

1. Subject to the provisions contained in Section 17.40 of the City of Temecula Development Code.
2. Subject to the provisions contained in Section 17.06.050.H of the City of Temecula Development Code.
3. Subject to the provisions contained in Section 5.22 of the City of Temecula Municipal Code.

### DEVELOPMENT STANDARDS

The following standards of development shall apply in the Neighborhood Commercial:

<b>Table 5-4</b> <b>Development Standards – Neighborhood Commercial</b> <b>(Commercial Uses – PA 11)</b>	
Minimum gross area for site	2 acres for common lot centers, 30,000 square feet for single lots
Target floor area ratio	.3
Maximum floor area ratio with intensity bonus as per Section 17.08.050	.50
Front yard adjacent to street: -Butterfield Stage Road/Murrieta Hot Springs Road -“A” and “B” Street	20 feet, structure & parking 20 feet, structure & parking
Yard adjacent to residentially zoned property	25 feet, structure & parking
Accessory structure side/rear yard setback	10 feet
Minimum building separation: -One story: -Two stories: -Three stories or more:	10 feet 15 feet 20 feet
Maximum building height	50 feet
Maximum percent of lot coverage	40%
Minimum required landscaped open space	20%
Fence, wall or hedge screening outdoor storage maximum height	6 feet
Minimum building setback separation: -Two stories: -Three stories or more:	15 feet 20 feet