

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



1-1

On motion of Supervisor Ashley, seconded by Supervisor Washington and duly carried by unanimous vote, IT WAS ORDERED, FOUND AND DETERMINED that the following ordinances were duly published:

| <u>ORDINANCE</u> | <u>DATE</u> | <u>NEWSPAPER</u> |
|------------------|---------------|----------------------|
| No. 348.4805 | June 10, 2015 | The Press-Enterprise |

Roll Call:

Ayes: Jeffries, Tavaglione, Washington, Benoit and Ashley
Nays: None
Absent: None

I hereby certify that the foregoing is a full, true and correct copy of an order made and entered on September 22, 2015 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors
Dated: September 22, 2015
Kecia Harper-Ihem, Clerk of the Board of Supervisors, in and
for the County of Riverside, State of California.

(seal)

By: Opal Boyd, Deputy

AGENDA NO.

1-1

ATTACHMENTS FILED WITH
THE CLERK OF THE BOARD

THE PRESS-ENTERPRISE

1825 Chicago Ave, Suite 100
Riverside, CA 92507
951-684-1200
951-368-9018 FAX

PROOF OF PUBLICATION (2010, 2015.5 C.C.P)

Publication(s): The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc.: ADOPTION OF ORDINANCE NO. 348.4805

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper in general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, under date of February 4, 2013, Case Number RIC 1215735, under date of July 25, 2013, Case Number RIC 1305730, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

06/10/2015

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Date: Jun 10, 2015

At: Riverside, California

BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE
P.O. BOX 1147
RIVERSIDE, CA 92502

Ad Number: 0010057825-01

P.O. Number:

Ad Copy:

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

ORDINANCE NO. 348.4805 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. Section 4.1 of Ordinance No. 348 and Official Zoning Plan Map No.2, as amended, are further amended by placing in effect in the Rancho California Zoning Area the zone or zones as shown on the map entitled, "Change of Official Zoning Plan Amending Ordinance No. 348.4805, Map No.2.2375, Change of Zone Case No. 7823," which is made a part of this ordinance.

Section 2. Article XVIIa Section 17.76 of Ordinance No. 348 is hereby amended to read as follows:

SECTION 17.76 SP ZONE REQUIREMENTS AND STANDARDS FOR SPECIFIC PLAN NO. 286.

a. Planning Areas 1, 3 and 6.

(1) The uses permitted in Planning Areas 1, 3 and 6 of Specific Plan No. 286 shall be the same as those standards identified in Article VI, Section 6.1 of Ordinance No. 348, except that uses permitted pursuant to Sections 6.1.b.(1) and (3); and d. shall not be permitted.

(2) The development standards for Planning Areas 1, 3 and 6 of Specific Plan No. 286 shall be the same as those permitted in Article VI, Section 6.2 of Ordinance No. 348, except that the development standards set forth in Article VI, Section 6.2.b., c., d. and e. (1), (2), (3) and (4) shall be deleted and replaced by the following:

A. The minimum front yard setback to a habitable portion of the main building shall be fifteen feet (15') measured from the right of way.

B. The minimum front yard setback for garages shall be twenty feet (20') measured from the right of way.

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

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

E. The minimum frontage of a lot shall be forty feet (40') except that lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five feet (35') and flag lots may have a minimum frontage of twenty feet (20').

F. Side yards on interior and through lots shall be not less than five feet (5') in width.

G. Side yards on corner and reversed corner lots shall be not less than ten feet (10') from the existing street line or from any future street line as shown on any Specific Plan of Highways, whichever is nearer the proposed structure, upon which the main building sides, except where the lot is less than fifty feet (50') wide, the yard need not exceed twenty percent (20%) of the width of the lot.

H. The rear yard shall be not less than fifteen feet (15') if adjacent to a greenbelt or other open space identified in Specific Plan No. 286. Otherwise, the rear yard shall not be less than twenty feet (20').

I. Chimneys and fireplaces shall be allowed to encroach into side yards a maximum of two feet (2'). No other structural encroachments shall be permitted in the front, rear or side yard except as provided for in Section 18.19 of Ordinance No. 348.

In addition, the following standard shall also apply:
AA. Lot coverage shall not exceed fifty percent (50%) for one-story buildings.

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

b. Planning Areas 2A, 2C, 20, 22, 25, 35A, 35B, 52A and 52B.

(1) The uses permitted in Planning Areas 2A, 2C, 20, 22, 25, 35A, 35B, 52A and 52B of Specific Plan No. 286 shall be the same as those uses permitted in Article VIII, Section 8.100 of Ordinance No. 348, except that uses permitted pursuant to Sections 8.100.a.(1), (2), (3), (4), (5) and (8); b.(1); and c.(1) shall not be permitted. In addition, the permitted uses identified under Section 8.100.a. shall include undeveloped open space and drainage areas.

(2) The development standards for Planning Areas 2A, 2C, 20, 22, 25, 35A, 35B, 52A and 52B of Specific Plan No. 286 shall be the same as those standards identified in Article VIII, Section 8.101 of Ordinance No. 348.

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

c. Planning Areas 4, 27 and 34.

(1) The uses permitted in Planning 4, 27 and 34 of Specific Plan No. 286 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that uses permitted pursuant to Sections 6.1.b.(1) and (3); and d. shall not be permitted.

(2) The development standards for Planning Areas 4, 27 and 34 of Specific Plan No. 286 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that the development standards set forth in Article VI, Section 6.2.c. and e.(3) and (4) shall be deleted and replaced by the following:

A. The minimum average width of that portion of a lot to be used as a building site shall be one hundred feet (100') with a minimum average depth of one hundred fifty feet (150').

B. The rear yard shall be not less than fifty feet (50').

C. Chimneys and fireplaces shall be allowed to en-

croach into side yards a maximum of two feet (2'). No other structural encroachments shall be permitted in the front, rear or side yard except as provided for in Section 18.19 of Ordinance No. 348.

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

d. Planning Areas 5A, 5B, 7, 10B, 12A, 13A, 13B, 14A, 14B, 21A, 21B, 23, 24, 32, 37, 38 and 44.

(1) The uses permitted in Planning Areas Planning Areas 5A, 5B, 7, 10B, 12A, 13A, 13B, 14A, 14B, 21A, 21B, 23, 24, 32, 37, 38 and 44 of Specific Plan No. 286 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that uses permitted pursuant to Sections 6.1.b.(1) and (3); and d. shall not be permitted. In addition, the permitted uses identified under Section 6.1.a shall also include public parks and public playgrounds.

(2) The development standards for Planning Areas 5A, 5B, 7, 10B, 12A, 13A, 13B, 14A, 14B, 21A, 21B, 23, 24, 32, 37, 38 and 44 of Specific Plan No. 286 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that the development standards set forth in Article VI, Section 6.2.e.(3) and (4) shall be deleted and replaced by the following:

A. The rear yard shall be not less than twenty feet (20').

B. Chimneys and fireplaces shall be allowed to encroach into side yards a maximum of two (2) feet. No other structural encroachments shall be permitted in the front, rear or side yard except as provided for in Section 18.19 of Ordinance No. 348.

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

e. Planning Areas 8 and 40.

(1) The uses permitted in Planning Areas 8 and 40 of Specific Plan No. 286 shall be the same as those uses permitted in Article IXb, Section 9.50 of Ordinance No. 348 except that the uses permitted pursuant to Section 9.50.a.(30), (52) and (64) shall not be permitted. In addition, the permitted uses identified under Section 9.50.b. shall include mini-warehouses, trailer and boat storage, recreational vehicle storage, and vehicle storage.

(2) The development standards for Planning Areas 8 and 40 of Specific Plan No. 286 shall be the same as those standards identified in Article IXb, Section 9.53 of Ordinance No. 348.

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

f. Planning Area 9.

(1) The uses permitted in Planning Area 9 of Specific Plan No. 286 shall be the same as those uses permitted in Article VIII, Section 8.1 of Ordinance No. 348.

(2) The development standards for Planning Area 9 of Specific Plan No. 286 shall be the same as those standards identified in Article VIII, Section 8.2 of Ordinance No. 348.

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

g. Planning Areas 10A, 11, 19, 31, 39 and 42.

(1) The uses permitted in Planning Areas 10A, 11, 19, 31, 39 and 42 of Specific Plan No. 286 shall be the same as those standards identified in Article VI, Section 6.1 of Ordinance No. 348, except that uses permitted pursuant to Sections 6.1.b.(1) and (3); and d. shall not be permitted.

(2) The development standards for Planning Areas 10A, 11, 19, 31, 39 and 42 of Specific Plan No. 286 shall be the same as those permitted in Article VI, Section 6.2 of Ordinance No. 348, except that the development standards set forth in Article VI, Section 6.2.b., c., d. and e. (2), (3) and (4) shall be deleted and replaced by the following:

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

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

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

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

E. The rear yard shall be not less than fifteen feet (15') if adjacent to a greenbelt or other open space identified in Specific Plan No. 286. Otherwise, the rear yard shall not be less than twenty feet (20').

F. Chimneys and fireplaces shall be allowed to encroach into side yards a maximum of two feet (2'). No other structural encroachments shall be permitted in the front, rear or side yard except as provided for in Section 18.19 of Ordinance No. 348.

In addition, the following standard shall also apply:

AA. Lot coverage shall not exceed fifty percent

(50%) for one-story buildings.

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

h. Planning Areas 12B, 16A, 16B, 26A, 33 and 45.

(1) The uses permitted in Planning Areas 12B, 16A, 16B, 26A, 33 and 45 of Specific Plan No. 286 shall be the same as those uses permitted in Article VIII, Section 8.100 of Ordinance No. 348, except that uses permitted pursuant to Sections 8.100.a.(1), (2), and (6); and b.(1) shall not be permitted. In addition, the permitted uses identified under Section 8.100.a. shall include public parks and trails.

(2) The development standards for Planning Areas 12B, 16A, 16B, 26A, 33 and 45 of Specific Plan No. 286 shall be the same as those standards identified in Article VIII, Section 8.101 of Ordinance No. 348.

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

i. Planning Areas 15, 26B and 46.

(1) The uses permitted in Planning Areas 15, 26B and 46 of Specific Plan No. 286 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348. In addition, the permitted uses identified under Section 6.1.a. shall also include public schools.

(2) The development standards for Planning Areas 15, 26B and 46 of Specific Plan No. 286 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that the development standards set forth in Article VI, Section 6.2.e.(3) and (4) shall be deleted and replaced by the following:

A. The rear yard shall be not less than twenty feet (20').

B. Chimneys and fireplaces shall be allowed to encroach into side yards a maximum of two feet (2'). No other structural encroachments shall be permitted in the front, rear or side yard except as provided for in Section 18.19 of Ordinance No. 348.

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

j. Planning Area 18.

(1) The uses permitted in Planning Area 18 of Specific Plan No. 286 shall be the same as those uses permitted in Article IXb, Section 9.50 of Ordinance No. 348, except that the uses permitted pursuant to Sections 9.50.a.(11), (23), (30), (32), (52) and (64); and b.(5) and (7) shall not be permitted. In addition, the permitted uses identified under Section 9.50.a. shall also include single-family dwellings, multiple family dwellings, congregate care residential facilities, public and private recreation areas, and paseos/trails.

(2) The development standards for commercial uses within Planning Area 18 of Specific Plan No. 286 shall be the same as those standards identified in Article IXb, Section 9.53 of Ordinance No. 348.

(3) The development standards for residential uses and combined residential and commercial uses within Planning Area 18 of Specific Plan No. 286 shall be as follows:

A. Lot area shall be not less than seven thousand two hundred (7,200) square feet for detached single-family dwellings with a minimum average width of sixty feet (60') and a minimum average depth of one hundred feet (100').

B. The minimum front and rear yards shall be twenty feet (20') and ten feet (10') respectively for single-family dwellings. The minimum front and rear yards shall be ten feet (10') for all other permitted uses that do not exceed thirty-five feet (35') in height. Any portion of a building that exceeds thirty-five feet (35') in height shall be set back from the front and rear lot lines no less than ten feet (10') plus two feet (2') for each foot by which the height exceeds thirty-five feet (35'). The front setback shall be measured from any existing or future street line as shown on any specific street plan of the County. The rear setback shall be measured from the existing rear lot line or from any recorded alley or easement; if the rear line adjoins a street, the rear setback requirement shall be the same as required for a front setback.

C. The minimum side yard shall be five feet (5') for buildings that do not exceed thirty-five feet (35') in height. Any portion of a building that exceeds thirty-five feet (35') in height shall be set back from each side lot line five feet (5') plus two feet (2') for each foot by which the height exceeds thirty-five feet (35'). If the side yard adjoins a street, the side setback requirement shall be the same as required for a front setback.

D. No structural encroachments shall be permitted in the front, side or rear yards except as provided in Section 18.19 of Ordinance No. 348.

E. No lot shall have more than fifty percent (50%) of its net area covered with building or structures.

F. The maximum ratio of floor area to lot area shall not be greater than two to one (2:1), not including basement floor area.

G. All buildings and structures shall not exceed fifty feet (50') in height, unless a height up to seventy-five feet (75') is specifically permitted under the provisions of Section 18.34 of Ordinance No. 348.

H. Automobile storage space shall be provided as required by Section 18.12 of Ordinance No. 348.

I. Interior side yards may be reduced to accommodate zero lot line or common wall situations, except that, in no case shall the reduction in side yard areas reduce the required separation between detached structures.

J. Setback areas may be used for driveways, parking and landscaping.

K. A minimum of fifteen percent (15%) of the site proposed for development shall be landscaped and irrigated.

L. Trash collection areas shall be screened by landscaping or architectural features in such a man-

ner as not to be visible from a public street or from any adjacent residential area.

M. Outside storage areas are prohibited.

N. Utilities shall be installed underground except that electrical lines rated at 33kV or greater may be installed above ground.

O. All lighting fixtures, including spot lights, electrical reflectors and other means of illumination for signs, structures, landscaping, parking, loading, unloading and similar areas, shall be focused, directed and arranged to prevent glare to direct illumination on residential uses.

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

k. Planning Areas 28 and 30.

(1) The uses permitted in Planning Areas 28 and 30 of Specific Plan No. 286 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that uses permitted pursuant to Sections 6.1.b.(1) and (3); and d. shall not be permitted.

(2) The development standards for Planning Areas 28 and 30 of Specific Plan No. 286 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that the development standards set forth in Article VI, Section 6.2.b., c., d. and e.(2) and (3) shall be deleted and replaced by the following:

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

B. The minimum average width of that portion of a lot to be used as a building site shall be one hundred feet (100') with a minimum average depth of one hundred fifty feet (150'). That portion of a lot used for access on flag lots shall have a minimum width of twenty feet (20').

C. The side yard shall not be less than ten feet (10').

D. The rear yard shall not be less than fifty feet (50').

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

l. Planning Area 29.

(1) The uses permitted in Planning Area 29 of Specific Plan No. 286 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that uses permitted pursuant to Section 6.1.b.(1), (3) and d. shall not be permitted.

(2) The development standards for Planning Area 29 of Specific Plan No. 286 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that the development standards set forth in Article VI, Section 6.2.b., c., d. and e.(2), (3) and (4) shall be deleted and replaced by the following:

A. Lot area shall be not less than two and one-half (2 1/2) gross acres. The minimum lot area shall be determined by excluding that portion of a lot that is used solely for access to the portion of a lot used as a building site.

B. The minimum average width of that portion of a lot to be used as a building site shall be fifty feet (50') with a minimum average depth of eighty feet (80').

C. The minimum frontage of a lot shall be forty feet (40').

D. Side yards on interior and through lots shall be not less than five feet (5') in width.

E. Side yards on corner and reversed corner lots shall be not less than ten feet (10') from the existing street line or from any future street line as shown on any Specific Plan of Highways, whichever is nearer the proposed structure, upon which the main building sides, except where the lot is less than fifty feet (50') wide, the yard need not exceed twenty percent (20%) of the width of the lot.

F. The rear yard shall be not less than fifteen feet (15') if adjacent to a greenbelt or other open space identified in Specific Plan No. 286. Otherwise, the rear yard shall not be less than twenty feet (20').

G. Chimneys and fireplaces shall be allowed to encroach into side yards a maximum of two feet (2'). No other structural encroachments shall be permitted in the front, rear or side yard except as provided for in Section 18.19 of Ordinance No. 348.

In addition, the following standard shall also apply:

AA. Lot coverage shall not exceed fifty percent (50%).

(3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VI of Ordinance 348.

m. Planning Area 36.

(1) The uses permitted in Planning Area 36 of Specific Plan No. 286 shall be the same as those uses permitted in Article IXb, Section 9.50 of Ordinance No. 348 except that the uses permitted pursuant to Section 9.50.a.(30), (52) and (64) shall not be permitted.

(2) The development standards for Planning Area 36 of Specific Plan No. 286 shall be the same as those standards identified in Article IXb, Section 9.53 of Ordinance No. 348.

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

n. Planning Area 41.

(1) The uses permitted in Planning Area 41 of Specific Plan No. 286 shall be the same as those uses permitted in Article VIII, Section 8.1 of Ordinance No. 348.

(2) The development standards for Planning Area 41 of Specific Plan No. 286 shall be the same as those standards identified in Article VIII, Section 8.2 of Ordinance No. 348.

(3) The residential uses within Planning Area 9 of Specific Plan No. 286 shall comply with the development standards also be subject to the standards for Plan-

ned Residential Developments set forth in Article XVIII, Section 18.5 of Ordinance 348 except that the standards set forth in Section 18.5 b. and c. shall be deleted and replaced with the following:

- A. Not less than 20 percent (20%) of a project area shall be used for open area or recreational facilities, or a combination thereof. The height of buildings shall not exceed thirty-five feet (35') and the distance between buildings shall be ten feet (10').
- B. Building setbacks from a project's interior streets and boundary lines shall be eight feet (8'). The minimum building setback from interior drives shall be five feet (5').

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

o. Planning Area 43.

(1) The uses permitted in Planning Area 43 of Specific Plan No. 286 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that uses permitted pursuant to Section 6.1.b.(1) and (3) and d. shall not be permitted.

(2) The development standards for Planning Area 43 of Specific Plan No. 286 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that the development standards set forth in Article VI, Section 6.2.b., c., d. and e.(2), (3) and (4) shall be deleted and replaced by the following:

- A. Lot area shall be not less than four (4) gross acres. The minimum lot area shall be determined by excluding that portion of a lot that is used solely for access to the portion of a lot used as a building site.
- B. The minimum average width of that portion of a lot to be used as a building site shall be fifty feet (50') with a minimum average depth of eighty feet (80').
- C. The minimum frontage of a lot shall be forty feet (40').
- D. Side yards on interior and through lots shall be not less than five feet (5') in width.
- E. Side yards on corner and reversed corner lots shall be not less than ten feet (10') from the existing street line or from any future street line as shown on any Specific Plan of Highways, whichever is nearer the proposed structure, upon which the main building sides, except where the lot is less than fifty feet (50') wide, the yard need not exceed twenty percent (20%) of the width of the lot.
- F. The rear yard shall be not less than fifteen feet (15') if adjacent to a greenbelt or other open space identified in Specific Plan No. 286. Otherwise, the rear yard shall not be less than twenty feet (20').
- G. Chimneys and fireplaces shall be allowed to encroach into side yards a maximum of two feet (2'). No other structural encroachments shall be permitted in the front, rear or side yard except as provided for in Section 18.19 of Ordinance No. 348.

In addition, the following standard shall also apply:

AA. Lot coverage shall not exceed fifty percent (50%).

(3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VI of Ordinance 348.

p. Planning Areas 47, 49, 50 and 51.

(1) The uses permitted in Planning Areas 47, 49, 50 and 51 of Specific Plan No. 286 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that uses permitted pursuant to Section 6.1.b.(1) and (3) and d. shall not be permitted.

(2) The development standards for Planning Areas 47, 49, 50, and 51 of Specific Plan No. 286 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that the development standards set forth in Article VI, Section 6.2.c., and e.(3) and (4) shall be deleted and replaced by the following:

- A. The minimum average width of that portion of a lot to be used as a building site shall be sixty feet (60') with a minimum average depth of one hundred feet (100'). However, for areas immediately adjacent to low density residential as shown on Figure 4-10 of Specific Plan No. 286, the minimum average width of that portion of the lot to be used as a building site shall be one hundred feet (100') with a minimum average depth of one hundred fifty feet (150'). That portion of a lot used for access on "flag" lots shall have minimum width of twenty feet (20').
- B. The rear yard shall be not less than twenty feet (20'). However, for areas immediately adjacent to low-density residential as shown on Figure 4-10 of Specific Plan No. 286, the rear yard shall not be less than fifty feet (50').
- C. Chimneys and fireplaces shall be allowed to encroach into side yards a maximum of two feet (2'). No other structural encroachments shall be permitted in the front, rear or side yard except as provided for in Section 18.19 of Ordinance No. 348.

(3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VI of Ordinance 348.

q. Planning Area 48.

(1) The uses permitted in Planning Area 48 of Specific Plan No. 286 shall be the same as those uses permitted in Article IXb, Section 9.50 of Ordinance No. 348, except that the uses permitted pursuant to Section 9.50.a.(14), (19), (22), (25), (29), (30), (37), (41), (43), (44), (49), (50), (52), (54), (62), (64), (69), (71), (72), (80), (85), and (91); b.(1), (2), (6), (7), (9), (13), (17), and (18) shall not be permitted.

(2) The development standards for Planning Area 48 of Specific Plan No. 286 shall be the same as those standards identified in Article IXb, Section 9.53 of Ordinance No. 348.

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

requirements shall be the same as those requirements set forth in Article IXb of Ordinance No. 348.
Section 3: This ordinance shall take effect thirty (30) days after its adoption.

Marion Ashley, Chairman of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on **June 2, 2015** the foregoing Ordinance consisting of three (3) sections was adopted by said Board by the following vote:

AYES: Jeffries, Washington, Benoit and Ashley
NAYS: None
ABSENT: Tavaglione

Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant

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