

1 be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except
2 that the uses permitted pursuant to Section 8.100.a.(1), (6) and (8); b.(1); and c.(1) shall not be
3 permitted. In addition, the permitted uses identified under Section 8.100 shall include public
4 parks, public playgrounds, private recreation centers, trails, pools, tennis courts, gazebos and shade
5 structures.

6
7 (2) The development standards for Planning Areas 5, 17 and 21 of Specific Plan No.
8 284 shall be the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance
9 No. 348.

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

12 d. Planning Area 6.

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14 (1) The uses permitted in Planning Area 6 of Specific Plan No. 284 shall be the same as
15 those uses permitted in Article VIII, Section 8.1 of Ordinance No. 348.

16 (2) The development standards for Planning Area 6 of Specific Plan No. 284 shall be
17 the same as those standards identified in Article VIII, Section 8.2 of Ordinance No. 348, except
18 that the development standards set forth in Article VIII, Section 8.2 a., b., c., and f. shall be deleted
19 and replaced by the following:

20 A. The minimum lot area shall be not less than four thousand five hundred
21 (4,500) square feet with a minimum average width of forty feet (40') and a minimum
22 average depth of eighty feet (80').

23
24 B. The minimum front yard shall be eight feet (8') measured from any existing
25 or future street line as shown on any specific street plan of the County. The minimum rear
26 yard shall be ten feet (10') measured from the existing rear lot line or easement.

27 C. The minimum side yard shall be five feet (5') for interior lots and eight (8')
28

1 for corner and reversed corner lots.

2 D. All buildings shall not exceed two stories with a maximum height of thirty-
3 five feet (35').

4 (3) The residential uses within Planning Area 6 of Specific Plan No. 284 shall also be
5 subject to the standards for Planned Residential Developments set forth in Article XVIII, Section
6 18.5 of Ordinance No. 348 except that the standards set forth in Section 18.5 b. and c. shall be
7 deleted and replaced with the following:
8

9 AA. Not less than 20 percent (20%) of a gross project area shall be used
10 for open area or recreational facilities, or a combination thereof. The height of buildings
11 shall not exceed thirty-five feet (35') and the distance between buildings shall be ten feet
12 (10').

13 BB. Building setbacks from a project's interior streets and boundary
14 lines shall be eight feet (8'). The minimum building setback from interior drives shall be
15 five feet (5').

16 (4) Except as provided above, all other zoning requirements shall be the same as those
17 requirements identified in Article VIII of Ordinance No. 348.
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19 e. Planning Areas 7, 9, 14, 15, 16 and 18.

20 (1) The uses permitted in Planning Area 7, 9, 14, 15, 16 and 18 of Specific Plan No.
21 284 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348,
22 except that uses permitted pursuant to Section 6.1.b.(1) and (3); and d. shall not be permitted. In
23 addition, the permitted uses identified under Section 6.1 shall also include public schools.
24

25 (2) The development standards for Planning Areas 7, 9, 14, 15, 16 and 18 of Specific
26 Plan No. 284 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance
27 No. 348, except that the development standards set forth in Article VI, Section 6.2.e.(3) and (4)
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1 shall be deleted and replaced by the following:

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

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

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

8 f. Planning Areas 8, 10, and 19.

9 (1) The uses permitted in Planning Areas 8, 10, and 19 of Specific Plan No. 284 shall
10 be the same as those uses permitted in Article VI, Section 6.1 of Ordinance no. 348, except that the
11 uses permitted pursuant to Section 6.1.b (1) and (3) shall not be permitted.

12 (2) The development standards for Planning Areas 8, 10, and 19 of Specific Plan No.
13 284 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348,
14 except that the development standards set forth in Article VI, Section 6.2.b.; c.; d.; and e.(2), (3),
15 and (4); and g. shall be deleted and replaced by the following:

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

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

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

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

6 E. The rear yard shall be not less than fifteen feet (15') if adjacent to a
7 greenbelt, lake or open space area. Otherwise, the rear yard shall not be less than twenty feet
8 (20').

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

12 G. In no case shall more than fifty percent (50%) of any lot be covered for lots
13 with one-story buildings or more than forty-five percent (45%) of any lot be covered with two-
14 story buildings.

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

17 g. Planning Area 11.

18 (1) The uses permitted in Planning Area 11 of Specific Plan No. 284 shall be the same
19 as those uses permitted in Article VIII, Section 8.1 of Ordinance No. 348.

20 (2) The development standards for Planning Area 11 of Specific Plan No. 284 shall be
21 the same as those standards identified in Article VIII, Section 8.2 of Ordinance No. 348.

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

1 h. Planning Areas 12A and 12B.

2 (1) The uses permitted in Planning Areas 12A and 12B of Specific Plan No. 284 shall
3 be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except
4 that the uses permitted pursuant to Sections 8.100.a.(1), (2), (6), and (8); and b.(1); and c.(1)
5 shall not be permitted. In addition, the permitted uses identified under Section 8.100.a. shall also
6 include swim lagoons, trails, walkways, boat launch ramps, gazebos, exercise courses and shade
7 structures.

8 (2) The development standards for Planning Areas 12A and 12B of Specific Plan No.
9 284 shall be the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance
10 No. 348.

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

13 i. Planning Areas 13 and 20.

14 (1) The uses permitted in Planning Areas 13 and 20 of Specific Plan No. 284 shall be
15 the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the
16 uses permitted pursuant to Section 6.1.b.(1) and (3) shall not be permitted.

17 (2) The development standards for Planning Areas 13 and 20 of Specific Plan No. 284
18 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348,
19 except that the development standards set forth in Article VI, Section 6.2.b.; c.; d.; e.(2), (3), and
20 (4); and g. shall be deleted and replaced by the following:

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

24 B. The minimum average width of that portion of the lot to be used as a
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1 building site shall be fifty feet (50') with a minimum average depth of one hundred feet (100').
2 "Flag" lots shall not be permitted.

3 C. The minimum frontage of a lot shall be fifty feet (50'), except that lots
4 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five feet (35'). Lot
5 frontage along curvilinear streets may be measured at the building setback in accordance with
6 zone development standards.
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8 D. Side yards on interior and through lots shall be not less than five feet (5') in
9 width. Side yards on corner and reversed corner lots shall be not less than ten feet (10') from the
10 existing street line or from any future street line as shown on any Specific Plan of Highways,
11 whichever is nearer the proposed structure, upon which the main building sides.
12

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

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

17 G. In no case shall more than forty-five percent (45%) of any lot be covered for
18 lots with one story buildings or more than forty percent (40%) of any lot be covered for lots with
19 two-story buildings.
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21 (3) Except as provided above, all other zoning requirements shall be the same as those
22 requirements identified in Article VI of Ordinance No. 348.

23 j. Planning Area 22.

24 (1) The uses permitted in Planning Area 22 of Specific Plan No. 284 shall be the same
25 as those uses permitted in Article XI, Sections 11.2 and 11.3 of Ordinance No. 348, except that
26 the uses permitted pursuant to Section 11.2.a; b.(1)(c), (g), (k) and (m) 1., 2., 3., 4., and 9.,
27 11.2.b.(2)(k), (l), (v), and (x); and 11.2.c shall not be permitted.
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1 (2) The development standards for Planning Area 22 of Specific Plan No. 284 shall be
2 the same as those standards identified in Article XI, Section 11.4 of Ordinance No. 348.

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

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6 k. Planning Area 23.

7 (1) The uses permitted in Planning Area 23 of Specific Plan No. 284 shall be the same
8 as those uses permitted in Article IXd, Section 9.72 of Ordinance No. 348. In addition, the
9 permitted uses identified under Section 9.72.a. shall also include recreational vehicle storage, fire
10 and sheriff substations, meeting halls, libraries and telecommuting centers.

11 (2) The development standards for Planning Area 23 of Specific Plan No. 284 shall be
12 the same as those standards identified in Article IXd, Section 9.73 of Ordinance No. 348.

13 (3) Except as provided above, all other zoning requirements shall be the same as those
14 requirements identified in Article IXd of Ordinance No. 348.
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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 June 27, 2006, the foregoing ordinance consisting of 3 Sections was adopted by the following vote:

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

DATE: June 27, 2006

NANCY ROMERO
Clerk of the Board
BY: *[Signature]*
Deputy

SEAL