

1 Highways, whichever is nearer the proposed structure.

2 D. Side yards on interior and through lots shall be not less than five feet (5').
3 However, if a zero-lot line design is utilized, the alternate side yard may not be less than
4 ten feet (10'). Side yards on corner and reversed corner lots shall be not less than ten feet
5 (10') from the existing street line or from any future street line as shown on any Specific
6 Plan of Highways, whichever is nearer the proposed structure, upon which the main
7 building sides, except that where the lot is less than fifty feet (50') wide, the yard need not
8 exceed twenty percent (20%) of the width of the lot.

9 E. The rear yard shall not be less than fifteen feet (15').

10 F. Chimneys and fireplaces may encroach two feet (2') into the required
11 setbacks. No other structural encroachments shall be permitted in the front, rear or side
12 yard except as provided for in Section 18.19 of Ordinance No. 348.

13 In addition, the following standards shall also apply:

14 AA. No lot shall have more than sixty percent (60%) of its net area covered by
15 buildings or structures.

16 BB. No garage shall be situated closer than thirty feet (30') from the face of the
17 curb, except that garages that are entered via the side and those with roll-up type garage
18 doors may be located twenty-eight feet (28') from the curb.

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

21 b. Planning Areas 2, 4, 8, 9 and 23.

22 (1) The uses permitted in Planning Areas 2, 4, 8, 9 and 23 of Specific Plan No. 152
23 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that
24 the uses permitted pursuant to Section 6.1.b.(1) and (3) shall not be permitted. In addition, the
25 permitted uses identified under Section 6.1.a. shall also include undeveloped open space.

26 (2) The development standards for Planning Areas 2, 4, 8, 9 and 23 of Specific Plan
27 No. 152 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348
28 except that the development standards set forth in Article VI, Section 6.2.b., c., d., and e.(1), (2),

1 (3), and (4) shall be deleted and replaced by the following:

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

5 B. The minimum average width of that portion of a lot to be used as a building
6 site shall be thirty-five feet (35') with a minimum average depth of eighty feet (80'). That
7 portion of a lot used for access on "flag" lots shall have a minimum width of twenty feet
8 (20').

9 C. 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 feet (30').

11 D. The front yard shall be not less than ten feet (10'), measured from the
12 existing street line or from any future street line as shown on any Specific Plan of
13 Highways, whichever is nearer the proposed structure.

14 E. Side yards on interior and through lots shall be not less than five feet (5').
15 However, if a zero-lot line design is utilized, the alternate side yard may not be less than
16 ten feet (10'). Side yards on corner and reversed corner lots shall be not less than ten feet
17 (10') from the existing street line or from any future street line as shown on any Specific
18 Plan of Highways, whichever is nearer the proposed structure, upon which the main
19 building sides, except that where the lot is less than fifty feet (50') wide, the yard need not
20 exceed twenty percent (20%) of the width of the lot.

21 F. The rear yard shall not be less than fifteen feet (15').

22 G. Chimneys and fireplaces may encroach two two feet (2') into the required
23 setbacks. No other structural encroachments shall be permitted in the front, rear or side
24 yard except as provided for in Section 18.19 of Ordinance No. 348.

25 In addition, the following standards shall also apply:

26 AA. No lot shall have more than sixty percent (60%) of its net area covered by
27 buildings or structures.

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

1 curb, except that garages that are entered via the side and those with roll-up type garage
2 doors may be located twenty-eight feet (28') from the curb.

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

5 c. Planning Area 3

6 (1) The uses permitted in Planning Area 3 of Specific Plan No. 152 shall be the same
7 as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses
8 permitted pursuant to Section 6.1.b.(1) and (3) shall not be permitted. In addition, the permitted
9 uses identified under Section 6.1.a. shall also include undeveloped open space.

10 (2) The development standards for Planning Area 3 of Specific Plan No. 152 shall be
11 the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348 except that
12 the development standards set forth in Article VI, Section 6.2.b., c., d., and e.(1), (2), (3), and (4)
13 shall be deleted and replaced by the following:

14 A. Lot area shall be not less than four thousand five hundred (4,500) square
15 feet. The minimum lot area shall be determined by excluding that portion of a lot that is
16 used solely for access to the portion of a lot used as a building site.

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

21 C. The minimum frontage of a lot shall be thirty-five feet (35'), except that lots
22 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty feet (30').

23 D. The front yard shall be not less than ten feet (10'), measured from the
24 existing street line or from any future street line as shown on any Specific Plan of
25 Highways, whichever is nearer the proposed structure.

26 E. Side yards on interior and through lots shall be not less than five feet (5').
27 However, if a zero-lot line design is utilized, the alternate side yard may not be less than
28 ten feet (10'). Side yards on corner and reversed corner lots shall be not less than ten feet

1 (10') from the existing street line or from any future street line as shown on any Specific
2 Plan of Highways, whichever is nearer the proposed structure, upon which the main
3 building sides, except that where the lot is less than fifty feet (50') wide, the yard need not
4 exceed twenty percent (20%) of the width of the lot.

5 F. The rear yard shall not be less than fifteen feet (15').

6 G. Chimneys and fireplaces may encroach two two feet (2') into the required
7 setbacks. No other structural encroachments shall be permitted in the front, rear or side
8 yard except as provided for in Section 18.19 of Ordinance No. 348.

9 In addition, the following standards shall also apply:

10 AA. No lot shall have more than sixty percent (60%) of its net area covered by
11 buildings or structures.

12 BB. No garage shall be situated closer than thirty feet (30') from the face of the
13 curb, except that garages that are entered via the side and those with roll-up type garage
14 doors may be located twenty-eight feet (28') from the curb.

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

17 d. Planning Areas 5 and 7.

18 (1) The uses permitted in Planning Areas 5 and 7 of Specific Plan No. 152 shall be the
19 same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses
20 permitted pursuant to Section 6.1.b.(1) and (3) shall not be permitted.

21 (2) The development standards for Planning Areas 5 and 7 of Specific Plan No. 152
22 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348
23 except that the development standards set forth in Article VI, Section 6.2.b., c., d., and e.(1), (2),
24 (3), and (4) shall be deleted and replaced by the following:

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

28 B. The minimum average width of that portion of a lot to be used as a building

1 site shall be thirty-five feet (35') with a minimum average depth of eighty feet (80'). That
2 portion of a lot used for access on "flag" lots shall have a minimum width of twenty feet
3 (20').

4 C. The minimum frontage of a lot shall be thirty-five feet (35'), except that lots
5 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty feet (30').

6 D. The front yard shall be not less than ten feet (10'), measured from the
7 existing street line or from any future street line as shown on any Specific Plan of
8 Highways, whichever is nearer the proposed structure.

9 E. Side yards on interior and through lots shall be not less than five feet (5').
10 However, if a zero-lot line design is utilized, the alternate side yard may not be less than
11 ten feet (10'). Side yards on corner and reversed corner lots shall be not less than ten feet
12 (10') from the existing street line or from any future street line as shown on any Specific
13 Plan of Highways, whichever is nearer the proposed structure, upon which the main
14 building sides, except that where the lot is less than fifty feet (50') wide, the yard need not
15 exceed twenty percent (20%) of the width of the lot.

16 F. The rear yard shall not be less than fifteen feet (15').

17 G. Chimneys and fireplaces may encroach two feet (2') into the required
18 setbacks. No other structural encroachments shall be permitted in the front, rear or side
19 yard except as provided for in Section 18.19 of Ordinance No. 348.

20 In addition, the following standards shall also apply:

21 AA. No lot shall have more than sixty percent (60%) of its net area covered by
22 buildings or structures.

23 BB. No garage shall be situated closer than thirty feet (30') from the face of the
24 curb, except that garages that are entered via the side and those with roll-up type garage
25 doors may be located twenty-eight feet (28') from the curb.

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

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1 e. Planning Area 6

2 (1) The uses permitted in Planning Area 6 of Specific Plan No. 152 shall be the same
3 as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses
4 permitted pursuant to Section 6.1.b.(1) and (3) shall not be permitted.

5 (2) The development standards for Planning Area 6 of Specific Plan No. 152 shall be
6 the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348 except that
7 the development standards set forth in Article VI, Section 6.2.b., c., d., and e.(1), (2), (3), and (4)
8 shall be deleted and replaced by the following:

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

12 B. The minimum average width of that portion of a lot to be used as a building
13 site shall be fifty feet (50') with a minimum average depth of ninety feet (90'). That
14 portion of a lot used for access on "flag" lots shall have a minimum width of twenty feet
15 (20').

16 C. The minimum frontage of a lot shall be thirty-five feet (35'), except that lots
17 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty feet (30').

18 D. The front yard shall be not less than ten feet (10'), measured from the
19 existing street line or from any future street line as shown on any Specific Plan of
20 Highways, whichever is nearer the proposed structure.

21 E. Side yards on interior and through lots shall be not less than five feet (5')
22 However, if a zero-lot line design is utilized, the alternate side yard may not be less than
23 ten feet (10'). Side yards on corner and reversed corner lots shall be not less than ten feet
24 (10') from the existing street line or from any future street line as shown on any Specific
25 Plan of Highways, whichever is nearer the proposed structure, upon which the main
26 building sides, except that where the lot is less than fifty feet (50') wide, the yard need not
27 exceed twenty percent (20%) of the width of the lot.

28 F. The rear yard shall be not less than fifteen feet (15').

1 G. Chimneys and fireplaces may encroach two feet (2') into the required
2 setbacks. No other structural encroachments shall be permitted in the front, rear or side
3 yard except as provided for in Section 18.19 of Ordinance No. 348.

4 In addition, the following standards shall also apply:

5 AA. No lot shall have more than sixty percent (60%) of its net area covered by
6 buildings or structures.

7 BB. No garage shall be situated closer than thirty feet (30') from the face of the
8 curb, except that garages that are entered via the side and those with roll-up type garage
9 doors may be located twenty-eight feet (28') from the curb.

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

12 f. Planning Areas 10 and 13.

13 (1) The uses permitted in Planning Areas 10 and 13 of Specific Plan No. 152 shall be
14 the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the
15 uses permitted pursuant to Section 6.1.b.(1) and (3) shall not be permitted. In addition, the
16 permitted uses identified under Section 6.1.a. shall also include undeveloped open space.

17 (2) The development standards for Planning Areas 10 and 13 of Specific Plan No. 152
18 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348
19 except that the development standards set forth in Article VI, Section 6.2.b., c., d., and e.(1), (2),
20 (3), and (4) shall be deleted and replaced by the following:

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

24 B. The minimum average width of that portion of a lot to be used as a building
25 site shall be fifty feet (50') with a minimum average depth of ninety feet (90'). That
26 portion of a lot used for access on "flag" lots shall have a minimum width of twenty feet
27 (20').

28 C. The minimum frontage of a lot shall be fifty feet (50'), except that lots

1 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five feet (35').

2 D. The front yard shall be not less than ten feet (10'), measured from the
3 existing street line or from any future street line as shown on any Specific Plan of
4 Highways, whichever is nearer the proposed structure.

5 E. Side yards on interior and through lots shall be not less than five feet (5').
6 However, if a zero-lot line design is utilized, the alternate side yard may not be less than
7 ten feet (10'). Side yards on corner and reversed corner lots shall be not less than ten feet
8 (10') from the existing street line or from any future street line as shown on any Specific
9 Plan of Highways, whichever is nearer the proposed structure, upon which the main
10 building sides, except that where the lot is less than fifty feet (50') wide, the yard need not
11 exceed twenty percent (20%) of the width of the lot.

12 F. The rear yard shall not be less than fifteen feet (15').

13 G. Chimneys and fireplaces may encroach two feet (2') into the required
14 setbacks. No other structural encroachments shall be permitted in the front, rear or side
15 yard except as provided for in Section 18.19 of Ordinance No. 348.

16 In addition, the following standards shall also apply:

17 AA. No lot shall have more than sixty percent (60%) of its net area covered by
18 buildings or structures.

19 BB. No garage shall be situated closer than thirty feet (30') from the face of the
20 curb, except that garages that are entered via the side and those with roll-up type garage
21 doors may be located twenty-eight feet (28') from the curb.

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 g. Planning Areas 11 and 12.

25 (1) The uses permitted in Planning Areas 11 and 12 of Specific Plan No. 152 shall be
26 the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the
27 uses permitted pursuant to Section 6.1.b.(1) and (3) shall not be permitted. In addition, the
28 permitted uses identified under Section 6.1.a. shall also include undeveloped open space.

1 (2) The development standards for Planning Areas 11 and 12 of Specific Plan No. 152
2 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348
3 except that the development standards set forth in Article VI, Section 6.2.b., c., d., and e.(1), (2),
4 (3), and (4) shall be deleted and replaced by the following:

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

8 B. The minimum average width of that portion of a lot to be used as a building
9 site shall be fifty feet (50') with a minimum average depth of ninety feet (90'). That
10 portion of a lot used for access on "flag" lots shall have a minimum width of twenty feet
11 (20').

12 C. The minimum frontage of a lot shall be fifty feet (50'), except that lots
13 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five feet (35').

14 D. The front yard shall be not less than ten feet (10'), measured from the
15 existing street line or from any future street line as shown on any Specific Plan of
16 Highways, whichever is nearer the proposed structure.

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

24 F. The rear yard shall not be less than fifteen feet (15').

25 G. Chimneys and fireplaces may encroach two feet (2') into the required
26 setbacks. No other structural encroachments shall be permitted in the front, rear or side
27 yard except as provided for in Section 18.19 of Ordinance No. 348.

28 In addition, the following standards shall also apply:

1 AA. No lot shall have more than sixty percent (60%) of its net area covered by
2 buildings or structures.

3 BB. No garage shall be situated closer than thirty feet (30') from the face of the
4 curb, except that garages that are entered via the side and those with roll-up type garage
5 doors may be located twenty-eight feet (28') from the curb.

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

8 h. Planning Areas 14, 15 and 18.

9 (1) The uses permitted in Planning Areas 14, 15 and 18 of Specific Plan No. 152 shall
10 be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348. In
11 addition, the permitted uses identified under Section 8.100.a. shall also include public parks and
12 undeveloped open space.

13 (2) The development standards for Planning Areas 14, 15 and 18 of Specific Plan No.
14 152 shall be the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance
15 No. 348

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

18 i. Planning Area 16.

19 (1) The uses permitted in Planning Area 16 of Specific Plan No. 152 shall be the same
20 as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses
21 permitted pursuant to Section 6.1.b.(1) shall not be permitted.

22 (2) The development standards for Planning Area 16 of Specific Plan No. 152 shall be
23 the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348 except that
24 the development standards set forth in Article VI, Section 6.2.b., c., and d. shall be deleted and
25 replaced by the following:

26 A. Lot area shall be not less than one-half (1/2) acre. The minimum lot area
27 shall be determined by excluding that portion of a lot that is used solely for access to the
28 portion of a lot use ' as a building site.

1 B. The minimum average width of that portion of a lot to be used as a building
2 site shall be seventy feet (70') with a minimum average depth of one hundred feet (100').
3 The portion of a lot used for access on "flag" lots shall have a minimum width of twenty
4 feet (20').

5 C. The minimum frontage of a lot shall be seventy feet (70'), except that lots
6 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five feet (35').
7 In addition, the following standard shall also apply:

8 AA. No lot shall have more than twenty-five percent (25%) of its net area
9 covered by buildings or structures.

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

12 j. Planning Area 17.

13 (1) The uses permitted in Planning Area 17 of Specific Plan No. 152 shall be the same
14 as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses
15 permitted pursuant to Section 6.1.b.(1) shall not be permitted.

16 (2) The development standards for Planning Area 17 of Specific Plan No. 152 shall be
17 the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348 except that
18 the development standards set forth in Article VI, Section 6.2.b., c., and d. shall be deleted and
19 replaced by the following:

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

23 B. The minimum average width of that portion of a lot to be used as a building
24 site shall be seventy feet (70') with a minimum average depth of one hundred feet (100').
25 The portion of a lot used for access on "flag" lots shall have a minimum width of twenty
26 feet (20').

27 C. The minimum frontage of a lot shall be seventy feet (70'), except that lots
28 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty feet (30').

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In addition, the following standard shall also apply:

AA. No lot shall have more than twenty-five percent (25%) of its net area 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.

k. Planning Area 19.

(1) The uses permitted in Planning Area 19 of Specific Plan No. 152 shall be the same as those uses permitted in Article XV, Section 15.1 of Ordinance No. 348, except that the uses permitted pursuant to Section 15.1.a.; b.(4); c.(3), (5), and (6); d.(1) through (21), (26) and (27); and e.(1) shall not be permitted. In addition, the permitted uses identified under Section 15.1.c. shall also include wastewater treatment facilities.

(2) The development standards for Planning Area 19 of Specific Plan No. 152 shall be the same as those standards identified in Article XV, Section 15.2 of Ordinance No. 348. In addition, the following standards shall also apply:

A. No lot shall have more than sixty percent (60%) of its net area covered by buildings or structures.

B. There are no yard requirements for buildings which do not exceed thirty-five feet (35') in height. Any portion of a building which exceeds thirty-five feet (35') in height shall be setback from the front, rear and side lot lines not less than two feet (2') for each foot by which the height exceeds thirty-five feet (35'). The front setback shall be measured from the specific plan street line. The rear setback shall be measured from the existing rear lot line or from any recorded alley or easement; if the rear lot line adjoins a street, the rear setback requirement shall be the same as required for a front setback. Each side setback shall be measured from the side lot line, or from the specific plan street line.

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

1 l. Planning Area 20.

2 (1) The uses permitted in Planning Area 20 of Specific Plan No. 152 shall be the same
3 as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348. In addition, the
4 permitted uses identified under Section 8.100.a. shall also include park and recreation centers and
5 parks.

6 (2) The development standards for Planning Area 20 of Specific Plan No. 152 shall be
7 the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No. 348.

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

10 m. Planning Area 21.

11 (1) The uses permitted in Planning Area 21 of Specific Plan No. 152 shall be the same
12 as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348. In addition, the
13 permitted uses identified under Section 8.100.a. shall also include schools.

14 (2) The development standards for Planning Area 21 of Specific Plan No. 152 shall be
15 the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No. 348

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

18 n. Planning Area 22.

19 (1) The uses permitted in Planning Area 22 of Specific Plan No. 152 shall be the same
20 as those uses permitted in Article VIII, Section 8.1 of Ordinance No. 348, except that the uses
21 permitted pursuant to Section 8.1.a.(2), (3), (4), (5), (11), (19), (20), (21), (25), (27) and (28)
22 and b.(1) shall not be permitted.

23 (2) The development standards for Planning Area 22 of Specific Plan No. 152 shall be
24 the same as those standards identified in Article VIII, Section 8.2 of Ordinance No. 348.

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

27 o. Planning Area 24.

28 (, The uses permitted in Planning Area 24 of Specific Plan No. 152 shall be the same

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as those uses permitted pursuant to Article VIIIe, Section 8.100 of Ordinance No. 348, except that the uses permitted pursuant to Section 8.100.a(1), (6) and (8); b.; and c. shall not be permitted.

(2) The development standards for Planning Area 24 of Specific Plan No. 152 shall be the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No. 348.

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

p. Planning Area 25.

(1) The uses permitted in Planning Area 25 of Specific Plan No. 152 shall be the same as those uses permitted pursuant to Article VIIIe, Section 8.100 of Ordinance No. 348, except that the uses permitted pursuant to Section 8.100.a.(1) through (8); b.; and c. shall not be permitted.

In addition, the permitted uses identified under Section 8.100.a. shall also include open space.

(2) The development standards for Planning Area 25 of Specific Plan No. 152 shall be the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No. 348.

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

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

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

ATTEST:

BY: Marion Ashley
Chairman - Marion Ashley

NANCY ROMERO
Clerk of the Board

BY: Sandra Schlemmer
Deputy

(SEAL)

APPROVED AS TO FORM
COUNTY COUNSEL
April 21, 2005

BY: Karin Watts-Bazan
Karin Watts-Bazan
Deputy County Counsel

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