

<b>Exhibit "A "</b>	
<b>RS/DS Development Standards for Diamond Creek Residential DC 30/33</b>	
<b>Single Family</b>	
<b>Lot Size (minimum)</b>	
Area	2475 sq. ft.
Width	35ft.
<b>Permitted Density (maximum per lot)</b>	
Residential Density	1 dwelling
<b>Setbacks (minimum)</b>	
Front	6ft. from PL
Side:	3.5 ft. min. from property line
Rear	15 ft. min. to garage from PL 5 ft. min. driveway depth
<b>Coverage (maximum)</b>	
Site Coverage	None <sup>1</sup>
<b>Height (maximum)</b>	
Height	32'
Parking (Minimum)	2 per Dwelling
<b>Supplemental Design Standards</b>	
1. Front Yard Stagger	None required, but optional per unit design
3. Two-story unit mix	No limit
4. Separation Between Second Story Elements	A minimum of 7 feet shall be provided between second story elements of adjacent two-story dwellings <sup>2</sup>
5. Building Exterior	Architectural treatment shall be applied to all elevations of a building. At a minimum, all doors, windows and other wall openings shall be trimmed consistent with the architectural style.

Notes:

(1) Maximum coverage is a function of lot size, required setbacks and usable open space.

(2) Second Story Elements such as but not limited to eaves and cornices may encroach up to 1' into a required setback provided adequate access/emergency egress paths are maintained.

(3) Steps may encroach into setback

(4) Residential development standards identified above may be modified, expanded, or eliminated through the approval of a Design Review Permit for Residential Subdivision (DRRS), as provided for in the Roseville Municipal Code, Title 19- Zoning, Article V. - Administration and Procedures.