

1 feet (80'). That portion of a lot used for access on "flag" lots shall have a
2 minimum width of twenty feet (20').

3 C. The minimum frontage of a lot shall be forty-five feet (45'), except that lots
4 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-
5 five feet (35'). Lot frontage along curvilinear streets may be measured at the
6 building setback in accordance with zone development standards.

7 D. The front yard for living areas and porches shall be not less than twelve feet
8 (12') measured from the existing street line or from any future street line as
9 shown on any specific plan of highways, whichever is nearer the proposed
10 structure. The face of the garage shall be setback eighteen feet (18'). In a
11 side-entry garage condition, the front yard shall not be less than ten feet (10').

12 E. Side yards on interior and through lots shall be not less than four feet (4') in
13 width. Side yards on corner and reversed corner lots shall be not less than
14 nine feet (9') from the existing street line or from any future street line as
15 shown on any specific plan of highways, whichever is nearer the proposed
16 structure, upon which the main building sides, except that where the lot is
17 less than fifty feet (50') wide, the yard need not exceed twenty percent (20%)
18 of the width of the lot.

19 F. Chimneys, air conditioning units, and fireplaces shall be allowed to encroach
20 into side yards (on the non-gated side) and rear yards a maximum of two feet
21 (2'). No other structural encroachments shall be permitted in the front, rear
22 or side yard except as provided for in Section 18.19 of Ordinance No. 348.

23 In addition, the following standard shall also apply:

24 AA. In no case shall more than fifty percent (50%) of any lot be covered by
25 buildings for lots with one-story buildings and in no case shall more than
26 forty-five percent (45%) of any lot be covered by buildings
27 for lots with two-story buildings.
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1 (3) Except as provided above, all other zoning requirements shall be the same as those
2 requirements identified in Article VI of Ordinance No. 348.

3 b. Planning Area 25.

4 (1) The uses permitted in Planning Area 25 of Specific Plan No. 260 shall be the same
5 as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that
6 the uses permitted pursuant to Section 6.1.b.(1) and (3) shall not be permitted.

7 (2) The development standards for Planning Areas 25 of Specific Plan No. 260 shall be
8 the same as those standards identified in Article VI, Section 6.2 of Ordinance No.
9 348, except that the development standards set forth in Article VI, Section 6.2.b., c.,
10 d., e. (1), (2), and (4) shall be deleted and replaced by the following:

11 A. Lot area shall be not less than three thousand five hundred (3,500) square
12 feet. The minimum lot area shall be determined by excluding that portion of
13 a lot that is used solely for access to the portion of a lot used as a building
14 site.

15 B. The minimum average width of that portion of a lot to be used as a building
16 site shall be forty feet (40') with a minimum average depth of seventy-five
17 feet (75'). That portion of a lot used for access on "flag" lots shall have a
18 minimum width of twenty feet (20').

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

24 D. The front yard for living areas and porches shall be not less than twelve feet
25 (12') measured from the existing street line or from any future street line as
26 shown on any specific plan of highways, whichever is nearer the proposed
27 structure. The face of the garage shall be setback eighteen feet (18'). In a
28 side-entry garage condition, the front yard shall not be less than ten feet (10').

1 E. Side yards on interior and through lots shall be not less than four feet (4') in
2 width. Side yards on corner and reversed corner lots shall be not less than
3 nine feet (9') from the existing street line or from any future street line as
4 shown on any specific plan of highways, whichever is nearer the proposed
5 structure, upon which the main building sides, except that where the lot is
6 less than forty feet (40') wide, the yard need not exceed ten percent (10%) of
7 the width of the lot.

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

12 In addition, the following standard shall also apply:

13 AA. In no case shall more than sixty-five percent (65%) of any lot be covered by
14 buildings for lots with one-story buildings and in no case shall more than
15 sixty percent (60%) of any lot be covered by buildings for lots with two-story
16 buildings.

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

19 c. Planning Areas 26 and 28.

20 (1) The uses permitted in Planning Areas 26, and 28 of Specific Plan No. 260 shall be
21 the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348,
22 except that the uses permitted pursuant to Section
23 6.1.b.(1) and (3) shall not be permitted.

24 (2) The development standards for Planning Areas 26, and 28 of Specific Plan No. 260
25 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance
26 No. 348, except that the development standards set forth in Article VI, Section 6.2.b.,
27 c., d., e. (1), (2) and (4) shall be deleted and replaced by the following:

28 A. Lot area shall be not less than six thousand (6,000) square feet. The minimum

1 lot area shall be determined by excluding that portion of a lot that is used
2 solely for access to the portion of a lot used as a building site.

3 B. The minimum average width of that portion of a lot to be used as a building
4 site shall be fifty feet (50') with a minimum average depth of one hundred
5 feet (100'). That portion of a lot used for access on "flag" lots shall have a
6 minimum width of twenty feet (20').

7 C. The minimum frontage of a lot shall be fifty feet (50'), except that lots
8 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-
9 five feet (35'). Lot frontage along curvilinear streets may be measured at the
10 building setback in accordance with zone development standards.

11 D. The front yard for living areas and porches shall be not less than twelve feet
12 (12') measured from the existing street line or from any future street line as
13 shown on any specific plan of highways, whichever is nearer the proposed
14 structure. The face of the garage shall be setback eighteen feet (18'). In a
15 side-entry garage condition, the front yard shall not be less than ten feet (10').

16 E. Side yards on interior and through lots shall be not less than four feet (4') in
17 width. Side yards on corner and reversed corner lots shall be not less than
18 nine feet (9') from the existing street line or from any future street line as
19 shown on any specific plan of highways, whichever is nearer the proposed
20 structure, upon which the main building sides, except that where the lot is
21 less than fifty-five feet (55') wide, the yard need not exceed twenty percent
22 (20%) of the width of the lot.

23 F. Chimneys, air conditioning units, and fireplaces shall be allowed to encroach
24 into side yards (on the non-gated side) and rear yards, a maximum of two feet
25 (2'). No other structural encroachments shall be permitted in the front, rear
26 or side yard except as provided for in Section 18.19 of Ordinance No. 348.

27 (3) Except as provided above, all other zoning requirements shall be the
28

1 same as those requirements identified in Article VI of Ordinance No.
2 348.

3 d. Planning Areas 27 and 29.

4 (1) The uses permitted in Planning Areas 27 and 29 of Specific Plan No. 260 shall be
5 the same as those uses permitted in Article IXb, Section 9.50 of Ordinance No. 348
6 except that the uses permitted pursuant to Section 9.50a. (32), (52), and (64) shall
7 not be permitted.

8 (2) The development standards for Planning Areas 27 and 29 of Specific Plan No. 260
9 shall be the same as those standards identified in Article IXb, Section 9.53 of
10 Ordinance No. 348, except that the following additional development standards shall
11 also apply:

12 A. Chimneys and fireplaces shall be allowed to encroach into side yards a
13 maximum of two feet (2'). No other structural encroachments shall be
14 permitted in the front, rear or side yard except as provided for
15 in Section 18.9 of Ordinance No. 348.

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

18 di. Planning Areas 30 and 44.

19 (1) The uses permitted in Planning Areas 13, 19, 30 and 44 of Specific Plan No. 260
20 shall be the same as those uses permitted in Article XI, Section 11.2 of Ordinance
21 No. 348, except that the uses permitted pursuant to Section 11.2.b.(1) c.(1), (3), (4)
22 and (6), d.(1), g., h.(3), (4), (6) and (8), k., and m.(1), (3), (4) and (9); and 11.2.b(2)c.,
23 k., and l. shall not be permitted.

24 (2) The development standards for Planning Areas 13, 19, 30 and 44 of Specific Plan
25 No. 260 shall be the same as those standards identified in Article XI, Section 11.4 of
26 Ordinance No. 348.

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

1 f. Planning Area 31.

- 2 (1) The uses permitted in Planning Area 31 of Specific Plan No. 260 shall be the same
3 as those permitted in Article IXb, Section 9.50 of Ordinance No. 348, except that
4 the uses permitted pursuant to Section 9.50.a (32), (52) and (64) shall not be
5 permitted. In addition, the permitted uses identified under Section 9.50b. shall also
6 include self-storage facilities and mini-warehouse structures.
- 7 (2) The development standards for Planning Area 31 of Specific Plan No. 260 shall be
8 the same as those identified in Article IXb, Section 9.53 of Ordinance No. 348.
- 9 (3) Except as provided above, all other zoning requirements shall be the same as those
10 requirements identified in Article IXb of Ordinance No. 348.

11 g. Planning Area 31A.

- 12 (1) The uses permitted in Planning Area 31A shall be the same as those uses
13 permitted in Article IXb, Section 9.50 of Ordinance No. 348, except that the uses
14 permitted pursuant to Section 9.50.a (30), (31), (32), (52), (55), (62), (64), (82), (97),
15 (98), and (99); and b. (1), (2), (3), (5), (7), (8), (10), (13), (14), (15), (16), (17), (18),
16 (19), (22) and (23) shall not be permitted. In addition, the permitted uses identified
17 under Section 9.50.a. shall also include multiple family dwellings, medical and
18 dental offices, real estate offices, and congregate care residential facilities.
- 19 (2) Any land division application submitted within Planning Area 31A of Specific Plan
20 No. 260 shall be heard concurrently with a comprehensive plot plan application for
21 the entire affected Planning Area by the Planning Commission in accordance with
22 Section 18.30.d.(3) of Ordinance No. 348. The application for a comprehensive plot
23 plan shall be submitted in accordance with the provisions of Section 18.30 of
24 Ordinance No. 348 and shall also at a minimum include the following:
- 25 A. A statement indicating how the land division and comprehensive plot plan
26 applications implement Specific Plan No. 260 and comply with the
27 conditions of approval for said Specific Plan.
- 28 B. A comprehensive plot plan for the entire planning area, a conceptual grading

1 plan and a tentative subdivision map, based upon a contour interval no greater
2 than four feet (4') which in addition to the Requirements of Ordinance No.
3 460 and Section 18.30 of Ordinance No. 348 include:

- 4 i. The proposed lots including lot lines and proposed easement, if any;
- 5 ii. building footprints;
- 6 iii. floor plan assignments;
- 7 iv. pad elevations, street grades and cut and fill slopes in excess of one
8 foot in vertical height;
- 9 v. the proposed uses, their location and architectural designs;
- 10 vi. the proposed internal circulation system; and,
- 11 vii. buffers, if any.

12 C. A design manual which includes:

- 13 i. A description of residential floor plans and their mix;
- 14 ii. The lot and building calculations for each lot and building as follows:
 - 15 (a) lot area and lot pad area;
 - 16 (b) building footprint area;
 - 17 (c) percentage of lot coverage;
 - 18 (d) front setback;
 - 19 (e) useable rear yard area and depth; and,
 - 20 (f) building square footage for commercial and residential uses.
- 21 iii. a fencing plan including details of proposed materials to be used;
- 22 iv. dimensioned conceptual floor plans and elevations, including details
23 of proposed materials for evaluations, and square footages and heights
24 of individual units; and,
- 25 v. a proposed phasing plan showing the planned sequence of subdivision
26 map recordation and development.

27 (3) The development standards for commercial uses within Planning Area 31A of
28 Specific Plan No. 260 shall be the same as those standards identified in Article IXb,

1 Section 9.53 of Ordinance No. 348. For purposes of this ordinance amendment, a
2 commercial use shall be defined as development which includes any permitted use
3 other than multiple family dwellings or apartments.

4 (4) The development standards for residential uses and combined residential and
5 commercial uses within Planning Area 31A of Specific Plan No. 260 shall be as
6 follows:

7 A. The minimum lot area shall be seven thousand two hundred (7,200)
8 square feet with a minimum average width of sixty feet (60') and a minimum
9 average depth of one hundred feet (100') for all permitted uses, unless
10 different minimums are specifically required in a particular area.

11 B. The minimum front and rear yards shall be ten feet (10') for buildings that do
12 not exceed thirty-five feet (35') in height. Any portion of a building which
13 exceeds thirty-five feet (35') in height shall be set back from the front and
14 rear lot lines no less than ten feet (10') plus two feet (2') for each foot by
15 which the height exceeds thirty-five feet (35'). The front setback shall be
16 measured from any existing or future street line as shown on any specific
17 street plan of the County. The rear setback shall be measured from the
18 existing rear lot line or from any recorded alley or easement, if the rear line
19 adjoins a street, the rear setback requirement shall be the same as required for
20 a front setback.

21 C. The minimum side yard shall be five feet (5') for buildings that do not exceed
22 thirty-five feet (35') in height. Any portion of a building which exceeds
23 thirty-five feet (35') in height shall be set back from each side lot line five
24 feet (5') plus two feet (2') for each foot by which the height exceeds thirty-
25 five feet (35'); if the side yard adjoins a street, the side setback requirement
26 shall be the same as required for a front setback. No structural encroachments
27 shall be permitted in the front, side or rear yard except as provided in Section
28 18.19 of Ordinance No. 348.

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- D. No lot shall have more than fifty percent (50%) of its net area covered with buildings or structures.
- E. The maximum ratio of floor area to lot area shall not be greater than two to one (2:1), not including basement floor area.
- F. All buildings and structures shall not exceed fifty feet (50') in height, unless a height up to seventy-five feet (75') is specifically permitted under the provisions of Section 18.34 of Ordinance No. 348.
- G. Automobile storage space shall be provided as required by Section 18.12 of Ordinance No. 348.
- H. Interior side yards may be reduced to accommodate zero lot line or common wall situations, except that, in no case shall the reduction in side yard areas reduce the required separation between detached structures.
- I. Where the front, side or rear yard adjoins a lot zoned R-R, R-A, R-2, R-3, R-4, R-6, R-T, R-T-R, W-2-M or SP with a residential use, the minimum setback shall be twenty-five feet (25') from the property line.
- J. Setback areas may be used for driveways, parkways and landscaping.
- K. A minimum of fifteen percent (15%) of the site proposed for development shall be landscaped and irrigated.
- L. Trash collection areas shall be screened by landscaping or architectural features in such a manner as not to be visible from a public street or from any adjacent residential area.
- M. Outside storage areas are prohibited.
- N. Utilities shall be installed underground except that electrical lines rated at 33 kv or greater may be installed above ground.
- O. All lighting fixtures, including spot lights, electrical reflectors and other means of illumination for signs, structures, landscaping, parking, loading, unloading and similar areas, shall be focused, directed and arranged to prevent glare or direct illumination on

1 residential uses.

2 P. Nonsubstantial adjustments to an approved project's design are permitted
3 subject to the approval of a minor change pursuant to Ordinance No. 460. For
4 purposes of this section, "Nonsubstantial adjustment" shall be defined as
5 changes to setbacks, floor plans and elevations. All other changes including
6 changes in concept and product type shall be submitted for review in
7 accordance with the provisions of Ordinance No. 460 governing minor
8 changes and revised tentative maps.

9 Q. Except as provided above, all other zoning requirements shall be the same as
10 those requirements identified in Article IXb of Ordinance No. 348.

11 h. Planning Area 32 and 33B.

12 (1) The uses permitted in Planning Areas 32 and 33B of Specific Plan No. 260 shall be
13 the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348,
14 except that the uses permitted pursuant to Section 6.1.b.(1) and (3) shall not be
15 permitted.

16 (2) The development standards for Planning Areas 32 and 33B of Specific Plan No. 260
17 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance
18 No. 348, except that the development standards set forth in Article VI, Section 6.2.b.,
19 c., d., e. (2), and (4) shall be deleted and replaced by the following:

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

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

27 C. The minimum frontage of a lot shall be forty-five feet (45'), except that lots
28 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-

1 five feet (35'). Lot frontage along curvilinear streets may be measured at the
2 building setback in accordance with zone development standards.

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

10 E. Chimneys and fireplaces shall be allowed to encroach into side yards a
11 maximum of two feet (2'). No other structural encroachments shall be
12 permitted in the front, rear or side yard except as provided for in Section
13 18.19 of Ordinance No. 348.

14 In addition, the following standard shall also apply:

15 AA. In no case shall more than fifty percent (50%) of any lot be covered by
16 buildings for lots with one-story buildings and in no case shall more than
17 forty-five percent (45%) of any lot be covered by buildings for lots with two-
18 story buildings.

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

21 i. Planning Area 33A.

22 (1) The uses permitted in Planning Area 33A of Specific Plan No. 260 shall be the same
23 as those uses permitted in Article VIII, Section 8.100 of Ordinance No. 348, except
24 that the uses permitted pursuant to Section 8.100.a. and b. shall not be permitted. In
25 addition, the permitted uses identified under Section 8.100.a. shall also include trails.

26 (2) The development standards for Planning Area 33A of Specific Plan No. 260
27 shall be the same as those standards identified in Article VIIIe, Section 8.101 of
28 Ordinance No. 348.

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

3 j. Planning Area 34.

4 (1) The uses permitted in Planning Area 34 of Specific Plan No. 260 shall be the same
5 as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that
6 the uses permitted pursuant to Section 6.1.b.(1) and (3); and d. shall not be permitted.

7 (2) The development standards for Planning Area 34 of Specific Plan No. 260 shall be
8 the same as those standards identified in Article VI, Section 6.2 of Ordinance No.
9 348, except that the development standards set forth in Article VI, Section 6.2.b., c.,
10 d., e.(2) and (4) shall be deleted and replaced by the following:

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

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

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

22 D. Side yards on interior and through lots shall be not less than five feet
23 (5') in width. Side yards on corner and reversed corner lots shall be not less
24 than ten feet (10') from the existing street line or from any future street line
25 as shown on any specific plan of highways, whichever is nearer the proposed
26 structure, upon which the main building sides, except that where the lot is
27 less than fifty feet (50') wide, the yard need not exceed twenty percent (20%)
28 of the width of the lot.

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

5 In addition, the following standards shall also apply:

6 AA. In no case shall more than fifty percent (50%) of any lot be covered by
7 buildings for lots with one-story buildings and in no case shall more than
8 forty-five percent (45%) of any lot be covered by buildings for lots with two-
9 story buildings.

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

12 k. Planning Areas 35, 37 and 40.

13 (1) The uses permitted in Planning Areas 35, 37 and 40 of Specific Plan No. 260 shall
14 be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348,
15 except that the uses permitted pursuant to Section 6.1.b.(1) and (3) shall not be
16 permitted.

17 (2) The development standards for Planning Areas 35, 37 and 40 of Specific Plan No.
18 260 shall be the same as those standards identified in Article VI, Section 6.2 of
19 Ordinance No. 348, except that the development standards set forth in Article VI,
20 Section 6.2.b., c., d., e. (1), (2) and (4) shall be deleted and replaced by the following:

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

24 B. The minimum average width of that portion of a lot to be used as a building
25 site shall be fifty feet (50') with a minimum average depth of one hundred
26 feet (100'). That portion of a lot used for access on "flag" lots shall have a
27 minimum width of twenty feet (20').
28

- 1 C. The minimum frontage of a lot shall be fifty feet (50'), except that lots
2 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-
3 five feet (35'). Lot frontage along curvilinear streets may be measured at the
4 building setback in accordance with zone development standards.
- 5 D. The front yard shall be not less than fifteen feet (15') measured from the
6 existing street line or from any future street line as shown on any specific
7 plan of highways, whichever is nearer the proposed structure.
- 8 E. 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
10 feet (10') from the existing street line or from any future street line as shown
11 on any specific plan of highways, whichever is nearer the proposed structure,
12 upon which the main building sides, except that where the lot is less than
13 fifty-five feet (55') wide, the yard need not exceed twenty percent (20%) of
14 the width of the lot.
- 15 F. Chimneys and fireplaces shall be allowed to encroach into side yards
16 a maximum of two feet (2'). No other structural encroachments shall be
17 permitted in the front, rear or side yard except as provided for in Section
18 18.19 of Ordinance No. 348.
- 19 G. Except as provided above, all other zoning requirements shall be the same as
20 those requirements identified in Article VI of Ordinance No. 348.

21 1. Planning Area 36.

- 22 (1) The uses permitted in Planning Areas 36 of Specific Plan No. 260 shall be the same
23 as those uses permitted in Article XVb, Section 15.200 of Ordinance No. 348, except
24 that the uses permitted pursuant to Section 15.200.c(4), (6), (11), (12), and (14) shall
25 not be permitted.
- 26 (2) The development standards for Planning Area 36 of Specific Plan No. 260 shall be
27 the same as those standards identified in Article XVb, Section 15.201 of Ordinance
28 No. 348, except that the development standards set forth in Article XVb, Section

1 15.201a. shall be deleted and replaced by the following:

- 2 A. Lot area shall be not less than ten thousand (10,000) square feet. The
3 minimum lot area shall be determined by excluding that portion of a lot that
4 is used solely for access to the portion of a lot used as a building site.
5 B. Except as provided above, all other zoning requirements shall be the same as
6 those requirements identified in Article XVb of Ordinance No. 348.

7 m. Planning Area 38.

- 8 (1) The uses permitted in Planning Areas 10, 20 and 38 of Specific Plan No. 260 shall
9 be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No.
10 348, except that the uses permitted in Section 8.100.a. and 8.100.b. shall not be
11 permitted.
12 (2) The development standards for Planning Areas 10, 20 and 38 of Specific Plan No.
13 260 shall be the same as those standards identified in Article VIIIe, Section 8.101 of
14 Ordinance No. 348.
15 (3) Except as provided above, all other zoning requirements shall be the same as those
16 requirements identified in Article VIIIe of Ordinance No. 348.

17 n. Planning Area 39.

- 18 (1) The uses permitted in Planning Area 39 of Specific Plan No. 260 shall be the same
19 as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that
20 the uses permitted pursuant to Section 6.1.b.(1) and (3); and d. shall not be permitted.
21 In addition, the permitted uses identified under Section 6.1.a. shall also include
22 public schools.
23 (2) The development standards for Planning Area 39 of Specific Plan No. 260 shall be
24 the same as those standards identified in Article VI, Section 6.2 of Ordinance No.
25 348, except that the development standards set forth in Article VI, Section 6.2.b., c.,
26 d., e.(2) and (4) shall be deleted and replaced by the following:
27 A. Lot area shall be not less than five thousand (5,000) square feet. The
28 minimum lot area shall be determined by excluding that portion of a lot that

1 is used solely for access to the portion of a lot used as a building site.

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

6 C. The minimum frontage of a lot shall be forty-five feet (45'), except that lots
7 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-
8 five feet (35'). Lot frontage along curvilinear streets may be measured at the
9 building setback in accordance with zone development standards.

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

17 E. Chimneys and fireplaces shall be allowed to encroach into side yards a
18 maximum of two feet (2'). No other structural encroachments shall be
19 permitted in the front, rear or side yard except as provided for in Section
20 18.19 of Ordinance No. 348.

21 In addition, the following standards shall also apply:

22 AA. In no case shall more than fifty percent (50%) of any lot be covered by
23 buildings for lots with one-story buildings and in no case shall more than
24 forty-five percent (45%) of any lot be covered by buildings for lots with two-
25 story buildings.

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

28 o. Planning Areas 41, 42, 45 and 46.

1 (1) The uses permitted in Planning Areas 41, 42, 45 and 46 of Specific Plan No. 260
2 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No.
3 348 except that the uses permitted pursuant to Section 6.1.b(1) and (3) shall not be
4 permitted.

5 (2) The development standards for Planning Areas 41, 42, 45 and 46 of Specific Plan
6 No. 260 shall be the same as those standards identified in Article VI, Section 6.2 of
7 Ordinance No. 348, except that the development standards set forth in Article VI,
8 Section 6.2.e (1), (3), and (4) shall be deleted and replaced by the following:

9 A. The front yard shall be not less than fifteen feet (15') measured from the
10 existing street line or from any future street line as shown on any specific
11 plan of highways, whichever is nearer the proposed structure.

12 B. Rear yards shall be not less than twenty feet (20').

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

15 p. Planning Area 43.

16 (1) The uses permitted in Planning Area 43 of Specific Plan No. 260
17 shall be the same as those uses permitted in Article X, Sections 10.1 and 10.2 of
18 Ordinance No. 348, except that the uses permitted pursuant to Section 10.1.b.(1) b.,
19 c., and e.(2) shall not be permitted. In addition, the permitted use identified under
20 Section 10.1.b.(1) e. shall also include covered trailer, recreational vehicle, and boat
21 storage.

22 (2) The development standards for Planning Area 43 of Specific Plan No. 260 shall be
23 the same as those standards identified in Article X, Section 10.4 of Ordinance No.
24 348.

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

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Section 3.

This Ordinance shall take effect 30 days after its date of adoption.

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

By: Karen S. Spiegel
Chair, Board of Supervisors

ATTEST:
Clerk of the Board

By: Priscilla Rasso
Deputy

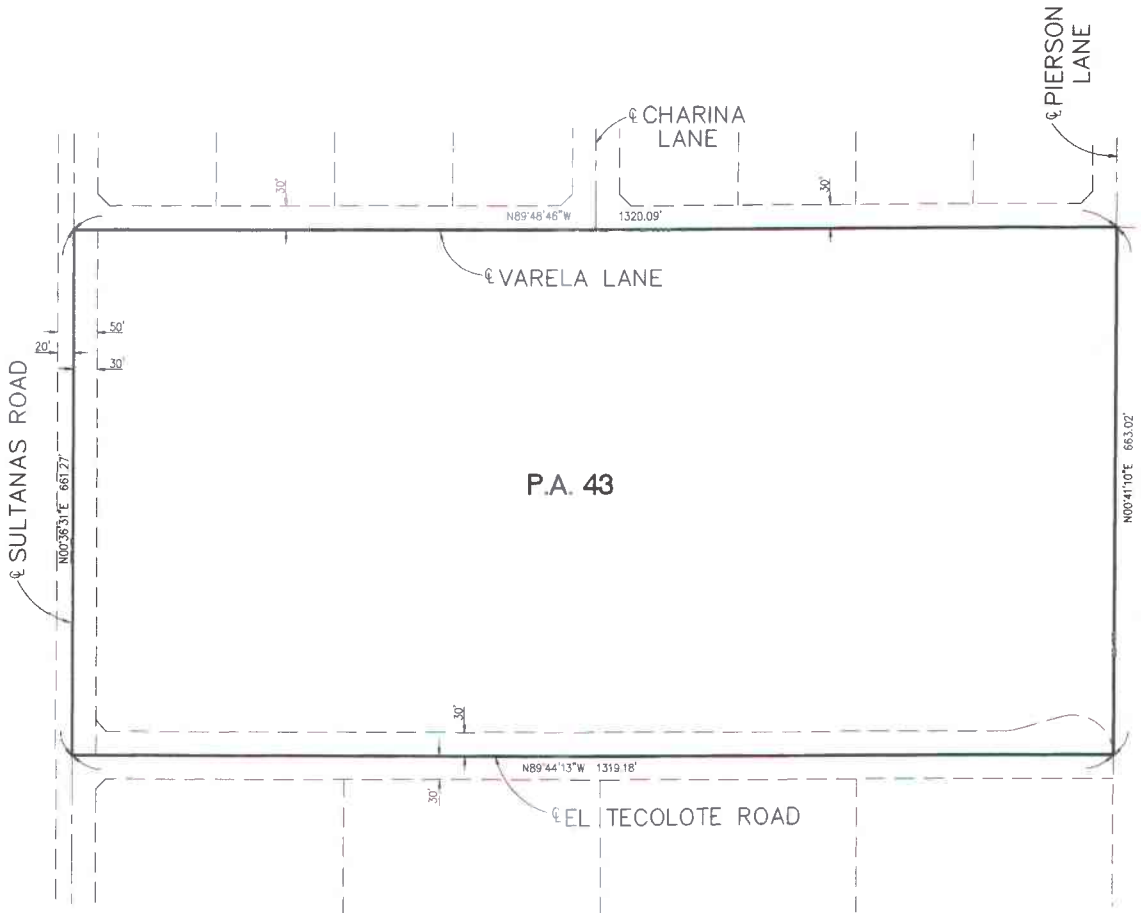
(SEAL)

APPROVED AS TO FORM:

Date: February 23, 2021

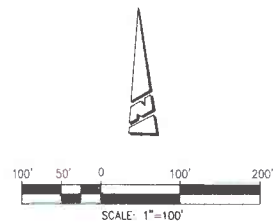
By: Aaron C. Gettis
AARON C. GETTIS
Supervising Deputy County Counsel

HOMELAND AREA
SEC. 7, T. 5., R. 2 W., S.B.B.M.



SP ZONE SPECIFIC PLAN (SP00260A3)

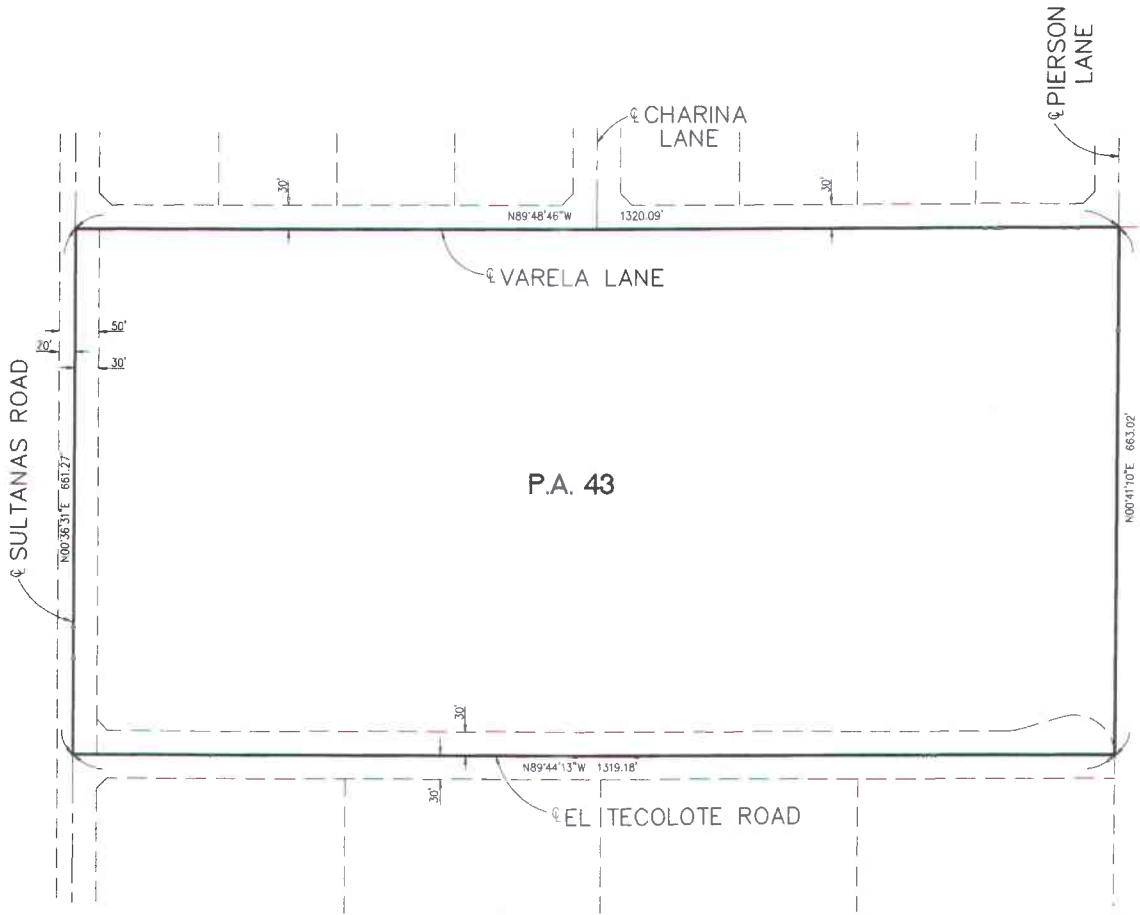
MAP NO. 2 2455
CHANGE OF OFFICIAL ZONING PLAN
AMENDING
MAP NO. 2 ORDINANCE NO. 348
CHANGE OF ZONE CASE NO. 2000027
ADOPTED BY ORDINANCE NO. 348.4952
(DATE:) _____



APN: 457-350-027

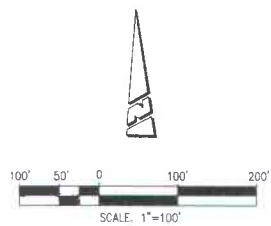
RIVERSIDE COUNTY BOARD OF SUPERVISORS

HOMELAND AREA
SEC. 7, T. 5 N., R. 2 W., S.B.B.M.



SP ZONE SPECIFIC PLAN (SP00260A3)

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RIVERSIDE COUNTY BOARD OF SUPERVISORS



APN: 457-350-027

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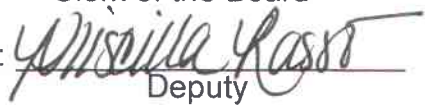
STATE OF CALIFORNIA)
)
COUNTY OF RIVERSIDE) ss

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county held on March 9, 2021, the foregoing ordinance consisting of 3 Sections was adopted by the following vote:

AYES: Jeffries, Spiegel, Washington, Perez and Hewitt
NAYS: None
ABSENT: None

DATE: March 9, 2021

KECIA R. HARPER
Clerk of the Board

BY: 
Deputy

SEAL