

TRAVERTINE POINT SPECIFIC PLAN - APPENDIX A

Appendix A: Zoning Ordinance

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April 5, 2012

Herran Canora

ORDINANCE NO. 348.4737

AN ORDINANCE OF THE COUNTY OF RIVERSIDE

AMENDING ORDINANCE NO. 348 RELATING TO ZONING

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

Section 1. Section 4.1 of Ordinance No. 348, and Official Zoning Plan Map No. 41, as amended, are further amended by placing in effect in the Lower Coachella Valley Zoning District, zone or zones as shown on the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 41.086, Change of Zone Case No. 7623," which map is made a part of this Ordinance.

Section 2. Article XVIIa of Ordinance No. 348 is amended by adding thereto a new Section 17.117 to read as follows:

Section 17.117 SP ZONE REQUIREMENTS AND STANDARDS FOR SPECIFIC PLAN NO. 375.

a. Planning Areas 1-2, 1-3, 1-9, 1-14, 1-20, 2-1, 2-6, 2-10, 3-2, 3-6, 3-7 and 3-8 (Medium Density Residential).

- (1) The uses permitted in Planning Areas 1-2, 1-3, 1-9, 1-14, 1-20, 2-1, 2-6, 2-10, 3-2, 3-6, 3-7 and 3-8 of Specific Plan No. 375 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses permitted pursuant to Section 6.1.a.(3), (5), (7), (8), and (9); b.(1) and (5); and c.(1) shall not be permitted. In addition, the permitted uses identified under Section 6.1.a. shall include community recreation and assembly buildings and facilities; lakes, including the non-commercial fishing there from; second units provided a second unit permit is obtained pursuant to Section 18.28.a. of Ordinance No. 348; sport courts and recreational fields and facilities; and accessory buildings to a specific use, provided that the accessory building is established as an incident to a principal use, does not change the character of that use, and any applicable provisions of Section 18.18 of Ordinance No. 348 are complied with. In addition, the permitted

1 uses identified under Section 6.1.b. shall also include multiple family dwellings;
2 recycling collection facilities; guest quarters; power generation and distribution
3 facilities, including solar, wind, geothermal, and other alternative forms to
4 traditional hydrocarbon-based energy; and walkable commercial uses subject to a
5 plot plan as defined in Section 2.a.(6) of this Ordinance. In addition, the permitted
6 uses identified under Section 6.1.c. of Ordinance No. 348 shall also include cell
7 towers concealed within architectural projections or similar structures; congregate
8 care residential facilities; day care centers; private schools; and walkable
9 commercial uses as defined in Section 2.a.(6) of this Ordinance.

- 10 (2) For land subject to Agricultural Preserves and/or Williamson Act contracts within
11 Planning Areas 1-9, 1-14, 3-2 and 3-6, of Specific Plan No. 375 the uses permitted
12 shall be the same as those uses permitted in Article XIII, Section 13.1 of Ordinance
13 No. 348 except that the uses permitted pursuant to Section 13.1.a.(1), (11), (12),
14 (14) and (15); b.(1), (2), (3), (4), (5), (8), (9), (10) and (11); and c.(1), (2), (3), (4),
15 (5), (6), (7), (9), (10) and (11) shall not be permitted.

16 No use, other than an agricultural use and any use incidental thereto permitted in
17 Article XIII, Section 13.1 of Ordinance No. 348 shall be permitted on land subject
18 to Agricultural Preserves and/or Williamson Act contracts within Planning Areas 1-
19 9, 1-14, 3-2 and 3-6 of Specific Plan No. 375 until such time as Map Nos. 162, 171,
20 359 and 777 of Coachella Valley Agricultural Preserves Nos. 27, 31, and 97 have
21 been diminished or disestablished in the affected planning area and any
22 corresponding Williamson Act contract is no longer in effect for Planning Areas 1-
23 9, 1-14, 3-2 and 3-6. Prior to issuance of a grading permit for uses other than the
24 aforementioned agricultural uses within Planning Areas 1-9, 1-14, 3-2 and 3-6 of
25 Specific Plan No. 375, all agricultural uses including uses incidental thereto within
26 the affected planning area shall cease and shall no longer be a permitted use.
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1 Thereafter, the uses permitted on land formerly subject to Agricultural Preserves
2 and/or Williamson Act contracts within Planning Areas 1-9, 1-14, 3-2 and 3-6 of
3 Specific Plan No. 375 shall be the same as those uses permitted in Planning Areas
4 1-2, 1-3, 1-20, 2-1, 2-6, 2-10, 3-7 and 3-8 of Specific Plan No. 375.

5 (3) The development standards for interim agriculture uses within Planning Areas 1-2,
6 1-3, 1-9, 1-14, 1-20, 2-1, 2-6, 2-10, 3-2, 3-6, 3-7 and 3-8 shall be the same
7 standards as identified in Article XIII, Section 13.2 of Ordinance No. 348.

8 (4) The development standards for one family dwellings, within Planning Areas 1-2,
9 1-3, 1-9, 1-14, 1-20, 2-1, 2-6, 2-10, 3-2, 3-6, 3-7 and 3-8 of Specific Plan No. 375
10 shall be the same standards as those identified in Article XVIII, Section 18.5 of
11 Ordinance No. 348 except that the development standards set forth in Article
12 XVIII, Section 18.5.b., c., and e. shall be deleted and replaced with the following:

13 A. Residential lot area shall be not less than three thousand five hundred
14 (3,500) square feet.

15 B. The minimum average width of each lot shall be forty feet (40') and the
16 minimum average depth shall be forty-five feet (45').

17 C. The minimum frontage of a lot along a straight street shall be thirty-five
18 feet (35') and along a curvilinear street shall be twenty feet (20'). Lot
19 frontage along curvilinear streets shall be measured at the building setback
20 in accordance with zone development standards.

21 D. The maximum building height shall be forty feet (40').

22 E. In no case shall more than eight-five percent (85%) of any lot be covered
23 by a dwelling.
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- F. The minimum space between buildings shall be ten feet (10').
- G. The front yard shall be not less than five feet (5'), measured from the existing street right-of-way or from any interior drive or future street right-of-way.
- H. Side yards on interior and through lots shall be not less than five feet (5'). Side yards on corner and reverse corner lots shall not be less than five feet (5') from the existing street right-of-way or from any interior drive or future street right-of-way as shown on any Specific Plan Circulation Plan, whichever is nearer to the structure, upon which the main building sides.
- I. The rear yard shall be not less than ten feet (10') from any property line or interior drive, except that second floor living space and balconies located in the rear yard shall be permitted within eight feet (8') of the rear property line and garages shall be permitted within five feet (5') of the rear property line.
- J. Fireplaces, media niches, bay windows, porches, window boxes, and similar architectural features shall be allowed to encroach a maximum of two and one-half feet (2.5') into setbacks. At least one side of the structure shall maintain a minimum four foot (4') side yard setback with no encroachments. Media niches shall be a maximum of eight feet (8') in width. No second floor structural encroachments shall be permitted within eight feet (8') of the rear property line. No other structural encroachments shall be permitted in the front, rear, or side yard setback except as provided for in Section 18.19 of Ordinance No. 348.
- K. The minimum private usable yard space per dwelling unit shall be three hundred (300) square feet, with a minimum yard dimension of four (4) by four (4) feet.

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1 (5) The development standards for multiple family dwellings permitted in Planning
2 Areas 1-2, 1-3, 1-9, 1-14, 1-20, 2-1, 2-6, 2-10, 3-2, 3-6, 3-7 and 3-8 of Specific
3 Plan No. 375, shall be the standards for Planned Residential Developments set
4 forth in Article XVIII, Section 18.5 of Ordinance No. 348 except that the standards
5 set forth in Section 18.5.b., c., and e. shall be deleted and replaced with the
6 following:

- 7 A. The maximum building height shall be forty-five feet (45').
8 B. No lot shall have more than sixty percent (60%) of its net area covered
9 with buildings or structures.
10 C. The minimum front and rear yard building setbacks from a project's
11 exterior streets and boundary lines shall be ten feet (10') and the minimum
12 side yard setback from a project's exterior streets and boundary lines shall
13 be five feet (5'). The minimum building setbacks from interior drives
14 shall be three feet (3'). Second floor living space and balconies shall be
15 permitted within eight feet (8') of the front, rear, or side property lines.
16 D. The distance between buildings shall be no less than fifteen feet (15')
17 where primary (e.g., front and/or rear) building setbacks are involved, and
18 no less than ten feet (10') where solely secondary (side) building setbacks
19 or accessory building setbacks are involved.
20 E. The minimum private usable yard space per residential unit shall be fifty
21 (50) square feet, with a minimum yard dimension of three (3) by (3) feet.
22 F. The maximum ratio of floor area to lot area shall not be greater than two to
23 one (2:1), not including basement floor area.
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25 (6) Walkable commercial uses shall be defined as resident-serving and pedestrian-
26 oriented commercial uses not to exceed ten thousand (10,000) square feet of gross
27 building square footage in any one planning area.
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1 A. The following uses are permitted in a walkable commercial area of
2 Planning Areas 1-2, 1-3, 1-9, 1-14, 1-20, 2-1, 2-6, 2-10, 3-2, 3-6, 3-7 and
3 3-8 of Specific Plan No. 375 provided a plot plan has been approved
4 pursuant to Section 18.30 of Ordinance No. 348: antique shops; art
5 galleries; art supply shops and studios; bakery shops, including baking
6 only when incidental to retail sales on the premises; banks and financial
7 institutions; bicycle sales and rentals; book stores and binders; clothing
8 stores; convenience stores, not including the sale of motor vehicle fuel;
9 delicatessens; florist's shops; food markets and frozen food lockers; gift
10 shops; golf cart sales and service; grocery, dry goods, health food, and
11 variety stores; hardware stores, including not more than one thousand
12 (1,000) square feet of outside storage lumber; hobby shops; ice cream
13 shops; interior decorating shops; jewelry stores, including incidental
14 repairs; laundrics and laundromats; laundries, with dry cleaning shops;
15 leather goods stores; libraries; locksmith shops; meat markets, not
16 including slaughtering; music stores; neighborhood electric vehicle (NEV)
17 sales and service; news stores; non-profit community centers; notions or
18 novelty stores; nurseries and garden supply stores; parcel delivery services
19 (stores); pet shops and pet supply shops; post offices; produce markets;
20 real estate offices; residences, live-work dwellings; restaurants and other
21 eating establishments; shoe stores and repair shops; shoeshine stands; spas,
22 including day spas and medical spas; sporting goods stores; stationer
23 stores; studios for professional work in or teaching of any form of fine arts,
24 including but not limited to photography, music, drama, and dance, where
25 no stock of goods is maintained for sale; tailor shops; tourist information
26 centers; toy shops; travel agencies; utilities, both public and private; and
27 watch repair shops.
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1 In addition, the following uses shall be permitted, provided a conditional
2 use permit has been approved pursuant to the provisions of Section 18.28
3 of Ordinance No. 348: bars and cocktail lounges; bed and breakfast inns,
4 clinics, including but not limited to medical, dental and chiropractic; and
5 micro-breweries and micro-winereries.

6 B. The development standards for walkable commercial uses within Planning
7 Areas 1-2, 1-3, 1-9, 1-14, 1-20, 2-1, 2-6, 2-10, 3-2, 3-6, 3-7 and 3-8 of
8 Specific Plan No. 375, shall be the same standards as identified in Article
9 IXa, Section 9.26 of Ordinance No. 348 except that the standards set forth
10 in Article IXa, Section 9.26.a., b. and c. shall be deleted and replaced with
11 the following:

- 12 (a) No more than one walkable commercial use area shall be
13 permitted within each planning area.
- 14 (b) Walkable commercial uses may be located within and/or
15 adjacent to facilities owned and operated by a homeowners
16 association.
- 17 (c) The commercial building(s) and structure(s) that comprise the
18 walkable commercial use area shall be located at the
19 intersection of two streets on a corner lot with a minimum
20 distance of one thousand feet (1,000') between commercial
21 buildings or structures. Walkable commercial use building(s)
22 not located at an intersection shall require approval of a
23 conditional use permit.
- 24 (d) There shall be no minimum lot area for walkable commercial
25 uses. However, the maximum lot area shall be twenty thousand
26 (20,000) square feet. More than one use may be permitted on a
27 lot.
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- (e) Within any one walkable commercial use area, the total square footage of commercial buildings shall not exceed ten thousand (10,000) square feet.
- (f) The minimum front yard setback and the minimum side yard setback adjacent to any street shall be five feet (5'), measured from the existing street right-of-way or from any future street right-of-way
- (g) The minimum side yard setback from a residential lot line shall be ten feet (10').
- (h) The minimum rear yard setback from a residential lot line shall be ten feet (10'). The rear setback shall be measured from the rear lot line or a recorded alley or easement unless the rear line adjoins a street, in which case it shall be measured as required for a front setback.
- (i) All uses shall be conducted within buildings unless otherwise expressly authorized by a plot plan or conditional use permit. This requirement does not apply to off-street parking or loading areas, automated teller machines, or outdoor seating areas for a coffee shop, café, or restaurant.
- (j) No outdoor storage shall be permitted.
- (k) All trash areas and waste containers shall be enclosed within a building or a fully-enclosed architectural structure that is visually compatible with the main building.
- (l) Hours of operation shall be limited from 6:00 A.M. to 10:00 P.M. except for automated tellers and similar operations.
- (m) No commercial vehicle shall be parked on the street or on the premises overnight except in an enclosed structure.

1 (n) Access for service vehicles should provide a direct route to
2 service and loading dock areas.

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

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6 b. Planning Areas 1-1, 1-7, 1-8, 1-13, 1-18, 1-19, 2-3, 2-8, 2-11, 2-17, 3-1 and 3-4 (Medium-
7 High Density Residential).

8 (1) The uses permitted in Planning Areas 1-1, 1-7, 1-8, 1-13, 1-18, 1-19, 2-3, 2-8, 2-
9 11, 2-17, 3-1 and 3-4 of Specific Plan No. 375 shall be the same as those uses
10 permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses
11 permitted pursuant to Section 6.1.a.(3), (5), (7), (8), and (9); b.(1) and (5); and c.(1)
12 shall not be permitted. In addition, the permitted uses identified under Section
13 6.1.a. shall include community recreation and assembly buildings and facilities;
14 lakes, including the non-commercial fishing there from; second units provided a
15 second unit permit is obtained pursuant to Section 18.28.a. of Ordinance No. 348;
16 sport courts and recreational fields and facilities; and accessory buildings to a
17 specific use, provided that the accessory building is established as an incident to a
18 principal use, does not change the character of that use, and any applicable
19 provisions of Section 18.18 of Ordinance No. 348 are complied with. In addition,
20 the permitted uses identified under Section 6.1.b. shall also include multiple
21 family dwellings; recycling collection facilities; guest quarters; power generation
22 and distribution facilities, including solar, wind, geothermal, and other alternative
23 forms to traditional hydrocarbon-based energy; and walkable commercial uses as
24 defined in Section 2.b.(6) of this Ordinance. In addition, the permitted uses
25 identified under Section 6.1.c. of Ordinance No. 348 shall also include cell towers
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1 concealed within architectural projections or similar structures; congregate care
2 residential facilities; day care centers; private schools; and walkable commercial
3 uses as defined in Section 2.b.(6) of this Ordinance.

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5 (2) For land subject to Agricultural Preserves and/or Williamson Act contracts within
6 Planning Areas 1-13, 1-18, 1-19, 3-1 and 3-4 of Specific Plan No. 375 shall be the
7 same as those uses permitted in Article XIII, Section 13.1 of Ordinance No. 348.
8 No use, other than an agricultural use and any use incidental thereto permitted in
9 Article XIII, Section 13.1 of Ordinance No. 348 shall be permitted within Planning
10 Areas 1-13, 1-18, 1-19, 3-1 and 3-4 of Specific Plan No. 375 until such time as
11 Map Nos.162, 171, 359 and 777 of Coachella Valley Agricultural Preserves Nos.
12 27, 31, and 97 have been diminished or disestablished in the affected planning
13 area and any corresponding Williamson Act contract is no longer in effect for
14 Planning Areas 1-13, 1-18, 1-19, 3-1 and 3-4. Prior to issuance of a grading permit
15 for uses other than the aforementioned agricultural uses within Planning Areas 1-
16 13, 1-18, 1-19, 3-1 and 3-4 of Specific Plan No. 375, all agricultural uses including
17 uses incidental thereto within the affected planning area shall cease and shall no
18 longer be a permitted use. Thereafter, the uses permitted on land formerly subject
19 to Agricultural Preserves and/or Williamson Act contracts within Planning Areas
20 1-13, 1-18, 1-19, 3-1 and 3-4 of Specific Plan No. 375 shall be the same as those
21 uses permitted in Planning Areas 1-1, 1-7, 1-8, 2-3, 2-8, 2-11 and 2-17 of Specific
22 Plan No. 375.

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1 (3) The development standards for interim agriculture uses within Planning Areas 1-1,
2 1-7, 1-8, 1-13, 1-18, 1-19, 2-3, 2-8, 2-11, 2-17, 3-1 and 3-4 shall be the same
3 standards as identified in Article XIII, Section 13.2 of Ordinance No. 348.

4 (4) The development standards for one family dwellings within Planning Areas 1-1, 1-
5 7, 1-8, 1-13, 1-18, 1-19, 2-3, 2-8, 2-11, 2-17, 3-1 and 3-4 of Specific Plan No. 375
6 shall be the same standards as those identified in Article XVIII, Section 18.5 of
7 Ordinance No. 348 except that the development standards set forth in Article
8 XVIII, Section 18.5.b., c. and e. shall be deleted and replaced with the following:

9 A. Residential lot area shall be not less than three thousand five hundred
10 (3,500) square feet.

11 B. The minimum average width of each lot shall be forty feet (40') and the
12 minimum average depth shall be forty-five feet (45').

13 C. The minimum frontage of a lot along a straight street shall be thirty-five
14 feet (35') and along a curvilinear street shall be twenty feet (20'). Lot
15 frontage along curvilinear streets shall be measured at the building setback
16 in accordance with zone development standards.

17 D. The maximum building height shall be forty feet (40').

18 E. In no case shall more than eight-five percent (85%) of any lot be covered
19 by a dwelling.

20 F. The minimum space between buildings shall be ten feet (10').

21 G. The front yard shall be not less than five feet (5'), measured from the
22 existing street right-of-way or from any interior drive or future street right-
23 of-way. Porches at the front of the structure may encroach two and one-
24 half (2.5') into the front yard setback.

25 H. Side yards on interior and through lots shall be not less than five feet (5').
26 Side yards on corner and reverse corner lots shall not be less than five feet
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1 (5') from the existing street right-of-way or from any interior drive or
2 future street right-of-way as shown on any Specific Plan Circulation Plan,
3 whichever is nearer to the structure, upon which the main building sides.

4 I. The rear yard shall be not less than ten feet (10') from any property line or
5 interior drive, except that second floor living space and balconies located
6 in the rear yard shall be permitted within eight feet (8') of the rear property
7 line, and garages shall be permitted within five feet (5') of the rear
8 property line.

9 J. Fireplaces, media niches, bay windows, porches, window boxes, and
10 similar architectural features shall be allowed to encroach a maximum of
11 two and one-half feet (2.5') into setbacks. At least one side of the
12 structure shall maintain a minimum four foot (4') side yard setback
13 regardless of encroachments. Media niches shall be a maximum of eight
14 feet (8') in width. No second floor structural encroachments shall be
15 permitted within eight feet (8') of the rear property line. No other
16 structural encroachments shall be permitted in the front, rear, or side yard
17 setback except as provided for in Section 18.19 of Ordinance No. 348.

18 K. No dwelling unit shall be constructed unless it has a minimum floor living
19 area of seven hundred fifty (750) square feet. Porches, garages, patios, and
20 similar features, whether attached or detached to a dwelling, shall not be
21 included when calculating the floor living area.

22 L. The minimum private usable yard space per residential unit shall be three
23 (300) square feet, with a minimum yard dimension of four (4) by four (4)
24 feet.
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1 (5) The development standards for multiple family dwellings permitted in Planning
2 Areas 1-1, 1-7, 1-8, 1-13, 1-18, 1-19, 2-3, 2-8, 2-11, 2-17, 3-1 and 3-4 of Specific
3 Plan No. 375 shall be the standards for Planned Residential Developments set forth
4 in Article XVIII, Section 18.5 of Ordinance No. 348 except that the standards set
5 forth in Section 18.5.b., c. and e. shall be deleted and replaced with the following:

- 6 A. The maximum building height shall be forty-five feet (45').
- 7 B. No lot shall have more than sixty percent (60%) of its net area covered
8 with buildings or structures.
- 9 C. The minimum front and rear yard building setbacks from a project's
10 exterior streets and boundary lines shall be ten feet (10') and the minimum
11 side yard setback from a project's exterior streets and boundary lines shall
12 be five feet (5'). The minimum building setbacks from interior drives
13 shall be three feet (3'). Second floor living space and balconies shall be
14 permitted within eight feet (8') of the front, rear, or side property lines.
- 15 D. The distance between buildings shall be no less than fifteen feet (15')
16 where primary (e.g., front and/or rear) building setbacks are involved and
17 no less than ten feet (10') where solely secondary (side) building setbacks
18 or accessory building setbacks are involved.
- 19 E. The minimum private usable yard space per residential unit shall be fifty
20 (50) square feet, with a minimum yard dimension of three (3) by three (3)
21 feet.
- 22 F. The maximum ratio of floor area to lot area (i.e., FAR) shall not be greater
23 than two to one (2:1), not including basement floor area.
- 24 G. No multi-family dwelling unit shall be constructed unless it has a
25 minimum floor living area of seven hundred fifty (750) square feet.
26 Porches, garages, patios, and similar features, whether attached or
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1 detached to a dwelling, shall not be included when calculating the floor
2 living area.

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4 (6) Walkable commercial uses shall be defined as resident-serving and pedestrian-
5 oriented commercial uses not to exceed ten thousand (10,000) square feet of gross
6 building square footage in any one planning area.

7 A. The following uses are permitted in a walkable commercial use area
8 of Planning Areas 1-1, 1-7, 1-8, 1-13, 1-18, 1-19, 2-3, 2-8, 2-11, 2-17, 3-1
9 and 3-4 of Specific Plan No. 375 provided a plot plan has been approved
10 pursuant to Section 18.30 of Ordinance No. 348: antique shops; art
11 galleries; art supply shops and studios; bakery shops, including baking only
12 when incidental to retail sales on the premises; banks and financial
13 institutions; bicycle sales and rentals; book stores and binders; clothing
14 stores; convenience stores, not including the sale of motor vehicle fuel;
15 delicatessens; florist's shops; food markets and frozen food lockers; gift
16 shops; golf cart sales and service; grocery, dry goods, health food, and
17 variety stores; hardware stores, including not more than one thousand
18 (1,000) square feet of outside storage lumber; hobby shops; ice cream
19 shops; interior decorating shops; jewelry stores, including incidental repairs;
20 laundries and laundromats; laundries, with dry cleaning shops; leather goods
21 stores; libraries; locksmith shops; meat markets, not including slaughtering;
22 music stores; neighborhood electric vehicle (NEV) sales and service; news
23 stores; non-profit community centers; notions or novelty stores; nurseries
24 and garden supply stores; parcel delivery services (stores); pet shops and pet
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1 supply shops; post offices; produce markets; real estate offices; residences,
2 live-work dwellings; restaurants and other eating establishments; shoe stores
3 and repair shops; shoeshine stands; spas, including day spas and medical
4 spas; sporting goods stores; stationery stores; studios for professional work
5 in or teaching of any form of fine arts, including but not limited to
6 photography, music, drama, and dance, where no stock of goods is
7 maintained for sale; tailor shops; tourist information centers; toy shops;
8 travel agencies; utilities, both public and private; and watch repair shops.
9 In addition, the following uses shall be permitted provided a conditional use
10 permit has been approved pursuant to the provisions of Section 18.28 of
11 Ordinance No. 348: bars and cocktail lounges, bed and breakfast inns,
12 clinics, including but not limited to medical, dental and chiropractic, and
13 micro-breweries and micro-wineries.
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16 B. The development standards for walkable commercial uses within Planning
17 Areas 1-1, 1-7, 1-8, 1-13, 1-18, 1-19, 2-3, 2-8, 2-11, 2-17, 3-1 and 3-4 of
18 Specific Plan No. 375, shall be the same standards as identified in Article
19 IXa, Section 9.26 of Ordinance No. 348 except that the standards set forth
20 in Article IXa, Section 9.26.a., b. and c. shall be deleted and replaced with
21 the following:

22 (a) No more than one walkable commercial use area shall be
23 permitted within each planning area.

24 (b) Walkable commercial uses may be located within and/or
25 adjacent to facilities owned and operated by a homeowners
26 association.
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- 1 (c) The commercial building(s) that comprise the walkable
2 commercial use area shall be located at the intersection of two
3 streets on a corner lot with a minimum distance of one thousand
4 feet (1,000') between usable commercial structures. Walkable
5 commercial use building(s) not located at an intersection shall
6 require approval of a conditional use permit.
- 7 (d) There shall be no minimum lot area for walkable commercial
8 uses. However, the maximum lot area shall be twenty thousand
9 (20,000) square feet. More than one use shall be permitted on a
10 lot.
- 11 (e) Within any one walkable commercial area, the total square
12 footage of commercial buildings shall not exceed ten thousand
13 (10,000) square feet.
- 14 (f) The minimum front yard setback and the minimum side yard
15 setback adjacent to any street shall be five feet (5'), measured
16 from the existing street right-of-way or from any future street
17 right-of-way.
- 18 (g) The minimum side yard setback from a residential lot line shall
19 be ten feet (10').
- 20 (h) The minimum rear yard setback from a residential lot line shall
21 be ten feet (10'). The rear setback shall be measured from the
22 rear lot line or a recorded alley or easement unless the rear line
23 adjoins a street, in which case it shall be measured as required
24 for a front setback.

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- (i) All uses must be conducted within buildings unless otherwise expressly authorized by a plot plan or conditional use permit condition of approval. This requirement does not apply to off-street parking or loading areas, automated teller machines, or outdoor seating areas for a coffee shop, café, or restaurant.
- (j) No outdoor storage shall be permitted.
- (k) All trash areas and waste containers shall be enclosed within a building or a fully enclosed architectural structure that is visually compatible with the main building.
- (l) Hours of operation shall be limited from 6:00 A.M. to 10:00 P.M. except for automated tellers and similar operations.
- (m) No commercial vehicle shall be parked on the street or on the premises overnight except in an enclosed structure.
- (n) Access for service vehicles should provide a direct route to service and loading dock areas.

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

c. Planning Areas 1-11, 1-15, 1-16, 1-17, and 2-9 (High Density Residential).

(1) The uses permitted in Planning Areas 1-11, 1-15, 1-16, 1-17 and 2-9 of Specific Plan No. 375 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses permitted pursuant to Section 6.1.a.(3), (5), (7), (8) and (9); b.(1) and (5); and c.(1) shall not be permitted. In addition, the permitted uses identified under Section 6.1.a. shall include community recreation and assembly buildings and facilities; lakes, including the non-commercial fishing there from; second units provided a second unit permit is obtained pursuant to Section 18.28.a. of Ordinance No. 348; sport courts and recreational fields and facilities; and accessory buildings to a specific use, provided that the accessory

1 building is established as an incident to a principal use, does not change the
2 character of that use, and any applicable provisions of Section 18.18 of Ordinance
3 No. 348 are complied with. In addition, the permitted uses identified under
4 Section 6.1.b. shall also include multiple family dwellings; recycling collection
5 facilities; guest quarters; power generation and distribution facilities, including
6 solar, wind, geothermal, and other alternative forms to traditional hydrocarbon-
7 based energy; and walkable commercial uses subject to a plot plan as defined in
8 Section 2.c.(6) of this Ordinance. In addition, the permitted uses identified under
9 Section 6.1.c. shall also include cell towers concealed within architectural
10 projections or similar structures; congregate care residential facilities; day care
11 centers; private schools; and walkable commercial uses as defined in Section
12 2.c.(6) of this Ordinance.

13 (2) For land subject to Agricultural Preserves and/or Williamson Act contracts, the
14 uses permitted in Planning Areas 1-16 and 1-17 of Specific Plan No. 375 shall be
15 the same as those uses permitted in Article XIII, Section 13.1 of Ordinance No.
16 348. No use, other than an agricultural use and any use incidental thereto
17 permitted in Article XIII, Section 13.1 of Ordinance 348 shall be permitted within
18 Planning Areas 1-16 and 1-17 of Specific Plan No. 375 until such time as Map No.
19 171, 359 and 777 of Coachella Valley Agricultural Preserves Nos. 31 and 97 has
20 been diminished or disestablished in the planning area and any corresponding
21 Williamson Act contract is no longer in effect for Planning Areas 1-16 and 1-17.
22 Prior to issuance of a grading permit for uses other than the aforementioned
23 agricultural uses within Planning Areas 1-16 and 1-17 of Specific Plan No. 375, all
24 agricultural uses including uses incidental thereto within these planning areas shall
25 cease and shall no longer be a permitted use.

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27 Thereafter, the uses permitted on land formerly subject to Agricultural Preserves
28 and/or Williamson Act contracts within Planning Areas 1-16 and 1-17 of Specific

1 Plan No. 375 shall be the same as those uses permitted in Planning Areas 1-11, 1-
2 15 and 2-9 of Specific Plan No. 375.

3 (3) The development standards for interim agriculture uses within Planning Areas 1-
4 11, 1-15, 1-16, 1-17 and 2-9 shall be the same standards as identified in Article
5 XIII, Section 13.2 of Ordinance No. 348.

6 (4) The development standards for one family dwellings within Planning Areas 1-11,
7 1-15, 1-16, 1-17, and 2-9 of Specific Plan No. 375 shall be the same standards as
8 those identified in Article XVIII, Section 18.5 of Ordinance No. 348 except that
9 the development standards set forth in Article XVIII, Section 18.5.b., c. and e.
10 shall be deleted and replaced with the following:

11 A. Residential lot area shall be not less than one thousand eight hundred
12 (1,800) square feet.

13 B. The minimum average width of each lot shall be forty feet (40') and the
14 minimum average depth shall be forty feet (40').

15 C. The minimum frontage of a lot along a straight street shall be thirty-five
16 feet (35') and along a curvilinear street shall be twenty feet (20'). Lot
17 frontage along curvilinear streets shall be measured at the building setback
18 in accordance with zone development standards.

19 D. The maximum building height shall be forty feet (40').

20 E. In no case shall more than eight-five percent (85%) of any lot be covered
21 by a dwelling.

22 F. The minimum space between buildings shall be ten feet (10').

23 G. The front yard shall be not less than five feet (5'), measured from the
24 existing street right-of-way or from any interior drive or future street right-
25 of-way. Porches at the front of the structure may encroach two and one-
26 half feet (2.5') into the front yard setback.
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- H. Side yards on interior and through lots shall be not less than five feet (5'). Side yards on corner and reverse corner lots shall be not less than five feet (5') from the existing street right-of-way or from any interior drive or future street right-of-way as shown on any Specific Plan Circulation Plan, whichever is nearer to the structure, upon which the main building sides.
- I. The rear yard shall be not less than ten feet (10') from any property line or interior drive, except that second floor living space and balconies located in the rear yard shall be permitted within eight feet (8') of the rear property line, and garages shall be permitted within five feet (5') of the rear property line.
- J. Fireplaces, media niches, bay windows, porches, window boxes, and similar architectural features shall be allowed to encroach a maximum of two and one-half feet (2.5') into setbacks. At least one side of the structure shall maintain a minimum four foot (4') side yard setback regardless of encroachments. Media niches shall be a maximum of eight feet (8') in width. No second floor structural encroachments shall be permitted within eight feet (8') of the rear property line. No other structural encroachments shall be permitted in the front, rear, or side yard setback except as provided for in Section 18.19 of Ordinance No. 348.
- K. No dwelling unit shall be constructed unless it has a minimum floor living area of not less than seven hundred fifty (750) square feet. Porches, garages, patios, and similar features, whether attached or detached to a dwelling, shall not be included when calculating the floor living area.
- L. The minimum private usable yard space per residential unit shall be three hundred (300) square feet, with a minimum yard dimension of four (4) by four (4) feet.

1 (5) The development standards for multiple family dwellings permitted in Planning
2 Areas 1-11, 1-15, 1-16, 1-17 and 2-9 of Specific Plan No. 375, shall be the
3 standards for Planned Residential Developments set forth in Article XVIII, Section
4 18.5 of Ordinance No. 348 except that the standards set forth in Section 18.5.b., c.
5 and e. shall be deleted and replaced with the following:

- 6 A. The maximum building height shall be fifty feet (50').
7 B. No lot shall have more than sixty percent (60%) of its net area covered
8 with buildings or structures.
9 C. The minimum front and rear yard building setbacks from a project's
10 exterior streets and boundary lines shall be ten feet (10') and the minimum
11 side yard setback from a project's exterior streets and boundary lines shall
12 be five feet (5'). The minimum building setbacks from interior drives
13 shall be three feet (3'). Second floor living space and balconies shall be
14 permitted within eight feet (8') of the front, rear, or side property lines.
15 D. The distance between buildings shall be no less than fifteen feet (15')
16 where primary (e.g., front and/or rear) building setbacks are involved, and
17 no less than ten feet (10') where solely secondary (side) building setbacks
18 or accessory building setbacks are involved.
19 E. The minimum private usable yard space per residential unit shall be fifty
20 (50) square feet, with a minimum yard dimension of three (3) by three (3)
21 feet.
22 F. The maximum ratio of floor area to lot area (i.e., FAR) shall not be greater
23 than two to one (2:1), not including basement floor area.
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25 (6) Walkable commercial uses shall be defined as resident-serving and pedestrian-
26 oriented commercial uses not to exceed ten thousand (10,000) square feet of gross
27 building square footage in any one planning area.
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1 A. The following uses are permitted in a walkable commercial use area of
2 Planning Areas 1-11, 1-15, 1-16, 1-17 and 2-9 of Specific Plan No. 375
3 provided a plot plan has been approved pursuant to the provisions of
4 Section 18.30 of Ordinance No. 348: antique shops; art galleries; art
5 supply shops and studios; bakery shops, including baking only when
6 incidental to retail sales on the premises; banks and financial institutions;
7 bicycle sales and rentals; book stores and binders; clothing stores;
8 convenience stores, not including the sale of motor vehicle fuel;
9 delicatessens; florist's shops; food markets and frozen food lockers; gift
10 shops; golf cart sales and service; grocery, dry goods, health food, and
11 variety stores; hardware stores, including not more than one thousand
12 (1,000) square feet of outside storage lumber; hobby shops; ice cream
13 shops; interior decorating shops; jewelry stores, including incidental
14 repairs; laundrics and laundromats; laundries, with dry cleaning shops;
15 leather goods stores; libraries; locksmith shops; meat markets, not
16 including slaughtering; music stores; neighborhood electric vehicle (NEV)
17 sales and service; news stores; non-profit community centers; notions or
18 novelty stores; nurseries and garden supply stores; parcel delivery services
19 (stores); pet shops and pet supply shops; post offices; produce markets;
20 real estate offices; residences, live-work dwellings; restaurants and other
21 eating establishments; shoe stores and repair shops; shoeshine stands; spas,
22 including day spas and medical spas; sporting goods stores; stationery
23 stores; studios for professional work in or teaching of any form of fine arts,
24 including but not limited to photography, music, drama, and dance, where
25 no stock of goods is maintained for sale; tailor shops; tourist information
26 centers; toy shops; travel agencies; utilities, both public and private; and
27 watch repair shops.
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1 In addition, the following uses shall be permitted, provided a conditional
2 use permit has been granted pursuant to the provisions of Section 18.28 of
3 Ordinance No. 348: bars and cocktail lounges, bed and breakfast inn,
4 clinics, including but not limited to medical, dental and chiropractic, and
5 micro-breweries and micro-winereries.

6 B. The development standards for walkable commercial uses within Planning
7 Areas 1-11, 1-15, 1-16, 1-17, and 2-9 of Specific Plan No. 375 shall be the
8 same standards as identified in Article IXa, Section 9.26 of Ordinance No.
9 348 except that the standards set forth in Article IXa, Section 9.26.a., b.
10 and c. shall be deleted and replaced with the following:

11 (a) No more than one walkable commercial use area shall be
12 permitted within each Planning Area.

13 (b) Walkable commercial uses may be located within and/or
14 adjacent to facilities owned and operated by a Homeowners
15 Association.

16 (c) The commercial building(s) and structure(s) that comprise the
17 walkable commercial use area shall be located at the
18 intersection of two streets on a corner lot with a minimum
19 distance of one thousand feet (1,000) between usable
20 commercial structures. Walkable commercial use building(s)
21 not located at an intersection shall require approval of a
22 conditional use permit.

23 (d) There shall be no minimum lot area for walkable commercial
24 uses. However, the maximum lot area shall be twenty thousand
25 (20,000) square feet. More than one use shall be permitted on a
26 lot.
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- 1 (e) Within any one walkable commercial use area, the total square
2 footage of commercial buildings shall not exceed ten thousand
3 (10,000) square feet.
- 4 (f) The minimum front yard setback and the minimum side yard
5 setback adjacent to any street shall be five feet (5'), measured
6 from the existing street right-of-way or from any future street
7 right-of-way.
- 8 (g) The minimum side yard setback from the residential lot line
9 shall be ten feet (10').
- 10 (h) The minimum rear yard setback from the residential lot line
11 shall be ten feet (10'). The rear setback shall be measured from
12 the rear lot line or a recorded alley or easement unless the rear
13 line adjoins a street, in which case it shall be measured as
14 required for a front setback.
- 15 (i) All uses must be conducted within buildings unless otherwise
16 expressly authorized as part of a plot plan or conditional use
17 permit condition of approval. This requirement does not apply
18 to off-street parking or loading areas, automated teller
19 machines, or outdoor seating areas for a coffee shop, café, or
20 restaurant.
- 21 (j) No outdoor storage shall be permitted.
- 22 (k) All trash areas and waste containers shall be enclosed within a
23 building or a fully-enclosed architectural structure that is
24 visually compatible with the main building.
- 25 (l) Hours of operation shall be limited to from 6:00 A.M. to 10:00
26 P.M. except for automated tellers and similar operations.
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1 (m) No commercial vehicle shall be parked on the street or on the
2 premises overnight except in an enclosed structure.

3 (n) Access for service vehicles should provide a direct route to
4 service and loading dock areas.

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

7 d. Planning Area 3-3 (Highest Density Residential).

8 (1) The uses permitted in Planning Area 3-3 of Specific Plan No. 375 shall be the
9 same as those as the uses permitted in Article VI, Section 6.1 of Ordinance No.
10 348, except that the uses permitted pursuant to Section 6.1.a.(3), (5), (7), (8), and
11 (9); Section 6.1.b.(1), and (5); and Section 6.1.c.(1) shall not be permitted. In
12 addition, the permitted uses identified under Section 6.1.a. shall include
13 community recreation and assembly buildings and facilities; lakes, including the
14 non-commercial fishing there from; second units provided a second unit permit is
15 obtained pursuant to Section 18.28.a. of Ordinance No. 348; sport courts and
16 recreational fields and facilities; and accessory buildings to a specific use, provided
17 that the accessory building is established as an incident to a principal use, does not
18 change the character of that use, and any applicable provisions of Section 18.18 of
19 Ordinance No. 348 are complied with. In addition, the permitted uses identified
20 under Section 6.1.b. shall also include multiple family dwellings; recycling
21 collection facilities; guest quarters; power generation and distribution facilities,
22 including solar, wind, geothermal, and other alternative forms to traditional
23 hydrocarbon-based energy; and walkable commercial uses subject to a plot plan as
24 defined in Section 2.d.(5) of this Ordinance. In addition, the permitted uses
25 identified under Section 6.1.c. shall also include cell towers concealed within
26 architectural projections or similar structures; congregate care residential facilities;
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1 day care centers; private schools; and walkable commercial uses subject to a
2 conditional use permit as defined in Section 2.d.(5) of this Ordinance.

3 (2) The development standards for interim agriculture uses within Planning Area 3-3
4 shall be the same standards as identified in Article XIII, Section 13.2 of Ordinance
5 No. 348.

6 (3) The development standards for one family dwellings within Planning Area 3-3 of
7 Specific Plan No. 375 shall be the same standards as those identified in Article
8 XVIII, Section 18.5 of Ordinance No. 348 except that the development standards
9 set forth in Article XVIII, Section 18.5.b., c. and e. shall be deleted and replaced
10 with the following:

11 A. Residential lot area shall be not less than one thousand eight hundred
12 (1,800) square feet.

13 B. The minimum average width of each lot shall be forty feet (40') and the
14 minimum average depth shall be forty feet (40').

15 C. The minimum frontage of a lot along a straight street shall be thirty-five
16 feet (35') and along a curvilinear street shall be twenty feet (20'). Lot
17 frontage along curvilinear streets shall be measured at the building setback
18 in accordance with zone development standards.

19 D. The maximum building height shall be forty feet (40').

20 E. In no case shall more than eight-five percent (85%) of any lot be covered
21 by a dwelling.

22 F. The minimum space between buildings shall be ten feet (10').

23 G. The front yard shall be not less than five feet (5'), measured from the
24 existing street right-of-way or from any interior drive or future street right-
25 of-way. Porches at the front of the structure may encroach two and one-
26 half feet (2.5') into the front yard setback.
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- 1 H. Side yards on interior and through lots shall be not less than five feet (5').
2 Side yards on corner and reverse corner lots shall not be less than five feet
3 (5') from the existing street right-of-way or from any interior drive or
4 future street right-of-way as shown on any Specific Plan Circulation Plan,
5 whichever is nearer to the structure, upon which the main building sides.
- 6 I. The rear yard shall be not less than ten feet (10') from any property line or
7 interior drive, except that second floor living space and balconies located
8 in the rear yard shall be permitted within eight feet (8') of the rear property
9 line, and garages shall be permitted within five feet (5') of the rear
10 property line.
- 11 J. Fireplaces, media niches, bay windows, porches, window boxes, and
12 similar architectural features shall be allowed to encroach a maximum of
13 two and one-half feet (2.5') into setbacks. At least one side of the
14 structure shall maintain a minimum four foot (4') side yard setback
15 regardless of encroachments. Media niches shall be a maximum of eight
16 feet (8') in width. No second floor structural encroachments shall be
17 permitted within eight feet (8') of the rear property line. No other
18 structural encroachments shall be permitted in the front, rear, or side yard
19 setback except as provided for in Section 18.19 of Ordinance No. 348.
- 20 K. No dwelling unit shall be constructed unless it has a minimum floor living
21 area of not less than seven hundred fifty (750) square feet. Porches,
22 garages, patios, and similar features, whether attached or detached to a
23 dwelling, shall not be included when calculating the floor living area.
- 24 L. The minimum private usable yard space per residential unit shall be three
25 hundred (300) square feet, with a minimum yard dimension of four (4) by
26 four (4) feet.
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1 (4) The development standards for multiple family dwellings permitted in Planning
2 Area 3-3 of Specific Plan No. 375, shall be the standards for Planned Residential
3 Developments set forth in Article XVIII, Section 18.5 of Ordinance No. 348 except
4 that the standards set forth in Section 18.5.b. and c. shall be deleted and replaced
5 with the following:

- 6 A. The maximum building height shall be seventy-five feet (75').
- 7 B. No lot shall have more than sixty percent (60%) of its net area covered
8 with buildings or structures.
- 9 C. The minimum front and rear yard building setbacks from a project's
10 exterior streets and boundary lines shall be ten feet (10') and the minimum
11 side yard setback from a project's exterior streets and boundary lines shall
12 be five feet (5'). The minimum building setbacks from interior drives
13 shall be three feet (3'). Second floor living space and balconies shall be
14 permitted within eight feet (8') of the front, rear, or side property lines.
- 15 D. The distance between buildings shall be no less than fifteen feet (15')
16 where primary (e.g., front and/or rear) building setbacks are involved, and
17 no less than ten feet (10') where solely secondary (side) building setbacks
18 or accessory building setbacks are involved.
- 19 E. The minimum private usable yard space per residential unit shall be fifty
20 (50) square feet, with a minimum yard dimension in any direction of six
21 feet (6').
- 22 F. The maximum ratio of floor area to lot area (i.e., FAR) shall not be greater
23 than two to one (2:1), not including basement floor area.
- 24 G. No multi-family dwelling unit shall be constructed unless it has a
25 minimum floor living area of not less than seven hundred and fifty (750)
26 square feet. Porches, garages, patios, and similar features, whether
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1 attached or detached to a dwelling, shall not be included when calculating
2 the floor living area.

3 (5) Walkable commercial shall be defined as resident serving and pedestrian oriented
4 commercial uses not to exceed ten thousand (10,000) square feet of gross building
5 square footage in any one planning area.

6 A. The following uses are permitted in a walkable commercial use area of
7 Planning Area Planning Area 3-3 of Specific Plan No. 375 provided a plot
8 plan has been approved pursuant to the provisions of Section 18.30 of
9 Ordinance No. 348: antique shops; art galleries; art supply shops and
10 studios; bakery shops, including baking only when incidental to retail sales
11 on the premises; banks and financial institutions; bicycle sales and rentals;
12 book stores and binders; clothing stores; convenience stores, not including
13 the sale of motor vehicle fuel; delicatessens; florist's shops; food markets
14 and frozen food lockers; gift shops; golf cart sales and service; grocery,
15 dry goods, health food, and variety stores; hardware stores, including not
16 more than one thousand (1,000) square feet of outside storage lumber;
17 hobby shops; ice cream shops; interior decorating shops; jewelry stores,
18 including incidental repairs; laundries and laundromats; laundries, with dry
19 cleaning shops; leather goods stores; libraries; locksmith shops; meat
20 markets, not including slaughtering; music stores; neighborhood electric
21 vehicle (NEV) sales and service; news stores; non-profit community
22 centers; notions or novelty stores; nurseries and garden supply stores;
23 parcel delivery services (stores); pet shops and pet supply shops; post
24 offices; produce markets; real estate offices; residences, live-work
25 dwellings; restaurants and other eating establishments; shoe stores and
26 repair shops; shoeshine stands; spas, including day spas and medical spas;
27 sporting goods stores; stationery stores; studios for professional work in or
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1 teaching of any form of fine arts, including but not limited to photography,
2 music, drama, and dance, where no stock of goods is maintained for sale;
3 tailor shops; tourist information centers; toy shops; travel agencies;
4 utilities, both public and private; and watch repair shops.

5 In addition, the following uses shall be permitted, provided a conditional
6 use permit has been approved pursuant to the provisions of Section 18.28
7 of Ordinance No. 348: bars and cocktail lounges, bed and breakfast inn,
8 clinics, including but not limited to medical, dental and chiropractic, and
9 micro-breweries and micro-winereries.

10 B. The development standards for walkable commercial uses within Planning
11 Areas 3-3 of Specific Plan No. 375 shall be the same standards as
12 identified in Article IXa, Section 9.26 of Ordinance No. 348 except that
13 the standards set forth in Article IXa, Section 9.26.a, b. and c. shall be
14 deleted and replaced with the following:

15 (a) No more than one walkable commercial use area shall be
16 permitted within Planning Area 3-3.

17 (b) Walkable commercial uses may be located within and/or
18 adjacent to facilities owned and operated by a Homeowners
19 Association.

20 (c) The commercial building(s) that comprise the walkable
21 commercial use area shall be located at the intersection of two
22 streets on a corner lot with a minimum distance of one thousand
23 feet (1,000') between usable commercial structures. Walkable
24 commercial use building(s) not located at an intersection shall
25 require approval of a conditional use permit.
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- 1 (d) There shall be no minimum lot area for walkable commercial
2 uses. However, the maximum lot area shall be twenty thousand
3 (20,000) square feet. More than one use shall be permitted on a
4 lot.
- 5 (e) Within any one walkable commercial use area, the total square
6 footage of commercial buildings shall not exceed ten thousand
7 (10,000) square feet.
- 8 (f) The minimum front yard setback and the minimum side yard
9 setback adjacent to any street shall be five feet (5'), measured
10 from the existing street right-of-way.
- 11 (g) The minimum side yard setback from an interior residential lot
12 line shall be ten feet (10').
- 13 (h) The minimum rear yard setback from a residential lot line shall
14 be ten feet (10'). The rear setback shall be measured from the
15 rear lot line or a recorded alley or easement unless the rear line
16 adjoins a street, in which case it shall be measured as required
17 for a front setback.
- 18 (i) All uses must be conducted within buildings unless otherwise
19 expressly authorized by a plot plan or conditional use permit
20 condition of approval. This requirement does not apply to off-
21 street parking or loading areas, automated teller machines, or
22 outdoor seating areas for a coffee shop, café, or restaurant.
- 23 (j) No outdoor storage shall be permitted.
- 24 (k) All trash areas and waste containers shall be enclosed within a
25 building or a fully-enclosed architectural structure that is
26 visually compatible with the main building.
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1 (l) Hours of operation shall be limited to from 6:00 A.M. to 10:00
2 P.M. except for automated tellers and similar operations.

3 (m) No commercial vehicle shall be parked on the street or on the
4 premises overnight except in an enclosed structure.

5 (n) Access for service vehicles should provide a direct route to
6 service and loading dock areas.

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

9 e. Planning Areas 1-4, 2-12, 2-13, 2-14, 2-15, 2-16, 4-2, 4-4, 4-5, 4-6, 4-7 and 4-8 (Mixed
10 Use).

11 (1) The uses permitted in Planning Areas 1-4, 2-12, 2-13, 2-14, 2-15, 2-16, 4-2, 4-4, 4-
12 5, 4-6, 4-7 and 4-8 of Specific Plan No. 375 shall be the same as those uses
13 permitted in Article IX, Section 9.1 of Ordinance No. 348 except that the uses
14 permitted pursuant to Section 9.1.a.(1), (23), (33), (42), (51), (54), (61), (91), and
15 (93); Section 9.1.b.(3), (6), (7), (10), (11), (12), (15), (18), (19), and (20); and
16 Section 9.1.d.(1), (2), (3), (4), (6), (7), (9), (10), (11), (12), and (18) shall not be
17 permitted. Governmental uses, offices, and facilities including but not limited to
18 federal, state and local agencies, and civic centers, police and fire stations,
19 libraries, public health and welfare offices, and employment departments shall be
20 permitted within Planning Areas 1-4, 2-12, 2-13, 2-14, 2-15, 2-16, 2-21, 4-2, 4-4,
21 4-5, 4-6, 4-7 and 4-8. Field crops, flower and vegetable gardening, tree crops, and
22 greenhouses used only for purposes of propagation and culture, including the sale
23 thereof from the premises and one unlighted sign that does not exceed two square
24 feet in size pertaining to the sale of products shall be permitted within Planning
25 Areas 1-4, 2-12, 2-13, 2-14, 2-15, 2-16, 4-2, 4-4, 4-5, 4-6, 4-7 and 4-8 of Specific
26 Plan No. 375 as an interim use. Prior to issuance of a grading permit for uses other
27 than the aforementioned agricultural uses within Planning Areas 1-4, 2-12, 2-13, 2-
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1 14, 2-15, 2-16, 4-2, 4-4, 4-5, 4-6, 4-7 and 4-8 of Specific Plan No. 375, all
2 agricultural uses including uses incidental thereto within the affected planning area
3 shall cease and shall no longer be a permitted use.

4 In addition, the uses permitted under Section 9.1.a. shall include: automobile sales
5 and rental agencies; automobile and truck service stations, not including the
6 concurrent sale of beer and wine for off-premise consumption; bed and breakfast
7 inns; cell towers concealed by architectural features or similar structures; clinics,
8 including but not limited to medical, dental and chiropractic; community recreation
9 facilities; conference center; convenience stores, not including the sale of motor
10 vehicle fuel; cultural centers; farmers markets; grocery, including dry goods, health
11 food, and variety stores; health and exercise centers, provided all facilities are
12 located within an enclosed building; hospitals, including medical/surgical,
13 convalescent, nursing, and hospice care facilities; home occupations; lakes,
14 including noncommercial fishing therefrom; laundries, with dry cleaning shops;
15 libraries; mini-warehouse structures; museums; noncommercial community
16 association recreation and assembly buildings and facilities; non-profit community
17 centers; office equipment sales and service; parcel delivery services; pedestrian
18 paseos; planned residential developments, provided a land division is approved
19 pursuant to the provisions of County Ordinance No. 460 and the development
20 standards in Section 18.5 or 18.6 of Ordinance No. 348 are complied with; post
21 offices; prescription pharmacy when related and incidental to a professional office
22 building; professional offices; real estate offices; recycling collection facilities, not
23 to exceed five thousand (5,000) square feet gross building structure; live-work
24 dwellings; multiple-family dwellings; one-family dwellings; second units provided
25 a second unit permit is obtained pursuant to Section 18.28.a. of Ordinance No. 348;
26 guest quarters; spas, including day spas and medical spas; studios for professional
27 work in or teaching of any form of fine arts, including but not limited to
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1 photography, music, drama, and dance, where no stock of goods is maintained for
2 sale; sports courts and recreational fields and facilities; warehouse stores/big-box
3 retail; water wells and appurtenant facilities; wedding chapels; and accessory
4 buildings to a specific use, provided that the accessory building is established as an
5 incident to a principal use and does not change the character of that use. In
6 addition, the permitted uses identified under Section 9.1.b shall also include:
7 building supply stores and equipment rental, including outside storage;
8 neighborhood electric vehicle (NEV) sales and service; nurseries, horticultural;
9 power generation and distribution, including solar, wind, geothermal, and other
10 alternative forms to traditional hydrocarbon-based energy facilities; parks and
11 playgrounds, golf courses with standard length fairways, and country clubs; and
12 walkable commercial uses subject to a plot plan as defined in Section 2.e.(9) of this
13 ordinance. In addition, the permitted uses identified under Section 9.1.d shall also
14 include: automobile service stations, truck service stations, including the
15 concurrent sale of beer and wine for off-premises consumption; convenience
16 stores, including the sale of motor vehicle fuel; gasoline service stations, not
17 including the concurrent sale of beer and wine for off-premises consumption; golf
18 courses and appurtenant facilities, including clubhouses with customary retail
19 shops and restaurant facilities; liquid petroleum service stations, not including the
20 concurrent sale of beer and wine, provided the total capacity of all tanks shall not
21 exceed ten thousand (10,000) gallons; micro-breweries and micro-wineries;
22 performing arts theaters and centers including live music and other stage
23 productions; private schools; sports and recreational facilities, not including motor-
24 driven vehicles and riding academies, but including archery ranges, athletic fields,
25 beaches, golf driving ranges, gymnasiums, miniature golf, parks, playgrounds,
26 sports arenas, skating rinks, stadiums, and commercial swimming pools; and
27 walkable commercial uses subject to a conditional use permit as defined in Section
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1 2.e.(9) of this Ordinance. The following uses are permitted provided a public use
2 permit is approved pursuant to the provisions of Section 18.29 of Ordinance No.
3 348: churches, temples and other places of religious worship.

- 4 (2) For land subject to Agricultural Preserves and/or Williamson Act contracts within
5 Planning Areas 4-6, 4-7 and 4-8 of Specific Plan No. 375, the uses permitted shall
6 be the same as those uses permitted in Article XIII, Section 13.1 of Ordinance No.
7 348 except that the uses permitted pursuant to Section 13.1.a.(1), (11), (12), (14)
8 and (15); b.(1), (2), (3), (4), (5), (8), (9), (10) and (11); and c.(1), (2), (3), (4), (5),
9 (6), (7), (9), (10) and (11) shall not be permitted.

10 No use, other than an agricultural use and any use incidental thereto permitted in
11 Article XIII, Section 13.1 of Ordinance No. 348 shall be permitted on land subject
12 to Agricultural Preserves and/or Williamson Act contracts within Planning Area 4-
13 6, 4-7 and 4-8 of Specific Plan No. 375 until such time as Map Nos.162, 171, 359
14 and 777 of Coachella Valley Agricultural Preserve Nos. 27, 31 and 97 has been
15 diminished or disestablished in the planning area and any corresponding
16 Williamson Act contract is no longer in effect for Planning Areas 4-6, 4-7 and 4-8.
17 Prior to issuance of a grading permit for uses other than the aforementioned
18 agricultural uses within Planning Areas 4-6, 4-7 and 4-8 of Specific Plan No. 375,
19 all agricultural uses including uses incidental thereto within the affected planning
20 area shall cease and shall no longer be a permitted use.

21 Thereafter, the uses permitted on land formerly subject to Agricultural Preserves
22 and/or Williamson Act contracts within Planning Areas 4-6, 4-7 and 4-8 of Specific
23 Plan No. 375 shall be the same as those uses permitted in Planning Areas 1-4, 2-12,
24 2-13, 2-14, 2-15, 2-16, 4-2, 4-4 and 4-5 of Specific Plan No. 375.

- 25
26 (3) The development standards for interim agriculture uses within Planning Areas 1-4,
27 2-12, 2-13, 2-14, 2-15, 2-16, 4-2, 4-4, 4-5, 4-6, 4-7 and 4-8 shall be the same
28 standards as identified in Article XIII, Section 13.2 of Ordinance No. 348.

1 (4) Any land division application submitted within Planning Areas 1-4, 2-12, 2-13, 2-
2 14, 2-15, 2-16, 4-2, 4-4, 4-5, 4-6, 4-7 and 4-8 shall be heard concurrently with a
3 comprehensive plot plan application for the entire affected Planning Area by the
4 Planning Commission in accordance with Section 18.30.d.(3) of Ordinance No.
5 348. The application for a comprehensive plot plan shall be submitted in
6 accordance with the provisions of Section 18.30 of Ordinance No. 348 and shall
7 also at a minimum, include the following:

8 A. A statement indicating how the land division and comprehensive plot plan
9 applications implement Specific Plan No. 375 and comply with the
10 conditions of approval for said specific plan.

11 B. A comprehensive plot plan for the entire planning are, a conceptual
12 grading plan and a tentative subdivision map, based upon a contour
13 interval no greater than four feet (4') which in addition to the requirements
14 of Ordinance No. 460 and Section 18.30 of Ordinance No. 348 shall
15 include:

16 the proposed lots including lot lines and proposed easements, if any;

- 17 (a) building footprints;
18 (b) floor plan assignments;
19 (c) pad elevations, street grades and all cut and fill slopes in excess
20 of one (1) foot in vertical height;
21 (d) the proposed uses, their location and architectural designs;
22 (e) the proposed internal circulation system; and
23 (f) buffers, if any.

24 C. A design manual which includes:

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

(5) Unless one of the Mixed Use Overlay Zones as outlined in Section 3 of this Ordinance is utilized, the development standards for mixed use projects within Planning Areas 1-4, 2-12, 2-13, 2-14, 2-15, 2-16, 4-2, 4-4, 4-5, 4-6, 4-7 and 4-8 of Specific Plan No. 375 shall be as follows:

- A. The maximum building height shall be fifty feet (50’).
- B. No lot shall have more than fifty percent (50%) of its net area covered with buildings or structures.
- C. The minimum front and rear yard building setbacks from a project’s exterior streets and boundary lines shall be ten feet (10’) and the minimum side yard setback from a project’s exterior streets and boundary lines shall be five feet (5’). The minimum building setbacks from interior drives shall be three feet (3’). Second floor living space and balconies shall be permitted within eight feet (8’) of the front, rear, or side property lines.

- 1 D. The distance between buildings shall be no less than fifteen feet (15')
2 where primary (e.g., front and/or rear) building setbacks are involved, and
3 no less than ten feet (10') where solely secondary (side) building setbacks
4 or accessory building setbacks are involved.
- 5 E. The minimum private usable yard space per residential unit shall be fifty
6 (50) square feet, with a minimum yard dimension in any direction of six
7 feet (6').
- 8 F. The maximum ratio of floor area to lot area (i.e., FAR) shall not be greater
9 than two to one (2:1), not including basement floor area.

10 (6) The development standards for one family dwellings, within Planning Areas 1-4,
11 2-12, 2-13, 2-14, 2-15, 2-16, 4-2, 4-4, 4-5, 4-6, 4-7, and 4-8 of Specific Plan No.
12 375 shall be the same standards as those for Planned Residential Developments set
13 forth in Article XVIII, Section 18.5 of Ordinance No. 348 except that the
14 development standards set forth in Article XVIII, Section 18.5.b, c. and e. shall be
15 deleted and replaced with the following:

- 16 A. Residential lot area shall be not less than one thousand eight hundred
17 (1,800) square feet and shall not exceed four thousand, five hundred
18 (4,500) square feet.
- 19 B. The minimum average width of each lot shall be forty feet (40') and the
20 minimum average depth shall be forty feet (40').
- 21 C. The minimum frontage of a lot along a straight street shall be thirty-five
22 feet (35') and along a curvilinear street shall be twenty feet (20'). Lot
23 frontage along curvilinear streets shall be measured at the building setback
24 in accordance with zone development standards.
- 25 D. The maximum building height shall be forty feet (40').
- 26 E. In no case shall more than eight-five percent (85%) of any lot be covered
27 by a dwelling.
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- 1 F. The minimum space between buildings shall be ten feet (10').
- 2 G. The front yard shall be not less than five feet (5'), measured from the
3 existing street right-of-way or from any interior drive or future street right-
4 of-way. Porches at the front of the structure may encroach two and one-
5 half (2.5') into the front yard setback.
- 6 H. Side yards on interior and through lots shall be not less than five feet (5').
7 Side yards on corner and reverse corner lots shall not be less than five feet
8 (5') from the existing street right-of-way or from any interior drive or
9 future street right-of-way.
- 10 I. The rear yard shall be not less than ten feet (10') from any property line or
11 interior drive, except that second floor living space and balconies located
12 in the rear yard shall be permitted within one and one-half foot (1.5') of
13 the rear property line.
- 14 J. Fireplaces, media niches, bay windows, porches, window boxes, and
15 similar architectural features shall be allowed to encroach a maximum of
16 one and one-half feet (1.5') into setbacks. At least one side of the structure
17 shall maintain a minimum three foot (3') side yard setback regardless of
18 encroachments. Media niches shall be a maximum of eight feet (8') in
19 width. No second floor structural encroachments shall be permitted within
20 one and one-half foot (1.5') of the rear property line. No other structural
21 encroachments shall be permitted in the front, rear, or side yard setback
22 except as provided for in Section 18.19 of Ordinance No. 348.
- 23 K. No dwelling unit shall be constructed unless it has a minimum floor living
24 area of not less than seven hundred and fifty (750) square feet. Porches,
25 garages, patios, and similar features, whether attached or detached to a
26 dwelling, shall not be included when calculating the floor living area.
27
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1 L. The minimum private usable yard space per residential unit shall be three
2 hundred (300) square feet, with a minimum yard dimension of four (4) by
3 four (4) feet.

4 (7) The development standards for multiple family dwellings permitted in Planning
5 Areas 1-4, 2-12, 2-13, 2-14, 2-15, 2-16, 4-2, 4-5, 4-6, 4-7, and 4-8 of Specific Plan
6 No. 375, shall be subject to the standards for Planned Residential Developments
7 set forth in Article XVIII, Section 18.5 of Ordinance No. 348 except that the
8 standards set forth in Section 18.5.b., c. and e. shall be deleted and replaced with
9 the following:

10 A. The maximum building height shall be fifty feet (50').

11 B. No lot shall have more than fifty percent (50%) of its net area covered with
12 buildings or structures.

13 C. The minimum front and rear yard building setbacks from a project's
14 exterior streets and boundary lines shall be ten feet (10') and the minimum
15 side yard setback from a project's exterior streets and boundary lines shall
16 be five feet (5'). The minimum building setbacks from interior drives
17 shall be three feet (3'). Second floor living space and balconies shall be
18 permitted within eight feet (8') of the front, rear, or side property lines.

19 D. The distance between buildings shall be no less than fifteen feet (15')
20 where primary (e.g., front and/or rear) building elevations are involved,
21 and no less than ten feet (10') where solely secondary (side) building
22 elevations or accessory building elevations are involved.

23 E. The minimum private usable yard space per residential unit shall be fifty
24 (50) square feet, with a minimum dimension in any direction of six feet
25 (6').

26 F. The maximum ratio of floor area to lot area (i.e., FAR) shall not be greater
27 than two to one (2:1), not including basement floor area.
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1 (8) The development standards for commercial development permitted in Planning
2 Areas 1-4, 2-12, 2-13, 2-14, 2-15, 2-16, 4-2, 4-4, 4-5, 4-6, 4-7 and 4-8 of Specific
3 Plan No. 375 shall be the same as those standards identified in Article IX, Section
4 9.4 of Ordinance No. 348 except that the development standards set forth in Article
5 IX, Section 9.4.b shall be deleted and replaced by the following:

6 A. There are no yard requirements for commercial buildings except that a
7 fifteen foot (15') minimum rear and/or side yard setback shall be required
8 where a commercial building within a commercial planning area adjoins a
9 residential planning area or a residential development within a mixed use
10 planning area. For commercial buildings over forty feet (40') in height, an
11 additional one foot (1') of side and/or rear yard setback shall be added for
12 each one foot (1') of height over forty feet (40').

13 For purposes of this section, a commercial use shall be defined as
14 development which includes any permitted use other than an agricultural
15 use, single family dwelling, multiple family dwelling or apartment.

16 (9) Walkable commercial uses shall be defined as resident serving and pedestrian
17 oriented commercial uses not to exceed ten thousand (10,000) square feet of gross
18 building square footage in any one planning area.

19 A. The following uses are permitted in a walkable commercial use area of
20 Planning Areas 1-4, 2-12, 2-13, 2-14, 2-15, 2-16, 4-2, 4-4, 4-5, 4-6, 4-7 and
21 4-8 of Specific Plan No. 375 provided a plot plan has been approved
22 pursuant to the provisions of Section 18.30 of Ordinance No. 348: antique
23 shops; art galleries; art supply shops and studios; bakery shops, including
24 baking only when incidental to retail sales on the premises; banks and
25 financial institutions; bicycle sales and rentals; book stores and binders;
26 clothing stores; convenience stores, not including the sale of motor vehicle
27 fuel; delicatessens; florist's shops; food markets and frozen food lockers;
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1 gift shops; golf cart sales and service; grocery, dry goods, health food, and
2 variety stores; hardware stores, including not more than one thousand
3 (1,000) square feet of outside storage lumber; hobby shops; ice cream
4 shops; interior decorating shops; jewelry stores, including incidental
5 repairs; laundries and laundromats; laundries, with dry cleaning shops;
6 leather goods stores; libraries; locksmith shops; meat markets, not
7 including slaughtering; music stores; neighborhood electric vehicle (NEV)
8 sales and service; news stores; non-profit community centers; notions or
9 novelty stores; nurseries and garden supply stores; parcel delivery services
10 (stores); pet shops and pet supply shops; post offices; produce markets;
11 real estate offices; residences, live-work dwellings; restaurants and other
12 eating establishments; shoe stores and repair shops; shoeshine stands; spas,
13 including day spas and medical spas; sporting goods stores; stationer
14 stores; studios for professional work in or teaching of any form of fine arts,
15 including but not limited to photography, music, drama, and dance, where
16 no stock of goods is maintained for sale; tailor shops; tourist information
17 centers; toy shops; travel agencies; utilities, both public and private; and
18 watch repair shops.

19 In addition, the following uses shall be permitted, provided a conditional
20 use permit has been approved pursuant to the provisions of Section 18.28
21 of Ordinance No. 348: bars and cocktail lounges; bed and breakfast inns;
22 clinics, including but not limited to medical, dental and chiropractic; and
23 micro-breweries and micro-wineries.

24
25 B. The development standards for walkable commercial uses within Planning
26 Areas 1-4, 2-12, 2-13, 2-14, 2-15, 2-16, 4-2, 4-4, 4-5, 4-6, 4-7, and 4-8 of
27 Specific Plan No. 375, shall be the same standards as identified in Article
28 IXa, Section 9.26 of Ordinance No. 348 except that the standards set forth

1 in Article IXa, Section 9.26.a, b. and c. shall be deleted and replaced with
2 the following:

- 3 (a) No more than one walkable commercial use area shall be
4 permitted within each planning area.
- 5 (b) Walkable commercial uses may be located within and/or
6 adjacent to facilities owned and operated by a Homeowners
7 Association.
- 8 (c) The commercial building(s) that comprise the walkable
9 commercial use area shall be located at the intersection of two
10 streets on a corner lot with a minimum distance of one
11 thousand feet (1,000') between usable commercial structures.
12 Walkable commercial use building(s) not located at an
13 intersection shall require approval of a conditional use permit.
- 14 (d) There shall be no minimum lot area for walkable commercial
15 uses. However, the maximum lot area shall be twenty thousand
16 (20,000) square feet. More than one use shall be permitted on a
17 lot.
- 18 (e) Within any one walkable commercial use area, the total square
19 footage of commercial buildings shall not exceed ten thousand
20 (10,000) square feet.
- 21 (f) The minimum front yard setback and the minimum side yard
22 setback adjacent to any street shall be five feet (5'), measured
23 from the existing street right-of-way or from any future street
24 right-of-way.
- 25 (g) The minimum side yard setback from an interior residential lot
26 line shall be ten feet (10').
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- 1 (h) The minimum rear yard setback from a residential lot line shall
2 be ten feet (10'). The rear setback shall be measured from the
3 rear lot line or a recorded alley or easement unless the rear line
4 adjoins a street, in which case it shall be measured as required
5 for a front setback.
- 6 (i) All uses must be conducted within buildings unless otherwise
7 expressly authorized as part of the plot plan or conditional use
8 permit conditions of approval. This requirement does not apply
9 to off-street parking or loading areas, automated teller
10 machines, or outdoor seating areas for a coffee shop, café, or
11 restaurant.
- 12 (j) No outdoor storage shall be permitted.
- 13 (k) All trash areas and waste containers shall be enclosed within a
14 building or a fully-enclosed architectural structure that is
15 visually compatible with the main building.
- 16 (l) Hours of operation shall be limited to from 6:00 A.M. to 10:00
17 P.M. except for automated tellers and similar operations.
- 18 (m) No commercial vehicle shall be parked on the street or on the
19 premises overnight except in an enclosed structure.
- 20 (n) Access for service vehicles should provide a direct route to
21 service and loading dock areas.

22
23 f. Planning Areas 1-12, 2-2, and 3-5 (Local Commercial Retail).

- 24 (1) The uses permitted in Planning Areas 1-12, 2-2 and 3-5 of Specific Plan No. 375
25 shall be the same as those as the uses permitted in Article IX, Section 9.1 of
26 Ordinance No. 348 except that the uses permitted pursuant to Section 9.1.a.(1), (5),
27 (6), (7), (9), (17), (18), (25), (28), (29), (30), (33), (35), (43), (49), (54), (61), (66),
28 (68), (69), (80), (82), (83), (84), (85), (91), (93), and (94); Section 9.1.b.(3), (6),

1 (10), (11), (12), (15), (16), (18), (19), and (20); and Section 9.1.d.(1), (2), (3), (4),
2 (6), (7), (9), (10), (11), (12), and (18) shall not be permitted. Governmental uses,
3 offices, and facilities including but not limited to federal and state agencies, and
4 local civic centers, police and fire stations, libraries, public health and welfare
5 offices, and employment departments shall be permitted within Planning Areas 1-
6 12, 2-2 and 3-5. Field crops, flower and vegetable gardening, tree crops, and
7 greenhouses used only for purposes of propagation and culture, including the sale
8 thereof from the premises and one (1) unlighted sign that does not exceed two (2)
9 square feet in size pertaining to the sale of products within Planning Areas 1 – 12,
10 2-2 and 3-5 of Specific Plan No. 375 shall be permitted as an interim use. Prior to
11 issuance of a grading permit for uses other than the aforementioned agricultural
12 uses within Planning Areas 1–12, 2–2 and 3-5 all agricultural uses including those
13 incidental thereto within the affected Planning Area shall cease and shall no longer
14 be a permitted use.

15 In addition, the uses permitted under Article IX Section 9.1.a. shall include:
16 administrative and professional offices, including but not limited to business, law,
17 medical, dental, chiropractic, architectural, engineering, community planning, and
18 real estate offices, in which no activity is carried on catering to retail sales and no
19 stock of goods is maintained for sale; art galleries; cell towers concealed within
20 architectural projections or similar structures; clinics, including but not limited to
21 medical, dental and chiropractic; community recreation facilities; conference
22 centers; dance schools; farmers markets; grocery, including but not limited to dry
23 goods, health food, and variety stores; health and exercise centers; lakes, including
24 noncommercial fishing therefrom; laundries, with dry cleaning shops; micro-
25 breweries and micro-wineries; museums; non-profit community centers; parcel
26 delivery services (stores); pedestrian paseos; post offices; professional offices;
27 live-work dwellings; spas, including day spas and medical spas; studios for
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1 professional work in or teaching of any form of fine arts, including but not limited
2 to photography, music, drama, and dance, where no stock of goods is maintained
3 for sale; sports courts and recreational fields and uses; utilities, both public and
4 private; warehouse stores/big-box retail; and accessory buildings to a specific use,
5 provided that the accessory building is established as an incident to a principal use
6 and does not change the character of that use.

7 In addition, the permitted uses identified under Section 9.1.b shall also include:
8 neighborhood electric vehicle (NEV) sales and service; nurseries, horticultural;
9 power generation and distribution, including solar, wind, geothermal, and other
10 alternative forms to traditional hydrocarbon-based energy facilities; and public
11 parks and playgrounds, golf courses with standard length fairways, and country
12 clubs.

13 In addition, the permitted uses identified under Section 9.1.d shall also include:
14 ~~automobile and truck service stations, including the concurrent sale of beer and~~
15 ~~wine for off-premises consumption; bed and breakfast inns; automobile and truck~~
16 ~~service stations, not including the concurrent sale of beer and wine for off-~~
17 ~~premises consumption; libraries; liquid petroleum service stations, not including~~
18 ~~the concurrent sale of beer and wine, provided the total capacity of all tanks shall~~
19 ~~not exceed 10,000 gallons; private schools; archery ranges; golf driving ranges;~~
20 ~~gymnasiums; miniature golf facilities; parks and playgrounds; sports arenas;~~
21 ~~skating rinks; stadiums; commercial swimming pools; theaters, not including~~
22 ~~drive-ins; and wedding chapels.~~

23 The following uses are permitted provided a public use permit has been granted
24 pursuant to the provisions of Section 18.29 of Ordinance No. 348: churches,
25 temples and other places of religious worship.
26

27 ///

28 ///

1 (2) For land subject to Agricultural Preserves and/or Williamson Act contracts within
2 Planning Area 3-5, the uses permitted in Planning Area 3-5 of Specific Plan No.
3 375 shall be the same as those uses permitted in Article XIII, Section 13.1 of
4 Ordinance No. 348.

5 No use, other than an agricultural use and any use incidental thereto permitted in
6 Article XIII, Section 13.1 of Ordinance No. 348 shall be permitted within Planning
7 Area 3-5 of Specific Plan No. 375 until such time as Map No. 162 of Coachella
8 Valley Agricultural Preserves No. 27 has been diminished or disestablished in
9 Planning Area 3-5 and any corresponding Williamson Act contract is no longer in
10 effect for Planning Area 3-5. Prior to issuance of a grading permit for uses other
11 than the aforementioned agricultural uses within Planning Area 3-5 of Specific Plan
12 No. 375, all agricultural uses including uses incidental thereto within Planning Area
13 3-5 shall cease and no longer be a permitted use.

14 Thereafter, the uses permitted on land formerly subject to Agricultural Preserves
15 and/or Williamson Act contracts within Planning Area 3-5 of Specific Plan No. 375
16 shall be the same as those uses permitted in Planning Areas 1-12 and 2-2 of
17 Specific Plan No. 375.

18 (3) The development standards for interim agriculture uses within Planning Areas 1-
19 12, 2-2 and 3-5 of Specific Plan No. 375 shall be the same as those standards
20 identified in Article XIII, Section 13.2 of Ordinance No. 348.

21 (4) The development standards for Planning Areas 1-12, 2-2 and 3-5 of Specific Plan
22 No. 375 shall be the same as those standards identified in Article IX, Section 9.4 of
23 Ordinance No. 348 except that the development standards set forth in Article IX,
24 Section 9.4.b shall be deleted and replaced by the following:

25 A. There are no yard requirements for commercial buildings except that a
26 fifteen foot (15') minimum rear and/or side yard setback shall be required
27 where a commercial building within a Commercial Planning Area adjoins
28

1 a Residential Planning Area or a residential development within a Mixed
2 Use Planning Area. For commercial buildings over forty feet (40') in
3 height, an additional one foot (1') of side and/or rear yard setback shall be
4 added for each one foot (1') of height over forty feet (40').

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

7 g. Planning Area 2-19 (Regional Commercial Retail).

8 (1) The uses permitted in Planning Area 2-19 of Specific Plan No. 375 shall be the
9 same as those uses permitted in Article IX, Section 9.1 of Ordinance No. 348,
10 except that the uses permitted pursuant to Section 9.1.a.(30), (33), (43), (54), (61),
11 (80), (82) and (93); Section 9.1.b.(10), (11), (15) and (16); and Section 9.1.d.(1),
12 (3), (4), (6), (7), (9), (10) and (18) shall not be permitted. Governmental uses,
13 offices, and facilities including but not limited to federal and state agencies, and
14 local civic centers, police and fire stations, libraries, public health and welfare
15 offices, and employment departments shall be permitted within Planning Area 2-
16 19.

17 Field crops, flower and vegetable gardening, tree crops, and greenhouses used only
18 for purposes of propagation and culture, including the sale thereof from the
19 premises and one unlighted sign that does not exceed two square feet in size
20 pertaining to the sale of products shall be permitted within Planning Area 2-19 of
21 Specific Plan No. 375 shall be permitted as an interim use. Prior to issuance of a
22 grading permit for uses other than the aforementioned agricultural uses within
23 Planning Area 2-19 of Specific Plan No. 375, all agricultural uses including uses
24 incidental thereto within this planning area shall cease and shall no longer be a
25 permitted use.
26

27 In addition, the uses permitted under Article IX Section 9.1.a. shall include:
28 administrative and professional offices, including but not limited to business, law,

1 medical, dental, chiropractic, architectural, engineering, community planning, and
2 real estate offices, in which no activity is carried on catering to retail sales and no
3 stock of goods is maintained for sale; art galleries; automobile sales and rental
4 agencies; automobile and truck service stations, not including the concurrent sale
5 of beer and wine for off-premises consumption; cell towers concealed within
6 architectural projections or similar structures; clinics, including but not limited to
7 medical, dental and chiropractic; community recreation facilities; conference
8 center; cultural centers; dance school; entertainment venues and night clubs;
9 farmers markets; grocery, dry goods, health food, and variety stores; health and
10 exercise centers, provided all facilities are located within an enclosed building;
11 hospitals (medical/surgical, convalescent, nursing, hospice care, etc.); lakes,
12 including noncommercial fishing therefrom; laundries, with dry cleaning shops;
13 libraries; micro-breweries and micro-wineries; museums; non-profit community
14 centers; office equipment sales and service; parcel delivery services (stores);
15 pedestrian paseos; post offices; prescription pharmacy when related and incidental
16 to a professional office building; professional offices; real estate offices;
17 residences, live-work dwellings; sale, rental, repair, or demonstration of
18 motorcycles, scooters, and motorbikes; spas, including day spas and medical spas;
19 studios for professional work in or teaching of any form of fine arts, including but
20 not limited to photography, music, drama, and dance, where no stock of goods is
21 maintained for sale; sport courts and recreational fields and uses; utilities, both
22 public and private; warehouse stores/big-box retail; and accessory buildings to a
23 specific use, provided that the accessory building is established as an incident to a
24 principal use and does not change the character of that use.

25
26 In addition, the permitted uses identified under Section 9.1.b shall also include:
27 boat and other marine rentals and services; building supply stores and equipment
28 rental, including outside storage; neighborhood electric vehicle (NEV) sales and

1 service; nurseries, horticultural; power generation and distribution, including solar,
2 wind, geothermal, and other alternative forms to traditional hydrocarbon-based
3 energy facilities; parks and playgrounds, golf courses with standard length
4 fairways, and country clubs; and travel trailers, motor homes and recreational
5 vehicles sales and service.

6 In addition, the permitted uses identified under Section 9.1.d shall also include:
7 automobile and truck service stations, including the concurrent sale of beer and
8 wine for off-premises consumption; concrete batch plants and asphalt plants;
9 gasoline service stations, not including the concurrent sale of beer and wine for
10 off-premises consumption; liquid petroleum service stations, not including the
11 concurrent sale of beer and wine, provided the total capacity of all tanks shall not
12 exceed ten thousand (10,000) gallons; mortuaries; performing arts theaters and
13 centers including live music, stage productions, etc.; schools, private; archery
14 ranges, golf driving ranges, gymnasiums, miniature golf, parks and playgrounds;
15 sports arenas; skating rinks; stadiums; commercial swimming pools; and wedding
16 chapels.

17 The following uses are permitted provided a public use permit has been granted
18 pursuant to the provisions of Section 18.29 of Ordinance No. 348: churches,
19 temples and other places of religious worship.

20 (2) The development standards for interim agriculture uses within Planning Area 2-19
21 of Specific Plan No. 375 shall be the same standards as identified in Article XIII,
22 Section 13.2 of Ordinance No. 348.

23 (3) The development standards for Planning Area 2-19 of Specific Plan No. 375 shall
24 be the same as those standards identified in Article IX, Section 9.4 of Ordinance
25 No. 348 except that the development standards set forth in Article IX, Section
26 9.4.b shall be deleted and replaced by the following:
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1 A. There are no yard requirements for commercial buildings except that a
2 fifteen foot (15') minimum rear and/or side yard setback shall be required
3 where a commercial building within a Commercial Planning Area adjoins
4 a Residential Planning Area or a residential development within a Mixed
5 Use Planning Area. For commercial buildings over forty feet (40') in
6 height, an additional one foot (1') of side and/or rear yard setback shall be
7 added for each one foot (1') of height over forty feet (40').

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

10 h. Planning Areas 3-9, 5-3 and 5-4 (Commercial Tourist / Resort).

11 (1) The uses permitted in Planning Areas 3-9, 5-3 and 5-4 of Specific Plan No. 375
12 shall be the same as those uses permitted in Article IX, Section 9.1 of Ordinance
13 No. 348 except that the uses permitted pursuant to Section 9.1.a(1), (3), (4), (5),
14 (8), (9), (15), (25), (26), (27), (28), (29), (30), (33), (36), (37), (39), (42), (43), (47),
15 (48), (49), , (52), (54), (55), (60), (61), (62), (64), (65), (66), (68), (69), (72), (77),
16 (80), (82), (84), (91), (92), (93) and (94); Section 9.1.b.(4), (6), (8), (9), (10), (11),
17 (12), (13), (15), (16), (18), (19) and (20); and Section 9.1.d.(1), (4), (6), (7), (9),
18 (10), (11), (12), (13) and (14) shall not be permitted. Governmental uses, offices,
19 and facilities including but not limited to federal and state agencies, and local civic
20 centers, police and fire stations, libraries, public health and welfare offices, and
21 employment departments shall be permitted within Planning Areas 3-9, 5-3 and 5-
22 4. Field crops, flower and vegetable gardening, tree crops, and greenhouses used
23 only for purposes of propagation and culture, including the sale thereof from the
24 premises and one unlighted sign that does not exceed two square feet in size
25 pertaining to the sale of products within Planning Areas 3-9, 5-3 and 5-4 of
26 Specific Plan No. 375 shall be permitted as an interim use. Prior to issuance of a
27 grading permit for uses other than the aforementioned agricultural uses within
28

1 Planning Areas 3-9, 5-3 and 5-4 of Specific Plan No. 375, all agricultural uses
2 including uses incidental thereto within this planning area shall cease and shall no
3 longer be a permitted use.

4 In addition, the uses permitted under Article IX Section 9.1.a. shall include:
5 administrative and professional offices, including but not limited to business, law,
6 medical, dental, chiropractic, architectural, engineering, community planning, and
7 real estate offices, in which no activity is carried on catering to retail sales and no
8 stock of goods is maintained for sale; amusement parks; art galleries; bed and
9 breakfast inns; campgrounds; cell towers concealed within architectural projections
10 or similar structures; community recreation facilities; conference center; cultural
11 centers; dance schools; entertainment venues and night clubs; golf courses and
12 appurtenant facilities, including clubhouses (a clubhouse is permitted to have
13 customary retail shop and restaurant facilities); grocery, dry goods, health food, and
14 variety stores; health and exercise centers, provided all facilities are located within
15 an enclosed building; lakes, including noncommercial fishing therefrom; laundries,
16 with dry cleaning shops; libraries; meeting, fraternal lodge, and community halls;
17 micro-breweries and micro-wineries; museums; pedestrian paseos; picnic grounds;
18 prescription pharmacy when related and incidental to a professional office building;
19 rock climbing walls; sale, rental, repair, or demonstration of motorcycles, scooters,
20 and motorbikes; spas, including day spas and medical spas; studios for professional
21 work in or teaching of any form of fine arts, including but not limited to
22 photography, music, drama, and dance, where no stock of goods is maintained for
23 sale; swimming pools; sport courts and recreational fields and uses; utilities, both
24 public and private; warehouse stores/big-box retail; wedding chapels; and
25 accessory buildings to a specific use, provided that the accessory building is
26 established as an incident to a principal use and does not change the character of
27 that use.
28

1 In addition, the permitted uses identified under Section 9.1.b shall also include:
2 boat and other marine rentals and services; electrical substations; neighborhood
3 electric vehicle (NEV) sales and service; power generation and distribution
4 facilities, including solar, wind, geothermal, and other alternative forms to
5 traditional hydrocarbon-based energy facilities; public parks and playgrounds, golf
6 courses with standard length fairways, and country clubs; and recreational vehicle
7 parks.

8 In addition, the permitted uses identified under Section 9.1.d shall also include:
9 automobile sales and rental, automobile and truck service stations, including the
10 concurrent sale of beer and wine for off-premises consumption; gasoline service
11 stations, not including the concurrent sale of beer and wine for off-premises
12 consumption; hunting clubs, skeet, trap, rifle and pistol ranges; liquid petroleum
13 service stations, not including the concurrent sale of beer and wine, provided the
14 total capacity of all tanks shall not exceed 10,000 gallons; performing arts theaters
15 and centers; private schools; archery ranges; golf driving ranges; gymnasiums;
16 miniature golf; parks and playgrounds; sports arenas; skating rinks; stadiums; and
17 commercial swimming pools.

18 The following uses are permitted provided a public use permit has been granted
19 pursuant to the provisions of Section 18.29 of Ordinance No. 348: churches,
20 temples and other places of religious worship.

- 21
- 22 (2) The development standards for interim agriculture uses within Planning Areas 3-9,
23 5-3 and 5-4 of Specific Plan No. 375 shall be the same standards as identified in
24 Article XIII, Section 13.2 of Ordinance No. 348.
- 25 (3) The development standards for Planning Areas 3-9, 5-3 and 5-4 of Specific Plan
26 No. 375 shall be the same as those standards identified in Article IX, Section 9.4 of
27 Ordinance No. 348 except that the development standards set forth in Article IX,
28 Section 9.4.b and .c shall be deleted and replaced by the following:

1 A. There are no yard requirements for commercial buildings except that a
2 fifteen foot (15') minimum rear and/or side yard setback shall be required
3 where a commercial building within a Commercial Planning Area adjoins
4 a Residential Planning Area or a residential development within a Mixed
5 Use Planning Area. For commercial buildings over forty feet (40') in
6 height, an additional one foot (1') of side and/or rear yard setback shall be
7 added for each one foot (1') of height over forty feet (40').

8 B. No building or structure shall exceed one hundred and fifty feet (150') in
9 height unless a greater height is approved pursuant to Section 18.34 of
10 Ordinance No. 348. In no event, however, shall a building or structure
11 exceed two hundred feet (200') in height, unless a variance is approved
12 pursuant to Section 18.27 of this Ordinance.

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

15 i. Planning Areas 1-21, 1-23, 2-4, 2-5 and 3-11 (Open Space - Recreation).

16 (1) The uses permitted in Planning Area 1-21, 1-23, 2-4, 2-5 and 3-11 of Specific Plan
17 No. 375 shall be the same as those uses permitted in Article VIII, Section 8.100 of
18 Ordinance No. 348, except that the uses permitted pursuant to Article VIII,
19 Section 8.100.a. (6) and (8) and c.(1) shall not be permitted. Governmental uses,
20 offices, and facilities including but not limited to federal and state agencies and
21 local civic centers, police and fire stations, libraries, public health and welfare
22 offices and employment departments shall be permitted within Planning Areas 1-
23 21, 1-23, 2-4, 2-5 and 3-11. Field crops, flower and vegetable gardening, tree
24 crops, and greenhouses used only for purposes of propagation and culture,
25 including the sale thereof from the premises and one unlighted sign that does not
26 exceed two square feet in size pertaining to the sale of products within Planning
27 Areas 1-21, 1-23, 2-4, 2-5 and 3-11 of Specific Plan No. 375 shall be permitted as
28

1 an interim use. Prior to issuance of a grading permit for uses other than the
2 aforementioned agricultural uses within Planning Areas 1-21, 1-23, 2-4, 2-5 and 3-
3 11 of Specific Plan No. 375, all agricultural uses including uses incidental thereto
4 within this planning area shall cease and shall no longer be a permitted use.

5 In addition, the uses permitted under Article VIIIe, Section 8.100.a. shall include:
6 boat and other marine sales; boat and other marine rentals and services;
7 campgrounds; cultural centers; fishing and casting pools; museums; non-profit
8 community centers; pedestrian paseos; picnic grounds; public parks and
9 playgrounds; refreshment stands; restaurants and other eating establishments; rock
10 climbing walls; spas, including day spas and medical spas; sports and recreational
11 facilities, not including motor-driven vehicles and riding academies, but including
12 archery ranges, athletic fields, golf driving ranges, gymnasiums, miniature golf,
13 sports arenas, skating rinks, stadiums, and commercial swimming pools; sport
14 courts and recreational fields and uses; tourist information centers; and accessory
15 buildings to a specific use, provided that the accessory building is established as
16 an incident to a principal use and does not change the character of that use.

17 In addition, the uses permitted under Article VIIIe, Section 8.100.b. shall include:
18 auditoriums and conference rooms; hunting clubs, skeet, trap, rifle and pistol
19 ranges; meeting, fraternal lodge, and community halls; performing arts theaters
20 and centers; and recreational vehicle parks.

- 21
22 (2) For land subject to Agricultural Preserves and/or Williamson Act contracts, the
23 uses permitted in Planning Areas 1-21 and 3-11 of Specific Plan No. 375 shall be
24 the same as those uses permitted in Article XIII, Section 13.1 of Ordinance No.
25 348. No use, other than an agricultural use and any use incidental thereto
26 permitted in Article XIII, Section 13.1 of Ordinance No. 348 shall be permitted
27 within Planning Areas 1-21 and 3-11 of Specific Plan No. 375 until such time as
28 Map No. 162 of Coachella Valley Agricultural Preserves No. 27 has been

1 diminished or disestablished in the planning area and any corresponding
2 Williamson Act contract is no longer in effect for Planning Areas 1-21 and 3-11.
3 Prior to issuance of a grading permit for uses other than the aforementioned
4 agricultural uses within Planning Areas 1-21 and 3-11, all agricultural uses
5 including uses incidental thereto within the affected planning area shall cease and
6 shall no longer be a permitted use. Thereafter, the uses permitted on land formerly
7 subject to Agricultural Preserves and/or Williamson Act contracts within Planning
8 Areas 1-21 and 3-11 of Specific Plan No. 375 shall be the same as those uses
9 permitted in Planning Areas 1-23, 2-4 and 2-5 of Specific Plan No. 375.

10 (3) The development standards for interim agriculture uses within Planning Areas 1-
11 21, 1-23, 2-4, 2-5 and 3-11 of Specific Plan No. 375 shall be the same standards as
12 identified in Article XIII, Section 13.2 of Ordinance No. 348.

13 (4) The development standards for Planning Areas 1-21, 1-23, 2-4, 2-5 and 3-11 of
14 Specific Plan No. 375 shall be the same standards as those identified in Article
15 VIIIe, Section 8.101 of Ordinance No. 348 except that the standards set forth in
16 Article VIIIe, Section 8.101.b shall be deleted and replaced with the following:

17 A. Whenever a building is to be constructed on a lot, it shall have a front
18 yard, side yard, and rear yard, each of which shall be not less than twenty
19 feet (20'). If more than one building is constructed on one lot, there shall
20 be not less than twenty feet (20') of separation between the buildings. No
21 structural encroachments shall be permitted in the front, side or rear yard
22 except as provided for in Section 18.19 of this Ordinance.

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

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1 j. Planning Areas 1-24, 1-25, 1-26, 1-27, 1-28, 1-29, 1-32, 2-22, 2-23, 2-24, 2-25, 2-26, 2-28,
2 2-29, 2-30, 2-31, 2-32, 3-13, 3-15, 3-17, 3-18, 3-19, 4-10, 4-11 and 5-24 (Open Space –
3 Water).

4 (1) The uses permitted in Planning Areas 1-24, 1-25, 1-26, 1-27, 1-28, 1-29, 1-32, 2-
5 22, 2-23, 2-24, 2-25, 2-26, 2-28, 2-29, 2-30, 2-31, 2-32, 3-13, 3-15, 3-17, 3-18, 3-
6 19, 4-10, 4-11 and 5-24 of Specific Plan No. 375 shall be the same as those uses
7 permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except that the
8 uses permitted pursuant to Article VIIIe, Section 8.100.a(1), (2) (6) and (8); b.(1)
9 and c.(1) shall not be permitted. Field crops, flower and vegetable gardening, tree
10 crops, and greenhouses used only for purposes of propagation and culture,
11 including the sale thereof from the premises and one unlighted sign that does not
12 exceed two square feet in size pertaining to the sale of products within Planning
13 Areas 1-24, 1-25, 1-26, 1-27, 1-28, 1-29, 1-32, 2-22, 2-23, 2-24, 2-25, 2-26, 2-28,
14 2-29, 2-30, 2-31, 2-32, 3-13, 3-15, 3-17, 3-18, 3-19, 4-10, 4-11 and 5-24 of
15 Specific Plan No. 375 shall be permitted as an interim use. Prior to issuance of a
16 grading permit for uses other than the aforementioned agricultural uses within
17 Planning Areas 1-24, 1-25, 1-26, 1-27, 1-32, 2-22, 2-23, 2-24, 2-25, 2-26, 2-28, 2-
18 29, 2-30, 2-31, 2-32, 3-17 and 5-24 of Specific Plan No. 375, all agricultural uses
19 including uses incidental thereto within this planning area shall cease and shall no
20 longer be a permitted use.

21 In addition, the uses permitted under Article VIII, Section 8.100.a. shall include:
22 boat marinas; boat and other marine sales, rentals and services; and fishing and
23 casting pools.

24 (2) For land subject to Agricultural Preserves and/or Williamson Act contracts within
25 Planning Areas 1-28, 1-29, 3-13, 3-15, 3-18, 3-19, 4-10 and 4-11, the uses shall be
26 the same as those uses permitted pursuant to Section 13.1 of Ordinance No. 348
27 except that the uses permitted pursuant to Section 13.1.a.(1), (11), (12), (14) and
28

1 (15); b.(1), (2), (3), (4), (5), (8), (9), (10) and (11); and c.(1), (2), (3), (4), (5), (6),
2 (7), (9), (10) and (11) shall not be permitted.

3 No use, other than an agricultural use and any use incidental thereto permitted in
4 Article XIII, Section 13.1 of Ordinance No. 348 shall be permitted within Planning
5 Areas 1-28, 1-29, 3-13, 3-15, 3-18, 3-19, 4-10 and 4-11 of Specific Plan No. 375.
6 Thereafter, the uses permitted on land formerly subject to Agricultural Preserves
7 and/or Williamson Act contracts within Planning areas 1-28, 1-29, 3-13, 3-15, 3-
8 18, 3-19, 4-10 and 4-11 of Specific Plan No. 375 shall be the same as those uses
9 within Planning Areas 1-24, 1-25, 1-26, 1-27, 1-32, 2-22, 2-23, 2-24, 2-25, 2-26, 2-
10 28, 2-29, 2-30, 2-31, 2-32, 3-17 and 5-24.

11 (3) The development standards for interim agriculture uses within Planning Areas 1-
12 24, 1-25, 1-26, 1-27, 1-28, 1-29, 1-32 2-22, 2-23, 2-24, 2-25, 2-26, 2-28, 2-29, 2-
13 30, 2-31, 2-32 3-13, 3-15, 3-17, 3-18, 3-19, 4-10, 4-11 and 5-24 of Specific Plan
14 No. 375 shall be the same as those standards identified in Article XIII, Section 13.2
15 of Ordinance No. 348.

16 (4) The development standards for Planning Areas 1-24, 1-25, 1-26, 1-27, 1-28, 1-29,
17 1-32, 2-22, 2-23, 2-24, 2-25, 2-26, 2-28, 2-29, 2-30, 2-31, 2-32, 3-13, 3-15, 3-17,
18 3-18, 3-19, 4-10, 4-11 and 5-24 of Specific Plan No. 375 shall be the same
19 standards as identified in Article VIIIe, Section 8.101 of Ordinance No. 348 except
20 that the standards set forth in Article VIIIe, Section 8.101.b. shall be deleted and
21 replaced with the following:

22 (5) Yards. Whenever a building is to be constructed on a lot, it shall have a
23 front yard, side yard, and rear yard, each of which shall be not less than
24 twenty feet (20'). If more than one building is constructed on one lot, there
25 shall be not less than twenty feet (20') of separation between the buildings.
26 No structural encroachments shall be permitted in the front, side, or rear
27 yard except as provided for in Section 18.19 of this Ordinance.
28

1 (6) 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 Section 3. Mixed Use Overlays

4 (1) INTENT.

5 This Ordinance hereby creates three Mixed Use Overlay Zones (MUOZ) for
6 Specific Plan No. 375. Although the allowable uses as listed in Section 2.e.1 of
7 this Ordinance are applicable with all three MUOZ, additional allowable uses and
8 different development standards and required findings are unique to each MUOZ.
9 The applicant of a project may decide to apply the uses and development standards
10 of Section 2.e. and use an MUOZ. If there is any conflict between the uses and
11 development standards of Section 2.e. and the MUOZ, the uses and development
12 standards of the MUOZ shall be applicable. The MUOZ are intended to encourage
13 a mixture of compatible land uses, such as residential with compatible non-
14 residential uses including additional retail uses, employment-intensive uses
15 (including light industrial), and entertainment uses (including hotels and night
16 clubs), with a particular focus on fostering pedestrian activity, vertical mixed use
17 projects, public spaces, and other community amenities. Each of the three distinct
18 MUOZs is described below as follows:

19 A. MUOZ-1 provides uses and standards for areas appropriate for the
20 development of a broad range of retail commercial uses potentially
21 integrated with office and/or residential uses. Projects may include vertical
22 or horizontal mixed uses. All projects shall provide and maintain strong
23 pedestrian linkages with neighboring Planning Areas, parks and schools.
24 Single use structures in this MUOZ are acceptable. It is envisioned that this
25 MUOZ will permit retail, restaurant, and commercial goods and services in
26 conjunction with residential development early in the implementation of the
27 Specific Plan.
28

1 B. MUOZ-2 provides uses and standards for areas appropriate for the
2 development of high employment-generating land uses – strong retail,
3 office, and/or light industrial uses – integrated with nearby residential
4 development. Projects may include vertical or horizontal mixed uses with
5 the intent of creating a defined, high-energy pedestrian-focused zone where
6 residential uses will be coupled with covenant retail and/or office uses
7 and/or with nearby light industrial uses. Limited single use structures are
8 acceptable, however, it is envisioned that many, if not all, MUOZ-2 projects
9 will be some form of mixed use development.

10 C. MUOZ-3 provides uses and standards for areas appropriate for the
11 development of entertainment-oriented uses, including night clubs and
12 overnight accommodations with limited retail, office, and/or residential use
13 integration. Development may include horizontal or vertical mixed uses
14 with strong pedestrian and vehicular integration with connections to
15 neighboring traffic-ways and complementary Planning Areas. Residential
16 uses in this Overlay are not a requirement but may be provided as an option.
17 It is envisioned, though not required, that up to fifty percent (50%) of the
18 MUOZ-3 may be mixed use.

19 (2) APPLICABILITY.

20 A. The MUOZ may only be used within Districts 1, 2, or 4 as set forth in
21 Specific Plan No. 375. Each MUOZ used shall cover a minimum of one
22 Planning Area.

23 B. The provisions of the MUOZ may also apply to all existing and future
24 development within Districts 1, 2 and 4 unless otherwise specified in this
25 Section.
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1 (3) DEFINITIONS.

2 As used in this Section, the following terms shall have the following meanings:

- 3 A. Base Zone. The set of allowable uses and zoning standards that are
4 applicable over Districts 1, 2 and 4 which are found in Section 2.e.1 of this
5 Ordinance.
- 6 B. Mixed Use Structure. A building or structure that contains at least one
7 floor devoted to allowed nonresidential uses and at least one devoted to
8 allowed residential uses.
- 9 C. Block. Traditional grid pattern development with street length limitations,
10 defined within each village, to foster a pedestrian friendly environment.
- 11 D. Mixed Use Dwelling. A dwelling located above the ground floor of a
12 permitted commercial, retail, office, or institutional use permitted by a
13 MUOZ.
- 14 E. Horizontal Mixed Use. A mixing of uses in a development project or with
15 neighboring structures, although not necessarily in the same building.
- 16 F. Vertical Mixed Use. A mixing of uses within the same structure, usually
17 with residential over commercial, retail, office, or institutional use though
18 this is not required to meet the definition.
- 19 G. Pedestrian Friendly. Urban design elements including landscaping,
20 amenities, sidewalk or plaza design, structure placement, or other elements
21 all designed with an emphasis on creating a pleasant, walkable, and
22 comfortable environment.
- 23 H. Covenants, Conditions and Restrictions (CC&Rs). A document used to
24 describe restrictive limitations placed on real property and its uses, and
25 which usually are made a condition of holding legal title to, or leasehold
26 interest in, the real property in question.
27
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- 1 I. Overlay Zone. A set of zoning requirements that are superimposed upon
2 the underlying base zone. Overlay zones are generally used when a
3 particular mixed use area is intended to emphasize a particular non-
4 residential use (e.g., retail commercial, employment, or entertainment), or
5 requires special protection, or has a special neighborhood concern. If there
6 is any conflict between the uses and development standards of Section 2.e.
7 and the Overlay Zone, the uses and development standards of the Overlay
8 Zone shall be applicable.
- 9 J. Human Scale. The design of neighborhoods, buildings, and recreational
10 spaces that are welcoming and inviting to pedestrian uses, and also
11 encourage the reduced use of automobiles. Density of the neighborhoods
12 and the heights of the buildings are not restricted in this definition.
- 13 K. Conventional Shopping Center. A development of retail and/or other
14 commercial establishments that are planned, developed, owned and
15 managed as a single property, typically with parking provided on-site. The
16 center's size and orientation will be generally determined by the market
17 characteristics of the trade area served by the center.
- 18 L. Project. A development proposal by one or more applicants involving a
19 single structure or series of structures, under one development application.

20
21 (4) REQUIRED FINDINGS.

22 In order for the applicable hearing body to approve a mixed use overlay zone for a
23 project in Districts 1, 2 or 4, the following findings shall be made:

- 24 A. The project is consistent with the applicable District 1, 2 or 4 Refinement
25 Plan(s).
- 26 B. The project integrates with neighboring uses in terms of vehicular
27 connections, pedestrian connections on- and off-street, architectural styles,
28 and landscaping.

- C. The project is designed to a human scale.
- D. Efforts have been adequately made so that parking areas have been located where they can be conveniently and safely accessed and not interfere with pedestrian activity.
- E. Parking does not dominate the street frontage and is screened appropriately.
- F. The project is complimentary to a mix of uses and blends with surrounding developments.
- G. Uses and structures are sited and designed to complement one another.

(5) MIXED USE OVERLAY ZONE 1 (RETAIL FOCUSED).

- A. The uses permitted in Mixed Use Overlay Zone 1 (MUOZ 1) for Planning Areas 1-4, 2-12, 2-13, 2-14, 2-15, 2-16, 4-2, 4-4, 4-5, 4-6, 4-7 and 4-8 of Specific Plan No. 375 shall be the same as those uses permitted pursuant to Section 2.e of this Ordinance. In addition, the following uses shall be permitted provided a plot plan is approved pursuant to Section 18.30 of Ordinance No. 348: dance halls; dance schools; sale, rental, repair or demonstration of motorcycles, scooters, and motorbikes; utilities, both public and private; and wholesale businesses with samples on the premises but not including storage; boat and other marine sales; equipment rental services, including rototillers, power mowers, sanders, power saws, cement and plaster mixers not exceeding ten cubic feet in capacity and other similar equipment; feed and grain sales, including outside storage; fishing and casting pools; and labor temples.
In addition, the following uses shall be permitted provided a conditional use permit has been approved pursuant to Section 18.28 of Ordinance No. 348: ambulance services; body and fender shops and spray painting; building materials sales yards; drive-in theaters; heliports; lumber yards,

1 including only incidental mill work; mortuaries; swap meets; and
2 underground bulk fuel storage.

3 B. The development standards for one family dwellings within the MUOZ 1
4 for Planning Areas 1-4, 2-12, 2-13, 2-14, 2-15, 2-16, 4-2, 4-4, 4-5, 4-6, 4-7
5 and 4-8 of Specific Plan No. 375 shall be the same as those standards for
6 one family dwellings identified in the Mixed Use Base Zone.

7 C. The development standards for multiple family dwellings within the
8 MUOZ 1 for Planning Areas 1-4, 2-12, 2-13, 2-14, 2-15, 2-16, 4-2, 4-4, 4-
9 5, 4-6, 4-7 and 4-8 of Specific Plan No. 375 shall be the same as those
10 standards for multiple family dwelling identified in the Mixed Use Base
11 Zone.

12 D. The development standards for walkable commercial uses within the
13 MUOZ 1 for Planning Areas 1-4, 2-12, 2-13, 2-14, 2-15, 2-16, 4-2, 4-4, 4-
14 5, 4-6, 4-7 and 4-8 of Specific Plan No. 375 shall be the same as those
15 standards for walkable commercial uses identified in the Mixed Use Base
16 Zone.

17 E. The development standards for vertical mixed use projects within the
18 MUOZ 1 for Planning Areas 1-4, 2-12, 2-13, 2-14, 2-15, 2-16, 4-2, 4-4, 4-
19 5, 4-6, 4-7 and 4-8 of Specific Plan No. 375 shall be the same as those
20 standards identified in Article IX, Section 9.4 and Article XVIII, Section
21 18.5, except that the development standards set forth in Article IX, Section
22 9.4 b. and c; and those development standards set forth in Article XVIII,
23 Section 18.5 b., c., e., i., and k. shall be deleted and replaced by the
24 following:

25 (a) The maximum vertical mixed use building height shall be
26 seventy-five feet (75').
27
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- 1 (b) There shall be no minimum yard requirements for vertical
2 mixed use structures, except where adjacent to a Residential
3 Planning Area or a residential building or development within a
4 Mixed Use Planning Area, in which case a minimum fifteen
5 foot (15') rear and/or side yard shall be required. For such
6 vertical mixed use structures over forty feet (40') in height, an
7 additional foot of rear and/or side yard shall be added for each
8 foot above forty feet (40').
- 9 (c) The maximum ration of floor area to lot area (i.e., FAR) shall
10 not be greater than three to one (3:1), not including basement
11 floor area.
- 12 (d) The minimum private yard open space per residential unit
13 within a vertical mixed use structure shall be fifty (50) square
14 feet, with a minimum dimension in any direction of six feet (6').
15 Roof top open space may be used as private yard space when
16 directly accessible to the unit(s) it serves.
- 17 (e) No multiple family dwelling shall be constructed within a
18 vertical mixed use structure unless it has a minimum floor
19 living area of not less than seven hundred fifty (750) square
20 feet. Porches, garages, patios, and similar features, whether
21 attached or detached to a dwelling, shall not be included when
22 calculating the floor living area.
- 23 (f) At least one vertical mixed use structure on each block shall be
24 required to use a design-related architectural projection.
- 25 (g) A minimum of sixty percent (60%) of vertical mixed use street-
26 facing building façades between two feet and eight feet in
27
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1 height shall be comprised of windows that allow views of
2 indoor space or product display areas.

3 (h) Vertical mixed use buildings must have a primary entrance door
4 facing a public sidewalk. Entrances at building corners may be
5 used to satisfy this requirement.

6 (i) Vertical mixed use building entrances may include doors to
7 individual shops or businesses, lobby entrances, entrances to
8 pedestrian-oriented plazas, or courtyard entrances to a cluster of
9 shops or businesses.

10 (j) Residential structures may place residential uses on the ground
11 floor of a structure provided said structure is contiguous to a
12 non-residential ground floor use.

13 F. The following findings shall be made for all projects within MUOZ 1, in
14 addition to those referenced in Section 3.(4) of this Ordinance:

15 (a) MUOZ 1 projects shall establish and maintain strong pedestrian
16 connections to neighboring compatible development including
17 parks and schools, to ensure a fully green and sustainable
18 pedestrian environment.

19 (b) MUOZ 1 projects provide usable public and private open
20 spaces, including but not limited to plazas in commercial areas
21 that enhance commercial activity.

22 (c) Residential land uses, exclusive of vertical mixed use projects,
23 shall not comprise more than fifty percent (50%) of the total
24 MUOZ 1.

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1 (6) MIXED USE OVERLAY ZONE 2 (EMPLOYMENT FOCUSED).

2 A. The uses permitted in Mixed Use Overlay Zone 2 (MUOZ 2) of Planning
3 Areas 1-4, 2-12, 2-13, 2-14, 2-15, 2-16, 4-2, 4-4, 4-5, 4-6, 4-7 and 4-8 of
4 Specific Plan No. 375 shall be the same as those uses permitted pursuant to
5 Section 2.e of this Ordinance. In addition, the following uses shall be
6 permitted provided a plot plan is approved pursuant to Section 18.30 of
7 Ordinance No. 348: dance halls; dance school; manufacturing of grain and
8 bakery products, sugar and confectionary products, nonalcoholic
9 beverages, ice, and furniture and fixtures including cabinets, partitions,
10 and similar items ; printing and publishing of newspapers, periodicals,
11 books, forms, cards, and similar items; binding of books and other
12 publications; manufacturing of clothing and accessory products, handbags,
13 luggage, footwear and other personal leather goods; manufacturing of
14 ~~pharmaceuticals including research, blown, pressed and cut glass and other~~
15 ~~glassware products; manufacturing of jewelry including repair, electronic~~
16 ~~devices, equipment and components including assembly testing and repair;~~
17 ~~vehicle storage and impoundment within an enclosed building; trailer,~~
18 ~~recreational vehicle, and boat storage within an enclosed building;~~
19 ~~manufacture and repair of engineering, scientific and medical~~
20 ~~instrumentation; public utility substations and storage buildings;~~
21 ~~warehousing and distribution, including mini-warehouses; communication~~
22 ~~and microwave installations; cold storage facilities; telephone exchanges~~
23 ~~and switching equipment; post offices; water and gas company service~~
24 ~~facilities; parcel delivery services; recycling collection facilities; banks and~~
25 ~~financial institutions; blueprint and duplicating services; laboratories, film,~~
26 ~~medical, research, or testing centers; office equipment sales and service;~~
27 ~~offices, professional sales and service, including business, law, medical,~~
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1 dental, chiropractic, architectural and engineering; parking lots and
2 parking structures; restaurants and other eating establishments; barber and
3 beauty shops; day care centers; health and exercise centers; mobilehomes,
4 provide they are kept mobile and licensed pursuant to state law, when used
5 for construction offices and caretaker's quarters on construction sites for
6 the during of a valid building permit; one family dwellings on the same
7 parcel as the industrial or commercial use provided such dwellings are
8 occupied exclusively by the proprietor or caretaker of the use and their
9 immediate families; signs, on-site advertising; automobile service stations,
10 not including the concurrent sale of beer and wine for off-premises
11 consumption; motels; churches, temples, or other structures used primarily
12 for religious worship; labor temples; sale, rental, repair, or demonstration
13 of motorcycles, scooters, and motorbikes; utilities, both public and private;
14 ~~warehousing and distribution; and wholesale businesses with samples on~~
15 the premises but not including storage; boat and other marine sales;
16 equipment rental services, including rototillers, power mowers, sanders,
17 power saws, cement and plaster mixers not exceeding ten cubic feet in
18 capacity and other similar equipment; feed and grain sales, including
19 outside storage; fishing and casting pools; mobile home sales and storage,
20 trailer sales and rental house trailers; recreational vehicle parks; travel
21 trailers, motor homes and recreational vehicles sales and service; truck and
22 trailer sales, rentals and service.

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24 In addition, the following uses shall be permitted provided a conditional
25 use permit has been pursuant to Section 18.28 of Ordinance No. 348: body
26 and fender shops and spray painting; building materials sales yards;
27 heliports; hunting clubs, skeet, trap, rifle and pistol ranges; lumber yards,
28 including only incidental mill work; mortuaries; swap meets; tire recapping;

1 trailer and boat storage; and underground bulk fuel storage. The
2 development standards for one family dwellings within the MUOZ 2 for
3 Planning Areas 1-4, 2-12, 2-13, 2-14, 2-15, 2-16, 4-2, 4-4, 4-5, 4-6, 4-7 and
4 4-8 of Specific Plan No. 375 shall be the same as those standards for one
5 family dwellings identified in the Mixed Use Base Zone.

6 B. The development standards for multiple family dwellings, within the
7 MUOZ 2 for Planning Areas 1-4, 2-12, 2-13, 2-14, 2-15, 2-16, 4-2, , 4-4,
8 4-5, 4-6, 4-7 and 4-8 of Specific Plan No. 375 shall be the same as those
9 standards for multiple family dwellings identified in the Mixed Use Base
10 Zone.

11 C. The development standards for walkable commercial uses within the
12 MUOZ 2 of Planning Areas 1-4, 2-12, 2-13, 2-14, 2-15, 2-16, 4-1, 4-2, 4-
13 4, 4-5, 4-6, 4-7, and 4-8 of Specific Plan No. 375 shall be the same as
14 those standards for walkable commercial uses identified in the Mixed Use
15 Base Zone.

16 D. The development standards for commercial, industrial, and horizontal and
17 vertical mixed use projects within the MUOZ 2 for Planning Areas 1-4, 2-
18 12, 2-13, 2-14, 2-15, 2-16, 4-2, 4-4, 4-5, 4-6, 4-7 and 4-8 of Specific Plan
19 No. 375 shall be the same as those standards identified in Article IX,
20 Section 9.4 and Article XVIII, Section 18.5, except that the development
21 standards set forth in Article IX, Section 9.4. b. and c. and the
22 development standards set forth in Article XVIII, Section 18.5. b., c., e., i.
23 and k. shall be deleted and replaced by the following:

24 (a) The maximum commercial, industrial and horizontal and
25 vertical mixed use building heights shall be seventy-five feet
26 (75').
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- 1 (b) There shall be no minimum yard requirements for commercial,
2 industrial and horizontal and vertical mixed use structures,
3 except where adjacent to a Residential Planning Area or a
4 residential building or development within a Mixed Use
5 Planning Area, in which case a minimum fifteen (15) foot rear
6 and / or side yard shall be required. For such commercial,
7 industrial and horizontal and vertical mixed use structures over
8 forty feet (40') in height, an additional foot of rear / side yard
9 shall be added for each foot above forty feet (40').
- 10 (c) The maximum ratio of floor area to lot area (i.e., FAR) shall not
11 be greater than three to one (3:1), not including basement floor
12 area.
- 13 (d) The minimum private usable yard space per residential unit
14 ~~within a vertical mixed use structure shall be fifty (50) square~~
15 feet, with a minimum dimension in any direction of six feet (6').
16 Roof top space may be used as private yard space when directly
17 accessible to the unit(s) it serves.
- 18 (e) No multiple family dwelling shall be constructed within a
19 vertical mixed use structure unless it has a minimum floor
20 living area of not less than seven hundred fifty (750) square
21 feet. Porches, garages, patios, and similar features, whether
22 attached or detached to a dwelling, shall not be included when
23 calculating the floor living area.
- 24 (f) At least one non-residential structure on each block shall be
25 required to use a design-related architectural projection.
- 26 (g) A minimum of sixty percent (60%) of non-residential street-
27 facing building façades between two feet (2') and eight feet (8')
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1 in height must be comprised of clear windows that allow views
2 of indoor space or product display areas.

3 (h) Commercial, office, light industrial, and horizontal and vertical
4 mixed use buildings must have a primary entrance door facing a
5 public sidewalk. Entrances at building corners may be used to
6 satisfy this requirement.

7 (i) Vertical mixed use building entrances may include doors to
8 individual shops or businesses, lobby entrances, entrances to
9 pedestrian-oriented plazas, or courtyard entrances to a cluster of
10 shops or businesses.

11 (j) Vertical mixed use buildings may place residential uses on the
12 ground floor of a structure provided said building is contiguous
13 to a non-residential ground floor use.

14 E. These findings must be made for all projects within MUOZ 2, in addition
15 to those referenced in Section 3.(4) of this Ordinance:

16 (a) MUOZ 2 projects shall establish and maintain strong pedestrian
17 connections to neighboring compatible development including
18 parks and schools, to ensure a fully green and sustainable
19 pedestrian environment.

20 (b) Residential land uses, exclusive of vertical mixed use projects,
21 shall not comprise more than fifty percent (50%) of the total
22 MUOZ 2.

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1 (7) MIXED USE OVERLAY ZONE 3 (ENTERTAINMENT FOCUSED).

2 A. The uses permitted in Mixed Use Overlay Zone 3 (MUOZ 3) of Planning
3 Areas 1-4, 2-12, 2-13, 2-14, 2-15, 2-16, 4-2, 4-4, 4-5, 4-6, 4-7 and 4-8 of
4 Specific Plan No. 375 shall be the same as those uses permitted in Section
5 2.e of this Ordinance. In addition, the following uses shall be permitted
6 provided a plot plan is approved pursuant to Section 18.30 of Ordinance
7 No. 348: automobile sales and rental agencies; campgrounds; cell towers
8 concealed by architectural features or similar structures; dance halls; dance
9 schools; entertainment venues and night clubs; labor temples; picnic
10 grounds; racing and competition events other than between humans; rock
11 climbing walls; sale, rental, repair, or demonstration of motorcycles,
12 scooters, and motorbikes; utilities, both public and private; boat and other
13 marine sales; fishing and casting pools; mobile home sales and storage;
14 ~~trailer sales and rentals; recreational vehicle parks; recreational vehicles~~
15 sales, rentals and service; truck rentals.

16 In addition, the following uses shall be permitted provided a conditional
17 use permit has been approved pursuant to Section 18.28 of Ordinance No.
18 348: amusement parks; body and fender shops and spray painting; drive-
19 in theaters; heliports; hunting clubs, skeet, trap, rifle and pistol ranges;
20 riding academies and stables; trailer and boat storage; and swap meets.

21 B. The development standards for one family dwellings within the MUOZ 3
22 for Planning Areas 1-4, 2-12, 2-13, 2-14, 2-15, 2-16, 4-2, 4-4, 4-5, 4-6, 4-7
23 and 4-8 of Specific Plan No. 375 shall be the same as those standards for
24 one family dwellings identified in the Mixed Use Base Zone.
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1 C. The development standards for multiple family dwellings within the
2 MUOZ 3 for Planning Areas 1-4, 2-12, 2-13, 2-14, 2-15, 2-16, 4-2, 4-4, 4-
3 5, 4-6, 4-7 and 4-8 of Specific Plan No. 375 shall be the same as those
4 standards for multiple family dwellings identified in the Mixed Use Base
5 Zone.

6 D. The development standards for walkable commercial uses within the
7 MUOZ 3 for Planning Areas 1-4, 2-12, 2-13, 2-14, 2-15, 2-16, 4-2, 4-4, 4-
8 5, 4-6, 4-7, and 4-8 of Specific Plan No. 375 shall be the same as those
9 standards for walkable commercial uses identified in the Mixed Use Base
10 Zone.

11 E. The development standards for commercial entertainment uses authorized
12 by the MUOZ 3 or vertical mixed use projects within the MUOZ 3 for
13 Planning Areas 1-4, 2-12, 2-13, 2-14, 2-15, 2-16, 4-2, 4-4, 4-5, 4-6, 4-7
14 and 4-8 of Specific Plan No. 375 shall be the same as those standards
15 identified in Article IX, Section 9.4 and Article XVIII, Section 18.5,
16 except that the development standards set forth in Article IX, Section 9.4.
17 b. and c. and those development standards set forth in Article XVIII,
18 Section 18.5. b., c., e., i. and k. shall be deleted and replaced by the
19 following:

20 (a) The height of commercial entertainment or vertical mixed use
21 buildings shall not exceed a maximum height of one hundred
22 fifty feet (150').

23 (b) There shall be no minimum yard requirements for commercial
24 entertainment or vertical mixed use buildings, except where
25 adjacent to a Residential Planning Area or a residential building
26 within a Mixed Use Planning Area, in which case a minimum
27 fifteen (15) foot rear and /or side yard shall be required. For
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1 vertical mixed use buildings over forty feet (40') in height, an
2 additional foot of rear /side yard shall be added for each foot
3 above forty feet (40').

4 (c) The maximum ration of floor area to lot area (i.e., FAR) shall
5 not be greater than four to one (4:1), not including basement
6 floor area.

7 (d) The minimum private usable yard space per residential unit
8 within a vertical mixed use building shall be fifty (50) square
9 feet, with a minimum dimension in any direction of six feet (6').
10 Roof top space may be used as private yard space when directly
11 accessible to the unit(s) it serves.

12 (e) No multiple family dwelling shall be constructed within a
13 vertical mixed use building unless it has a minimum floor living
14 ~~area of not less than seven hundred fifty (750) square feet.~~

15 Porches, garages, patios, and similar features, whether attached
16 or detached to a dwelling, shall not be included when
17 calculating the floor living area.

18 (f) At least one non-residential structure on each block shall be
19 required to use a design-related architectural projection.

20 (g) A minimum of sixty percent (60%) of non-residential street-
21 facing building façades between two feet (2') and eight feet (8')
22 in height must be comprised of windows that allow views of
23 indoor space or product display areas.

24 (h) Commercial entertainment and vertical mixed use buildings
25 must have a primary entrance door facing a public sidewalk.
26 Entrances at building corners may be used to satisfy this
27 requirement.
28

1 (i) Commercial entertainment and vertical mixed use building
2 entrances may include doors to individual shops or businesses,
3 lobby entrances, entrances to pedestrian-oriented plazas, or
4 courtyard entrances to a cluster of shops or businesses.

5 (j) Vertical mixed use buildings may have residential uses on the
6 ground floor of the building provided said building is
7 contiguous to a non-residential ground floor use.

8 F. The following findings shall be made for all projects within MUOZ 3, in
9 addition to those findings referenced in Section 3.(4) of this Ordinance:

10 (a) MUOZ 3 projects shall establish and maintain strong pedestrian
11 connections to neighboring compatible development including
12 parks and schools, to ensure a fully green and sustainable
13 pedestrian environment.

14 (b) Residential land uses, exclusive of vertical mixed use projects,
15 shall not comprise more than fifty percent (50%)of the total
16 MUOZ 3 Zone.

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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 February 7, 2012, the foregoing ordinance consisting of 4 Sections was adopted by the following vote:

AYES: Buster, Tavaglione, Stone, Benoit and Ashley
NAYS: None
ABSENT: None

DATE: February 7, 2012

KECIA HARPER-IHEM
Clerk of the Board
BY: *[Signature]*
Deputy

SEAL