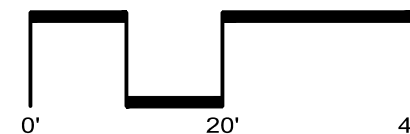


H2/H3
MINIMUM SETBACKS - DUETS
 NEIGHBORHOOD 'H'

MOUNTAIN HOUSE SAN JOAQUIN COUNTY CALIFORNIA

SCALE: 1" = 20' DATE: JUNE 3, 2024



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SHEET NO.
1
 OF 2 SHEETS

SETBACKS & EXCEPTIONS (DUETS)

SIDE SETBACK: 4' MINIMUM

MH DEVELOPMENT TITLE 9-310.5M-A2.B: "FOR LOTS LESS THAN FIFTY-ONE (51) IN WIDTH, THAT ARE LOCATED WITHIN A TRACT FOR A WHICH A MODEL HOME MASTER PLAN HAS BEEN APPROVED, THE SIDE SETBACK SHALL EQUAL TEN PERCENT (10%) OF THE SMALLEST LOT WIDTH WITHIN SAID TRACT, BUT IN NO CASE SHALL THE SIDE SETBACK BE LESS THAN THREE (3) FEET".

INTERPRETATION: OUR SMALLEST LOT WIDTH IN H2/H3 IS 36.2 FEET. WE WILL HOLD A MINIMUM SETBACK OF 4' ON THE SIDES.

MINIMUM BUILDING SEPARATION (SIDE ONLY): 8' MINIMUM

MH DEVELOPMENT TITLE 9-310.5M-A7: "FOR LOTS LOCATED WITHIN THE R-M AND R-MH ZONE AND WITHIN A TRACT FOR WHICH A MODEL HOME MASTER PLAN HAS BEEN APPROVED, THE MINIMUM BUILDING SEPARATION FOR ALL LOTS SHALL BE TWENTY PERCENT (20%) OF THE SMALLEST LOT WIDTH WITHIN THE TRACT, BUT IN NO CASE SHALL BE LESS THAN SIX (6) FEET".

INTERPRETATION: OUR SMALLEST LOT WIDTH IN H2/H3 IS 36.2 FEET. WE WILL HOLD A MINIMUM BUILDING SEPARATION OF 8' ON THE SIDE OF THE BUILDINGS.

CORNER LOTS (ADJACENT TO A PUBLIC ROAD): N/A

INTERPRETATION: THERE ARE NO DUET UNITS ADJACENT TO THE PUBLIC ROAD.

CORNER LOTS (ADJACENT TO A PRIVATE ROAD): 8' MINIMUM

INTERPRETATION: THE TITLE HAS NO REQUIREMENTS FOR CORNER LOTS IN THE R-MH ZONES. WE ARE HOLDING A MINIMUM SETBACK OF 8'.

FRONT SETBACK: 3' MINIMUM

MH DEVELOPMENT TITLE 9-310.5M-A5: "FOR BUILDINGS WITH COMMON AUTOMOBILE OR PEDESTRIAN ACCESS, EXCEPT WHERE A BUILDING IS ADJACENT TO A PUBLIC STREET, FRONT AND REAR SETBACKS MAY BE REDUCED TO ZERO (0) FEET, PROVIDED THAT MINIMUM BUILDING SEPARATIONS PER TABLE 9-310.3M ARE MAINTAINED".

MH DEVELOPMENT TITLE 9-310.5M-C3: "FOR GARAGES SERVED BY COMMON DRIVEWAYS, AUTO COURTS OR ALLEYS, GARAGE SETBACKS MAY BE REDUCED TO ZERO (0) FEET PROVIDED THAT A MINIMUM BUILDING SEPARATION OF TWENTY (20) FEET IS MAINTAINED BETWEEN THE SUBJECT GARAGE AND THE BUILDING ACROSS THE COMMON DRIVEWAY, AND CONSISTENCY WITH SUBSECTION (C)(1) IS MAINTAINED".

INTERPRETATION: WE ARE HOLDING A MINIMUM OF 3' DUE TO THE PUBLIC UTILITY EASEMENTS ALONG THE LOT FRONTAGE. ALL BUILDING FRONTAGES ARE SEPARATED BY A 22' ALLEY, THEREFORE THE 20' MINIMUM GARAGE SEPARATIONS WILL BE MET.

REAR SETBACK: 5' MINIMUM

MH DEVELOPMENT TITLE 9-310.5M-A5: "FOR BUILDINGS WITH COMMON AUTOMOBILE OR PEDESTRIAN ACCESS, EXCEPT WHERE A BUILDING IS ADJACENT TO A PUBLIC STREET, FRONT AND REAR SETBACKS MAY BE REDUCED TO ZERO (0) FEET, PROVIDED THAT MINIMUM BUILDING SEPARATIONS PER TABLE 9-310.3M ARE MAINTAINED".

MH DEVELOPMENT TITLE 9-310.5M-A6: "FOR SINGLE FAMILY HOMES WITH COMMON AUTOMOBILE OR PEDESTRIAN ACCESS IN THE R-MH ZONE, THE REAR SETBACK FOR LOTS BACKING ONTO A PUBLIC STREET MAY BE REDUCED TO FIVE (5) FEET, PROVIDED THAT MINIMUM BUILDING SEPARATIONS AS SPECIFIED IN TABLE 9-310.3M ARE MAINTAINED".

INTERPRETATION: WE ARE HOLDING A MINIMUM OF 5' IN THE REAR TO ENSURE THE 10' MINIMUM BUILDING SEPARATION IS MET.

PORCH SETBACK: 3' MINIMUM

INTERPRETATION: THE TITLE HAS NO REQUIREMENTS FOR PORCH SETBACKS IN THE R-MH ZONES. WE ARE HOLDING A MINIMUM SETBACK OF 3' AND MUST REMAIN OUTSIDE OF THE PUE.

MINIMUM BUILDING SEPARATION (FRONT & REAR ONLY): 10' MINIMUM

MH DEVELOPMENT TITLE TABLE 9-310.3M

SHEET NO.

2

OF 2 SHEETS