

D-4b. Conventional Single-Family Detached Dwellings Setbacks

The OC Planning Commission approved ADS D-4b on May 13, 2015 (revised 2026), further defining Planned Community Program Text Section III.A.1.d.5 setbacks requirements for Conventional Single-Family Detached Dwellings on alleys/motorcourts.

5) Minimum Building Setback Requirements (See color-coded exhibit D4b-4):

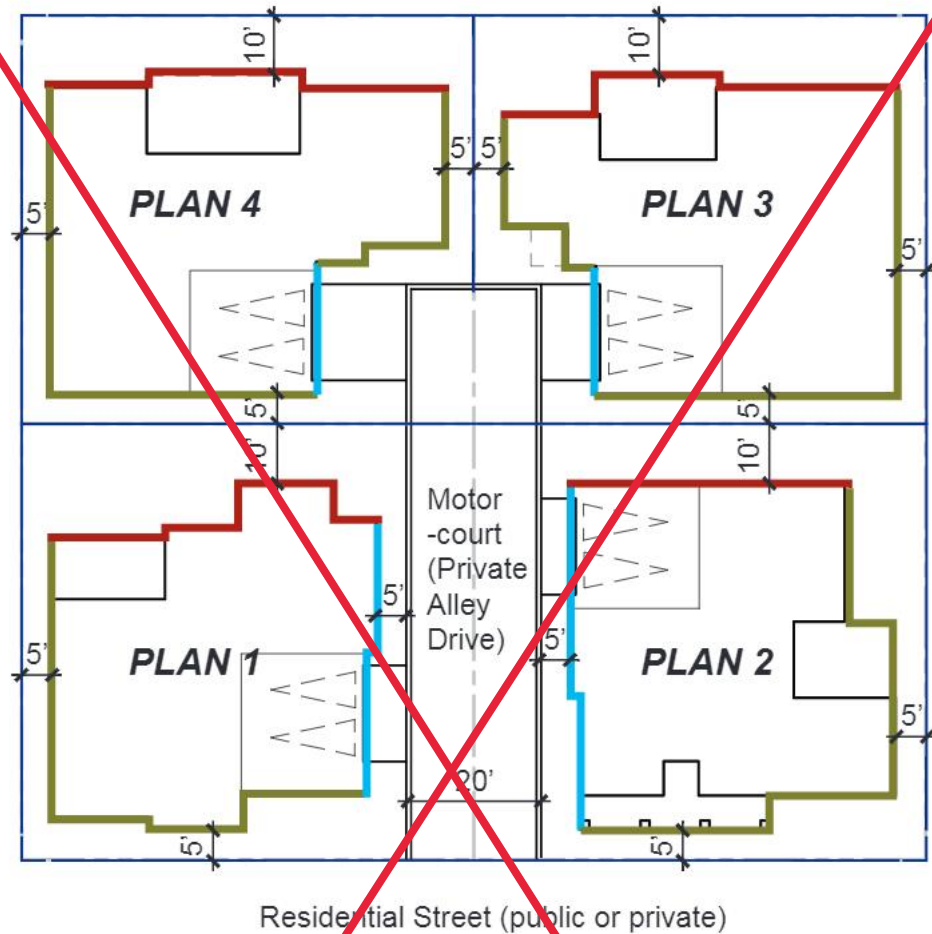
- a) **Red:** Ten (10) feet minimum from property line to building **for at least one side of each ADS D-4b Conventional Single-Family Detached Dwelling.**
- b) **Green:** Five (5) feet minimum from any property line, or ten (10) feet aggregate when adjacent to another green setback, or five (5) feet when abutting a street.; except for garages, which have their own standards.
- c) **Blue:** Per Ranch Plan PC Program Text Section III.A.1.f.d.5)d): If the setback is adjacent to an alley/motorcourt, the setbacks shall be three (3) feet to the property line or fourteen (14) feet to the centerline, whichever is more restrictive"
Where primary (front-door) access to individual dwelling units is from a motorcourt (Private Alley Drive per ADS G-3), the setback shall be a minimum of fifteen (15) feet from the centerline of the motorcourt (Private Alley Drive) or five (5) feet to the face-of-curb (Private Alley Drive), whichever is greater. (See Exhibit D4b-1)
- d) **Front Doors:** Five (5) feet minimum if adjacent to a street, alley or motorcourt.
- e) **Patios:** No attached or detached covered patio shall be located closer than three (3) feet to a property line, as measured from the nearest structural supports. For a corner lot, the minimum setback from any patio structure (as measured from each street-side property line) shall be increased to five (5) feet. Covered patios may be completely screened, including all exterior walls and ceilings, with fully ventilating screening material.
- f) **Projections into required setbacks:** Eaves, cornices, chimneys, outside staircases, balconies, media niches and other similar architectural features may project four (4) feet into any required front, rear or side setback or within one (1) foot of the property line, whichever produces the least projection into the setback. Any such projections into the setbacks must be consistent with applicable fire and building codes regarding separation of structures.

Performance Standards:

- Submittal of an informational exhibit with the Tentative Tract Map resembling the configurations mirroring the setbacks shown on Exhibit D4b-4, with a condition of approval on the Tentative Tract Map requiring specific setbacks to be shown on the Precise Grading Plan prior to recordation of a Final Tract Map.
- Roll-up garage doors with remote-controlled openers.

Project Benefits:

- Increased residential density.
- Equivalent ease of circulation and traffic safety.
- Equivalent access for fire and emergency vehicles.



LEGEND:
Minimum Building Setbacks:

Scale: 1" = 32'

- 10- FEET
- 5- FEET
- PER RANCH PLAN PC PROGRAM TEXT SECTION III.A.1.d.5d): "Three (3) feet to the property line or fourteen (14) feet to the centerline, whichever is more restrictive"
- PROPERTY LINES
- CENTER LINE

Exhibit D4b - 1

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The OC Planning Commission approved ADS D-4b on May 13, 2015 (revised 2026), further defining Planned Community Program Text Section III.A.1.d.5 setbacks requirements for Conventional Single-Family Detached Dwellings on alleys/motor courts.

- 5) Minimum Building Setback Requirements (See color-coded exhibit D4b):
- a) Red: Ten (10) feet minimum from property line to building for at least one side of each ADS D-4b Conventional Single-Family Detached Dwelling.
 - b) Green: Five (5) feet minimum from any property line, or ten (10) feet aggregate when adjacent to another green setback, or five (5) feet when abutting a street.
 - c) Blue: Per Ranch Plan PC Program Text Section III.A.1.f.d.5)d): If the setback is adjacent to an alley/motorcourt, the setbacks shall be three (3) feet to the property line or fourteen (14) feet to the centerline, whichever is more restrictive”
 - d) Front Doors: Five (5) feet minimum if adjacent to a street, alley or motorcourt.
 - e) Patios: No attached or detached covered patio shall be located closer than three (3) feet to a property line, as measured from the nearest structural supports. For a corner lot, the minimum setback from any patio structure (as measured from each street-side property line) shall be increased to five (5) feet. Covered patios may be completely screened, including all exterior walls and ceilings, with fully ventilating screening material.
 - f) Projections into required setbacks: Eaves, cornices, chimneys, outside staircases, balconies, media niches and other similar architectural features may project four (4) feet into any required front, rear or side setback or within one (1) foot of the property line, whichever produces the least projection into the setback. Any such projections into the setbacks must be consistent with applicable fire and building codes regarding separation of structures.

Performance Standards:

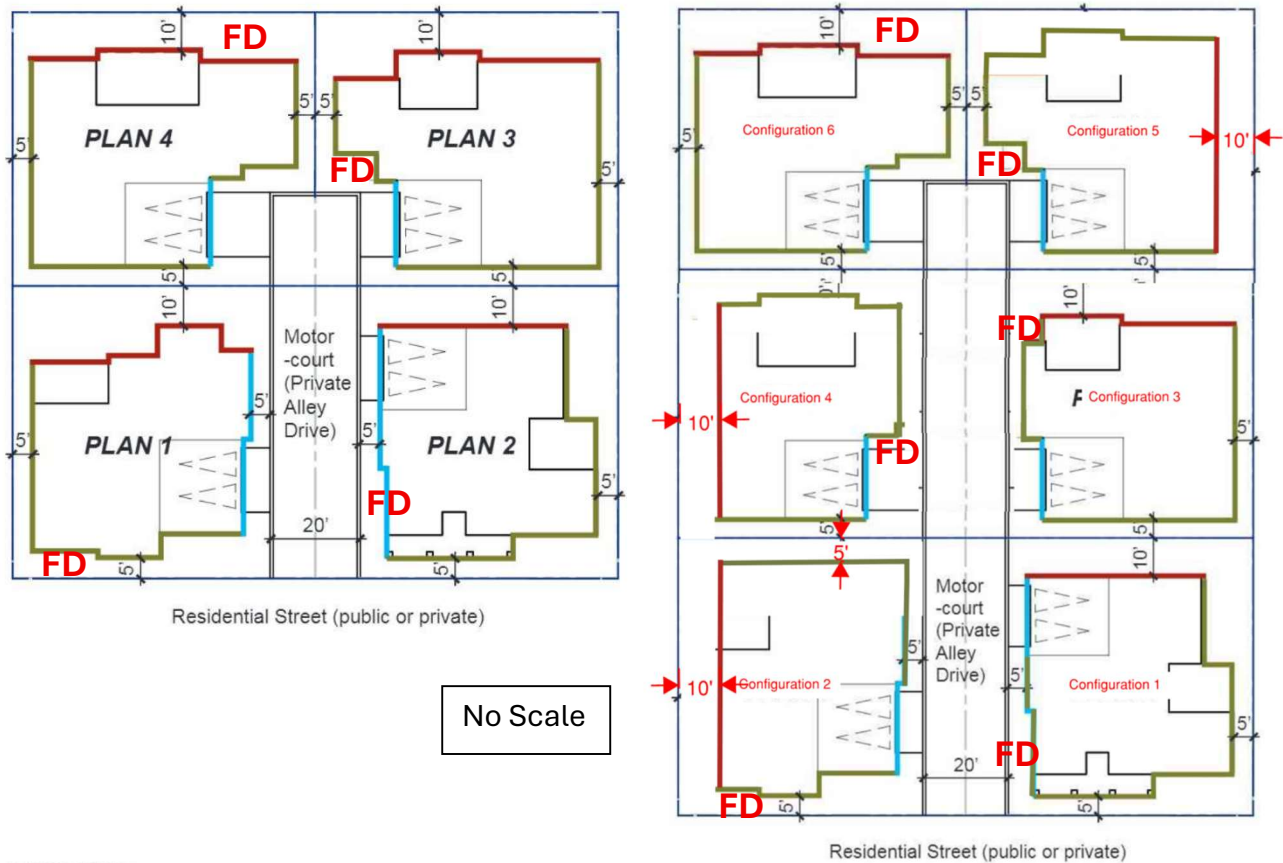
- Submittal of an informational exhibit with the Tentative Tract Map resembling the configurations shown on Exhibit D4b, with a condition of approval on the Tentative Tract Map requiring specific setbacks to be shown on the Precise Grading Plan prior to recordation of a Final Tract Map.
- Roll-up garage doors with remote-controlled openers.

Project Benefits:

- Increased residential density.
- Equivalent ease of circulation and traffic safety.
- Equivalent access for fire and emergency vehicles.

NOTES:

1. Front Doors may be located of any side of the building (Red, Green or Blue)
2. Rear/Red (10-foot) Setbacks:
 - a. Are not required to be opposite Front/Blue Setback
 - b. Are not required to be opposite the location of Front Door



LEGEND:

Minimum Building Setbacks:

- 10- FEET
- 5- FEET
- PER RANCH PLAN PC PROGRAM TEXT SECTION III.A.1.d.5)d): "Three (3) feet to the property line or fourteen (14) feet to the centerline, whichever is more restrictive"
- PROPERTY LINES
- CENTER LINE
- FD FRONT DOOR LOCATION

Exhibit D4b