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

FROM: TLMA - Planning Department  SUBMITTAL DATE: June 7, 2002

SUBJECT: RESOLUTION NO. 2002-78, Adopting Amendment No. 3 to Specific Plan No. 176 (Wild Rose) - First Supervisorial District - Glen Ivy Area - 17.7 Acres

RECOMMENDED MOTION:

ADOPTION of Resolution No. 2002-78 Adopting Amendment No. 3 to Specific Plan No. 176.

ADOPTION of Ordinance No. 348.4040 adopting M-R-A zoning for properties within the area being deleted from Specific Plan No. 176.

BACKGROUND:

Public hearings concerning Amendment No. 3 to Specific Plan No. 176 (Wild Rose), together with the related Change of Zone No. 6589, were held by the Board of Supervisors on December 18, 2001.

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

Dated: __________________

NANCY ROMERO
Clerk to the Board of Supervisors
County of Riverside, California

By: ____________________ , Deputy

Aleta J. Laurence, AICP, Planning Director

C.E.O. RECOMMENDATION:

APPROVE

County Executive Officer Signature

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Buster, seconded by Supervisor Tavaglione and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Buster, Tavaglione, Venable and Wilson
Noes: None
Absent: Mullen
Date: June 25, 2002
xc: Planning, Applicant, COB, Co.Co., BPC

Nancy Romero
Clerk to the Board
Deputy

FORM 11
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3.56
ORDINANCE NO. 348.4040

AN ORDINANCE OF THE COUNTY OF RIVERSIDE

AMENDING ORDINANCE NO. 348 RELATING TO ZONING

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

Section 1. Section 4.2 of Ordinance No. 348, and official Zoning Plan Map No. 2, as amended, are further amended by placing in effect in the Glen Ivy Area, the zone or zones as shown on the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 2.2002, Change of Zone Case No. 6589" which map is made a part of this ordinance.

Section 2. This ordinance shall take effect 30 days after its adoption.

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

By: [Signature] Chairman, Board of Supervisors [Signature] Bob Buster

ATTEST:

NANCY ROMERO
Clerk to the Board

By: [Signature] Deputy

(SEAL)

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CHANGE OF OFFICIAL ZONING PLAN
AMENDING
MAP NO. 2 ORDINANCE NO. 348

CHANGE OF ZONE CASE NO. CZ06589
ADOPTED BY ORDINANCE NO. 4067
DATE: JUNE 18, 2002

RIVERSIDE COUNTY BOARD OF SUPERVISORS
STATE OF CALIFORNIA  \}
COUNTY OF RIVERSIDE  \}

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county held on June 25, 2002, the foregoing ordinance consisting of 2 Sections was adopted by the following vote:

AYES: Buster, Tavaglione, Venable and Wilson

NOES: None

ABSENT: Mullen

DATE: June 25, 2002

NANCY ROMERO
Clerk to the Board

BY: [Signature]
Deputy

Item 3.56
CHANGES TO ORDINANCE 348.

SECTION 17.35 SP ZONE REQUIREMENTS AND STANDARDS FOR SPECIFIC PLAN No. 165.

1. Planning Area 3I-1

(1) The uses permitted in Planning Area 3I-1 of Specific Plan No. 176 shall be the same as those uses permitted in Article XI, Section 11.2 of Ordinance No. 348, except for the following prohibited uses:

Section 11.2 b:

(a) Lumber and Wood Products:

1) Saw and planning mills.

2) Manufacture of containers and crates.

3) Fabricated wood buildings and structures.

4) Lumber yards.

5) Fabrication of manufactured housing and mobilehomes.

(b) Paper Products:

1) Paper and paperboard mills.

2) Manufacture of containers and boxes.

3) Recycling and storage of paper within a building.

(c) Chemicals and Related Products:

1) Soaps, cleaners and toiletries.

2) Manufacture of agricultural chemicals, including pesticides and fertilizers.

(d) Rubber, Plastic and Synthetic Products:

1) Manufacture of tires and tubes.

2) Fabrication of rubber, plastic and synthetic products.
(e) Stone, Clay, Glass and Concrete Products:

1) Manufacture of concrete, gypsum, plaster and mineral products.

(f) Metal Products, Fabricated:

1) Manufacture of cans and containers.
2) Cutlery, tableware, hand tools, and hardware.
3) Metal stamps and forged metal products.
4) Fabrication of metal buildings.
5) Manufacture of ordnance and firearms, including explosives.

(g) Machinery:

1) Equipment sales, rental and storage.

(h) Transportation and Related Industries:

1) Vehicles, aircraft, boats and parts manufacture.
2) Motorcycles, bicycles and parts manufacture.
3) Travel trailers and recreational vehicles manufacture.
4) Draying, freighting and trucking operations.
5) Vehicle storage and impoundment.
6) Trailer and boat storage.

(i) Industrial Uses:

1) Cotton ginning.
2) Building movers yard.
3) Animal training.
4) Mini warehouses.
5) Communication and microwave installations.
6) Natural gas, above ground storage.
7) Contractors storage yards.
j. Service and Commercial Uses:

1) Gasoline and diesel service stations.
2) Vehicle and motorcycle repair shops.
3) Body and fender shops, and spray painting.
4) Building materials sales yard.
5) Mobilehomes.
6) One-family dwellings.
7) Nurseries and garden supply stores.
8) Car and truck washes.
9) Feed and grain sales.
10) Truck and trailer sales and rental.

Section 11.2 c:

(a) Cemeteries, crematories, and mausoleums.
(b) Cotton ginning.
(c) Petroleum and bulk fuel storage, above ground.
(d) Concrete batch plants and asphalt plants.
(e) Sand blasting.
(f) Smelting metal and foundries.

In addition, the permitted uses identified under section II.2.b.(2) shall include carpet retail stores, furniture retail stores and major appliance retail stores.

v. Planning Area III-3

(1) The uses permitted in Planning Area III-3 of Specific Plan No. 176 shall be the same as those uses permitted in Article Xla, Section 11.26 of Ordinance No. 348, except for the following prohibited uses:
Section 11.2.b:

(a) Lumber and Wood Products:
   1) Saw and planning mills.
   2) Manufacture of containers and crates.
   3) Fabricated wood buildings and structures.
   4) Lumber yards.
   5) Fabrication of manufactured housing and mobile homes.

(b) Paper Products:
   1) Paper and paperboard mills.
   2) Manufacture of containers and boxes.
   3) Recycling and storage of paper within a building.

(c) Chemicals and Related Products:
   1) Soaps, cleaners and toiletries.
   2) Manufacture of agricultural chemicals, including pesticides and fertilizers.

(d) Rubber, Plastic and Synthetic Products:
   1) Manufacture of tires and tubes.
   2) Fabrication of rubber, plastic and synthetic products.

(e) Stone, Clay, Glass and Concrete Products:
   1) Manufacture of concrete, gypsum, plaster and mineral products.

(f) Metal Products, Fabricated:
   1) Manufacture of cans and containers.
   2) Cutlery, tableware, hand tools, and hardware.
   3) Metal stamps and forged metal products.
   4) Fabrication of metal buildings.
5) Manufacture of ordinance and firearms, including explosives.

(g) Machinery:

1) Equipment sales, rental and storage.

(h) Transportation and Related Industries:

1) Vehicles, aircraft, boats and parts manufacture.

2) Motorcycles, bicycles and parts manufacture.

3) Travel trailers and recreational vehicles manufacture.

4) Draying, freighting and trucking operations.

5) Vehicle storage and impoundment.

6) Trailer and boat storage.

(i) Industrial Uses:

1) Cotton ginning.

2) Building movers yard.

3) Animal training.

4) Mini warehouses.

5) Communication and microwave installations.

6) Natural gas, above ground storage.

7) Contractors storage yards.

(j) Service and Commercial Uses:

1) Gasoline and diesel service stations.

2) Vehicle and motorcycle repair shops.

3) Body and tender shops, and spray painting.

4) Building materials sales yard.

5) Mobilehomes.

6) One-family dwellings.
7) Nurseries and garden supply stores.
8) Car and truck washes.
9) Feed and grain sales.
10) Truck and trailer sales and rental.

Section 11.2 c:
(a) Cemeteries, crematories, and mausoleums.
(b) Cotton ginning.
(c) Petroleum and bulk fuel storage, above ground.
(d) Concrete batch plants and asphalt plants.
(e) Sand blasting.
(f) Smelting metal and foundries.
ORDINANCE NO. 348.

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 17.35 of Ordinance No. 348 is
amended in its entirety to read as follows:

SECTION 17.35 SP ZONE REQUIREMENTS AND STANDARDS FOR
SPECIFIC PLAN No. 176.

a. Planning Area I-1

(1) The uses permitted in Planning Area I-1 of
Specific Plan No. 176 shall be the same as those uses
permitted in Article VIIe, Section 8.100 of Ordinance
No. 348. In addition, the permitted uses identified
under Section 8.100.a. shall also include public parks.

(2) The development standards for Planning Area
I-1 of Specific Plan No. 176 shall be the same as those
standards identified in Article VIIe, Section 8.101 of
Ordinance No. 348.

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

b. Planning Area I-2

(1) The uses permitted in Planning Area I-2 of
Specific Plan No. 176 shall be the same as those uses
permitted in Article VI, Section 6.1 of Ordinance No. 348.

(2) The development standards for Planning Area I-2 of Specific Plan No. 176 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348 except that the development standard set forth in Article VI, Section 6.2.b. shall be deleted and replaced by the following:

A. Lot area shall be not less than eight thousand (8,000) square feet. The minimum lot area shall be determined by excluding that portion of a lot that is used solely for access to the portion of a lot used as a building site.

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

c. Planning Area I-3

(1) The uses permitted in Planning Area I-3 of Specific Plan No. 176 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348.

(2) The development standards for Planning Area I-3 of Specific Plan No. 176 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348 except that the development standards set forth in Article VI, Sections 6.2.a., b., c., and e.(1), (2), and (4) shall be deleted and replaced by the following:
A. Building height shall not exceed two stories, with a maximum height of thirty-five feet (35').

B. Lot area shall be not less than four thousand (4,000) square feet. The minimum lot area shall be determined by excluding that portion of a lot that is used solely for access to the portion of a lot used as a building site.

C. The minimum average width of that portion of a lot to be used as a building site shall be forty-five feet (45') with a minimum average depth of seventy feet (70'). That portion of a lot used for access on "flag" lots shall have a minimum width of twenty feet (20')

D. The front yard shall be not less than fifteen feet (15'), measured from the existing street line or from any future street line as shown on any Specific Plan of Highways, whichever is nearer the proposed structure.

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

F. No structural encroachments shall be permitted in the front, side or rear yard except that architectural features not providing additional floor space within the building such as eaves, cornices, canopies, cantilevered roofs, chimneys, exterior stair and porch landings, and wing walls may extend into required front and rear yards a maximum distance of three feet (3'), and may extend into required side yards a maximum distance of 1 foot (1'). One (1) pergola or one (1) covered but unenclosed passenger landing may extend into either side yard provided it does not reduce the side yard below five feet (5') and its depth does not exceed twenty feet (20').

In addition, the following standards shall also apply:

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

BB. No garage shall be situated closer than thirty feet (30') from the face of the curb.

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

d. Planning Area I-4

(1) The uses permitted in Planning Area I-4 of Specific Plan No. 176 shall be the same as those uses
permitted in Article VI, Section 6.1 of Ordinance No. 348.

(2) The development standards for Planning Area I-4 of Specific Plan No. 176 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348 except that the development standards set forth in Article VI, Sections 6.2.a., b., c., and e.(1), (2), and (4) shall be deleted and replaced by the following:

A. Building height shall not exceed two stories, with a maximum height of thirty-five feet (35').

B. Lot area shall be not less than four thousand (4,000) square feet. The minimum lot area shall be determined by excluding that portion of a lot that is used solely for access to the portion of a lot used as a building site.

C. The minimum average width of that portion of a lot to be used as a building site shall be forty-five feet (45') with a minimum average depth of seventy feet (70'). That portion of a lot used for access on "flag" lots shall have a minimum width of twenty feet (20').

D. The front yard shall be not less than fifteen feet (15'), measured from the existing street line or from any future street line as shown on any Specific Plan of Highways, whichever is nearer the proposed structure.
E. Side yards on interior and through lots shall be not less than five feet (5'). Side yards on corner and reversed corner lots shall be not less than ten feet (10') from the existing street line or from any future street line as shown on any Specific Plan of Highways, whichever is nearer the proposed structure, upon which the main building sides, except that where the lot is less than fifty feet (50') wide, the yard need not exceed twenty percent (20%) of the width of the lot.

F. No structural encroachments shall be permitted in the front, side or rear yard except that architectural features not providing additional floor space within the building such as eaves, cornices, canopies, cantilevered roofs, chimneys, exterior stair and porch landings, and wing walls may extend into required front and rear yards a maximum distance of three feet (3'), and may extend into required side yards a maximum distance of 1 foot (1'). One (1) pergola or one (1) covered but unenclosed passenger landing may extend into either side yard provided it does not reduce the side yard below five feet (5') and its depth does not exceed twenty feet (20').

In addition, the following standards shall also apply:

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

BB. No garage shall be situated closer than thirty feet (30') from the face of the curb.

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

e. Planning Area I-5

(1) The uses permitted in Planning Area I-5 of Specific Plan No. 176 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348.

(2) The development standards for Planning Area I-5 of Specific Plan No. 176 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348 except that the development standards set forth in Article VI, Sections 6.2.a., b., c., and e.(1), (2), and (4) shall be deleted and replaced by the following:

A. Building height shall not exceed two stories, with a maximum height of thirty-five feet (35').

B. Lot area shall be not less than four thousand (4,000) square feet. The minimum lot area shall be determined by excluding that portion of a lot that is used solely for access to the portion of a lot used as a building site.

C. The minimum average width of that portion
of a lot to be used as a building site shall be forty-five feet (45') with a minimum average depth of seventy feet (70'). That portion of a lot used for access on "flag" lots shall have a minimum width of twenty feet (20').

D. The front yard shall be not less than fifteen feet (15'), measured from the existing street line or from any future street line as shown on any Specific Plan of Highways, whichever is nearer the proposed structure.

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

F. No structural encroachments shall be permitted in the front, side or rear yard except that architectural features not providing additional floor space within the building such as eaves, cornices, canopies, cantilevered roofs, chimneys, exterior stair and porch landings, and wing walls may extend into required front and rear yards a maximum distance of three feet (3'), and
may extend into required side yards a maximum
distance of 1 foot (1'). One (1) pergola or one
(1) covered but unenclosed passenger landing may
extend into either side yard provided it does not
reduce the side yard below five feet (5') and its
depth does not exceed twenty feet (20').
In addition, the following standards shall also
apply:

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

BB. No garage shall be situated closer than
thirty feet (30') from the face of the curb.

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

f. Planning Area I-6

(1) The uses permitted in Planning Area I-6 of
Specific Plan No. 176 shall be the same as those uses
permitted in Article VI, Section 6.1 of Ordinance No.
348.

(2) The development standards for Planning Area
I-6 of Specific Plan No. 176 shall be the same as those
standards identified in Article VI, Section 6.2 of
Ordinance No. 348 except that the development standards
set forth in Article VI, Sections 6.2.a., b., c., and
e.(1). (2), and (4) shall be deleted and replaced by the
following:
A. Building height shall not exceed two stories, with a maximum height of thirty-five feet (35').

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

C. The minimum average width of that portion of a lot to be used as a building site shall be forty-five feet (45') with a minimum average depth of seventy feet (70'). That portion of a lot used for access on "flag" lots shall have a minimum width of twenty feet (20').

D. The front yard shall be not less than fifteen feet (15'), measured from the existing street line or from any future street line as shown on any Specific Plan of Highways, whichever is nearer the proposed structure.

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

F. No structural encroachments shall be permitted in the front, side or rear yard except that architectural features not providing additional floor space within the building such as eaves, cornices, canopies, cantilevered roofs, chimneys, exterior stair and porch landings, and wing walls may extend into required front and rear yards a maximum distance of three feet (3'), and may extend into required side yards a maximum distance of 1 foot (1'). One (1) pergola or one (1) covered but unenclosed passenger landing may extend into either side yard provided it does not reduce the side yard below five feet (5') and its depth does not exceed twenty feet (20').

In addition, the following standards shall also apply:

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

BB. No garage shall be situated closer than thirty feet (30') from the face of the curb.

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

g. Planning Area I-7

(1) The uses permitted in Planning Area I-7 of Specific Plan No. 176 shall be the same as those uses
permitted in Article VI, Section 6.1 of Ordinance No. 348.

(2) The development standards for Planning Area I-7 of Specific Plan No. 176 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348 except that the development standards set forth in Article VI, Sections 6.2.a., b., c., and e.(1), (2), and (4) shall be deleted and replaced by the following:

A. Building height shall not exceed two stories, with a maximum height of thirty-five feet (35').

B. Lot area shall be not less than four thousand (4,000) square feet. The minimum lot area shall be determined by excluding that portion of a lot that is used solely for access to the portion of a lot used as a building site.

C. The minimum average width of that portion of a lot to be used as a building site shall be forty-five feet (45') with a minimum average depth of seventy feet (70'). That portion of a lot used for access on "flag" lots shall have a minimum width of twenty feet (20').

D. The front yard shall be not less than fifteen feet (15'), measured from the existing street line or from any future street line as shown on any Specific Plan of Highways, whichever is nearer the proposed structure.
E. Side yards on interior and through lots shall be not less than five feet (5'). Side yards on corner and reversed corner lots shall be not less than ten feet (10') from the existing street line or from any future street line as shown on any Specific Plan of Highways, whichever is nearer the proposed structure, upon which the main building sides, except that where the lot is less than fifty feet (50') wide, the yard need not exceed twenty percent (20%) of the width of the lot.

F. No structural encroachments shall be permitted in the front, side or rear yard except that architectural features not providing additional floor space within the building such as eaves, cornices, canopies, cantilevered roofs, chimneys, exterior stair and porch landings, and wing walls may extend into required front and rear yards a maximum distance of three feet (3'), and may extend into required side yards a maximum distance of 1 foot (1'). One (1) pergola or one (1) covered but unenclosed passenger landing may extend into either side yard provided it does not reduce the side yard below five feet (5') and its depth does not exceed twenty feet (20').

In addition, the following standards shall also apply:

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

BB. No garage shall be situated closer than thirty feet (30') from the face of the curb.

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

h. Planning Area I-8

(1) The uses permitted in Planning Area I-8 of Specific Plan No. 176 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348.

(2) The development standards for Planning Area I-8 of Specific Plan No. 176 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348 except that the development standards set forth in Article VI, Sections 6.2.a., b., c., and e.(1), (2), and (4) shall be deleted and replaced by the following:

A. Building height shall not exceed two stories, with a maximum height of thirty-five feet (35').

B. Lot area shall be not less than two thousand two hundred and fifty (2,250) square feet. The minimum lot area shall be determined by excluding that portion of a lot that is used solely for access to the portion of a lot used as a building site.
C. The minimum average width of that portion of a lot to be used as a building site shall be twenty-seven feet (27') with a minimum average depth of seventy feet (70'). That portion of a lot used for access on "flag" lots shall have a minimum width of twenty feet (20').

D. The front yard shall be not less than fifteen feet (15'), measured from the existing street line or from any future street line as shown on any Specific Plan of Highways, whichever is nearer the proposed structure.

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

F. No structural encroachments shall be permitted in the front, side or rear yard except that architectural features not providing additional floor space within the building such as eaves, cornices, canopies, cantilevered roofs, chimneys, exterior stair and porch landings, and wing walls may extend into required front and rear
yards a maximum distance of three feet (3'), and may extend into required side yards a maximum distance of 1 foot (1'). One (1) pergola or one (1) covered but unenclosed passenger landing may extend into either side yard provided it does not reduce the side yard below five feet (5') and its depth does not exceed twenty feet (20').

In addition, the following standards shall also apply:

AA. No lot shall have more than seventy-five percent (75%) of its net area covered with buildings or structures.

BB. Garages shall be setback a minimum of thirty feet (30') from the face of the curb except that garages with roll-up type garage doors may be set back a minimum of twenty-six feet (26') from the face of the curb.

CC. Where a zero lot line design is utilized, the alternate side yard shall be not less than five feet (5') in width.

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

i. Planning Area 1-9

(1) The uses permitted in Planning Area 1-9 of Specific Plan No. 176 shall be the same as those uses permitted in Article IXb, Section 9.50 of Ordinance No. 348.
(2) The development standards for Planning Area I-9 of Specific Plan No. 176 shall be the same as those standards identified in Article IXb, Section 9.53 of Ordinance No. 348.

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

j. Planning Area I-10

(1) The uses permitted in Planning Area I-10 of Specific Plan No. 176 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348 except that the uses pursuant to Section 8.100.a.1., 2., 3., and 4. and Section 8.100.b. shall not be permitted. In addition, the permitted uses identified under Section 8.100.a. shall also include public schools.

(2) The development standards for Planning Area I-10 of Specific Plan No. 176 shall be the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No. 348.

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

k. Planning Area II-1

(1) The uses permitted in Planning Area II-1 of Specific Plan No. 176 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348.
(2) The development standards for Planning Area II-1 of Specific Plan No. 176 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348 except that the development standards set forth in Article VI, Sections 5.2.a., b., c., and e.(1), (2), and (4) shall be deleted and replaced by the following:

A. Building height shall not exceed two stories, with a maximum height of thirty-five feet (35').

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

C. The minimum average width of that portion of a lot to be used as a building site shall be forty-five feet (45') with a minimum average depth of seventy feet (70'). That portion of a lot used for access on "flag" lots shall have a minimum width of twenty feet (20').

D. The front yard shall be not less than fifteen feet (15'), measured from the existing street line or from any future street line as shown on any Specific Plan of Highways, whichever is nearer the proposed structure.

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

F. No structural encroachments shall be permitted in the front, side or rear yard except that architectural features not providing additional floor space within the building such as eaves, cornices, canopies, cantilevered roofs, chimneys, exterior stair and porch landings, and wing walls may extend into required front and rear yards a maximum distance of three feet (3'), and may extend into required side yards a maximum distance of 1 foot (1'). One (1) pergola or one (1) covered but unenclosed passenger landing may extend into either side yard provided it does not reduce the side yard below five feet (5') and its depth does not exceed twenty feet (20').

In addition, the following standards shall also apply:

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

BB. No garage shall be situated closer than
thirty feet (30') from the face of the curb.

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

1. Planning Area II-2

(1) The uses permitted in Planning Area II-2 of Specific Plan No. 176 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348.

(2) The development standards for Planning Area II-2 of Specific Plan No. 176 shall be the same as those standards identified in Article VI, Section 4.2.a., b., c., and e.(1), (2), and (4) shall be deleted and replaced by the following:

   A. Building height shall not exceed two stories, with a maximum height of thirty-five (35').

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

   C. The minimum average width of that portion of a lot to be used as a building site shall be forty-five feet (45') with a minimum average depth of seventy feet (70'). That portion of a lot used for access on "flag" lots shall have a minimum

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width of twenty feet (20').

D. The front yard shall be not less than fifteen feet (15'), measured from the existing street line or from any future street line as shown on any Specific Plan of Highways, whichever is nearer the proposed structure.

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

F. No structural encroachments shall be permitted in the front, side, or rear yard except that architectural features not providing additional floor space within the building such as eaves, cornices, canopies, cantilevered roofs, chimneys, exterior stair and porch landings, and wing walls may extend into required front and rear yards a maximum distance of three feet (3'), and may extend into required side yards a maximum distances of one foot (1'). One (1) pergola or one (1) covered but unenclosed passenger landing may extend into either side yard provided it does not
reduce the side yard below five feet (5') and its
depth does not exceed twenty feet (20').
In addition, the following standards shall also
apply:

AA. No lot shall have more than fifty percent
(50%) of its net area covered with buildings or
structures.
BB. No garage shall be situated closer than
thirty feet (30') from the face of the curb.
(3) Except as required above, all other zoning
requirements shall be the same as those requirements
identified in Articles VI of Ordinance No. 348.

Planning Area II-3
(1) The uses permitted in Planning Area II-3 of
Specific Plan No. 176 shall be the same as those uses
permitted in Article VI, Section 6.1 of Ordinance No.
348.
(2) The development standards for Planning Area
II-3 of Specific Plan No. 176 shall be the same as those
standards identified in Article VI, Section 6.2 of
Ordinance No. 348 except that the development standards
set forth in Article VI, Sections 6.2.a., b., c., and
e.(1), (2), and (4) shall be deleted and replaced by the
following:

A. Building height shall not exceed two
stories, with a maximum height of thirty-five feet
(35').
B. Lot area shall be not less than four
thousand (4,000) square feet. The minimum lot area shall be determined by excluding that portion of a lot that is used solely for access to the portion of a lot used as a building site.

C. The minimum average width of that portion of a lot to be used as a building site shall be forty-five feet (45') with a minimum average depth of seventy feet (70'). That portion of a lot used for access on "flag" lots shall have a minimum width of twenty feet (20').

D. The front yard shall be not less than fifteen feet (15'), measured from the existing street line or from any future street line as shown on any Specific Plan of Highways, whichever is nearer the proposed structure.

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

F. No structural encroachments shall be permitted in the front, side or rear yard except that architectural features not providing
additional floor space within the building such as eaves, cornices, canopies, cantilevered roofs, chimneys, exterior stair and porch landings, and wing walls may extend into required front and rear yards a maximum distance of three feet (3'), and may extend into required side yards a maximum distance of 1 foot (1'). One (1) pergola or one (1) covered but unenclosed passenger landing may extend into either side yard provided it does not reduce the side yard below five feet (5') and its depth does not exceed twenty feet (20').

In addition, the following standards shall also apply:

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

BB. No garage shall be situated closer than thirty feet (30') from the face of the curb.

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

n. Planning Area II-4

(1) The uses permitted in Planning Area II-4 of Specific Plan No. 176 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348.

(2) The development standards for Planning Area II-4 of Specific Plan No. 176 shall be the same as those
standards identified in Article VI, Section 6.2 of Ordinance No. 348 except that the development standards set forth in Article VI, Sections 6.2.a., b., c., and e.(1), (2), and (4) shall be deleted and replaced by the following:

A. Building height shall not exceed two stories, with a maximum height of thirty-five feet (35').

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

C. The minimum average width of that portion of a lot to be used as a building site shall be forty-five feet (45') with a minimum average depth of seventy feet (70'). That portion of a lot used for access on "flag" lots shall have a minimum width of twenty feet (20').

D. The front yard shall be not less than fifteen feet (15'), measured from the existing street line or from any future street line as shown on any Specific Plan of Highways, whichever is nearer the proposed structure.

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

F. No structural encroachments shall be
permitted in the front, side or rear yard except
that architectural features not providing
additional floor space within the building such as
eaves, cornices, canopies, cantilevered roofs,
chimneys, exterior stair and porch landings, and
wing walls may extend into required front and rear
yards a maximum distance of three feet (3'), and
may extend into required side yards a maximum
distance of 1 foot (1'). One (1) pergola or one
(1) covered but unenclosed passenger landing may
extend into either side yard provided it does not
reduce the side yard below five feet (5') and its
deepth does not exceed twenty feet (20').

In addition, the following standards shall also
apply:

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

BB. No garage shall be situated closer than
thirty feet (30') from the face of the curb.

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

\textbf{9. Planning Area II-5}

(1) The uses permitted in Planning Area II-5 of Specific Plan No. 176 shall be the same as those uses permitted in Article VI, Section 9.1 of Ordinance No. 348.

(2) The development standards for Planning Area II-5 of Specific Plan No. 176 shall be the same as those standards identified in Article VI, Section 9.2 of Ordinance No. 348 except that the development standards set forth in Article VI, Sections 9.2.b., c., and e.(1), (2), and (4) shall be deleted and replaced by the following:

A. Building height shall not exceed two stories, with a maximum height of thirty-five feet (35').

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

C. The minimum average width of that portion of a lot to be used as a building site shall be forty-five feet (45') with a minimum average depth of seventy feet (70'). That portion of a lot used for access on "flag" lots shall have a minimum width of twenty feet (20').
D. The front yard shall be not less than fifteen feet (15'), measured from the existing street line or from any future street line as shown on any Specific Plan of Highways, whichever is nearer the proposed structure.

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

F. No structural encroachments shall be permitted in the front, side or rear yard except that architectural features not providing additional floor space within the building such as eaves, cornices, canopies, cantilevered roofs, chimneys, exterior stair and porch landings, and wing walls may extend into required front and rear yards a maximum distance of three feet (3'), and may extend into required side yards a maximum distance of 1 foot (1'). One (1) pergola or one (1) covered but unenclosed passenger landing may extend into either side yard provided it does not reduce the side yard below five feet (5') and its
depth does not exceed twenty feet (20').

In addition, the following standards shall also apply:

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

BB. No garage shall be situated closer than thirty feet (30') from the face of the curb.

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

b. Planning Area II-6

(1) The uses permitted in Planning Area II-6 of Specific Plan No. 176 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348.

(2) The development standards for Planning Area II-6 of Specific Plan No. 176 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348 except that the development standards set forth in Article VI, Sections 6.2.1, b., c., and e.(1), (2), and (4) shall be deleted and replaced by the following:

A. Building height shall not exceed two stories, with a maximum height of thirty-five feet (35').

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

C. The minimum average width of that portion of a lot to be used as a building site shall be forty-five feet (45') with a minimum average depth of seventy feet (70'). That portion of a lot used for access on "flag" lots shall have a minimum width of twenty feet (20').

D. The front yard shall be not less than fifteen feet (15') measured from the existing street line or from any future street line as shown on any Specific Plan of Highways, whichever is nearer the proposed structure.

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

F. No structural encroachments shall be permitted in the front, side or rear yard except that architectural features not providing additional floor space within the building such as
eaves, cornices, canopies, cantilevered roofs, chimneys, exterior stair and porch landings, and wing walls may extend into required front and rear yards a maximum distance of three feet (3') and may extend into required side yards a maximum distance of 1 foot (1'). One (1) pergola or one (1) covered but unenclosed passenger landing may extend into either side yard provided it does not reduce the side yard below five feet (5') and its depth does not exceed twenty feet (20').

In addition, the following standards shall also apply:

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

BB. No garage shall be situated closer than thirty feet (30') from the face of the curb.

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

q. **Planning Area 11-7**

(1) The uses permitted in Planning Area 11-7 of Specific Plan No. 176 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348. In addition, the permitted uses identified under Section 8.100.a. shall include public parks.

(2) The development standards for Planning Area 11-7 of Specific Plan No. 176 shall be the same as those
standards identified in Article VIIIe, Section 8.101 of Ordinance No. 348.

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

r. Planning Area II-8

(1) The uses permitted in Planning Area II-8 of Specific Plan No. 176 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348. In addition, the permitted uses identified under Section 8.100.a. shall include public parks and undeveloped open space.

(2) The development standards for Planning Area II-8 of Specific Plan No. 176 shall be the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No. 348.

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

s. Planning Area II-9

(1) The uses permitted in Planning Area II-9 of Specific Plan No. 176 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348 except that the uses pursuant to Section 8.100.a.1. and 2. shall not be permitted. In addition, the permitted uses identified under Section 8.100.a. shall include public parks and undeveloped open space.

(2) The development standards for Planning Area
II-9 of Specific Plan No. 176 shall be the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No. 348.

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

t. Planning Area III-1

(1) The uses permitted in Planning Area III-1 of Specific Plan No. 176 shall be the same as those uses permitted in Article XI, Section 11.2 of Ordinance No. 348. In addition, the permitted uses identified under Section 11.2.b.(2) shall include carpet retail stores, furniture retail stores and major appliance retail stores.

(2) The development standards for Planning Area III-1 of Specific Plan No. 176 shall be the same as those standards identified in Article XI, Section 11.4 of Ordinance No. 348 except that the development standards set forth in Article XI, Section 11.4.b., e., and h. shall be deleted and replaced by the following:

A. Where the front, side, or rear yard adjoins a street, the minimum setback shall be ten feet (10') from the property line. Where the front, side, or rear yard adjoins a lot zoned R-1, R-A, R-2, R-3, R-4, R-6, R-T, R-T-R, or W-2-M, the minimum setback shall be twenty-five feet (25') from the property line. Where the front, side, or rear yard adjoins a lot with a zoning
classification other than those specified above, there is no minimum setback. With the exception of those portions of the setback area for which landscaping is required, setback areas may only be used for driveways. In addition, setback areas may be used for parking, outdoor storage, and service areas where the setback is not adjacent to the street.

B. A minimum 10 foot (10') strip adjacent to the street right-of-way lines shall be landscaped and irrigated.

C. Outside storage and service areas shall be screened from view from the public street by structures, landscaping, fencing, or architectural features.

In addition, the following standard shall also apply:

AA. Off-street parking areas which are not visible from a public street and which are not used for guest parking shall be exempt from the standards and requirements of Section 18.12.b.6.b.(6) of Ordinance No. 348. All other standards and requirements of Section 18.12 shall be the same as specified therein.

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

u. Planning Area III-2

(1) The uses permitted in Planning Area III-2 of
Specific Plan No. 176 shall be the same as those uses permitted in Article XI, Section 11.2 of Ordinance No. 348. In addition, the permitted uses identified under Section 11.2.b.(2) shall include carpet retail stores, furniture retail stores and major appliance retail stores.

(2) The development standards for Planning Area III-2 of Specific Plan No. 176 shall be the same as those standards identified in Article XI, Section 11.4 of Ordinance No. 348 except that the development standards set forth in Article XI, Section 11.4.b., e., and h. shall be deleted and replaced by the following:

A. Where the front, side, or rear yard adjoins a street, the minimum setback shall be ten feet (10') from the property line. Where the front, side, or rear yard adjoins a lot zoned R-1, R-A, R-2, R-3, R-4, R-6, R-T, R-T-R, or W-2-M, the minimum setback shall be twenty-five feet (25') from the property line. Where the front, side, or rear yard adjoins a lot with a zoning classification other than those specified above, there is no minimum setback. With the exception of those portions of the setback area for which landscaping is required, setback areas may only be used for driveways. In addition, setback areas may be used for parking, outdoor storage, and service areas where the setback is not adjacent to the street.
B. A minimum 10 foot (10') strip adjacent to
street right-of-way lines shall be landscaped and
irrigated.

C. Outside storage and service areas shall
be screened from view from the public street by
structures, landscaping, fencing, or architectural
features.

In addition, the following standard shall also apply:

AA. Off-street parking areas which are not
visible from a public street and which are not used
for guest parking shall be exempt from the
standards and requirements of Section
18.12.b.6.b.(6) of Ordinance No. 348. All other
standards and requirements of Section 18.12 shall
be the same as specified therein.

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

v. Planning Area III-3

(1) The uses permitted in Planning Area III-3 of
Specific Plan No. 176 shall be the same as those uses
permitted in Article XIA, Section 11.26 of Ordinance No.
348.

(2) The development standards for Planning Area
III-3 of Specific Plan No. 176 shall be the same as
those standards identified in Article XIA, Section 11.28
of Ordinance No. 348 except that the development
standards set forth in Article XIA, Section 11.28.b.
e., and h. shall be deleted and replaced by the following:

A. Where the front, side, or rear yard adjoins a street, the minimum setback shall be ten feet (10') from the property line. Where the front, side, or rear yard adjoins a lot zoned R-1, R-A, R-2, R-3, R-4, R-6, R-T, R-T-R or W-2-M, the minimum setback shall be twenty-five feet (25') from the property line. Where the front, side, or rear yard adjoins a lot with a zoning classification other than those specified above, there is no minimum setback. With the exception of those portions of the setback area for which landscaping is required, setback areas may only be used for driveways. In addition, setback areas may also be used for parking, outdoor storage, and service areas where the setback is not adjacent to the street.

B. A minimum 10 foot (10') strip adjacent to street right-of-way lines shall be landscaped and irrigated.

C. Outside storage and service areas shall be screened from view from the public street by structures, landscaping, fencing, or architectural features.

In addition, the following standard shall also apply:

AA. Off-street parking areas which are not visible from a public street and which are not used
for guest parking shall be exempt from the standards and requirements of Section 18.12.b.6.b.(6) of Ordinance No. 348. All other standards and requirements of Section 18.12 shall be the same as specified therein.

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

w. Planning Area III-4

(1) The uses permitted in Planning Area III-4 of Specific Plan No. 176 shall be the same as those uses permitted in Article XIA, Section 11.26 of Ordinance No. 348.

(2) The development standards for Planning Area III-4 of Specific Plan No. 176 shall be the same as those standards identified in Article XIA, Section 11.28 of Ordinance No. 348 except that the development standards set forth in Article XIA, Section 11.28.b.e., e., and h. shall be deleted and replaced by the following:

A. Where the front, side, or rear yard adjoins a street, the minimum setback shall be ten feet (10') from the property line. Where the front, side, or rear yard adjoins a lot zoned, R-1, R-A, R-2, R-3, R-4, R-6, R-T, R-T-R or W-2-M, the minimum setback shall be twenty-five feet (25') from the property line. Where the front, side, or rear yard adjoins a lot with a zoning
classification other than those specified above, there is no minimum setback. With the exception of those portions of the setback area for which landscaping is required, setback areas may only be used for driveways. In addition, setback areas may also be used for parking, outdoor storage, and service areas where the setback is not adjacent to the street.

B. A minimum 10 foot (10') strip adjacent to street right-of-way lines shall be landscaped and irrigated.

C. Outside storage and service areas shall be screened from view from the public street by structures, landscaping, fencing, or architectural features.

In addition, the following standard shall also apply:

AA. Off-street parking areas which are not visible from a public street and which are not used for guest parking shall be exempt from the standards and requirements of Section 18.12.b.6.b.(6) of Ordinance No. 348. All other standards and requirements of Section 18.12 shall be the same as specified therein.

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

x. Planning Area III-5

(1) The uses permitted in Planning Area III-5
Specific Plan No. 176 shall be the same as those uses permitted in Article VIIe, Section 8.100 of Ordinance No. 348 except that the uses pursuant to Section 8.100.a.1., 2., 3., and 4. and Section 8.100.b. shall not be permitted. In addition, the permitted uses identified under Section 8.100.a. shall also include wastewater treatment and water reclamation plants and appurtenant facilities.

(2) The development standards for Planning Area III-5 of Specific Plan No. 176 shall be the same as those standards identified in Article VIIe, Section 8.101 of Ordinance No. 348, except that the development standards set forth in Article VIIe, Section 8.101.b. shall be deleted and replaced by the following:

A. Yards. Whenever a building is to be constructed on a lot in this zone, it shall have a front yard, side yard and rear yard, which shall be not less than twenty-five feet (25'). If more than one building is constructed on one lot, there shall be not less than twenty feet separation between the buildings. No structural encroachment shall be permitted in the front, side, or rear yard except as provided for in Section 18.19 of Ordinance No. 348.

(3) Except as required above, all other zoning requirements shall be the same as those requirements identified in Article VIIe of Ordinance No. 348.
Y. Planning Area IV-1

(1) The uses permitted in Planning Area IV-1 of Specific Plan No. 176 shall be the same as those uses permitted in Article IXb Section 9.50 of Ordinance No. 348.

(2) The development standards for Planning Area IV-1 of Specific Plan No. 176 shall be the same as those standards identified in Article IXb, Section 9.53 of Ordinance No. 348.

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

z. Planning Area IV-2

(1) The uses permitted in Planning Area IV-2 of Specific Plan No. 176 shall be the same as those uses permitted in Article X, Section 10.1 of Ordinance No. 348.

(2) The development standards for Planning Area IV-2 of Specific Plan No. 176 shall be the same as those standards identified in Article X Section 10.4 of Ordinance No. 348.

(3) Except as required above, all other zoning requirements shall be the same as those requirements identified in Article X of Ordinance No. 348.
Section 2. This Ordinance shall take effect 30 days after its adoption.

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

By________________________________________
Chairman, Board of Supervisors

ATTEST:
GERALD A. MALONEY
Clerk of the Board

By________________________________________
Deputy
(SEAL)