

- d. The minimum average width of that portion of a lot to be used as a building site shall be fifty feet (50') with a minimum average depth of eighty feet (80'). That portion of a lot used for access on "flag" lots shall have minimum width of twenty feet (20').
- e. The minimum frontage of a lot shall be forty feet (40') except that lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five (35') and flag lots may have a minimum frontage of twenty (20') feet.
- f. Side yards on interior and through lots shall be not less than five feet (5') in width.
- g. 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 where the lot is less than fifty feet (50') wide, the yard need not exceed twenty percent (20%) of the width of the lot.
- h. The rear yard shall be not less than fifteen feet (15') if adjacent to a greenbelt or other open space identified in Specific Plan No. 286. Otherwise, the rear yard shall not be less than twenty feet (20').
- i. Chimneys and fireplaces shall be allowed to encroach into side yards a maximum of two feet (2'). No other structural encroachments shall be permitted in the front, rear or side yard except as provided for in Section 18.19 of Ordinance No. 348.

(3) Lot coverage shall not exceed fifty percent (50%) for one-story buildings.

(4) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VI of Ordinance 348.

B. Planning Areas 2A, 2C, 20, 22, 25, 35A, 35B, 52A and 52B.

(1) The uses permitted in Planning Areas 2A, 2C, 20, 22, 25, 35A, 35B, 52A and 52B of Specific Plan No. 286 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except that uses permitted pursuant to Section

1 8.100.a.(1), (2), (3), (4), (5), and (8); and b.(1); and c.(1) shall not be permitted. In
2 addition, the permitted uses identified under Section 8.100.a. shall include
3 undeveloped open space and drainage areas.

4 (2) The development standards for Planning Areas 2A, 2C, 20, 22, 25, 35A, 35B, 52A
5 and 52B of Specific Plan No. 286 shall be the same as those standards identified in
6 Article VIIIe, Section 8.101 of Ordinance No. 348.

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

9 C. Planning Areas 4, 27, and 34.

10 (1) The uses permitted in Planning Areas 4, 27, and 34 of Specific Plan No. 286 shall
11 be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No.
12 348, except that uses permitted pursuant to Section 6.1.b.(1) and (3) and d. shall not
13 be permitted.

14 (2) The development standards for Planning Areas 4, 27, and 34 of Specific Plan No.
15 286 shall be the same as those standards identified in Article VI, Section 6.2 of
16 Ordinance No. 348, except that the development standards set forth in Article VI,
17 Section 6.2.c. and e.(3) and (4) shall be deleted and replaced by the following:

18 a. The minimum average width of that portion of a lot to be used as a building
19 site shall be one hundred (100') feet with a minimum average depth of one
20 hundred fifty (150') feet.

21 b. The rear yard shall be not less than fifty (50') feet.

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

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

1 D. Planning Areas 5A, 5B, 7, 10B, 12A, 13A, 13B, 14A, 14B, 21A, 21B, 23, 24, 32, 37, 38,
2 and 44.

3 (1) The uses permitted in Planning Areas 5A, 5B, 7, 10B, 12A, 13A, 13B, 14A, 14B,
4 21A, 21B, 23, 24, 32, 37, 38, and 44 of Specific Plan No. 286 shall be the same as
5 those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that
6 uses permitted pursuant to Section 6.1.b.(1) and (3) and d. shall not be permitted.
7 In addition, the permitted uses identified under Section 6.1.a shall also include
8 public parks and public playgrounds.

9 (2) The development standards for Planning Areas 5A, 5B, 7, 10B, 12A, 13A, 13B,
10 14A, 14B, 21A, 21B, 23, 24, 32, 37, 38, and 44 of Specific Plan No. 286 shall be
11 the same as those standards identified in Article VI, Section 6.2 of Ordinance No.
12 348, except that the development standards set forth in Article VI, Section 6.2.e.(3)
13 and (4) shall be deleted and replaced by the following:

14 a. The rear yard shall be not less than twenty (20) feet.

15 b. Chimneys and fireplaces shall be allowed to encroach into side yards a
16 maximum of two (2) feet. 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 (3) Except as provided above, all other requirements shall be the same as those
20 requirements identified in Article VI of Ordinance No. 348.

21 E. Planning Area 8.

22 (1) The uses permitted in Planning Area 8 of Specific Plan No. 286 shall be the same
23 as those uses permitted in Article IXb, Section 9.50 of Ordinance No. 348 except
24 that the uses permitted pursuant to Section 9.50.a.(30), (52), and (64) shall not be
25 permitted. In addition, the permitted uses identified under Section 9.50.b. shall
26 include mini-warehouses, trailer and boat storage, recreational vehicle storage, and
27 vehicle storage.

28 (2) The development standards for Planning Area 8 of Specific Plan No. 286 shall be
the same as those standards identified in Article IXb, Section 9.53 of Ordinance

1 No. 348.

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

4 F. Planning Area 9.

- 5 (1) The uses permitted in Planning Area 9 of Specific Plan No. 286 shall be the same
6 as those uses permitted in Article VIII, Section 8.1 of Ordinance No. 348.
- 7 (2) The development standards for Planning Areas 9 of Specific Plan No. 286 shall be
8 the same as those standards identified in Article VIII, Section 8.2 of Ordinance No.
9 348.
- 10 (3) Except as provided above, all other zoning requirements shall be the same as those
11 requirements identified in Article VIII of Ordinance No. 348.

12 G. Planning Areas 10A, 11, 19, 31, 39 and 42.

- 13 (1) The uses permitted in Planning Areas 10A, 11, 19, 31, 39 and 42 of Specific Plan
14 No. 286 shall be the same as those standards identified in Article VI, Section 6.1 of
15 Ordinance No. 348, except that uses permitted pursuant to Section 6.1.b.(1) and (3)
16 and d. shall not be permitted.
- 17 (2) The development standards for Planning Areas 10A, 11, 19, 31, 39 and 42 of
18 Specific Plan 286 shall be the same as those permitted 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. and e.(2), (3) and (4) shall be deleted and replaced by the
21 following:
- 22 a. Lot area shall be not less than five thousand (5,000) square feet. The
23 minimum lot area shall be determined by excluding that portion of a lot that
24 is used solely for access to the portion of a lot used as a building site.
- 25 b. The minimum average width of that portion of a lot to be used as a building
26 site shall be fifty feet (50') with a minimum average depth of eighty feet
27 (80'). That portion of a lot used for access on "flag" lots shall have
28 minimum width of twenty feet (20').

1 c. The minimum frontage of a lot shall be forty feet (40') except that lots
2 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-
3 five (35') and except that "flag" lots may have a minimum frontage of
4 twenty (20') feet. Lot frontage along curvilinear streets may be measured at
5 the building setback in accordance with zone development standards.

6 d. Side yards on interior and through lots shall be not less than five feet (5') in
7 width. Side yards on corner and reversed corner lots shall be not less than
8 ten feet (10') 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, upon which the main building sides, except where the lot is less
11 than fifty feet (50') wide, the yard need not exceed twenty percent (20%) of
12 the width of the lot.

13 e. The rear yard shall be not less than fifteen feet (15') if adjacent to a
14 greenbelt or other open space identified in Specific Plan No. 286.
15 Otherwise, the rear yard shall not be less than twenty feet (20').

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

20 (3) Lot coverage shall not exceed fifty percent (50%) for one-story buildings.

21 (4) Except as provided above, all other zoning requirements shall be the same as those
22 requirements identified in Article VI of Ordinance 348.

23 H. Planning Areas 12B, 16A, 16B, 26A, 33 and 45.

24 (1) The uses permitted in Planning Areas 12B, 16A, 16B, 26A, 33, and 45 of Specific
25 Plan No. 286 shall be the same as those uses permitted in Article VIIIe, Section
26 8.100 of Ordinance No. 348, except that uses permitted pursuant to Section
27 8.100.a.(1), (2), and (6) and b.(1) shall not be permitted. In addition, the permitted
28 uses identified under Section 8.100.a. shall include public parks and trails.

1 (2) The development standards for Planning Areas 12B, 16A, 16B, 26A, 33, and 45 of
2 Specific Plan No. 286 shall be the same as those standards identified in Article
3 VIIIe, Section 8.101 of Ordinance No. 348.

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

6 I. Planning Areas 15, 26B and 46.

7 (1) The uses permitted in Planning Areas 15, 26B and 46 of Specific Plan No. 286
8 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance
9 No. 348. In addition, the permitted uses identified under Section 6.1.a. shall also
10 include public schools.

11 (2) The development standards for Planning Areas 15, 26B and 46 of Specific Plan No.
12 286 shall be the same as those standards identified in Article VI, Section 6.2 of
13 Ordinance No. 348, except that the development standards set forth in Article VI,
14 Section 6.2.e.(3) and (4) shall be deleted and replaced by the following:

15 a. The rear yard shall be not less than twenty (20') feet.

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

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

22 J. Planning Area 18.

23 (1) The uses permitted in Planning Area 18 of Specific Plan No. 286 shall be the same
24 as those uses permitted in Article IXb, Section 9.50 of Ordinance No. 348, except
25 that the uses permitted pursuant to Section 9.50.a.(11), (23), (30), (32), (52) and
26 (64); b.(5) and (7) shall not be permitted. In addition, the permitted uses identified
27 under Section 9.50.a. shall also include single-family dwellings, multiple family
28 dwellings, congregate care residential facilities, public and private recreation areas,
and paseos/trails.

1 (2) The developments standards for commercial uses within Planning Area 18 of
2 Specific Plan No. 286 shall be the same as those standards identified in Article IXb,
3 Section 9.53 of Ordinance No. 348. For purposes of this ordinance amendment, a
4 commercial use shall be defined as development that included any permitted use
5 other than single-family dwellings, multiple family dwelling or apartments.

6 (3) The development standards for residential uses and combined residential and
7 commercial uses within Planning Area 18 of Specific Plan No. 286 shall be as
8 follows:

9 a. Lot area shall be not less than seven thousand two hundred (7,200) square
10 feet for detached single-family dwellings with a minimum average width of
11 sixty feet (60') and a minimum average depth of one hundred feet (100').

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

23 c. The minimum side yard shall be five feet (5') for buildings that do not
24 exceed thirty-five feet (35') in height. Any portion of a building that
25 exceeds thirty-five feet (35') in height shall be set back from each side lot
26 line five feet (5') plus two feet (2') for each foot by which the height exceeds
27 thirty-five feet (35'). If the side yard adjoins a street, the side setback
28 requirement shall be the same as required for a front setback. No structural

1 encroachments shall be permitted in the front, side or rear yards except as
2 provided in Section 18.19 of Ordinance No. 348.

3 d. No structural encroachments shall be permitted in the front, side, or rear
4 yard except as provided in Section 18.19 of Ordinance No. 348.

5 e. No lot shall have more than fifty percent (50%) of its net area covered with
6 building or structures.

7 f. The maximum ratio of floor area to lot area shall not be greater than two to
8 one (2:1), not including basement floor area.

9 g. All buildings and structures shall not exceed fifty feet (50') in height, unless
10 a height up to seventy-five feet (75') is specifically permitted under the
11 provisions of Section 18.34 of Ordinance No. 348.

12 h. Automobile storage space shall be provided as required by Section 18.12 of
13 Ordinance No. 348.

14 i. Interior side yards may be reduced to accommodate zero lot line or common
15 wall situations, except that, in no case shall the reduction in side yard areas
16 reduce the required separation between detached structures.

17 j. Setback areas may be used for driveways, parking and landscaping.

18 k. A minimum of fifteen percent (15%) of the site proposed for development
19 shall be landscaped and irrigated.

20 l. Trash collection areas shall be screened by landscaping or architectural
21 features in such a manner as not to be visible from a public street or from
22 any adjacent residential area.

23 m. Outside storage areas are prohibited.

24 n. Utilities shall be installed underground except that electrical lines rated at
25 33kV or greater may be installed above ground.

26 o. All lighting fixtures, including spot lights, electrical reflectors and other
27 means of illumination for signs, structures, landscaping, parking, loading,
28 unloading and similar areas, shall be focused, directed and arranged to
prevent glare to direct illumination on residential uses.

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

3 K. Planning Areas 28 and 30.

4 (1) The uses permitted in Planning Areas 28 and 30 of Specific Plan No. 286 shall be
5 the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348,
6 except that uses permitted pursuant to Section 6.1.b.(1) and (3) and d. shall not be
7 permitted.

8 (2) The development standards for Planning Areas 28 and 30 of Specific Plan No. 286
9 shall be the same as those standards identified in Article VI, Section 6.2 of
10 Ordinance No. 348, except that the development standards set forth in Article VI,
11 Section 6.2.b., c., d. and e.(2) and (3) shall be deleted and replaced by the
12 following:

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

16 b. The minimum average width of that portion of a lot to be used as a building
17 site shall be one hundred feet (100') with a minimum average depth of one
18 hundred fifty feet (150'). That portion of a lot used for access on "flag" lots
19 shall have a minimum width of twenty feet (20').

20 c. The side yard shall not be less than ten feet (10').

21 d. The rear yard shall not be less than fifty feet (50').

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

24 L. Planning Area 29.

25 (1) The uses permitted in Planning Area 29 of Specific Plan No. 286 shall be the same
26 as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that
27 uses permitted pursuant to Section 6.1.b.(I) and (3) and d. shall not be permitted.

28 (2) The development standards for Planning Area 29 of Specific Plan No. 286 shall be
the same as those standards identified in Article VI, Section 6.2 of Ordinance No.

1 348, except that the development standards set forth in Article VI, Section 6.2.b.,
2 c., d., and e. (2), (3) and (4) shall be deleted and replaced by the following:

- 3 a. Lot area shall be not less than two and one-half (2 1/2) gross acres. The
4 minimum lot area shall be determined by excluding that portion of a lot that
5 is used solely for access to the portion of a lot used as a building site.
- 6 b. The minimum average width of that portion of a lot to be used as a building
7 site shall be fifty feet (50') with a minimum average depth of eighty feet
8 (80').
- 9 c. The minimum frontage of a lot shall be forty feet (40').
- 10 d. Side yards on interior and through lots shall be not less than five feet (5') in
11 width. Side yards on comer and reversed comer lots shall be not less than
12 ten feet (10') 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, upon which the main building sides, except where the lot is less
15 than fifty feet (50') wide, the yard need not exceed twenty percent (20%) of
16 the width of the lot.
- 17 e. The rear yard shall be not less than fifteen feet (15') if adjacent to a
18 greenbelt or other open space identified in Specific Plan No. 286.
19 Otherwise, the rear yard shall not be less than twenty feet (20').
- 20 f. Chimneys and fireplaces shall be allowed to encroach into side yards a
21 maximum of two (2) feet. No other structural encroachments shall be
22 permitted in the front, rear or side yard except as provided for in Section
23 18.19 of Ordinance No. 348.

24 (3) Lot coverage shall not exceed fifty percent (50%).

25 (4) Except as provided above, all other zoning requirements shall be the same as those
26 requirements identified in Article VI of Ordinance 348.

27 M. Planning Area 36.

28 (1) The uses permitted in Planning Area 36 of Specific Plan No. 286 shall be the same
as those uses permitted in Article IXb, Section 9.50 of Ordinance No. 348 except

1 that the uses permitted pursuant to Section 9.50.a.(30), (52), and (64) shall not be
2 permitted.

3 (2) The development standards for Planning Area 36 of Specific Plan No. 286 shall be
4 the same as those standards identified in Article IXb, Section 9.53 of Ordinance
5 No. 348.

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

8 N. Planning Area 40.

9 (1) The uses permitted in Planning Area 40 of Specific Plan No. 286 shall be the same
10 as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that
11 uses permitted pursuant to Section 6.1.A.(3), (5), (7), (8), and (9); B.(5) and (6);
12 C.(1); and E.(1). shall not be permitted.

13 (2) The development standards for Planning Area 40 of Specific Plan No. 286 shall be
14 as follows:

15 a. Building height shall not exceed three stories, with a maximum height of
16 forty (40') feet.

17 b. Lot area shall be not less than two thousand seven hundred (2,700) square
18 feet.

19 c. The minimum average width of that portion of a lot to be used as a building
20 site shall be forty feet (40') with a minimum average depth of sixty-eight
21 feet (68'). That portion of a lot used for access on "flag" lots shall have
22 minimum width of twenty feet (20').

23 d. The minimum frontage of a lot shall be forty feet (40') except that lots
24 fronting on knuckles or cul-de-sacs may have a minimum frontage of
25 twenty feet (20') and flag lots may have a minimum frontage of twenty feet
26 (20'). The minimum frontage of each abutting lot utilizing shared private
27 driveways shall be fifteen (15') feet, provided that the combined frontage of
28 these abutting lots have a minimum combined frontage of thirty-five feet
(35').

1 e. Minimum yard requirements are as follows:

2 1. The minimum front yard setback to a habitable portion of the main
3 building shall be eight feet (8') measured from edge of the right-of-
4 way or the back of sidewalk for a private residential street. The
5 minimum front yard setback to "side-in" garages shall be eight feet
6 (8'). The minimum front yard setback to front facing garages shall
7 be eighteen feet (18').

8 2. Side yards on interior and through lots shall be not less than three
9 feet (3') in width. Side yards on corner and reversed corner lots shall
10 be not less than ten feet (10').

11 3. The rear yard shall be not less than ten feet (10').

12 4. Chimneys, fireplaces, and other unhabitable architectural features
13 that extend beyond the building face shall be allowed to encroach
14 into setbacks a maximum of two feet (2') provided there is a
15 minimum setback of three feet (3') provided from the edge of
16 foundation to the property line. No other structural encroachments
17 shall be permitted in the front, rear or side yard except as provided
18 for in Section 18.19 of Ordinance No. 348.

19 f. Each dwelling unit shall provide a minimum of two (2) garage spaces.

20 f. In no case shall more than eighty percent (80%) of any lot be covered by
21 dwelling.

22 (3). "No Parking" curb striping shall be provided at the outside curve of knuckle and
23 corner conditions.

24 (4) Zero-inch/mountable/rolled curbs shall be provided at knuckle and corner
25 conditions to allow for fire truck turning movements.

26 (5) Shared private driveways are allowed from a private street to serve a maximum of
27 two (2) dwelling units, provided that the shared driveway is no less than twenty
28 (20') feet wide for its entire length.

1 (6) Except as provided above, all other zoning requirements shall be the same as those
2 requirements identified in Article VI of Ordinance 348.

3 O. Planning Area 41.

4 (1) The uses permitted in Planning Area 41 of Specific Plan No. 286 shall be the same
5 as those uses permitted in Article VIII, Section 8.1 of Ordinance No. 348.

6 (2) The development standards for Planning Areas 41 of Specific Plan No. 286 shall be
7 the same as those standards identified in Article VIII, Section 8.2 of Ordinance No.
8 348.

9 (3) The residential uses within Planning Area 41 of Specific Plan No. 286 shall also be
10 subject to the standards for Planned Residential Developments set forth in Article
11 XVIII, Section 18.5 of Ordinance 348 except that the standards set forth in Section
12 18.5 b. and c. shall be deleted and replaced with the following:

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

17 b. Building setbacks from a project's interior streets and boundary lines shall
18 be eight feet (8'). The minimum building setback from interior drives shall
19 be five feet (5').
20

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

23 P. Planning Area 43.

24 (1) The uses permitted in Planning Area 43 of Specific Plan No. 286 shall be the same
25 as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that
26 uses permitted pursuant to Section 6.1.b.(1) and (3) and d. shall not be permitted.

27 (2) The development standards for Planning Area 43 of Specific Plan No. 286 shall be
28 the same as those standards identified in Article VI, Section 6.2 of Ordinance No.

1 348, except that the development standards set forth in Article VI, Section 6.2.b.,
2 c., d. and e.(2), (3) and (4) shall be deleted and replaced by the following:

3 a. Lot area shall be not less than four (4) acres gross. The minimum lot area
4 shall be determined by excluding that portion of a lot that is used solely for
5 access to the portion of a lot used as a building site.

6 b. The minimum average width of that portion of a lot to be used as a building
7 site shall be fifty feet (50') with a minimum average depth of eighty feet
8 (80').

9 c. The minimum frontage of a lot shall be forty feet (40').

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
12 ten feet (10') 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, upon which the main building sides, except where the lot is less
15 than fifty feet (50') wide, the yard need not exceed twenty percent (20%) of
16 the width of the lot.

17 e. The rear yard shall be not less than fifteen feet (15') if adjacent to a
18 greenbelt or other open space identified in Specific Plan No. 286.
19 Otherwise, the rear yard shall not be less than twenty feet (20').

20 f. Chimneys and fireplaces shall be allowed to encroach into side yards a
21 maximum of two feet (2'). No other structural encroachments shall be
22 permitted in the front, rear or side yard except as provided for in Section
23 18.19 of Ordinance No. 348.

24 (3) Lot coverage shall not exceed fifty percent (50%).

25 (4) Except as provided above, all other zoning requirements shall be the same as those
26 requirements identified in Article VI of Ordinance 348.

27 Q. Planning Areas 47, 49, 50, and 51.

28 (1) The uses permitted in Planning Areas 47, 49, 50, and 51 of Specific Plan No. 286
shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance

1 No. 348, except that uses permitted pursuant to Section 6.1.b.(1) and (3) and d.
2 shall not be permitted.

3 (2) The development standards for Planning Areas 47, 49, 50, and 51 of Specific Plan
4 No. 286 shall be the same as those standards identified in Article VI, Section 6.2 of
5 Ordinance No. 348, except that the development standards set forth in Article VI,
6 Section 6.2.c., and e.(3) and (4) shall be deleted and replaced by the following:

7 a. The minimum average width of that portion of a lot to be used as a building
8 site shall be sixty feet (60') with a minimum average depth of one hundred
9 feet (100'). However, for areas immediately adjacent to low density
10 residential as shown on Figure 4-10 of Specific Plan No. 286, the minimum
11 average width of that portion of the lot to be used as a building site shall be
12 one hundred feet (100') with a minimum average depth of one hundred fifty
13 feet (150'). That portion of a lot used for access on "flag" lots shall have
14 minimum width of twenty feet (20').

15 g. The rear yard shall be not less than twenty feet (20'). However, for areas
16 immediately adjacent to low-density residential as shown on Figure 4-10 of
17 Specific Plan No. 286, the rear yard shall not be less than fifty feet (50').

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

22 (3) Except as provided above, all other zoning requirements shall be the same as those
23 requirements identified in Article VI of Ordinance 348.

24 R. Planning Area 48.

25 (1) The uses permitted in Planning Area 48 of Specific Plan No. 286 shall be the same
26 as those uses permitted in Article IXb, Section 9.50 of Ordinance No. 348, except
27 that the uses permitted pursuant to Section 9.50.a.(14), (19), (22), (25), (29),(30),
28 (37), (41), (43), (44), (49), (50), (52), (54), (62), (64), (69), (71), (72), (80), (85),
and (91); b.(1), (2), (6), (7), (9), (13), (17), and (18) shall not be permitted.

1 (2) The development standards for Planning Area 48 of Specific Plan No. 286 shall be
2 the same as those standards identified in Article IXb, Section 9.53 of Ordinance
3 No. 348.

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

6 S. Planning Area 53

7 (1) The uses permitted in Planning Area 53 of Specific Plan No. 286 shall be the same
8 as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that
9 uses permitted pursuant to Section 6.1.A.(3), (5), (7), (8), and (9); B.(5) and (6);
10 C.(1); and E.(1). shall not be permitted.

11 (2) The development standards for Planning Area 53 of Specific Plan No. 286 shall be
12 as follows:

13 a. Building height shall not exceed three stories, with a maximum height of
14 forty (40') feet.

15 b. Lot area shall be not less than two thousand five hundred (2,500) square
16 feet.

17 c. The minimum average width of that portion of a lot to be used as a building
18 site shall be thirty-five feet (35') with a minimum average depth of sixty feet
19 (60'). That portion of a lot used for access on "flag" lots shall have
20 minimum width of twenty feet (20').

21 d. The minimum frontage of a lot shall be thirty feet (30') except that lots
22 fronting on knuckles or cul-de-sacs may have a minimum frontage of
23 twenty feet (20') and flag lots may have a minimum frontage of twenty feet
24 (20'). The minimum frontage of each abutting lot utilizing shared private
25 driveways shall be fifteen (15') feet, provided that the combined frontage of
26 these abutting lots has a minimum combined frontage of thirty-five feet
27 (35').

28 e. Minimum yard requirements are as follows:

1 1. The minimum front yard setback to a habitable portion of the main
2 building shall be six feet (6') measured from edge of the right-of-
3 way or the back of sidewalk from the private residential street. The
4 minimum front yard setback from the edge of the right-of-way to
5 front facing garages shall be fifteen feet (15'), or eighteen (18') feet
6 from the back of sidewalk to front facing garages.

7 2. Side yards on interior and through lots shall be not less than five feet
8 (5') in width. Side yards on lots adjacent to streets shall be not less
9 than six feet (6'). Side yards on corner lots shall be not less than
10 three and a half feet (3.5').

11 3. The rear yard shall be not less than nine feet (9'). Shade structures or
12 other similar improvements are permitted provided that a minimum
13 setback of three feet (3') is provided from property line.

14 4. Chimneys, fireplaces, and other unhabitable architectural features
15 that extend beyond the building face shall be allowed to encroach
16 into setbacks a maximum of two feet (2') provided there is a
17 minimum setback of three feet (3') provided from the edge of
18 foundation to the property line. No other structural encroachments
19 shall be permitted in the front, rear or side yard except as provided
20 for in Section 18.19 of Ordinance No. 348.

21 f. Each dwelling unit shall provide a minimum of two (2) garage spaces.

22 g. In no case shall more than eighty percent (80%) of any lot be covered by
23 dwelling.

24
25 h. Shared private driveways are allowed from a private street to serve a
26 maximum of two (2) dwelling units, provided that the shared driveway is no
27 less than twenty (20') feet wide for its entire length.

28 (3) Except as provided above, all other zoning requirements shall be the same as those
 requirements identified in Article VI of Ordinance 348.

1 T. Planning Area 54

2 (1) The uses permitted in Planning Area 54 of Specific Plan No. 286 shall be the same
3 as those standards identified in Article VIII, Section 8.1 of Ordinance No. 348
4 except that the uses identified under Section 8.1 a.(2), (3), (4), (7), (10), (11), (13),
5 (16), (18), (19), (20), (21), (23), (24), (25), (27), and (28); 8.1.b.(1), (2) and (3)
6 shall not be permitted.

7 (2) The development standards for Planning Area 54 of Specific Plan No. 286 shall be
8 the same as those permitted in Article VIII, Section 8.2 of Ordinance No. 348,
9 except that the development standards set forth in Articles VIII, Sections 8.2.a.; b.;
10 c.; and d.; shall be deleted and replaced by the following:

11 a. Lot area shall be not less than one thousand six hundred (1,600) square feet.

12 The minimum lot area shall be determined by excluding that portion of a lot
13 that is used solely for access to the portion of a lot used as a building site.

14 The minimum average width of that portion of a lot to be used as a building
15 site shall be thirty-five feet (35') with a minimum average depth of forty-
16 five feet (45').

17 b. The minimum front yard setback from a private or public street right-of-
18 way or property line to a habitable portion of the main building shall be five
19 feet (5') measured from the right-of-way, except that porches may encroach
20 up to four and a half feet (4.5') into the front yard setback.

21 c. The minimum rear yard setback to a habitable portion of the main building
22 shall be five feet (5') measured from the building to the property line.

23 d. Side yards on interior and through lots shall be not less than five feet (5') in
24 width. Side yards on lots adjacent to streets shall be not less than six feet
25 (6'). Side yards on corner lots shall be not less than three and a half feet
26 (3.5').

27 e. Lot coverage shall not exceed eighty percent (80%) for one-story homes,
28 and seventy-five percent (75%) for two-story homes.

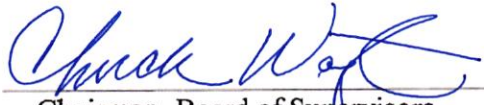
- 1 f. All buildings and structures shall not exceed 50 feet in height, unless a
2 height up to 75 feet is specifically permitted under the provisions of Section
3 18.34. of Ordinance No. 348.
- 4 g. The minimum setback for garage faces shall between a minimum of two
5 feet (2'), however no greater than three feet (3'), as measured from the
6 garage face to private alley driveway or courtyard, and if greater than three
7 feet (3') shall be a minimum of eighteen feet (18') from a private or public
8 street right-of-way or property line.
- 9 h. The minimum frontage of a lot shall be thirty-five feet (35') except that lots
10 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty
11 (30').
- 12 i. Chimneys and fireplaces shall be allowed to encroach into side yards a
13 maximum of two feet (2') provided there is a minimum setback of three feet
14 (3') provided from the edge of foundation to the property line. No other
15 structural encroachments shall be permitted in the front, rear or side yard
16 except as provided for in Section t.(2).B of this Specific Plan Zoning
17 Ordinance, or Section 18.19 of Ordinance No. 348.
- 18 j. The minimum area for private yards shall be three hundred (300) square
19 feet.
- 20 k. Building to building separation should be a minimum of six (6') feet.

21 (3) Except as provided above, all other zoning requirements shall be the same as those
22 requirements identified in Article VI of Ordinance 348.”
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1 Section 3. This ordinance shall take effect thirty (30) days after its adoption.

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

By: 
Chairman, Board of Supervisors
Chuck Washington

ATTEST:
KIMBERLY A. RECTOR
Clerk of the Board

By: 
Deputy

(SEAL)

APPROVED AS TO FORM AND CONTENT:
March 27, 2024

By: 
AARON C. GETTIS
Chief Deputy County Counsel

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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 April 02, 2024, the foregoing ordinance consisting of 3 Sections was adopted by the following vote:

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

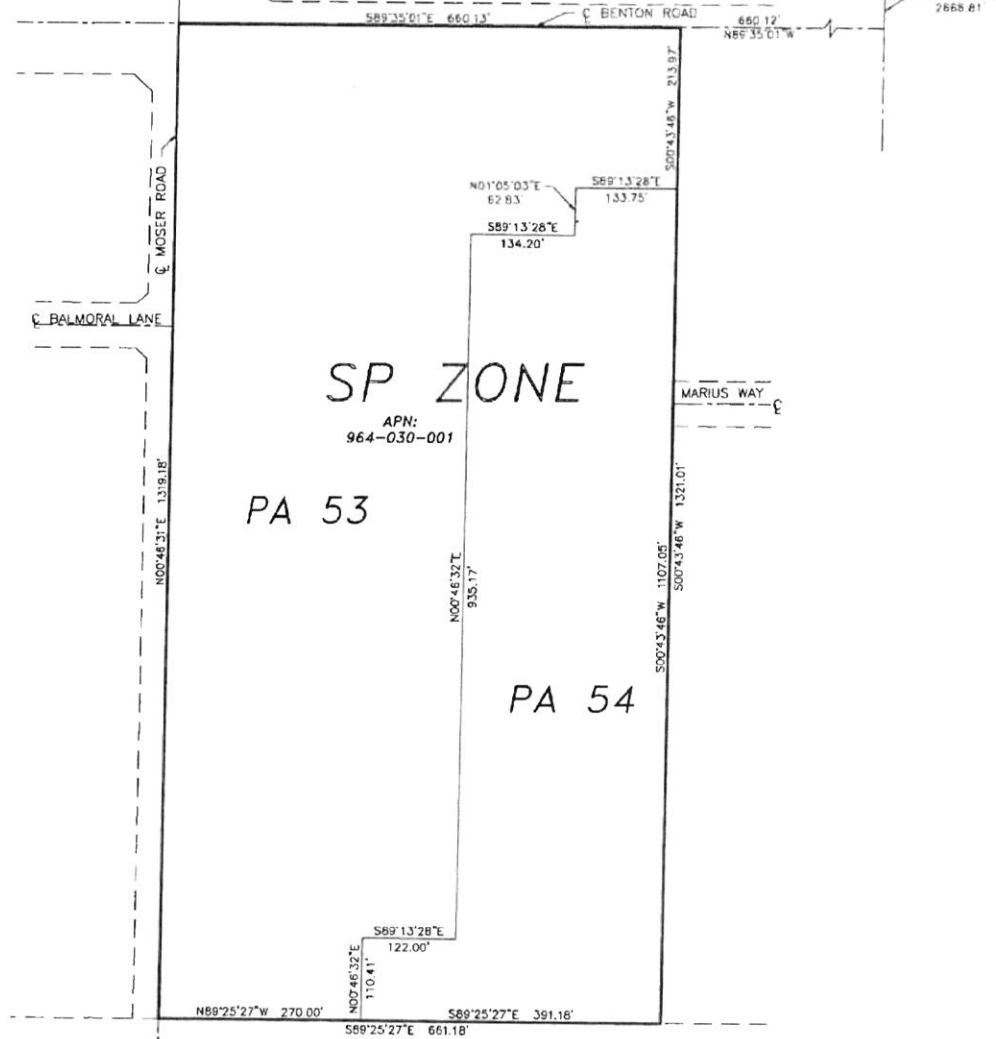
DATE: April 02, 2024

KIMBERLY A. RECTOR
Clerk of the Board

BY: Naomy Li
Deputy

SEAL

RANCHO CALIFORNIA AREA
SEC.4, T.7S., R.2W. S.B.B. & M.



SP ZONE SPECIFIC PLAN (SP286 SC8)

MAP NO. 2.2498

CHANGE OF OFFICIAL ZONING PLAN

AMENDING

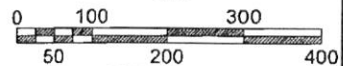
MAP NO. 2 ORDINANCE NO. 348

CHANGE OF ZONE CASE NO. CZ2100234

ADOPTED BY ORDINANCE NO. 348.5013

DATE:

RIVERSIDE COUNTY BOARD OF SUPERVISORS



SCALE: 1" = 100'