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ORDINANCE NO. 348.4801

AN ORDINANCE OF THE COUNTY OF RIVERSIDE

AMENDING ORDINANCE NO. 348 RELATING TO ZONING

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

Section 1. Section 4.2 of Ordinance No. 348, and Official Zoning Plan Map No. 41.090, as amended, are further amended by placing in effect in the Lower Coachella Valley District the zone or zones as shown on the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 41.090, Change of Zone Case No. 7852," which map is made a part of this ordinance.

Section 2. Article XVIIa, of Section 17.87 of Ordinance No. 348 is amended and restated in its entirety to read as follows:

Section 17.87 SP ZONE REQUIREMENTS AND STANDARDS FOR SPECIFIC PLAN NO. 303.

a. Planning Areas C-5, D-1, G-2, G-3, G-4, G-6, G-9, G-12, H-1, H-3, H-6, H-10, I-1, I-2, I-3, J-2, J-3, J-5, J-6, J-7, J-8, K-1, K-3, L-2, L-3, M-2, M-3, M-8, and M-9.

(1) The uses permitted in Planning Areas C-5, D-1, G-2, G-3, G-4, G-6, G-9, G-12, H-1, H-3, H-6, H-10, I-1, I-2, I-3, J-2, J-3, J-5, J-6, J-7, J-8, K-1, K-3, L-2, L-3, M-2, M-3, M-8, and M-9 of Specific Plan No. 303 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348 except that the uses permitted pursuant to Section 8.100.a(1) and (2) and Section b.(1) shall not be permitted. In addition, the permitted uses identified under Section 8.100.a. shall include public parks; community centers; and when the gross acre of a lot is twenty (20) acres or greater, the uses identified under Article XIII, Section 13.1.b. of Ordinance No. 348 shall also be included.

(2) The development standards for Planning Areas C-5, D-1, G-2, G-3, G-4, G-6, G-9, G-12, H-1, H-3, H-6, H-10, I-1, I-2, I-3, J-2, J-3, J-5, J-6, J-7, J-8, K-1, K-3, L-2, L-3, M-2, M-3, M-8, and M-9 of Specific Plan No. 303 shall be the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No. 348.

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

3 b. Planning Areas A-1, A-3, A-7, E-1, and E-3.

4 (1) The uses permitted in Planning Areas A-1, A-3, A-7, E-1, and E-3 of Specific Plan
5 No. 303 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No.
6 348 except that the uses permitted pursuant to Section 8.100.b.(1) shall not be permitted. In
7 addition, the permitted uses identified under Section 8.100.a. shall include public parks;
8 community centers; facilities related to large scale recreational uses such as a motor sports race
9 track and facilities related thereto, including but not limited to race track, private garages,
10 clubhouse, tuning shop, observation tower, museum, vehicle display areas and ancillary uses in
11 support thereof; and when the gross area of a lot is twenty (20) acres or greater, the uses identified
12 under Article XIII, Section 13.1.b. of Ordinance No. 348 shall also be included.

13 (2) The development standards for Planning Areas A-1, A-3, A-7, E-1, and E-3 of
14 Specific Plan No. 303 shall be the same as those standards identified in Article VIIIe., Section
15 8.101 of Ordinance No. 348.

16 (3) If Planning Areas A-1, A-3, A-7, E-1, and E-3 are developed with large scale
17 recreational uses such as a motor sports race track and facilities related thereto, the development
18 standards shall be the same as those identified in Article VIIIe., Section 8.101 of Ordinance No.
19 348 except that the following development standards shall also apply:

20 (A) The minimum front yard setback for any building shall be 20 feet.

21 (B) The minimum side yard setback for any building shall be 5 feet.

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

24 c. Planning Areas A-2.

25 (1) The permitted uses in Planning Areas A-2 of Specific Plan No. 303 shall be the
26 same as those permitted in Article IX, Section 9.1 of Ordinance No. 348, except that the uses
27 permitted pursuant to Sections 9.1.a. (17), (23), (25), (27), (29), (32), (42), (51), (52), (61), (65),
28 (67), (73), and (93); Sections 9.1.b. (7), (9), (11)a., (18), (19), and (20); and Sections 9.1.d. (4), (5),

1 (7), (10), (11), (12) and (13) shall not be permitted. In addition, the permitted uses identified under
2 Section 9.1.a. shall include aviation equipment assembly; communication equipment and
3 microwave sales and installation; computer and office equipment sales, service, repair and
4 assembly; conference facilities; country clubs, manufacture of dairy products, not including dairies;
5 emergency and urgent care medical facilities; libraries; manufacture of grain and bakery products;
6 health and exercise centers; hospitals; ice houses; jewelry manufacture and repair; manufacture of
7 wearing apparel and accessories; manufacture and repair of measuring devices, watches, clocks and
8 related items; manufacture and repair of optical goods, medical instruments, supplies and
9 equipment, engineering, survey and drafting instruments and photography equipment; manufacture
10 of handbags, luggage, footwear, and other personal leather goods; manufacture of cutlery,
11 tableware, hand tools and hardware; manufacture of plumbing and heating items; vehicle storage
12 and impoundment; manufacture of office and computing machines; manufacture, assembly, testing
13 and repair of components, devices, equipment and systems of an electrical, electronic, or electro-
14 mechanical nature; manufacture of non-alcoholic beverages; manufacture of confectionery
15 products; manufacture and repair of refrigeration and heating equipment; printing of periodicals,
16 books, forms, cards and similar items; public parks and public playgrounds; golf courses; religious
17 institutions; facilities for research and development of precision components and products; and
18 water wells and appurtenant facilities.

19 In addition, the permitted uses identified under Section 9.1.b. shall include aerial service
20 businesses including advertising, photography and tours; aerospace/aeronautical museums; aircraft
21 equipment sales, service and repair; contractor storage yards; flight schools; intermodal cargo
22 transfer facilities; manufacture of furniture and fixtures, including cabinets, partitions and similar
23 small items; manufacture of bicycles; parcel delivery services; warehousing and distribution;
24 facilities related to large scale recreational uses such as golf courses and a motor sports race track
25 and facilities related thereto, including but not limited to race track, private garages, clubhouse,
26 tuning shop, observation tower, museum, vehicle display areas and ancillary uses in support
27 thereof; and when the gross area of a lot is twenty (20) acres or greater, the uses identified under
28 Article XIII, Section 13.1.b. of Ordinance No. 348 shall be included.

1 In addition, the permitted uses identified under Section 9.1.d. shall include community
2 centers; schools; meat and poultry processing not including slaughtering or rendering of animals;
3 paper shredding facilities; research and manufacture of drugs and pharmaceuticals; manufacture of
4 soaps, cleaners and toiletries; wrought iron fabrication; machine, welding and blacksmith shops;
5 breweries, distilleries and wineries; paper storage and recycling within a building; recycling
6 processing facilities; paper and paperboard mills; manufacture of containers and boxes; and above
7 ground natural gas storage.

8 (2) The development standards for Planning Areas A-2 of Specific Plan No. 303 shall
9 be the same as those standards identified in Article IX, Section 9.4 of Ordinance No. 348 except
10 that sports lighting, consisting of exterior nighttime lighting for ballfields, racetracks and other
11 sporting activities, shall not be permitted.

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

14 d. Planning Areas C-6, G-8, H-8 and L-1.

15 (1) The uses permitted in Planning Areas C-6, G-8, H-8 and L-1 of Specific Plan No.
16 303 shall be the same as those uses permitted in Article VII, Section 7.1 of Ordinance No. 348,
17 except that the uses permitted pursuant to Section 7.1.a.(3), (4) and (10); Section 7.1.b(9); and
18 Section 7.1.c(1) shall not be permitted.

19 In addition, the permitted uses identified under Section 7.1.b. shall include two family
20 dwellings developed pursuant to Subsections AA. through DD. of this section; lakes, including
21 those used for aesthetics, detention, recreation, water skiing, and non-potable irrigation water and
22 noncommercial fishing; water wells and appurtenant facilities; and when the gross area of a lot is
23 twenty (20) acres or greater, the uses identified under Article XIII, Section 13.1.a. and b. of
24 Ordinance No. 348 shall also be included, except that the uses permitted pursuant to Section
25 13.1.a.(15) shall not be permitted.

26 (2) The development standards for Planning Areas C-6, G-8, H-8 and L-1 of Specific
27 Plan 303 shall be the same as those standards identified in Article VII, Sections 7.2 through 7.11
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1 except that the development standards set forth in Sections 7.3, 7.4, 7.5, 7.6, and 7.10 shall be
2 deleted and replaced by the following:

3 A. Lot area shall be not less than four thousand (4,000) square feet, unless
4 cluster development subject to the development standards set forth in subsections AA.
5 through DD. of this section is utilized. The minimum lot area shall be determined by
6 excluding that portion of a lot that is used solely for access to the portion of a lot used as
7 building site.

8 B. The front yard shall be not less than 16 feet, measured from the existing
9 street line or from any future street line as shown on any Specific Plan of Highways,
10 whichever is nearer the proposed structure.

11 C. The minimum average width of that portion of a lot to be used as a
12 building site shall be forty feet (40'), with a minimum average depth of one hundred feet
13 (100') unless cluster development subject to the development standards set forth in
14 subsections AA. through DD. of this section is utilized. "Flag" lots shall not be permitted.

15 D. The minimum frontage of a lot shall be forty feet (40') except that lots
16 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty feet (30')
17 unless cluster development subject to the development standards set forth in subsections
18 AA. through DD. of this section is utilized. Lot frontage along curvilinear streets may be
19 measured at the building setback in accordance with zone development standards.

20 E. Side yards on interior and through lots shall be not less than ten percent
21 (10%) of the width of the lot, but not less than three feet (3') in width in any event, and
22 need not exceed a width of five feet (5') unless cluster development subject to the
23 development standards set forth in subsections AA. through DD. of this section is utilized.
24 Side yards on corner and reverse corner lots shall be not less than ten feet (10') from the
25 existing street line or from any future street line as shown on any Specific Plan of
26 Highways, whichever is nearer the proposed structure, upon which the main building sides
27 unless cluster development subject to the development standards set forth in subsections
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AA. through DD. of this section is utilized. Where a zero lot line design is utilized, the alternate side yard shall be not less than ten feet (10') in width.

F. The rear yard shall not be less than ten feet (10') unless cluster development subject to the development standards set forth in subsection AA. through DD. of this section is utilized.

G. Every main building erected or structurally altered shall have a lot or building site of not less than one thousand one hundred (1,100) square feet for each dwelling unit in such main building unless cluster development subject to the development standards set forth in subsections AA. through DD. of this section is utilized.

In addition, when a cluster development design is utilized, the following development standards shall be applicable:

AA. The minimum overall area for each individual unit within a two-family dwelling exclusive of the area set aside for street rights of way shall be two thousand (2,000) square feet.

BB. The minimum lot area for two-family lots used as a residential building site shall be two thousand (2,000) square feet. The minimum lot area shall be determined by excluding that portion of a lot that is used solely for access to the portion of a lot used as a building site. For each two family dwelling, common open space shall be provided equal to the difference between the lot area for such two family dwelling and eight thousand (8,000) square feet.

CC. Side yards on interior and through lots shall be not less than three feet (3') for one-story buildings; not less than ten feet (10') for two-story buildings; and not less than fifteen feet (15') for three-story buildings. Side yards on corner and reversed corner lots shall be not less than ten feet (10') from the existing street line as shown on any Specific Plan of Highways, whichever is nearer the proposed structure, upon which the main building sides, except that where the lot is less than fifty feet (50') wide the yard need not exceed twenty percent (20%) of the lot width.

1 DD. The rear yard shall not be less than ten feet (10') for one-story
2 buildings; not less than fifteen feet (15') for two-story buildings; and not less than
3 twenty feet (20') for three-story buildings.

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

6 e. Planning Areas B-1, B-2, B-5, B-6, C-2, C-4, C-8, F-3, G-7, H-2, H-4, H-5, H-7, M-7B,
7 M-7C, M-7D, and M-7E.

8 (1) The uses permitted in Planning Areas B-1, B-2, B-5, B-6, C-2, C-4, C-8, F-3, G-7,
9 H-2, H-4, H-5, H-7, M-7B, M-7C, M-7D, and M-7E of Specific Plan No. 303 shall be the same as
10 those uses permitted in Article VII, Section 7.1 of Ordinance No. 348, except that the uses
11 permitted pursuant to Section 7.1.a.(3); Section 7.1.b(9); and 7.1.c(1) shall not be permitted. In
12 addition, the permitted uses identified under Section 7.1.b. shall include two family dwellings
13 developed pursuant to Subsections AA. through FF. of this section; community centers, lakes,
14 including those used for aesthetics, detention, recreation, water skiing, and non-potable irrigation
15 water and non-commercial fishing; water wells and appurtenant facilities; and when the gross area
16 of a lot is twenty (20) acres or greater, the uses identified under Article XIII, Section 13.1.b. of
17 Ordinance No. 348 shall also be included.

18 (2) The development standards for Planning Areas B-1, B-2, B-5, B-6, C-2, C-4, C-8,
19 F-3, G-7, H-2, H-4, H-5, H-7, M-7B, M-7C, M-7D, and M-7E of Specific Plan No. 303 shall be the
20 same as those standards identified in Article VII, Sections 7.2 through 7.11, except that the
21 development standards set forth in Sections 7.3, 7.5, 7.6, and 7.11 shall be deleted and replaced by
22 the following:

23 A. Lot area shall be not less than five thousand (5,000) square feet, unless
24 cluster development subject to the development standards set forth in subsections AA.
25 through FF. of this section is utilized. The minimum lot area shall be determined by
26 excluding that portion of a lot that is used solely for access to the portion of a lot used as
27 building site.

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B. The minimum average width of that portion of a lot to be used as a building site shall be fifty feet (50'), with a minimum average depth of one hundred feet (100') unless cluster development subject to the development standards set forth in subsections AA. through FF. of this section is utilized. "Flag" lots shall not be permitted.

C. The minimum frontage of a lot shall be fifty (50') except that lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty feet (30') unless cluster development subject to the development standards set forth in subsections AA. through FF. of this section is utilized. Lot frontage along curvilinear streets may be measured at the building setback in accordance with zone development standards.

D. Side yards on interior and through lots shall be not less than ten percent (10%) of the width of the lot, but not less than three feet (3') in width in any event, and need not exceed a width of five feet (5') unless cluster development subject to the development standards set forth in subsections AA. through FF. of this section is utilized. A zero lot line design may be used, in which event the alternate side yard shall be not less than ten feet (10') in width. Side yards on corner and reverse corner lots shall be not less than ten feet (10') from the existing street line or from any future street line as shown on any Specific Plan of Highways, whichever is nearer the proposed structure, upon which the main building sides, unless cluster development subject to the development standards set forth in subsections AA. through FF. of this section is utilized.

E. The rear yard shall not be less than ten feet (10') unless cluster development subject to the development standards set forth in subsections AA. through FF. of this section is utilized.

In addition, when a cluster development design is utilized, for either single family or two family dwellings, the following development standards shall be applicable:

AA. The minimum overall area for each single-family dwelling unit or each individual unit within a two-family dwelling, exclusive of the area set aside for street rights of way shall be four thousand (4,000) square feet.

1 BB. The minimum lot area for individual single-family and two-family
2 lots used as a residential building site shall be four thousand (4,000) square feet.
3 The minimum lot area shall be determined by excluding that portion of a lot that is
4 used solely for access to the portion of a lot used as a building site. For each
5 dwelling unit, common open space shall be provided equal to the difference
6 between the single-family or two-family lot area and five thousand (5,000) square
7 feet for each single-family dwelling or ten thousand five hundred (10,500) square
8 feet for each two-family dwelling.

9 CC. The minimum average width of that portion of a lot to be used as a
10 building site shall be fifty feet (50'), with a minimum average depth of ninety feet
11 (90'). "Flag" lots shall not be permitted.

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

16 EE. Side yards for single-family dwellings on interior and through lots
17 shall be not less than ten percent (10%) of the width of the lot, but not less than
18 three feet (3') in width in any event, and need not exceed a width of five feet (5').
19 Side yards for single-family dwellings on corner and reverse corner lots shall be
20 not less than ten feet (10') from the existing street line or from any future street line
21 as shown on any Specific Plan of Highways, whichever is nearer the proposed
22 structure, upon which the main building sides. Where a zero lot line design is
23 utilized for single-family dwellings, the alternate side yard shall be not less than
24 ten feet (10') in width. Side yards for two-family dwellings on interior and through
25 lots shall be not less than five feet (5') for one-story buildings; not less than ten feet
26 (10') for two-story buildings; and not less than fifteen feet (15') for three-story
27 buildings. Side yards for two-family dwellings on corner and reverse corner lots
28 shall be measured from the existing street line or from any future street line as

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shown on any Specific Plan of Highways, whichever is nearer the proposed structure, upon which the main building sides.

FF. The rear yard for single-family dwellings shall be not less than ten feet (10'). The rear yard for two-family dwellings shall be not less than ten feet (10') for one-story buildings, not less than fifteen feet (15') for two-story buildings; and not less than twenty feet (20') for three-story buildings.

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

f. Planning Areas A-5, G-1 and F-4.

(1) The uses permitted in Planning Areas A-5, G-1 and F-4 of Specific Plan No. 303 shall be the same as those permitted in Article IX, Section 9.1 of Ordinance No. 348, except that the uses permitted pursuant to Sections 9.1.a. (29), (51) and (93), b.(11)a., (12), (18), (19), and (20), d.(2), (3), (4), (5), (6), (9), (10), (11), (12) and (13), shall not be permitted.

In addition, the permitted uses identified under Section 9.1.a. shall include public parks and public playgrounds; golf courses; country clubs; animal hospitals with all kennels entirely indoors; health clubs; computer sales and repair stores; parcel delivery services; libraries; religious institutions; community centers; schools; and water wells and appurtenant facilities.

In addition, when the gross area of a lot is twenty (20) acres or greater, the permitted uses identified under Section 9.1.b. shall include the uses permitted under Article XIII, Section 13.1.b. of Ordinance No. 348.

In addition, the permitted uses identified under Section 9.1.d. shall include electric vehicle charging stations.

(2) The development standards for Planning Areas A-5, G-1 and F-4 of Specific Plan No. 303 shall be the same as those standards identified in Article IX, Section 9.4 of Ordinance No. 348.

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

1 g. Planning Areas B-3, C-1, F-2, G-5, G-10, G-11, G-13, H-9, I-4, I-5, I-6, I-7, I-8, I-9, I-10,
2 I-11, J-1, J-4, M-1A, M-1B, M-1C, M-5A, M-5B, M-6A, M-6B, and M-7A.

3 (1) The uses permitted in Planning Areas B-3, C-1, F-2, G-5, G-10, G-11, G-13, H-9,
4 I-4, I-5, I-6, I-7, I-8, I-9, I-10, I-11, J-1, J-4, M-1A, M-1B, M-1C, M-5A, M-5B, M-6A, M-6B, and
5 M-7A of Specific Plan No. 303 shall be the same as those uses permitted in Article VI, Section 6.1
6 of Ordinance No. 348, except that the uses permitted pursuant to Section 6.1.b(5); and Section
7 6.1.c(1). shall not be permitted. In addition, the permitted uses identified under Section 6.1.a. shall
8 include two family dwellings developed pursuant to subsection AA. through GG. of this section;
9 lakes, including those used for aesthetics, detention, recreation, water skiing, and non-potable
10 irrigation water; water wells and appurtenant facilities; and when the gross acre of a lot is twenty
11 (20) acres or greater, the uses identified under Article XIII, Section 13.1.a. and b. of Ordinance No.
12 348 shall also be included, except that the uses permitted pursuant to Section 13.1.a(15) shall not
13 be permitted.

14 In addition the permitted uses identified under Section 6.1.b. shall include day care centers;
15 libraries; religious institutions; community centers; and schools.

16 (2) The development standards for Planning Areas B-3, C-1, F-2, G-5, G-10, G-11, G-
17 13, H-9, I-4, I-5, I-6, I-7, I-8, I-9, I-10, I-11, J-1, J-4, M-1A, M-1B, M-1C, M-5A, M-5B, M-6A, M-
18 6B, and M-7A of Specific Plan No. 303 shall be the same as those standards identified in Article
19 VI, Section 6.2, except that the development standards set forth in Article VI, Section 6.2.b, c., d.,
20 e.(2), e.(3) and g shall be deleted and replaced by the following:

21 A. Lot area shall be not less than six thousand (6,000) square feet, unless
22 cluster development subject to the development standards set forth in subsection AA.
23 through GG. of this section is utilized. The minimum lot area shall be determined by
24 excluding that portion of a lot that is used solely for access to the portion of a lot used as
25 building site.

26 B. The minimum average width of that portion of a lot to be used as a
27 building site shall be sixty feet (60'), with a minimum average depth of one hundred feet
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1 (100') unless cluster development subject to the development standards set forth in
2 subsections AA. through GG. of this section is utilized. "Flag" lots shall not be permitted.

3 C. The minimum frontage of a lot shall be sixty feet (60') except that lots
4 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five feet (35')
5 unless cluster development subject to the development standards set forth in subsections
6 AA. through GG. of this section is utilized. Lot frontage along curvilinear streets may be
7 measured at the building setback in accordance with zone development standards.

8 D. Side yards on interior and through lots shall be not less than ten percent
9 (10%) of the width of the lot, but not less than three feet (3') in width in any event, and
10 need not exceed a width of five feet (5') unless cluster development subject to the
11 development standards set forth in subsection AA. through GG. of this section is utilized.
12 Side yards on corner and reverse corner lots shall be not less than ten feet (10') from the
13 existing street line or from any future street line as shown on any Specific Plan of
14 Highways, whichever is nearer the proposed structure, upon which the main building sides
15 unless cluster development subject to the development standards set forth in subsections
16 AA. through GG. of this section is utilized.

17 E. The rear yard shall not be less than ten feet (10') unless cluster
18 development subject to the development standards set forth in subsections AA. through
19 GG. of this section is utilized.

20 In addition, when a cluster development design is utilized for single family, or two
21 family dwellings, the following development standards shall be applicable:

22 AA. The minimum overall area for each single-family dwelling unit or
23 each individual unit within a two-family dwelling, exclusive of the area set aside
24 for street rights of way shall be five thousand (5,000) square feet.

25 BB. The minimum lot area for individual single-family lots used as a
26 residential building site shall be five thousand (5,000) square feet. The minimum
27 lot area for two-family lots shall be five thousand (5,500) square feet. The
28 minimum lot area shall be determined by excluding that portion of a lot that is used

1 solely for access to the portion of a lot used as a building site. For each dwelling
2 unit, common open space shall be provided equal to the difference between the
3 single-family or two-family lot area and six thousand (6,000) square feet for each
4 single-family dwelling or twelve thousand (12,000) square feet for each two-
5 family dwelling.

6 CC. The minimum average width of that portion of a lot to be used as a
7 building site shall be fifty-five feet (55'), with a minimum average depth of one
8 hundred feet (100'). "Flag" lots shall not be permitted.

9 DD. The minimum frontage of a lot shall be fifty-five feet (55'), except
10 that lots fronting on knuckles or cul-de-sac may have a minimum frontage of thirty
11 feet (30'). Lot frontage along curvilinear streets may be measured at the building
12 setback in accordance with zone development standards.

13 EE. Side yards on interior and through lots shall be not less than ten
14 percent (10%) of the width of the lot, but not less than three feet (3') in width in
15 any event, and need not exceed a width of five feet (5'). Side yards on corner and
16 reverse corner lots shall be not less than ten (10') from the existing street line or
17 from any future street line as shown on any Specific Plan of Highways, whichever
18 is nearer the proposed structure, upon which the main building sides. Where a zero
19 lot line design is utilized the alternate side yard shall be not less than ten feet (10')
20 in width.

21 FF. The rear yard for single-family dwellings shall be not less than ten
22 feet (10'). The rear yard for two-family dwellings shall be not less than ten feet
23 (10') for one-story buildings, not less than fifteen feet (15') for two-story buildings,
24 and not less than twenty feet (20') for three-story buildings.

25 GG. In no case shall more than sixty percent (60%) of any lot be
26 covered by buildings or structures.

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

1 h. Planning Area A-4

2 (1) The uses permitted in Planning Area A-4 of Specific Plan 303 shall be the same as
3 those uses permitted in Article XII, Section 12.2 of Ordinance No. 348, except that the uses
4 permitted pursuant to Section 12.2.c. (3), (7), (11) and (12); Section 12.2.d.; Section 12.2.e., 12.2.f.
5 and 12.2.g. shall not be permitted. In addition, the permitted uses identified under Section 12.2.b.
6 shall include water wells and appurtenant facilities, facilities related to large scale recreational uses
7 such as golf courses and a motor sports race track and facilities related thereto, including but not
8 limited to race track, private garages, clubhouse, tuning shop, observation tower, museum, vehicle
9 display areas, underground fuel storage and ancillary uses in support thereof; and when the gross
10 acre of a lot is twenty (20) acres or greater, the uses identified under Article XIII, Section 13.1.a.
11 and b. of Ordinance No. 348 shall also be included, except that the uses permitted pursuant to
12 Section 13.1.a.(15) shall not be permitted.

13 In addition, the permitted uses identified under Section 12.2.b shall include aerial services
14 including advertising, photography and tours; aerospace/aeronautical museums; aircraft taxiways;
15 catering services/flight kitchens; conference facilities; golf courses and appurtenant facilities;
16 convenience stores; dry cleaners; flight schools; hospitals; hotels and motels; intermodal cargo
17 transfer terminals; research and development facilities for biomedical, chemical, electronic,
18 mechanical and other scientific purposes; paper recycling facilities; parcel delivery services; and
19 rental car agencies including the storage of rental cars.

20 In addition, the permitted uses identified under Section 12.2.c. shall include cogeneration
21 plants; structures and facilities necessary and incidental to the development, generation and
22 transmission of electric power and gas such as power plants, booster or conversion plants,
23 transmission lines, pipelines and the like; and incarceration and detention facilities.

24 (2) The development standards for Planning Area A-4 of Specific Plan No. 303 shall
25 be the same as those standards identified in Article XII, Section 12.4 of Ordinance No.348,
26 provided however that Article XII, Section 12,4(b)(3) shall apply only to setbacks calculated from
27 public streets. Article XII, Section 12.4.a. is modified to provide that the minimum lot area shall
28 be seven thousand (7,000) square feet with no minimum average width. There shall be no

1 minimum setback from any private street. Article XII, Section 12.4c.(2) is modified to provide that
2 an observation tower built within Planning Areas A-4 and built as part of a large scale recreational
3 use shall not exceed 70 feet in height and sports lighting, consisting of exterior nighttime lighting
4 for ballfields, racetracks and other sporting activities, shall not be permitted.

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

7 i. Planning Area A-6, E-2, and E-4

8 (1) The uses permitted in Planning Areas A-6, E-2 and E-4 of Specific Plan 303 shall
9 be the same as those uses permitted in Article IX, Section 9.1a of Ordinance No. 348, except that
10 the uses permitted pursuant to Article IX, Sections 9.1.a. (17), (23), (25), (27), (29), (32), (42),
11 (51), (52), (61), (65), (67), (73), (83), (93) and (96-within Airport Land Use Compatibility Zone
12 C); allowed under Sections 9.1.b. (7), (9), (10), (11.c), (13), (14), (15), (16), (18), (19), and (20);
13 and allowed under Sections 9.1.d. (2), (4), (5), (9), (10), (12), (13), and (16) shall not be permitted;
14 and uses permitted pursuant to Article IX, Section 9.1.a (35) shall not be permitted in Planning
15 Areas E-2 and E-4.

16 In addition, the uses identified under Section 9.1.b as allowable with a plot plan shall
17 include aerial services including advertising, photography and tours; aerospace/aeronautical
18 museums; aircraft equipment sales, service, and repair; aircraft taxiways; airports; aviation
19 equipment assembly; body and fender shops; building materials and sales yard; building movers
20 storage yard; catering services/flight kitchens; cold storage plant; communications and microwave
21 installations; computer and office equipment sales, service, repair and assembly; conference
22 facilities; contractor storage yards; country clubs; dry cleaners; emergency and urgent care medical
23 facilities; facilities related to large scale recreational uses such as a motor sports race track and
24 facilities related thereto, including but not limited to race track, private garages, clubhouse, tuning
25 shop, observation tower, museum, vehicle display areas, underground fuel storage and ancillary
26 uses in support thereof; flight schools; hardware and home improvement centers; health and
27 exercise centers; heliports; ; intermodal cargo transfer terminals; libraries; industrial and
28 manufacturing uses involving food products including beverages, including alcoholic beverages,

1 canning and preserving fruits and vegetables, dairy products-not including dairies, grain and bakery
2 products, ice, meat and poultry products-including meat packing but not slaughtering, sugar and
3 confectionary products, and wineries, distilleries, and breweries; textile products including cotton,
4 wool, and synthetic weaving and finishing mills, wearing apparel and accessory products, knitting
5 mills, floor covering mills, and yard and thread mills; lumber and wood products including saw and
6 planing mills, manufacture of containers and crates, fabrication of wood building structures,
7 lumber yards, manufacture of furniture and fixtures including cabinets, partitions, and similar
8 items; paper products including paper and paperboard mills, manufacture of containers and boxes,
9 paper shredding, printing and publishing of newspaper, periodicals, books, forms cards and similar
10 items, binding of books and other publications; chemicals and related products including
11 manufacture of organic and inorganic compounds-not including those of a hazardous nature,
12 manufacture of drugs and pharmaceuticals, soaps, cleaners, and toiletries, manufacture of
13 agricultural chemicals-not including pesticides and fertilizers, paints and varnishes; rubber and
14 plastic and synthetic products including manufacture of tires and tubes, fabrication of rubber,
15 plastics, and synthetic products; leather products including tanning and finishing of leather,
16 manufacture of handbags, luggage, footwear, and other personal leather goods; stone clay, glass,
17 and concrete products including stone cutting and related activities, pottery and similar items, glass
18 blowing, pressing and cutting, glassware products, manufacture of concrete, gypsum, plaster and
19 mineral products; metal products including manufacture of cans and containers, cutlery, tableware,
20 hand tools and hardware, plumbing and heating items, wrought iron fabrication, manufacture and
21 assembly of fencing, machine, welding, and blacksmith shops, metal stamps and forged metal
22 products, fabrication of metal buildings, manufacture of ordnance and firearms, not including
23 explosives, jewelry; primary metal industries including foundries, rolling and drawing metals,
24 casting metals, blast furnaces, smelting of metals; machinery including engines, turbines, and parts,
25 farm, garden construction, industrial machinery, office and computing machines, manufacture and
26 repair of refrigeration and heating equipment, equipment sales, rental, and storage; electrical
27 equipment including electrical and electronic apparatus and components, appliances, lighting and
28 wiring, radio, television and communications equipment, musical and recording equipment,

1 musical and recording equipment; transportation and related industries including vehicles, aircraft,
2 boats and parts manufacture, railroad equipment, motorcycles, bicycles, and parts, travel trailers
3 and recreational vehicles manufacture, draying, freighting, and trucking operations, railroad yards
4 and stations, vehicle storage and impoundment, trailer and boat storage; engineering of scientific
5 instruments including manufacture and repair of measuring devices, watches, clocks and related
6 items; manufacture and repair of optical goods, medical instruments, supplies and equipment,
7 engineering, survey and drafting instruments and photography equipment; manufacture, assembly,
8 testing and repair of components, devices, equipment and systems of an electrical, electronic, or
9 electro-mechanical nature; manufacture of wearing apparel and accessories; mini warehouses;
10 nurseries and garden supply; outdoor film studio; paper recycling facilities; parcel delivery
11 services; parking lots and parking structures; public parks and public playgrounds; public utility
12 substations and storage yards; recycling of wood, metal and construction wastes;; repair of jewelry;
13 research and development facilities for biomedical, chemical, electronic, mechanical and other
14 scientific purposes; research and development facilities for precision components and products;
15 sand blasting; trailer and truck sales and rentals; vehicle and motorcycle repair; water wells and
16 appurtenant facilities; and warehousing and distribution.

17 In addition, the uses conditionally permitted identified under Section 9.1.d shall include
18 hospitals; abattoirs; above ground natural gas storage less than 6,000 gallons; acid and abrasives
19 manufacturing; auto wrecking and junk yards; concrete batch plants; cotton ginning; disposal
20 service operations; electric vehicle charging stations; fertilizer production, and processing organic
21 or inorganic; gas, steam, and oil drilling operations; recycling processing facilities; processing and
22 rendering of fats and oils; and sewerage treatment plants.

23 (2) The development standards for Planning Areas A-6 ,E-2, and E-4 of Specific Plan
24 No. 303 shall be the same as those standards identified in Article XII, Section 12.4 of Ordinance
25 No. 348 except those development standards set forth in Article XII, a, b, c(2), and k shall be
26 deleted and replaced by the following:

- 27 a. Lot Size. Minimum lot area shall be seven thousand (7,000) square feet with no
28 minimum average width.

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b. Standard Setbacks.

1. Where the front, side, or rear yard adjoins a street, the minimum setback shall be 25 feet from any public street.
2. No minimum setback is required from any private street.
3. Front Yard: No minimum.
4. Rear Yard: No minimum.
5. Side Yard: No minimum.

c. Height Requirements. Buildings shall not exceed 50 feet unless a height up to 75 feet is approved pursuant to Article XVIII, Section 18.34. An observation tower built as part of large scale recreational use shall not exceed 70 feet in height.

d. Lighting. All lighting fixtures, including spot lights, electrical reflectors and other means of illumination for signs, structures, landscaping, parking, loading, unloading and similar areas, shall be focused, directed, and arranged to prevent glare or direct illumination on streets or adjoining property. Sports lighting, consisting of exterior nighttime lighting for ballfields, racetracks, and other sporting activities, shall not be permitted.

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

j. Planning Area E-6

(1) The uses permitted in Planning Area E-6 of Specific Plan 303 shall be the same as those uses permitted in Article IX, Section 9.1 of Ordinance No. 348, except that the uses permitted pursuant to Article IX, Sections 9.1.a. (17), (23), (25), (27), (29), (32), (42), (51), (52), (61), (65), (67), (73), (83), and (93); allowed under Sections 9.1.b. (7), (9), (10), (11.c), (13), (14), (15), (16), (18), (19), and (20); and allowed under Sections 9.1.d. (2), (4), (5), (9), (10), (12), (13), and (16) shall not be permitted.

In addition, the uses identified under Section 9.1.b as allowable with a plot plan shall include aerial services including advertising, photography and tours; aerospace/aeronautical museums; aircraft equipment sales, service, and repair; aircraft taxiways; airports; aviation

1 equipment assembly; body and fender shops; building materials and sales yard; building movers
2 storage yard; catering services/flight kitchens; cold storage plant; communications and microwave
3 installations; computer and office equipment sales, service, repair and assembly; conference
4 facilities; contractor storage yards; country clubs; dry cleaners; emergency and urgent care medical
5 facilities; facilities related to large scale recreational uses such as a motor sports race track and
6 facilities related thereto, including but not limited to race track, private garages, single family
7 residential including duplex units defined as a structure with two dwelling units placed beside one
8 another sharing a common wall, clubhouse, tuning shop, observation tower, museum, vehicle
9 display areas, underground fuel storage and ancillary uses in support thereof; flight schools; health
10 and exercise centers; intermodal cargo transfer terminals; libraries; industrial and manufacturing
11 uses involving food products including beverages- including alcoholic beverages, canning and
12 preserving of fruits and vegetables, dairy products-not including dairies, grain and bakery
13 products, ice, meat and poultry products-including meat packing but not slaughtering, sugar and
14 confectionary products, and wineries, distilleries, and breweries; textile products including cotton,
15 wool, and synthetic weaving and finishing mills, wearing apparel and accessory products, knitting
16 mills, floor covering mills, and yard and thread mills; lumber and wood products including saw and
17 planing mills, manufacture of containers and crates, fabrication of wood building structures,
18 lumber yards, manufacture of furniture and fixtures including cabinets, partitions, and similar
19 items; paper products including paper and paperboard mills, manufacture of containers and boxes,
20 paper shredding, printing and publishing of newspaper, periodicals, books, forms cards and similar
21 items, binding of books and other publications; chemicals and related products including
22 manufacture of organic and inorganic compounds-not including those of a hazardous nature,
23 manufacture of drugs and pharmaceuticals, soaps, cleaners, and toiletries, manufacture of
24 agricultural chemicals-not including pesticides and fertilizers, paints and varnishes; rubber and
25 plastic and synthetic products including manufacture of tires and tubes, fabrication of rubber,
26 plastics, and synthetic products; leather products including tanning and finishing of leather,
27 manufacture of handbags, luggage, footwear, and other personal leather goods; stone clay, glass,
28 and concrete products including stone cutting and related activities, pottery and similar items, glass

1 blowing, pressing and cutting, glassware products, manufacture of concrete, gypsum, plaster and
2 mineral products; metal products including manufacture of cans and containers, cutlery, tableware,
3 hand tools and hardware, plumbing and heating items, wrought iron fabrication, manufacture and
4 assembly of fencing, machine, welding, and blacksmith shops, metal stamps and forged metal
5 products, fabrication of metal buildings, manufacture of ordnance and firearms, not including
6 explosives, jewelry; primary metal industries including foundries, rolling and drawing metals,
7 casting metals, blast furnaces, smelting of metals; machinery including engines, turbines, and parts,
8 farm, garden construction, industrial machinery, office and computing machines, manufacture and
9 repair of refrigeration and heating equipment, equipment sales, rental, and storage; electrical
10 equipment including electrical and electronic apparatus and components, appliances, lighting and
11 wiring, radio, television and communications equipment, musical and recording equipment,
12 musical and recording equipment; transportation and related industries including vehicles, aircraft,
13 boats and parts manufacture, railroad equipment, motorcycles, bicycles, and parts, travel trailers
14 and recreational vehicles manufacture, draying, freighting, and trucking operations, railroad yards
15 and stations, vehicle storage and impoundment, trailer and boat storage; engineering of scientific
16 instruments including manufacture of wearing apparel and accessories; manufacture and repair of
17 measuring devices, watches, clocks and related items; manufacture and repair of optical goods,
18 medical instruments, supplies and equipment, engineering, survey and drafting instruments and
19 photography equipment; manufacture, assembly, testing and repair of components, devices,
20 equipment and systems of an electrical, electronic, or electro-mechanical nature; mini warehouses;
21 nurseries and garden supply; outdoor film studio; paper recycling facilities; parcel delivery
22 services; parking lots and parking structures; public parks and public playgrounds; public utility
23 substations and storage yards; recycling of wood, metal and construction wastes; repair of jewelry;
24 research and development facilities for biomedical, chemical, electronic, mechanical and other
25 scientific purposes; research and development facilities for precision components and products;
26 sand blasting; trailer and truck sales and rentals; vehicle and motorcycle repair; water wells and
27 appurtenant facilities; and warehousing and distribution.

1 In addition, the uses conditionally permitted identified under Section 9.1.d shall include
2 hospitals, abattoirs; above ground natural gas storage less than 6,000 gallons; concrete batch plants;
3 cotton ginning, disposal service operations; electric vehicle charging stations; fertilizer production,
4 and processing organic and inorganic; gas, steam and oil drilling operations; processing and
5 rendering of fats and oils; recycling processing facilities; and sewerage treatment plants.

6 (2) The development standards for Planning Area E-6 of Specific Plan No. 303 shall
7 be the same as those standards identified in Article XII, Section 12.4 except those development
8 standards set forth in Article XII, a, b, c(2), and k shall be deleted and replaced by the following:

9 a. If residential uses are located contiguous to nonresidential uses, then the following
10 standards shall apply:

11 1. Lot Size. Minimum lot area shall be seven thousand (7,000) square feet with
12 no minimum average width.

13 b. Standard Setbacks.

14 1. Where the front, side, or rear yard adjoins a street, the minimum setback shall
15 be 25 feet from any public street.

16 2. No minimum setback is required from any private street.

17 3. Front Yard: No minimum.

18 4. Rear Yard: No minimum.

19 5. Side Yard: No minimum.

20 c. Building Height. Buildings shall not exceed 50 feet unless a height up to 75 feet is
21 approved pursuant to Article XVIII, Section 18.34. An observation tower built within
22 as part of large scale recreational use shall not exceed 70 feet in height.

23 d. Lighting. All lighting fixtures, including spot lights, electrical reflectors and other
24 means of illumination for signs, structures, landscaping, parking, loading, unloading
25 and similar areas, shall be focused, directed, and arranged to prevent glare or direct
26 illumination on streets or adjoining property. Sports lighting, consisting of exterior
27 nighttime lighting for ballfields, racetracks, and other sporting activities, shall not be
28 permitted.

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

k. Planning Areas E-5, E-7 and E-8

(1) The uses permitted in Planning Areas E-5, E-7 and E-8 of Specific Plan 303 shall be the same as those uses permitted in Article IX, Section 9.1 of Ordinance No. 348, except that the uses permitted pursuant except that the uses permitted pursuant to Article IX, Sections 9.1.a. (17), (23), (25), (27), (29), (32), (35), (42), (51), (52), (61), (65), (67), (73), (83), (93), and (96); Sections 9.1.b. (7), (9), (10), (11.a.), (11.b), (11.c), (13), (14), (15), (16), (18), (19), and (20); and Sections 9.1.d. (2), (4), (5), (9), (10), (12), (13), and (16) shall not be permitted.

In addition, the uses identified under Section 9.1.b as allowable with a plot plan shall include aerial services including advertising, photography and tours; aerospace/aeronautical museums; aircraft equipment sales, service, and repair; aircraft taxiways; airports; aviation equipment assembly; body and fender shops; building materials and sales yard; building movers storage yard; catering services/flight kitchens; cold storage plant; communications and microwave installations; computer and office equipment sales, service, repair and assembly; conference facilities; contractor storage yards;; country clubs; dry cleaners; emergency and urgent care medical facilities; facilities related to large scale recreational uses such as a motor sports race track and facilities related thereto, including but not limited to race track, private garages, single family residential including duplex units defined as a structure with two dwelling units placed beside one another sharing a common wall, clubhouse, tuning shop, observation tower, museum, vehicle display areas, underground fuel storage and ancillary uses in support thereof; flight schools; hardware and home improvement centers; health and exercise centers; heliports;; intermodal cargo transfer terminals; libraries; industrial and manufacturing uses involving food products including beverages, including alcoholic beverages, canning and preserving fruits and vegetables, dairy products-not including dairies, grain and bakery products, ice, meat and poultry products-including meat packing but not slaughtering, sugar and confectionary products, and wineries, distilleries, and breweries; textile products including cotton, wool, and synthetic weaving and finishing mills,

1 wearing apparel and accessory products, knitting mills, floor covering mills, and yard and thread
2 mills; lumber and wood products including saw and planing mills, manufacture of containers and
3 crates, fabrication of wood building structures, lumber yards, manufacture of furniture and
4 fixtures including cabinets, partitions, and similar items; paper products including paper and
5 paperboard mills, manufacture of containers and boxes, paper shredding, printing and publishing of
6 newspaper, periodicals, books, forms cards and similar items, binding of books and other
7 publications; chemicals and related products including manufacture of organic and inorganic
8 compounds-not including those of a hazardous nature, manufacture of drugs and pharmaceuticals,
9 soaps, cleaners, and toiletries, manufacture of agricultural chemicals-not including pesticides and
10 fertilizers, paints and varnishes; rubber and plastic and synthetic products including manufacture of
11 tires and tubes, fabrication of rubber, plastics, and synthetic products; leather products including
12 tanning and finishing of leather, manufacture of handbags, luggage, footwear, and other personal
13 leather goods; stone clay, glass, and concrete products including stone cutting and related activities,
14 pottery and similar items, glass blowing, pressing and cutting, glassware products, manufacture of
15 concrete, gypsum, plaster and mineral products; metal products including manufacture of cans and
16 containers, cutlery, tableware, hand tools and hardware, plumbing and heating items, wrought iron
17 fabrication, manufacture and assembly of fencing, machine, welding, and blacksmith shops, metal
18 stamps and forged metal products, fabrication of metal buildings, manufacture of ordnance and
19 firearms, not including explosives, jewelry; primary metal industries including foundries, rolling
20 and drawing metals, casting metals, blast furnaces, smelting of metals; machinery including
21 engines, turbines, and parts, farm, garden construction, industrial machinery, office and computing
22 machines, manufacture and repair of refrigeration and heating equipment, equipment sales, rental,
23 and storage; electrical equipment including electrical and electronic apparatus and components,
24 appliances, lighting and wiring, radio, television and communications equipment, musical and
25 recording equipment, musical and recording equipment; transportation and related industries
26 including vehicles, aircraft, boats and parts manufacture, railroad equipment, motorcycles,
27 bicycles, and parts, travel trailers and recreational vehicles manufacture, draying, freighting, and
28 trucking operations, railroad yards and stations, vehicle storage and impoundment, trailer and boat

1 storage; engineering of scientific instruments including manufacture and repair of measuring
2 devices, watches, clocks and related items; manufacture and repair of optical goods, medical
3 instruments, supplies and equipment, engineering, survey and drafting instruments and
4 photography equipment; manufacture, assembly, testing and repair of components, devices,
5 equipment and systems of an electrical, electronic, or electro-mechanical nature; manufacture of
6 wearing apparel and accessories; mini warehouses; nurseries and garden supply; outdoor film
7 studio; paper recycling facilities; parcel delivery services; parking lots and parking structures;
8 public parks and public playgrounds; public utility substations and storage yards; recycling of
9 wood, metal and construction wastes;; repair of jewelry; research and development facilities for
10 biomedical, chemical, electronic, mechanical and other scientific purposes; research and
11 development facilities for precision components and products; sand blasting; trailer and truck sales
12 and rentals; vehicle and motorcycle repair; water wells and appurtenant facilities; and warehousing
13 and distribution.

14 In addition, the uses conditionally permitted identified under Section 9.1.d shall include
15 hospitals, abattoirs; above ground natural gas storage less than 6,000 gallons; concrete batch plants;
16 cotton ginning, disposal service operations; electric vehicle charging stations; fertilizer production,
17 and processing organic and inorganic; gas, steam and oil drilling operations; processing and
18 rendering of fats and oils; recycling processing facilities; and sewerage treatment plants.

19 (2) The development standards for Planning Areas E-5, E-7 and E-8 of Specific Plan
20 No. 303 shall be the same as those standards identified in Article XII, Section 12.4 , except those
21 development standards set forth in Article XII, a, b, c(2) and k shall be deleted and replaced by the
22 following:

23 a. If residential uses are located contiguous to nonresidential uses, then the following
24 standards shall apply:

25 1. Lot Size. Minimum lot area shall be seven thousand (7,000) square feet with
26 no minimum average width.

27 b. Standard Setbacks.
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1. Where the front, side, or rear yard adjoins a street, the minimum setback shall be 25 feet from any public street.
2. No minimum setback is required from any private street.
3. Front Yard: No minimum.
4. Rear Yard: No minimum.
5. Side Yard: No minimum.

c. **Building Height.** Buildings shall not exceed 50 feet unless a height up to 75 feet is approved pursuant to Article XVIII, Section 18.34. An observation tower built within as part of large scale recreational use shall not exceed 70 feet in height.

d. **Lighting.** All lighting fixtures, including spot lights, electrical reflectors and other means of illumination for signs, structures, landscaping, parking, loading, unloading and similar areas, shall be focused, directed, and arranged to prevent glare or direct illumination on streets or adjoining property. Sports lighting, consisting of exterior nighttime lighting for ballfields, racetracks, and other sporting activities, shall not be permitted.

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

1. Planning Area M-4.

(1) The uses permitted in Planning Area M-4 of Specific Plan No. 303 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348. In addition, the permitted uses identified under Section 6.1.a. shall include government offices, courthouses, police stations, fire stations, libraries, museums, and public schools.

(2) The development standards for Planning Area M-4 of Specific Plan No. 303 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348.

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

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

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

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By: Marion Ashley
Chairman **MARION ASHLEY**

ATTEST:

KECIA HARPER-IHEM
Clerk of the Board

By: Kellen Boyton
Deputy

APPROVED AS TO FORM:
3/4/2015

By: Melissa R. Cushman
MELISSA R. CUSHMAN
Deputy County Counsel

**EACH DOCUMENT TO WHICH THIS CERTIFICATE IS
ATTACHED IS CERTIFIED TO BE A FULL, TRUE AND
CORRECT COPY OF THE ORIGINAL ON FILE AND OF
RECORD IN MY OFFICE.**

Dated: May 12, 2015

KECIA HARPER-IHEM
Clerk to the Board of Supervisors
County of Riverside, California

By: Kellen Boyton, Deputy


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STATE OF CALIFORNIA)
)
COUNTY OF RIVERSIDE) SS

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county held on March 24, 2015, the foregoing ordinance consisting of 3 Sections was adopted by the following vote:

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

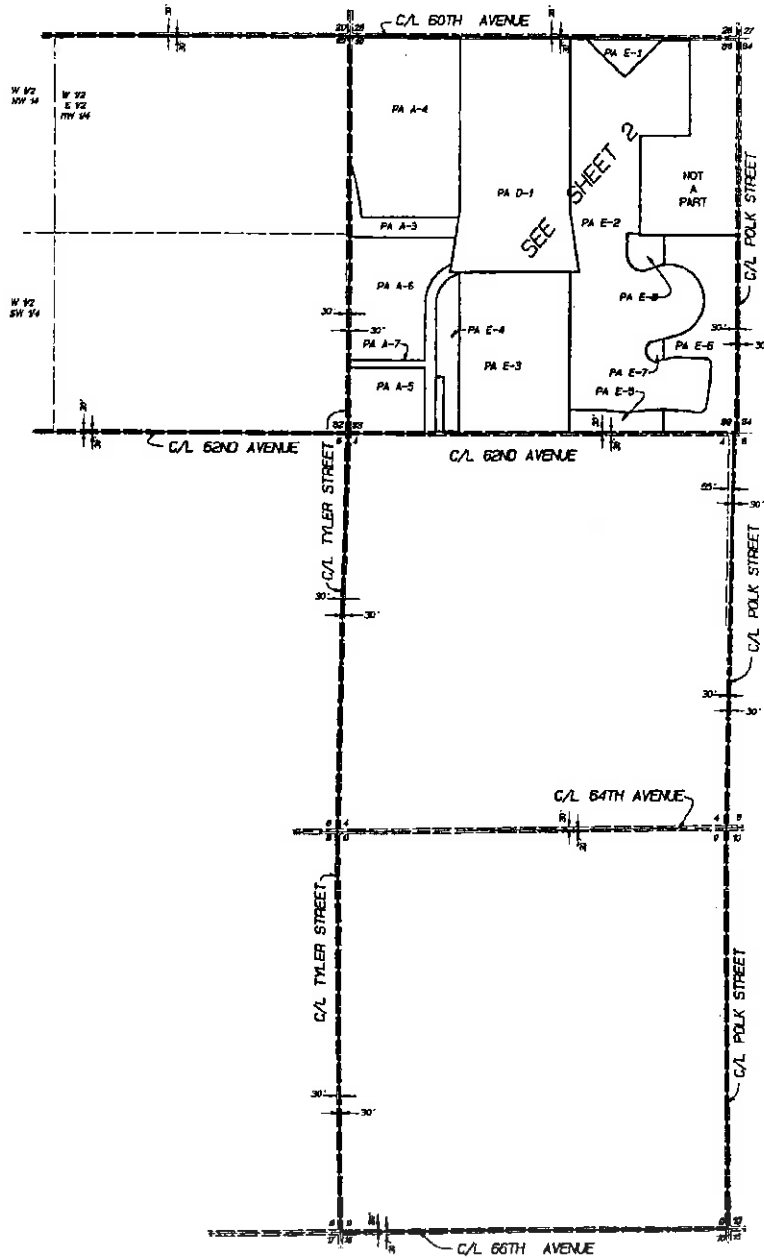
DATE: March 24, 2015

KECIA HARPER-IHEM
Clerk of the Board
BY: 
Deputy

SEAL

SEC. 33, T.6S., R.8E., S.B.B. & M.
 SEC. 9, T.7S., R.8E., S.B.B. & M.

SHEET 1 OF 2 SHEETS



LEGEND

SP ZONE

SPECIFIC PLAN (S.P. 303)

MAP NO. 41.090

**CHANGE OF OFFICIAL ZONING PLAN
 LOWER COACHELLA VALLEY DISTRICT**

CHANGE OF ZONE CASE NO. 07852
 AMENDING ORDINANCE NO. 348
 ADOPTED BY ORDINANCE NO. 348.4801
 ADOPTION DATE _____

RIVERSIDE COUNTY BOARD OF SUPERVISORS



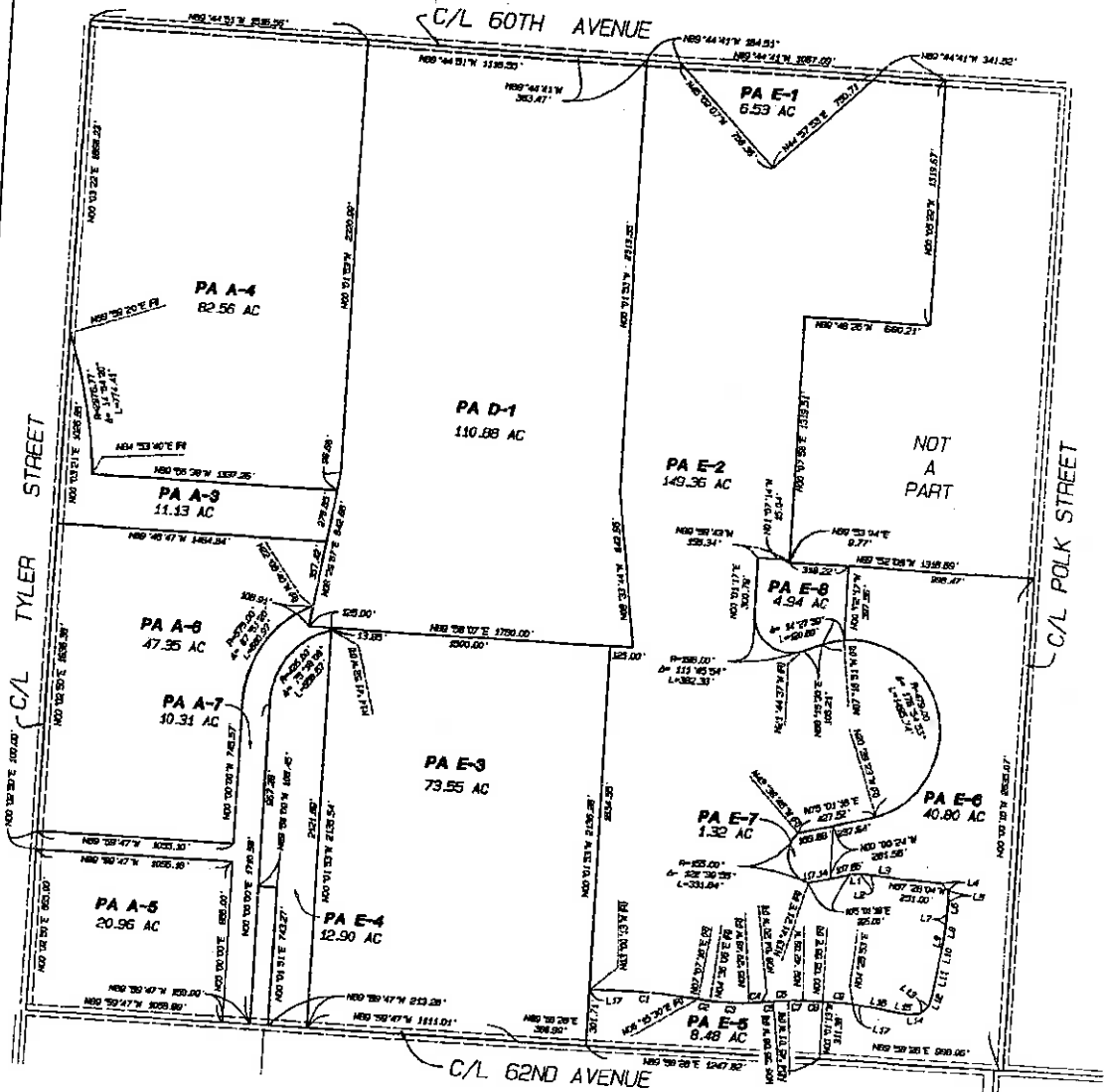
SCALE IN FEET
 0 1000

STANDARD CUSTOMER OF ZONE OFFICIAL PLANNING DIVISION 12/20/08

APN 750-150-003 374 -006 -000 -014
 APN 750-150-005 074 -006 -011 174 -014

SEC. 33, T. 6S., R. 8E., S.B.B. & M.
 SEC. 9, T. 7S., R. 8E., S.B.B. & M.

SHEET 2 OF 2 SHEETS



LINE	BEARING	DISTANCE	CURVE	ANGLE	DELTA	LENGTH
L1	N89°27'30"E	57.36'				
L2	N87°28'04"W	62.00'				
L3	N87°28'04"W	107.00'				
L4	N83°20'58"W	54.71'				
L5	N83°20'58"W	52.00'				
L6	N80°48'09"E	51.00'				
L7	N83°14'34"E	62.00'				
L8	N83°54'07"E	63.00'				
L9	N83°54'07"E	62.00'				
L10	N83°54'07"E	62.00'				
L11	N83°54'07"E	62.00'				
L12	N83°54'07"E	62.00'				
L13	N83°54'07"E	62.00'				
L14	N83°54'07"E	62.00'				
L15	N83°54'07"E	62.00'				
L16	N83°54'07"E	62.00'				
L17	N83°54'07"E	62.00'				
C1	S80°25'20"E	97.00'				
C2	S80°25'20"E	97.00'				
C3	S80°25'20"E	97.00'				
C4	S80°25'20"E	97.00'				
C5	S80°25'20"E	97.00'				
C6	S80°25'20"E	97.00'				
C7	S80°25'20"E	97.00'				
C8	S80°25'20"E	97.00'				

LEGEND
 SP ZONE
 SPECIFIC PLAN (S.P. 303)



SCALE IN FEET
 0 400

MAP NO. 41.090
 CHANGE OF OFFICIAL ZONING PLAN
 LOWER COACHELLA VALLEY DISTRICT
 CHANGE OF ZONE CASE NO. 07852
 AMENDING ORDINANCE NO. 348
 ADOPTED BY ORDINANCE NO. 348.4801
 ADOPTION DATE _____
 RIVERSIDE COUNTY BOARD OF SUPERVISORS

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE, OFFICE OF THE COUNTY CLERK, 2015

APN 759-290-003 thru -006, -008 thru -014
 APN 759-190-806 thru -008, -011 thru -014