

SECTION 3. DEVELOPMENT REGULATIONS

3.1 INTRODUCTION

The provisions contained in this section will regulate design and development within the Wyeth Cove Specific Plan area. The regulations contained herein provide for the development of residential uses and landscaping.

3.2 DEFINITION OF TERMS

The meaning and construction of words, phrases, titles, and terms shall be the same as provided in the City of Upland Zoning Code Section 9402, "Definitions," unless otherwise specifically provided herein.

3.3 APPLICABILITY

The development regulations contained herein provide specific standards for land use development within the Wyeth Cove Specific Plan. Regulations address residential land uses and landscaping. Application of the following regulations is intended to ensure the highest quality of development and protect the public health, safety, and general welfare. The adoption of the Wyeth Cove Specific Plan by ordinance, supersedes otherwise applicable City of Upland zoning regulations unless stated herein to the contrary. Whenever the provisions and development standards contained herein conflict with those contained in the City of Upland Zoning Code, the provisions of the Wyeth Cove Specific Plan shall take precedence. Where the Specific Plan is silent, City codes shall apply. These regulations shall reinforce specific site planning, architectural design, and landscape design concepts contained in Section 4, "Design Guidelines" of the Specific Plan.

3.4 ADMINISTRATION

The Wyeth Cove Specific Plan is adopted by ordinance and will serve as the implementation tool for the General Plan, as amended, as well as the zoning for the Project Site. The Wyeth Cove Specific Plan addresses general provisions, permitted uses, development standards, and design guidelines.

3.5 METHODS AND INTERPRETATION

Development within the Wyeth Cove Specific Plan shall be implemented through the approval by the City of Upland of a tentative tract map, site design and architectural approvals. The administration process described below provides for the mechanisms for review and approval of development projects within the Project Site consistent with the Specific Plan objectives.

3.6 GENERAL SITE DEVELOPMENT CRITERIA

The following general site development criteria shall apply to land development proposed in the Wyeth Cove Specific Plan.

1. Gross Acres - Except as otherwise indicated, gross acres for all development areas are measured to the right of way of dedicated public streets.
2. Grading - Development within the Project Site shall utilize grading techniques as approved by the City of Upland. Grading concepts shall respond to the design guidelines included in the Specific Plan which guide the development of land use toward the goal of providing for a livable community with streets and entries designed for walking and resident interaction.
3. Utilities - All new public utility distribution lines of less than 66 kV shall be subsurface throughout the planned community.

4. Density - The Wyeth Cove Specific Plan assigns a total permitted density within the specific plan area of 9.3 dwelling units per gross acre.
5. Maximum Number of Dwelling Units - The maximum number of residential dwelling units permitted within the Wyeth Cove Specific Plan shall be 40 dwelling units.
6. Streets – Streets within the Project Site shall be private.

3.7 RESIDENTIAL DEVELOPMENT STANDARDS

3.7.1 General

This category includes the development of residential single family detached dwelling units. The purpose of these residential development standards is to establish the minimum criteria for the development of the residential dwelling units specified within Specific Plan.

3.7.2 Permitted Uses

1. Single family detached dwellings.
2. Public or private parks; clubhouse buildings, open space.
3. Accessory uses to include the following:
 - Garages.
 - Home occupations.
 - Swimming pools, spas, sports courts, and other similar outdoor recreational amenities.
 - Patios and patio covers.
 - Storage, garden structures, cabanas, and greenhouses.
 - Monument signage.

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- Temporary uses such as model home and subdivision sales trailers; temporary construction parking, offices, and facilities; real estate signs, signage indicating future development and directional signage in accordance with the City's Development Code.
- Childcare/day care facilities (serving up to 7 children), in accordance with the City's Development Code.

3.7.3 Conditionally Permitted Uses

1. Childcare facilities/Day care facilities (serving 8 to 14 children).

3.7.4 Prohibited Uses

1. Prohibited uses shall be those listed in Section 9430.060 of the City of Upland Zoning Code.

3.7.5 Special Uses

1. Free Standing Satellite Dishes/Antennas:
 - Free Standing Satellite Dishes and/or Antennas are permitted pursuant to Section 9414 of the City of Upland Zoning Code.

LOT CRITERIA	
Min. Lot Area	
• Min. Cluster Width at Front PL facing Street	139'
• Min. Cluster Depth	133'
MINIMUM SETBACKS ⁽¹⁾	
Front Setbacks	
• Living Area from Back of Sidewalk	10'
Side Setbacks	
• Living Area from Street	10'
• Living Area from Interior Property Line of Cluster	4 ft
Rear Setbacks	
• Living Area from Cluster Property Line	10'
Garage Separation	
• From Side to Side	10'
• From Front to Front	30'
LOT COVERAGE	
	55%
Minimum Building Separation	
	8 ft
Maximum Building Height	
• Residential Structures	35 ft
• Garage Structures	15 ft
FENCES AND WALLS	
Maximum Height in Traffic Safety-Sight Areas, Required Front Setback or Street-Side Setback	3 ft
Maximum Height at All Other Locations On A Lot ⁽²⁾	6 ft
Maximum Height of Retaining Walls	3 ft
PARKING	
Min. Number of Parking Spaces Required	2 garage spaces and .5 guest spaces per dwelling unit

Notes:

1. Architectural projections may project a maximum of 3 feet into required front, rear or side setback areas; however, in no case shall such projection be closer than 3 feet to any property line. An architectural projection is defined as an element that articulates the building elevation such as eaves, window and door pop-out surrounds, media niches, bay windows, pot shelves, chimneys, enhanced window sills, shutter details, window trim, balconies and entry gates, and other similar elements.
2. Walls may exceed 6 feet in height along project perimeters up to 10 feet maximum height.

**Table 2
Residential Site Development Standards**

3.8 LANDSCAPE STANDARDS

3.8.1 General Provisions

1. All landscape plans, streetscape plans and graphic designs with regard to the identity of the Wyeth Cove Specific Plan, or entry monumentation shall conform to the design guidelines as set forth herein and shall be subject to review and approval by the City of Upland.

3.8.2 Landscape Standards

1. Landscaping within the Project Site shall be provided in accordance with the Conceptual Landscape Plan and Planting Plan utilizing plant materials specified on Table 3, "Suggested Plant List" included in Section 4, "Design Guidelines" established for the Wyeth Cove Specific Plan.
2. Boundary landscaping will be required and generally be placed along the entire property line.
3. Landscaping and irrigation systems, within the public rights of way of the Project Site, shall be installed as part of project development.
4. Non-toxic vegetation shall be utilized adjacent to all public open space areas.

3.8.2.1. Walls and Fencing

1. Freestanding perimeter walls and view fencing shall be provided within and at the perimeter of the Project Site. Such walls and fencing shall be installed at locations and in a manner consistent with the provisions for walls and fences included in Section 4, "Design Guidelines." Such walls and fences will be constructed concurrently with the construction of improvements required for development of the project.
2. Interior walls and fencing as discussed in Section 4, "Design Guidelines" shall not exceed six feet in height from finished grade. Perimeter walls may be up to ten feet in height as approved by the City of Upland. Perimeter walls shall be constructed of either masonry or

other permanent, durable, low maintenance material. Fencing utilized within the Project Site shall be constructed of durable materials with a wood-like appearance and will be subject to approval by the City.

3. Walls and fencing within the front yard setback area shall not exceed three feet in height. Walls shall be of masonry construction or other permanent low maintenance materials. Front yard fences may be constructed of any durable materials with a wood like appearance, subject to approval by the City. View fencing may be of a decorative wrought iron or other durable material approved by the City.
4. All perimeter wall and fence materials throughout the Project Site will be of uniform manufacture with colors specified for the overall design theme.

3.9 SIGNAGE

Signs within the Wyeth Cove Specific Plan shall comply with the provisions of Section 9504 of the City of Upland Zoning Code.

3.10 LIGHTING

Project Site lighting shall be installed in accordance with the following standards and in conformance with the City's requirements for street lighting.

1. Glare
 - No glare incidental to any use shall be visible beyond any boundary line of the Project Site.
2. Street Lighting
 - Street lighting in the Specific Plan area will require lighting levels and uniformity ratios meeting the City of Upland specifications.
3. Walkway Lighting
 - Low "pedestrian" level lighting shall be installed at selected locations along walkways, the park, and open space areas.
 - Bollard lighting is recommended along sidewalks.
4. Fixtures shall be uniform and unobtrusive. Shielded fixtures are required to prevent up-lighting and to shield lighting source from adjacent residential areas.

