

1 b. Planning Areas A-1, A-3, A-7, E-1, and E-3.

2 (1) The uses permitted in Planning Areas A-1, A-3, A-7, E-1, and E-3 of Specific Plan
3 No. 303 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of
4 Ordinance No. 348 except that the uses permitted pursuant to Section 8.100.b.(1)
5 shall not be permitted. In addition, the permitted uses identified under Section
6 8.100.a. shall include public parks; community centers; facilities related to large
7 scale recreational uses such as a motor sports race track and facilities related thereto,
8 including but not limited to race track, private garages, clubhouse, tuning shop,
9 observation tower, museum, vehicle display areas and ancillary uses in support
10 thereof; and when the gross area of a lot is twenty (20) acres or greater, the uses
11 identified under Article XIII, Section 13.1.b. of Ordinance No. 348 shall also be
12 included.

13 (2) The development standards for Planning Areas A-1, A-3, A-7, E-1, and E-3 of
14 Specific Plan No. 303 shall be the same as those standards identified in Article
15 VIIIe., Section 8.101 of Ordinance No. 348.

16 (3) If Planning Areas A-1, A-3, A-7, E-1, and E-3 are developed with large scale
17 recreational uses such as a motor sports race track and facilities related thereto, the
18 development standards shall be the same as those identified in Article VIIIe., Section
19 8.101 of Ordinance No. 348 except that the following development standards shall
20 also apply:

21 (A) The minimum front yard setback for any building shall be 20 feet.

22 (B) The minimum side yard setback for any building shall be 5 feet.

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

25 c. Planning Areas A-2.

26 (1) The permitted uses in Planning Areas A-2 of Specific Plan No. 303 shall be the same
27 as those permitted in Article IX, Section 9.1 of Ordinance No. 348, except that the
28 uses permitted pursuant to Sections 9.1.a. (17), (23), (25), (27), (29), (32), (42), (51),

(52), (61), (65), (67), (73), and (93); Sections 9.1.b. (7), (9), (11)a., (18), (19), and (20); and Sections 9.1.d. (4), (5), (7), (10), (11), (12) and (13) shall not be permitted.

In addition, the permitted uses identified under Section 9.1.a. shall include aviation equipment assembly; communication equipment and microwave sales and installation; computer and office equipment sales, service, repair and assembly; conference facilities; country clubs, manufacture of dairy products, not including dairies; emergency and urgent care medical facilities; libraries; manufacture of grain and bakery products; health and exercise centers; hospitals; ice houses; jewelry manufacture and repair; manufacture of wearing apparel and accessories; manufacture and repair of measuring devices, watches, clocks and related items; manufacture and repair of optical goods, medical instruments, supplies and equipment, engineering, survey and drafting instruments and photography equipment; manufacture of handbags, luggage, footwear, and other personal leather goods; manufacture of cutlery, tableware, hand tools and hardware; manufacture of plumbing and heating items; vehicle storage and impoundment; manufacture of office and computing machines; manufacture, assembly, testing and repair of components, devices, equipment and systems of an electrical, electronic, or electro-mechanical nature; manufacture of non-alcoholic beverages; manufacture of confectionery products; manufacture and repair of refrigeration and heating equipment; printing of periodicals, books, forms, cards and similar items; public parks and public playgrounds; golf courses; religious institutions; facilities for research and development of precision components and products; and water wells and appurtenant facilities.

In addition, the permitted uses identified under Section 9.1.b. shall include aerial service businesses including advertising, photography and tours; aerospace/aeronautical museums; aircraft equipment sales, service and repair; contractor storage yards; flight schools; intermodal cargo transfer facilities; manufacture of furniture and fixtures, including cabinets, partitions and similar

1 small items; manufacture of bicycles; parcel delivery services; warehousing and
2 distribution; facilities related to large scale recreational uses such as golf courses
3 and a motor sports race track and facilities related thereto, including but not limited
4 to race track, private garages, clubhouse, tuning shop, observation tower, museum,
5 vehicle display areas and ancillary uses in support thereof; and when the gross area
6 of a lot is twenty (20) acres or greater, the uses identified under Article XIII, Section
7 13.1.b. of Ordinance No. 348 shall be included.

8 In addition, the permitted uses identified under Section 9.1.d. shall include
9 community centers; schools; meat and poultry processing not including slaughtering
10 or rendering of animals; paper shredding facilities; research and manufacture of
11 drugs and pharmaceuticals; manufacture of soaps, cleaners and toiletries; wrought
12 iron fabrication; machine, welding and blacksmith shops; breweries, distilleries and
13 wineries; paper storage and recycling within a building; recycling processing
14 facilities; paper and paperboard mills; manufacture of containers and boxes; and
15 above ground natural gas storage.

16 (2) The development standards for Planning Areas A-2 of Specific Plan No. 303 shall
17 be the same as those standards identified in Article IX, Section 9.4 of Ordinance No.
18 348 except that sports lighting, consisting of exterior nighttime lighting for
19 ballfields, racetracks and other sporting activities, shall not be permitted.

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

22 d. Planning Areas C-6, G-8, H-8 and L-1.

23 (1) The uses permitted in Planning Areas C-6, G-8, H-8 and L-1 of Specific Plan No.
24 303 shall be the same as those uses permitted in Article VII, Section 7.1 of Ordinance
25 No. 348, except that the uses permitted pursuant to Section 7.1.a.(3), (4) and (10);
26 Section 7.1.b(9); and Section 7.1.c(1) shall not be permitted.

27 In addition, the permitted uses identified under Section 7.1.b. shall include two
28 family dwellings developed pursuant to Subsections AA. through DD. of this

1 section; lakes, including those used for aesthetics, detention, recreation, water
2 skiing, and non-potable irrigation water and noncommercial fishing; water wells and
3 appurtenant facilities; and when the gross area of a lot is twenty (20) acres or greater,
4 the uses identified under Article XIII, Section 13.1.a. and b. of Ordinance No. 348
5 shall also be included, except that the uses permitted pursuant to Section 13.1.a.(15)
6 shall not be permitted.

7 (2) The development standards for Planning Areas C-6, G-8, H-8 and L-1 of Specific
8 Plan No. 303 shall be the same as those standards identified in Article VII, Sections
9 7.2 through 7.11 except that the development standards set forth in Sections 7.3,
10 7.4, 7.5, 7.6, and 7.10 shall be deleted and replaced by the following:

- 11 A. Lot area shall be not less than four thousand (4,000) square feet, unless
12 cluster development subject to the development standards set forth in
13 subsections AA. through DD. of this section is utilized. The minimum lot
14 area shall be determined by excluding that portion of a lot that is used solely
15 for access to the portion of a lot used as building site.
- 16 B. The front yard shall be not less than 16 feet, measured from the existing
17 street line or from any future street line as shown on any Specific Plan of
18 Highways, whichever is nearer the proposed structure.
- 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 one hundred
21 feet (100') unless cluster development subject to the development standards
22 set forth in subsections AA. through DD. of this section is utilized. "Flag"
23 lots shall not be permitted.
- 24 D. The minimum frontage of a lot shall be forty feet (40') except that lots
25 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty
26 feet (30') unless cluster development subject to the development standards
27 set forth in subsections AA. through DD. of this section is utilized. Lot
28

frontage along curvilinear streets may be measured at the building setback in accordance with zone development standards.

E. Side yards on interior and through lots shall be not less than ten percent (10%) of the width of the lot, but not less than three feet (3') in width in any event, and need not exceed a width of five feet (5') unless cluster development subject to the development standards set forth in subsections AA. through DD. of this section is utilized. Side yards on corner and reverse 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 unless cluster development subject to the development standards set forth in subsections AA. through DD. of this section is utilized. Where a zero lot line design is utilized, the alternate side yard shall be not less than ten feet (10') in width.

F. The rear yard shall not be less than ten feet (10') unless cluster development subject to the development standards set forth in subsection AA. through DD. of this section is utilized.

G. Every main building erected or structurally altered shall have a lot or building site of not less than one thousand one hundred (1,100) square feet for each dwelling unit in such main building unless cluster development subject to the development standards set forth in subsections AA. through DD. of this section is utilized.

In addition, when a cluster development design is utilized, the following development standards shall be applicable:

AA. The minimum overall area for each individual unit within a two-family dwelling exclusive of the area set aside for street rights of way shall be two thousand (2,000) square feet.

1 BB. The minimum lot area for two-family lots used as a residential building site
2 shall be two thousand (2,000) square feet. The minimum lot area shall be
3 determined by excluding that portion of a lot that is used solely for access
4 to the portion of a lot used as a building site. For each two family dwelling,
5 common open space shall be provided equal to the difference between the
6 lot area for such two family dwelling and eight thousand (8,000) square feet.

7 CC. Side yards on interior and through lots shall be not less than three feet (3')
8 for one-story buildings; not less than ten feet (10') for two-story buildings;
9 and not less than fifteen feet (15') for three-story buildings. Side yards on
10 corner and reversed corner lots shall be not less than ten feet (10') from the
11 existing street line as shown on any Specific Plan of Highways, whichever
12 is nearer the proposed structure, upon which the main building sides, except
13 that where the lot is less than fifty feet (50') wide the yard need not exceed
14 twenty percent (20%) of the lot width.

15 DD. The rear yard shall not be less than ten feet (10') for one-story buildings; not
16 less than fifteen feet (15') for two-story buildings; and not less than twenty
17 feet (20') for three-story buildings.

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

20 e. Planning Areas B-1, B-2, B-5, B-6, C-2, C-4, C-8, F-3, G-7, H-2, H-4, H-5, H-7, M-7B,
21 M-7C, M-7D, and M-7E.

22 (1) The uses permitted in Planning Areas B-1, B-2, B-5, B-6, C-2, C-4, C-8, F-3, G-7,
23 H-2, H-4, H-5, H-7, M-7B, M-7C, M-7D, and M-7E of Specific Plan No. 303 shall
24 be the same as those uses permitted in Article VII, Section 7.1 of Ordinance No.
25 348, except that the uses permitted pursuant to Section 7.1.a.(3); Section 7.1.b(9);
26 and 7.1.c(1) shall not be permitted. In addition, the permitted uses identified under
27 Section 7.1.b. shall include two family dwellings developed pursuant to Subsections
28 AA. through FF. of this section; community centers, lakes, including those used for

1 aesthetics, detention, recreation, water skiing, and non-potable irrigation water and
2 non-commercial fishing; water wells and appurtenant facilities; and when the gross
3 area of a lot is twenty (20) acres or greater, the uses identified under Article XIII,
4 Section 13.1.b. of Ordinance No. 348 shall also be included.

5 (2) The development standards for Planning Areas B-1, B-2, B-5, B-6, C-2, C-4, C-8,
6 F-3, G-7, H-2, H-4, H-5, H-7, M-7B, M-7C, M-7D, and M-7E of Specific Plan No.
7 303 shall be the same as those standards identified in Article VII, Sections 7.2
8 through 7.11, except that the development standards set forth in Sections 7.3, 7.5,
9 7.6, and 7.11 shall be deleted and replaced by the following:

- 10 A. Lot area shall be not less than five thousand (5,000) square feet, unless
11 cluster development subject to the development standards set forth in
12 subsections AA. through FF. of this section is utilized. The minimum lot
13 area shall be determined by excluding that portion of a lot that is used solely
14 for access to the portion of a lot used as building site.
- 15 B. The minimum average width of that portion of a lot to be used as a building
16 site shall be fifty feet (50'), with a minimum average depth of one hundred
17 feet (100') unless cluster development subject to the development standards
18 set forth in subsections AA. through FF. of this section is utilized. "Flag"
19 lots shall not be permitted.
- 20 C. The minimum frontage of a lot shall be fifty (50') except that lots fronting
21 on knuckles or cul-de-sacs may have a minimum frontage of thirty feet (30')
22 unless cluster development subject to the development standards set forth in
23 subsections AA. through FF. of this section is utilized. Lot frontage along
24 curvilinear streets may be measured at the building setback in accordance
25 with zone development standards.
- 26 D. Side yards on interior and through lots shall be not less than ten percent
27 (10%) of the width of the lot, but not less than three feet (3') in width in any
28 event, and need not exceed a width of five feet (5') unless cluster

development subject to the development standards set forth in subsections AA. through FF. of this section is utilized. A zero lot line design may be used, in which event the alternate side yard shall be not less than ten feet (10') in width. Side yards on corner and reverse 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, unless cluster development subject to the development standards set forth in subsections AA. through FF. of this section is utilized.

- E. The rear yard shall not be less than ten feet (10') unless cluster development subject to the development standards set forth in subsections AA. through FF. of this section is utilized.

In addition, when a cluster development design is utilized, for either single family or two family dwellings, the following development standards shall be applicable:

- AA. The minimum overall area for each single-family dwelling unit or each individual unit within a two-family dwelling, exclusive of the area set aside for street rights of way shall be four thousand (4,000) square feet.
- BB. The minimum lot area for individual single-family and two-family lots used as a residential building site shall be 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. For each dwelling unit, common open space shall be provided equal to the difference between the single-family or two-family lot area and five thousand (5,000) square feet for each single-family dwelling or ten thousand five hundred (10,500) square feet for each two-family dwelling.
- CC. 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 ninety feet (90'). "Flag" lots shall not be permitted.

1 DD. The minimum frontage of a lot shall be fifty feet (50'), except that lots
2 fronting on knuckles or culs-de-sac may have a minimum frontage of thirty
3 feet (30'). Lot frontage along curvilinear streets may be measured at the
4 building setback in accordance with zone development standards.

5 EE. Side yards for single-family dwellings on interior and through lots shall be
6 not less than ten percent (10%) of the width of the lot, but not less than three
7 feet (3') in width in any event, and need not exceed a width of five feet (5').
8 Side yards for single-family dwellings on corner and reverse corner lots
9 shall be not less than ten feet (10') from the existing street line or from any
10 future street line as shown on any Specific Plan of Highways, whichever is
11 nearer the proposed structure, upon which the main building sides. Where
12 a zero lot line design is utilized for single-family dwellings, the alternate
13 side yard shall be not less than ten feet (10') in width. Side yards for two-
14 family dwellings on interior and through lots shall be not less than five feet
15 (5') for one-story buildings; not less than ten feet (10') for two-story
16 buildings; and not less than fifteen feet (15') for three-story buildings. Side
17 yards for two-family dwellings on corner and reverse corner lots shall be
18 measured from the existing street line or from any future street line as shown
19 on any Specific Plan of Highways, whichever is nearer the proposed
20 structure, upon which the main building sides.

21 FF. The rear yard for single-family dwellings shall be not less than ten feet (10').
22 The rear yard for two-family dwellings shall be not less than ten feet (10')
23 for one-story buildings, not less than fifteen feet (15') for two-story
24 buildings; and not less than twenty feet (20') for three-story buildings.

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

1 f. Planning Areas A-5, G-1 and F-4.

- 2 (1) The uses permitted in Planning Areas A-5, G-1 and F-4 of Specific Plan No. 303
3 shall be the same as those permitted in Article IX, Section 9.1 of Ordinance No. 348,
4 except that the uses permitted pursuant to Sections 9.1.a. (29), (51) and (93),
5 b.(11)a., (12), (18), (19), and (20), d.(2), (3), (4), (5), (6), (9), (10), (11), (12) and
6 (13), shall not be permitted.

7 In addition, the permitted uses identified under Section 9.1.a. shall include public
8 parks and public playgrounds; golf courses; country clubs; animal hospitals with all
9 kennels entirely indoors; health clubs; computer sales and repair stores; parcel
10 delivery services; libraries; religious institutions; community centers; schools; and
11 water wells and appurtenant facilities.

12 In addition, when the gross area of a lot is twenty (20) acres or greater, the permitted
13 uses identified under Section 9.1.b. shall include the uses permitted under Article
14 XIII, Section 13.1.b. of Ordinance No. 348.

15 In addition, the permitted uses identified under Section 9.1.d. shall include electric
16 vehicle charging stations.

- 17 (2) The development standards for Planning Areas A-5, G-1 and F-4 of Specific Plan
18 No. 303 shall be the same as those standards identified in Article IX, Section 9.4 of
19 Ordinance No. 348.

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

22 g. Planning Areas B-3, C-1, F-2, G-5, G-10, G-11, G-13, H-9, I-4, I-5, I-6, I-7, I-8, I-9, I-10,
23 I-11, J-1, J-4, M-1A, M-1B, M-1C, M-5A, M-5B, M-6A, M-6B, and M-7A.

- 24 (1) The uses permitted in Planning Areas B-3, C-1, F-2, G-5, G-10, G-11, G-13, H-9, I-
25 4, I-5, I-6, I-7, I-8, I-9, I-10, I-11, J-1, J-4, M-1A, M-1B, M-1C, M-5A, M-5B, M-
26 6A, M-6B, and M-7A of Specific Plan No. 303 shall be the same as those uses
27 permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses
28 permitted pursuant to Section 6.1.b(5); and Section 6.1.c(1). shall not be permitted.

1 In addition, the permitted uses identified under Section 6.1.a. shall include two
2 family dwellings developed pursuant to subsection AA. through GG. of this section;
3 lakes, including those used for aesthetics, detention, recreation, water skiing, and
4 non-potable irrigation water; water wells and appurtenant facilities; and when the
5 gross acre of a lot is twenty (20) acres or greater, the uses identified under Article
6 XIII, Section 13.1.a. and b. of Ordinance No. 348 shall also be included, except that
7 the uses permitted pursuant to Section 13.1.a(15) shall not be permitted.

8 In addition the permitted uses identified under Section 6.1.b. shall include day care
9 centers; libraries; religious institutions; community centers; and schools.

10 (2) The development standards for Planning Areas B-3, C-1, F-2, G-5, G-10, G-11, G-
11 13, H-9, I-4, I-5, I-6, I-7, I-8, I-9, I-10, I-11, J-1, J-4, M-1A, M-1B, M-1C, M-5A,
12 M-5B, M-6A, M-6B, and M-7A of Specific Plan No. 303 shall be the same as those
13 standards identified in Article VI, Section 6.2, except that the development standards
14 set forth in Article VI, Section 6.2.b, c., d., e.(2), e.(3) and g shall be deleted and
15 replaced by the following:

16 A. Lot area shall be not less than six thousand (6,000) square feet, unless cluster
17 development subject to the development standards set forth in subsection
18 AA. through GG. of this section is utilized. The minimum lot area shall be
19 determined by excluding that portion of a lot that is used solely for access
20 to the portion of a lot used as building site.

21 B. The minimum average width of that portion of a lot to be used as a building
22 site shall be sixty feet (60'), with a minimum average depth of one hundred
23 feet (100') unless cluster development subject to the development standards
24 set forth in subsections AA. through GG. of this section is utilized. "Flag"
25 lots shall not be permitted.

26 C. The minimum frontage of a lot shall be sixty feet (60') except that lots
27 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-
28 five feet (35') unless cluster development subject to the development

standards set forth in subsections AA. through GG. of this section is utilized. Lot frontage along curvilinear streets may be measured at the building setback in accordance with zone development standards.

D. Side yards on interior and through lots shall be not less than ten percent (10%) of the width of the lot, but not less than three feet (3') in width in any event, and need not exceed a width of five feet (5') unless cluster development subject to the development standards set forth in subsection AA. through GG. of this section is utilized. Side yards on corner and reverse 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 unless cluster development subject to the development standards set forth in subsections AA. through GG. of this section is utilized.

E. The rear yard shall not be less than ten feet (10') unless cluster development subject to the development standards set forth in subsections AA. through GG. of this section is utilized.

In addition, when a cluster development design is utilized for single family or two family dwellings, the following development standards shall be applicable:

AA. The minimum overall area for each single-family dwelling unit or each individual unit within a two-family dwelling, exclusive of the area set aside for street rights of way shall be five thousand (5,000) square feet.

BB. The minimum lot area for individual single-family lots used as a residential building site shall be five thousand (5,000) square feet. The minimum lot area for two-family lots shall be five thousand (5,500) 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. For each dwelling unit, common open space shall be provided equal to the difference between the single-family or two-family lot area and six thousand

(6,000) square feet for each single-family dwelling or twelve thousand (12,000) square feet for each two-family dwelling.

CC. The minimum average width of that portion of a lot to be used as a building site shall be fifty-five feet (55'), with a minimum average depth of one hundred feet (100'). "Flag" lots shall not be permitted.

DD. The minimum frontage of a lot shall be fifty-five feet (55'), except that lots fronting on knuckles or cul-de-sac may have a minimum frontage of thirty feet (30'). Lot frontage along curvilinear streets may be measured at the building setback in accordance with zone development standards.

EE. Side yards on interior and through lots shall be not less than ten percent (10%) of the width of the lot, but not less than three feet (3') in width in any event, and need not exceed a width of five feet (5'). Side yards on corner and reverse corner lots shall be not less than ten (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. Where a zero lot line design is utilized the alternate side yard shall be not less than ten feet (10') in width.

FF. The rear yard for single-family dwellings shall be not less than ten feet (10'). The rear yard for two-family dwellings shall be not less than ten feet (10') for one-story buildings, not less than fifteen feet (15') for two-story buildings, and not less than twenty feet (20') for three-story buildings.

GG. In no case shall more than sixty percent (60%) of any lot be covered by buildings or structures.

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

h. Planning Area A-4

(1) The uses permitted in Planning Area A-4 of Specific Plan 303 shall be the same as those uses permitted in Article XII, Section 12.2 of Ordinance No. 348, except that

1 the uses permitted pursuant to Section 12.2.c. (3), (7), (11) and (12); Section 12.2.d.;
2 Section 12.2.e., 12.2.f. and 12.2.g. shall not be permitted. In addition, the permitted
3 uses identified under Section 12.2.b. shall include water wells and appurtenant
4 facilities, facilities related to large scale recreational uses such as golf courses and a
5 motor sports race track and facilities related thereto, including but not limited to race
6 track, private garages, clubhouse, tuning shop, observation tower, museum, vehicle
7 display areas, underground fuel storage and ancillary uses in support thereof; and
8 when the gross acre of a lot is twenty (20) acres or greater, the uses identified under
9 Article XIII, Section 13.1.a. and b. of Ordinance No. 348 shall also be included,
10 except that the uses permitted pursuant to Section 13.1.a.(15) shall not be permitted.
11 In addition, the permitted uses identified under Section 12.2.b shall include aerial
12 services including advertising, photography and tours; aerospace/aeronautical
13 museums; aircraft taxiways; catering services/flight kitchens; conference facilities;
14 golf courses and appurtenant facilities; convenience stores; dry cleaners; flight
15 schools; hospitals; hotels and motels; intermodal cargo transfer terminals; research
16 and development facilities for biomedical, chemical, electronic, mechanical and
17 other scientific purposes; paper recycling facilities; parcel delivery services; and
18 rental car agencies including the storage of rental cars.
19 In addition, the permitted uses identified under Section 12.2.c. shall include
20 cogeneration plants; structures and facilities necessary and incidental to the
21 development, generation and transmission of electric power and gas such as power
22 plants, booster or conversion plants, transmission lines, pipelines and the like; and
23 incarceration and detention facilities.

- 24 (2) The development standards for Planning Area A-4 of Specific Plan No. 303 shall be
25 the same as those standards identified in Article XII, Section 12.4 of Ordinance
26 No.348, provided however that Article XII, Section 12.4(b)(3) shall apply only to
27 setbacks calculated from public streets. Article XII, Section 12.4.a. is modified to
28 provide that the minimum lot area shall be seven thousand (7,000) square feet with

no minimum average width. There shall be no minimum setback from any private street. Article XII, Section 12.4c.(2) is modified to provide that an observation tower built within Planning Areas A-4 and built as part of a large scale recreational use shall not exceed 70 feet in height and sports lighting, consisting of exterior nighttime lighting for ballfields, racetracks and other sporting activities, shall not be permitted.

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

i. Planning Area A-6, E-2, and E-4

- (1) The uses permitted in Planning Areas A-6, E-2 and E-4 of Specific Plan No. 303 shall be the same as those uses permitted in Article IX, Section 9.1a of Ordinance No. 348, except that the uses permitted pursuant to Article IX, Sections 9.1.a. (17), (23), (25), (27), (29), (32), (42), (51), (52), (61), (65), (67), (73), (83), (93) and (96- within Airport Land Use Compatibility Zone C); permitted under Sections 9.1.b. (7), (9), (10), (11.c), (13), (14), (15), (16), (18), (19), and (20); and permitted under Sections 9.1.d. (2), (4), (5), (9), (10), (12), (13), and (16) shall not be permitted; and uses permitted pursuant to Article IX, Section 9.1.a (35) shall not be permitted in Planning Areas E-2 and E-4.

In addition, the permitted uses allowed under Section 9.1.b shall include aerial services including advertising, photography and tours; aerospace/aeronautical museums; aircraft equipment sales, service, and repair; aircraft taxiways; airports; aviation equipment assembly; body and fender shops; building materials and sales yard; building movers storage yard; catering services/flight kitchens; cold storage plant; communications and microwave installations; computer and office equipment sales, service, repair and assembly; conference facilities; contractor storage yards; country clubs; dry cleaners; emergency and urgent care medical facilities; facilities related to large scale recreational uses such as a motor sports race track and facilities related thereto, including but not limited to race track, private garages, clubhouse, tuning shop, observation tower, museum, vehicle display areas, underground fuel

1 storage and ancillary uses in support thereof; flight schools; hardware and home
2 improvement centers; health and exercise centers; heliports; intermodal cargo
3 transfer terminals; libraries –except within Airport Land Use Compatibility Zone C;
4 industrial and manufacturing uses involving food products including beverages,
5 including alcoholic beverages, canning and preserving fruits and vegetables, dairy
6 products-not including dairies, grain and bakery products, ice, meat and poultry
7 products-including meat packing but not slaughtering, sugar and confectionary
8 products, and wineries, distilleries, and breweries; textile products including cotton,
9 wool, and synthetic weaving and finishing mills, wearing apparel and accessory
10 products, knitting mills, floor covering mills, and yard and thread mills; lumber and
11 wood products including saw and planing mills, manufacture of containers and
12 creates, fabrication of wood building structures, lumber yards, manufacture of
13 furniture and fixtures including cabinets, partitions, and similar items; paper
14 products including paper and paperboard mills, manufacture of containers and
15 boxes, paper shredding, printing and publishing of newspaper, periodicals, books,
16 forms cards and similar items, binding of books and other publications; chemicals
17 and related products including manufacture of organic and inorganic compounds-
18 not including those of a hazardous nature, manufacture of drugs and
19 pharmaceuticals, soaps, cleaners, and toiletries, manufacture of agricultural
20 chemicals-not including pesticides and fertilizers, paints and varnishes; rubber and
21 plastic and synthetic products including manufacture of tires and tubes, fabrication
22 of rubber, plastics, and synthetic products; leather products including tanning and
23 finishing of leather, manufacture of handbags, luggage, footwear, and other personal
24 leather goods; stone clay, glass, and concrete products including stone cutting and
25 related activities, pottery and similar items, glass blowing, pressing and cutting,
26 glassware products, manufacture of concrete, gypsum, plaster and mineral products;
27 metal products including manufacture of cans and containers, cutlery, tableware,
28 hand tools and hardware, plumbing and heating items, wrought iron fabrication,

1 manufacture and assembly of fencing, machine, welding, and blacksmith shops,
2 metal stamps and forged metal products, fabrication of metal buildings, manufacture
3 of ordnance and firearms, not including explosives, jewelry; primary metal
4 industries including foundries, rolling and drawing metals, casting metals, blast
5 furnaces, smelting of metals; machinery including engines, turbines, and parts, farm,
6 garden construction, industrial machinery, office and computing machines,
7 manufacture and repair of refrigeration and heating equipment, equipment sales,
8 rental, and storage; electrical equipment including electrical and electronic apparatus
9 and components, appliances, lighting and wiring, radio, television and
10 communications equipment, musical and recording equipment, musical and
11 recording equipment; transportation and related industries including vehicles,
12 aircraft, boats and parts manufacture, railroad equipment, motorcycles, bicycles, and
13 parts, travel trailers and recreational vehicles manufacture, draying, freighting, and
14 trucking operations, railroad yards and stations, vehicle storage and impoundment,
15 trailer and boat storage; engineering of scientific instruments including manufacture
16 and repair of measuring devices, watches, clocks and related items; manufacture and
17 repair of optical goods, medical instruments, supplies and equipment, engineering,
18 survey and drafting instruments and photography equipment; manufacture,
19 assembly, testing and repair of components, devices, equipment and systems of an
20 electrical, electronic, or electro-mechanical nature; manufacture of wearing apparel
21 and accessories; mini warehouses; nurseries and garden supply; outdoor film studio;
22 paper recycling facilities; parcel delivery services; parking lots and parking
23 structures; public parks and public playgrounds; public utility substations and
24 storage yards; recycling of wood, metal and construction wastes; repair of jewelry;
25 research and development facilities for biomedical, chemical, electronic, mechanical
26 and other scientific purposes; research and development facilities for precision
27 components and products; sand blasting; trailer and truck sales and rentals; vehicle
28

1 and motorcycle repair; water wells and appurtenant facilities; and warehousing and
2 distribution.

3 In addition, the permitted uses allowed under Section 9.1.d shall include hospitals;
4 abattoirs; above ground natural gas storage less than 6,000 gallons; acid and
5 abrasives manufacturing; auto wrecking and junk yards; concrete batch plants;
6 cotton ginning; disposal service operations; electric vehicle charging stations;
7 fertilizer production, and processing organic or inorganic; gas, steam, and oil drilling
8 operations; recycling processing facilities; processing and rendering of fats and oils;
9 and sewerage treatment plants.

10 (2) The development standards for Planning Areas A-6, E-2, and E-4 of Specific Plan
11 No. 303 shall be the same as those standards identified in Article XII, Section 12.4
12 of Ordinance No. 348 except those development standards set forth in Article XII,
13 a, b, c(2), and k shall be deleted and replaced by the following:

14 a. Lot Size. Minimum lot area shall be seven thousand (7,000) square feet
15 with no minimum average width.

16 b. Standard Setbacks.

17 1. Where the front, side, or rear yard adjoins a street, the minimum
18 setback shall be 25 feet from any public street.

19 2. No minimum setback is required from any private street.

20 3. Front Yard: No minimum.

21 4. Rear Yard: No minimum.

22 5. Side Yard: No minimum.

23 c. Height Requirements. Buildings shall not exceed 50 feet unless a height up
24 to 75 feet is approved pursuant to Article XVIII, Section 18.34. An
25 observation tower built as part of large scale recreational use shall not
26 exceed 70 feet in height.

27 d. Lighting. All lighting fixtures, including spot lights, electrical reflectors and
28 other means of illumination for signs, structures, landscaping, parking,

1 loading, unloading and similar areas, shall be focused, directed, and
2 arranged to prevent glare or direct illumination on streets or adjoining
3 property. Sports lighting, consisting of exterior nighttime lighting for
4 ballfields, racetracks, and other sporting activities, shall not be permitted.

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

7 j. Planning Area E-2A and E-2B

- 8 (1) The uses permitted in Planning Areas E-2A and E-2B of Specific Plan No. 303 shall
9 be the same as those uses permitted in Article IX, Section 9.1.a of Ordinance No.
10 348, except that the uses permitted pursuant to Article IX, Sections 9.1.a. (17), (23),
11 (25), (27), (29), (32), (35), (42), (51), (52), (61), (65), (67), (72), (73), (83), (93) and
12 (96); Sections 9.1.B. (7), (9), (10), (11.a.) (11.b), (11.c), (13), (14), (15), (16), (18),
13 (19), and (20); Sections 9.1.D. (2), (4), (5), (9), (10), (11), (12), (13), and (16); and
14 Sections 9.1.f.1.e. shall not be permitted.

15 In addition, the permitted uses allowed under Section 9.1.b. shall include aerial
16 services including advertising, photography and tours; aerospace/aeronautical
17 museums; aircraft equipment sales, service, and repair; aircraft taxiways; airports;
18 aviation equipment assembly; building materials and sales yard; building movers
19 storage yard; catering services/flight kitchens; cold storage plant; communications
20 and microwave installations; computer and office equipment sales, service, repair
21 and assembly; contractor storage yards; country clubs; dry cleaners; emergency and
22 urgent care medical facilities; facilities related to large scale recreational uses such
23 as a motor sports race track and facilities related thereto, including but not limited
24 to a race track, racetrack recreational units, private garages, clubhouse, tuning shop,
25 observation tower, museum, vehicle display areas; flight schools; hardware and
26 home improvement centers; health and exercise centers; intermodal cargo transfer
27 terminals; industrial and manufacturing uses involving food products including
28 beverages, including alcoholic beverages, canning and preserving fruits and

1 vegetables, dairy products-not including dairies, grain and bakery products, ice,
2 meat and poultry products-including meat packing but not slaughtering, and sugar
3 and confectionary products; textile products including cotton, wool, and synthetic
4 weaving and finishing mills, wearing apparel and accessory products, knitting mills,
5 floor covering mills, and yard and thread mills; lumber and wood products including
6 saw and planing mills, manufacture of containers and crates, fabrication of wood
7 building structures, lumber yards, manufacture of furniture and fixtures including
8 cabinets, partitions, and similar items; paper products including paper and
9 paperboard mills, manufacture of containers and boxes, paper shredding, printing
10 and publishing of newspaper, periodicals, books, forms cards and similar items,
11 binding of books and other publications; chemicals and related products including
12 manufacture of organic and inorganic compounds-not including those of a hazardous
13 nature, manufacture of drugs and pharmaceuticals, soaps, cleaners, and toiletries,
14 manufacture of agricultural chemicals-not including pesticides and fertilizers, paints
15 and varnishes; rubber and plastic and synthetic products including manufacture of
16 tires and tubes, fabrication of rubber, plastics, and synthetic products; leather
17 products including tanning and finishing of leather, manufacture of handbags,
18 luggage, footwear, and other personal leather goods; stone clay, glass, and concrete
19 products including stone cutting and related activities, pottery and similar items,
20 glass blowing, pressing and cutting, glassware products, manufacture of concrete,
21 gypsum, plaster and mineral products; metal products including manufacture of cans
22 and containers, cutlery, tableware, hand tools and hardware, plumbing and heating
23 items, wrought iron fabrication, manufacture and assembly of fencing, machine,
24 welding, and blacksmith shops, metal stamps and forged metal products, fabrication
25 of metal buildings, manufacture of ordnance and firearms-not including explosives,
26 jewelry; primary metal industries including foundries, rolling and drawing metals,
27 casting metals, blast furnaces, smelting of metals; machinery including engines,
28 turbines, and parts, farm, garden construction, industrial machinery, office and

1 computing machines, manufacture and repair of refrigeration and heating
2 equipment, equipment sales, rental, and storage; electrical equipment including
3 electrical and electronic apparatus and components, appliances, lighting and wiring,
4 radio, television and communications equipment, musical and recording equipment,
5 musical and recording equipment; transportation and related industries including
6 vehicles, aircraft, boats and parts manufacture, railroad equipment, motorcycles,
7 bicycles, and parts, travel trailers and recreational vehicles manufacture, draying,
8 freighting, and trucking operations, railroad yards and stations, vehicle storage and
9 impoundment, trailer and boat storage; engineering of scientific instruments
10 including manufacture and repair of measuring devices, watches, clocks and related
11 items; manufacture and repair of optical goods, medical instruments, supplies and
12 equipment, engineering, survey and drafting instruments and photography
13 equipment; manufacture, assembly, testing and repair of components, devices,
14 equipment and systems of an electrical, electronic, or electro-mechanical nature;
15 manufacture of wearing apparel and accessories; mini warehouses; outdoor film
16 studio; paper recycling facilities; parcel delivery services; parking lots and parking
17 structures; public parks and public playgrounds; public utility substations and
18 storage yards; recycling of wood, metal and construction wastes; repair of jewelry;
19 research and development facilities for biomedical, chemical, electronic, mechanical
20 and other scientific purposes; research and development facilities for precision
21 components and products; sand blasting; vehicle and motorcycle repair; water wells
22 and appurtenant facilities; and warehousing and distribution.

- 23 (2) The development standards for all uses in Planning Areas E-2A and E-2B of Specific
24 Plan No. 303 except racetrack recreational units shall be the same as those standards
25 identified in Article XII, Section 12.4 of Ordinance No. 348, except those
26 development standards set forth in a., b., c.2., c.3., and k. shall be deleted and
27 replaced by the following:
28

- a. Lot Size. Minimum lot area shall be seven thousand (7,000) square feet with no minimum average width.
 - b. Standard Setbacks.
 1. Where the front, side, or rear yard adjoins a public street, the minimum setback shall be 25 feet from the property line.
 2. No minimum setback is required from any private street.
 3. Front Yard: No minimum.
 4. Rear Yard: No minimum.
 5. Side Yard: No minimum.
 - c. Height Requirements. Buildings shall not exceed 50 feet unless a height up to 75 feet is approved pursuant to Ordinance No. 348 Article XVIII, Section 18.34. An observation tower built as part of a large scale recreational use shall not exceed 70 feet in height. All other proposed structures over 70 feet tall must undergo appropriate airspace review. Buildings shall not exceed three (3) aboveground habitable floors.
 - d. Lighting. 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 streets or adjoining property. Sports lighting, consisting of exterior nighttime lighting for ballfields, racetracks, and other sporting activities, shall not be permitted.
- (3) The development standards in Planning Areas E-2A and E-2B of Specific Plan No. 303 for racetrack recreational units shall be the same as those standards identified in Article XII, Section 12.4 of Ordinance No. 348, except those development standards set forth in a, b, c.2., c.3., and k shall be deleted and replaced by the following:
- a. Lot Size. Minimum lot area shall be seven thousand (7,000) square feet.
 - b. Standard Setbacks.
 1. No minimum setback is required from any private street.

2. Front yard setback shall be a minimum of thirty feet (30').

3. Rear Yard: no minimum.

4. Side yard setback shall be a minimum of five feet (5').

c. Height Requirements. Buildings shall not exceed 50 feet unless a height up to 75 feet is approved pursuant to Ordinance No. 348 Article XVIII, Section 18.34. An observation tower built as part of large scale recreational use shall not exceed 70 feet in height. All proposed structures over 70 feet tall must undergo appropriate airspace review. Buildings shall not exceed three (3) aboveground habitable floors.

d. Lighting. 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 streets or adjoining property. Sports lighting, consisting of exterior nighttime lighting for ballfields, racetracks, and other sporting activities, shall not be permitted.

In addition, the following development standards shall also apply:

e. Structures shall provide vehicle storage area on the ground floor of structure.

f. Vehicular and pedestrian access shall be from common access areas or corridors.

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

k. Planning Area E-6

(1) The uses permitted in Planning Area E-6 of Specific Plan No. 303 shall be the same as those uses permitted in Article IX, Section 9.1 of Ordinance No. 348, except that the uses permitted pursuant to Article IX, Sections 9.1.a. (17), (23), (25), (27), (29), (32), (42), (51), (52), (61), (65), (67), (73), (83), and (93); allowed under Sections 9.1.b. (7), (9), (10), (11.c), (13), (14), (15), (16), (18), (19), and (20); and allowed

1 under Sections 9.1.d. (2), (4), (5), (9), (10), (12), (13), and (16) shall not be
2 permitted.

3 In addition, the uses identified under Section 9.1.b as allowable with a plot plan shall
4 include aerial services including advertising, photography and tours;
5 aerospace/aeronautical museums; aircraft equipment sales, service, and repair;
6 aircraft taxiways; airports; aviation equipment assembly; body and fender shops;
7 building materials and sales yard; building movers storage yard; catering
8 services/flight kitchens; cold storage plant; communications and microwave
9 installations; computer and office equipment sales, service, repair and assembly;
10 conference facilities; contractor storage yards; country clubs; dry cleaners;
11 emergency and urgent care medical facilities; facilities related to large scale
12 recreational uses such as a motor sports race track and facilities related thereto,
13 including but not limited to race track, private garages, single family residential
14 including duplex units defined as a structure with two dwelling units placed beside
15 one another sharing a common wall, clubhouse, tuning shop, observation tower,
16 museum, vehicle display areas, underground fuel storage and ancillary uses in
17 support thereof; flight schools; health and exercise centers; intermodal cargo transfer
18 terminals; libraries; industrial and manufacturing uses involving food products
19 including beverages- including alcoholic beverages, canning and preserving of fruits
20 and vegetables, dairy products-not including dairies, grain and bakery products,
21 ice, meat and poultry products-including meat packing but not slaughtering, sugar
22 and confectionary products, and wineries, distilleries, and breweries; textile products
23 including cotton, wool, and synthetic weaving and finishing mills, wearing apparel
24 and accessory products, knitting mills, floor covering mills, and yard and thread
25 mills; lumber and wood products including saw and planning mills, manufacture of
26 containers and creates, fabrication of wood building structures, lumber yards,
27 manufacture of furniture and fixtures including cabinets, partitions, and similar
28 items; paper products including paper and paperboard mills, manufacture of

containers and boxes, paper shredding, printing and publishing of newspaper, periodicals, books, forms cards and similar items, binding of books and other publications; chemicals and related products including manufacture of organic and inorganic compounds-not including those of a hazardous nature, manufacture of drugs and pharmaceuticals, soaps, cleaners, and toiletries, manufacture of agricultural chemicals-not including pesticides and fertilizers, paints and varnishes; rubber and plastic and synthetic products including manufacture of tires and tubes, fabrication of rubber, plastics, and synthetic products; leather products including tanning and finishing of leather, manufacture of handbags, luggage, footwear, and other personal leather goods; stone clay, glass, and concrete products including stone cutting and related activities, pottery and similar items, glass blowing, pressing and cutting, glassware products, manufacture of concrete, gypsum, plaster and mineral products; metal products including manufacture of cans and containers, cutlery, tableware, hand tools and hardware, plumbing and heating items, wrought iron fabrication, manufacture and assembly of fencing, machine, welding, and blacksmith shops, metal stamps and forged metal products, fabrication of metal buildings, manufacture of ordnance and firearms, not including explosives, jewelry; primary metal industries including foundries, rolling and drawing metals, casting metals, blast furnaces, smelting of metals; machinery including engines, turbines, and parts, farm, garden construction, industrial machinery, office and computing machines, manufacture and repair of refrigeration and heating equipment, equipment sales, rental, and storage; electrical equipment including electrical and electronic apparatus and components, appliances, lighting and wiring, radio, television and communications equipment, musical and recording equipment, musical and recording equipment; transportation and related industries including vehicles, aircraft, boats and parts manufacture, railroad equipment, motorcycles, bicycles, and parts, travel trailers and recreational vehicles manufacture, draying, freighting, and trucking operations, railroad yards and stations, vehicle storage and

1 impoundment, trailer and boat storage; engineering of scientific instruments
2 including manufacture of wearing apparel and accessories; manufacture and repair
3 of measuring devices, watches, clocks and related items; manufacture and repair of
4 optical goods, medical instruments, supplies and equipment, engineering, survey
5 and drafting instruments and photography equipment; manufacture, assembly,
6 testing and repair of components, devices, equipment and systems of an electrical,
7 electronic, or electro-mechanical nature; mini warehouses; nurseries and garden
8 supply; outdoor film studio; paper recycling facilities; parcel delivery services;
9 parking lots and parking structures; public parks and public playgrounds; public
10 utility substations and storage yards; recycling of wood, metal and construction
11 wastes; repair of jewelry; research and development facilities for biomedical,
12 chemical, electronic, mechanical and other scientific purposes; research and
13 development facilities for precision components and products; sand blasting; trailer
14 and truck sales and rentals; vehicle and motorcycle repair; water wells and
15 appurtenant facilities; and warehousing and distribution.

16 In addition, the uses conditionally permitted identified under Section 9.1.d shall
17 include hospitals, abattoirs; above ground natural gas storage less than 6,000
18 gallons; concrete batch plants; cotton ginning, disposal service operations; electric
19 vehicle charging stations; fertilizer production, and processing organic and
20 inorganic; gas, steam and oil drilling operations; processing and rendering of fats
21 and oils; recycling processing facilities; and sewerage treatment plants.

22 (2) The development standards for Planning Area E-6 of Specific Plan No. 303 shall be
23 the same as those standards identified in Article XII, Section 12.4 except those
24 development standards set forth in Article XII, a, b, c(2), and k shall be deleted and
25 replaced by the following:

26 a. If residential uses are located contiguous to nonresidential uses, then the
27 following standards shall apply:
28

1. Lot Size. Minimum lot area shall be seven thousand (7,000) square feet with no minimum average width.

b. Standard Setbacks.

1. Where the front, side, or rear yard adjoins a street, the minimum setback shall be 25 feet from any public street.

2. No minimum setback is required from any private street.

3. Front Yard: No minimum.

4. Rear Yard: No minimum.

5. Side Yard: No minimum.

c. Building Height. Buildings shall not exceed 50 feet unless a height up to 75 feet is approved pursuant to Article XVIII, Section 18.34. An observation tower built within as part of large scale recreational use shall not exceed 70 feet in height.

d. Lighting. 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 streets or adjoining property. Sports lighting, consisting of exterior nighttime lighting for ballfields, racetracks, and other sporting activities, shall not be permitted.

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

l. Planning Areas E-5, E-7 and E-8

(1) The uses permitted in Planning Areas E-5, E-7 and E-8 of Specific Plan No. 303 shall be the same as those uses permitted in Article IX, Section 9.1 of Ordinance No. 348, except that the uses permitted pursuant except that the uses permitted pursuant to Article IX, Sections 9.1.a. (17), (23), (25), (27), (29), (32), (35), (42), (51), (52), (61), (65), (67), (73), (83), (93), and (96); Sections 9.1.b. (7), (9), (10), (11.a.), (11.b),

1 (11.c), (13), (14), (15), (16), (18), (19), and (20); and Sections 9.1.d. (2), (4), (5),
2 (9), (10), (12), (13), and (16) shall not be permitted.

3 In addition, the uses identified under Section 9.1.b as allowable with a plot plan shall
4 include aerial services including advertising, photography and tours;
5 aerospace/aeronautical museums; aircraft equipment sales, service, and repair;
6 aircraft taxiways; airports; aviation equipment assembly; body and fender shops;
7 building materials and sales yard; building movers storage yard; catering
8 services/flight kitchens; cold storage plant; communications and microwave
9 installations; computer and office equipment sales, service, repair and assembly;
10 conference facilities; contractor storage yards; country clubs; dry cleaners;
11 emergency and urgent care medical facilities; facilities related to large scale
12 recreational uses such as a motor sports race track and facilities related thereto,
13 including but not limited to race track, private garages, single family residential
14 including duplex units defined as a structure with two dwelling units placed beside
15 one another sharing a common wall, clubhouse, tuning shop, observation tower,
16 museum, vehicle display areas, underground fuel storage and ancillary uses in
17 support thereof; flight schools; hardware and home improvement centers; health and
18 exercise centers; heliports; intermodal cargo transfer terminals; libraries; industrial
19 and manufacturing uses involving food products including beverages, including
20 alcoholic beverages, canning and preserving fruits and vegetables, dairy products-
21 not including dairies, grain and bakery products, ice, meat and poultry products-
22 including meat packing but not slaughtering, sugar and confectionary products, and
23 wineries, distilleries, and breweries; textile products including cotton, wool, and
24 synthetic weaving and finishing mills, wearing apparel and accessory products,
25 knitting mills, floor covering mills, and yard and thread mills; lumber and wood
26 products including saw and planning mills, manufacture of containers and creates,
27 fabrication of wood building structures, lumber yards, manufacture of furniture and
28 fixtures including cabinets, partitions, and similar items; paper products including

1 paper and paperboard mills, manufacture of containers and boxes, paper shredding,
2 printing and publishing of newspaper, periodicals, books, forms cards and similar
3 items, binding of books and other publications; chemicals and related products
4 including manufacture of organic and inorganic compounds-not including those of
5 a hazardous nature, manufacture of drugs and pharmaceuticals, soaps, cleaners, and
6 toiletries, manufacture of agricultural chemicals-not including pesticides and
7 fertilizers, paints and varnishes; rubber and plastic and synthetic products including
8 manufacture of tires and tubes, fabrication of rubber, plastics, and synthetic
9 products; leather products including tanning and finishing of leather, manufacture
10 of handbags, luggage, footwear, and other personal leather goods; stone clay, glass,
11 and concrete products including stone cutting and related activities, pottery and
12 similar items, glass blowing, pressing and cutting, glassware products, manufacture
13 of concrete, gypsum, plaster and mineral products; metal products including
14 manufacture of cans and containers, cutlery, tableware, hand tools and hardware,
15 plumbing and heating items, wrought iron fabrication, manufacture and assembly of
16 fencing, machine, welding, and blacksmith shops, metal stamps and forged metal
17 products, fabrication of metal buildings, manufacture of ordnance and firearms, not
18 including explosives, jewelry; primary metal industries including foundries, rolling
19 and drawing metals, casting metals, blast furnaces, smelting of metals; machinery
20 including engines, turbines, and parts, farm, garden construction, industrial
21 machinery, office and computing machines, manufacture and repair of refrigeration
22 and heating equipment, equipment sales, rental, and storage; electrical equipment
23 including electrical and electronic apparatus and components, appliances, lighting
24 and wiring, radio, television and communications equipment, musical and recording
25 equipment, musical and recording equipment; transportation and related industries
26 including vehicles, aircraft, boats and parts manufacture, railroad equipment,
27 motorcycles, bicycles, and parts, travel trailers and recreational vehicles
28 manufacture, draying, freighting, and trucking operations, railroad yards and

1 stations, vehicle storage and impoundment, trailer and boat storage; engineering of
2 scientific instruments including manufacture and repair of measuring devices,
3 watches, clocks and related items; manufacture and repair of optical goods, medical
4 instruments, supplies and equipment, engineering, survey and drafting instruments
5 and photography equipment; manufacture, assembly, testing and repair of
6 components, devices, equipment and systems of an electrical, electronic, or electro-
7 mechanical nature; manufacture of wearing apparel and accessories; mini
8 warehouses; nurseries and garden supply; outdoor film studio; paper recycling
9 facilities; parcel delivery services; parking lots and parking structures; public parks
10 and public playgrounds; public utility substations and storage yards; recycling of
11 wood, metal and construction wastes;; repair of jewelry; research and development
12 facilities for biomedical, chemical, electronic, mechanical and other scientific
13 purposes; research and development facilities for precision components and
14 products; sand blasting; trailer and truck sales and rentals; vehicle and motorcycle
15 repair; water wells and appurtenant facilities; and warehousing and distribution.

16 In addition, the uses conditionally permitted identified under Section 9.1.d shall
17 include hospitals, abattoirs; above ground natural gas storage less than 6,000
18 gallons; concrete batch plants; cotton ginning, disposal service operations; electric
19 vehicle charging stations; fertilizer production, and processing organic and
20 inorganic; gas, steam and oil drilling operations; processing and rendering of fats
21 and oils; recycling processing facilities; and sewerage treatment plants.

22 (2) The development standards for Planning Areas E-5, E-7 and E-8 of Specific Plan
23 No. 303 shall be the same as those standards identified in Article XII, Section 12.4,
24 except those development standards set forth in Article XII, a, b, c(2) and k shall be
25 deleted and replaced by the following:

26 a. If residential uses are located contiguous to nonresidential uses, then the
27 following standards shall apply:
28

1. Lot Size. Minimum lot area shall be seven thousand (7,000) square feet with no minimum average width.

b. Standard Setbacks.

1. Where the front, side, or rear yard adjoins a street, the minimum setback shall be 25 feet from any public street.

2. No minimum setback is required from any private street.

3. Front Yard: No minimum.

4. Rear Yard: No minimum.

5. Side Yard: No minimum.

c. Building Height. Buildings shall not exceed 50 feet unless a height up to 75 feet is approved pursuant to Article XVIII, Section 18.34. An observation tower built within as part of large scale recreational use shall not exceed 70 feet in height.

d. Lighting. 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 streets or adjoining property. Sports lighting, consisting of exterior nighttime lighting for ballfields, racetracks, and other sporting activities, shall not be permitted.

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

m. Planning Area M-4.

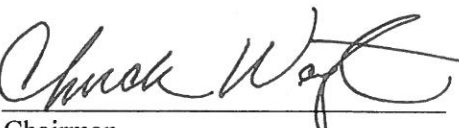
(1) The uses permitted in Planning Area M-4 of Specific Plan No. 303 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348. In addition, the permitted uses identified under Section 6.1.a. shall include government offices, courthouses, police stations, fire stations, libraries, museums, and public schools.

1 (2) The development standards for Planning Area M-4 of Specific Plan No. 303 shall
2 be the same as those standards identified in Article VI, Section 6.2 of Ordinance No.
3 348.

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

6 Section 3. This ordinance shall take effect 30 days after its adoption.

7
8 BOARD OF SUPERVISORS OF THE COUNTY
OF RIVERSIDE, STATE OF CALIFORNIA

9
10 By: 
11 Chairman

12 ATTEST:

13 KECIA HARPER-IHEM
14 Clerk of the Board

15 By: 
16 Deputy

17
18
19 APPROVED AS TO FORM:
20 October 29, 2018

21
22 By: 
23 MELISSA R. CUSHMAN
24 Deputy County Counsel
25
26
27
28

1
2
3
4
5
6
7
8
9
10
11 STATE OF CALIFORNIA)
12 COUNTY OF RIVERSIDE) ss

13
14 I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county
15 held on November 6, 2018, the foregoing ordinance consisting of 3 Sections was adopted
by the following vote:

16 AYES: Jeffries, Tavaglione, Washington, Ashley and Perez

17 NAYS: None

18 ABSENT: None
19
20

21 DATE: November 6, 2018

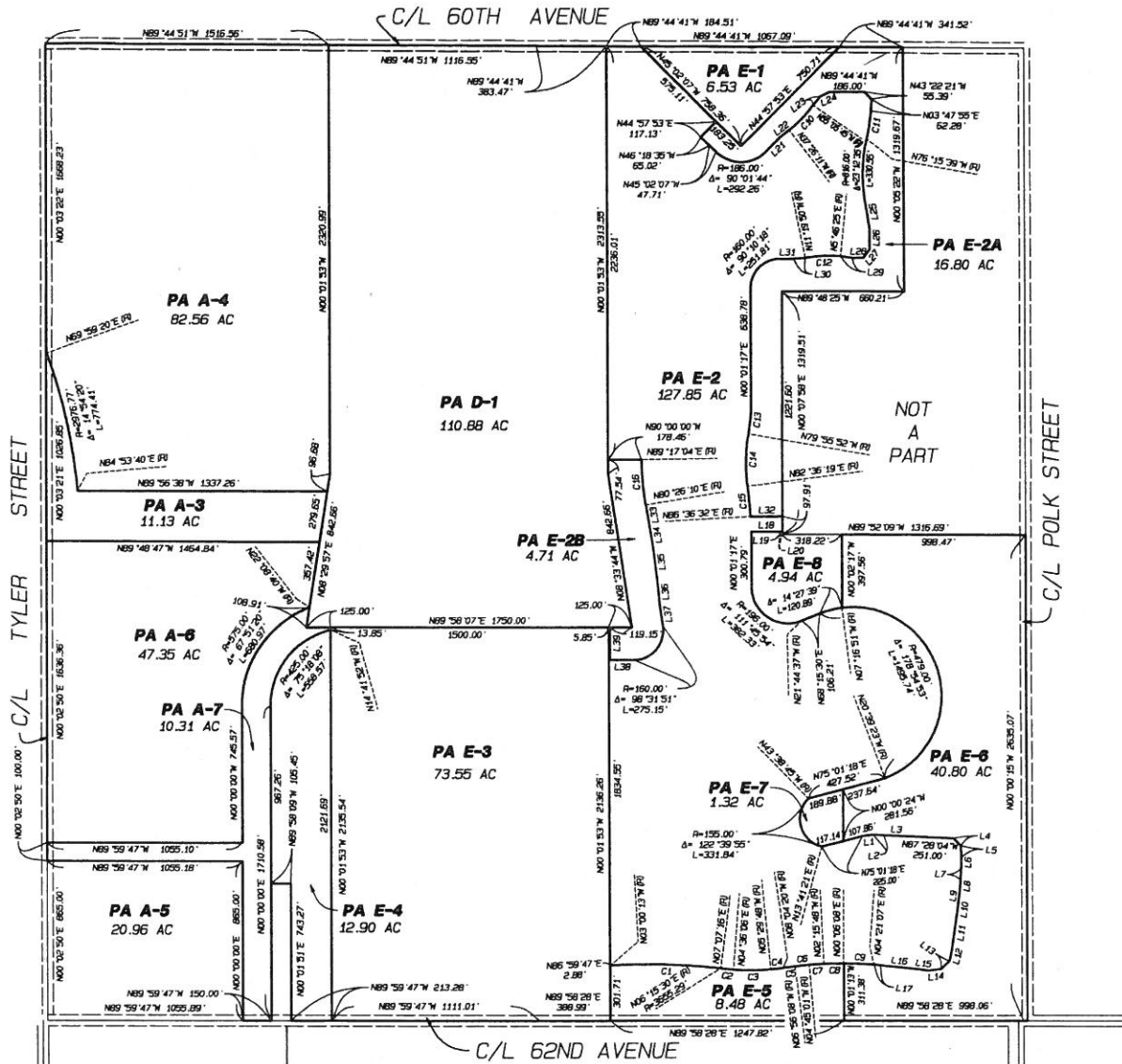
KECIA HARPER-IHEM
Clerk of the Board

22 BY: *Yervain Wilk*
23 Deputy

24 SEAL
25
26
27
28

Item 19.3

SEC. 33, T.6S., R.8E., S.B.B. & M.
SEC. 9, T.7S., R.8E., S.B.B. & M.



CURVE	RADIUS	DELTA	LENGTH
C1	3655.29	9°15'43"	590.88
C2	1201.61	3°05'52"	65.32
C3	1136.27	10°05'54"	200.27
C4	1244.00	3°10'50"	65.44
C5	2495.91	1°30'12"	65.59
C6	1978.09	2°11'00"	75.38
C7	1569.74	2°55'02"	75.32
C8	2945.22	2°40'58"	105.17
C9	2206.42	4°14'59"	163.66
C10	806.00	17°39'34"	186.78
C11	864.00	9°06'26"	153.37
C12	636.00	17°06'19"	189.88
C13	864.00	10°12'51"	151.51
C14	936.00	17°27'49"	265.29
C15	2364.00	4°00'13"	155.19
C16	1614.00	8°50'54"	249.25

LINE	BEARING	DISTANCE
L1	N85°57'30"E	57.85
L2	N87°28'04"W	62.00
L3	N87°28'04"W	127.00
L4	N43°20'08"W	54.71
L5	N03°10'55"W	62.00
L6	N04°48'08"E	61.99
L7	N03°11'44"E	62.00
L8	N05°04'47"E	62.00
L9	N06°57'30"E	62.00
L10	N07°36'08"E	62.00
L11	N07°36'08"E	189.00
L12	N13°10'29"E	62.85
L13	N45°34'03"E	63.12
L14	N83°55'38"E	70.37
L15	N83°44'28"W	65.38
L16	N83°47'16"W	196.15
L17	N85°04'53"W	36.65
L18	N89°58'43"W	155.34
L19	N81°07'14"W	15.04
L20	N89°53'04"E	9.77
L21	N44°56'09"E	110.04

LINE	BEARING	DISTANCE
L22	N01°26'23"E	62.40
L23	N41°00'14"E	62.23
L24	N63°30'12"E	56.00
L25	N00°28'14"W	149.72
L26	N00°01'17"E	124.00
L27	N37°32'45"E	25.14
L28	N89°48'25"W	62.00
L29	N82°23'58"W	61.99
L30	N86°11'36"E	62.15
L31	N89°48'25"W	72.00
L32	N89°58'43"W	189.75
L33	N09°33'59"W	127.02
L34	N09°46'19"W	56.79
L35	N07°23'22"W	195.04
L36	N05°33'56"W	130.18
L37	N09°53'44"W	112.60
L38	N89°58'07"E	128.30
L39	N00°00'00"E	176.00

SP ZONE

SPECIFIC PLAN (SP303 A4)

MAP NO. 41.093

CHANGE OF OFFICIAL ZONING PLAN LOWER COACHELLA VALLEY DISTRICT

CHANGE OF ZONE CASE NO. 07952
AMENDING ORDINANCE NO. 348
ADOPTED BY ORDINANCE NO. 348.4897

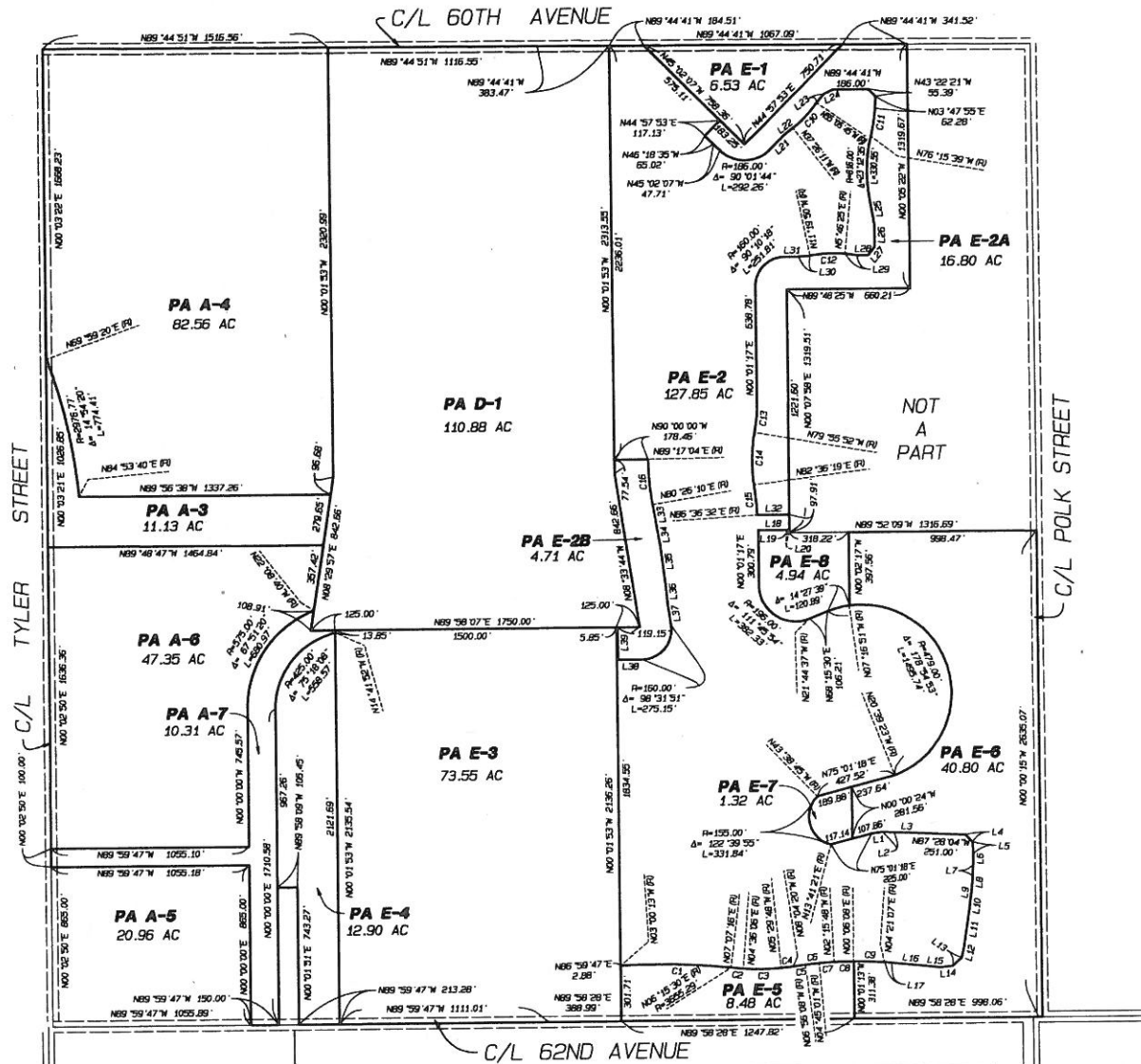
DATE

RIVERSIDE COUNTY BOARD OF SUPERVISORS

SCALE IN FEET
0 400



SEC. 33, T.6S., R.8E., S.B.B. & M.
SEC. 9, T.7S., R.8E., S.B.B. & M.



CURVE	RADIUS	DELTA	LENGTH
C1	3625.29	9°15'43"	550.88
C2	1201.51	3°06'32"	65.32
C3	1136.27	10°05'54"	200.27
C4	1244.00	3°00'50"	55.44
C5	2499.51	1°30'12"	65.55
C6	1979.09	2°11'00"	75.38
C7	1569.74	2°55'02"	79.92
C8	2046.22	2°40'58"	105.17
C9	2206.42	4°14'39"	153.66
C10	1006.00	17°39'34"	189.78
C11	984.00	9°56'26"	153.37
C12	636.00	17°06'15"	189.86
C13	864.00	10°02'51"	151.51
C14	636.00	12°27'40"	269.29
C15	2364.00	4°00'13"	155.19
C16	1614.00	8°50'54"	249.25

LINE	BEARING	DISTANCE
L1	N82°57'30"E	57.85
L2	N87°28'04"W	62.00
L3	N87°28'04"W	127.00
L4	N43°20'08"W	54.71
L5	N03°10'35"W	62.00
L6	N00°48'08"E	61.98
L7	N03°11'44"E	62.00
L8	N05°04'47"E	65.00
L9	N06°57'30"E	62.00
L10	N07°58'09"E	65.00
L11	N07°58'09"E	189.00
L12	N13°10'29"E	62.85
L13	N45°34'03"E	63.12
L14	N83°55'38"E	70.37
L15	N83°44'06"W	65.38
L16	N83°47'16"W	196.10
L17	N85°04'53"W	36.65
L18	N89°58'43"W	155.34
L19	N01°07'14"W	15.04
L20	N89°53'04"E	9.77
L21	N44°56'09"E	110.04

LINE	BEARING	DISTANCE
L22	N51°26'23"E	62.40
L23	N41°00'14"E	62.23
L24	N63°30'12"E	56.00
L25	N09°28'14"W	149.72
L26	N00°01'17"E	124.00
L27	N07°28'45"E	35.14
L28	N89°48'25"W	62.00
L29	N82°23'56"W	61.99
L30	N88°11'36"E	62.15
L31	N89°48'25"W	72.00
L32	N89°58'43"W	165.75
L33	N09°33'50"W	127.02
L34	N09°46'19"W	96.79
L35	N07°23'22"W	195.04
L36	N05°33'56"W	130.18
L37	N08°33'44"W	112.50
L38	N89°58'07"E	126.50
L39	N00°00'00"E	176.00

SP ZONE

SPECIFIC PLAN (SP303 A4)

MAP NO. 41.093

CHANGE OF OFFICIAL ZONING PLAN LOWER COACHELLA VALLEY DISTRICT

CHANGE OF ZONE CASE NO. 07952
AMENDING ORDINANCE NO. 348
ADOPTED BY ORDINANCE NO. 348.4897

DATE _____
RIVERSIDE COUNTY BOARD OF SUPERVISORS



SCALE IN FEET
0 400