clear and consistent manner that eliminates visual clutter and confusion, and facilitates easy movement and traffic flow throughout the area.

4. Signage design should contribute to a positive streetscene appearance and should be designed to integrated with the building designs.

5. Sign size and quantity should be compatible with the scale of the development.

6. Wall signs should be compatible in size and quantity with the dimensions of the wall on which the sign is to be installed.

7. Colors of the signs should contribute to legibility and design integrity.

8. Signs should be constructed of high quality materials that are compatible with the design of the facade on which they are placed.

Photo 7.6 - Example of a banner sign

7.12) Lighting Guidelines

Sufficient and appropriate outdoor lighting is an essential component of providing wayfinding, maintaining nighttime views and ensuring public safety. The following lighting guidelines apply to development within The Villages at Almond Grove:

1. Lighting design should be an integral part of the overall site and building design. Lighting design should complement the surrounding streetscape and architecture, and be incorporated into other nearby design elements.

2. Street lights, walkway lighting, architectural lighting and landscape accent lighting should be aesthetically pleasing and subdued, while providing for public safety. Use low-energy, shielded light fixtures that direct light downward to minimize glare. Up-lighting of architectural features and landscaping may be permitted.

3. Street lights should be located at regular intervals along streets and at intersections, cul-de-sacs, corners, and areas where pedestrians might commonly encounter vehicular traffic, or as required by the City of Madera.

4. Public Right of Way and parking areas should be adequately illuminated for public safety as required by City of Madera. Human-scaled light poles, bollards or path lights should clearly mark the path of travel to enhance pedestrian safety and comfort.

5. Lighting for non-residential development should be screened from direct view from adjacent residential uses. Lighting for non-residential development should be designed to minimize glare, obtrusive light and artificial sky glow by limiting lighting that is misdirected, excessive or unnecessary, while at the same time maintaining a safe environment.

6. Lighting that represents movement, flashes, blinks or is of unusually high intensity or brightness is prohibited, except during holiday seasons when flashing lights used for holiday displays are permitted.

7. Lighting in residential areas and along streets and trails should be designed to minimize artificial lighting from reflecting into adjacent natural open space.

8. Incorporate energy-saving light fixtures, where feasible.

9. Lighting should conform to local codes and ordinances, applicable safety and illumination requirements, and California Title 24 requirements.

7.13) General Site Planning and Design Guidelines

7.13.1a) Village Center Overview Guidelines

The goal of the Village Centers are to create a compact development that supports a diverse mix of compatible uses, defines public spaces and encourages pedestrian activity. The following guidelines are provided to help achieve the goal:

1. Development should visually and functionally contribute to the creation of a coherent, well-defined and active public realm that promotes pedestrian activity and social interaction.

2. Activate the street by providing ground-floor uses that are appealing to pedestrians, such as retail shops and restaurants.

3. Provide unifying site design elements, such as lighting, signage, paving and landscape treatments, to visually tie all uses within a Village Center together and establish a strong identity.

4. Outdoor spaces such as central greens, plazas, courtyards, promenades and gardens that promote pedestrian activity and social interaction are strongly encouraged. Where appropriate, outdoor spaces should be designed to allow for flexible use and be clearly defined by buildings and/or open space/landscape features, comfortably scaled, landscaped for shade and visual appeal, furnished with seating and enhanced paving, and well illuminated for evening use.

5. The design, style and color of street and plaza furniture should be compatible with the principal architectural themes and/or architectural details of the primary building(s) in the development.

6. Adequate walkway widths and design should be provided for universal access.

7. Developers/Builders should coordinate parcel-to-parcel pedestrian and automobile connections with one another. It is recommended that at least one street connection be provided between adjacent non-gated parcels, where feasible and appropriate. Where the street pattern of one parcel is previously established, the subsequent parcel should build the street pattern off the existing connection.

Photo 7.7 - Example of Village Center plan with open spaces designed for flexible use

Photo 7.8- Street furniture example

8. Appropriate traffic calming measures, such as narrower traffic lanes, on-street parking, etc., should be provided in the Village Centers to help reduce traffic speeds, promote attentive driving and increase yield to pedestrians.

9. Shading elements, special paving and street furniture should be provided along pedestrian routes and retail frontages to enhance pedestrian experience and provide physical comfort.

10. Encourage the use of meaningful and functional public art elements in the Village Centers.

7.13.1b) Residential Neighborhoods Overview Guidelines

The goal of The Villages at Almond Grove Specific Plan is to integrate a variety of housing types into one cohesive neighborhood fabric. The following guidelines apply to residential neighborhoods in The Villages at Almond Grove:

1. For single family units, consider building residential products in enclaves of 125 or fewer dwelling units to promote a less "mass produced" environment.

2. Careful considerations should be given to building placement and street orientation to help protect privacy, views and visual quality of the neighborhoods.

3. Builders should make an effort to coordinate parcel-to-parcel pedestrian and automobile connections between adjacent parcels and ownerships, where appropriate.

4. The layout of neighborhood streets should discourage excessive speed to enhance pedestrian safety.

5. Blocks should be formed at reasonable lengths so as to avoid long, unbroken rows of houses. Typically between 400' and 600' with 500'; being optimal.

Photo 7.9- Example of pedestrian pathway within a residential neighborhood

6. Pedestrian pathways should be provided throughout the neighborhoods to connect to parks and open space. The pathways may be located in paseos or along the streets. Trees along the pathways should provide shade to enhance pedestrian comfort.

7. Where feasible, orient single-family attached and multi-family buildings in a manner that creates open space pockets and opportunities for recreational nodes.

8. To avoid monotony in appearance, single-family homes in a neighborhood should offer a variety in elevations, floor plans, roof designs, materials, colors, garage orientations, outdoor living spaces, and style-appropriate architectural detailing. Single-family attached and multi-family neighborhoods should offer a mix of floor plans and building types.

9. Garages in single-family detached neighborhoods should be positioned to de-emphasize their visual impact and allow the visually interesting features of the house to dominate the streetscene.

10. The use of carports should be minimized in general. Where carports are provided, the style, color and materials of these structures should be compatible with that of the primary buildings. Continuous carports at building entries are discouraged.

7.13.1c) Visible Perimeter Edges Guidelines

Neighborhood identity is closely tied to its interaction with community streets, open space networks and edge conditions. Creativity in site planning should place a priority in establishing open space nodes along the perimeter edges of the site to avoid a continuous edge of built-up development. The following guidelines are provided to maintain visual quality and minimize hard edges to the development:

1. Building elevations visible from streets, trails, open space and parks should incorporate enhanced architectural detailing, such as change in colors and/or materials, building trim around doors and windows, recessed or "pop out" doors or windows (if consistent with the architectural style), or alteration in size and shape of windows.

2. Single loaded streets may be located along perimeter edges, requiring no screen walls and allowing the articulated front elevation of homes to face the perimeter of the development.

3. Cul-de-sac designs are encouraged at perimeter edges where the end of the cul-de-sac terminates, requiring no screen walls and providing pedestrian access to adjacent open space and paseos/trails. Side elevation of homes shall be enhanced where they abut open space that are part of the Paseo system or are trafficked edges. Screen walls are allowed to enclose private rear yard areas.

4. Other creative site plan techniques that provide visual interest to the perimeter edges of the Plan Area and are consistent with the intent of these site planning guidelines shall be permitted.

7.13.2) Village Center Mixed-Use Development

Mixed-use developments present certain design opportunities and limitations due to building massing, parking requirements, pedestrian and service access, and outdoor spaces. The objective is to create an attractive mixed-use environment that is compatible in scale and aesthetics with the entire community, while embracing a distinctive architectural character that ensures a unique and memorable sense of place is achieved. The architectural character of the Village Centers should relate to the history of Madera through the use of appropriate architectural style(s), building siting, massing, colors and materials, etc. Architectural styles listed in Section 7.15.1 are appropriate for the Village Centers, except for American Foursquare. The final determination as to which architectural style(s) to use for the mixed-use development will be determined through subsequent entitlement process such as design review.

The general design guidelines for mixed-use development are as follows:

Building Siting and Orientation

1. Buildings should be oriented to frame and define public streets and primary open space areas.

2. Buildings should be sited at the property lines or designated frontage lines along the streets to create a continuous street wall that provides scale and definition to adjacent streets and public spaces.

3. Buildings on corner lots should locate the main entrance at the corner to establish an orientation to both street frontages and highlight the importance of the visually prominent, highly traveled location.

4. Where feasible, arrange large complexes of buildings to create/enclose a variety of outdoor spaces, such as plazas, squares, eating areas, usable open space, etc.

5. To create visual interest, smaller buildings may vary in orientation from the larger buildings, and may be clustered to create areas of similar activities.

Building Form, Scale and Massing

1. Form and massing should be established by the characteristics of the building's architectural style.

2. Building forms should be of simple geometry.

3. Break up long expanses of blank walls and relieve visual monotony by incorporating appropriate wall articulation, such as interconnection and lapping of building forms and heights.

4. Where mixed-use buildings are located adjacent to residential uses, minimize impacts on adjoining residences with a sensitive transition in scale and massing, and design the transition to ensure residential privacy.

5. Encourage buildings of two to four stories in the Village Centers, where appropriate.

Building Façades, Features and Details

1. All design features and details should complement the architectural style of the building.

2. All design elements should appear as an integrated part of an overall site design concept. Details should be integrated into the buildings and not simply applied as an afterthought.

3. Buildings facing the streets, walkways and open space elements should incorporate architectural features on the façades, such as entrances, display windows, canopies, overhangs, balconies or other design features that provide human scale and add visual interest to the façades.

4. Any elevation of a building adjacent to major streets, trails/pathways, and parks should be enhanced with appropriate architectural treatments if feasible.

5. Provide architectural and decorative enhancements at main building entrances, where appropriate.

6. Primary building entrances should be clearly visible and directly accessible from the street.

7. Window and door openings should incorporate deep insets that create visual relief and shadow lines on the façade, where feasible.

8. Exterior building light fixtures should be designed as an integral part of the building and be consistent with its architectural style.

Building Materials and Colors

1. To achieve a variety of architectural expressions, no single building material or color should predominate. Rather, a variety of harmonious materials and color should be used to create a rich tapestry of design elements.

Photo 7.10- Example of Village Center building with simple geometry and form

Photo 7.11- Example of a two-story mixed-use building

Photo 7.12- Example of Village Center building with visible entries, and canopies/awnings

2. Building colors and materials should relate to the selected architectural style.

3. Building materials should be durable, relatively maintenance free, and appropriate in scale and aesthetics to the overall theme of the mixed-use development.

4. Primary building colors should be neutral and more muted in hue. Brighter and more saturated colors should be used as accent colors only or as part of a balanced, carefully executed color scheme.

5. Architectural details and trims, such as cornices and window/door trims, should be painted a subtly contrasting color to be distinguished from the wall surface.

6. A high degree of transparency should be incorporated on the ground floor level (e.g., glass windows and doors) to engage the interest of passersby and integrate the indoor activities with the outdoor setting.

Roofs

1. Roof forms and materials should reflect the selected architectural theme of the building.

2. Flat roofs may be permitted on mixed-use buildings. Flat roofed buildings should incorporate attractive cornices or parapets that screen rooftop equipment from public view.

3. Terraces and rooftop open space are encouraged, particularly in buildings where residential uses are located above retail.

Utilities and Mechanical Equipment

1. Utilities and mechanical equipment shall be screened from public view.

2. Parapets or other architectural elements should be used to screen rooftop equipment from ground level views.

3. Rooftop mechanical equipment on larger buildings should be dispersed, where possible, and painted to match rooftop.

4. Screening materials should be similar or complementary to the external materials used on the building architecture.

Service, Loading and Storage Areas

1. Service, loading and storage areas should be integrated into the design of new development so that they do not compromise the visual quality and character of the Village Center.

2. Service, loading and storage areas should be located away from the streets and activity areas, and be screened from public view with attractive landscaping or other site design elements in a manner that is consistent with the architectural style and character of the development.

Trash and Recycling Collection Facilities

1. Trash and recycling collection facilities shall be screened with screen walls, gates, trellises, shrubs and vines, or other appropriate means.

Accessory Structures

1. Any accessory buildings and/or enclosures, whether attached to the main building or not, should be of similar design and materials as the main building.

Parking and Vehicular Access

1. Encourage shared parking for non-residential uses that have different peak usage periods and are located on the same parcel and/or on adjacent parcels.

2. To the extent feasible, accommodate surface parking in groups of small parking clusters to minimize the visual impact of parking areas. Long, unbroken rows of surface parking stalls shall be avoided.

3. Parking areas should be located to the rear of the buildings where possible, or be screened from adjacent streets with low walls and/or landscaping.

4. Diagonal parking is permitted along the internal theme streets serving the mixed-use planning areas.

5. Vehicular access to parking lots should be clearly identified.

6. Parking areas should be designed to reduce pedestrian-vehicle conflicts and minimize the need for pedestrians to cross parking aisles.

7. Parking design should incorporate safe and easy access for handicapped users.

8. Encourage preferential parking for carpools, neighborhood electrical vehicles (NEVs), hybrid vehicles and other alternative fuel vehicles.

9. Bicycle parking areas should be located close to building entrances, protected from the weather, and not in conflict with pedestrian traffic.

10. Parking lot design should incorporate landscaping to minimize the visual impact of parking lots, screen views from public rights-of-way, and provide shade cover for automobiles. At least one tree should be provided for every 6 parking spaces. Shade trees should compose the majority of all trees planted within the parking lot.

11. Parking lot landscaping should retain safe sight lines for both pedestrians and motorists.

12. Parking areas should be well illuminated for user safety.

13. Parking, loading and maneuvering areas for commercial uses should be set back at least 10' from the property lines adjacent to non-commercial uses.

7.3.3) Village Center Residential Development

Residential development in the Village Centers will include a variety of high-density products, and have a more urban character than the other residential neighborhoods of The Villages at Almond Grove. Many of the mixed-use design guidelines included in the previous section also apply to Village Center residential development. The main distinction in the residential design guidelines listed below is the incorporation of details that are typical of residential buildings, such as porches, balconies and front yards.

Below is a list of general design guidelines for residential development in the Village Centers.

Building Siting and Orientation

1. Buildings should be oriented to frame and define public streets and primary open space areas, where feasible.

2. Buildings on corner lots should respond to adjacent streets and intersections appropriately, addressing the increased public visibility by wrapping architectural detailing and elements around the corners.

3. Entrances to ground-floor dwelling units should front on and be accessible from the street, where feasible.

Building Form, Scale and Massing

1. Form and massing should be established by the characteristics of the building's architectural style.

2. Building forms should be of simple geometry.

3. Building massing and heights should be varied along the street, where feasible.

4. Long, uninterrupted expanses of building walls are discouraged.

5. Architectural and landscaping enhancements should be provided at main building entrances.

Building Façades, Features and Details

1. All design features and details should complement the architectural style of the building.

2. All design elements should appear as an integrated part of an overall site design concept. Details should be integrated into the buildings and not simply applied as an afterthought.

3. In larger plans, unit plans and façade designs should be varied to avoid visual monotony.

4. Buildings facing the streets, walkways and open space areas should incorporate architectural features on the façades, such as entrances, balconies, overhangs, trellises, projections, etc., that provide human scale and add visual interest to the façades.

5. Elements such as porches, balconies, bay windows, etc., should be used to break up the façade of multi-story buildings.

6. Primary building entrances should be clearly visible and directly accessible from the street, where appropriate.

7. Architectural massing and articulation, landscaping and/or lighting should be used to highlight the location of the front entrance.

8. Stoops and porches may be used to highlight unit entrances and provide a transition from the public street to the private dwelling. Porches should be a minimum of 6' deep to provide a usable and furnishable space.

9. Windows on side elevations should be staggered, wherever possible, so as not to be positioned directly opposite the windows on the adjacent buildings.

10. Side or rear elevations of a building visible from streets, walkways and open space areas shall incorporate a sufficient level of detailing and finishes.

Photo 7.13 - Example of a Village Center Residential type building with porches and balconies that help break up the facade

Building Materials and Colors

1. To achieve the variety of architectural expressions, no single building material or color should predominate. Rather, a variety of harmonious materials and color should be used to create a rich tapestry of design elements.

2. Building materials should be compatible with the architectural style of the home. Permitted building materials include, but are not limited to, stucco, brick, stone, metal and wood-like siding/shingle.

3. Building materials should be high quality, durable and low maintenance.

4. Building color palettes should be authentic to the selected architectural styles of the homes.

5. Primary building colors should be neutral and muted in hue. Brighter and more saturated colors should be used as accent colors only or as part of a balanced, carefully executed color scheme.

6. Architectural details and trims, such as cornices and window/door trims, should be painted a subtly contrasting color to be distinguished from the wall surface.

Roofs

1. Roof forms and materials should reflect the selected architectural style of the building.

2. On larger roof surfaces, features such as parapets, overhanging eaves and variation in the slope of roof planes should be incorporated to add variety.

3. Roofs should be designed to appear harmoniously with one another in terms of form and color.

4. Flat roofs are not permitted on primary buildings. If they are used on accessory buildings or carports, they should be designed with parapet walls, cornices or other roof elements and not be visible from the street.

5. Carport roofs should incorporate roof slopes and materials similar to the adjacent buildings.

6. Rooftop mechanical equipment shall be screened from public view.

Utilities and Mechanical Equipment

1. Utilities and mechanical equipment shall be screened from public view.

2. Screening materials should be similar or complementary to the external materials used in the building architecture.

Trash and Recycling Collection Facilities

1. Trash and recycling collection facilities shared by several buildings shall be screened by architectural enclosures and/or landscaping.

2. If trash/recycling containers are provided to individual units, space should be provided in an adjacent side yard or in the interior portion of the garage to accommodate at least three waste containers.

Mailboxes

1. Mailbox installation shall conform to current United States Postal Service standards.

Accessory Structures

1. Any accessory buildings and/or enclosures, whether attached to the main building or not, should be of similar design and materials as the main building.

Garages and Parking Areas

1. If a garage is visible from the street, it should be recessed from the building façade and be de-emphasized through the form, color and material.

2. Garage doors should be set into, rather than flush with, the exterior building walls.

3. Surface parking areas for multi-family residential development should be screened along the edges with landscaping.

7.13.4) Residential Neighborhood Architectural Guidelines

The Villages at Almond Grove is envisioned to consist of walkable neighborhoods that are organized around intimate open spaces, parks and recreational amenities. Each neighborhood will have a central green/mini park that functions as a gathering place, and connective trails and pathways that link the residential neighborhoods with adjacent open space areas and a Village Center. Authentic architecture that responds to the local setting and history is strongly encouraged.

The general design guidelines for residential development are as follows:

Building Siting and Orientation

1. Orient the front of the buildings toward the streets and open space, wherever feasible.

2. Buildings on corner lots should respond to adjacent streets and intersections appropriately, addressing the increased public visibility by wrapping architectural detailing and elements around the corners.

3. For multi-family buildings, entrances to ground-floor dwelling units should front on and be accessible from the street, wherever possible.

Building Form, Scale and Massing

1. Form and massing should be established by the characteristics of the building's architectural style.

2. Building forms should be of simple geometry.

3. Encourage reduced massing along open space and pedestrian-oriented edges to enhance views and/or create a pedestrian-friendly environment.

4. Long, uninterrupted expanses of building walls are discouraged.

5. Variation in scale, massing and details should be incorporated among nearby buildings.

Building Façades, Features and Details

1. All design features and details should complement the architectural style of the building.

2. All design elements should appear as an integrated part of an overall site design concept. Details should be integrated into the buildings and not simply applied as an afterthought.

3. Buildings facing the streets, walkways and open space areas shall incorporate architectural features such as windows, balconies, shutters, etc., that provide human scale and add visual interest to the façades.

4. Elements such as porches, balconies, bay windows, etc., should be used to break up the façade of multi-story buildings.

5. Front entries should be clearly visible and directly accessible from the street, where appropriate.

Photo 7.14 - Example window shutters

Photo 7.15 - Example of a porch

6. Architectural massing and articulation, landscaping and/or lighting should be used to highlight the location of the front entrances.

7. Porches and stoops may be used to highlight the front entries and provide a transition from the public street to the private dwelling. Porches should be a minimum of 4' deep to provide a usable and furnishable space.

8. Windows and doors should be detailed, sized and positioned appropriately in the context of the architectural style.

9. Windows on side elevations should be staggered, where possible, so as not to be positioned directly opposite the windows on the adjacent buildings.

10. Homes on corner lots shall be designed for two-sided corner exposure with enhanced architectural elements.

11. In larger multi-family developments, unit plans and façade designs should be varied to avoid visual monotony.

12. In larger multi-family developments, end units should have articulation such as windows facing sidewalks and/or public spaces.

Building Materials and Colors

1. To achieve the variety of architectural expressions, no single building material or color should predominate. Rather, a variety of harmonious materials and color should be used to create a rich tapestry of design elements.

2. Building materials should be compatible with the architectural style of the home. Permitted building materials include, but are not limited to, stucco, brick, stone, and wood-like siding/shingle.

3. Building materials should be high quality, durable and low maintenance.

4. Building color palettes should be authentic to the selected architectural styles of the homes.

5. Primary building colors should be neutral and muted in hue. Brighter and more saturated colors should be used as accent colors only or as part of a balanced, carefully executed color scheme.

6. Architectural details and trims, such as cornices and window/door trims, should be painted a subtly contrasting color to be distinguished from the wall surface.

Roofs

1. Roof forms and materials should reflect the selected architectural style of the building.

2. Roofs should be designed to appear harmoniously with one another in terms of form and color.

3. On larger roof surfaces, features such as parapets, overhanging eaves and variation in the slope of roof planes should be incorporated to add variety.

4. Carport roofs should incorporate roof slopes and materials similar to the adjacent buildings.

Utilities and Mechanical Equipment

1. Where possible, screen utilities and mechanical equipment from public view.

2. Screening materials should be similar or complementary to the external materials used in the building architecture.

Trash and Recycling Collection Facilities

1. If trash/recycling containers are provided to individual units, space should be provided in an adjacent side yard or in the interior portion of the garage to accommodate at least three trash/recycling waste/green waste containers.

2. Trash and recycling collection facilities shared by several buildings should be screened with architectural enclosures and/or landscaping.

Mailboxes

1. Mailbox installation should conform to current United States Postal Service standards.

Accessory Structures

1. Any accessory buildings and/or enclosures, whether attached to the main building or not, should be of similar design and materials as the main building.

Photo 7.16 - Example of mechanical equipment screen

Garages and Parking Areas

1. Where a garage faces the street, it should be recessed from the building façade and be de-emphasized through placement form, color and materials.

2. Garage doors should be set into, rather than flush with, the exterior building walls.

3. Surface parking areas for multi-family residential development should be screened along the edges with landscaping.

7.14) Sustainability Guidelines

Development in The Villages at Almond Grove is encouraged to incorporate sustainable building and design practices to lessen the environmental impacts of development. These practices can include compact development, reduced impervious surfaces, improved water detention and conservation, preservation of habitat areas, mixing of compatible land uses, water-efficient landscaping and irrigation, and enhanced pedestrian and bicycle amenities that reduce reliance on the use of automobiles.

Because the concept of sustainability is still evolving, it is anticipated that new sustainable strategies will be continually developed during the build-out of The Villages at Almond Grove. The Plan encourages the implementation of realistic sustainable design strategies into plan design as the community continues to evolve over time. Below is a sampling of sustainable design strategies that may be utilized in The Villages at Almond Grove.

Site Planning

1. In Village Centers, encourage compact development that concentrates residential areas close to other land uses such as retail commercial uses and parks.

2. Incorporate a range of housing types and densities in the community.

3. Create an interconnected street network that facilitates movement of pedestrians, cyclists and NEV users.

4. Enhance public transportation accessibility.

5. Provide basic services in the Village Mixed-Use areas and enhance the community's connectivity to such services.

6. Encourage design of landscape areas that capture and direct stormwater runoff, particularly in open space areas, parks and trails/paseos.

7. Stabilize slopes to limit erosion as part of the stormwater management plan and erosion control plan.

Energy Efficiency

Most buildings can reach energy efficiency levels that exceed California Title 24 standards, yet most only strive to meet the standard. The Plan encourages future development to strive for energy reduction in excess of that required by Title 24 standards.

Where feasible and appropriate, the following strategies are encouraged, but not required:

1. Develop strategies to provide natural lighting, where feasible, to reduce reliance on artificial lighting.

2. Encourage the use of Low-E or EnergyStar windows.

3. Encourage the use of high-efficiency lighting systems with advanced lighting controls. For non-residential buildings, consider providing motion sensors tied to dimmable lighting controls. Task lighting may be used to reduce general overhead light levels.

4. A properly sized and energy-efficient heat/cooling system may be used in conjunction with a thermally efficient building shell. Consider using light colors for roofing and wall finish materials, and installing high R-value wall and ceiling insulation.

5. Encourage implementing some of the strategies of the EnergyStar program, which is an energy performance rating system developed by the U.S. Department of Energy and the Environmental Protection Agency. The program certifies products and buildings that meet strict energy-efficiency guidelines. Involvement in the EnergyStar program will be completely optional at the discretion of each individual developer/builder.

6. For retail, commercial and office uses, promote the use of light colored roofing with a high solar reflectance to reduce the heat island effect from roofs.

7. In retail, commercial and office development, encourage the provision of preferred parking spaces for hybrid, fuel cell, electric and/or other fuel efficient vehicles.

Materials Efficiency

1. Use dimensional planning and other material efficiency strategies, where feasible. These strategies reduce the amount of building material wastes and cut construction costs.

2. Consider using recycled base, crushed concrete base, recycled content asphalt, shredded tires in base and asphalt in roads, parking areas and drive aisles, if feasible and economically viable.

3. Encourage the provision of adequate space to facilitate recycling collection.

4. Encourage the use of rapidly renewable building materials and products (made from plants that are typically harvested within a ten-year cycle or shorter) into new homes. Examples of materials that could achieve this goal include, but are not limited to, bamboo, wool, cotton insulation, agrifiber, linoleum, wheatboard, strawboard and cork.

Water Efficiency

1. Where feasible reduce water consumption by providing low-flush toilets, low-flow shower heads and other water conserving fixtures, where feasible.

2. Promote the use of recirculating systems for centralized hot water distribution.

3. Promote the use of tankless water heaters.

4. Use micro-irrigation (which excludes sprinklers and high-pressure sprayers) to supply water in non-turf areas, where applicable.

5. Encourage the use of state-of-the-art irrigation controllers and self-closing nozzles on hoses.

6. Separate valves for planting areas with different water usage levels, so that plants with similar water needs are irrigated by the same valve.

Landscape Design

1. Use low- or medium-water use and native plant materials where appropriate. Turf areas should be minimized in the Plan Area to promote water conservation. Limit the use of turf to areas that experience high functional use and are needed to accommodate outdoor activities such as sports, picnicking, etc. Only turf varieties that are suited to the climate should be used.

2. Promote the use of plant materials that are well suited to the solar orientation and shading of the buildings.

3. Encourage grouping of plants according to water use, slope aspect and sun/shade requirements. Each hydrozone may be irrigated on a separate valve using high-efficiency irrigation techniques.

4. Consider the use of organic wood or shredded bark mulch and soil amendments to retain soil moisture.

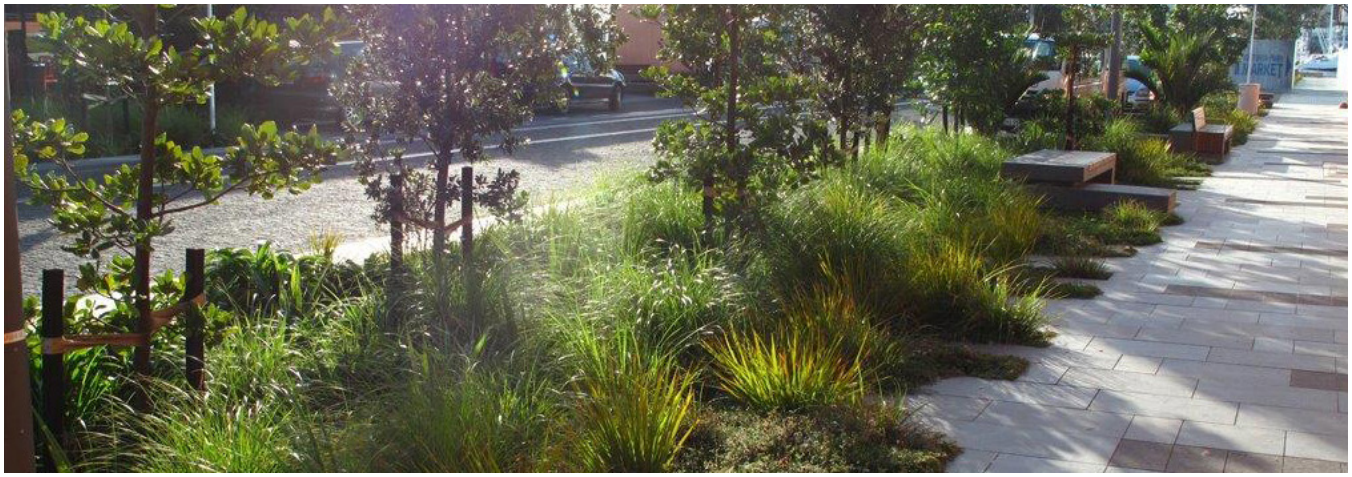


Photo 7.17 - Example of a native plant materials that require little water

5. Encourage the use of colored hardscape materials to reduce glare and/or reflect heat in outdoor plazas and gathering areas.

6. Encourage the use of low-growing, low- to medium-water use plant material in parkways instead of turf.

7. Provide shade trees in paved areas and adjacent to buildings, where feasible, to increase natural cooling and conserve energy

Occupant Health and Safety

1. Provide adequate ventilation and high-efficiency, in-duct filtration systems, where feasible, for commercial and office buildings. Heating and cooling systems that ensure adequate ventilation and proper filtration can have a dramatic and positive impact on indoor air quality.

2. Potential pollutants generated in the home can be managed through the use of exhaust fans for kitchens, baths and laundry rooms.

3. Provide effective drainage from the roof and surrounding landscape.

4. Criteria may be established for the delivery and storage of absorptive materials, and the ventilation of spaces once the materials are installed to prevent mold.

Operation, Maintenance and Homeowner Education

1. Provide home manuals to owners/occupants on the use and care of "green" components in the home or building, where applicable.

2. Provide built-in space for recycling containers in the home or building to encourage recycling, where possible.

7.15) Architectural Guidelines

The purpose of the architectural guidelines is to identify the general architectural design criteria for buildings in The Villages at Almond Grove. The design guidelines presented herein are intended to establish the overall architectural character for the Plan Area and reflect the historical development precedents of Madera. The goal is to promote both visual compatibility and variety in a small town setting by utilizing a number of compatible traditional and contemporary styles and through quality architectural innovation. This ensures that The Villages at Almond Grove will be developed in a manner that will blend with and enhance the existing character of the City.

7.15.1) Architectural Character

The architectural character envisioned for The Villages at Almond Grove reflects the early and mid 20th century architectural styles found in Madera and the surrounding communities. The design intent is to create a collection of intimate neighborhoods that will blend gracefully into the existing residential neighborhoods of Madera. To achieve this, a number of architectural styles have been identified as appropriate for use in The Villages at Almond Grove. In addition, building design should focus on human-scale details that enhance the pedestrian friendly character of the neighborhoods, such as front porches, enhanced entries, a mix of materials and textures, and authentic detailing on features. Together, these design features enliven the streetscene and promote the friendly interaction of neighbors.

The architectural styles planned for The Villages at Almond Grove include, but are not limited to, the following:

» American Farmhouse
» American Foursquare
» Bungalow
» Craftsman
» Monterey
» Ranch
» Spanish Eclectic

A description of each architectural style and key design features are included in this section. The descriptions and illustrations are intended to serve as design inspiration for the development of architecture in The Villages at Almond Grove, and are not indicative of the actual product types in individual developments. This Plan allows flexibility to create variety in architectural expressions and interpretation of the design styles, while also establishing the framework to achieve harmony and compatibility throughout the neighborhoods.

Rather than limiting architecture to one or two styles, a variety of compatible architectural styles are encouraged. The need for variety is especially important given the community's long build-out period and the desire to respond to changing consumer preferences. Because market conditions and homeowner preferences are constantly evolving, additional architectural styles not identified in this Plan may be permitted in The Villages at Almond Grove.

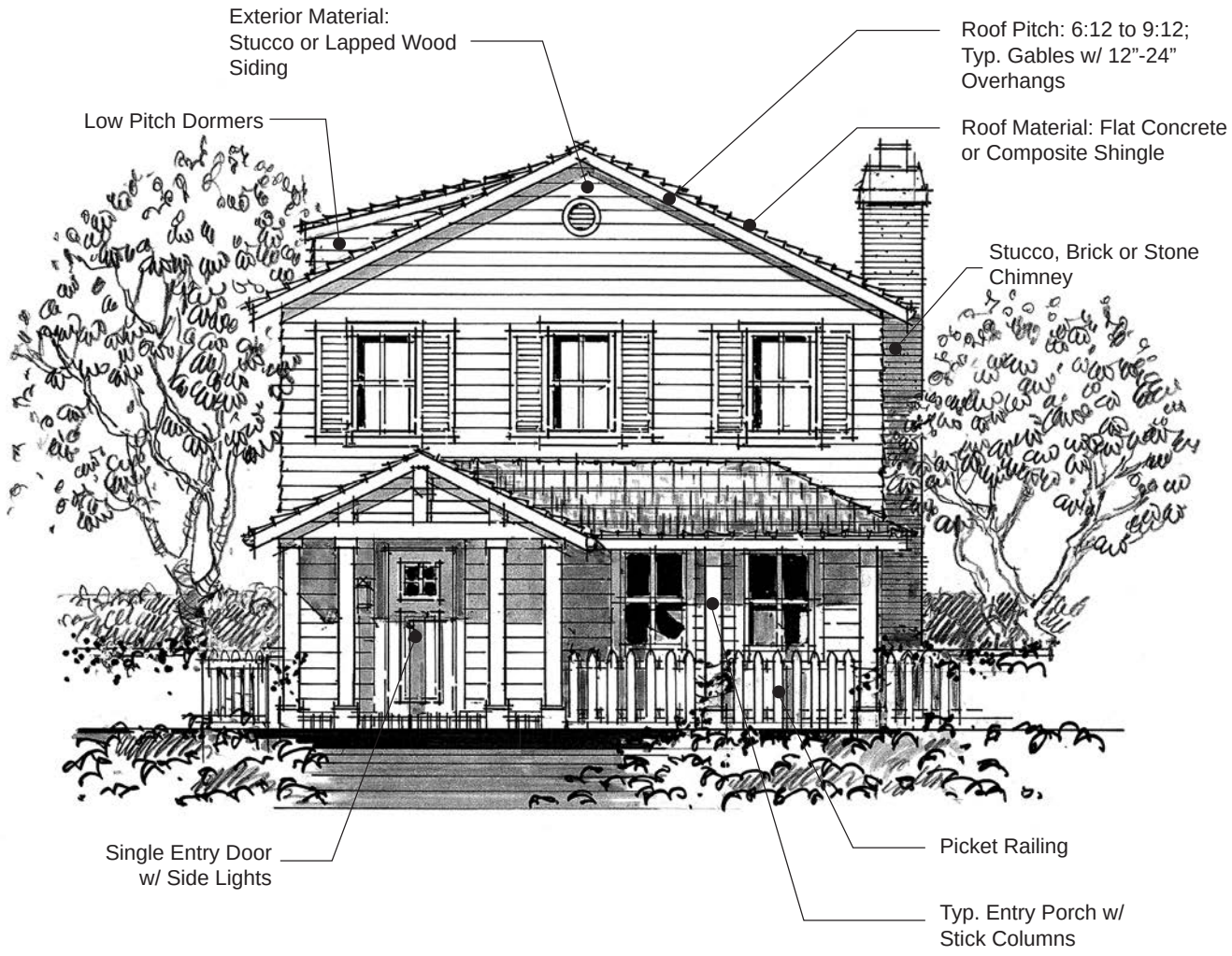
American Farmhouse

Historical Precedent

The American Farmhouse style is defined by simple practicality. Homes were designed to provide basic comfort and utility, be attractive, and offer flexibility to grow and change uses over time. Well into the early 20th century, most homes were designed and built by local craftsmen, resulting in substantial regional deviations across the country. Because the American Farmhouse architecture across the Country showed the impact of local immigrant groups, the style was often a hybrid of ideas from different parts of the world, combined with the unique circumstances of American small towns.

Design Characteristics

- Covered porches
- Dormer windows
- Gabled roofs
- Wood and stucco siding
- Windows grouped in sets of two or three
- Typically consisting of two stories



Typical American Farmhouse Style Elements

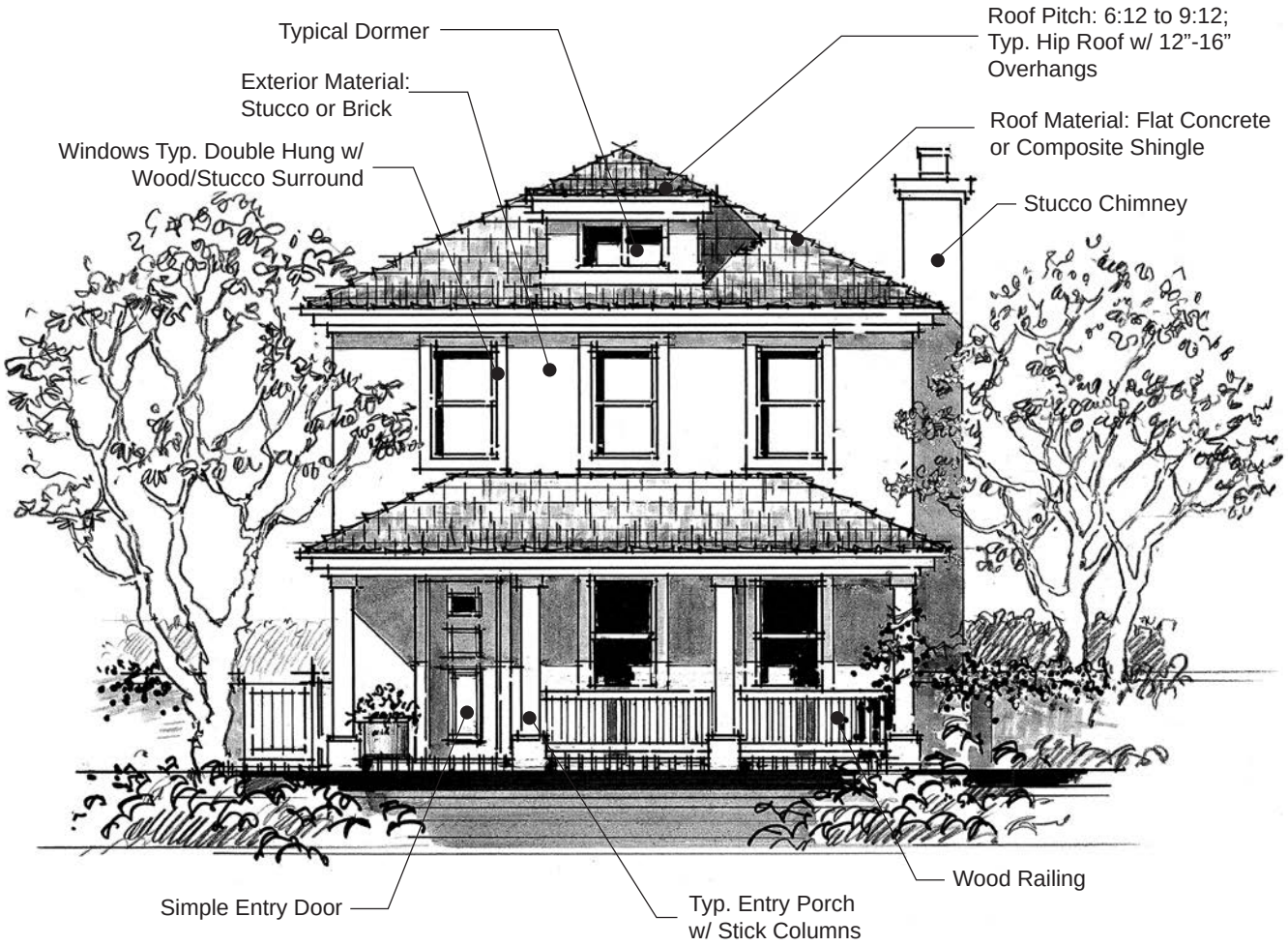
American Foursquare

Historical Precedent

The American Foursquare style, sometimes referred to as the Prairie Box, is a post-Victorian style that was popular from the mid-1890s to the late 1930s and shared many features with the Prairie and Craftsman styles. The simple, square shape of the American Foursquare style provided roomy interiors for homes on smaller lots. Many American Foursquares are trimmed with tiled roofs, cornice-line brackets, or other details drawn from Craftsman, Italian Renaissance or Mission architecture. Later American Foursquares often had the same type of interiors as Bungalows with open floor plans, built-ins and fireplaces.

Design Characteristics

- » Simple box shape
- » Floor plan divided into quarters on each floor
- » Pyramidal roof form or hipped with short ridge parallel to street
- » Large central dormer, usually hipped
- » Full-width front porch with columnar supports and wide stairs
- » Stucco, brick, stone, horizontal siding or a combination of these materials



Typical American Foursquare Style Elements

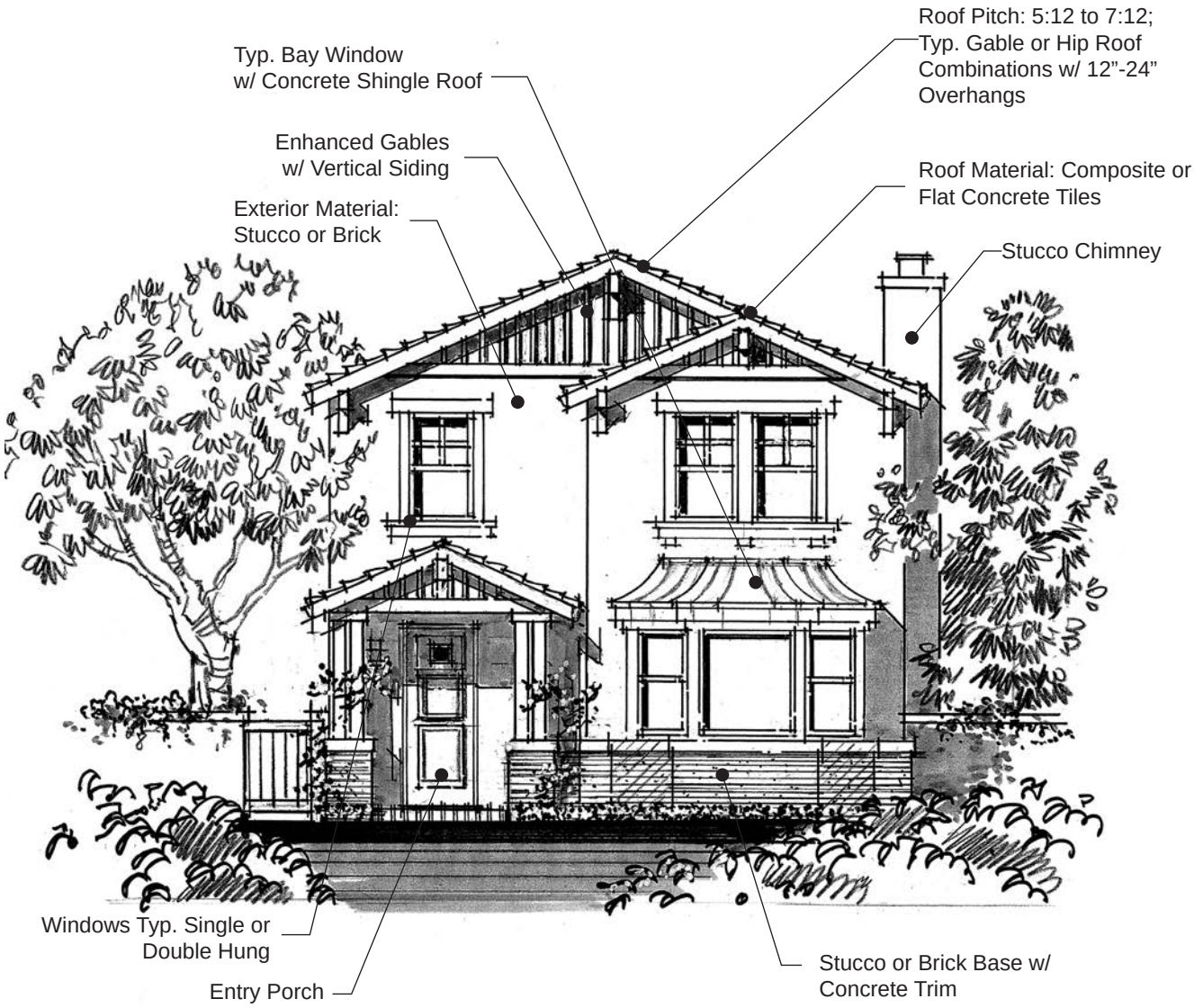
Bungalow

Historical Precedent

The California Bungalow style first appeared as a reaction to the elaborate decoration of Then-popular Victorian style. They were relatively easy and affordable to construct. Kits could be purchased through mail-order catalogs, which contained the plans and materials required for construction. The design spread east from California and remained popular into the Great Depression.

Design Characteristics

- » Generally smaller overall size; low to the ground in appearance
- » Typically one- to one-and-a-half stories
- » Low-pitched gabled or hipped roofs
- » Large covered porches at the front entry
- » Large, decorative doors
- » Front stoop
- » Windows typically grouped in sets of two or three
- » Large windows on front façade



Typical Bungalow Style Elements

Craftsman

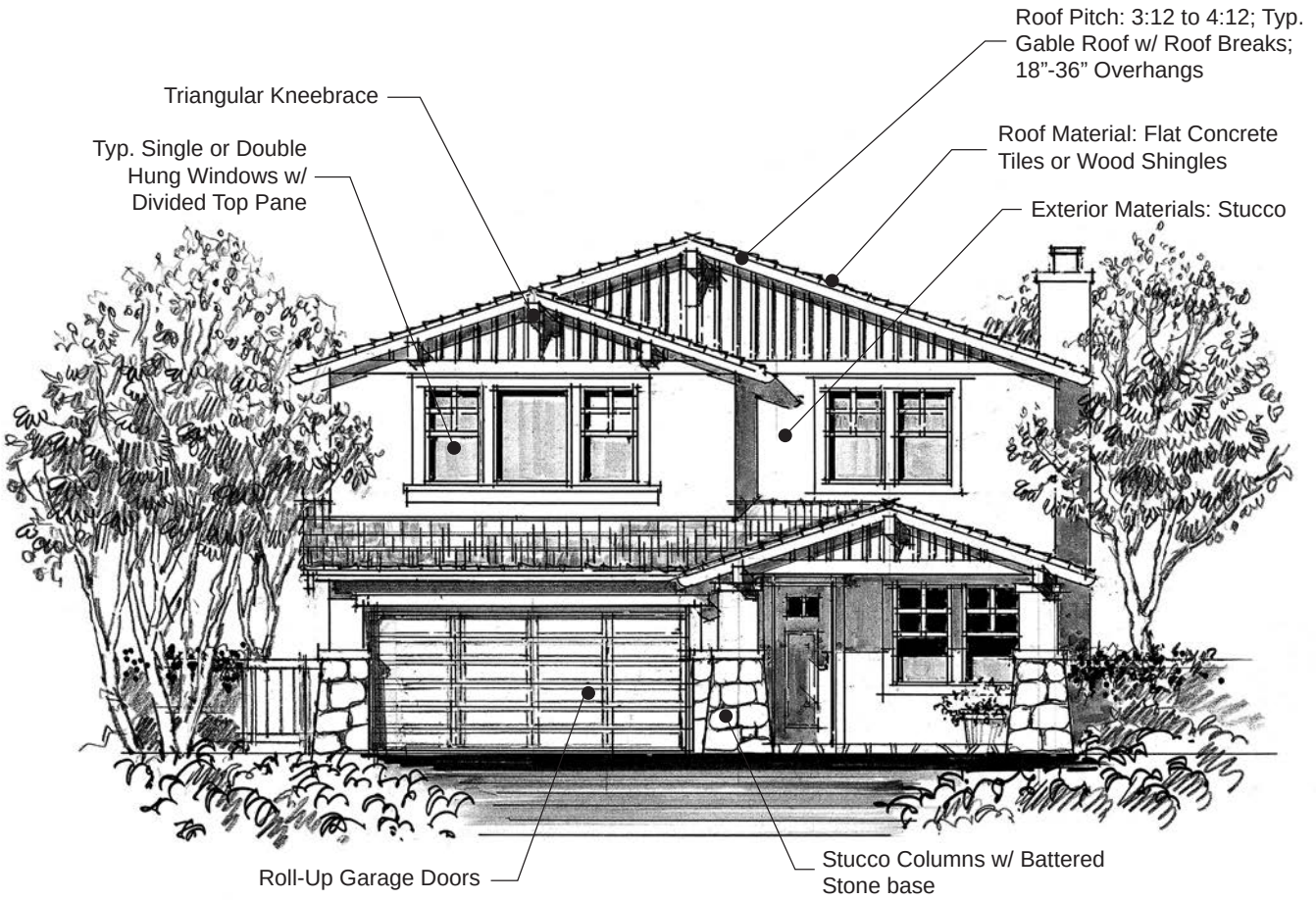
Historical Precedent

The Craftsman style grew out of Bungalow architecture and was strongly influenced by the English Arts and Crafts movement. It is an American style that originated in Southern California, and spread across the country during the 1920s and 1930s through pattern books and catalogues.

The Craftsman style sought the elimination of superfluous ornamentation, creating beauty instead through the simplified lines and masses of the building itself. This unique style promoted hand crafted quality to create natural, warm and livable homes.

Design Characteristics

- Full- or partial-width porches with horizontal railings pickets
- Low- to moderate-pitch gable roofs with broad or deep overhangs with exposed rafter tails at the eaves and trellises over the porches
- Knee braces
- Detailed porch columns
- Windows typically grouped in sets of two or three
- Shed or gable dormers
- Stucco, stone, brick, shingles and horizontal siding
- Horizontal rather than vertical lines



Typical Craftsman Style Elements

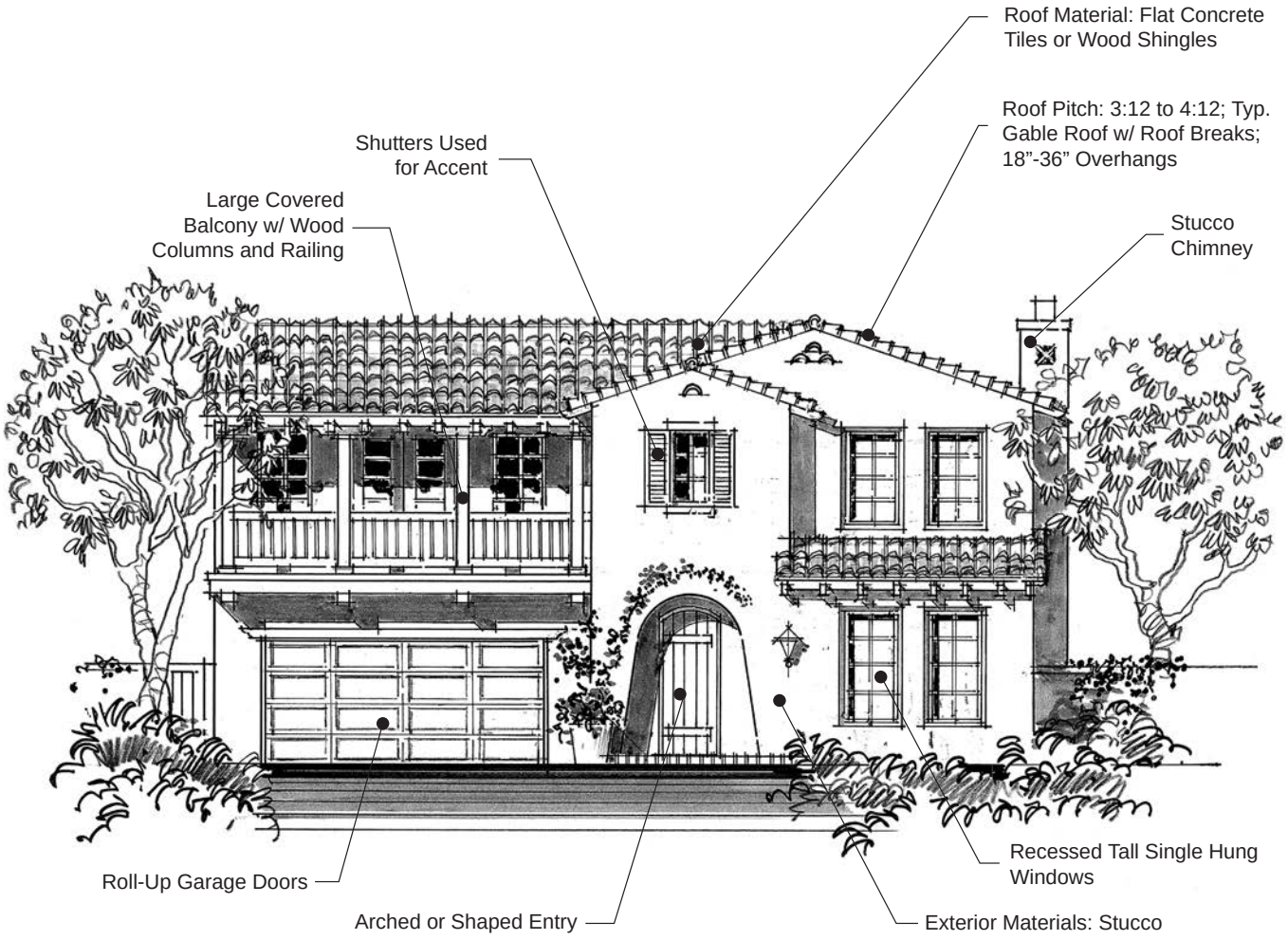
Monterey

Historical Precedent

The Monterey style was developed in the town of Monterey on California's central coast in the mid-19th Century. The style developed from a combination of New England Colonial architecture and the adobe architecture of the Mission period in California.

Design Characteristics

- Simple, two-story boxes massing
- Cantilevered balconies (sometimes serving as a porch) on the second floor, extending along all or most of the façade
- Stucco or plaster exteriors, occasionally with wood siding on the second story
- Concrete or clay tile roofs
- Wood shutters are common, generally the same width as the adjacent multi-paned windows. Paired windows and false shutters are also common.
- Simple wood doors
- Colonial details such as pedimented doors and windows



Typical Monterey Style Elements

Ranch

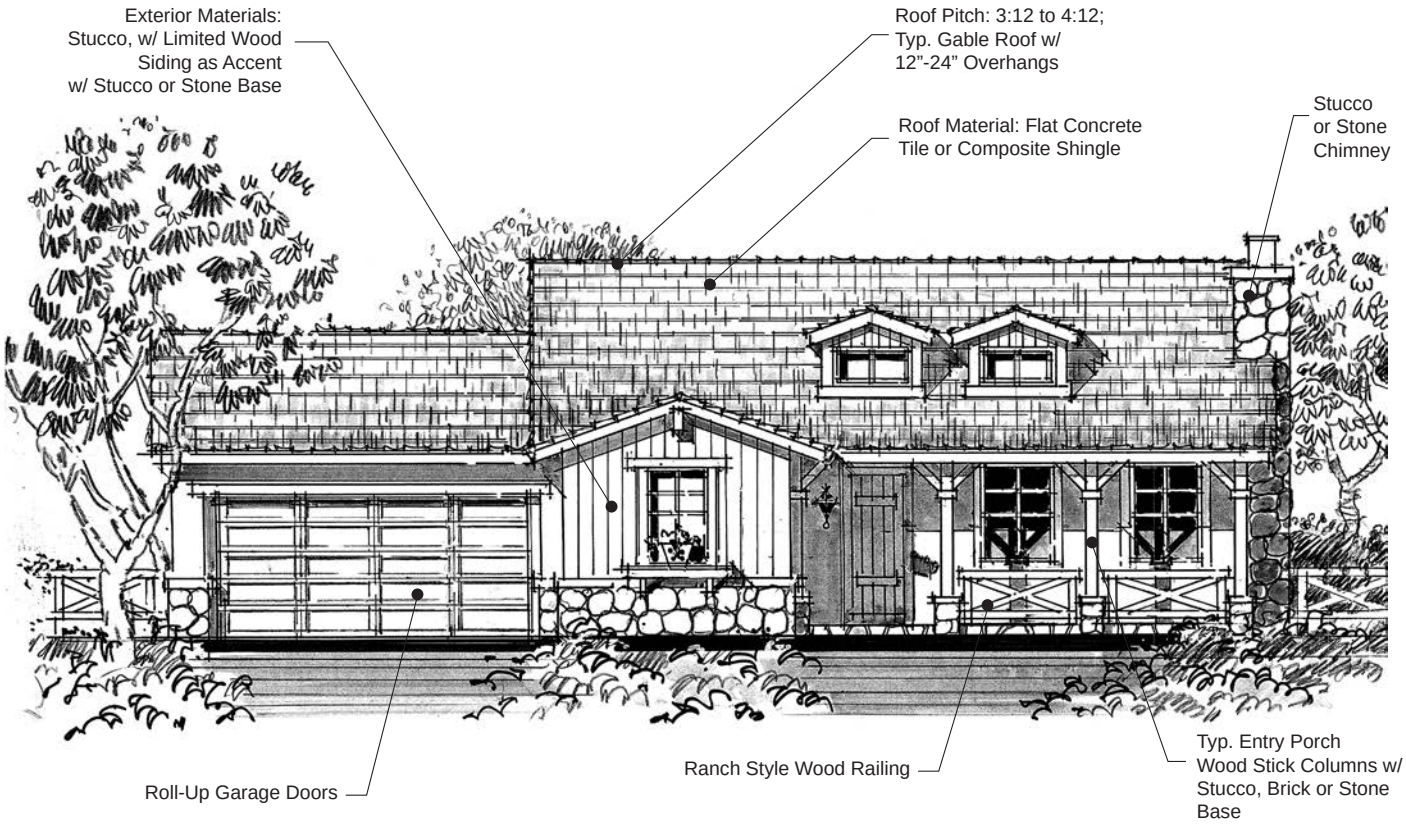
Historical Precedent

The Ranch style is an American domestic architectural style. First built in the 1930s in California, the Ranch style became extremely popular in the United States after World War II. The earliest Ranch style homes reflect a relaxed, casual Western lifestyle.

The typical Ranch home is a single-story building with a primarily gable roof. This style is noted for its long, close-to-the-ground profile, and minimal use of exterior and interior decoration. Although Ranch style homes are traditionally one-story, Raised Ranch and Split-Level Ranch homes have several levels of living space. Contemporary Ranch style homes are often accented with details borrowed from Mediterranean or Colonial styles.

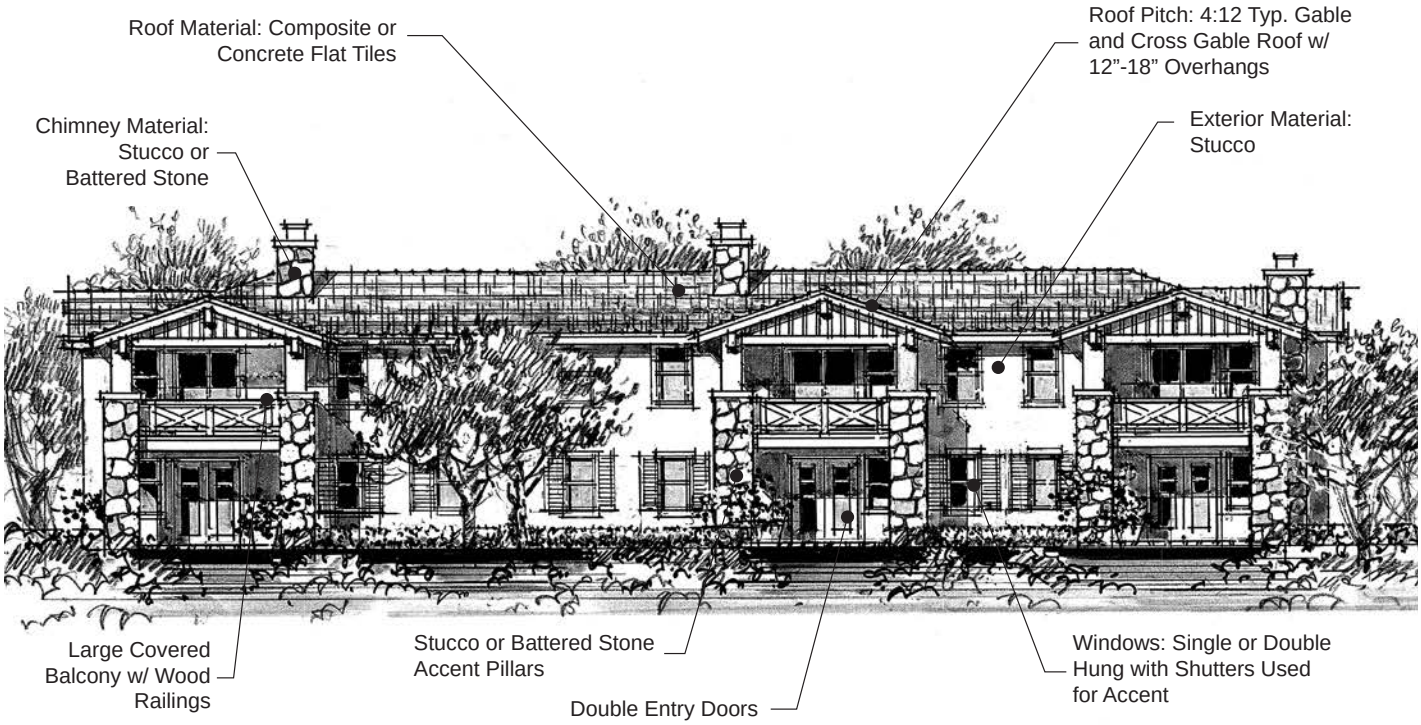
Design Characteristics

- » Spreading, horizontal orientation; low to the ground
- » Low hipped or gabled roof, often with wide eaves
- » Minimal ornamentation
- » Incorporation of natural materials
- » Design elements such as sliding glass doors and large plate glass picture windows
- » Simple, open floor plans in a rectangular L- or U-shaped configuration



Typical Ranch Style Elements - Single Family Building

Ranch (continued)



Typical Ranch Style Elements - Multi Family Building

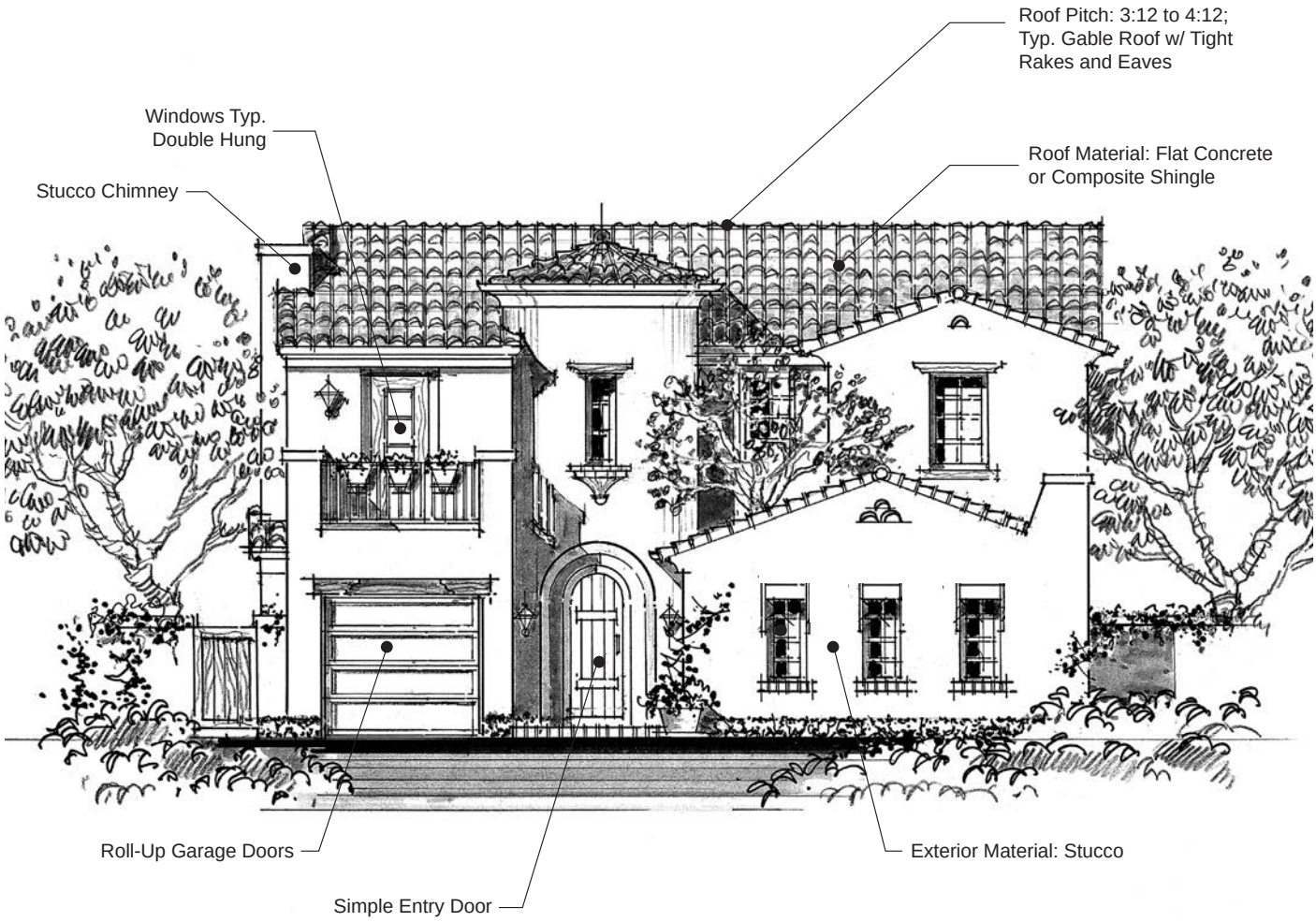
Spanish Eclectic

Historical Precedent

The Spanish Eclectic style was popular during the 1920s and early 1930s. Also known as Spanish Colonial, this style incorporated the details and ideals of Spanish architecture, which took its cues from the missions of the early Spanish missionaries and included details from the Moorish, Byzantine, Gothic and Renaissance architectural styles. California, Arizona, Texas and Florida are all regions where Spanish Eclectic house plans and architecture are common. The charm of this style lies in the directness, adaptability and contrast of materials and textures.

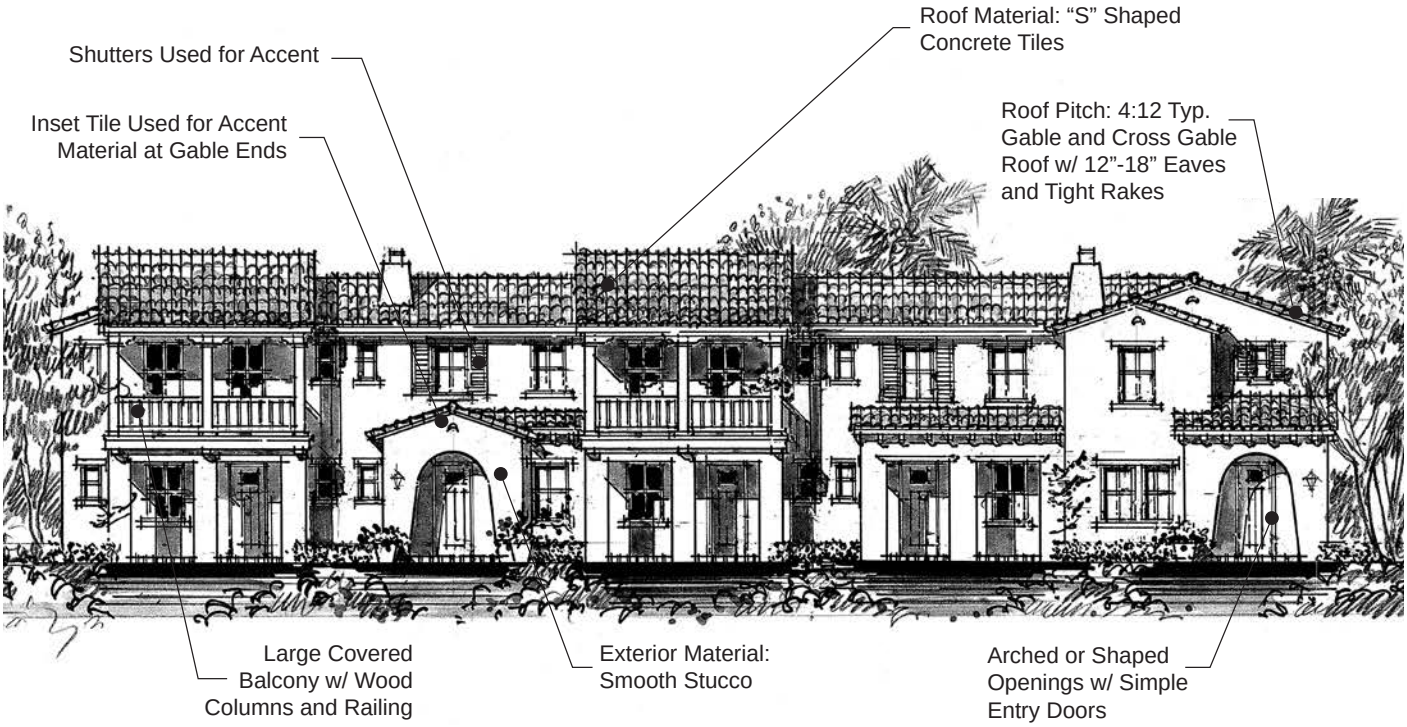
Design Characteristics

- Low-pitched roof
- Red roof tiles
- Stucco walls
- Round or square exterior columns
- Entry courtyard walls and gates
- Rounded windows and doors
- Arches, especially above doors, porch entries and main windows
- Wooden front door
- Decorative tiles around doorways and windows
- Windows and balconies with decorative grillwork



Typical Spanish Eclectic Style Elements - Single Family Building

Spanish Eclectic (continued)



Typical Spanish Eclectic Style Elements - Multi Family Building

8 IMPLEMENTATION

The Plan serves to implement the City's General Plan policies applicable to the Plan Area and provide for its orderly development. This chapter outlines the actions and methods to implement the Plan. Tentative tract maps and parcel maps, once recorded, shall establish the legal lots, public dedications, and easements within the Plan Area.

8.1) Methods

Development within the Plan Area will be implemented through the City approval of entitlements, including but not limited to, tentative and final tract maps and parcel maps and through the Development Plan Review process as established in the City of Madera Municipal Code.

The implementation process described herein provides the mechanisms for review and approval of development projects within the Plan Area.

8.2) Applicability

All development proposals within the Plan Area will be subject to the implementation procedures established herein and as described by *Table 8.1, Planning Permits and Actions*. Whenever the provisions and development standards contained herein conflict with those contained in the City of Madera Municipal Code, the provisions (standards and guidelines) of the Plan shall take precedence. In instances where the Plan is silent, the City of Madera Municipal Code shall apply.

8.3) Interpretation

Unless otherwise provided, any ambiguity concerning the content or application of the Plan shall be resolved by the City of Madera Planning Director, or designee, in a manner consistent with the goals, policies, purpose and intent established in this Plan. Any disagreement thereof can be appealed to the Planning Commission and City Council; or the Planning Director can refer the item directly to the City Council for interpretation.

8.4) Implementation of Design Guidelines

Adoption of the Plan by the City includes design guidelines, which shall be the design criteria by which development within the Plan Area is to be reviewed during the Plan's entitlement and development process. The design guidelines are advisory and intended to be flexible in nature while establishing basic evaluation criteria for the review of development projects as part of Development Plan Review and are in no way prescriptive.

8.5) Annexation and Prezoning

Annexation of the Plan Area into the City of Madera corporate boundaries is required. The Madera County Local Agency Formation Commission (LAFCO) shall review the Plan annexation application, including applicable property tax sharing agreement and map for consistency with their annexation procedures and policies. Prezoning of the Plan Area shall be consistent with the land use districts.

The Plan Area may be annexed into the City of Madera in a single phase.

8.6) Williamson Act Contracts

A portion of the Plan Area (parcels 0331-700-01, 0331-700-09, and 0331-700-05) are subject to an active Williamson Act contract. For development to occur, the contract will need to be cancelled or expire through the non-renewal process. Contract cancellation involves a comprehensive review and approval process, and the payment of fees by the landowner.

8.7) Development Review Process

8.7.1) Parcel and Subdivision Maps

Approval of tentative parcel and subdivision maps may occur concurrently with or subsequent to the adoption of the Plan. All tentative and final parcel and subdivision maps shall be reviewed and approved pursuant to applicable provisions of the City of Madera Subdivision Ordinance and consistent with the applicable provisions of the Land Use, Design Guidelines, and Development Regulations adopted as part of this Plan. This procedure is also depicted on *Table 8.1*. Additional lots may be added if overall map can be deemed to be in substantial compliance with original approved tentative map pursuant to subdivision map act.

8.7.2) Development Plan

All permitted uses proposed within the confines of the Plan Area shall be subject to the Development Plan Review process as established by this Chapter. Pursuant to these provisions, Development Plan Review constitutes a design review of architecture, site plans, and landscape plans, all of which shall be considered ministerial and not subject to additional CEQA analysis, with the implementation of the mitigation measures from the EIR. This procedure is also depicted on *Table 8.1*.

The development regulations and design guidelines contained within the Plan provide direction for the design of development projects within The Villages at Almond Grove. Where the Plan development regulations and design guidelines are silent, the applicable development regulations and design guidelines contained within the City's Municipal Code shall apply.

This procedure is also depicted on Table 8.1. Before approving a proposed development plan, the Director shall determine that the proposed activity:

1. Is in compliance with all applicable provisions of this Specific Plan, and any applicable City Municipal Code, City General Plan, all rules and regulations applicable to the proposed development; and
2. That facilities and improvements, vehicular and pedestrian ingress, egress, and internal circulation, location of structures, walls, landscaping are so arranged that traffic congestion is avoided, that pedestrian and vehicular safety are protected; and
3. That proposed lighting is so arranged as to deflect the light away from adjoining properties or public streets.
4. That approvals are consistent with this Specific Plan relating to traffic safety, street dedications and street improvements.

The design guidelines are advisory and intended to be flexible in nature while establishing basic evaluation criteria for the review of development projects by the City and are in no way prescriptive.

The development plan does not expire.

Other development proposals/planning permits within the Specific Plan shall be processed as follows:

Table 8.1 Planning Permits and Actions

Proposed Activity	Permit or Action Required	Type of Decision	Regulatory Source
Use-Only Proposals			
Establishment of a (P) Permitted use, not associated with new construction.	N/A – By-right	Ministerial	No planning/ discretionary review
Establishment of a (C) Conditional use	Conditional Use Permit	Discretionary Quasi-Judicial	§ 10-3.13 "Use Permits" of the Madera Municipal Code
Establishment of a Temporary use	Zoning Administrator Permit	Discretionary Quasi-Judicial	§ 10-3.417 "Zoning Administrator" of the Madera Municipal Code
Establishment of use which is not listed in the Specific Plan	Community Development Director's Determination	Ministerial	SP Section 6.3

Table 8.1, Continued			
Proposed Activity	**Permit or Action Required**	**Type of Decision**	**Regulatory Source**
Development Proposals			
Development of by-right use	Development Plan	Ministerial	SP Section 8.7
Request for relief from property development standards due to unique conditions in conjunction w/a Development Plan not considered a Minor Modification as described in this Specific Plan (SP 8.8.1)	Variance	Discretionary Quasi-Judicial	§ 10-3.14 "Variances" of the Madera Municipal Code
Minor Modifications that do not require a Specific Plan Amendment:			
• Change in the provision of public infrastructure and facilities that do not impact the level of service utility and/or public service provide or affect the development capacity of the Plan Area. (City Engineer)	Community Development Director's/ City Engineer Determination	Ministerial	SP Section 8.8.1
• Change in roadway alignments or width based on economic and traffic considerations. (City Engineer)	Community Development Director's/ City Engineer Determination	Ministerial	SP Section 8.8.1
• Minor adjustment of land use boundaries or acreage, transfers of dwelling units and non-residential square footage within Neighborhoods (Tables 4.2, 4.3 and 4.4), and conversions from one land use designation to another.	Community Development Director's/ City Engineer Determination	Ministerial	SP Section 8.8.1

Table 8.1, Continued			
Proposed Activity	**Permit or Action Required**	**Type of Decision**	**Regulatory Source**
• Minor changes or deviations to improve the feasibility of the design guidelines, which are intended to be advisory, and provide flexibility in implementation if it is determined that such changes or deviations achieve the design intent of the adopted Specific Plan.	Community Development Director's/ City Engineer Determination	Ministerial	SP Section 8.8.1
• Minor changes of up to ten percent (10%) of any quantifiable development standard or design guideline.	Community Development Director's/ City Engineer Determination	Ministerial	SP Section 8.8.1
• Other modifications of a similar nature to those listed above, which are deemed minor by the Community Development Director or his/her designee, which are in keeping with the purpose and intent of the approved Specific Plan and are in conformance with the General Plan.	Community Development Director's/ City Engineer Determination	Ministerial	SP Section 8.8.1
• Innovative development proposal which does not comply with the provisions of any district within this Specific Plan	Conditional Use Permit	Discretionary Quasi-Judicial	§ 10-3.13 "Use Permits" of the Madera Municipal Code

Table 8.1, Continued			
Proposed Activity	**Permit or Action Required**	**Type of Decision**	**Regulatory Source**
Other Proposals or Actions			
Minor changes to approved plans, consistent with original findings and conditions	Community Development Director's Determination (see Minor Modification)	Ministerial	SP Section 8.8.1
Change to discretionary permit or change to approved plans that would affect findings or conditions	Amended Discretionary Permit (Conditional Use Permit, Variance)	Discretionary Quasi-Judicial	§ 10-3.417 "Zoning Administrator" of the Madera Municipal Code
Change of the Specific Plan land use district for a site not identified in the minor modification process	Specific Plan Amendment	Discretionary Legislative	SP Section 8.8.2 § 65453(a) of the Government Code; § 10-3.15 "Amendments" of the Madera Municipal Code
Large, multi-phase project which needs certainty regarding regulations over time in exchange for public benefits	Development Agreement	Discretionary Legislative	SP Section 8.7.3 Government Code § 65864 et seq.; § 10-3.17 "Development Agreements" of the Madera Municipal Code
Tentative Tract Map	Tentative Subdivision Map	Discretionary Legislative	SP Section 8.7.1 § 10-2.40 "Subdivision Maps (Five or More Parcels)" of the Madera Municipal Code

Table 8.1, Continued			
Proposed Activity	**Permit or Action Required**	**Type of Decision**	**Regulatory Source**
Revision to tentative tract map that is in substantial conformance of tract map	Minor Amendment to Tentative Map (substantial compliance)	Ministerial	SP Section 8.7.1 § 10-2.402.9 "Amendments to Approved Tentative Maps" of the Madera Municipal Code except as noted in the above SP Section 8.7.1 and excluding subsection A(3)
Parcel Map	Tentative Parcel Map	Discretionary Quasi-Judicial	SP Section 8.7.1 § 10-2.50 "Subdivision Maps (Four or Less Parcels (or more as allowed by the Subdivision Map Act))" of the Madera Municipal Code

8.7.3) Development Agreement

Approval of statutory Development Agreements, is authorized pursuant to California Government Code Sections 65864 et seq. The Development Agreement will eliminate uncertainty in planning for and securing orderly development of the Plan Area, provide the certainty necessary for the developers to make significant investments in public infrastructure and other improvements, assure the timely installation of necessary improvements, provide public services appropriate to each stage of development, ensure the orderly build-out of the Plan Area consistent with market demand and provide significant permanent public benefits

In exchange for the permanent benefits to the City, the developers shall receive the assurance that they may proceed with developing the Plan Area in accordance with the existing land use ordinances, subject to the terms and conditions contained in the Agreement and to secure the benefits afforded the Developers by Government Code §65864. This procedure is also depicted on *Table 8.1*.

8.7.4) Residential Unit and Non-Residential Square Footage Transfers

The Plan provides development flexibility by permitting the transfer of the accounting of dwelling units and commercial/office square footage between like land use areas over the life of the Plan. Unused dwelling units or commercial/office square footage allocation in one land use area may be transferred into other like residential, or mixed-use or industrial planning area, respectively; provided, however, that the unit count and square footage don't exceed the overall Plan total.

Specifically, transfers of residential and non-residential units are permitted between neighborhoods as well as within development phases in the Plan Area as long as the overall number of units does not exceed the total Plan entitlement identified in this Plan (see *Table 4.1*). Additionally, the area density resulting from the unit transfers shall not exceed the maximum allowable density for each residential or nonresidential land use specified by the Plan land use districts.

Residential Unit transfers must be identified as part of the application package for a tentative parcel map, tentative subdivision map, Development Plan Review or Conditional Use Permit, whichever application type is applicable based on proposed development type. These Residential Unit Transfers are subject to the approval of the Community Development Director or his/her designee. The request for a unit transfer must identify the total number of units being adjusted, including a summary of the entire Plan Area (original adopted Plan allocations and proposed unit allocations).

Non-Residential Square Footage transfers must be identified as part of the application package submitted for a Development Plan Review or Conditional Use Permit; whichever application type is applicable based on proposed development type. A request for transfer of square footage is subject to the approval of the Community Development Director or his/her designee. The request for transfer of square footage must identify the total square footage being transferred, including a summary of the entire Plan Area (original adopted Plan allocations and proposed allocations).

In all cases, any alteration in development density must be in compliance with Airport Land Use Compatibility Plan guidelines. In addition, all property owners (of property where density is being transferred both to and from) must provide written agreement allowing the unit or square footage transfer as part of the applicable application packet. This procedure is also depicted on *Table 8.1*.

8.8) Plan Modifications and Amendments

8.8.1) Minor Modifications

This section sets forth the criteria and procedures governing minor modifications to the Plan including boundary and acreage adjustments, transfers of dwelling units and non-residential square footage within the Plan Area (*Tables 4.2, 4.3, 4.4* and *4.5*). These procedures are also depicted in *Table 8.1, Planning Permits and Actions*. Allowance of minor modifications provide flexibility in the development of the Plan Area. Flexibility is necessitated by refinements of the acreages in subsequent designs utilizing more detailed mapping and engineering. Precise land use area boundaries will be established by the recordation of each final parcel or subdivision map.

Any proposed minor revision to the Plan may, at the sole discretion of the Community Development Director or his/her designee, may be referred to the Planning Commission and City Council for action. Determination and actions by the Planning Director or his/her designee may be appealed to the Planning Commission.

The following constitute minor modifications to the Plan, do not require a apecific plan amendment and are subject to review and approval by the Community Development Director or his/her designee so long as the maximum number of residential units or the maximum non-residential building square footage is not exceeded. If the Community Development Director or his/her designee determines that a proposed minor modification does not meet the below criteria, a Plan amendment shall be required.

- Change in utility and/or public service provider.
- Change in the provision of public infrastructure and facilities that do not impact the level of service utility and/or public service provide or affect the development capacity of the Plan Area.
- Change in roadway alignments or width based on economic and traffic considerations.
- Minor adjustment of land use boundaries or acreage, transfers of dwelling units and non-residential square footage within Neighborhoods (*Tables 4.3, 4.4* and *4.5*).
- Minor changes or deviations to improve the feasibility of the design guidelines, which are intended to be advisory, and provide flexibility in implementation if it is determined that such changes or deviations achieve the design intent of the adopted Plan.
- Minor changes of up to ten percent (10%) of any quantifiable development standard or design guideline.
- Other modifications of a similar nature to those listed above, which are deemed minor by the Community Development Director or his/her designee, which are in keeping with the purpose and intent of the approved Plan and are in conformance with the General Plan.

The Plan Land Use District Plan (*Exhibit 4.1*) and Neighborhood Land Use Summaries (*Tables 4.2, 4.3, 4.4, and 4.5*) will serve as the record-keeping devices for the documentation of acreage adjustments, dwelling unit and non-residential building square footage transfers, and land use district conversions.

An updated Land Use District Plan and Land Use Summary reflecting revisions must be submitted to the City of Madera with each final subdivision map to be processed, or at such time as any of the adjustment, transfer, conversion or other minor modifications are implemented. This will ensure neither the maximum number of residential units nor the maximum non-residential building square footage are exceeded and are documented without amendment of the Plan.

8.8.2) Plan Amendments

Amendments to the Plan may be requested by an applicant or the City pursuant to Section 65453(a) of the Government Code when the minor modification process is not applicable. Amendments shall be processed pursuant to the provisions of the Government Code for Plan Amendments and the City's Municipal Code. This procedure is also depicted on *Table 8.1*.

8.9) Variances

Variances and Administrative Exceptions to the development regulations contained in the Plan with respect to landscaping, screening, site area, site dimensions, yards and projects into yards, heights of structures, distances between buildings, open space and off-street parking and loading shall be reviewed pursuant to the City of Madera Municipal Code. This procedure is also depicted on *Table 8.1*.

8.10) Conditional Use Permits and Permitted Uses

Uses specified as conditionally permitted uses within *Table 6.2* of Chapter 6, "Development Regulations," of the Plan shall be reviewed and approved by the City pursuant to the requirements of "Conditional Use Permits" of the Madera Municipal Code. This procedure is also depicted on *Table 8.1*.

Uses specified as Permitted uses within *Table 6.2* of Chapter 6, of the Plan are by-right uses and shall not be required to obtain additional discretionary approvals to develop.

8.11) Compliance with Mitigation Monitoring Plan

Certification of the Environmental Impact Report (EIR) prepared for The Villages at Almond Grove shall be required prior to approval of the Plan. Development within the Plan Area shall comply with all approved mitigation measures as described in the Mitigation Monitoring Program included as part of the Specfic Plan EIR, and/or subsequent CEQA analysis, etc.

8.12) Phasing

The primary intent of the phasing of the Plan Area is to ensure that complete and adequate public facilities and services are in place and available to the Plan Area as development occurs. While no specific sequencing is prescribed by the Villages at Almond Grove Plan, sub-areas of development within the Plan are permitted and shall meet the following objectives:

- Orderly build-out of the Plan Area based on market and economic conditions.
- Provision of adequate infrastructure and public facilities as determined and deemed necessary by the City concurrent with development of each sub-area.
- Protection of public health, safety and welfare.

Not all planned development within a given phase may be completed prior to the initiation of the next phase. In cases where development within a new phase is to begin prior to the completion of a phase in progress, all infrastructure improvements shall be funded and designed for the phase in progress before any new phase may begin.

8.13) Appeals

Appeals from any determination of the City Community Development Director or his/her designee, Zoning Administrator or the Planning Commission, may be made by any interested parties by filing an application on forms provided by the City of Madera and accompanied by the appropriate filing fee within ten (10) days following the final date of action for which an appeal is made. Appeals shall be processed consistent with the provisions of "Appeals" of the City of Madera Municipal Code.

8.14) Plan Financing

The Madera General Plan requires the preparation of a Public Facilities Financing Plan (PFFP) for all proposals seeking to annex property into the City limits for the purpose of new development. Pursuant to General Plan Policy LU-14, the PFFP is required to articulate the following components: (1) infrastructure requirements, (2) public facilities requirements, (3) costs associated with such requirements, (4) financing mechanisms, and (5) the feasibility of the financial burden. The PFFP for the Villages at Almond Grove is provided in Appendix B.

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The Villages at Almond Grove

Specific Plan

PUBLIC REVIEW DRAFT| December 2021

City of Madera, CA

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