

# **Riverbend**

## **Planned Unit District (PUD) Development Standards**

**October 2020**

**(MODIFIED MONTH DAY, 2022 SEE EXHIBITS "C" AND "D")**



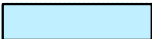

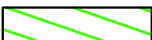


# EXHIBIT "C" PUD UNIT PLAN



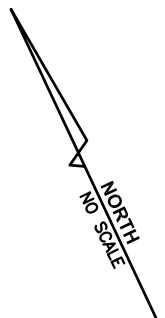
**MODIFICATION NOTE**  
\*UNIT ORIENTATION

## LEGEND

-  PUD SITE BOUNDARY
-  INCLUSIONARY UNITS
-  MARKET RATE UNITS
-  PARCEL "A"
-  FLOOD PLAIN & FLOODWAY OVERLAY

**STEVEN J. LAFRANCHI & ASSOCIATES, INC.**  
**CIVIL ENGINEERS ~ LAND SURVEYORS**  
**LAND PLANNERS ~ LANDSCAPE ARCHITECTS**

PETALUMA THEATRE SQUARE  
 140 SECOND STREET, SUITE 312  
 PETALUMA, CA 94952  
 707-762-3122 FAX 707-762-3239



# EXHIBIT "D"

## BUILDING SETBACK TABLE

LOT	FRONT	BACK	SIDE LOT *LEFT FACING	SIDE LOT *RIGHT FACING	CORNER SIDE
LOT 1	16'	17'	4.5'		61'
LOT 2	17'	17'	5'	5'	
LOT 3	16'	17'	5'	5'	
LOT 4	20'	14'		5'	
LOT 5	20'	14'	5'		
LOT 6	16'	12'	5'	5'	
LOT 7	*18'	17'	5'	5'	
LOT 8	16'	14'	5'	5'	
LOT 9	18'	14'	4.5'		8'
LOT 10	17'	14'	3.5'	4.5'	
LOT 11	16'	9'	4.5'	3.5'	
LOT 12	18'	14'		*3.5'	7'
LOT 13	16'	12'	4.5'	3.5'	
LOT 14	18'	17'	3.5'	4.5'	
LOT 15	18'	17'	4.5'	3.5'	
LOT 16	16'	12'	3.5'	4.5'	
LOT 17	20'	14'	4.5'		
LOT 18	18'	17'	3.5'	4.5'	
LOT 19	17'	17'		4.5'	6.3'
LOT 20	18'	21'	3.5'	4.5'	
LOT 21	17'	16'	*3.5'	*4.5'	
LOT 22	16'	11'	4.5'	3.5'	
LOT 23	20'	*13'		4.5'	
LOT 24	20'	*13'		4.5'	
LOT 25	16'	*16'	50'	10.0'	
LOT 26	18'	38'	*33'	10.0'	
LOT 27	20'	14'		4.5'	

\* LEFT/RIGHT FACING SIDE DIMENSION IS BASED ON FACING THE UNIT.

## BUILDING SETBACK EXCEPTIONS

### FRONT SETBACK:

- EXCEPTION 1. – ROOF EAVES MAY PROJECT INTO REQUIRED FRONT SETBACK.
- EXCEPTION 2. – PORCHES MAY PROJECT INTO REQUIRED FRONT SETBACK.

### SIDE SETBACK:

- EXCEPTION 1. – WALL PROJECTIONS, BAYS MAY PROJECT INTO SIDE YARDS.
- EXCEPTION 2. – ROOF EAVES MAY PROJECT INTO SIDE YARDS.

### CORNER LOT STREET SIDE SETBACK:

- EXCEPTION 1. – WALL PROJECTIONS, BAYS MAY PROJECT INTO SIDE YARDS
- EXCEPTION 2. – ROOF EAVES MAY PROJECT INTO SIDE YARDS.

### REAR SETBACK:

- EXCEPTION 1. – WALL PROJECTIONS, BAYS AND COVERED PATIOS MAY PROJECT INTO REAR YARDS.
- EXCEPTION 2. – ROOF EAVES MAY PROJECT INTO REAR YARDS.

### SETBACK MODIFICATION NOTE

\*DENOTES MODIFICATION TO SETBACK