

The example provided, shows the remaining impervious surface on the lot to be 17%. See Table III-4 MU Land Use Development Standards on the second page. The remaining impervious coverage this resident has to work with represents 1,247.12 sq-ft.

When working with your landscape professional on the design of your project, the remaining impervious coverage percentage must be considered. Projects that exceed the allowable impervious coverage percentage will be denied.

- $60\% - 43\% = 17\%$
 $17\% * 7336 \text{ sq ft} = 1,247.12 \text{ sq ft}$

60% is impervious coverage from the City of San Marcos

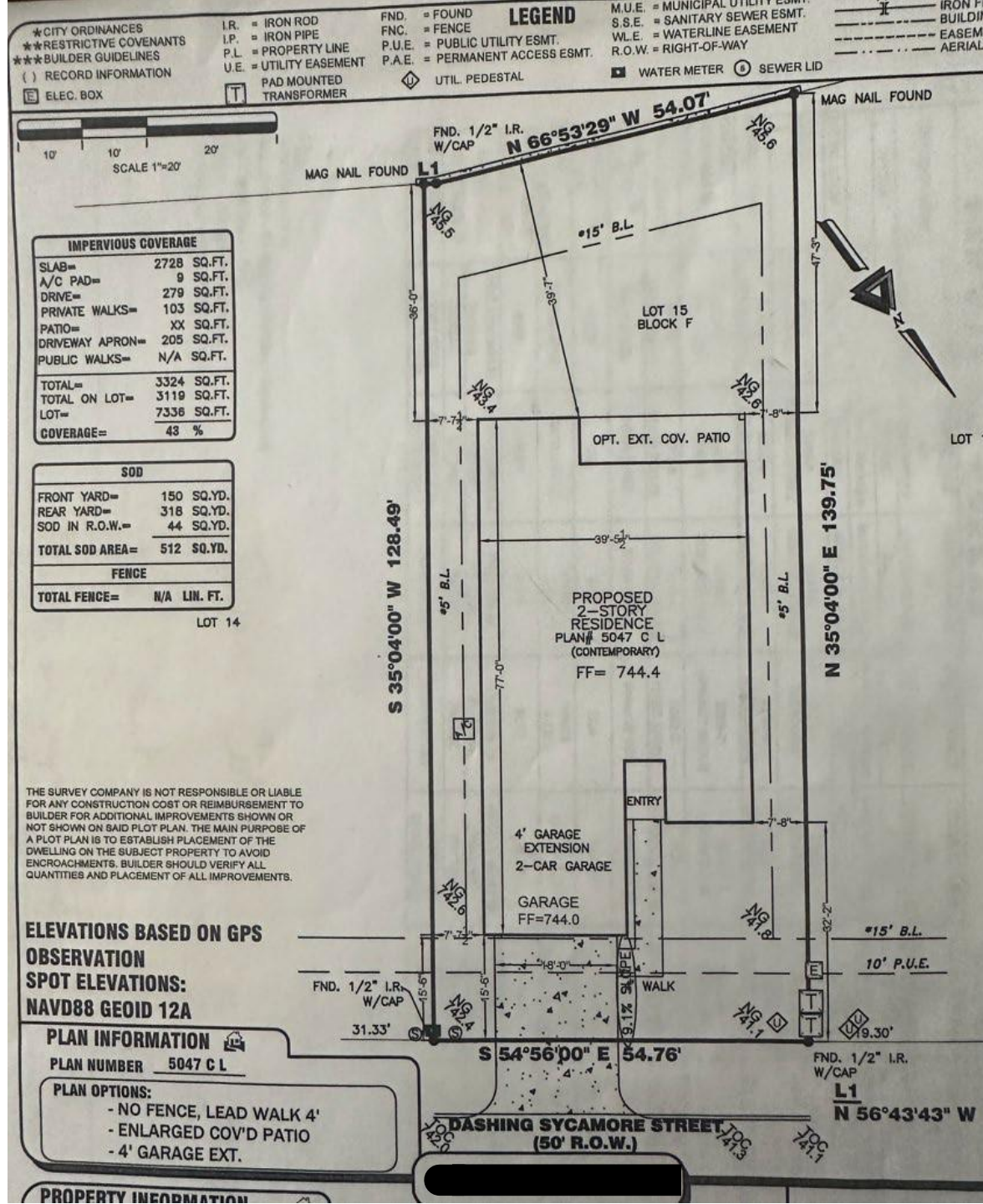


TABLE III-4

MU Land Use Development Standards

Standard Category	MU District (by City Ordinance)	Proposed (by PDD Ordinance)		
		Residential		Non-Res.
		SF	TH	NC/CC
Lot/Parcel Area, Minimum Sq. Ft.	6000	4000	2500	6000
Lot/Parcel Area, Maximum Acres	20	N/A	N/A	5
Units per Acre, Maximum/Gross Acre	5.5	7.5	12	N/A
Lot Frontage, Minimum Feet	50	30**	25**	50
Lot Width, Minimum Feet	50	40	25	50
Front Yard Setback, Minimum Feet	25	15***	15***	20
Side Setback, Minimum Feet, Interior	7.5	5****	0' /5	5
Side Setback, Corner, Minimum Feet	15	10	10	15
Rear Yard Setback, Minimum*	5*	15****	0/10	5*
Lot Depth, Minimum Feet	100	90	N/A	100
Impervious Cover, Max. %	60%	60%	70%	80%
Building Height, Maximum Feet*	30	4 stories	4 stories	35

- 60%-43%=17%
- 17%* 7336sq-ft. = 1,247.12 sq-ft.

Setbacks are to pad. Overhangs are allowed into setback access.

* See Chapters 4 and 6 of the SMLDC for additional standards or requirements.

** Lot frontage may be reduced per PDD, III.H.Section 6.7.2.1.

*** Accessory Dwellings and side entry garages are allowed to be within 5 feet of the front property line.

**** Patios, decks, and architectural features (bay windows, fireplaces, etc) are allowed to encroach into setbacks by 5 feet.