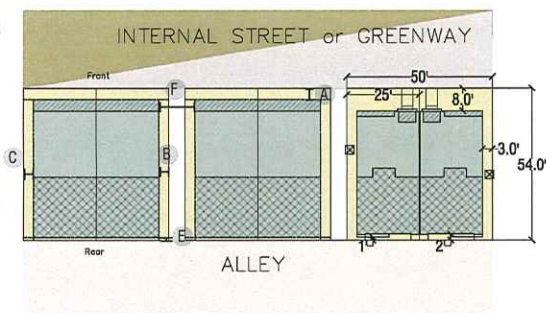


PUBLIC STREET (DORNAN DR./ BRICKYARD COVE RD.) & BAY TRAIL CORRIDOR)

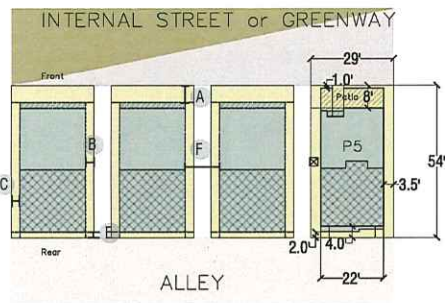
SPECIAL CONDITION LOTS

Live/Work Duets along Brickyard Cove Rd.
Single Family Detached along Dornan Drive and Bay Trail Corridor.



SINGLE FAMILY ATTACHED HOME

Duplex (Alley-Loaded Garage)
25'W x 54'D Lot Size = 1,350 sq. ft.



SINGLE FAMILY DETACHED HOME

Small Lot (Alley-Loaded Garage)
29'W x 54'D Lot Size = 1,566 sq. ft.

OBJECTIVE DEVELOPMENT STANDARDS		
SINGLE FAMILY ATTACHED DUPLEX or DETACHED HOME - Small Lot (Alley-Loaded Garage)		
AREA, COVERAGE, and HEIGHT		
Minimum Lot Area		1100 sf
Minimum Lot Width		20'
Maximum Lot Coverage		85%
Maximum Building Height		45'
Maximum Number of Stories [1]		3
Maximum Building Length		na
MIN. BUILDING SETBACKS and BORDERS		
A	Front Yard Setback: Porches & Structure	4' & 6'
B	Side Yard Setback: Center / Reciprocal "Zero" Lot Line)	3' / 0'
C	Street Side Yard Setback (Corner)[3]	5'
D	Rear Yard Setback	2'
E	Alley Setback	2'
F	Min. Building Separation between Homes	6'
G	Special Condition Lots: Front Yard Setback	0'
PARKING, ACCESS, and STORAGE		
	Maximum Garage Door Width	16'
	Min. Garage Front Setback	2'
	Min. Enclosed Personal Storage (cu. ft.)	60 cu.ft
OPEN SPACE REQUIREMENTS		
	Min. Private Open Space (sq. ft. per unit) [2]	80 sf
Notes [1] Include Roof Deck Level [2] Includes Private Yard Area, Porch, Roof decks, Decks / Balcony [3] setback measured to back of curb		

rev. 10/06/2022



Development Guideline Module

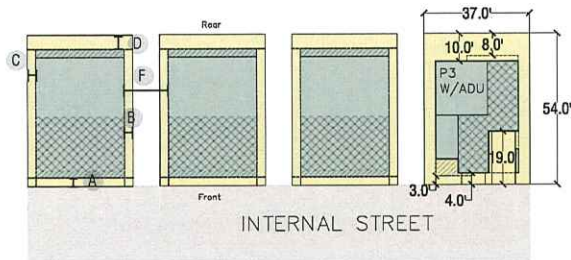
LATITUDE

CITY OF RICHMOND, CA

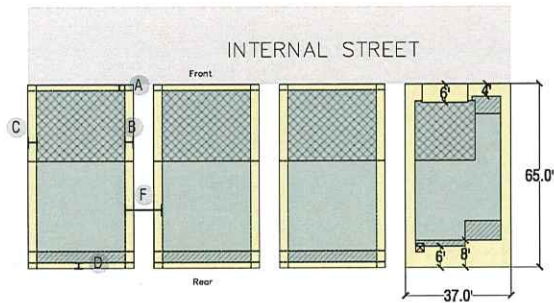
SP1

ARCHITECTS, PLANNERS, DESIGNERS
WHA
RICE COUNTY, LOS ANGELES, SAN FRANCISCO

Exhibit D



SINGLE FAMILY DETACHED HOME
Small Lot (Front Loaded Garage)
37'W x 52'D Lot Size = 1,924 sq. ft.



SINGLE FAMILY DETACHED HOME
Small Lot (Front Loaded Garage)
37'W x 65'D Lot Size = 2,405 sq. ft.

OBJECTIVE DEVELOPMENT STANDARDS	
SINGLE FAMILY DETACHED HOME - Small Lot (Front-Loaded Garage)	
AREA, COVERAGE, and HEIGHT	
Minimum Lot Area	1500 sf
Minimum Lot Width	35'
Maximum Lot Coverage	75%
Maximum Building Height	45'
Maximum Number of Stories [1]	3
Maximum Building Length	na
MIN. BUILDING SETBACKS and BORDERS	
A Front Yard Setback: Porches / Structure	3'
B Side Yard Setback: Center / Reciprocal "Zero" Lot Line)	3' / 0'
C Street Side Yard Setback (Corner)[3]	5'
D Rear Yard Setback: Porch / Structure	5'
E Alley Setback	0'
F Min. Building Separation between Homes	6'
PARKING, ACCESS, and STORAGE	
Maximum Garage Door Width	16'
Min. Garage Front Setback	2'
Min. Enclosed Personal Storage (cu. ft.)	60 cu.ft
OPEN SPACE REQUIREMENTS	
Min. Private Open Space (sq. ft. per unit) [2]	100 sf
Notes	
[1] Include Roof Deck Level	
[2] Includes Private Yard Area, Porch, Roof decks, Decks / Balcony	
[3] setback measured to back of curb	

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