1000 Fairview Road

Development of the site with a community care facility with multiple buildings is permitted for this site. The use of the site as a community care facility is subject to approval of a Conditional Use Permit for all facilities which serve more than six (6) persons.

Setbacks:	Front Yard – 25 feet minimum Rear Yard - 20 feet minimum Side Yard – 6 feet minimum
Site Coverage:	50 percent
Height Limitations:	30 Feet
Number of Residential Dwellings:	Development capacity of the site is to be determined by the Planning Commission and shall be as necessary to support a community care facility. In no case shall there be no more than six (6) dwellings on the site.
Parking Requirements:	Parking requirements are to be determined by the Planning Commission as part of the Conditional Use Permit.
Use:	Allowed uses include one single family residence or a community care facility (defined by the California Department of Developmental Services). A community care facility 6 or more persons is a permitted use. A community care facility with 7 or more persons requires a Conditional Use Permit (Planning Commission review).