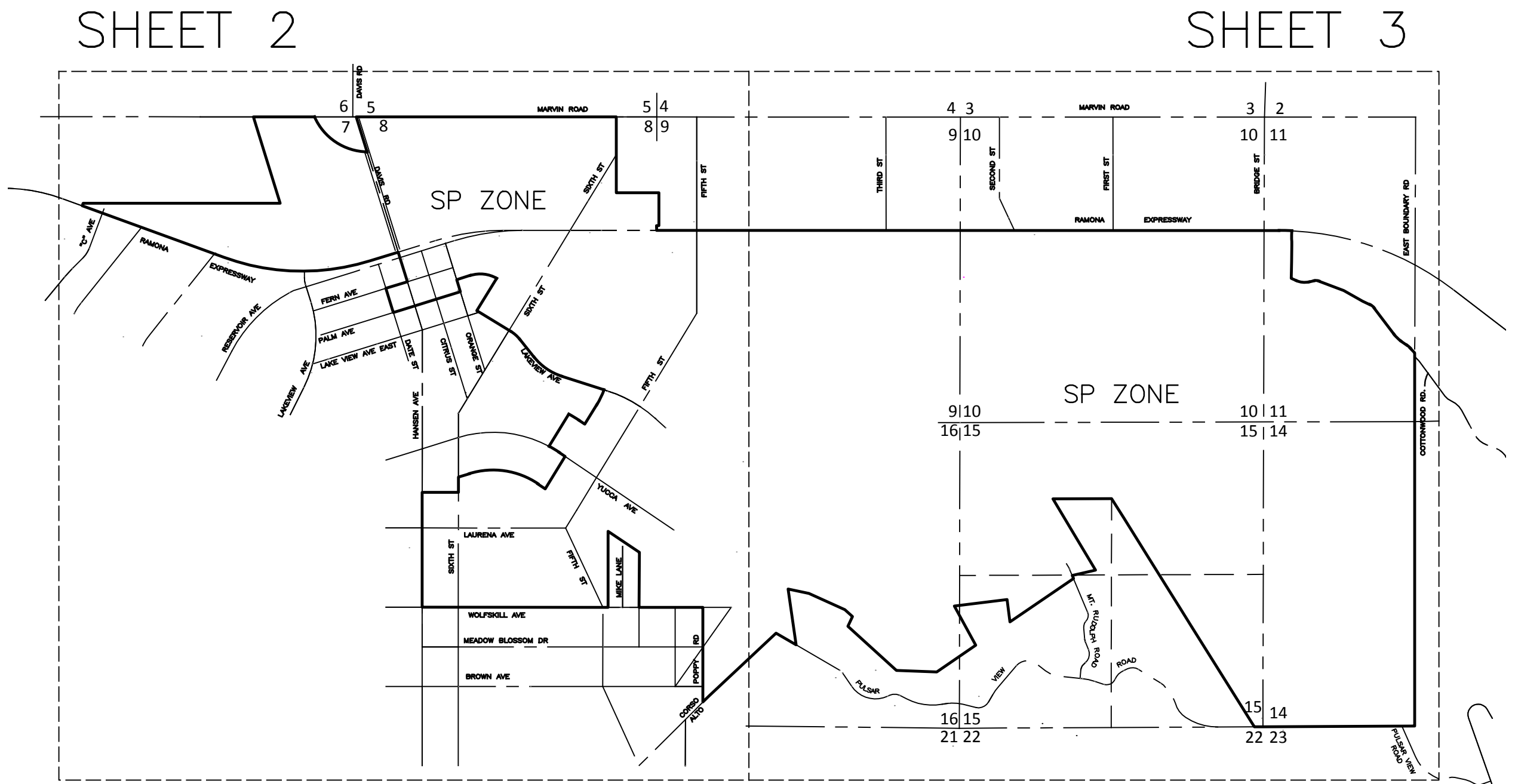


LAKEVIEW, SHEET 1 OF 3
 NUEVO, HOMELAND, JUNIPER FLATS AND NORTH PERRIS ZONING AREAS
 SECTIONS 7, 8, 9, 10, 11, 14, 15, 16 & 17, T.4S.,R.2W.
 RANCHO SAN JACINTO NUEVO



INDEX MAP
 SCALE: 1"=2000'

ASSESSOR'S PARCEL NUMBERS

- 425-100-002 & 015, 425-120-002, 425-120-005,
- 425-120-007 thru 012, 425-140-001 & 002,
- 425-140-006 thru 012,
- 425-160-002, 003 thru 008, 425-170-001
- thru 006, 425-170-011 thru 022, 425-170-027 thru 031,
- 425-170-033 thru 036, 425-180-001 & 002,
- 425-190-001 & 002, 425-190-009, 425-190-016,
- 425-230-004 thru 014, 425-230-017 & 018.
- 425-230-020 thru 022,
- 425-240-001 thru 005, 425-240-010,
- 425-240-015 thru 018 & 024
- 425-250-017 & 018
- 425-260-010, 012, 014 & 016,
- 426-020-009 & 013, 426-030-002 thru 007,
- 426-030-009 thru 013, 426-030-016 thru 018,
- 426-040-001 thru 004, 426-040-007,
- 426-050-001 thru 003, 426-050-009,
- 426-071-001 thru 003,
- 426-084-004 thru 006, 426-085-004 thru 006,
- 426-101-003 & 004
- 426-102-004 thru 006
- 426-103-003 & 004
- 426-150-008, 015 thru 017, 019, 020, 023, 025 & 027
- 426-160-003, 007, 426-160-020 thru 022, 426-160-024
- thru 031, portion 034, 035 & 036
- 426-200-013 thru 018, 022 thru 032, 034 thru 036
- 426-200-052 & 053
- 426-390-001 & 002, 426-400-015.

LEGEND

SP ZONE SPECIFIC PLAN (SP 342)

MAP NO. 2.2321
 MAP NO. 17.102
 MAP NO. 55.038

CHANGE OF OFFICIAL ZONING PLAN
 AMENDING

MAP NO. 2, ORDINANCE NO. 348

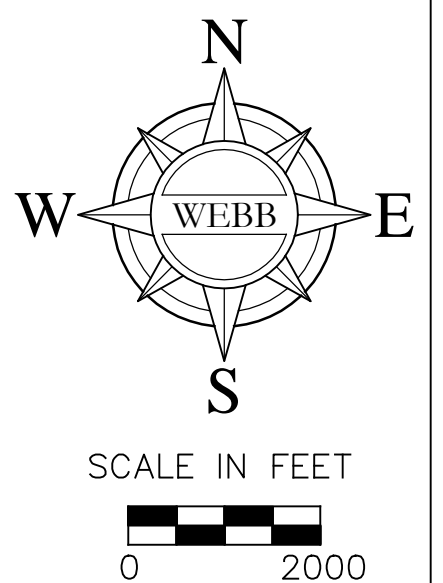
HEMET-SAN JACINTO AND PERRIS RESERVOIR DISTRICTS

CHANGE OF ZONE CASE NO. 07055

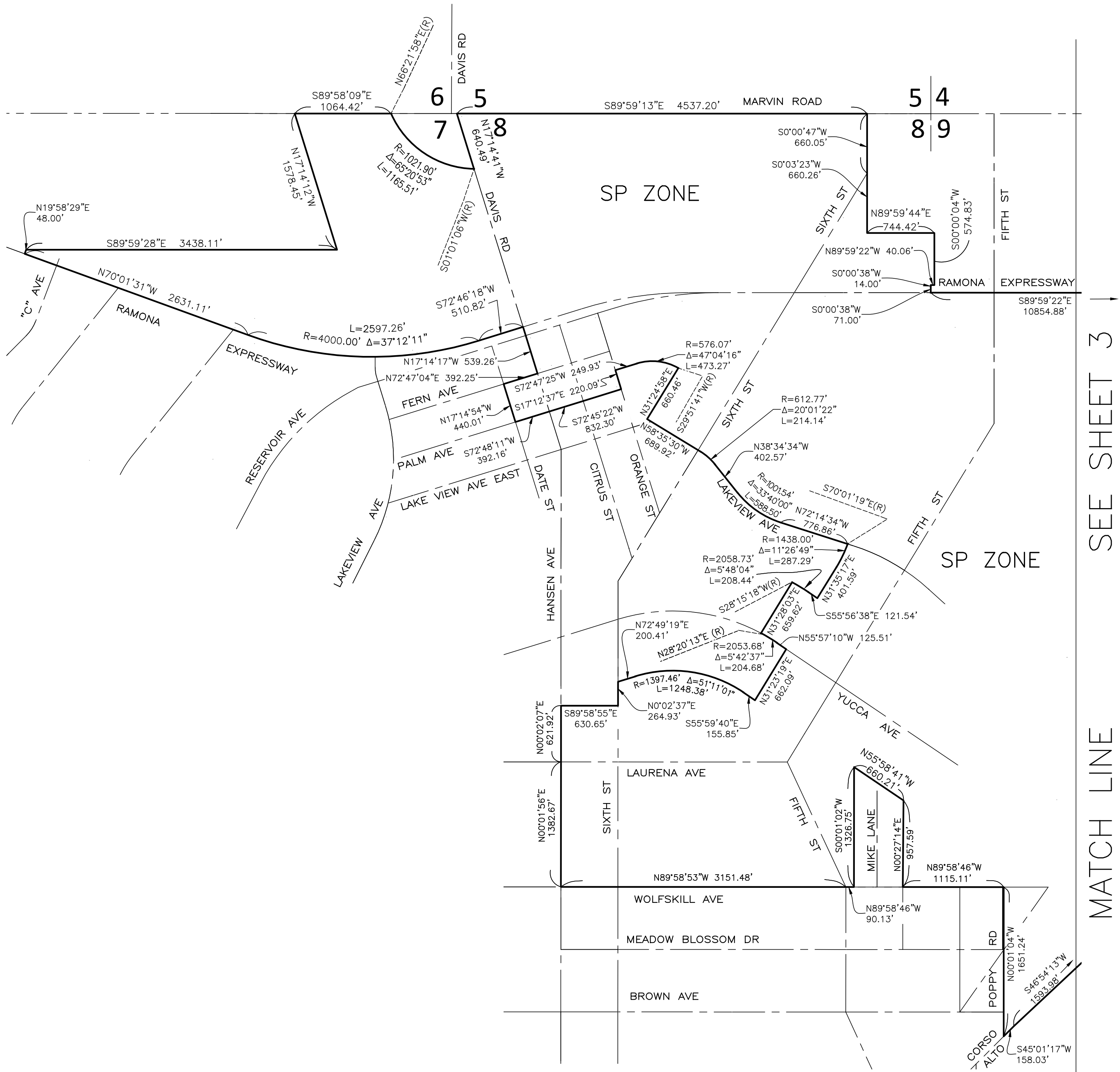
ADOPTED BY ORDINANCE NO. _____

DATE: _____

RIVERSIDE COUNTY BOARD OF SUPERVISORS



LAKEVIEW,
 NUEVO, HOMELAND, JUNIPER FLATS AND NORTH PERRIS ZONING AREAS
 SECTIONS 7, 8, 9, 10, 11, 14, 15, 16 & 17, T.4S.,R.2W.
 RANCHO SAN JACINTO NUEVO



SEE SHEET 3
MATCH LINE

- ASSESSOR'S PARCEL NUMBERS
- 425-100-002 & 015, 425-120-002, 425-120-005,
 - 425-120-007 thru 012, 425-140-001 & 002,
 - 425-140-006 thru 012,
 - 425-160-002, 003 thru 008, 425-170-001
 - thru 006, 425-170-011 thru 022, 425-170-027 thru 031,
 - 425-170-033 thru 036, 425-180-001 & 002,
 - 425-190-001 & 002, 425-190-009, 425-190-016,
 - 425-230-004 thru 014, 425-230-017 & 018.
 - 425-230-020 thru 022,
 - 425-240-001 thru 005, 425-240-010,
 - 425-240-015 thru 018 & 024
 - 425-250-017 & 018
 - 425-260-010, 012, 014 & 016,
 - 426-020-009 & 013, 426-030-002 thru 007,
 - 426-030-009 thru 013, 426-030-016 thru 018,
 - 426-040-001 thru 004, 426-040-007,
 - 426-050-001 thru 003, 426-050-009,
 - 426-071-001 thru 003,
 - 426-084-004 thru 006, 426-085-004 thru 006,
 - 426-101-003 & 004
 - 426-102-004 thru 006
 - 426-103-003 & 004
 - 426-150-008, 015 thru 017, 019, 020, 023, 025 & 027
 - 426-160-003, 007, 426-160-020 thru 022, 426-160-024
 - thru 031, portion 034, 035 & 036
 - 426-200-013 thru 018, 022 thru 032, 034 thru 036
 - 426-200-052 & 053
 - 426-390-001 & 002, 426-400-015.

LEGEND

SP ZONE

SPECIFIC PLAN (SP 342)
 MAP NO. 2.2321
 MAP NO. 17.102
 MAP NO. 55.038

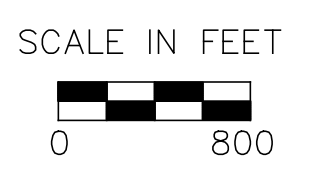
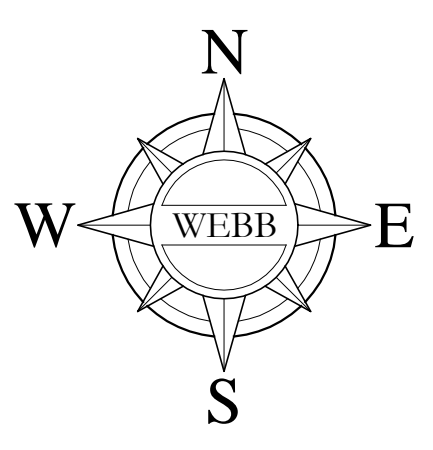
CHANGE OF OFFICIAL ZONING PLAN
 AMENDING

MAP NO. 2, ORDINANCE NO. 348

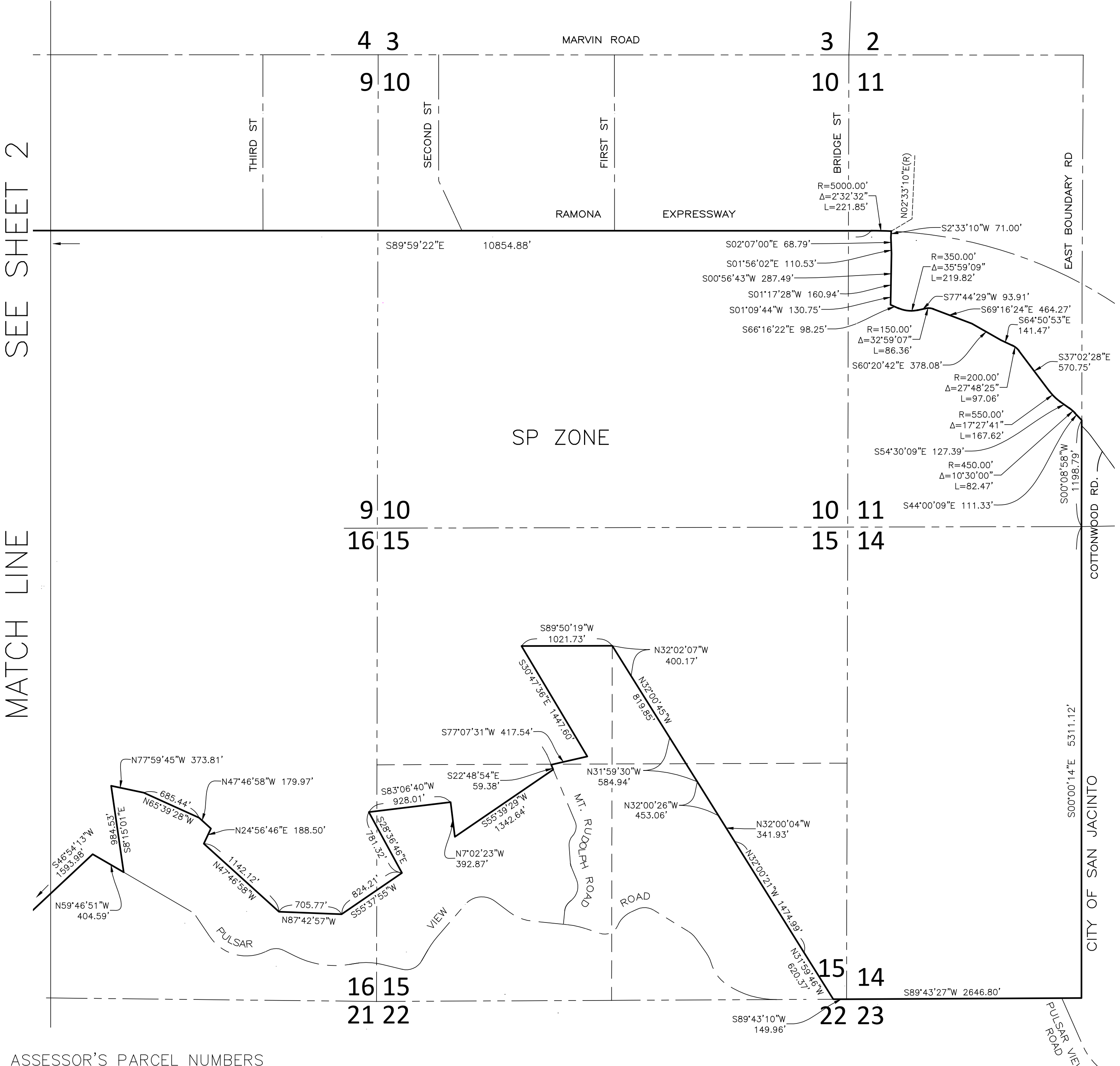
HEMET-SAN JACINTO AND PERRIS RESERVOIR DISTRICTS

CHANGE OF ZONE CASE NO. _____
 ADOPTED BY ORDINANCE NO. _____
 ADOPTION DATE: _____

RIVERSIDE COUNTY BOARD OF SUPERVISORS



LAKEVIEW,
 NUEVO, HOMETLAND, JUNIPER FLATS AND NORTH PERRIS ZONING AREAS
 SECTIONS 7, 8, 9, 10, 11, 14, 15, 16 & 17, T.4S.,R.2W.
 RANCHO SAN JACINTO NUEVO



ASSESSOR'S PARCEL NUMBERS

- 425-100-002 & 015, 425-120-002, 425-120-005,
- 425-120-007 thru 012, 425-140-001 & 002,
- 425-140-006 thru 012,
- 425-160-002, 003 thru 008, 425-170-001
- thru 006, 425-170-011 thru 022, 425-170-027 thru 031,
- 425-170-033 thru 036, 425-180-001 & 002,
- 425-190-001 & 002, 425-190-009, 425-190-016,
- 425-230-004 thru 014, 425-230-017 & 018.
- 425-230-020 thru 022,
- 425-240-001 thru 005, 425-240-010,
- 425-240-015 thru 018 & 024
- 425-250-017 & 018
- 425-260-010, 012, 014 & 016,
- 426-020-009 & 013, 426-030-002 thru 007,
- 426-030-009 thru 013, 426-030-016 thru 018,
- 426-040-001 thru 004, 426-040-007,
- 426-050-001 thru 003, 426-050-009,
- 426-071-001 thru 003,
- 426-084-004 thru 006, 426-085-004 thru 006,
- 426-101-003 & 004
- 426-102-004 thru 006
- 426-103-003 & 004
- 426-150-008, 015 thru 017, 019, 020, 023, 025 & 027
- 426-160-003, 007, 426-160-020 thru 022, 426-160-024
- thru 031, portion 034, 035 & 036
- 426-200-013 thru 018, 022 thru 032, 034 thru 036
- 426-200-052 & 053
- 426-390-001 & 002, 426-400-015.

LEGEND

SP ZONE SPECIFIC PLAN (SP 342)

MAP NO. 2.2321

MAP NO. 17.102

MAP NO. 55.038

CHANGE OF OFFICIAL ZONING PLAN
 AMENDING

MAP NO. 2, ORDINANCE NO. 348

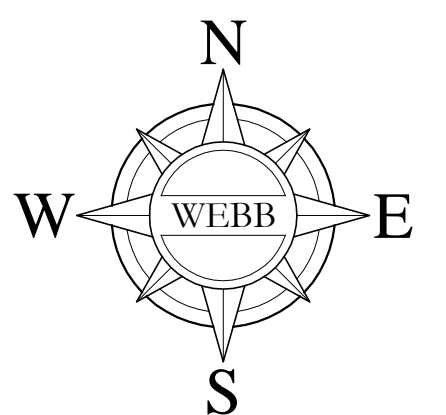
HEMET-SAN JACINTO AND PERRIS RESERVOIR DISTRICTS

CHANGE OF ZONE CASE NO. 07055

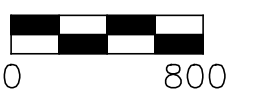
ADOPTED BY ORDINANCE NO. _____

DATE: _____

RIVERSIDE COUNTY BOARD OF SUPERVISORS



SCALE IN FEET



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

3 b. Planning Areas 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, and 52.

4 (1) The uses permitted in Planning Areas 29, 30, 31, 32, 33, 34, 35, 36, 37, 38,
5 39, 40, and 52 of Specific Plan No. 342 shall be the same as those uses
6 permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except that
7 the use permitted in Section 8.100.A.(8) shall not be permitted. In addition,
8 the uses permitted in Section 8.100.A. shall include amphitheatres with non-
9 acoustic amplifications and shielded lighting, community gardens,
10 community theaters and arboretums, skateboard parks, driving ranges not
11 associated with a golf course, libraries, miniature golf facilities, museums and
12 parks. In addition to the permitted uses provided above, uses permitted in
13 Article XIII, Section 13.1 shall be permitted on an interim basis until such
14 time as development within Planning Areas 29, 30, 31, 32, 33, 34, 35, 36, 37,
15 38, 39, 40, and 52 of Specific Plan No. 342 occurs except that interim uses
16 permitted in Section 13.1.A.(10), (11), (14), and (15); B.(1), (2), (3), (4), (8),
17 (9), and (12); and C.(1) shall not be permitted. Any use that is not specifically
18 listed herein may be considered a permitted or conditionally permitted use
19 provided that the Assistant TLMA Director – Community Development finds
20 that the proposed use is substantially the same in character and intensity as
21 those listed in the designated subsections. Such a use is subject to the permit
22 process which governs the category in which it falls.

23 (2) The development standards for the non-interim uses in Planning Areas 29,
24 30, 31, 32, 33, 34, 35, 37, 38, 39, 40, and 52 of Specific Plan No. 342 shall
25 be the same standards as those identified in Article VIIIe, Section 8.101 of
26 Ordinance No. 348.

27 (3) The development standards for the non-interim uses in Planning Area 36 of
28 Specific Plan No. 342 shall be the same standards as those identified in

1 Article VIIIe, Section 8.101 of Ordinance No. 348 except that the following
2 development standard shall also apply:

3 A. There shall be no lighting other than shielded lighting located in
4 parking areas.

5 (4) The development standards for the interim uses in Planning Areas 29, 30, 31,
6 32, 33, 34, 35, 36, 37, 38, 39, 40, and 52 of Specific Plan No. 342 shall be the
7 same standards as those identified in Article XIII, Section 13.2 of Ordinance
8 No. 348.

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

12 c. Planning Areas 6, 9, 10, 15

13 (1) The uses permitted in Planning Areas 6, 9, 10, and 15 of Specific Plan No.
14 342 shall be the same as those uses permitted in Article VIII, Section 8.1 of
15 Ordinance No. 348, except that the uses permitted in Section 8.1.A.(2), (3),
16 (6), (7), (9), (11), (13), (14), (15), (16), (17), (19), (20), (21), (22), (23), (24),
17 (25), (27), and (28); B.; and C. shall not be permitted. In addition, the uses
18 permitted in Section 8.1.A. shall include community association facilities,
19 community gardens, playgrounds, temporary real estate tract offices located
20 within a subdivision to be used only for and during the original sale of the
21 subdivision, not to exceed five years. In addition to the permitted uses
22 provided above, uses permitted in Article XIII, Section 13.1 shall be
23 permitted on an interim basis until such time as develop within Planning
24 Areas 6, 9, 10, and 15 of Specific Plan No. 342 occurs except that interim
25 uses permitted in Section 13.1.A.(10), (11), (14), and (15); B.(1), (2), (3), (4),
26 (8), (9), and (12); and C.(1) shall not be permitted. Any use that is not
27 specifically listed herein may be considered a permitted or conditionally
28 permitted use provided that the Assistant TLMA Director – Community

1 Development finds that the proposed use is substantially the same in
2 character and intensity as those listed in the designated subsections. Such a
3 use is subject to the permit process which governs the category in which it
4 falls.

5 (2) The development standards for detached one family residential development
6 within Planning Areas 6, 9, 10, and 15 of Specific Plan No. 342 shall be the
7 same standards as those identified in Article VIII, Section 8.2. of Ordinance
8 No. 348 except that the development standards set forth in Section 8.2. A.,
9 B., C., D., and F. shall be deleted and replaced, respectively, with each of the
10 following:

11 A. Lot area shall be not less than two thousand (2,000') square feet with
12 a minimum average width of thirty five feet (35') and a minimum
13 average depth of fifty eight feet (58').

14 B. The front yard shall be not less than five feet (5'), measured from the
15 existing street right of way or from any future street right of way as
16 shown on any specific plan of highways, whichever is nearer to the
17 proposed structure. Garages opening to the front of lots shall be
18 setback a minimum of eighteen feet (18'). The rear yard shall be not
19 less than three feet (3'), except that second floor living space and
20 balconies located in the rear yard shall be permitted within one foot
21 (1') of the rear property line. Garages opening to the rear of lots shall
22 be setback a minimum of three feet (3') from the existing street right
23 of way, from any future street right of way, as shown on any specific
24 plan of highways, or from the curb of an alley. Garages opening to
25 the rear of lots shall not be set back greater than five feet (5'), unless
26 the setback exceeds eighteen-feet (18').

27 C. Side yards on interior and through lots shall be not less than four feet
28 (4'). Side yards on corner and reverse corner lots shall not be less than

1 five feet (5') from the existing street right of way or from any future
2 street right of way as shown on any specific plan of highways,
3 whichever is nearer to the proposed structure, upon which the main
4 building sides.

5 D. In no case shall more than seventy-five percent (75%) of any lot be
6 covered by a dwelling.

7 F. The height of buildings shall not exceed forty five feet (45').

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

9 AA. The minimum frontage of a lot shall be thirty five feet (35'), except
10 that lots fronting on knuckles or cul-de-sacs shall have a minimum
11 frontage of thirty feet (30').

12 BB. Fireplaces, media niches, bay windows, porches, window boxes, and
13 similar architectural features shall be allowed to encroach a maximum
14 of one foot (1') into setbacks on one side so that one side still
15 maintains a minimum four foot (4') setback. Media niches shall be a
16 maximum of eight feet (8') in width. Stairways and landings shall be
17 allowed to encroach a maximum of one foot (1') into setbacks.
18 Cornices and canopies shall be allowed to encroach a maximum of
19 one foot (1') into setbacks. Eaves shall be allowed to encroach a
20 maximum of three feet (3') into setbacks. No second floor structural
21 encroachments shall be permitted within one foot (1') of the rear
22 property line. No other structural encroachments shall be permitted
23 in the front, rear or side yard setback except as provided for in Section
24 18.19 of Ordinance No. 348.

25 CC. Applications for subdivisions for detached one family residential
26 development shall also submit a plot plan application which will
27 include the conceptual design of dwellings including, but not limited
28 to, elevations and floorplans. The plot plan shall also include the

1 design of any other common buildings and facilities for conceptual
2 design approval. Planned Residential Development applications shall
3 not be required.

4 DD. The minimum private open space area for each lot or dwelling shall
5 be one hundred fifty (150) square feet with minimum dimensions of
6 ten feet (10') by eight feet (8'). This minimum private open space
7 area and dimensions shall be relatively flat and not encumbered by
8 retaining walls, slopes, or other obstructions.

9 EE. A minimum six foot (6') high screen wall shall be located adjacent
10 to any lower density Planning Area within Specific Plan No. 342 or
11 any residential zone outside the boundary of Specific Plan No. 342.

12 FF. Tandem garages are permitted.

13 (3) The development standards for attached multiple family residential
14 development and non-residential development in Planning Areas 6, 9, 10,
15 and 15 of Specific Plan No. 342 shall be the same as those standards identified
16 in Article VIII, Section 8.2. of Ordinance No. 348 except that the
17 development standards set forth in Section 8.2. A., B., C., D., and F. shall be
18 deleted and replaced, respectively, with each of the following:

19 A. Lot area shall be not less than two thousand (2,000') square feet with
20 a minimum average width of thirty five feet (35') and a minimum
21 average depth of fifty eight feet (58').

22 B. The front yard shall be not less than five feet (5'), measured from the
23 existing street right of way or from any future street right of way as
24 shown on any specific plan of highways, whichever is nearer to the
25 proposed structure. Garages opening to the front of lots shall be
26 setback a minimum of eighteen feet (18'). The rear yard shall be not
27 less than three feet (3'), except that second floor living space and
28 balconies located in the rear yard shall be permitted within one foot

1 (1') of the rear property line. Garages opening to the rear of lots shall
2 be setback a minimum of three feet (3') from the existing street right
3 of way, from any future street right of way, as shown on any specific
4 plan of highways, or from the curb of an alley. Garages opening to
5 the rear of lots shall not be set back greater than five feet (5'), unless
6 the setback exceeds eighteen-feet (18').

7 C. Side yards on interior and through lots shall be not less than four feet
8 (4'). Side yards on corner and reverse corner lots shall not be less than
9 five feet (5') from the existing street right of way or from any future
10 street right of way as shown on any specific plan of highways,
11 whichever is nearer to the proposed structure, upon which the main
12 building sides.

13 D. In no case shall more than seventy-five percent (75%) of any lot be
14 covered by a dwelling.

15 F. The height of buildings shall not exceed forty five feet (45').

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

17 AA. The minimum frontage of a lot shall be twenty five feet (25'), except
18 that lots fronting on knuckles or cul-de-sacs shall have a minimum
19 frontage of twenty feet (20').

20 BB. Fireplaces, media niches, bay windows, porches, window boxes, and
21 similar architectural features shall be allowed to encroach a maximum
22 of one foot (1') into setbacks on one side so that one side still
23 maintains a minimum four foot (4') setback. Media niches shall be a
24 maximum of eight feet (8') in width. Stairways and landings shall be
25 allowed to encroach a maximum of one foot (1') into setbacks.
26 Cornices and canopies shall be allowed to encroach with no maximum
27 requirement into setbacks. Eaves shall be allowed to encroach with
28 no maximum requirement into setbacks. No second floor structural

1 encroachments shall be permitted within one foot (1') of the rear
2 property line. No other structural encroachments shall be permitted
3 in the front, rear or side yard setback except as provided for in Section
4 18.19 of Ordinance No. 348.

5 CC. The minimum private open space area for each lot, dwelling, or
6 dwelling unit on the ground floor shall be eighty (80) square feet with
7 minimum dimensions of eight feet (8') by five feet (5'). The
8 minimum private open space area for each lot, dwelling, or dwelling
9 unit on second stories or greater shall be forty (40) square feet with
10 minimum dimensions of seven feet (7') by four feet (4'). These
11 minimum private open space areas and dimensions shall be relatively
12 flat and not encumbered by retaining walls, slopes, or other
13 obstructions.

14 DD. A minimum six foot (6') high screen wall shall be located adjacent to
15 any lower density zone.

16 EE. The maximum number of units within a building shall not exceed
17 eighteen (18).

18 FF. Tandem garages are permitted.

19 (4) The development standards for the interim uses in Planning Areas 6, 9, 10,
20 and 15 of Specific Plan No. 342 shall be the same standards as those identified
21 in Article XIII, Section 13.2 of Ordinance No. 348.

22 (5) Except as provided above, all other zoning requirements shall be the same as
23 those requirements identified in Article VIII and Article XIII of Ordinance
24 No. 348.

25 d. Planning Areas 1, 2, 3, 4, 5, 8, 11, 12, and 14.

26 (1) The uses permitted in Planning Areas 1, 2, 3, 4, 5, 8, 11, 12, and 14 of Specific
27 Plan No. 342 shall be the same as those uses permitted in Article VIII, Section
28 8.1 of Ordinance No. 348, except that the uses permitted in Section 8.1.A.

1 (1), (2), (3), (10), (11), (13), (14), (15), (17), (19), (20), (21), (24), (25), (27)
2 and (28); B.(1), (2), and (3); and C. shall not be permitted. In addition, the
3 uses permitted in Section 8.1.A. shall include community association
4 facilities, community gardens, and temporary real estate tract offices located
5 within a subdivision to be used only for and during the original sale of the
6 subdivision, not to exceed a total of five years. In addition to the permitted
7 uses provided above, uses permitted in Article XIII, Section 13.1 shall be
8 permitted on an interim basis until such time as development within Planning
9 Areas 1, 2, 3, 4, 5, 8, 11, 12, and 14 of Specific Plan No. 342 occurs except
10 that interim uses permitted in Section 13.1.A.(10), (11), (14), and (15); B.(1),
11 (2), (3), (4), (8), (9) and (12); and C.(1) shall not be permitted. Any use that
12 is not specifically listed herein may be considered a permitted or
13 conditionally permitted use provided that the Assistant TLMA Director –
14 Community Development finds that the proposed use is substantially the
15 same in character and intensity as those listed in the designated subsections.
16 Such a use is subject to the permit process which governs the category in
17 which it falls.

18 (2) The development standards for detached multiple family residential
19 development and non-residential development within Planning Areas 1, 2, 3,
20 4, 5, 8, 11, 12, and 14 of Specific Plan No. 342 shall be the same as those
21 standards identified in Article VIII, Section 8.2. of Ordinance No. 348 except
22 that the development standards set forth in Article VIII, Section 8.2. A., B.,
23 C., D., and F. shall be deleted and replaced, respectively, with each of the
24 following:

- 25 A. There is no minimum lot area, average lot width or average lot depth.
- 26 B. The minimum front and rear building setbacks from exterior or
27 interior streets and boundary lines shall be five feet (5'). The
28 minimum front and rear building setbacks from interior private streets

1 or driveways shall be five feet (5') as measured from the curb.
2 Garages opening to the front or rear of lots shall be setback a
3 minimum of three feet (3') from interior private streets or driveways
4 or from the curb of an alley. Garages opening to the front or rear of
5 lots shall not be set back greater than five feet (5'), unless the setback
6 exceeds eighteen feet (18').

7 C. The minimum side yard building setbacks from exterior or interior
8 streets and boundary lines shall be five feet (5'). The minimum side
9 yard building setback from an interior private streets or driveways
10 shall be five feet (5') as measured from the curb. Garages opening to
11 the side of lots shall be setback a minimum of three feet (3') from the
12 interior private streets or driveways or from the curb of an alley.
13 Garages opening to the side of lots shall not be set back greater than
14 five feet (5'), unless the setback exceeds eighteen feet (18').

15 D. In no case shall more than ninety-five percent (95%) of any lot be
16 covered by a dwelling.

17 F. The height of buildings shall not exceed three (3) stories or fifty feet
18 (50').

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

20 AA. Fireplaces, media niches, bay windows, porches, window boxes, and
21 similar architectural features shall be allowed to encroach a
22 maximum of one foot (1') into setbacks on one side so that one side
23 still maintains a minimum four foot (4') setback. Media niches shall
24 be a maximum of eight feet (8') in width. Stairways and landings
25 shall be allowed to encroach a maximum of one foot (1') into
26 setbacks. Cornices and canopies shall be allowed to encroach with
27 no maximum requirement into setbacks. Eaves shall be allowed to
28 encroach with no maximum requirement into setbacks. Second floor

1 structural encroachments shall be permitted with no maximum
2 setback. No other structural encroachments shall be permitted in the
3 front, rear or side yard setback except as provided for in Section
4 18.19 of Ordinance No. 348.

5 BB. The minimum private open space area for each lot, dwelling, or
6 dwelling unit shall be fifty (50) square feet with minimum
7 dimensions of six feet (6') by six feet (6'). This minimum private
8 open space area and dimensions shall be relatively flat and not
9 encumbered by retaining walls, slopes, or other obstructions. Open
10 space may be located on rooftop if accessible directly by unit.

11 CC. The distance between buildings shall be no less than six feet (6').

12 DD. A minimum six foot (6') high screen wall shall be located adjacent
13 to any lower density Planning Area within Specific Plan No. 342 or
14 any residential zone outside the boundary of Specific Plan No. 342.

15 EE. Tandem garages are permitted.

16 (3) The development standards for the interim uses in Planning Areas 1, 2, 3, 4,
17 5, 8, 11, 12, and 14 of Specific Plan No. 342 shall be the same standards as
18 those identified in Article XIII, Section 13.2 of Ordinance No. 348.

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

22 e. Planning Areas 7 and 13.

23 (1) The uses permitted in Planning Areas 7 and 13 of Specific Plan No. 342 shall
24 be the same as those uses permitted in Article VI, Section 6.1 of Ordinance
25 No. 348, except that the uses permitted in Section 6.1.B.(1) and (2); and C.(1)
26 shall not be permitted. In addition, the uses permitted in Section 6.1.A. shall
27 include multiple family dwellings, community association facilities, parks,
28 community gardens, and temporary real estate tract offices located within a

1 subdivision to be used only for and during the original sale of the subdivision,
2 not to exceed five years. In addition to the permitted uses provided above,
3 uses permitted in Article XIII, Section 13.1 shall be permitted on an interim
4 basis until such time as development within Planning Areas 7 and 13 occurs
5 except that uses permitted in Section 13.1A. (10), (11), (14), and (15); B.(1),
6 (2), (3), (4), (8), (9) and (12); and C.(1) shall not be permitted. Any use that
7 is not specifically listed herein may be considered a permitted or
8 conditionally permitted use provided that the Assistant TLMA Director –
9 Community Development finds that the proposed use is substantially the
10 same in character and intensity as those listed in the designated subsections.
11 Such a use is subject to the permit process which governs the category in
12 which it falls.

13 (2) The development standards for detached one family residential development
14 within Planning Areas 7 and 13 of Specific Plan No. 342 shall be the same
15 standards as those identified in Article VI, Section 6.2. of Ordinance No. 348
16 except that the development standards set forth in Article VI, Section 6.2. B.,
17 C., D., E., and G. shall be deleted and replaced, respectively, with each of the
18 following:

19 B. Lot area shall be not less than two thousand eight hundred (2,800')
20 square feet.

21 C. The minimum average width of each lot shall be forty feet (40') and
22 the minimum average depth shall be seventy feet (70').

23 D. The minimum frontage of a lot shall be thirty five feet (35'), except
24 that lots fronting on knuckles or cul-de-sacs shall have a minimum
25 frontage of thirty feet (30').

26 E. The front yard shall be not less than eight feet (8'), measured from the
27 existing street right of way or from any future street right of way as
28 shown on any specific plan of highways, whichever is nearer to the

1 proposed structure. Porches in the front of the structure may encroach
2 five feet (5') into the front yard setback. Garages opening to the front
3 of lots shall be setback a minimum of eighteen feet (18'). Side yards
4 on interior and through lots shall be not less than five feet (5'). Side
5 yards on corner and reverse corner lots shall not be less than five feet
6 (5') from the existing street right of way or from any future street right
7 of way as shown on any specific plan of highways, whichever is
8 nearer to the proposed structure, upon which the main building sides.
9 The rear yard shall be not less than ten feet (10'), except that second
10 floor living space and balconies located in the rear yard shall be
11 permitted to encroach one foot (1') into the setback. Garages opening
12 to the rear of lots shall be setback a minimum of three feet (3') from
13 the existing street right of way, from any future street right of way, as
14 shown on any specific plan of highways, or from the curb of an alley.
15 Garages opening to the rear of lots shall not be set back greater than
16 five feet (5'), unless the setback exceeds eighteen-feet (18').

17 G. In no case shall more than sixty percent (60%) of any lot be covered
18 by a dwelling footprint.

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

20 AA. Fireplaces, media niches, bay windows, porches, window boxes, and
21 similar architectural features shall be allowed to encroach a maximum
22 of two and one half feet (2½') into setbacks. At least one side of the
23 structure shall maintain a four foot (4') setback regardless of
24 encroachments. Media niches shall be a maximum of eight feet (8')
25 in width. Stairways and landings shall be allowed to encroach a
26 maximum of three feet (3') into setbacks. Cornices and canopies shall
27 be allowed to encroach a maximum of one foot (1') into setbacks.
28 Eaves shall be allowed to encroach a maximum of three-feet (3') into

1 setbacks. No second floor structural encroachments shall be permitted
2 within one foot (1') of the rear property line. No other structural
3 encroachments shall be permitted in the front, rear or side yard
4 setback except as provided for in Section 18.19 of Ordinance No. 348.

5 BB. The minimum private open space area for each lot or dwelling shall
6 be two hundred (200') square feet with minimum dimensions of ten
7 (10') feet by eight (8') feet. This minimum private open space area
8 and dimensions shall be relatively flat and not encumbered by
9 retaining walls, slopes, or other obstructions.

10 CC. Applications for subdivisions for detached one family residential
11 development shall also submit a plot plan application which will
12 include the conceptual design of dwellings including, but not limited
13 to, elevations and floorplans. The plot plan shall also include the
14 design of any other common buildings and facilities for conceptual
15 design approval. Planned Residential Development application shall
16 not be required.

17 DD. Tandem garages are permitted.

18 (3) The development standards for attached multiple family residential
19 development in Planning Areas 7 and 13 of Specific Plan No. 342 shall be
20 subject to the standards set forth in Article VI, Section 6.2 of Ordinance No.
21 348 except that the standards set forth in Section Article VI, Section 6.2. B.,
22 C., D., E., and G. shall be deleted and replaced, respectively, with each of the
23 following:

24 B. Lot area shall be not less than two thousand eight hundred (2,800')
25 square feet.

26 C. The minimum average width of each lot shall be forty feet (40') and
27 the minimum average depth shall be seventy feet (70').
28

1 D. The minimum frontage of a lot shall be thirty five (35') feet, except
2 that lots fronting on knuckles or cul-de-sacs shall have a minimum
3 frontage of thirty feet (30').

4 E. The front yard shall be not less than three feet (3'), measured from the
5 exterior door to the existing street right of way or from any future
6 street right of way as shown on any specific plan of highways,
7 whichever is nearer to the proposed structure. Garages opening to the
8 front of lots shall be setback a minimum of eighteen feet (18'). Side
9 yards on interior and through lots shall be not less than five feet (5').
10 Side yards on corner and reverse corner lots shall not be less than five
11 feet (5') from the existing street right of way or from any future street
12 right of way as shown on any specific plan of highways, whichever is
13 nearer to the proposed structure, upon which the main building sides.
14 The rear yard shall be not less than three feet (3'), except that second
15 floor living space and balconies located in the rear yard shall be
16 permitted to encroach one foot (1') into the setback. Garages opening
17 to the rear of lots shall be setback a minimum of three feet (3') from
18 the existing street right of way, from any future street right of way, as
19 shown on any specific plan of highways, or from the curb of an alley.
20 Garages opening to the rear of lots shall not be set back greater than
21 five feet (5'), unless the setback exceeds eighteen feet (18').

22 G. In no case shall more than sixty percent (60%) of any lot be covered
23 by a dwelling footprint.

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

25 AA. Fireplaces, media niches, bay windows, porches, window boxes, and
26 similar architectural features shall be allowed to encroach a
27 maximum of two and one half feet (2½') into setbacks. At least one
28 side of the structure shall maintain a four foot (4') setback regardless

1 of encroachments. Media niches shall be a maximum of eight feet
2 (8') in width. Stairways and landings shall be allowed to encroach a
3 maximum of three feet (3') into setbacks. Cornices and canopies
4 shall be allowed to encroach with no maximum requirement into
5 setbacks. Eaves shall be allowed to encroach with no maximum
6 requirement into setbacks. Second floor structural encroachments
7 shall be permitted with no maximum setback. No other structural
8 encroachments shall be permitted in the front, rear or side yard
9 setback except as provided for in Section 18.19 of Ordinance No.
10 348.

11 BB. The minimum private open space area for each lot or dwelling shall
12 be one hundred twenty (120') square feet with minimum dimensions
13 of ten feet (10') by eight feet (8'). This minimum private open
14 space area and dimensions shall be relatively flat and not
15 encumbered by retaining walls, slopes, or other obstructions. Open
16 space may be located on rooftop if accessible directly by dwelling
17 unit.

18 CC. The distance between buildings shall be no less than six feet (6').

19 DD. Internal walkways shall be installed at a minimum width of four feet
20 (4') between dwelling units and recreational areas.

21 EE. A minimum six foot (6') high screen wall shall be located adjacent
22 to any lower density Planning Area within Specific Plan No. 342 or
23 any residential zone outside the boundary of Specific Plan No. 342.

24 FF. Tandem garages are permitted.

25 GG. Applications for subdivisions for multiple family residential
26 development shall also submit a plot plan application which will
27 include the conceptual design of dwellings including, but not limited
28 to, elevations and floorplans. The plot plan shall also include the

1 design of any other common buildings and facilities for conceptual
2 design approval. Planned Residential Development application shall
3 not be required.

4 (4) The development standards for the interim uses in Planning Areas 7 and 13
5 of Specific Plan No. 342 shall be the same standards as those identified in
6 Article XIII, Section 13.2 of Ordinance No. 348.

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

10 f. Planning Areas 16, 18, 19, 21, 22, and 23.

11 (1) The uses permitted in Planning Areas 16, 18, 19, 21, 22, and 23 of Specific
12 Plan No. 342 shall be the same as those uses permitted in Article IX, Section
13 9.1 of Ordinance No. 348 except that the uses permitted in Section 9.1.A. (1),
14 (6), (7), (17), (18), (19), (23), (29), (33), (42), (44), (54), (61), (72), (84), (92),
15 and (93); B.(3), (4), (6), (7), (8), (9), (11.a), (13), (19), and (20); and D.(2),
16 (3), (5), (6), (7), (9), (10), (11), (18), (19), and (20) shall not be permitted. In
17 addition, used permitted in Section 9.1.A shall also include: art gallery,
18 museum, library, coffee shops, community association facilities, growing
19 produce for non-commercial use, hardware and home improvement centers,
20 health and exercise centers, home occupations, one family dwellings,
21 multiple family dwellings, postal store, party supply stores, studios for fine
22 arts, fire stations, and temporary real estate tract offices used only for and
23 during the original sale of the subdivision not to exceed five years. In
24 addition to the permitted uses provided above, uses permitted in Article XIII,
25 Section 13.1 shall be permitted on an interim basis until such time as
26 development within Planning Areas 16, 18, 19, 21, 22, and 23 occurs except
27 that interim uses permitted in Section 13.1A. (10), (11), (14), and (15); B.(1),
28 (2), (3), (4), (8), (9) and (12); and C.(1) shall not be permitted. Any use

1 that is not specifically listed herein may be considered a permitted or
2 conditionally permitted use provided that the Assistant TLMA Director –
3 Community Development finds that the proposed use is substantially the
4 same in character and intensity as those listed in the designated subsections.
5 Such a use is subject to the permit process which governs the category in
6 which it falls.

7 (2) The development standards for detached one family residential development
8 within Planning Areas 16, 18, 19, 21, 22, and 23 of Specific Plan No. 342
9 shall be the same standards as those identified in Article VIII, Section 8.2 of
10 Ordinance No. 348 except that the development standards set forth in Article
11 VIII, Section 8.2. A., B., C., D., and F. shall be deleted and replaced,
12 respectively, with each of the following:

13 A. Lot area shall be not less than two thousand eight hundred (2,800')
14 square feet. The minimum average width of each lot shall be forty feet
15 (40') and the minimum average depth shall be seventy feet (70').

16 B. The front yard shall be not less than ten feet (10'), measured from the
17 exterior door to the existing street right of way or from any future
18 street right of way as shown on any specific plan of highways,
19 whichever is nearer to the proposed structure. Porches in the front of
20 the structure may encroach into the front yard setback. Garages
21 opening to the front of lots shall be setback a minimum of eighteen
22 feet (18'). The rear yard and second floor living space and balconies
23 located in the rear yard shall have no minimum setback requirement.
24 Garages opening to the rear of lots shall be setback a minimum of
25 three feet (3') from the existing street right of way, from any future
26 street right of way, as shown on any specific plan of highways, or
27 from the curb of an alley. Garages opening to the rear of lots shall not
28

1 be set back greater than five feet (5'), unless the setback exceeds
2 eighteen feet (18').

3 C. Side yards shall have no setback requirements.

4 D. There shall be no maximum lot coverage.

5 F. The height of buildings shall not exceed fifty five feet (55').

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

7 AA. There shall be no minimum frontage of a lot including lots fronting
8 on knuckles or cul-de-sacs

9 BB. Fireplaces, media niches, bay windows, porches, window boxes, and
10 similar architectural features shall be allowed to encroach a
11 maximum of two and one half feet (2.5') into setbacks. At least one
12 side of the structure shall maintain a four foot (4') setback regardless
13 of encroachments. Media niches shall be a maximum of eight feet
14 (8') in width. Stairways and landings shall be allowed to encroach a
15 maximum of three feet (3') into setbacks. Cornices and canopies
16 shall be allowed to encroach with no maximum requirement into
17 setbacks. Eaves shall be allowed to encroach with no maximum
18 requirement into setbacks. Second floor structural encroachments
19 shall be permitted with no maximum setback. No other structural
20 encroachments shall be permitted in the front, rear or side yard
21 setback except as provided for in Section 18.19 of Ordinance No.
22 348.

23 CC. The minimum private open space area for each lot or dwelling shall
24 be one hundred (100) square feet with minimum dimensions of eight
25 feet (8') by six feet (6'). This minimum private open space area and
26 dimensions shall be relatively flat and not encumbered by retaining
27 walls, slopes, or other obstructions. Open space may be located on
28 rooftop if accessible directly by unit.

- 1 DD. The distance between buildings shall be no less than six feet (6’).
- 2 EE. The minimum building setback from interior roads, drives, and alleys
- 3 shall be three feet (3’), except that second floor living space and
- 4 balconies shall be permitted within one foot (1’) of the rear property
- 5 line.
- 6 FF. Internal walkways shall be installed at a minimum width of four feet
- 7 (4’) between dwelling units and recreational areas.
- 8 GG. Tandem garages are permitted.
- 9 HH. Applications for subdivisions for detached one family residential
- 10 development shall also submit a plot plan application which will
- 11 include the conceptual design of dwellings including, but not limited
- 12 to, elevations and floorplans. The plot plan shall also include the
- 13 design of any other common buildings and facilities for conceptual
- 14 design approval.

15 (3) The development standards for attached multiple family residential
16 development and combined multiple family residential/non-residential
17 development in Planning Areas 16, 18, 19, 21, 22, and 23 of Specific Plan
18 No. 342 shall be subject to the standards set forth in Article VIII, Section 8.2
19 of Ordinance No. 348 except that the standards set forth in Section 8.2. A.,
20 B., C., D., and F. shall be deleted and replaced, respectively, with each of the
21 following:

- 22 A. Lot area shall be not less than two thousand eight hundred (2,800’)
- 23 square feet. The minimum average width of each lot shall be forty feet
- 24 (40’) and the minimum average depth shall be seventy feet (70’).
- 25 B. The front yard shall be not less than ten feet (10’), measured from the
- 26 exterior door to the existing street right of way or from any future
- 27 street right of way as shown on any specific plan of highways,
- 28 whichever is nearer to the proposed structure. Porches in the front of

1 the structure may encroach into the front yard setback. Garages
2 opening to the front of lots shall be setback a minimum of eighteen
3 feet (18'). The rear yard and second floor living space and balconies
4 located in the rear yard shall have no minimum setback requirement.
5 Garages opening to the rear of lots shall be setback a minimum of
6 three feet (3') from the existing street right of way, from any future
7 street right of way, as shown on any specific plan of highways, or
8 from the curb of an alley. Garages opening to the rear of lots shall not
9 be set back greater than five feet (5'), unless the setback exceeds
10 eighteen feet (18').

11 C. Side yards shall have no setback requirements.

12 D. There shall be no maximum lot coverage.

13 F. The height of buildings shall not exceed fifty-five feet (55').

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

15 AA. There shall be no minimum frontage of a lot including lots fronting
16 on knuckles or cul-de-sacs

17 BB. Fireplaces, media niches, bay windows, porches, window boxes, and
18 similar architectural features shall be allowed to encroach a
19 maximum of two and one half feet (2.5'). At least one side of the
20 structure shall maintain a four foot (4') setback regardless of
21 encroachments. Media niches shall be a maximum of eight feet (8')
22 in width. Stairways and landings shall be allowed to encroach a
23 maximum of three feet (3') into setbacks. Cornices and canopies
24 shall be allowed to encroach with no maximum requirement into
25 setbacks. Eaves shall be allowed to encroach with no maximum
26 requirement into setbacks. Second floor structural encroachments
27 shall be permitted with no maximum setback. No other structural
28 encroachments shall be permitted in the front, rear or side yard

1 setback except as provided for in Section 18.19 of Ordinance No.
2 348.

3 CC. The minimum private open space area for each lot, dwelling, or
4 dwelling unit on the ground floor shall be eighty (80) square feet
5 with minimum dimensions of eight feet (8') by five feet (5'). The
6 minimum private open space area for each lot, dwelling, or dwelling
7 unit on second stories or greater shall be forty (40) square feet with
8 minimum dimensions of seven feet (7') by four feet (4'). This
9 minimum private open space area and dimensions shall be relatively
10 flat and not encumbered by retaining walls, slopes, or other
11 obstructions. Open space may be located on rooftop if accessible
12 directly by unit.

13 DD. The distance between buildings shall be no less than ten feet (10').

14 EE. The minimum building setback from interior roads, drives, and alleys
15 shall be three feet (3'), except that second floor living space and
16 balconies shall be permitted within one foot (1') of the rear property
17 line.

18 FF. A minimum six foot (6') high screen wall shall be required for non-
19 residential development that is located adjacent to any existing or
20 potential detached one family residential development.

21 GG. Tandem garages are permitted.

22 (4) The development standards for non-residential development in Planning
23 Areas 16, 18, 19, 21, 22, and 23 of Specific Plan No. 342 shall be the same
24 as those standards identified in Article IX, Section 9.4 except that the
25 development standards set forth in Article IX, Section 9.4 B. and C. shall be
26 deleted and replaced, respectively, with each of the following:

27 B. Building setbacks from exterior streets and boundary lines shall be a
28 minimum of ten feet (10'). Any portion of a building which exceeds

1 facilities, postal store, party supply stores, and studios for fine arts. In
2 addition, the uses permitted in Section 8.1.B shall also include dance halls.
3 In addition to the permitted uses provided above, uses permitted in Article
4 XIII, Section 13.1 shall be permitted on an interim basis until such time as
5 development within Planning Area 17 occurs except that interim uses
6 permitted in Section 13.1A. (10), (11), (14), and (15); B.(1), (2), (3, (4), (8),
7 (9) and (12); and C.(1) shall not be permitted. Any use that is not specifically
8 listed herein may be considered a permitted or conditionally permitted use
9 provided that the Assistant TLMA Director – Community Development finds
10 that the proposed use is substantially the same in character and intensity as
11 those listed in the designated subsections. Such a use is subject to the permit
12 process which governs the category in which it falls.

13 (2) The development standards for attached multiple family residential
14 development and combined multiple family residential/non-residential
15 development in Planning Area 17 of Specific Plan No. 342 shall be subject
16 to the standards set forth in Article VIII, Section 8.2 of Ordinance No. 348
17 except that the development standards set forth in Article VIII, Section 8.2.
18 A., B., C., D., and F. shall be deleted and replaced, respectively, with each of
19 the following:

20 A. Lot area shall be not less than two thousand eight hundred (2,800)
21 square feet. The minimum average width of each lot shall be forty feet
22 (40') and the minimum average depth shall be seventy feet (70').

23 B. The front yard shall be not less than ten feet (10'), measured from the
24 exterior door to the existing street right of way or from any future
25 street right of way as shown on any specific plan of highways,
26 whichever is nearer to the proposed structure. Porches in the front of
27 the structure may encroach into the front yard setback. Garages
28 opening to the front of lots shall be setback a minimum of eighteen

1 feet (18'). The rear yard and second floor living space and balconies
2 located in the rear yard shall be have no minimum setback
3 requirement. Garages opening to the rear of lots shall be setback a
4 minimum of three feet (3') from the existing street right of way, from
5 any future street right of way, as shown on any specific plan of
6 highways, or from the curb of an alley. Garages opening to the rear of
7 lots shall not be set back greater than five feet (5'), unless the setback
8 exceeds eighteen feet (18').

9 C. Side yards shall have no setback requirements.

10 D. There shall be no maximum lot coverage.

11 F. The height of buildings shall not exceed fifty-five feet (55').

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

13 AA. There shall be no minimum frontage of a lot including lots fronting
14 on knuckles or cul-de-sacs

15 BB. Fireplaces, media niches, bay windows, porches, window boxes, and
16 similar architectural features shall be allowed to encroach a
17 maximum of two and one half feet (2½'). At least one side of the
18 structure shall maintain a four foot (4') setback regardless of
19 encroachments. Media niches shall be a maximum of eight feet (8')
20 in width. Stairways and landings shall be allowed to encroach a
21 maximum of three feet (3') into setbacks. Cornices and canopies
22 shall be allowed to encroach with no maximum requirement into
23 setbacks. Eaves shall be allowed to encroach with no maximum
24 requirement into setbacks. Second floor structural encroachments
25 shall be permitted with no maximum setback. No other structural
26 encroachments shall be permitted in the front, rear or side yard
27 setback except as provided for in Section 18.19 of Ordinance No.
28 348.

1 CC. The minimum private open space area for each lot, dwelling, or
2 dwelling unit on the ground floor shall be eighty (80) square feet
3 with minimum dimensions of eight feet (8') by five feet (5'). The
4 minimum private open space area for each lot, dwelling, or dwelling
5 unit on second stories or greater shall be forty (40) square feet with
6 minimum dimensions of seven feet (7') by four feet (4'). This
7 minimum private open space area and dimensions shall be relatively
8 flat and not encumbered by retaining walls, slopes, or other
9 obstructions. Open space may be located on rooftop if accessible
10 directly by unit.

11 DD. The distance between buildings shall be no less than ten feet (10').

12 EE. The minimum building setback from interior roads, drives, and alleys
13 shall be three feet (3'), except that second floor living space and
14 balconies shall be permitted within one foot (1') of the rear property
15 line.

16 FF. A minimum six foot (6') high screen wall shall be required for non-
17 residential development that is located adjacent to any existing or
18 potential detached one family residential development.

19 GG. Tandem garages are permitted.

20 (3) The development standards for non-residential development in Planning
21 Area 17 of Specific Plan No. 342 shall be the same as those standards
22 identified in Article IX, Section 9.4 except that the development standards set
23 forth in Article IX, Section 9.4 B. and C. shall be deleted and replaced,
24 respectively, with each of the following:

25 B. Building setbacks from exterior streets and boundary lines shall be a
26 minimum of ten feet (10'). Any portion of a building which exceeds
27 forty feet (40') in height shall be set back from the front, rear, and
28

1 side lot lines not less than one foot (1') for each foot by which the
2 height exceeds forty feet (40').

3 C. Buildings shall not exceed fifty five feet (55') in height, with
4 architectural projections allowed to extend to sixty feet (60') in
5 height.

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

7 AA. There shall be no minimum distance required between buildings.

8 BB. Internal walkways shall be installed at a minimum width of four feet
9 (4').

10 CC. A minimum six foot (6') high screen wall shall be required to be
11 located adjacent to any existing or potential residential development.

12 (4) The development standards for the interim uses in Planning Areas 17 of
13 Specific Plan No. 342 shall be the same standards as those identified in
14 Article XIII, Section 13.2 of Ordinance No. 348.

15 (5) Except as provided above, all other zoning requirements shall be the same as
16 those requirements identified in Article VIII, Article IX and XIII of
17 Ordinance No. 348.

18 h. Planning Area 20.

19 (1) The uses permitted in Planning Area 20 of Specific Plan No. 342 shall be the
20 same as those uses permitted in Article IX, Section 9.1 of Ordinance No. 348
21 except that the uses permitted in Section 9.1.A.(29), (42), and (93); B. (4),
22 (9), and (11.a); and D.(3), (7), (9), (10), (18), (19), and (20) shall not be
23 permitted. In addition, the permitted uses in Section 9.1.A shall also include:
24 body and fender shops, including spray painting, brewery, distillery, winery,
25 clinics, art gallery, museum, library, coffee shops, community recreation
26 facilities, growing produce for non-commercial use, hardware and home
27 improvement centers, health and exercise centers, multiple family dwellings,
28 non-commercial community association facilities, one family

1 dwellings, postal store, party supply stores, pharmacy, studios for fine arts,
2 jewelry sales and repair, manufacture and repair of electrical or electronic
3 equipment, manufacture and repair of office and computing machines,
4 appliance manufacture and repair, post offices, fire and police stations. In
5 addition, the permitted uses in Section 9.1.D shall also include dance halls.
6 In addition to the permitted uses provided above, uses permitted in Article
7 XIII, Section 13.1 shall be permitted on an interim basis until such time as
8 development within Planning Area 20 of Specific Plan No. 342 occurs except
9 that interim uses permitted in Section 13.1A. (10), (11), (14), and (15); B.(1),
10 (2), (3), (4), (8), (9), and (12); and C.(1) shall not be permitted. Any use that
11 is not specifically listed herein may be considered a permitted or
12 conditionally permitted use provided that the Assistant TLMA Director –
13 Community Development finds that the proposed use is substantially the
14 same in character and intensity as those listed in the designated subsections.
15 Such a use is subject to the permit process which governs the category in
16 which it falls.

17 (2) The development standards for detached one family residential development
18 within Planning Area 20 of Specific Plan No. 342 shall be the same standards
19 as those identified in Article VIII, Section 8.2 of Ordinance No. 348 except
20 that the development standards set forth in Article VIII, Section 8.2; A., B.,
21 C., D., and F. shall be deleted and replaced, respectively, with each of the
22 following:

23 A. Lot area shall be not less than two thousand eight hundred (2,800')
24 square feet. The minimum average width of each lot shall be forty feet
25 (40') and the minimum average depth shall be seventy feet (70').

26 B. The front yard shall be not less than ten feet (10'), measured from the
27 exterior door to the existing street right of way or from any future
28 street right of way as shown on any specific plan of highways,

1 encroachments shall be permitted in the front, rear or side yard
2 setback except as provided for in Section 18.19 of Ordinance No.
3 348.

4 CC. The minimum private open space area for each lot or dwelling shall
5 be one hundred (100') square feet with minimum dimensions of
6 eight feet (8') by six feet (6'). This minimum private open space
7 area and dimensions shall be relatively flat and not encumbered by
8 retaining walls, slopes, or other obstructions. Open space may be
9 located on rooftop if accessible directly by unit.

10 DD. The distance between buildings shall be no less than six feet (6').

11 EE. The minimum building setback from interior roads, drives, and alleys
12 shall be three feet (3'), except that second floor living space and
13 balconies shall be permitted within one foot (1') of the rear property
14 line.

15 FF. Internal walkways shall be installed at a minimum width of four feet
16 (4') between dwelling units and recreational areas.

17 GG. Tandem garages are permitted.

18 HH. Applications for subdivisions for detached one family residential
19 development shall also submit a plot plan application which will
20 include the conceptual design of dwellings including, but not limited,
21 to elevations and floorplans. The plot plan shall also include the
22 design of any other common buildings and facilities for conceptual
23 design approval.

24 (3) The development standards for attached multiple family residential
25 development and combined multiple family residential/non-residential
26 development in Planning Area 20 of Specific Plan No. 342 shall be subject
27 to the standards set forth in Article VIII, Section 8.2 of Ordinance No. 348
28 except that the development standards set forth in Article VIII, Section 8.2;

1 A., B., C., D., and F. shall be deleted and replaced, respectively, with each of
2 the following:

3 A. Lot area shall be not less than two thousand eight hundred (2,800')
4 square feet. The minimum average width of each lot shall be forty feet
5 (40') and the minimum average depth shall be seventy feet (70').

6 B. The front yard shall be not less than ten feet (10'), measured from the
7 exterior door to the existing street right of way or from any future
8 street right of way as shown on any specific plan of highways,
9 whichever is nearer to the proposed structure. Porches in the front of
10 the structure may encroach into the front yard setback. Garages
11 opening to the front of lots shall be setback a minimum of eighteen
12 feet (18'). The rear yard and second floor living space and balconies
13 located in the rear yard shall be have no minimum setback
14 requirement. Garages opening to the rear of lots shall be setback a
15 minimum of three feet (3') from the existing street right of way, from
16 any future street right of way, as shown on any specific plan of
17 highways, or from the curb of an alley. Garages opening to the rear of
18 lots shall not be set back greater than five feet (5'), unless the setback
19 exceeds eighteen feet (18').

20 C. Side yards shall have no setback requirements.

21 D. There shall be no maximum lot coverage.

22 F. The height of buildings shall not exceed fifty five feet (55').

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

24 AA. There shall be no minimum frontage of a lot including lots fronting
25 on knuckles or cul-de-sacs.

26 BB. Fireplaces, media niches, bay windows, porches, window boxes, and
27 similar architectural features shall be allowed to encroach a
28 maximum of two and one half feet (2½'). At least one side of the

1 structure shall maintain a four foot (4') setback regardless of
2 encroachments. Media niches shall be a maximum of eight feet (8')
3 in width. Stairways and landings shall be allowed to encroach a
4 maximum of three feet (3') into setbacks. Cornices and canopies
5 shall be allowed to encroach with no maximum requirement into
6 setbacks. Eaves shall be allowed to encroach with no maximum
7 requirement into setbacks. Second floor structural encroachments
8 shall be permitted with no maximum setback. No other structural
9 encroachments shall be permitted in the front, rear or side yard
10 setback except as provided for in Section 18.19 of Ordinance No.
11 348.

12 CC. The minimum private open space area for each lot, dwelling, or
13 dwelling unit on the ground floor shall be eighty (80) square feet
14 with minimum dimensions of eight feet (8') by five feet (5'). The
15 minimum private open space area for each lot, dwelling, or dwelling
16 unit on second stories or greater shall be forty (40) square feet with
17 minimum dimensions of seven feet (7') by four feet (4'). This
18 minimum private open space area and dimensions shall be relatively
19 flat and not encumbered by retaining walls, slopes, or other
20 obstructions. Open space may be located on rooftop if accessible
21 directly by unit.

22 DD. The distance between buildings shall be no less than ten feet (10').

23 EE. The minimum building setback from interior roads, drives, and alleys
24 shall be three feet (3'), except that second floor living space and
25 balconies shall be permitted within one foot (1') of the rear property
26 line.

1 FF. A minimum six foot (6') high screen wall shall be required for non-
2 residential development that is located adjacent to any existing or
3 potential detached one family residential development.

4 GG. Tandem garages are permitted.

5 (4) The development standards for non-residential development in Planning
6 Area 20 of Specific Plan No. 342 shall be the same as those standards
7 identified in Article IX, Section 9.4 except that the development standards set
8 forth in Article IX, Section 9.4 B. and C. shall be deleted and replaced,
9 respectively, with each of the following:

10 B. Building setbacks from exterior streets and boundary lines shall be a
11 minimum of ten feet (10'). Any portion of a building which exceeds
12 forty feet (40') in height shall be set back from the front, rear, and
13 side lot lines not less than one foot for each foot by which the height
14 exceeds forty (40') feet.

15 C. Buildings shall not exceed fifty five feet (55') in height, with
16 architectural projections allowed to extend to sixty feet (60') in
17 height.

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

19 AA. There shall be no minimum distance required between buildings.

20 BB. Internal walkways shall be installed at a minimum width of four feet
21 (4').

22 CC. A minimum six foot (6') high screen wall shall be required to be
23 located adjacent to any existing or potential residential development.

24 (5) The development standards for the interim uses in Planning Area 20 of
25 Specific Plan No. 342 shall be the same standards as those identified in
26 Article XIII, Section 13.2 of Ordinance No. 348.
27
28

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

4 i. Planning Areas 24 and 25.

5 (1) The uses permitted in Planning Areas 24 and 25 of Specific Plan No. 342
6 shall be the same as those uses permitted in Article IXd, Section 9.72 of
7 Ordinance No. 348. except that the use permitted in Section 9.72.B.(6) shall
8 not be permitted. In addition, the uses permitted in Section 9.72.A shall also
9 include ambulance services, antique shops, art supply shops and studios,
10 auction houses, auditoriums, conference rooms, automobile parts and supply
11 store, auto repair garages, not including body and fender shops or spray
12 painting, bakery goods distributor, bakery shops, barber and beauty shops,
13 bicycle shops, blueprint and duplicating services, boat and marine sales,
14 book stores, bowling alleys, brewery, distillery, winery, building materials
15 sales yard, catering services, ceramic sales and manufacturing (not including
16 outdoor storage and display), dry cleaning shops, clinics, clothing stores,
17 coffee shops, market and food stores including wholesale, community
18 recreation facilities, confectionary and candy stores, convenience stores
19 with no gas sales, costume design studios, day care centers, delicatessens,
20 department stores, drug stores, fine art studios, non-drive-in movie theaters,
21 tire sales and services but not capping, tobacco stores, toy stores, tourist
22 centers, storage within an enclosed building for boats, trailers and
23 recreational vehicles, travel agencies, truck and trailer sales and rentals,
24 vehicle and motorcycle repair shops, dry goods stores, employment agencies,
25 equipment rental services, feed and grain stores, fishing and casting pools,
26 florist shops, food market, gasoline service stations (not including sales of
27 beer and wine), gift shops, golf cart sales and service, growing produce for
28

1 non-commercial use, hardware and home improvement centers, health and
2 exercise centers, hobby shops, household goods sales and repair, ice cream
3 shops, restaurants including drive-in and take-out restaurants, post offices,
4 fire and police stations, parcel delivery services, interior decorating stores,
5 laundromats, leather good stores, locksmith shops, mortuaries, music stores,
6 novelty stores, nursery and garden supply stores, paint and wall paper stores,
7 party supply stores, pawn shops, pet stores, pharmacy, photograph shops and
8 studios, plumbing shops, recording studios, radio and television studios,
9 recycling collection facilities, business and professional schools, shoe stores
10 including repair, sporting goods stores, stained glass assembly, stationary
11 stores, tailor shops; stations for buses, railroad and taxi; dental, medical,
12 research and testing laboratories, manufacturing and repair of the following:
13 office and computing machines, jewelry, electrical equipment and systems,
14 television and radio equipment, photographs, data processing equipment,
15 appliances and lighting fixtures. In addition, the uses permitted in Section
16 9.72.B shall also include animal hospitals, bars and cocktail lounges, billiard
17 and pool halls, auto body and fender shops including spray painting, car and
18 truck washes, dance halls and drive-in theaters. Any use that is not
19 specifically listed herein may be considered a permitted or conditionally
20 permitted use provided that the Assistant TLMA Director – Community
21 Development finds that the proposed use is substantially the same in
22 character and intensity as those listed in the designated subsections. Such a
23 use is subject to the permit process which governs the category in which it
24 falls.

- 25
26 (2) The development standards for Planning Areas 24 and 25 of Specific Plan
27 No. 342 shall be the same as those standards identified in Article IXd, Section
28 9.73.

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

3 j. Planning Areas 26, 27, 28, and 43

4 (1) The uses permitted in Planning Areas 26, 27, 28 and 43 of Specific Plan No.
5 342 shall be the same as those uses permitted in Article VIIIe, Section 8.100
6 of Ordinance No. 348, except that the uses permitted in Section 8.100.A.(1),
7 (2), and (8), shall not be permitted. In addition, the uses permitted in Section
8 8.100.A. shall include amphitheaters with non- acoustic amplifications and
9 shielded lighting, community theaters and arboretums, libraries, museums,
10 parks, community gardens, and schools. Any use that is not specifically
11 listed herein may be considered a permitted or conditionally permitted use
12 provided that the Assistant TLMA Director – Community Development finds
13 that the proposed use is substantially the same in character and intensity as
14 those listed in the designated subsections. Such a use is subject to the permit
15 process which governs the category in which it falls.

16 (2) If a school is not constructed in Planning Area 26, then the uses permitted in
17 Planning Area 26 shall be the same as those permitted in Article VIII, Section
18 8.1 of Ordinance No. 348, except that the uses permitted in Section 8.1.A.(2),
19 (3), (6), (7), (9), (11), (13), (14,) (15), (16), (17), (19), (20), (21), (22), (23),
20 (24), (25), (27), and (28); B.; and C. shall not be permitted. In addition, the
21 uses permitted in Section 8.1.A. shall include community association
22 facilities, community gardens, playgrounds, temporary real estate tract
23 offices located within a subdivision to be used only for and during the original
24 sale of the subdivision, not to exceed five years. Any use that is not
25 specifically listed herein may be considered a permitted or conditionally
26 permitted use provided that the Assistant TLMA Director – Community
27 Development finds that the proposed use is substantially the same in
28 character and intensity as those listed in the designated subsections. Such a

1 use is subject to the permit process which governs the category in which it
2 falls.

3 (3) If a school is not constructed in Planning Area 27, then the uses permitted in
4 Planning Area 27 shall be the same as those uses permitted in Article VIII,
5 Section 8.1 of Ordinance No. 348, except that the uses permitted in Section
6 8.1.A. (1), (2), (3), (10), (11), (13), (14), (15), (17), (19), (20), (21), (24), (25),
7 (27) and (28); B.(1), (2), and (3); and C. shall not be permitted. In addition,
8 the uses permitted in Section 8.1.A. shall include community association
9 facilities, community gardens, and temporary real estate tract offices located
10 within a subdivision to be used only for and during the original sale of the
11 subdivision, not to exceed a total of five years. Any use that is not specifically
12 listed herein may be considered a permitted or conditionally permitted use
13 provided that the Assistant TLMA Director – Community Development finds
14 that the proposed use is substantially the same in character and intensity as
15 those listed in the designated subsections. Such a use is subject to the permit
16 process which governs the category in which it falls.

17 (4) If a school is not constructed in Planning Area 28, then the uses permitted in
18 Planning Area 28 shall be the same as those uses permitted in Article IX,
19 Section 9.1 of Ordinance No. 348 except that the uses permitted in Section
20 9.1.A. (1), (6), (7), (17), (18), (19), (23), (29), (33), (42), (44), (54), (61), (72),
21 (84), (92), and (93); B.(3), (4), (6), (7), (8), (9), (11.a), (13), (19), and (20);
22 and D.(2), (3), (5), (6), (7), (9), (10), (11), (18), (19), and (20) shall not be
23 permitted. In addition, used permitted in Section 9.1.A shall also include: art
24 gallery, museum, library, coffee shops, community association facilities,
25 growing produce for non-commercial use, hardware and home improvement
26 centers, health and exercise centers, home occupations, one family dwellings,
27 multiple family dwellings, postal store, party supply stores, studios for fine
28 arts, fire stations, and temporary real estate tract offices used only for and

1 during the original sale of the subdivision not to exceed five years. Any use
2 that is not specifically listed herein may be considered a permitted or
3 conditionally permitted use provided that the Assistant TLMA Director –
4 Community Development finds that the proposed use is substantially the
5 same in character and intensity as those listed in the designated subsections.
6 Such a use is subject to the permit process which governs the category in
7 which it falls.

8 (5) If a school is constructed in Planning Areas 26, 27, 28 and 43, the
9 development standards for the uses set forth in subsection h.(1) above within
10 Planning Areas 26, 27, 28, and 43 of Specific Plan No. 342 shall be the same
11 standards as those identified in Article VIIIe, Section 8.101 of Ordinance No.
12 348 except that the development standards set forth in Article VIIIe, Section
13 8.101.B. shall be deleted.

14 (6) If a school is not constructed in Planning Area 26, the development standards
15 for detached one family residential development within Planning Area 26 of
16 Specific Plan No. 342 shall be the same standards as those identified in
17 Article VIII, Section 8.2. of Ordinance No. 348 except that the development
18 standards set forth in Section 8.2. A., B., C., D., and F. shall be deleted and
19 replaced, respectively, with each of the following:

20 A. Lot area shall be not less than two thousand (2,000') square feet with
21 a minimum average width of thirty five feet (35') and a minimum
22 average depth of fifty eight feet (58').

23 B. The front yard shall be not less than five feet (5'), measured from the
24 existing street right of way or from any future street right of way as
25 shown on any specific plan of highways, whichever is nearer to the
26 proposed structure. Garages opening to the front of lots shall be
27 setback a minimum of eighteen feet (18'). The rear yard shall be not
28 less than three feet (3'), except that second floor living space and

1 balconies located in the rear yard shall be permitted within one foot
2 (1') of the rear property line. Garages opening to the rear of lots shall
3 be setback a minimum of three feet (3') from the existing street right
4 of way, from any future street right of way, as shown on any specific
5 plan of highways, or from the curb of an alley. Garages opening to
6 the rear of lots shall not be set back greater than five feet (5'), unless
7 the setback exceeds eighteen-feet (18').

8 C. Side yards on interior and through lots shall be not less than four feet
9 (4'). Side yards on corner and reverse corner lots shall not be less than
10 five feet (5') from the existing street right of way or from any future
11 street right of way as shown on any specific plan of highways,
12 whichever is nearer to the proposed structure, upon which the main
13 building sides.

14 D. In no case shall more than seventy-five percent (75%) of any lot be
15 covered by a dwelling.

16 F. The height of buildings shall not exceed forty five feet (45').

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

18 AA. The minimum frontage of a lot shall be thirty five feet (35'), except
19 that lots fronting on knuckles or cul-de-sacs shall have a minimum
20 frontage of thirty feet (30').

21 BB. Fireplaces, media niches, bay windows, porches, window boxes, and
22 similar architectural features shall be allowed to encroach a maximum
23 of one foot (1') into setbacks on one side so that one side still
24 maintains a minimum four foot (4') setback. Media niches shall be a
25 maximum of eight feet (8') in width. Stairways and landings shall be
26 allowed to encroach a maximum of one foot (1') into setbacks.
27 Cornices and canopies shall be allowed to encroach a maximum of
28 one foot (1') into setbacks. Eaves shall be allowed to encroach a

1 maximum of three feet (3') into setbacks. No second floor structural
2 encroachments shall be permitted within one foot (1') of the rear
3 property line. No other structural encroachments shall be permitted
4 in the front, rear or side yard setback except as provided for in Section
5 18.19 of Ordinance No. 348.

6 CC. Applications for subdivisions for detached one family residential
7 development shall also submit a plot plan application which will
8 include the conceptual design of dwellings including, but not limited
9 to, elevations and floorplans. The plot plan shall also include the
10 design of any other common buildings and facilities for conceptual
11 design approval. Planned Residential Development applications shall
12 not be required.

13 DD. The minimum private open space area for each lot or dwelling shall
14 be one hundred fifty (150) square feet with minimum dimensions of
15 ten feet (10') by eight feet (8'). This minimum private open space
16 area and dimensions shall be relatively flat and not encumbered by
17 retaining walls, slopes, or other obstructions.

18 EE. A minimum six foot (6') high screen wall shall be located adjacent
19 to any lower density Planning Area within Specific Plan No. 342 or
20 any residential zone outside the boundary of Specific Plan No. 342.

21 FF. Tandem garages are permitted.

22 (7) If a school is not constructed in Planning Area 26, the development standards
23 for attached multiple family residential development and non-residential
24 development in Planning Area 26 shall be the same as those standards
25 identified in Article VIII, Section 8.2. of Ordinance No. 348 except that the
26 development standards set forth in Section 8.2. A., B., C., D., and F. shall be
27 deleted and replaced, respectively, with each of the following:
28

1 A. Lot area shall be not less than two thousand (2,000') square feet with
2 a minimum average width of thirty five feet (35') and a minimum
3 average depth of fifty eight feet (58').

4 B. The front yard shall be not less than five feet (5'), measured from the
5 existing street right of way or from any future street right of way as
6 shown on any specific plan of highways, whichever is nearer to the
7 proposed structure. Garages opening to the front of lots shall be
8 setback a minimum of eighteen feet (18'). The rear yard shall be not
9 less than three feet (3'), except that second floor living space and
10 balconies located in the rear yard shall be permitted within one foot
11 (1') of the rear property line. Garages opening to the rear of lots shall
12 be setback a minimum of three feet (3') from the existing street right
13 of way, from any future street right of way, as shown on any specific
14 plan of highways, or from the curb of an alley. Garages opening to
15 the rear of lots shall not be set back greater than five feet (5'), unless
16 the setback exceeds eighteen-feet (18').

17 C. Side yards on interior and through lots shall be not less than four feet
18 (4'). Side yards on corner and reverse corner lots shall not be less than
19 five feet (5') from the existing street right of way or from any future
20 street right of way as shown on any specific plan of highways,
21 whichever is nearer to the proposed structure, upon which the main
22 building sides.

23 D. In no case shall more than seventy-five percent (75%) of any lot be
24 covered by a dwelling.

25 F. The height of buildings shall not exceed forty five feet (45').

26 In addition, the following development standards shall also apply:
27
28

1 AA. The minimum frontage of a lot shall be twenty five feet (25'), except
2 that lots fronting on knuckles or cul-de-sacs shall have a minimum
3 frontage of twenty feet (20').

4 BB. Fireplaces, media niches, bay windows, porches, window boxes, and
5 similar architectural features shall be allowed to encroach a maximum
6 of one foot (1') into setbacks on one side so that one side still
7 maintains a minimum four foot (4') setback. Media niches shall be a
8 maximum of eight feet (8') in width. Stairways and landings shall be
9 allowed to encroach a maximum of one foot (1') into setbacks.
10 Cornices and canopies shall be allowed to encroach with no maximum
11 requirement into setbacks. Eaves shall be allowed to encroach with
12 no maximum requirement into setbacks. No second floor structural
13 encroachments shall be permitted within one foot (1') of the rear
14 property line. No other structural encroachments shall be permitted
15 in the front, rear or side yard setback except as provided for in Section
16 18.19 of Ordinance No. 348.

17 CC. The minimum private open space area for each lot, dwelling, or
18 dwelling unit on the ground floor shall be eighty (80) square feet with
19 minimum dimensions of eight feet (8') by five feet (5'). The
20 minimum private open space area for each lot, dwelling, or dwelling
21 unit on second stories or greater shall be forty (40) square feet with
22 minimum dimensions of seven feet (7') by four feet (4'). These
23 minimum private open space areas and dimensions shall be relatively
24 flat and not encumbered by retaining walls, slopes, or other
25 obstructions.

26 DD. A minimum six foot (6') high screen wall shall be located adjacent to
27 any lower density zone.
28

1 EE. The maximum number of units within a building shall not exceed
2 eighteen (18).

3 FF. Tandem garages are permitted.

4 (8) If a school is not constructed in Planning Area 27, the development standards
5 for detached multiple family residential development and non-residential
6 development within Planning Area 27 of Specific Plan No. 342 shall be the
7 same as those standards identified in Article VIII, Section 8.2. of Ordinance
8 No. 348 except that the development standards set forth in Article VIII,
9 Section 8.2. A., B., C., D., and F. shall be deleted and replaced, respectively,
10 with each of the following:

11 A. There is no minimum lot area, average lot width or average lot depth.

12 B. The minimum front and rear building setbacks from exterior or
13 interior streets and boundary lines shall be five feet (5'). The
14 minimum front and rear building setbacks from interior private streets
15 or driveways shall be five feet (5') as measured from the curb.
16 Garages opening to the front or rear of lots shall be setback a
17 minimum of three feet (3') from interior private streets or driveways
18 or from the curb of an alley. Garages opening to the front or rear of
19 lots shall not be set back greater than five feet (5'), unless the setback
20 exceeds eighteen feet (18').

21 C. The minimum side yard building setbacks from exterior or interior
22 streets and boundary lines shall be five feet (5'). The minimum side
23 yard building setback from an interior private streets or driveways
24 shall be five feet (5') as measured from the curb. Garages opening to
25 the side of lots shall be setback a minimum of three feet (3') from the
26 interior private streets or driveways or from the curb of an alley.
27 Garages opening to the side of lots shall not be set back greater than
28 five feet (5'), unless the setback exceeds eighteen feet (18').

1 D. In no case shall more than ninety-five percent (95%) of any lot be
2 covered by a dwelling.

3 F. The height of buildings shall not exceed three (3) stories or fifty feet
4 (50').

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

6 AA. Fireplaces, media niches, bay windows, porches, window boxes, and
7 similar architectural features shall be allowed to encroach a
8 maximum of one foot (1') into setbacks on one side so that one side
9 still maintains a minimum four foot (4') setback. Media niches shall
10 be a maximum of eight feet (8') in width. Stairways and landings
11 shall be allowed to encroach a maximum of one foot (1') into
12 setbacks. Cornices and canopies shall be allowed to encroach with
13 no maximum requirement into setbacks. Eaves shall be allowed to
14 encroach with no maximum requirement into setbacks. Second floor
15 structural encroachments shall be permitted with no maximum
16 setback. No other structural encroachments shall be permitted in the
17 front, rear or side yard setback except as provided for in Section
18 18.19 of Ordinance No. 348.

19 BB. The minimum private open space area for each lot, dwelling, or
20 dwelling unit shall be fifty (50) square feet with minimum
21 dimensions of six feet (6') by six feet (6'). This minimum private
22 open space area and dimensions shall be relatively flat and not
23 encumbered by retaining walls, slopes, or other obstructions. Open
24 space may be located on rooftop if accessible directly by unit.

25 CC. The distance between buildings shall be no less than six feet (6').

26 DD. A minimum six foot (6') high screen wall shall be located adjacent
27 to any lower density Planning Area within Specific Plan No. 342 or
28 any residential zone outside the boundary of Specific Plan No. 342.

1 EE. Tandem garages are permitted.

2 (9) If a school is not constructed in Planning Area 28, the development standards
3 for detached one family residential development within Planning Area 28 of
4 Specific Plan No. 342 shall be the same standards as those identified in
5 Article VIII, Section 8.2 of Ordinance No. 348 except that the development
6 standards set forth in Article VIII, Section 8.2. A., B., C., D., and F. shall be
7 deleted and replaced, respectively, with each of the following:

8 A. Lot area shall be not less than two thousand eight hundred (2,800')
9 square feet. The minimum average width of each lot shall be forty feet
10 (40') and the minimum average depth shall be seventy feet (70').

11 B. The front yard shall be not less than ten feet (10'), measured from the
12 exterior door to the existing street right of way or from any future
13 street right of way as shown on any specific plan of highways,
14 whichever is nearer to the proposed structure. Porches in the front of
15 the structure may encroach into the front yard setback. Garages
16 opening to the front of lots shall be setback a minimum of eighteen
17 feet (18'). The rear yard and second floor living space and balconies
18 located in the rear yard shall have no minimum setback requirement.
19 Garages opening to the rear of lots shall be setback a minimum of
20 three feet (3') from the existing street right of way, from any future
21 street right of way, as shown on any specific plan of highways, or
22 from the curb of an alley. Garages opening to the rear of lots shall not
23 be set back greater than five feet (5'), unless the setback exceeds
24 eighteen feet (18').

25 C. Side yards shall have no setback requirements.

26 D. There shall be no maximum lot coverage.

27 F. The height of buildings shall not exceed fifty five feet (55').

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

- 1 AA. There shall be no minimum frontage of a lot including lots fronting
2 on knuckles or cul-de-sacs
- 3 BB. Fireplaces, media niches, bay windows, porches, window boxes, and
4 similar architectural features shall be allowed to encroach a maximum
5 of two and one half feet (2.5') into setbacks. At least one side of the
6 structure shall maintain a four foot (4') setback regardless of
7 encroachments. Media niches shall be a maximum of eight feet (8') in
8 width. Stairways and landings shall be allowed to encroach a
9 maximum of three feet (3') into setbacks. Cornices and canopies shall
10 be allowed to encroach with no maximum requirement into setbacks.
11 Eaves shall be allowed to encroach with no maximum requirement
12 into setbacks. Second floor structural encroachments shall be
13 permitted with no maximum setback. No other structural
14 encroachments shall be permitted in the front, rear or side yard
15 setback except as provided for in Section 18.19 of Ordinance No. 348.
- 16 CC. The minimum private open space area for each lot or dwelling shall
17 be one hundred (100) square feet with minimum dimensions of eight
18 feet (8') by six feet (6'). This minimum private open space area and
19 dimensions shall be relatively flat and not encumbered by retaining
20 walls, slopes, or other obstructions. Open space may be located on
21 rooftop if accessible directly by unit.
- 22 DD. The distance between buildings shall be no less than six feet (6').
- 23 EE. The minimum building setback from interior roads, drives, and alleys
24 shall be three feet (3'), except that second floor living space and
25 balconies shall be permitted within one foot (1') of the rear property
26 line.
- 27 FF. Internal walkways shall be installed at a minimum width of four feet
28 (4') between dwelling units and recreational areas.

1 GG. Tandem garages are permitted.

2 HH. Applications for subdivisions for detached one family residential
3 development shall also submit a plot plan application which will
4 include the conceptual design of dwellings including, but not limited
5 to, elevations and floorplans. The plot plan shall also include the
6 design of any other common buildings and facilities for conceptual
7 design approval.

8 (10) If a school is not constructed in Planning Area 28, the development standards
9 for attached multiple family residential development and combined multiple
10 family residential/non-residential development in Planning Area 28 of
11 Specific Plan No. 342 shall be subject to the standards set forth in Article
12 VIII, Section 8.2 of Ordinance No. 348 except that the standards set forth in
13 Section 8.2. A., B., C., D., and F. shall be deleted and replaced, respectively,
14 with each of the following:

15 A. Lot area shall be not less than two thousand eight hundred (2,800')
16 square feet. The minimum average width of each lot shall be forty feet
17 (40') and the minimum average depth shall be seventy feet (70').

18 B. The front yard shall be not less than ten feet (10'), measured from the
19 exterior door to the existing street right of way or from any future
20 street right of way as shown on any specific plan of highways,
21 whichever is nearer to the proposed structure. Porches in the front of
22 the structure may encroach into the front yard setback. Garages
23 opening to the front of lots shall be setback a minimum of eighteen
24 feet (18'). The rear yard and second floor living space and balconies
25 located in the rear yard shall have no minimum setback requirement.
26 Garages opening to the rear of lots shall be setback a minimum of
27 three feet (3') from the existing street right of way, from any future
28 street right of way, as shown on any specific plan of highways, or

1 from the curb of an alley. Garages opening to the rear of lots shall not
2 be set back greater than five feet (5'), unless the setback exceeds
3 eighteen feet (18').

4 C. Side yards shall have no setback requirements.

5 D. There shall be no maximum lot coverage.

6 F. The height of buildings shall not exceed fifty-five feet (55').

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

8 AA. There shall be no minimum frontage of a lot including lots fronting
9 on knuckles or cul-de-sacs

10 BB. Fireplaces, media niches, bay windows, porches, window boxes, and
11 similar architectural features shall be allowed to encroach a maximum
12 of two and one half feet (2.5'). At least one side of the structure shall
13 maintain a four foot (4') setback regardless of encroachments. Media
14 niches shall be a maximum of eight feet (8') in width. Stairways and
15 landings shall be allowed to encroach a maximum of three feet (3')
16 into setbacks. Cornices and canopies shall be allowed to encroach
17 with no maximum requirement into setbacks. Eaves shall be allowed
18 to encroach with no maximum requirement into setbacks. Second
19 floor structural encroachments shall be permitted with no maximum
20 setback. No other structural encroachments shall be permitted in the
21 front, rear or side yard setback except as provided for in Section 18.19
22 of Ordinance No. 348.

23 CC. The minimum private open space area for each lot, dwelling, or
24 dwelling unit on the ground floor shall be eighty (80) square feet with
25 minimum dimensions of eight feet (8') by five feet (5'). The
26 minimum private open space area for each lot, dwelling, or dwelling
27 unit on second stories or greater shall be forty (40) square feet with
28 minimum dimensions of seven feet (7') by four feet (4'). This

1 minimum private open space area and dimensions shall be relatively
2 flat and not encumbered by retaining walls, slopes, or other
3 obstructions. Open space may be located on rooftop if accessible
4 directly by unit.

5 DD. The distance between buildings shall be no less than ten feet (10').

6 EE. The minimum building setback from interior roads, drives, and alleys
7 shall be three feet (3'), except that second floor living space and
8 balconies shall be permitted within one foot (1') of the rear property
9 line.

10 FF. A minimum six foot (6') high screen wall shall be required for non-
11 residential development that is located adjacent to any existing or
12 potential detached one family residential development.

13 GG. Tandem garages are permitted.

14 (11) If a school is not constructed in Planning Area 28, the development standards
15 for non-residential development in Planning Area 28 of Specific Plan No. 342
16 shall be the same as those standards identified in Article IX, Section 9.4
17 except that the development standards set forth in Article IX, Section 9.4 B.
18 and C. shall be deleted and replaced, respectively, with each of the following:

19 B. Building setbacks from exterior streets and boundary lines shall be a
20 minimum of ten feet (10'). Any portion of a building which exceeds
21 forty feet (40') in height shall be set back from the front, rear, and
22 side lot lines not less than one foot (1') for each foot by which the
23 height exceeds forty feet (40').

24 C. Buildings shall not exceed fifty five feet (55') in height, with
25 architectural projections allowed to extend to sixty feet (60') in
26 height.

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

28 AA. There shall be no minimum distance required between buildings.

1 BB. Internal walkways shall be installed at a minimum width of four feet
2 (4').

3 CC. A minimum six foot (6') high screen wall shall be required to be
4 located adjacent to any existing or potential residential development.

5 (12) Except as provided above, all other zoning requirements shall be the same as
6 those requirements identified in Article VIII, Article VIIIe and Article IX of
7 Ordinance No. 348.

8 k. Planning Areas 44A and 44B

9 (1) The uses permitted in Planning Areas 44A and 44B of Specific Plan No. 342
10 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of
11 Ordinance No. 348, except that the uses permitted in Section 8.100.A.(1), (2),
12 and (8) shall not be permitted. In addition, the uses permitted in Section
13 8.100.A. shall include water treatment and storage facilities. Any use that is
14 not specifically listed herein may be considered a permitted or conditionally
15 permitted use provided that the Assistant TLMA Director – Community
16 Development finds that the proposed use is substantially the same in
17 character and intensity as those listed in the designated subsections. Such a
18 use is subject to the permit process which governs the category in which it
19 falls.

20 (2) The development standards for Planning Areas 44A and 44B of Specific Plan
21 No. 342 shall be the same standards as those identified in Article VIIIe,
22 Section 8.101 of Ordinance No. 348 except that the development standards
23 set forth in Article VIIIe, Section 8.101.B. shall be deleted.

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

26 l. Planning Areas 45A, 45B, 45C, 45D, 45E, 47A, 47B, 47C, 50C, 50I, and 51.

27 (1) The uses permitted in Planning Areas 45A, 45B, 45C, 45D, 45E, 47A, 47B,
28 47C, 50C, 50I, and 51 of Specific Plan No. 342 shall be the same as those

1 uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except
2 that the uses permitted in Section 8.100.A.(1),(2), and (8); B.(1); and C.(1)
3 shall not be permitted. In addition, the uses permitted in Section 8.100.A.
4 shall include lakes, including noncommercial fishing. Any use that is not
5 specifically listed herein may be considered a permitted or conditionally
6 permitted use provided that the Assistant TLMA Director – Community
7 Development finds that the proposed use is substantially the same in
8 character and intensity as those listed in the designated subsections. Such a
9 use is subject to the permit process which governs the category in which it
10 falls.

11 (2) The development standards for Planning Areas 45A, 45B, 45C, 45D, 45E,
12 47A, 50C, 47B, 47C, 50I, and 51 of Specific Plan No. 342 shall be the same
13 as those standards identified in Article VIIIe, Section 8.101 of Ordinance No.
14 348.

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

17 m. Planning Areas 41A, 48, and 49

18 (1) The uses permitted in Planning Areas 41A, 48, and 49 of Specific Plan No.
19 342 shall be the same as those uses permitted in Article XIII, Section 13.1 of
20 Ordinance No. 348 except that the uses permitted in Section 13.1.A. (11),
21 (14), and (15); B.(1), (2), (3), (4), (8), (9), and (12); C.(1) shall not be
22 permitted. In addition, the uses permitted in Section 8.100.A. shall include
23 lakes, including noncommercial fishing, parks, and community gardens.

24 (2) The development standards for Planning Areas 41A, 48 and 49 of Specific
25 Plan No. 342 shall be the same as those standards identified in Article XIII,
26 Section 13.2 of Ordinance No. 348.

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

1 n. Planning Area 41B

2 (1) The uses permitted in Planning Area 41B of Specific Plan No. 342 shall be
3 the same as those uses permitted in Article XIII, Section 13.1 of Ordinance
4 No. 348 except that the uses permitted in Section 13.1.A. (11), (14), and (15);
5 B.(1), (2), (3), (4), (8), (9), and (12); C.(1) shall not be permitted. In addition,
6 the uses permitted in Section 8.100.A. shall include lakes, including
7 noncommercial fishing, parks, and community gardens. Any use that is not
8 specifically listed herein may be considered a permitted or conditionally
9 permitted use provided that the Assistant TLMA Director – Community
10 Development finds that the proposed use is substantially the same in
11 character and intensity as those listed in the designated subsections. Such a
12 use is subject to the permit process which governs the category in which it
13 falls.

14 (2) The development standards for Planning Area 41B of Specific Plan No. 342
15 shall be the same as those standards identified in Article XIII, Section 13.2
16 of Ordinance No. 348.

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

19 o. Planning Areas 42, 46A, 46B, 46C, and 46D

20 (1) The uses permitted in Planning Areas 42, 46A, 46B, 46C, and 46D of Specific
21 Plan No. 342 shall be the same as those uses permitted in Article XVI, Section
22 16.2 of Ordinance No. 348 except that the uses permitted in Section
23 16.2.A.(1), (2), (3), (4), (6), and (7); B.; C.; D. and E. shall not be permitted.
24 In addition, the uses permitted in Section 16.2.C. shall include public water
25 facilities.

26 (2) The development standards for Planning Areas 42, 46A, 46B, 46C and 46D
27 of Specific Plan No. 342 shall be the same as those standards identified in
28 Article XI, Section 11.4 of Ordinance No. 348.

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

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

4
5 BOARD OF SUPERVISORS OF THE COUNTY
6 OF RIVERSIDE, STATE OF CALIFORNIA

7 By: _____
8 Chairman, Board of Supervisors

9 ATTEST: KECIA HARPER-IHEM
10 CLERK TO THE BOARD

11
12 By: _____
13 (Deputy)

14
15 (SEAL)

16
17
18
19 APPROVED AS TO FORM:
20 September ____, 2017

21
22 By: _____
23 MICHELLE CLACK
24 Supervising Deputy County Counsel