C. Planning Area Development Standards

1. Planning Area 1 - Estate Residential (R-A-1.0) (Refer to Exhibit III-11)
   
a. Acreage: 342.0 Acres

b. Permitted Uses
   
   -- A maximum of 310 single-family residential lots on minimum one-acre lots.

c. Development Standards
   
   -- Refer to Article VIb - R-A Zone (Residential Agricultural), Riverside County
     Land Use Ordinance No. 348.

   -- All structures shall be setback a minimum of 25 feet from the curb face of any
     residential collector street or cul-de-sac.

d. Architectural Design Guidelines
   
   A "Rural Residential" architectural theme shall be used to guide the design of individual
   residences, according to the following criteria:

   -- Exterior Materials

     Walls: wood siding, brick, fieldstone, or rough textured stucco and masonry.

     Roofs: fire-resistant shakes, tile, composition shingles.

   -- Color

     Natural finishes and earth tones.

   -- Massing

     Emphasis on hip and gable roof shapes, articulated window and door fenestrations
     and setback of second floor walls from the ground floor wall lines.

   -- Accessory Structures

     To be compatible with the design theme of the primary structure.