

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

717 B



FROM: TLMA - Planning Department

SUBMITTAL DATE: June 7, 2002

SUBJECT: RESOLUTION NO. 2002-78, Adopting Amendment No. 3 to Specific Plan No. 176 (Wild Rose) - First Supervisorial District - Glen Ivy Area - 17.7 Acres

RECOMMENDED MOTION:

ADOPTION of Resolution No. 2002-78 Adopting Amendment No. 3 to Specific Plan No. 176.

ADOPTION of Ordinance No. 348.4040 adopting M-R-A zoning for properties within the area being deleted from Specific Plan No. 176.

BACKGROUND:

Public hearings concerning Amendment No. 3 to Specific Plan No. 176 (Wild Rose), together with the related Change of Zone No. 6589, were held by the Board of Supervisors on December 18, 2001.

EACH DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED IS CERTIFIED TO BE A FULL, TRUE AND CORRECT COPY OF THE ORIGINAL ON FILE AND OF RECORD IN MY OFFICE.

Dated: 6/25/02

NANCY ROMERO
Clerk to the Board of Supervisors
County of Riverside, California

By: [Signature], Deputy

[Signature]

Aleta J. Laurence, AICP, Planning Director

AJL:

C.E.O. RECOMMENDATION:

APPROVE

[Signature]
County Executive Officer Signature

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Buster, seconded by Supervisor Tavaglione and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Buster, Tavaglione, Venable and Wilson
Noes: None
Absent: Mullen
Date: June 25, 2002
xc: Planning, Applicant, COB, Co.Co., BPC

Nancy Romero
Clerk to the Board
[Signature]
Deputy

Prev. Agn. Ref.

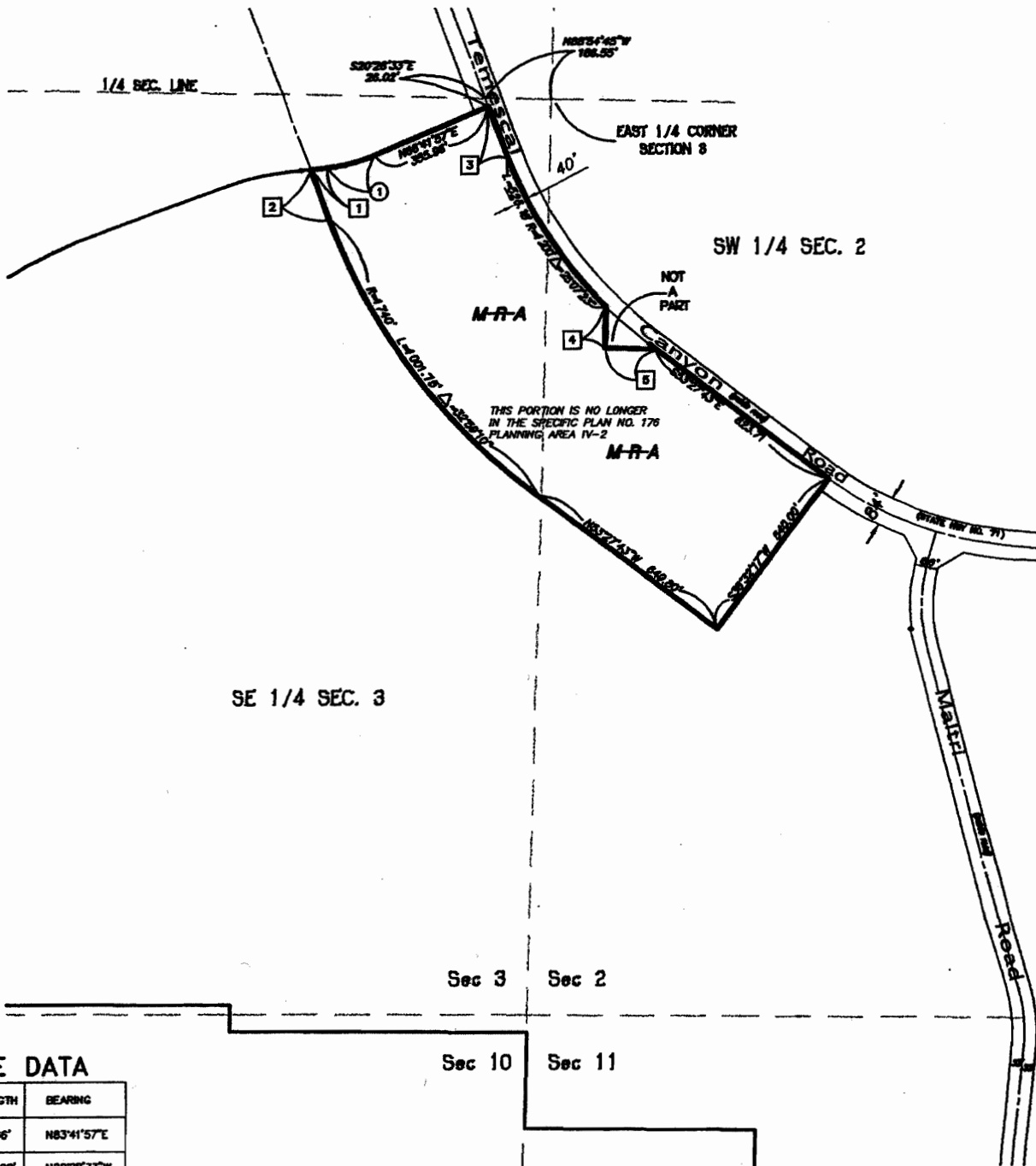
Dist.

AGENDA NO.

3.56

Department Recommendation: Consent Policy
Per Executive Office: Consent Policy

SEC. 2 & 3 (PORTION), T. 5 S., R. 6 W. S.B.B.&M.
 GLEN IVY AREA



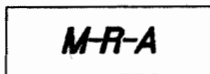
LINE DATA

□	LENGTH	BEARING
1	47.66'	N83°41'57"E
2	155.22'	N20°28'33"W
3	147.35'	S20°28'33"E
4	118.02'	N01°17'13"E
5	148.85'	S88°42'47"E

CURVE DATA

○	LENGTH	RADIUS	DELTA
①	139.45'	470'	17°00'00"

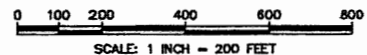
LEGEND



MINERAL RESOURCES AND RELATED MANUFACTURING



SCALE: 1"=200'



MAP NO. 2.2015
 CHANGE OF OFFICIAL ZONING PLAN
 AMENDING
 MAP NO. 2 ORDINANCE NO. 348

CHANGE OF ZONE CASE NO. CZ06589
 ADOPTED BY ORDINANCE NO. 348.4067

DATE: JUNE 18, 2002

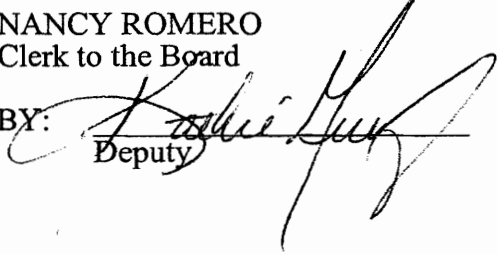
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STATE OF CALIFORNIA)
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COUNTY OF RIVERSIDE) ss.

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county held on June 25, 2002, the foregoing ordinance consisting of 2 Sections was adopted by the following vote:

AYES: Buster, Tavaglione, Venable and Wilson
NOES: None
ABSENT: Mullen

DATE: June 25, 2002

NANCY ROMERO
Clerk to the Board
BY: 
Deputy

Item 3.56

CHANGES TO ORDINANCE 348.

SECTION 17.35 SP ZONE REQUIREMENTS AND STANDARDS FOR SPECIFIC PLAN No. 165.

t. Planning Area III-1

- (1) The uses permitted in Planning Area III-1 of Specific Plan No. 176 shall be the same as those uses permitted in Article XI, Section 11.2 of Ordinance No. 348, except for the following prohibited uses:

Section 11.2 b:

- (a) Lumber and Wood Products:
- 1) Saw and planing mills.
 - 2) Manufacture of containers and crates.
 - 3) Fabricated wood buildings and structures.
 - 4) Lumber yards.
 - 5) Fabrication of manufactured housing and mobilehomes.
- (b) Paper Products:
- 1) Paper and paperboard mills.
 - 2) Manufacture of containers and boxes.
 - 3) Recycling and storage of paper within a building.
- (c) Chemicals and Related Products:
- 1) Soaps, cleaners and toiletries.
 - 2) Manufacture of agricultural chemicals, including pesticides and fertilizers.
- (d) Rubber, Plastic and Synthetic Products:
- 1) Manufacture of tires and tubes.
 - 2) Fabrication of rubber, plastic and synthetic products.

(e) Stone, Clay, Glass and Concrete Products:

- 1) Manufacture of concrete, gypsum, plaster and mineral products.

(f) Metal Products, Fabricated:

- 1) Manufacture of cans and containers.
- 2) Cutlery, tableware, hand tools, and hardware.
- 3) Metal stamps and forged metal products.
- 4) Fabrication of metal buildings.
- 5) Manufacture of ordinance and firearms, including explosives.

(g) Machinery:

- 1) Equipment sales, rental and storage.

(h) Transportation and Related Industries:

- 1) Vehicles, aircraft, boats and parts manufacture.
- 2) Motorcycles, bicycles and parts manufacture.
- 3) Travel trailers and recreational vehicles manufacture.
- 4) Drying, freighting and trucking operations.
- 5) Vehicle storage and impoundment.
- 6) Trailer and boat storage.

(i) Industrial Uses:

- 1) Cotton ginning.
- 2) Building movers yard.
- 3) Animal training.
- 4) Mini warehouses.
- 5) Communication and microwave installations.
- 6) Natural gas, above ground storage.
- 7) Contractors storage yards.

(j) **Service and Commercial Uses:**

- 1) Gasoline and diesel service stations.
- 2) Vehicle and motorcycle repair shops.
- 3) Body and fender shops, and spray painting.
- 4) Building materials sales yard.
- 5) Mobilehomes.
- 6) One-family dwellings.
- 7) Nurseries and garden supply stores.
- 8) Car and truck washes.
- 9) Feed and grain sales.
- 10) Truck and trailer sales and rental.

Section 11.2 c:

- (a) Cemeteries, crematories, and mausoleums.
- (b) Cotton ginning.
- (c) Petroleum and bulk fuel storage, above ground.
- (d) Concrete batch plants and asphalt plants.
- (e) Sand blasting.
- (f) Smelting metal and foundries.

In addition, the permitted uses identified under section 11.2.b.(2) shall include carpet retail stores, furniture retail stores and major appliance retail stores.

v. Planning Area III-3

- (1) The uses permitted in Planning Area III-3 of Specific Plan No. 176 shall be the same as those uses permitted in Article XIa, Section 11.26 of Ordinance No. 348, except for the following prohibited uses:

Section 11.2 b:

(a) Lumber and Wood Products:

- 1) Saw and planing mills.
- 2) Manufacture of containers and crates.
- 3) Fabricated wood buildings and structures.
- 4) Lumber yards.
- 5) Fabrication of manufactured housing and mobilehomes.

(b) Paper Products:

- 1) Paper and paperboard mills.
- 2) Manufacture of containers and boxes.
- 3) Recycling and storage of paper within a building.

(c) Chemicals and Related Products:

- 1) Soaps, cleaners and toiletries.
- 2) Manufacture of agricultural chemicals, including pesticides and fertilizers.

(d) Rubber, Plastic and Synthetic Products:

- 1) Manufacture of tires and tubes.
- 2) Fabrication of rubber, plastic and synthetic products.

(e) Stone, Clay, Glass and Concrete Products:

- 1) Manufacture of concrete, gypsum, plaster and mineral products.

(f) Metal Products, Fabricated:

- 1) Manufacture of cans and containers.
- 2) Cutlery, tableware, hand tools, and hardware.
- 3) Metal stamps and forged metal products.
- 4) Fabrication of metal buildings.

5) Manufacture of ordinance and firearms, including explosives.

(g) Machinery:

1) Equipment sales, rental and storage.

(h) Transportation and Related Industries:

1) Vehicles, aircraft, boats and parts manufacture.

2) Motorcycles, bicycles and parts manufacture.

3) Travel trailers and recreational vehicles manufacture.

4) Draying, freighting and trucking operations.

5) Vehicle storage and impoundment.

6) Trailer and boat storage.

(i) Industrial Uses:

1) Cotton ginning.

2) Building movers yard.

3) Animal training.

4) Mini warehouses.

5) Communication and microwave installations.

6) Natural gas, above ground storage.

7) Contractors storage yards.

(j) Service and Commercial Uses:

1) Gasoline and diesel service stations.

2) Vehicle and motorcycle repair shops.

3) Body and fender shops, and spray painting.

4) Building materials sales yard.

5) Mobilehomes.

6) One-family dwellings.

- 7) Nurseries and garden supply stores.
- 8) Car and truck washes.
- 9) Feed and grain sales.
- 10) Truck and trailer sales and rental.

Section 11.2 c:

- (a) Cemeteries, crematories, and mausoleums.
- (b) Cotton ginning.
- (c) Petroleum and bulk fuel storage, above ground.
- (d) Concrete batch plants and asphalt plants.
- (e) Sand blasting.
- (f) Smelting metal and foundries.

1 permitted in Article VI, Section 6.1 of Ordinance No.
2 348.

3 (2) The development standards for Planning Area
4 I-2 of Specific Plan No. 176 shall be the same as those
5 standards identified in Article VI, Section 6.2 of
6 Ordinance No. 348 except that the development standard
7 set forth in Article VI, Section 6.2.b. shall be deleted
8 and replaced by the following:

9 A. Lot area shall be not less than eight
10 thousand (8,000) square feet. The minimum lot area
11 shall be determined by excluding that portion of a
12 lot that is used solely for access to the portion
13 of a lot used as a building site.

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

17 c. Planning Area I-3

18 (1) The uses permitted in Planning Area I-3 of
19 Specific Plan No. 176 shall be the same as those uses
20 permitted in Article VI, Section 6.1 of Ordinance No.
21 348.

22 (2) The development standards for Planning Area
23 I-3 of Specific Plan No. 176 shall be the same as those
24 standards identified in Article VI, Section 6.2 of
25 Ordinance No. 348 except that the development standards
26 set forth in Article VI, Sections 6.2.a., b., c., and
27 e.(1), (2), and (4) shall be deleted and replaced by the
28 following:

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A. Building height shall not exceed two stories, with a maximum height of thirty-five feet (35').

B. Lot area shall be not less than 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.

C. The minimum average width of that portion of a lot to be used as a building site shall be forty-five feet (45') with a minimum average depth of seventy feet (70'). That portion of a lot used for access on "flag" lots shall have a minimum width of twenty feet (20').

D. The front yard shall be not less than fifteen feet (15'), measured 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.

E. Side yards on interior and through lots shall be not less than five feet (5'). Side yards on corner and reversed corner lots shall be not less than ten feet (10') from the existing street line or from any future street line as shown on any Specific Plan of Highways, whichever is nearer the proposed structure, upon which the main building sides, except that where the lot is less than fifty feet (50') wide, the yard need not exceed twenty

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1 percent (20%) of the width of the lot.

2 F. No structural encroachments shall be
3 permitted in the front, side or rear yard except
4 that architectural features not providing
5 additional floor space within the building such as
6 eaves, cornices, canopies, cantilevered roofs,
7 chimneys, exterior stair and porch landings, and
8 wing walls may extend into required front and rear
9 yards a maximum distance of three feet (3'), and
10 may extend into required side yards a maximum
11 distance of 1 foot (1'). One (1) pergola or one
12 (1) covered but unenclosed passenger landing may
13 extend into either side yard provided it does not
14 reduce the side yard below five feet (5') and its
15 depth does not exceed twenty feet (20').

16 In addition, the following standards shall also
17 apply:

18 AA. No lot shall have more than fifty percent
19 (50%) of its net area covered with buildings or
20 structures.

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

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

26 d. Planning Area I-4

27 (1) The uses permitted in Planning Area I-4 of
28 Specific Plan No. 176 shall be the same as those uses

1 permitted in Article VI, Section 6.1 of Ordinance No.
2 348.

3 (2) The development standards for Planning Area
4 I-4 of Specific Plan No. 176 shall be the same as those
5 standards identified in Article VI, Section 6.2 of
6 Ordinance No. 348 except that the development standards
7 set forth in Article VI, Sections 6.2.a., b., c., and
8 e.(1), (2), and (4) shall be deleted and replaced by the
9 following:

10 A. Building height shall not exceed two
11 stories, with a maximum height of thirty-five feet
12 (35').

13 B. Lot area shall be not less than four
14 thousand (4,000) square feet. The minimum lot area
15 shall be determined by excluding that portion of a
16 lot that is used solely for access to the portion
17 of a lot used as a building site.

18 C. The minimum average width of that portion
19 of a lot to be used as a building site shall be
20 forty-five feet (45') with a minimum average depth
21 of seventy feet (70'). That portion of a lot used
22 for access on "flag" lots shall have a minimum
23 width of twenty feet (20').

24 D. The front yard shall be not less than
25 fifteen feet (15'), measured from the existing
26 street line or from any future street line as shown
27 on any Specific Plan of Highways, whichever is
28 nearer the proposed structure.

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

F. No structural encroachments shall be permitted in the front, side or rear yard except that architectural features not providing additional floor space within the building such as eaves, cornices, canopies, cantilevered roofs, chimneys, exterior stair and porch landings, and wing walls may extend into required front and rear yards a maximum distance of three feet (3'), and may extend into required side yards a maximum distance of 1 foot (1'). One (1) pergola or one (1) covered but unenclosed passenger landing may extend into either side yard provided it does not reduce the side yard below five feet (5') and its depth does not exceed twenty feet (20').

In addition, the following standards shall also apply:

AA. No lot shall have more than fifty percent

1 (50%) of its net area covered with buildings or
2 structures.

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

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

8 e. Planning Area I-5

9 (1) The uses permitted in Planning Area I-5 of
10 Specific Plan No. 176 shall be the same as those uses
11 permitted in Article VI, Section 6.1 of Ordinance No.
12 348.

13 (2) The development standards for Planning Area
14 I-5 of Specific Plan No. 176 shall be the same as those
15 standards identified in Article VI, Section 6.2 of
16 Ordinance No. 348 except that the development standards
17 set forth in Article VI, Sections 6.2.a., b., c., and
18 e.(1), (2), and (4) shall be deleted and replaced by the
19 following:

20 A. Building height shall not exceed two
21 stories, with a maximum height of thirty-five feet
22 (35').

23 B. Lot area shall be not less than four
24 thousand (4,000) square feet. The minimum lot area
25 shall be determined by excluding that portion of a
26 lot that is used solely for access to the portion
27 of a lot used as a building site.

28 C. The minimum average width of that portion

1 of a lot to be used as a building site shall be
2 forty-five feet (45') with a minimum average depth
3 of seventy feet (70'). That portion of a lot used
4 for access on "flag" lots shall have a minimum
5 width of twenty feet (20').

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

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

21 F. No structural encroachments shall be
22 permitted in the front, side or rear yard except
23 that architectural features not providing
24 additional floor space within the building such as
25 eaves, cornices, canopies, cantilevered roofs,
26 chimneys, exterior stair and porch landings, and
27 wing walls may extend into required front and rear
28 yards a maximum distance of three feet (3'), and

1 may extend into required side yards a maximum
2 distance of 1 foot (1'). One (1) pergola or one
3 (1) covered but unenclosed passenger landing may
4 extend into either side yard provided it does not
5 reduce the side yard below five feet (5') and its
6 depth does not exceed twenty feet (20').

7 In addition, the following standards shall also
8 apply:

9 AA. No lot shall have more than fifty percent
10 (50%) of its net area covered with buildings or
11 structures.

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

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

17 f. Planning Area I-6

18 (1) The uses permitted in Planning Area I-6 of
19 Specific Plan No. 176 shall be the same as those uses
20 permitted in Article VI, Section 6.1 of Ordinance No.
21 348.

22 (2) The development standards for Planning Area
23 I-6 of Specific Plan No. 176 shall be the same as those
24 standards identified in Article VI, Section 6.2 of
25 Ordinance No. 348 except that the development standards
26 set forth in Article VI, Sections 6.2.a., b., c., and
27 e.(1), (2), and (4) shall be deleted and replaced by the
28 following:

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A. Building height shall not exceed two stories, with a maximum height of thirty-five feet (35').

B. Lot area shall be not less than five thousand (5,000) 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.

C. The minimum average width of that portion of a lot to be used as a building site shall be forty-five feet (45') with a minimum average depth of seventy feet (70'). That portion of a lot used for access on "flag" lots shall have a minimum width of twenty feet (20').

D. The front yard shall be not less than fifteen feet (15'), measured 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.

E. Side yards on interior and through lots shall be not less than five feet (5'). Side yards on corner and reversed corner lots shall be not less than ten feet (10') from the existing street line or from any future street line as shown on any Specific Plan of Highways, whichever is nearer the proposed structure, upon which the main building sides, except that where the lot is less than fifty feet (50') wide, the yard need not exceed twenty

1 percent (20%) of the width of the lot.

2 F. No structural encroachments shall be
3 permitted in the front, side or rear yard except
4 that architectural features not providing
5 additional floor space within the building such as
6 eaves, cornices, canopies, cantilevered roofs,
7 chimneys, exterior stair and porch landings, and
8 wing walls may extend into required front and rear
9 yards a maximum distance of three feet (3'), and
10 may extend into required side yards a maximum
11 distance of 1 foot (1'). One (1) pergola or one
12 (1) covered but unenclosed passenger landing may
13 extend into either side yard provided it does not
14 reduce the side yard below five feet (5') and its
15 depth does not exceed twenty feet (20').

16 In addition, the following standards shall also
17 apply:

18 AA. No lot shall have more than fifty percent
19 (50%) of its net area covered with buildings or
20 structures.

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

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

26 g. Planning Area I-7

27 (1) The uses permitted in Planning Area I-7 of
28 Specific Plan No. 176 shall be the same as those uses

1 permitted in Article VI, Section 6.1 of Ordinance No.
2 348.

3 (2) The development standards for Planning Area
4 I-7 of Specific Plan No. 176 shall be the same as those
5 standards identified in Article VI, Section 6.2 of
6 Ordinance No. 348 except that the development standards
7 set forth in Article VI, Sections 6.2.a., b., c., and
8 e.(1), (2), and (4) shall be deleted and replaced by the
9 following:

10 A. Building height shall not exceed two
11 stories, with a maximum height of thirty-five feet
12 (35').

13 B. Lot area shall be not less than four
14 thousand (4,000) square feet. The minimum lot area
15 shall be determined by excluding that portion of a
16 lot that is used solely for access to the portion
17 of a lot used as a building site.

18 C. The minimum average width of that portion
19 of a lot to be used as a building site shall be
20 forty-five feet (45') with a minimum average depth
21 of seventy feet (70'). That portion of a lot used
22 for access on "flag" lots shall have a minimum
23 width of twenty feet (20').

24 D. The front yard shall be not less than
25 fifteen feet (15'), measured from the existing
26 street line or from any future street line as shown
27 on any Specific Plan of Highways, whichever is
28 nearer the proposed structure.

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

11 F. No structural encroachments shall be
12 permitted in the front, side or rear yard except
13 that architectural features not providing
14 additional floor space within the building such as
15 eaves, cornices, canopies, cantilevered roofs,
16 chimneys, exterior stair and porch landings, and
17 wing walls may extend into required front and rear
18 yards a maximum distance of three feet (3'), and
19 may extend into required side yards a maximum
20 distance of 1 foot (1'). One (1) pergola or one
21 (1) covered but unenclosed passenger landing may
22 extend into either side yard provided it does not
23 reduce the side yard below five feet (5') and its
24 depth does not exceed twenty feet (20').

25 In addition, the following standards shall also
26 apply:

27 AA. No lot shall have more than fifty percent

1 (50%) of its net area covered with buildings or
2 structures.

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

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

8 h. Planning Area I-8

9 (1) The uses permitted in Planning Area I-8 of
10 Specific Plan No. 176 shall be the same as those uses
11 permitted in Article VI, Section 6.1 of Ordinance No.
12 348.

13 (2) The development standards for Planning Area
14 I-8 of Specific Plan No. 176 shall be the same as those
15 standards identified in Article VI, Section 6.2 of
16 Ordinance No. 348 except that the development standards
17 set forth in Article VI, Sections 6.2.a., b., c., and
18 e.(1), (2), and (4) shall be deleted and replaced by the
19 following:

20 A. Building height shall not exceed two
21 stories, with a maximum height of thirty-five feet
22 (35').

23 B. Lot area shall be not less than two
24 thousand two hundred and fifty (2,250) square
25 feet. The minimum lot area shall be determined by
26 excluding that portion of a lot that is used solely
27 for access to the portion of a lot used as a
28 building site.

1 C. The minimum average width of that portion
2 of a lot to be used as a building site shall be
3 twenty-seven feet (27') with a minimum average
4 depth of seventy feet (70'). That portion of a lot
5 used for access on "flag" lots shall have a minimum
6 width of twenty feet (20').

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

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

22 F. No structural encroachments shall be
23 permitted in the front, side or rear yard except
24 that architectural features not providing
25 additional floor space within the building such as
26 eaves, cornices, canopies, cantilevered roofs,
27 chimneys, exterior stair and porch landings, and
28 wing walls may extend into required front and rear

1 yards a maximum distance of three feet (3'), and
2 may extend into required side yards a maximum
3 distance of 1 foot (1'). One (1) pergola or one
4 (1) covered but unenclosed passenger landing may
5 extend into either side yard provided it does not
6 reduce the side yard below five feet (5') and its
7 depth does not exceed twenty feet (20').

8 In addition, the following standards shall also
9 apply:

10 AA. No lot shall have more than seventy-five
11 percent (75%) of its net area covered with
12 buildings or structures.

13 BB. Garages shall be setback a minimum of
14 thirty feet (30') from the face of the curb except
15 that garages with roll-up type garage doors may be
16 set back a minimum of twenty-six feet (26') from
17 the face of the curb.

18 CC. Where a zero lot line design is utilized,
19 the alternate side yard shall be not less than five
20 feet (5') in width.

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

24 i. Planning Area I-9

25 (1) The uses permitted in Planning Area I-9 of
26 Specific Plan No. 176 shall be the same as those uses
27 permitted in Article IXb, Section 9.50 of Ordinance No.
28 348.

1 (2) The development standards for Planning Area
2 I-9 of Specific Plan No. 176 shall be the same as those
3 standards identified in Article IXb, Section 9.53 of
4 Ordinance No. 348.

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

8 j. Planning Area I-10

9 (1) The uses permitted in Planning Area I-10 of
10 Specific Plan No. 176 shall be the same as those uses
11 permitted in Article VIIIe, Section 8.100 of Ordinance
12 No. 348 except that the uses pursuant to Section
13 8.100.a.1., 2., 3., and 4. and Section 8.100.b. shall
14 not be permitted. In addition, the permitted uses
15 identified under Section 8.100.a. shall also include
16 public schools.

17 (2) The development standards for Planning Area
18 I-10 of Specific Plan No. 176 shall be the same as those
19 standards identified in Article VIIIe, Section 8.101 of
20 Ordinance No. 348.

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

24 k. Planning Area II-1

25 (1) The uses permitted in Planning Area II-1 of
26 Specific Plan No. 176 shall be the same as those uses
27 permitted in Article VI, Section 6.1 of Ordinance No.
28 348.

1 (2) The development standards for Planning Area
2 II-1 of Specific Plan No. 176 shall be the same as those
3 standards identified in Article VI, Section 6.2 of
4 Ordinance No. 348 except that the development standards
5 set forth in Article VI, Sections 6.2.a., b., c., and
6 e.(1), (2), and (4) shall be deleted and replaced by the
7 following:

8 A. Building height shall not exceed two
9 stories, with a maximum height of thirty-five feet
10 (35').

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

16 C. The minimum average width of that portion
17 of a lot to be used as a building site shall be
18 forty-five feet (45') with a minimum average depth
19 of seventy feet (70'). That portion of a lot used
20 for access on "flag" lots shall have a minimum
21 width of twenty feet (20').

22 D. The front yard shall be not less than
23 fifteen feet (15'), measured from the existing
24 street line or from any future street line as shown
25 on any Specific Plan of Highways, whichever is
26 nearer the proposed structure.

27 E. Side yards on interior and through lots
28 shall be not less than five feet (5'). Side yards

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

9 F. No structural encroachments shall be
10 permitted in the front, side or rear yard except
11 that architectural features not providing
12 additional floor space within the building such as
13 eaves, cornices, canopies, cantilevered roofs,
14 chimneys, exterior stair and porch landings, and
15 wing walls may extend into required front and rear
16 yards a maximum distance of three feet (3'), and
17 may extend into required side yards a maximum
18 distance of 1 foot (1'). One (1) pergola or one
19 (1) covered but unenclosed passenger landing may
20 extend into either side yard provided it does not
21 reduce the side yard below five feet (5') and its
22 depth does not exceed twenty feet (20').

23 In addition, the following standards shall also
24 apply:

25 AA. No lot shall have more than fifty percent
26 (50%) of its net area covered with buildings or
27 structures.

28 BB. No garage shall be situated closer than

1 thirty feet (30') from the face of the curb.

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

5 1. Planning Area II-2

6 (1) The uses permitted in Planning Area II-2 of
7 Specific Plan No. 176 shall be the same as those uses
8 permitted in Article VI, Section 6.1 of Ordinance No.
9 348.

10 (2) The development standards for Planning Area
11 II-2 of Specific Plan No. 176 shall be the same as those
12 standards identified in Article VI, Section 6.2 of
13 Ordinance No. 348 except that the development standards
14 set forth in Article VI, Section 6.2.a., b., c., and
15 e.(1), (2), and (4) shall be deleted and replaced by the
16 following:

17 A. Building height shall not exceed two
18 stories, with a maximum height of thirty-five (35').

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

24 C. The minimum average width of that portion
25 of a lot to be used as a building site shall be
26 forty-five feet (45') with a minimum average depth
27 of seventy feet (70'). That portion of a lot used
28 for access on "flag" lots shall have a minimum

1 width of twenty feet (20').

2 D. The front yard shall be not less than
3 fifteen feet (15'), measured from the existing
4 street line or from any future street line as shown
5 on any Specific Plan of Highways, whichever is
6 nearer the proposed structure.

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

17 F. No structural encroachments shall be
18 permitted in the front, side, or rear yard except
19 that architectural features not providing
20 additional floor space within the building such as
21 eaves, cornices, canopies, cantilevered roofs,
22 chimneys, exterior stair and porch landings, and
23 wing walls may extend into required front and rear
24 yards a maximum distance of three feet (3'), and
25 may extend into required side yards a maximum
26 distances of one foot (1'). One (1) pergola or one
27 (1) covered but unenclosed passenger landing may
28 extend into either side yard provided it does not

1 reduce the side yard below five feet (5') and its
2 depth does not exceed twenty feet (20').

3 In addition, the following standards shall also
4 apply:

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

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

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

13 m. Planning Area II-3

14 (1) The uses permitted in Planning Area II-3 of
15 Specific Plan No. 176 shall be the same as those uses
16 permitted in Article VI, Section 6.1 of Ordinance No.
17 348.

18 (2) The development standards for Planning Area
19 II-3 of Specific Plan No. 176 shall be the same as those
20 standards identified in Article VI, Section 6.2 of
21 Ordinance No. 348 except that the development standards
22 set forth in Article VI, Sections 6.2.a., b., c., and
23 e.(1), (2), and (4) shall be deleted and replaced by the
24 following:

25 A. Building height shall not exceed two
26 stories, with a maximum height of thirty-five feet
27 (35').

28 B. Lot area shall be not less than four

1 thousand (4,000) square feet. The minimum lot area
2 shall be determined by excluding that portion of a
3 lot that is used solely for access to the portion
4 of a lot used as a building site.

5 C. The minimum average width of that portion
6 of a lot to be used as a building site shall be
7 forty-five feet (45') with a minimum average depth
8 of seventy feet (70'). That portion of a lot used
9 for access on "flag" lots shall have a minimum
10 width of twenty feet (20').

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

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

26 F. No structural encroachments shall be
27 permitted in the front, side or rear yard except
28 that architectural features not providing

1 additional floor space within the building such as
2 eaves, cornices, canopies, cantilevered roofs,
3 chimneys, exterior stair and porch landings, and
4 wing walls may extend into required front and rear
5 yards a maximum distance of three feet (3'), and
6 may extend into required side yards a maximum
7 distance of 1 foot (1'). One (1) pergola or one
8 (1) covered but unenclosed passenger landing may
9 extend into either side yard provided it does not
10 reduce the side yard below five feet (5') and its
11 depth does not exceed twenty feet (20').

12 In addition, the following standards shall also
13 apply:

14 AA. No lot shall have more than fifty percent
15 (50%) of its net area covered with buildings or
16 structures.

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

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

22 n. Planning Area II-4

23 (1) The uses permitted in Planning Area II-4 of
24 Specific Plan No. 176 shall be the same as those uses
25 permitted in Article VI, Section 6.1 of Ordinance No.
26 348.

27 (2) The development standards for Planning Area
28 II-4 of Specific Plan No. 176 shall be the same as those

1 standards identified in Article VI, Section 6.2 of
2 Ordinance No. 348 except that the development standards
3 set forth in Article VI, Sections 6.2.a., b., c., and
4 e.(1), (2), and (4) shall be deleted and replaced by the
5 following:

6 A. Building height shall not exceed two
7 stories, with a maximum height of thirty-five feet
8 (35').

9 B. Lot area shall be not less than six
10 thousand (6,000) square feet. The minimum lot area
11 shall be determined by excluding that portion of a
12 lot that is used solely for access to the portion
13 of a lot used as a building site.

14 C. The minimum average width of that portion
15 of a lot to be used as a building site shall be
16 forty-five feet (45') with a minimum average depth
17 of seventy feet (70'). That portion of a lot used
18 for access on "flag" lots shall have a minimum
19 width of twenty feet (20').

20 D. The front yard shall be not less than
21 fifteen feet (15'), measured from the existing
22 street line or from any future street line as shown
23 on any Specific Plan of Highways, whichever is
24 nearer the proposed structure.

25 E. Side yards on interior and through lots
26 shall be not less than five feet (5'). Side yards
27 on corner and reversed corner lots shall be not
28 less than ten feet (10') from the existing street.

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

7 F. No structural encroachments shall be
8 permitted in the front, side or rear yard except
9 that architectural features not providing
10 additional floor space within the building such as
11 eaves, cornices, canopies, cantilevered roofs,
12 chimneys, exterior stair and porch landings, and
13 wing walls may extend into required front and rear
14 yards a maximum distance of three feet (3'), and
15 may extend into required side yards a maximum
16 distance of 1 foot (1'). One (1) pergola or one
17 (1) covered but unenclosed passenger landing may
18 extend into either side yard provided it does not
19 reduce the side yard below five feet (5') and its
20 depth does not exceed twenty feet (20').

21 In addition, the following standards shall also
22 apply:

23 AA. No lot shall have more than fifty percent
24 (50%) of its net area covered with buildings or
25 structures.

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

28 (3) Except as required above, all other zoning

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

3 o. Planning Area II-5

4 (1) The uses permitted in Planning Area II-5 of
5 Specific Plan No. 176 shall be the same as those uses
6 permitted in Article VI, Section 6.1 of Ordinance No.
7 348.

8 (2) The development standards for Planning Area
9 II-5 of Specific Plan No. 176 shall be the same as those
10 standards identified in Article VI, Section 6.2 of
11 Ordinance No. 348 except that the development standards
12 set forth in Article VI, Sections 6.2.a., b., c., and
13 e.(1), (2), and (4) shall be deleted and replaced by the
14 following:

15 A. Building height shall not exceed two
16 stories, with a maximum height of thirty-five feet
17 (35').

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

23 C. The minimum average width of that portion
24 of a lot to be used as a building site shall be
25 forty-five feet (45') with a minimum average depth
26 of seventy feet (70'). That portion of a lot used
27 for access on "flag" lots shall have a minimum
28 width of twenty feet (20').

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D. The front yard shall be not less than fifteen feet (15'), measured 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.

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

F. No structural encroachments shall be permitted in the front, side or rear yard except that architectural features not providing additional floor space within the building such as eaves, cornices, canopies, cantilevered roofs, chimneys, exterior stair and porch landings, and wing walls may extend into required front and rear yards a maximum distance of three feet (3'), and may extend into required side yards a maximum distance of 1 foot (1'). One (1) pergola or one (1) covered but unenclosed passenger landing may extend into either side yard provided it does not reduce the side yard below five feet (5') and its

1 depth does not exceed twenty feet (20').

2 In addition, the following standards shall also
3 apply:

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

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

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

12 p. Planning Area II-6

13 (1) The uses permitted in Planning Area II-6 of
14 Specific Plan No. 176 shall be the same as those uses
15 permitted in Article VI, Section 6.1 of Ordinance No.
16 348.

17 (2) The development standards for Planning Area
18 II-6 of Specific Plan No. 176 shall be the same as those
19 standards identified in Article VI, Section 6.2 of
20 Ordinance No. 348 except that the development standards
21 set forth in Article VI, Sections 6.2.a., b., c., and
22 e.(1), (2), and (4) shall be deleted and replaced by the
23 following:

24 A. Building height shall not exceed two
25 stories, with a maximum height of thirty-five feet
26 (35').

27 B. Lot area shall be not less than five
28 thousand (5,000) square feet. The minimum lot area

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

4 C. The minimum average width of that portion
5 of a lot to be used as a building site shall be
6 forty-five feet (45') with a minimum average depth
7 of seventy feet (70'). That portion of a lot used
8 for access on "flag" lots shall have a minimum
9 width of twenty feet (20').

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

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

25 F. No structural encroachments shall be
26 permitted in the front, side or rear yard except
27 that architectural features not providing
28 additional floor space within the building such as

1 eaves, cornices, canopies, cantilevered roofs,
2 chimneys, exterior stair and porch landings, and
3 wing walls may extend into required front and rear
4 yards a maximum distance of three feet (3'), and
5 may extend into required side yards a maximum
6 distance of 1 foot (1'). One (1) pergola or one
7 (1) covered but unenclosed passenger landing may
8 extend into either side yard provided it does not
9 reduce the side yard below five feet (5') and its
10 depth does not exceed twenty feet (20').

11 In addition, the following standards shall also
12 apply:

13 AA. No lot shall have more than fifty percent
14 (50%) of its net area covered with buildings or
15 structures.

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

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

21 q. Planning Area II-7

22 (1) The uses permitted in Planning Area II-7 of
23 Specific Plan No. 176 shall be the same as those uses
24 permitted in Article VIIIe, Section 8.100 of Ordinance
25 No. 348. In addition, the permitted uses identified
26 under Section 8.100.a. shall include public parks.

27 (2) The development standards for Planning Area
28 II-7 of Specific Plan No. 176 shall be the same as those

1 standards identified in Article VIIIe, Section 8.101 of
2 Ordinance No. 348.

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

6 r. Planning Area II-8

7 (1) The uses permitted in Planning Area II-8 of
8 Specific Plan No. 176 shall be the same as those uses
9 permitted in Article VIIIe, Section 8.100 of Ordinance
10 No. 348. In addition, the permitted uses identified
11 under Section 8.100.a. shall include public parks and
12 undeveloped open space.

13 (2) The development standards for Planning Area
14 II-8 of Specific Plan No. 176 shall be the same as those
15 standards identified in Article VIIIe, Section 8.101 of
16 Ordinance No. 348.

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

20 s. Planning Area II-9

21 (1) The uses permitted in Planning Area II-9 of
22 Specific Plan No. 176 shall be the same as those uses
23 permitted in Article VIIIe, Section 8.100 of Ordinance
24 No. 348 except that the uses pursuant to Section
25 8.100.a.1. and 2. shall not be permitted. In addition,
26 the permitted uses identified under Section 8.100.a.
27 shall include public parks and undeveloped open space.

28 (2) The development standards for Planning Area

1 II-9 of Specific Plan No. 176 shall be the same as those
2 standards identified in Article VIIIe, Section 8.101 of
3 Ordinance No. 348.

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

7 t. Planning Area III-1

8 (1) The uses permitted in Planning Area III-1 of
9 Specific Plan No. 176 shall be the same as those uses
10 permitted in Article XI, Section 11.2 of Ordinance No.
11 348. In addition, the permitted uses identified under
12 Section 11.2.b.(2) shall include carpet retail stores,
13 furniture retail stores and major appliance retail
14 stores.

15 (2) The development standards for Planning Area
16 III-1 of Specific Plan No. 176 shall be the same as
17 those standards identified in Article XI, Section 11.4
18 of Ordinance No. 348 except that the development
19 standards set forth in Article XI, Section 11.4.b., e.,
20 and h. shall be deleted and replaced by the following:

21 A. Where the front, side, or rear yard
22 adjoins a street, the minimum setback shall be ten
23 feet (10') from the property line. Where the
24 front, side, or rear yard adjoins a lot zoned R-1,
25 R-A, R-2, R-3, R-4, R-6, R-T, R-T-R, or W-2-M, the
26 minimum setback shall be twenty-five feet (25')
27 from the property line. Where the front, side, or
28 rear yard adjoins a lot with a zoning

1 classification other than those specified above,
2 there is no minimum setback. With the exception of
3 those portions of the setback area for which
4 landscaping is required, setback areas may only be
5 used for driveways. In addition, setback areas may
6 be used for parking, outdoor storage, and service
7 areas where the setback is not adjacent to the
8 street.

9 B. A minimum 10 foot (10') strip adjacent to
10 street right-of-way lines shall be landscaped and
11 irrigated.

12 C. Outside storage and service areas shall
13 be screened from view from the public street by
14 structures, landscaping, fencing, or architectural
15 features.

16 In addition, the following standard shall also apply:

17 AA. Off-street parking areas which are not
18 visible from a public street and which are not used
19 for guest parking shall be exempt from the
20 standards and requirements of Section
21 18.12.b.6.b.(6) of Ordinance No. 348. All other
22 standards and requirements of Section 18.12 shall
23 be the same as specified therein.

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

27 u. Planning Area III-2

28 (1) The uses permitted in Planning Area III-2 of

1 Specific Plan No. 176 shall be the same as those uses
2 permitted in Article XI, Section 11.2 of Ordinance No.
3 348. In addition, the permitted uses identified under
4 Section 11.2.b.(2) shall include carpet retail stores,
5 furniture retail stores and major appliance retail
6 stores.

7 (2) The development standards for Planning Area
8 III-2 of Specific Plan No. 176 shall be the same as
9 those standards identified in Article XI, Section 11.4
10 of Ordinance No. 348 except that the development
11 standards set forth in Article XI, Section 11.4.b., e.,
12 and h. shall be deleted and replaced by the following:

13 A. Where the front, side, or rear yard
14 adjoins a street, the minimum setback shall be ten
15 feet (10') from the property line. Where the
16 front, side, or rear yard adjoins a lot zoned R-1,
17 R-A, R-2, R-3, R-4, R-6, R-T, R-T-R, or W-2-M, the
18 minimum setback shall be twenty-five feet (25')
19 from the property line. Where the front, side, or
20 rear yard adjoins a lot with a zoning
21 classification other than those specified above,
22 there is no minimum setback. With the exception of
23 those portions of the setback area for which
24 landscaping is required, setback areas may only be
25 used for driveways. In addition, setback areas may
26 be used for parking, outdoor storage, and service
27 areas where the setback is not adjacent to the
28 street.

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B. A minimum 10 foot (10') strip adjacent to street right-of-way lines shall be landscaped and irrigated.

C. Outside storage and service areas shall be screened from view from the public street by structures, landscaping, fencing, or architectural features.

In addition, the following standard shall also apply:

AA. Off-street parking areas which are not visible from a public street and which are not used for guest parking shall be exempt from the standards and requirements of Section 18.12.b.6.b.(6) of Ordinance No. 348. All other standards and requirements of Section 18.12 shall be the same as specified therein.

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

v. Planning Area III-3

(1) The uses permitted in Planning Area III-3 of Specific Plan No. 176 shall be the same as those uses permitted in Article XIa, Section 11.26 of Ordinance No. 348.

(2) The development standards for Planning Area III-3 of Specific Plan No. 176 shall be the same as those standards identified in Article XIa, Section 11.28 of Ordinance No. 348 except that the development standards set forth in Article XIa, Section 11.28.b.,

1 e., and h. shall be deleted and replaced by the
2 following:

3 A. Where the front, side, or rear yard
4 adjoins a street, the minimum setback shall be ten
5 feet (10') from the property line. Where the
6 front, side, or rear yard adjoins a lot zoned R-1,
7 R-A, R-2, R-3, R-4, R-6, R-T, R-T-R or W-2-M, the
8 minimum setback shall be twenty-five feet (25')
9 from the property line. Where the front, side, or
10 rear yard adjoins a lot with a zoning
11 classification other than those specified above,
12 there is no minimum setback. With the exception of
13 those portions of the setback area for which
14 landscaping is required, setback areas may only be
15 used for driveways. In addition, setback areas may
16 also be used for parking, outdoor storage, and
17 service areas where the setback is not adjacent to
18 the street.

19 B. A minimum 10 foot (10') strip adjacent to
20 street right-of-way lines shall be landscaped and
21 irrigated.

22 C. Outside storage and service areas shall
23 be screened from view from the public street by
24 structures, landscaping, fencing, or architectural
25 features.

26 In addition, the following standard shall also apply:

27 AA. Off-street parking areas which are not
28 visible from a public street and which are not used

1 for guest parking shall be exempt from the
2 standards and requirements of Section
3 18.12.b.6.b.(6) of Ordinance No. 348. All other
4 standards and requirements of Section 18.12 shall
5 be the same as specified therein.

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

9 w. Planning Area III-4

10 (1) The uses permitted in Planning Area III-4 of
11 Specific Plan No. 176 shall be the same as those uses
12 permitted in Article XIa, Section 11.26 of Ordinance No.
13 348.

14 (2) The development standards for Planning Area
15 III-4 of Specific Plan No. 176 shall be the same as
16 those standards identified in Article XIa, Section 11.28
17 of Ordinance No. 348 except that the development
18 standards set forth in Article XIa, Section 11.28.b.,
19 e., and h. shall be deleted and replaced by the
20 following:

21 A. Where the front, side, or rear yard
22 adjoins a street, the minimum setback shall be ten
23 feet (10') from the property line. Where the
24 front, side, or rear yard adjoins a lot zoned, R-1,
25 R-A, R-2, R-3, R-4, R-6, R-T, R-T-R or W-2-M, the
26 minimum setback shall be twenty-five feet (25')
27 from the property line. Where the front, side, or
28 rear yard adjoins a lot with a zoning

1 classification other than those specified above,
2 there is no minimum setback. With the exception of
3 those portions of the setback area for which
4 landscaping is required, setback areas may only be
5 used for driveways. In addition, setback areas may
6 also be used for parking, outdoor storage, and
7 service areas where the setback is not adjacent to
8 the street.

9 B. A minimum 10 foot (10') strip adjacent to
10 street right-of-way lines shall be landscaped and
11 irrigated.

12 C. Outside storage and service areas shall
13 be screened from view from the public street by
14 structures, landscaping, fencing, or architectural
15 features.

16 In addition, the following standard shall also apply:

17 AA. Off-street parking areas which are not
18 visible from a public street and which are not used
19 for guest parking shall be exempt from the
20 standards and requirements of Section
21 18.12.b.6.b.(6) of Ordinance No. 348. All other
22 standards and requirements of Section 18.12 shall
23 be the same as specified therein.

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

27 x. Planning Area III-5

28 (1) The uses permitted in Planning Area III-5 of

1 Specific Plan No. 176 shall be the same as those uses
2 permitted in Article VIIIe, Section 8.100 of Ordinance
3 No. 348 except that the uses pursuant to Section
4 8.100.a.1., 2., 3., and 4. and Section 8.100.b. shall
5 not be permitted. In addition, the permitted uses
6 identified under Section 8.100.a. shall also include
7 wastewater treatment and water reclamation plants and
8 appurtenant facilities.

9 (2) The development standards for Planning Area
10 III-5 of Specific Plan No. 176 shall be the same as
11 those standards identified in Article VIIIe, Section
12 8.101 of Ordinance No. 348, except that the development
13 standards set forth in Article VIIIe, Section 8.101.b.
14 shall be deleted and replaced by the following:

15 A. Yards. Whenever a building is to be
16 constructed on a lot in this zone, it shall have a
17 front yard, side yard and rear yard, which shall be
18 not less than twenty-five feet (25'). If more than
19 one building is constructed on one lot, there shall
20 be not less than twenty feet separation between the
21 buildings. No structural encroachment shall be
22 permitted in the front, side, or rear yard except
23 as provided for in Section 18.19 of Ordinance No.
24 348.

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

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1 y. Planning Area IV-1

2 (1) The uses permitted in Planning Area IV-1 of
3 Specific Plan No. 176 shall be the same as those uses
4 permitted in Article IXb Section 9.50 of Ordinance No.
5 348.

6 (2) The development standards for Planning Area
7 IV-1 of Specific Plan No. 176 shall be the same as those
8 standards identified in Article IXb, Section 9.53 of
9 Ordinance No. 348.

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

13 z. Planning Area IV-2

14 (1) The uses permitted in Planning Area IV-2 of
15 Specific Plan No. 176 shall be the same as those uses
16 permitted in Article X, Section 10.1 of Ordinance No.
17 348.

18 (2) The development standards for Planning Area
19 IV-2 of Specific Plan No. 176 shall be the same as those
20 standards identified in Article X Section 10.4 of
21 Ordinance No. 348.

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

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Section 2. This Ordinance shall take effect 30 days
after its adoption.

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

By _____
Chairman, Board of Supervisors

ATTEST:

GERALD A. MALONEY
Clerk of the Board

By _____
Deputy

(SEAL)

KLW:st
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