

**SUBMITTAL TO THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

524 B



**FROM:** TLMA - Planning Department

**SUBMITTAL DATE:**  
May 18, 2005

**SUBJECT:** ORDINANCE NO. 348.4297 (CHANGE OF ZONE NO. 6846) - Third Supervisorial District - Winchester Zoning Area - Winchester/Harvest Valley Area Plan - 76.6 Acres

**RECOMMENDED MOTION:**

**ADOPTION** of Ordinance 348.4297 adopting zoning text for properties within Planning Areas 45A and 48A within Specific Plan No. 293 Substantial Conformance No. 3.

**BACKGROUND:**

Specific Plan No. 293 Substantial Conformance No. 3 was adopted at the Board of Supervisors on May 11, 2005. Change of Zone No. 6846 and Tentative Tract Map No. 31142 were tentatively approved at the Board of Supervisors on January 1, 2005.

Departmental Concurrence

REVIEWED BY EXECUTIVE OFFICE  
*Leann G. Bryant*  
DATE 5/18/05

*David Marks For*  
Robert C. Johnson  
Planning Director

RCJ:sn

Policy  
 Policy

Consent  
 Consent

Dep't Recomm.:  
Per Exec. Ofc.:

Prev. Agn. Ref.

District: Third

Agenda Number:

COUNTY OF RIVERSIDE  
MAY 18 PM 3:25  
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ORDINANCE NO. 348.4297

AN ORDINANCE OF THE COUNTY OF RIVERSIDE  
AMENDING ORDINANCE NO. 348 RELATING TO ZONING

The Board of Supervisors of the County of Riverside Ordains as Follows:

Section 1. Article XVII, Section 17.82 of Ordinance No. 348 is amended to read as follows:

“Section 17.82 SP ZONE REQUIREMENTS AND STANDARDS FOR SPECIFIC PLAN NO.  
293.

a. Planning Areas 1 and 2

(1) The uses permitted in Planning Areas 1 and 2 of Specific Plan No. 293 shall be the same as those uses permitted in Article IXd, Section 9.72 of Ordinance No. 348. In addition, the permitted uses identified under Section 9.72.a. shall also include single-family dwellings, multiple family dwellings, congregate care residential facilities, public and private recreation areas, paseos/trails and all permitted uses set forth in Article IXb, Section 9.50 except that the uses permitted pursuant to Section 9.50.a. (11), (23), (30), (32), (52) and (64); b.(5) and (7) shall not be permitted.

(2) Any land division application submitted within Planning Areas 1 and 2 shall be heard concurrently with a comprehensive plot plan application for the entire affected Planning Area by the Planning Commission in accordance with Section 18.30.d.(3) of Ordinance No. 348. The application for a comprehensive plot plan shall be submitted in accordance with provisions of Section 18.30 of Ordinance No. 348 and shall also at a minimum include the following:

A. A statement indicating how the land division and comprehensive plot plan applications implement Specific Plan No. 293 and comply with the conditions of approval for said specific plan.

B. A comprehensive plot plan for the entire planning area, a conceptual grading plan and a tentative subdivision map, based upon a contour interval no greater than four feet, which in addition to the requirements of Ordinance No. 460 and Section 18.30 of Ordinance No. 348 include:

- i. the proposed lots including lot lines and proposed easement, if any;
- ii. building footprints;
- iii. floor plan assignments;
- iv. pad elevations, street grades and all cut and fill slopes in excess of one (1) foot in vertical height;
- v. the proposed uses, their location and architectural designs;
- vi. the proposed uses, their location and architectural designs;
- vii. buffers, if any.

C. A design manual which includes:

- i. a description of floor plans and their mix;
- ii. the lot and building calculations for each lot and building as follows:
  - (a) lot area and lot pad area,
  - (b) building footprint area,
  - (c) percentage of lot coverage,
  - (d) front setback,
  - (e) usable rear yard area and depth,
  - (f) building square-footage for commercial uses;
- iii. a fencing plan including details of proposed materials to be used;
- iv. dimensioned conceptual floor plans and elevators, including details of proposed materials for elevations, and square-footages and heights of individual units; and
- v. a proposed phasing plan showing the planned sequence of subdivision map recordation and development.

(3) The development standards for commercial uses within Planning Areas 1 and 2 of Specific Plan No. 293 shall be the same as those standards identified in Article IXd, Section 9.73 of Ordinance No. 348. For purposes of this ordinance amendment, a commercial use shall be defined as development which includes any permitted use other than single family dwellings, multiple family dwellings or apartments.

1 (4) Nonsubstantial adjustments to an approved project's design are permitted subject  
2 to the approval of a minor change pursuant to Ordinance No. 460. For purposes of this section,  
3 "nonsubstantial adjustment" shall be defined as changes to setbacks, floor plans and elevators. All  
4 other changes including changes in concept and product type shall be submitted for review in  
5 accordance with the provisions of Ordinance No. 460 governing minor changes and revised  
6 tentative maps.

7 b. Planning Area 3

8 (1) The uses permitted in Planning Area 3 of Specific Plan No. 293 shall be the same  
9 as those uses permitted in Article XIa, Section 11.26 and 11.27 of Ordinance No. 348.

10 (2) The development standards for Planning Area 3 of Specific Plan No. 293 shall be  
11 the same as those standards identified in Article XIa, Section 11.28 of Ordinance No. 348.

12 (3) Except as provided above, all other zoning requirements shall be the same as those  
13 requirements identified in Article XIa of Ordinance No. 348

14 c. Planning Area 5

15 (1) The uses permitted in Planning Area 5 of Specific Plan No. 293 shall be the same  
16 as those uses permitted in Article XI, Sections 11.2 and 11.3 of Ordinance No. 348, except that  
17 uses pursuant to Section 11.2.b.(1)e.1., 3. and 4., Section 11.2.b.(1)g.5. and Section 11.2.d. shall  
18 not be permitted.

19 (2) The development standards for Planning Area 5 of Specific Plan No. 293 shall be  
20 the same as those standards identified in Article XI, Section 11.4 of Ordinance No. 348.

21 (3) Except as provided above, all other zoning requirements shall be the same as those  
22 requirements identified in Article XI of Ordinance No. 348.

23 d. Planning Areas 6, 9, 22, 39, 42, and 54

24 (1) The uses permitted in Planning Areas 6, 9, 22, 39, 42 and 54 of Specific Plan No.  
25 293 shall be the same as those uses permitted in Article IX, Section 9.1 of Ordinance No. 348,  
26 except that uses pursuant to Section 9.1.a.(7), and Section 9.1.d.(4) and (6) shall not be permitted.

27 (2) The development standards for Planning Areas 6, 9, 22, 39, 42 and 54 of Specific  
28 Plan No. 293 shall be the same as those standards identified in Article IX, Section 9.4 or

1 Ordinance No. 348.

2 (3) Except as provided above, all other zoning requirements shall be the same as those  
3 requirements identified in Article IX of Ordinance No. 348.

4 e. Planning Areas 7, 28a, 29, 34, 45a, 46, and 58

5 (1) The uses permitted in Planning Areas 7, 28a, 29, 34, 45a, 46 and 58 of Specific  
6 Planning No. 293 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance  
7 No. 348, except that the uses permitted pursuant to Section 6.1.a.(2) and (3), Section 6.1.b.(1) and  
8 (3), and Section 6.1.d. shall not be permitted. In addition, the permitted uses identified under  
9 Section 6.1.c. shall also include libraries, day care centers, and churches.

10 (2) The development standards for Planning Areas 7, 28a, 29, 34, 45a, 46 and 58 of  
11 Specific Plan No. 293 shall be the same as those standards identified in Article VI, Section 6.2 of  
12 Ordinance No. 348, except that the development standards set forth in Article VI, Section 6.2.a.,  
13 b., c., d., and e.(1), (2) and (4) shall be deleted and replaced by the following:

14 A. Building height shall not exceed two stories with a maximum height of  
15 thirty-five feet (35').

16 B. Lot area shall be not less than six thousand (6,000) square feet. The  
17 minimum lot area shall be determined by excluding that portion of a lot that is used solely  
18 for access to the portion of a lot used as a building site.

19 C. The minimum average width of that portion of a lot to be used as a building  
20 site shall be fifty feet (50'), with a minimum average depth of ninety feet (90'). That  
21 portion of a lot used for access on "flag" lots shall have a minimum width of twenty feet  
22 (20').

23 D. The minimum frontage of a lot shall be forty feet (40'), except that lots  
24 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty feet (30'). Lot  
25 frontage along curvilinear streets may be measured at the building setback in accordance  
26 with zone development standards.

27 E. The front yard shall be not less than eighteen feet (18'), measured from the  
28 existing street line or from any future street line as shown on any Specific Plan of

1 Highways, whichever is nearer the proposed structure.

2 F. Side yards on interior and through lots shall be not less than five feet (5').  
3 Side yards on corner and reverse corner lots shall not be less than ten feet (10') from the  
4 existing street line or from any future street line as shown on any Specific Plan of  
5 Highways, whichever is nearer the proposed structure, upon which the main building sides.

6 G. Fireplaces and roof eaves may encroach two feet (2') into side yard  
7 setbacks. No other structural encroachments shall be permitted in the front, rear or side  
8 yard except as provided for in Section 18.19 of Ordinance No. 348.

9 In addition, the following development standards shall also apply:

10 AA. Lot coverage shall not exceed fifty percent (50%) for one story and  
11 forty percent (40%) for two story buildings.

12 BB. Where a zero lot line design is utilized, the alternate side yard shall  
13 not be less than ten feet (10') in width.

14 (3) Except as provided above, all other zoning requirements shall be the same as those  
15 requirements identified in Article VI of Ordinance No. 348.

16 f. Planning Areas 8, 10, 18, 38a, 38b, 40, 43 and 57

17 (1) The uses permitted in Planning Areas 8, 10, 18, 38a, 38b, 43 and 57 of Specific  
18 Plan No. 293 shall be the same as those uses permitted in Article VIII, Section 8.1 of Ordinance  
19 No. 348, except that the uses permitted pursuant to Section 8.1.d.(1) shall not be permitted. In  
20 addition, the permitted uses identified under Section 8.1.a. shall also include non-commercial  
21 community association recreation and assembly buildings and facilities, libraries day care centers  
22 churches.

23 (2) The development standards for Planning Areas 8, 10, 18, 38a, 38b, 40, 43 and 57 of  
24 Specific Plan No. 293 shall be the same as those standards identified in Article VIII, Section 8.2 of  
25 Ordinance No. 348, except that the development standards set forth in Article VIII, Section 8.2.d  
26 shall be deleted and replaced by the following:

27 A. No lot shall have more than sixty percent (60%) of its net area covered with  
28 buildings or structures.

1 (3) Except as provided above, all other zoning requirements shall be the same as those  
2 requirements identified in Article VIII of Ordinance No. 348.

3 g. Planning Areas 11, 21, 28b, 37 and 55

4 (1) The uses permitted in Planning Areas 11, 21, 28b, 37 and 55 of Specific Plan No.  
5 293 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No.  
6 348, except that the uses pursuant to Section 8.100.a.(1) and b.(1) shall not be permitted. In  
7 addition, the permitted uses identified under Section 8.100.a. shall also include public parks and  
8 playgrounds.

9 (2) The development standards for Planning Areas 11, 21, 28b, 37 and 55 of Specific  
10 Plan No. 293 shall be the same as those standards identified in Article VIIIe, Section 8.101 of  
11 Ordinance No. 348.

12 (3) Except as provided above, all other zoning requirements shall be the same as those  
13 requirements identified in Article VIIIe of Ordinance No. 348.

14 h. Planning Areas 12, 36 and 56

15 (1) The uses permitted in Planning Areas 12, 36 and 56 of Specific Plan No. 293 shall  
16 be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that  
17 the uses permitted pursuant Section 6.1.a.(2) and (3), b.(1) and (3), and d. shall not be permitted.  
18 In addition, the permitted uses identified under Section 6.1.a. shall also include schools.

19 (2) The development standards for Planning Areas 12, 36 and 56 of Specific Plan No.  
20 293 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No.  
21 348, except that the development standards set forth in Article VI, Section 6.2.a., b., c., d. and  
22 e.(1), (2) and (4) shall be deleted and replaced by the following:

23 A. Building height shall not exceed two stories with a maximum height of  
24 thirty-five feet (35').

25 B. Lot area shall be not less than five thousand (5,000) square feet. The  
26 minimum lot area shall be determined by excluding that portion of a lot that is used solely  
27 for access to the portion of a lot used as a building site.

28 C. The minimum average width of that portion of a lot to be used as a building

1 site shall be fifty feet (50') with a minimum average depth of eighty feet (80'). That  
2 portion of a lot used for access on "flag" lots shall have a minimum width of twenty feet  
3 (20').

4 D. The minimum frontage of a lot shall be forty feet (40'), except that the lots  
5 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five feet (35').  
6 Lot frontage along curvilinear streets may be measured at the building setback in  
7 accordance with zone development standards.

8 E. The front yard shall be not less than fifteen feet (15'), measured from the  
9 existing street line or from any future street line as shown on any Specific Plan of  
10 Highways, whichever is nearer the proposed structure.

11 F. Side yards on interior and through lots shall be not less than five feet (5').  
12 Side yards on corner and reverse corner lots shall be not less than ten feet (10') from the  
13 existing street line or from any future street line as shown on any Specific Plan of  
14 Highways, whichever is nearer the proposed structure, upon which the main building sides.

15 G. Fireplaces and roof eaves may encroach two feet (2') into side yard  
16 setbacks. No other structural encroachments shall be permitted in the front, rear or side  
17 yard except as provided for in Section 18.19 of Ordinance No. 348.

18 In addition, the following development standard shall also apply:

19 AA. Lot coverage shall not exceed sixty percent (60%) for one story and  
20 fifty percent (50%) for two story buildings.

21 (3) Except as provided above, all other zoning requirements shall be the same as those  
22 requirements identified in Article VI of Ordinance No. 348.

23 i. Planning Areas 15, 16, and 17

24 (1) The uses permitted in Planning Areas 15, 15, and 17 of Specific Plan No. 293 shall  
25 be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that  
26 the uses permitted pursuant to Section 6.1.a.(2) and (3), Section 6.1.b. (1) and (3), and Section  
27 6.1.d. shall not be permitted.

28 (2) The development standards for Planning Areas 15, 16, and 17 of Specific Plan No.

1 293 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No.  
2 348, except the development standards set forth in Article VI, Section 6.2.a., d., and e. (1), (2), and  
3 (4) shall be deleted and replaced by the following:

4 A. Building height shall not exceed two stories with a maximum height of  
5 thirty-five feet (35').

6 B. The minimum frontage of a lot shall be forty feet (40'), except that lots  
7 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty feet  
8 (30'). Lot frontage along curvilinear streets may be measured at the building  
9 setback in accordance with zone development standards.

10 C. The front yard shall not be less than eighteen feet (18'), measured from the  
11 existing street line or from any future street line as shown on any Specific Plan of  
12 Highways, whichever is nearer the proposed structure.

13 D. Side yards on interior and through lots shall not be less than five feet (5').  
14 Side yards on corner and reverse corner lots shall not be less than ten feet (10')  
15 from the existing street line or from any future street line as shown on any Specific  
16 Plan of Highways, whichever is nearer the proposed structure, upon which the main  
17 building sides.

18 E. Fireplaces and roof eaves may encroach two feet (2') into side yard  
19 setbacks. No other structural encroachments shall be permitted in the front, rear or  
20 side yard except as provided for in Section 18.19 of Ordinance No. 348.

21 In addition, the following development standards shall also apply:

22 AA. Lot coverage shall not exceed fifty percent (50%) for one story and  
23 forty percent (40%) for two story buildings.

24 BB. Where a zero lot line design is utilized, the alternate side yard shall  
25 not be less than ten feet (10') in width.

26 (3) Except as provided above, all other zoning requirements shall be the same as those  
27 requirements identified in Article VI of Ordinance No. 348.

28 j. Planning Area 19

1           (1)     The uses permitted in Planning Area 19 of Specific Plan No. 293 shall be the same  
2 as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses  
3 permitted pursuant to Section 6.1.a.(2) and (3), 6.1.b.(1) and (3) and 6.1.d shall not be permitted.  
4 In addition, the permitted uses identified under Section 6.1.a. shall also include schools.

5           (2)     The development standards for Planning Area 19 of Specific Plan No. 293 shall be  
6 the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that  
7 the development standards set forth in Article VI, Section 6.2.a., b., c., d. and e. (1), (2), and (4)  
8 shall be deleted and replaced by the following:

9                   A.     Building height shall not exceed two stories with a maximum height of  
10 thirty-five (35').

11                   B.     Lot area shall be not less than five thousand (5,000) square feet. The  
12 minimum lot area shall be determined by excluding that portion of a lot that is used  
13 solely for access to the portion of a lot used as a building site.

14                   C.     The minimum average width of that portion of a lot to be used as a building  
15 site shall be fifty feet (50') with a minimum average depth of eighty feet (80').  
16 That portion of a lot used for access on "flag" lots shall have a minimum width of  
17 twenty feet (20').

18                   D.     The minimum frontage of a lot shall be forty feet (40'), except that the lots  
19 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five  
20 feet (35'). Lot frontage along curvilinear streets may be measured at the building  
21 setback in accordance with zone development standards.

22                   E.     The front yard shall be not less than fifteen feet (15'), measured from the  
23 existing street line or from any future street line as shown on any Specific Plan of  
24 Highways, whichever is nearer the proposed structure.

25                   F.     Side yards on interior and through lots shall be not less than five feet (5').  
26 Side yards on corner and reverse corner lots shall be not less than ten feet (10')  
27 from the existing street line or from any future street line as shown on any Specific  
28 Plan of Highways, whichever is nearer the proposed structure, upon which the main

1 building sides.

2 G. Fireplaces and roof eaves may encroach two feet (2') into side yard  
3 setbacks. No other structural encroachments shall be permitted in the front rear or  
4 side yard except as provided for in Section 18.19 of Ordinance No. 348.

5 In addition, the following development standard shall also apply.

6 AA. Lot coverage shall not exceed sixty percent (60%) for one story and  
7 fifty percent (50%) for two story buildings.

8 (3) Except as provided above, all other zoning requirements shall be the same as those  
9 requirements identified in Article VI of Ordinance No. 348.

10 k. Planning Area 25

11 (1) The uses permitted in Planning Area 25 of Specific Plan No. 293 shall be the same  
12 as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except that uses  
13 pursuant to Section 8.100.a.(1), (2), (3), (4), (5), (6) and (7); b.(1); and c.(1) shall not be  
14 permitted.

15 (2) The development standards for Planning Area 25 of Specific Plan No. 293 shall be  
16 the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No. 348.

17 (3) Except as provided above, all other zoning requirements shall be the same as those  
18 requirements identified in Article VIIIe of Ordinance No. 348.

19 l. Planning Area 26

20 (1) The uses permitted in Planning Area 26 of Specific Plan No. 293 shall be the same  
21 as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348 except that the uses  
22 permitted pursuant to Section 6.1.b.(1) and (3) shall not be permitted.

23 (2) The development standards for Planning Area 26 of Specific Plan No. 293 shall be  
24 the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that  
25 the development standards set forth in Article VI, Section 6.2a., b., c., d., and e. (1), (2) and (3)  
26 shall be deleted and replaced by the following:

27 A. Building height shall not exceed two stories with a maximum height of  
28 thirty-five feet (35'), unless cluster development subject to the development standards set

1           forth in Subsection BB. of this Section is utilized.

2           B.       Lot area shall be not less than forty thousand (40,000) square feet, unless  
3 cluster development subject to the development standards set forth in Subsection BB. of  
4 this Section is utilized. The minimum lot area shall be determined by excluding that  
5 portion of a lot that is used solely for access to the portion of a lot used as building site.

6           C.       The minimum average width of that portion of a lot to be used as a building  
7 site shall be one hundred feet (100'), with a minimum average depth of two hundred feet  
8 (200') unless cluster development subject to the development standards set forth in  
9 Subsection BB. of this Section is utilized. That portion of a lot used for access on "flag"  
10 lots shall have a minimum width of twenty feet (20').

11          D.       The minimum frontage of a lot shall be seventy (70') except that lots  
12 fronting on knuckles or cul-de-sacs may have a minimum frontage of forty-five feet (45')  
13 unless cluster development subject to the development standards set forth in Subsection  
14 BB. of this Section is utilized. Lot frontage along curvilinear streets may be measured at  
15 the building setback in accordance with zone development standards.

16          E.       The front yard shall be not less than thirty feet (30'), measured from the  
17 existing street line or from any future street line as shown on any Specific Plan of  
18 Highways, whichever is nearer the proposed structure unless cluster development subject  
19 to the development standards set forth in Subsection BB. of this Section is utilized.

20          F.       Side yards on interior and through lots shall be not less than twenty feet  
21 (20'), as measured from any structure unless cluster development subject to the  
22 development standards set forth in Subsection BB. of this Section is utilized. Side yards on  
23 corner and reverse corner lots shall be not less than twenty-five feet (25') from the existing  
24 street line or from any future street line as shown on any Specific Plan of Highways,  
25 whichever is nearer the proposed structure, upon which the main building sides unless  
26 cluster development subject to the development standards set forth in Subsection BB. of  
27 this Section is utilized.

28          G.       The rear yard shall not be less than twenty-feet (20') unless cluster

1 development subject to the development standards set forth in Subsection BB. of this  
2 Section is utilized.

3 In addition, the following standards shall also apply:

4 AA. No lot shall have more than twenty-five percent (25%) of its net  
5 buildable area covered by buildings or structures unless cluster development  
6 subject to the development standards set forth in Subsection BB. of this Section is  
7 utilized.

8 BB. CLUSTER DEVELOPMENT. It may be desirable to permit the  
9 development of subdivisions containing open areas that will be used for recreation  
10 purposes or will tend to preserve the rural atmosphere of the area. Therefore, when  
11 a cluster development design is utilized, the following development standards shall  
12 be applicable:

13 1. The height of single family dwellings shall not exceed thirty-five  
14 feet (35'). All other buildings and structures shall not exceed fifty feet (50') in  
15 height, unless a height up to seventy-five feet (75') is specifically permitted under  
16 the provisions of Section 18.34 of Ordinance No. 348.

17 2. Lot area shall be not less than seven thousand two hundred (7,200)  
18 square feet. The minimum lot area shall be determined by excluding that portion of  
19 a lot that is used solely for access to the portion of a lot used as a building site.

20 3. The minimum average width of that portion of a lot to be used as a  
21 building site shall be sixty feet (60') with a minimum average depth of one hundred  
22 feet (100'). That portion of a lot used for access on "flag" lots shall have a  
23 minimum width of twenty feet (20').

24 4. The minimum frontage of a lot shall be sixty feet (60'), except that  
25 lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-  
26 five feet (35'). Lot frontage along curvilinear streets may be measured at the  
27 building setback in accordance with zone development standards.

28 5. The front yard shall be not less than twenty feet (20'), measured

1 from the existing street line or from any future street line as shown on any Specific  
2 Plan of Highways, whichever is nearer the proposed structure.

3 6. Side yards on interior and through lots shall be not less than ten  
4 percent (10%) of the width of the lot, but not less than three feet in width in any  
5 event, and need not exceed a width of five feet (5'). Side yards on corner and  
6 reverse corner lots shall be not less than ten feet (10') from the existing street line  
7 or from any future street line as shown on any Specific Plan of Highways,  
8 whichever is nearer the proposed structure, upon which the main building sides,  
9 except that where the lot is less than fifty feet (50') wide the yard need not exceed  
10 twenty percent (20%) of the width of the lot.

11 7. The rear yard shall be not less than ten feet (10').

12 8. The minimum overall area for each dwelling unit, exclusive of the  
13 area used for any commercial purposes and area set aside for street right of way,  
14 but including recreation and open space areas, shall be forty thousand (40,000)  
15 square feet.

16 9. Where a zero lot line design is utilized the alternate side yard shall  
17 not be less than ten feet (10') in width.

18 (3) Except as provided above, all other zoning requirements shall be the same as those  
19 requirements identified in Article VI of Ordinance No. 348.

20 m. Planning Area 27

21 (1) The uses permitted in Planning Area 27 of Specific Plan No. 293 shall be the same  
22 as those uses permitted in Article IV, Section 6.1 of Ordinance No. 348, except that the uses  
23 permitted pursuant to Section 6.1.a.(2) and (3), b.(1) and (3), and d. shall not be permitted.

24 (2) The development standards for Planning Area 27 of Specific Plan No. 293 shall be  
25 the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that  
26 the development standards set forth in Article VI, Section 6.2.a., d., and e.(1), (2) and (4) and shall  
27 be deleted and replaced by the following:

28 A. Building height shall not exceed two stories with a maximum height of

1 forty feet (40').

2 B. The minimum frontage of a lot shall be fifty feet (50'), except that lots  
3 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty feet (30'). Lot  
4 frontage along curvilinear streets may be measured at the building setback in accordance  
5 with zone development standards.

6 C. The front yard shall be not less than fifteen feet (15'), measured from the  
7 existing street line or from any future street line as shown on any Specific Plan of  
8 Highways, whichever is nearer the proposed structure.

9 D. Side yards on interior and through lots shall be not less than five feet (5').  
10 Side yards on corner and reverse corner lots shall be not less than ten feet (10') from the  
11 existing street line or from any future street line as shown on any Specific Plan of  
12 Highways, whichever is nearer the proposed structure, upon which the main building sides.

13 E. Fireplaces and roof eaves may encroach two feet (2') into side yard  
14 setbacks. No other structural encroachments shall be permitted in the front, rear, or side  
15 yard except as provided for in Section 18.19 of Ordinance No. 348.

16 (3) Except as provided above, all other zoning requirements shall be the same as those  
17 requirements identified in Article VI of Ordinance No. 348.

18 n. Planning Areas 30, 45b and 48b

19 (1) The uses permitted in Planning Areas 30, 45b and 48b of Specific Plan No. 293  
20 shall be the same as those uses permitted in Article XIII, Section 13.1 of Ordinance No. 348.

21 (2) The development standards for Planning Areas 30, 45b and 48b of Specific Plan  
22 No. 293 shall be the same as those standards identified in Article XIII, Section 13.2 of Ordinance  
23 No. 348.

24 (3) Except as provided above, all other zoning requirements shall be the same as those  
25 requirements identified in Article XIII of Ordinance No. 348.

26 o. Planning Areas 31, 32 and 33

27 (1) The uses permitted in Planning Areas 31, 32 and 33 of Specific Plan No. 293 shall  
28 be the same as those uses permitted in Article XIV, Section 14.1 of Ordinance No. 348

1           (2)     The development standards for Planning Areas 31, 32 and 33 of Specific Plan No.  
2 293 shall be the same as those standards identified in Article XIV, Section 14.2 of Ordinance No.  
3 348.

4           (3)     Except as provided above, all other zoning requirements shall be the same as those  
5 requirements identified in Article XIV or Ordinance No. 348.

6 p.     Planning Area 35

7           (1)     The uses permitted in Planning Area 35 of Specific Plan No. 293 shall be the same  
8 as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses  
9 permitted pursuant to Section 6.1.a.(2) and (3), Section 6.b.1 (1) and (3), and Section 6.1.d. shall  
10 not be permitted. In addition, the permitted uses identified under Section 6.1.c. shall also include  
11 libraries, day care centers, and churches.

12           (2)     The development standards for Planning Area 35 of Specific Plan No. 293 shall be  
13 the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that  
14 the development standards set forth in Article VI, Section 6.2.a., b., c., d. and e. (1), (2) and (4)  
15 shall be deleted and replaced by the following:

16           A.     Building height shall not exceed two stories with a maximum height of  
17 thirty-five feet (35').

18           B.     Lot area shall be not less than four thousand (4,000) square feet. The  
19 minimum lot area shall be determined by excluding that portion of a lot that is used solely  
20 for access to the portion of a lot used as a building site.

21           C.     The minimum average width of that portion of a lot to be used as a building  
22 site shall be forty feet (40'), with a minimum average depth of eighty feet (80'). That  
23 portion of a lot used for access on "flag" lots shall have a minimum width of twenty feet.

24           D.     The minimum frontage of a lot shall be thirty feet (30'), except that lots  
25 fronting on knuckles or cul-de-sacs may have a minimum frontage of twenty-two feet  
26 (22'). Lot frontage along curvilinear streets may be measured at the buildings setback in  
27 accordance with zone development standards.

28           E.     The front yard shall be not less than fifteen feet (15', measured from the

1 existing street line or from any future street line as shown on any Specific Plan on  
2 Highways, whichever is nearer the proposed structure.

3 F. Side yards on interior and through lots shall be not less than five feet (5').  
4 Side yards on corner and reverse corner lots shall be not less than ten feet (10') from the  
5 existing street line or from any future street line as shown on any Specific Plan on  
6 Highways, whichever is nearer the proposed structure, upon which the main building sides.

7 G. Fireplaces and roof eaves may encroach two feet (2') into side yard  
8 setbacks. Not other structural encroachments shall be permitted in the front, rear or side  
9 yard except as provided for in Section 18.19 of Ordinance No. 348.

10 In addition, the following development standards shall also apply:

11 AA. Lot coverage shall not exceed sixty percent (60%) for one story and  
12 fifty percent (50%) for two story buildings.

13 BB. Where a zero lot line design is utilized, the alternate side yard shall  
14 not be less than ten feet (10') in width.

15 q. Planning Areas 44 and 53

16 (1) The uses permitted in Planning Areas 44 and 53 of Specific Plan No. 293 shall be  
17 the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the  
18 uses permitted pursuant to Section 6.1.a.(2) and (3), 6.1.b.1 (1), (3) and 6.1.d. shall not be  
19 permitted. In addition, the permitted uses identified under Section 6.1.c. shall also include  
20 libraries, day care centers, and churches.

21 (2) The development standards for Planning Areas 44 and 53 of Specific Plan No. 293  
22 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348,  
23 except that the development standards set forth in Article VI, Section 6.2.a., b., c., d. and e.(1), (2)  
24 and (4) shall be deleted and replaced by the following:

25 A. Building height shall not exceed two stories with a maximum height of  
26 thirty-five feet (35').

27 B. Lot area shall be not less than five thousand (5,000) square feet. The  
28 minimum lot area shall be determined by excluding that portion of a lot that is used solely

1 for access to the portion of a lot used as a building site.

2 C. The minimum average width of that portion of a lot to be used as a building  
3 site shall be fifty feet (50'), with a minimum average depth of eighty feet (80'). That  
4 portion of a lot used for access on "flag" lots shall have a minimum width of twenty feet  
5 (20').

6 D. The minimum frontage of a lot shall be forty feet (40'), except that lots  
7 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five feet (35').  
8 Lot frontage along curvilinear streets may be measured at the building setback in  
9 accordance with zone development standards.

10 E. The front yard shall be not less than fifteen feet (15'), measured from the  
11 existing street line or from any future street line as shown on any Specific Plan of  
12 Highways, whichever is nearer the proposed structure.

13 F. Side yards on interior and through lots shall not be less than five feet (5').  
14 Side yards on corner and reverse corner lots shall be not less than ten feet (10') from the  
15 existing street line or from any future street line as shown on any Specific Plan of  
16 Highways, whichever is nearer the proposed structure, upon which the main building sides.

17 G. Fireplaces and roof eaves may encroach two feet (2') into side yard  
18 setbacks. No other structural encroachments shall be permitted in the front, rear or side  
19 yard except as provided for in Section 18.19 of Ordinance No. 348.

20 In addition, the following development standards shall also apply:

21 AA. Lot coverage shall not exceed sixty percent (60%) for one story and  
22 fifty percent (50%) for two story buildings.

23 BB. Where a zero lot line design is utilized the alternate side yard shall  
24 not be less than ten feet (10') in width.

25 (3) Except as provided above, all other zoning requirements shall be the same  
26 as those requirements identified in Article VI of Ordinance No. 348.

27 r. Planning Areas 47, 50, 51, 52, 60 and 61

28 (1) The uses permitted in Planning Areas 47, 50, 51, 52, 60 and 61 of Specific Plan No.

1 293 shall be the same as those uses permitted in Article IV, Section 6.1 of Ordinance No. 348,  
2 except that the uses permitted pursuant to Section 6.1.a.(2) and (3), b.(1) and (3), and d. shall not  
3 be permitted. In addition, the permitted uses identified under Section 6.1.c. shall also include  
4 libraries, day care centers and churches.

5 (2) The development standards for Planning Areas 47, 50, 51, 52, 60 and 61 of  
6 Specific Plan No. 293 shall be the same as those standards identified in Article VI, Section 6.2 of  
7 Ordinance No. 348, except that the development standards set forth in Article VI, Section 6.2.a.,  
8 d., and e.(1), (2) and (4) and shall be deleted and replaced by the following:

9 A. Building height shall not exceed two stories with a maximum height of  
10 thirty-five feet (35').

11 B. The minimum frontage of a lot shall be fifty feet (50'), except that lots  
12 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty feet (30'). Lot  
13 frontage along curvilinear streets may be measured at the building setback in accordance  
14 with zone development standards.

15 C. The front yard shall be not less than fifteen feet (15'), measured from the  
16 existing street line or from any future street line as shown on any Specific Plan of  
17 Highways, whichever is nearer the proposed structure.

18 D. Side yards on interior and through lots shall be not less than five feet (5').  
19 Side yards on corner and reverse corner lots shall be not less than ten feet (10') from the  
20 existing street line or from any future street line as shown on any Specific Plan of  
21 Highways, whichever is nearer the proposed structure, upon which the main building sides.

22 E. Fireplaces and roof eaves may encroach two feet (2') into side yard  
23 setbacks. No other structural encroachments shall be permitted in the front, rear, or side  
24 yard except as provided for in Section 18.19 of Ordinance No. 348.

25 In addition, the following development standard shall also apply:

26 AA. Lot coverage shall not exceed forty percent (40%) for one story and  
27 thirty-five percent (35%) for two story buildings.

28 (3) Except as provided above, all other zoning requirements shall be the same as those

1 requirements identified in Article VI of Ordinance No. 348.

2 s. Planning Areas 48a, 49 and 59

3 (1) The uses permitted in Planning Areas 48a, 49 and 59 of Specific Plan No. 293 shall  
4 be the same as those uses permitted in Article VIIIe, of Section 8.100 of Ordinance No. 348,  
5 except that uses pursuant to Section 8.100.a.(1), (2), (3), (4), (5),(6) and (7) and b.(1) shall not be  
6 permitted.

7 (2) The development standards for Planning Areas 48a, 49 and 59 of Specific Plan No.  
8 293 shall be the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance  
9 No. 348.

10 (3) Except as provided above, all other zoning requirements shall be the same as those  
11 requirements identified in Article VIIIe of Ordinance No. 348.

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