

1)

4.2 Housing Element

The following policy objectives are intended to guide development, in order to avoid adverse impacts of development upon the core values, residents, and long-term recreational use objectives of the DCP. As such, the following objectives shall be implemented in all decisions regarding DCP area rezoning, permitting, or other land use decisions.

Residential Housing Objectives:

- A. Provide a variety of single-family housing types.
- B. Develop new housing subdivisions only if they are consistent with the planning goals of maintaining the DCP's rural character and appearance and protecting open space resources for future generations, pursuant to Section 4.1.1.1
- C. Consider new housing subdivision maps only if they include provisions for annexation to Clovis, and for connection to City provided water and sewer infrastructure, in accordance with Section 4.1.1.1, et. seq.
- D. Provide a high degree of aesthetic quality in DCP housing, by enabling very large lot sizes with open space surroundings and which enable a broad range of resident permissible uses.
- E. Provide for all life stages of DCP residents, including lot sizes large enough to provide space for young children to play outdoors in safety, and thus encourage active outdoor activities which contribute to healthier young people and enable them to connect with and develop a variety of interests.

4.2.1 DCP Housing Development Regulations and Standards

It is important to protect the rural open space integrity of the DCP, in order to preserve the area's community-wide recreational values today and in the future. Accomplishment of that protection will require implementation of the Land Use Standards listed below.

- a) **The allowed residential density throughout the DCP area will be 1 unit per 2 acres (1/2 unit per acre). Deviation from that standard may be considered on a case-by-case basis, provided the proposed developments: 1) do not exceed densities of 1 unit per acre overall, 2) have existing contiguous access to City or County utilities (water, sewer, etc.), 3) can provide vehicle**

access directly from roads outside the DCP, thus not affect DCP traffic loads, 4) include City annexation of their own lands only and do not force annexation of other owners' properties, 5) comply with the other required Standards listed below, 6) Meet all County and City existing codes and standards where applicable and 7) not have project designs which conflict with other standards set throughout this Specific Plan.

- b) The existing County of Fresno Rural Residential designation shall persist until such time the area, or portions of the area, are annexed to the City of Clovis; at which time, the land use designation will change on annexed lands to the City's Residential Agriculture (RA) designation, as modified for the DCP area by various requirements of this Specific Plan and by use of Master Annexation Agreements by the City and landowners.
- c) No particular architectural design template is imposed for new development within the DCP, except to restrict homes in excess of two stories. Continue to allow variety in residence size, cost, style, directional orientation, and appearance/design.
- d) New residential developments at densities greater than $\frac{1}{2}$ unit per acre must be buffered on their DCP-facing boundaries either by individual parcels of not less than 1 acre in size, or by residences spaced no closer than 80 feet apart and 60 feet from tract boundaries, including along roadways on the project exterior. The purpose of these setbacks and buffers is to afford space for trails and sufficient width for several mature trees and other vegetation to be located between and around residential units, to provide visual buffering/softening and avoid an urban "solid wall of houses" appearance.
- e) Above buffering of new housing tracts may consist of border trees and vegetation, farming operations, rural looking fences (e.g., individual parcel rail, wire or board fences, hedge rows, etc.), or other rural-compatible buffers (i.e., avoiding urban-like separator block walls or similar barriers); however, individual owner-residents may elect to construct fences or walls around or along their individual property boundaries, as desired, except that roadside trails or bikeway alignments or constructed features may not be obstructed.
- f) After January 1, 2014, new proposed parcel divisions requiring or depending upon new individual wells or individual in-ground septic treatment facilities are prohibited.
- g) Subdivision maps submitted for consideration shall include those features necessary for the project to utilize City of Clovis developed water and sewer facilities. Prior to consideration of subdivision maps, attendant lands must directly adjoin and be annexed to the City of Clovis. Costs of infrastructure development or extension must be entirely borne by the developments.
- h) Proposed subdivision maps must contain a written acknowledgement that the presence of the proposed project and/or its attendant features and/or residents shall not constitute a valid future nuisance claim or argument which serves to restrict or prohibit any agricultural activity

which either pre-existed the proposed project or is expressly allowed under the Right to Farm Policy (Section 4.5.2.2) or Agricultural Permissible Use Policy (Section 4.5.2.3) of this Plan.

- i) Construction of residential subdivisions or units, or construction of any other feature pursuant to this Plan shall not obstruct, reduce, interfere with, or in any way prevent the free use of surface irrigation facilities and/or water for agricultural purposes.
- j) Constructed new housing units or subdivision maps shall comply with the Residential Development Standards of this Plan, as contained within sections 4.2, et. Seq., as below.
- k) Subdivision maps must include street/trail right of way transfer to the City of Clovis, based on right-of-way width and distance-from-center-line specifications in Section 4.6

4.2.2 Rural Residential or Residential Agriculture Housing Design Standards

One of the attractive features of the existing rural residential area is the absence of urban redundancy and regimentation. A wide variety of individual housing, landscaping and land uses prevails across the DCP today, and these present a “softer” visual image than is possible in more urban looking landscapes. The variety is one reason why other Clovis residents appreciate the area and utilize it for relaxation and recreation. The variety occurs because the RR landowners are working with larger lots, which afford a wider variety of options for home facing, landscaping and other decisions (e.g., for view, privacy or solar orientation), than is available on smaller urban lots. It is one reason why owners have elected to live in the Rural Residential area.

- a.) This Plan provides no particular guides or templates for residential architecture or construction, other than prohibiting homes of more than two stories, and requiring new development to be consistent with the DCP’s goals and residential objectives, satisfy applicable building codes, and comply with setback and other applicable ordinances.