

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

101B



**FROM:** TLMA – Planning Department

**SUBMITTAL DATE:**  
April 17, 2014

**SUBJECT:** SPECIFIC PLAN NO. 293, SUBSTANTIAL CONFORMANCE NO 6 (to SP293A5), CHANGE OF ZONE NO. 7773, TENTATIVE TRACT MAP NO. 36417- Addendum No. 4 to EIR No. 380 – Applicant: Winchester Meadows LLC - Third/Third Supervisorial District – Location: Northerly of Holland Road, easterly of Briggs – 2,840.7 Gross Acres - Zoning: Specific Plan (SP) - REQUEST: The Specific Plan Substantial Conformance proposes to merge Planning Areas 15 and 16 into one Planning Area, '15,' modify the terminology for the Land Uses to match the General Plan, and address some errors in the previous version of the Specific Plan. The Change of Zone proposes to modify the existing Specific Plan zoning ordinance text and formalize the Planning Area boundaries for the proposed merged PA 15. The Tentative Tract Map is a Schedule A subdivision of 51.43 acres into 228 residential lots and six open space lots.

**THE PLANNING COMMISSION AND STAFF RECOMMENDED MOTION:**

**CONSIDER ADDENDUM NO. 4 TO EIR NO. 380**, based on the findings incorporated in the initial study and Addendum No. 4 concluding that the project will not trigger any aspect of CEQA Guidelines Section 15164 will not have a significant effect on the environment;

Continued on next page

Juan C Perez  
TLMA Director/ Interim Planning  
Director

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$	\$	\$	\$	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$	\$	\$	\$	

**SOURCE OF FUNDS:** Deposit based funds

**Budget Adjustment:** \_\_\_\_\_  
**For Fiscal Year:** \_\_\_\_\_

**C.E.O. RECOMMENDATION:**

APPROVE

BY   
Tina Grande

County Executive Office Signature

**MINUTES OF THE BOARD OF SUPERVISORS**

FORM APPROVED COUNTY COUNSEL  
BY: MICHELLE CLACK  
DATE: 7/2/14

Departmental Concurrence

- A-30
- 4/5 Vote
- Positions Added
- Change Order

Prev. Agn. Ref.:

District:3/3

Agenda Number:

16-2

**RECOMMENDED MOTION (continued from the first page):**

**APPROVE SPECIFIC PLAN NO. 293 SUBSTANTIAL CONFORMANCE NO. 6**, merging Planning Areas 15 and 16 into one Planning Area, '15,' modifying the terminology for the Land Uses to match the General Plan, and address some errors in the previous version of the Specific Plan, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report;

**APPROVE CHANGE OF ZONE NO. 7773**, amending the Specific Plan zoning ordinance, for the subject property and formalizing the Planning Area Boundary for Planning Area 15, and based upon the findings and conclusions incorporated in the staff report;

**ADOPT ORDINANCE NO. 348.4781**, amending the zoning in the Winchester Area shown on Map No. 2.2361 Change of Zone No. 7773, attached hereto and incorporated herein by reference; and,

**APPROVE TENTATIVE TRACT MAP NO. 36417**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

**BACKGROUND:**

**Summary**

The Specific Plan Substantial Conformance proposes to merge Planning Areas 15 and 16 into one Planning Area, '15,' modify the terminology for the Land Uses to match the General Plan, and address some errors in the previous version of the Specific Plan. The Change of Zone proposes to modify the existing Specific Plan zoning ordinance text and formalize the Planning Area boundaries for the proposed merged PA 15. The Tentative Tract Map is a Schedule A subdivision of 51.43 acres into 228 residential lots and six open space Lots.

The project was before the Planning Commission on December 4, 2013 with concerns about the floor plans and elevations on the west half of the map. The project was continued and the applicant worked with staff submitting a re-designed map with all lots at or above 5,000 square feet in size. As a result the unit count was reduced from 243 to 228, a reduction of 15 lots. As such, the requirement for floor plans and elevations no longer applied. With the increase in lot sizes, Staff supported the project in its recommendation to the Planning Commission. The Planning Commission approved the project on February 19, 2014.

**Impact on Citizens and Businesses**

The impacts of this project have been evaluated through the environmental review and public hearing process by Planning staff and the Planning Commission.

**ATTACHMENTS:**

- A. **Planning Commission Staff Report**
- B. **Ordinance No. 348.4781**

1 ORDINANCE NO. 348.4781

2 AN ORDINANCE OF THE COUNTY OF RIVERSIDE

3 AMENDING ORDINANCE NO. 348 RELATING TO ZONING

4  
5 The Board of Supervisors of the County of Riverside Ordains as Follows:

6 Section 1. Section 4.1 of Ordinance No. 348, and Official Zoning Plan, Map No.2, as  
7 amended are further amended by placing in effect in the Winchester Zoning Area the zone or zones as  
8 shown on the map entitled, "Change of Official Zoning Plan Amending Ordinance No. 348, Map No.  
9 2.2361, Change of Zone Case No.7773," which map is made a part of this ordinance.

10 Section 2. Article XVII, Section 17.82 of Ordinance No. 348 is amended to read as follows:  
11 "Section 17.82 SP ZONE REQUIREMENTS AND STANDARDS FOR SPECIFIC PLAN NO.  
12 293.

13 a. Planning Areas 1 and 2.

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

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

26 A. A statement indicating how the land division and comprehensive plot plan  
27 applications implement Specific Plan No. 293 and comply with the conditions of approval  
28

1 for said specific plan.

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

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

13 C. A design manual which includes:

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

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

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

12 b. Planning Area 3.

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

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

19 c. Planning Area 5.

20 (1) The uses permitted in Planning Area 5 of Specific Plan No. 293 shall be the same  
21 as those uses permitted in Article XI, Sections 11.2 and 11.3 of Ordinance No. 348, except that  
22 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 not  
23 be permitted.

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

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

1 d. Planning Areas 6, 22, 42, and 54A.

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

5 (2) The development standards for Planning Areas 6, 22, 42 and 54A of Specific Plan  
6 No. 293 shall be the same as those standards identified in Article IX, Section 9.4 or Ordinance No.  
7 348.

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

10 e. Planning Areas 7, 28A, 29, 33, 44, 45A, 45B, 46, 47A, 60, and 61.

11 (1) The uses permitted in Planning Areas 7, 28A, 29, 33, 44, 45A, 45B, 46, 47A, 60,  
12 and 61 of Specific Plan No. 293 shall be the same as those uses permitted in Article VI, Section  
13 6.1 of Ordinance No. 348, except that the uses permitted pursuant to Section 6.1.a.(2) and (3),  
14 Section 6.1.b.(1) and (3), and Section 6.1.d. shall not be permitted. In addition, the permitted uses  
15 identified under Section 6.1.c. shall also include libraries, day care centers, and churches.

16 (2) The development standards for Planning Areas 7, 28a, 29, 33, 44, 45A, 45B, 46,  
17 47A, 60, and 61 of Specific Plan No. 293 shall be the same as those standards identified in Article  
18 VI, Section 6.2 of Ordinance No. 348, except that the development standards set forth in Article  
19 VI, Section 6.2.a., b., c., d., and e.(1), (2) and (4) shall be deleted and replaced by the following:

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

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

25 C. The minimum average width of that portion of a lot to be used as a building  
26 site shall be fifty-feet (50'), with a minimum average depth of ninety-feet (90'). That  
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1 portion of a lot used for access on "flag" lots shall have a minimum width of twenty feet  
2 (20').

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

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

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

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

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

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

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

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

24 f. Planning Areas 8A and 8B.

25 (1) The uses permitted in Planning Areas 8A and 8B of Specific Plan No. 293 shall be  
26 the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the  
27 uses permitted pursuant to Section 6.1.a (2) and (3), and 6.1.b. (1) and (3) shall not be permitted.  
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1           (2)     The development standards for Planning Areas 8A and 8B of Specific Plan No. 293  
2 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348,  
3 except that the development standards set forth in Article VI, Section 6.2.a., b., c., and e. (1), (2),  
4 and (4) shall be deleted and replaced by the following:

5           A.     Building height shall not exceed two stories with a maximum height of  
6 forty-feet (40').

7           B.     Lot area shall be not less than three thousand nine hundred (3,900) square  
8 feet. The minimum lot area shall be determined by excluding that portion of a lot that is  
9 used solely for access to the portion of a lot used as a building site.

10          C.     The minimum average width of that portion of a lot to be used as a building  
11 site shall be forty-feet (40'), with a minimum average depth of eighty-feet (80').

12          D.     The front yard shall be not less than fifteen-feet (15'), measured 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. Garages shall be setback a  
15 minimum of twenty-feet (20') from any future street line as shown on any Specific Plan of  
16 Highways, whichever is nearer the proposed structure.

17          E.     Side yards on interior and through lots shall not be less than five-feet (5').  
18 Side yards on corner and reverse corner lots shall be not less than eight-feet (8') from the  
19 existing street line or from any future street line as shown on any Specific Plan of  
20 Highways, whichever is nearer the proposed structure, upon which the main building sides.

21          F.     Fireplaces and roof eaves may encroach two-feet (2') into side yard  
22 setbacks. Porches may encroach five-feet (5') into front yard setbacks. No other structural  
23 encroachments shall be permitted in the front, rear or side yard except as provided for in  
24 Section 18.19 of Ordinance No. 348.

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

26           AA.    Lot coverage shall not exceed seventy percent (70%).  
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1 BB. Where a zero lot line design is utilized, the alternate side yards shall  
2 not be less than ten-feet (10') in width.

3 CC. The minimum private yard area shall be not less than two hundred  
4 fifty (250) square feet per dwelling unit, including a minimum twelve-feet (12') by  
5 fifteen-feet (15') open area void of any obstructions or building encroachments.

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

8 g. Planning Areas 9A, 9B, and 15.

9 (1) The uses permitted in Planning Areas 9A, 9B, and 15 of Specific Plan No. 293  
10 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except  
11 that the uses permitted pursuant to Section 6.1.a.(2) and (3), and 6.1.b. (1) and (3) shall not be  
12 permitted.

13 (2) The development standards for Planning Areas 9A, 9B, and 15 of Specific Plan No.  
14 293 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No.  
15 348, except that the development standards set forth in Article VI, Section 6.2.a., b., c., and c.(1),  
16 (2) and (4) shall be deleted and replaced by the following:

17 A. Building height shall not exceed two stories with a maximum height of  
18 forty-feet (40').

19 B. Lot area shall be not less than three thousand (3,000) square feet. The  
20 minimum lot area shall be determined by excluding that portion of a lot that is used solely  
21 for access to the portion of a lot used as a building site.

22 C. The minimum average width of that portion of a lot to be used as a building  
23 site shall be forty-feet (40'), with a minimum average depth of seventy-five feet (75').

24 D. The front yard shall be not less than twelve-feet (12'), measured from the  
25 existing street line or from any future street line as shown on any Specific Plan of  
26 Highways, whichever is nearer the proposed structure.

1 E. Side yards on interior and through lots shall not be less than five-feet (5').  
2 Side yards on corner and reverse corner lots shall be not less than eight-feet (8') from the  
3 existing street line or from any future street line as shown on any Specific Plan of  
4 Highways, whichever is nearer the proposed structure, upon which the main building sides.

5 F. Fireplaces and roof eaves may encroach two-feet (2') into side yard  
6 setbacks. Porches may encroach four-feet (4') into front yard setbacks. No other structural  
7 encroachments shall be permitted in the front, rear or side yard except as provided for in  
8 Section 18.19 of Ordinance No. 348.

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

10 AA. Lot coverage shall not exceed eighty percent (80%).

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

13 CC. The minimum private yard area shall be not less than two hundred  
14 (200) square feet, including a minimum ten-feet (10') by twelve-feet (12') open area  
15 void of any obstructions or building encroachments.

16 DD. The minimum garage setback from an alley drive is three-feet (3'). A  
17 garage cannot be setback from an alley drive greater than five-feet (5'), unless it  
18 exceeds eighteen-feet (18').

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

21 h. Planning Areas 10A and 10B.

22 (1) The uses permitted in Planning Areas 10A and 10B of Specific Plan No.  
23 293 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance  
24 No. 348 except that the uses permitted pursuant to Section 8.100.a.(1), (2), (3), (4), (5), (6),  
25 (7), (8) and (9); b.(1); and c.(1) shall not be permitted. In addition, the permitted uses  
26 identified under Section 8.100.a. shall also include green belts and open space.  
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1 (2) The development standards for Planning Areas 10A and 10B of Specific  
2 Plan No. 293 shall be the same as those standards identified in Article VIIIe, Section 8.101  
3 of Ordinance No. 348.

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

6 i. Planning Areas , 18, 38A, 38B, 39, 40, 43, 53, and 57.

7 (1) The uses permitted in Planning Areas , 18, 38A, 38B, 39, 43, 53, and 57 of  
8 Specific Plan No. 293 shall be the same as those uses permitted in Article VIII, Section 8.1  
9 of Ordinance No. 348, except that the uses permitted pursuant to Section 8.1.d.(1) shall not  
10 be permitted. In addition, the permitted uses identified under Section 8.1.a. shall also  
11 include non-commercial community association recreation and assembly buildings and  
12 facilities, libraries, daycare centers, and churches.

13 (2) The development standards for Planning Areas , 18, 38A, 38B, 39, 40, 43,  
14 53, and 57 of Specific Plan No. 293 shall be the same as those standards identified in  
15 Article VIII, Section 8.2 of Ordinance No. 348, except that the development standards set  
16 forth in Article VIII, Section 8.2.d shall be deleted and replaced by the following:

17 A. No lot shall have more than eighty percent (80%) of its net area  
18 covered with buildings or structures.

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

21 j. Planning Areas 11, 21, 28B, 32, 37, 55, 62A, and 62B.

22 (1) The uses permitted in Planning Areas 11, 21, 28B, 32, 37, 55, 62A, and 62B  
23 of Specific Plan No. 293 shall be the same as those uses permitted in Article VIIIe, Section  
24 8.100 of Ordinance No. 348, except that the uses pursuant to Section 8.100.a.(1) and b.(1)  
25 shall not be permitted. In addition, the permitted uses identified under Section 8.100.a.  
26 shall also include public parks and playgrounds.

1 (2) The development standards for Planning Areas 11, 21, 28B, 32, 37, 55,  
2 62A, and 62B of Specific Plan No. 293 shall be the same as those standards identified in  
3 Article VIIIe, Section 8.101 of Ordinance No. 348.

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

6 k. Planning Areas 12, 36 and 56.

7 (1) The uses permitted in Planning Areas 12, 36 and 56 of Specific Plan No.  
8 293 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No.  
9 348, except that the uses permitted pursuant Section 6.1.a.(2) and (3), b.(1) and (3), and d.  
10 shall not be permitted. In addition, the permitted uses identified under Section 6.1.a. shall  
11 also include schools.

12 (2) The development standards for Planning Areas 12, 36 and 56 of Specific  
13 Plan No. 293 shall be the same as those standards identified in Article VI, Section 6.2 of  
14 Ordinance No. 348, except that the development standards set forth in Article VI, Section  
15 6.2.a., b., c., d. and e.(1), (2) and (4) 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 five hundred (4,500) square  
19 feet. The minimum lot area shall be determined by excluding that portion of a lot that is  
20 used solely 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 fifty-feet (50') with a minimum average depth of eighty-feet (80'). That portion  
23 of a lot used for access on "flag" lots shall have a minimum width of twenty-feet (20').

24 D. The minimum frontage of a lot shall be forty-feet (40'), except that the lots  
25 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five feet (35').  
26 Lot frontage along curvilinear streets may be measured at the building setback in  
27 accordance with zone development standards.  
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1 E. The front yard shall be not less than fifteen-feet (15'), measured from the  
2 existing street line or from any future street line as shown on any Specific Plan of  
3 Highways, whichever is nearer the proposed structure.

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

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

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

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

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 1. Planning Area 17.

17 (1) The uses permitted in Planning Area 17 of Specific Plan No. 293 shall be the  
18 same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses  
19 permitted pursuant to Section 6.1.a.(2) and (3), Section 6.1.b. (1) and (3), and Section 6.1.d. shall  
20 not be permitted.

21 (2) The development standards for Planning Area 17 of Specific Plan No. 293 shall  
22 be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except  
23 the development standards set forth in Article VI, Section 6.2.a., d., and e. (1), (2), and (4) shall be  
24 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').

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

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

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

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

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

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

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

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

22 m. Planning Area 19.

23 (1) The uses permitted in Planning Area 19 of Specific Plan No. 293 shall be the same  
24 as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses  
25 permitted pursuant to Section 6.1.a.(2), (3), (5), b.(1) and (3) shall not be permitted. In addition,  
26 the permitted uses identified under Section 6.1.a. shall also include schools.

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

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

7           B.     Lot area shall be not less than three thousand five hundred (3,500) square  
8 feet. The minimum lot area shall be determined by excluding that iportion of a lot that is  
9 used solely for access to the portion of a lot used as a building site.

10          C.     The minimum average width of that portion of a lot to be used as a building  
11 site shall be forty-feet (40') with a minimum average depth of eighty-feet (80'). That  
12 portion of a lot used for access on "flag" lots shall have a minimum width of twenty-feet  
13 (20').

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

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

21          F.     Side yards on interior and through lots shall be not less than five-feet (5').  
22 Where a zero lot line is used, the alternate side yard shall not be less than five-feet (5') in  
23 width. Side yards on corner and reverse corner lots shall be not less than ten-feet (10') from  
24 the existing street line or from any future street line as shown on any Specific Plan of  
25 Highways, whichever is nearer the proposed structure, upon which the main building sides.

26          G.     Where a rear of a lot is adjacent to another residential lot or a street that is  
27 not used for access to the lot, the rear yard shall not be less than ten-feet (10').  
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1                   H.       Where a rear of a lot is adjacent to an alley or other similar type of access,  
2                   the garage and any fence or wall shall be setback not less than three-feet (3 '). The setback  
3                   shall be measured from the top of curb within the alley or similar type of access.

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

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

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

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

12                  n.     Planning Area 25.

13                  (1)     The uses permitted in Planning Area 25 of Specific Plan No. 293 shall be the same  
14                  as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except that uses  
15                  pursuant to Section 8.100.a.(1), (2), (3), (4), (5), (6), (7) and (8); b.(1); land c.(1) shall not be  
16                  permitted.

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

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

21                  o.     Planning Area 26.

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

25                  (2)     The development standards for Planning Area 26 of Specific Plan No. 293 shall be  
26                  the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that



1 the development standards set forth in Article VI, Section 6.2a., b., c., d., and e. (1), (2) and (3)  
2 shall be deleted and replaced by the following:

3 A. Building height shall not exceed two stories with a maximum height of  
4 thirty-five feet (35'), unless cluster development subject to the development standards set  
5 forth in Subsection BB. of this Section is utilized.

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

10 C. The minimum average width of that portion of a lot to be used as a building  
11 site shall be one hundred-feet (100'), with a minimum average depth of two hundred-feet  
12 (200') unless cluster development subject to the development standards set forth in  
13 Subsection BB. of this Section is utilized. That portion of a lot used for access on "flag"  
14 lots shall have a minimum width of twenty-feet (20').

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

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

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

5 G. The rear yard shall not be less than twenty-feet (20') unless cluster  
6 development subject to the development standards set forth in Subsection BB. of this  
7 Section is utilized.

8 In addition, the following standards shall also apply:

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

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

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

23 2. Lot area shall be not less than seven thousand two hundred  
24 (7,200) square feet. The minimum lot area shall be determined by  
25 excluding that portion of a lot that is used solely for access to the  
26 portion of a lot used as a building site.

1           3.       The minimum average width of that portion of a lot to be  
2 used as a building site shall be sixty feet (60') with a minimum  
3 average depth of one hundred-feet (100'). That portion of a lot used  
4 for access on "flag" lots shall have a minimum width of twenty-feet  
5 (20').

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

11          5.       The front yard shall be not less than twenty-feet (20'),  
12 measured from the existing street line or from any future street line  
13 as shown on any Specific Plan of Highways, whichever is nearer the  
14 proposed structure.

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

25          7.       The minimum overall area for each dwelling, unit, exclusive  
26 of the area used for any commercial purposes and area set aside or  
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1 street right of way, but including recreation and open space areas,  
2 shall be forty thousand (40,000) square feet.

3 8. Where a zero lot line design is utilized the alternate side yard  
4 shall not be less than ten-feet (10') in width.

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

7 p. Planning Area 27.

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

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

15 A. Building height shall not exceed two stories with a maximum height of  
16 forty feet (40').

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

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

24 D. Side yards on interior and through lots shall be not less than five-feet (5').  
25 Side yards on corner and reverse corner lots shall be not less than ten-feet (10') from the  
26 existing street line or from any future street line as shown on any Specific Plan of  
27 Highways, whichever is nearer the proposed structure, upon which the main building sides.  
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1 E. Fireplaces and roof eaves may encroach two-feet (2') into side yard  
2 setbacks. No other structural encroachments shall be permitted in the front, rear, or side  
3 yard except as provided for in Section 18.19 of Ordinance No. 348.

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

6 q. Planning Area 30.

7 (1) The uses permitted in Planning Area 30 of Specific Plan No. 293 shall be the same  
8 as those uses permitted in Article XIII, Section 13.1 of Ordinance No. 348.

9 (2) The development standards for Planning Area 30 of Specific Plan No. 293 shall be  
10 the same as those standards identified in Article XIII, Section 13.2 of Ordinance No. 348.

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

13 r. Planning Areas 34 and 58.

14 (1) The uses permitted in Planning Areas 34 and 58 of Specific' Plan No. 293 shall be  
15 the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the  
16 uses permitted pursuant to Section 6.1.a.(2) and (3), 6.1.b.(1) and (3) and 6.1.d shall not be  
17 permitted. In addition, the permitted uses identified under Section 6.1.a. shall also include schools.

18 (2) The development standards for Planning Areas 34 and 58 of Specific Plan No. 293  
19 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348,  
20 except that the development standards set forth in Article VI, Section 6.2.a., b., c., d. and e. (1), (2),  
21 and (4) shall be deleted and replaced by the following:

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

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

1 C. The minimum average width of that portion of a lot to be used as a building  
2 site shall be fifty-feet (50') with a minimum average depth of eighty-feet (80'). That portion  
3 of a lot used for access on "flag" lots shall have a minimum width of twenty-feet (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 yard  
17 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 s. Planning Area 35.

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

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

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

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

12 C. The minimum average width of that portion of a lot to be used as a building  
13 site shall be forty-feet (40'), with a minimum average depth of eighty-feet (80'). That  
14 portion of a lot used for access on "flag" lots shall have a minimum width of twenty-feet  
15 (20').

16 D. The minimum frontage of a lot shall be thirty-feet (30'), except that lots  
17 fronting on knuckles or cul-de-sacs may have a minimum frontage of twenty-two feet  
18 (22'). Lot frontage along curvilinear streets may be measured at the buildings setback in  
19 accordance with zone development standards.

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

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

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

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

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

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

9 t. Planning Areas 47B, 50D, 51, and 52.

10 (1) The uses permitted in Planning Areas 47B, 50D, 51, and 52 of Specific Plan  
11 No. 293 shall be the same as those uses permitted in Article IV, Section 6.1 of Ordinance  
12 No. 348, except that the uses permitted pursuant to Section 6.1.a.(2) and (3), b.(1) and (3),  
13 and d. shall not be permitted. In addition, the permitted uses identified under Section 6.1.c.  
14 shall also include libraries, day care centers and churches.

15 (2) The development standards for Planning Areas 47B, 50D, 51, and 52 of  
16 Specific Plan No. 293 shall be the same as those standards identified in Article VI, Section  
17 6.2 of Ordinance No. 348, except that the development standards set forth in Article VI,  
18 Section 6.2.a.,d., and e.(1), (2) and (4) and shall be deleted and replaced by the following:

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

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

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



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

6 E. 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  
8 side yard except as provided for in Section 18.19 of Ordinance No. 348.

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

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

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

14 u. Planning Areas 49A, 49B, and 59.

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

19 (2) The development standards for Planning Areas 49A, 49B, and 59 of Specific Plan  
20 No. 293 shall be the same as those standards identified in Article VIIIe, Section 8.101 of  
21 Ordinance No. 348.

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

24 v. Planning Areas 50A and 50B.

25 (1) The uses permitted in Planning Areas 50A and 50B of Specific Plan No. 293 shall  
26 be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that  
27 the uses permitted pursuant to Section 6.1.a.(2) and (3), 6.1.b.1 (1), (3) and 6.1.d. shall not be  
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1 permitted. In addition, the permitted uses identified under Section 6. c. shall also include libraries,  
2 day care centers, and churches.

3 (2) The development standards for Planning Areas 50A and 50B of Specific Plan No.  
4 293 shall be the same as those standards identified in Article VI, Section 16.2 of Ordinance No.  
5 348, except that the development standards set forth in Article VI, Section 6.2.a., b., c., d. and e.(  
6 1), (2) and (4) shall be deleted and replaced by the following:

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

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

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

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

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

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

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

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

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

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

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

11 w. Planning Area 50C.

12 (1) The uses permitted in Planning Area 50C of Specific Plan No. 293 shall be the  
13 same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses  
14 permitted pursuant to Section 6.1.a. (2) and (3), 6.1.b. (1) and (3) and 6.1.d. shall not be permitted.  
15 In addition, the permitted uses identified under Section 6.1.c. shall also include libraries, day care  
16 centers, and churches.

17 (2) The development standards for Planning Area 50C of Specific Plan No. 293 shall  
18 be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except  
19 that the development standards set forth in Article VI, Section 6.2.a., b., c., d. and e. (1), (2) and  
20 (4) shall be deleted and replaced by the following:

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

23 B. Lot area shall be not less than four thousand five hundred (4,500) square  
24 feet. The minimum lot area shall be determined by excluding that portion of a lot that is  
25 used solely for access to the portion of a lot as a building site.

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

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

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

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

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

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

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

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

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

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Section 3. This ordinance shall take effect 30 days after its adoption.

BOARD OF SUPERVISORS OF THE COUNTY  
OF RIVERSIDE, STATE OF CALIFORNIA

By \_\_\_\_\_  
Chairman, Board of Supervisors

ATTEST:  
KECIA HARPER-IHEM  
CLERK OF THE BOARD

By: \_\_\_\_\_  
Deputy

(SEAL)

APPROVED AS TO FORM:  
July 1, 2014

By:   
Michelle Clack  
Deputy County Counsel