

1 c. Planning Area 5.

2 (1) The uses permitted in Planning Area 5 of Specific Plan No. 213 shall be the same
3 as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except that the uses
4 identified under Section 8.100.a.(1),(2),(6) and (8); b.(1); and c.(1) shall not be permitted. In
5 addition, the permitted uses identified under Section 8.100.a. shall also include parks.

6 (2) The development standards for Planning Area 5 of Specific Plan No. 213 shall be
7 the same as those standard identified in Article VIIIe, Section 8.101 of Ordinance No. 348, except
8 that the development standard set forth in Section 8.101.e. shall be deleted and replaced by the
9 following:

10 A. All buildings and structures shall not exceed thirty-five feet (35') in height,
11 unless a height up to seventy-five feet (75') is specifically permitted under the provisions
12 of Section 18.34 of Ordinance No. 348.

13 In addition, the following standard shall also apply:

14 AA. In no case shall more than twenty percent (20%) of a lot be covered by
15 buildings.

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 d. Planning Area 6.

19 (1) The uses permitted in Planning Area 6 of Specific Plan No. 213 shall be the same
20 as those uses permitted in Article VI, Section 6.1 or Ordinance No. 348, except that the uses
21 permitted pursuant to Section 6.1.a.(3), (4) and (7); b.(1) and (3);c.(1);d.; and e.(1) shall not be
22 permitted.

23 (2) The development standards for Planning Area 6 of Specific Plan No. 213 shall be
24 the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that
25 the development standards set forth in Article VI, Section 6.2.b.; c.; d.; and e.(3) (4) shall be
26 deleted and replaced by the following:

27 \\\

28 \\\

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

4 B. The minimum average width of that portion of a lot to be used as a building
5 site shall be fifty feet (50') with a minimum average depth of one hundred feet (100'). That
6 portion of a lot used for access on flag lots shall have a minimum width of twenty feet
7 (20').

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

12 D. The rear yard shall not be less than ten feet (10'), except when a rear yard
13 abuts a street, the rear yard shall be not less than twenty feet (20'), measured from the
14 existing street line or from any future street line as shown on any specific plan of
15 highways, whichever is nearer the proposed structure.

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

19 In addition, the following standards shall also apply:

20 AA. In no case shall more than fifty percent (50%) of any lot be covered by
21 buildings and covered structures.

22 BB. Garage door setbacks shall be the same as the requirements set forth in
23 Section 3.8.k. of Ordinance No. 460.

24 CC. New property lines shall be located at the tops of slopes except along street
25 right-of-ways where the standards of Ordinance No. 461 shall apply.

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.

1 e. Planning Area 7.

2 (1) The uses permitted in Planning Area 7 of Specific Plan No. 213 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 Sections 6.1(a)(3) and (4); b.(1) and (3); and d. shall not be permitted.

5 (2) The development standards for Planning Area 7 of Specific Plan No. 213 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.e.(4) shall be deleted and replaced
8 by the following:

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

12 In addition, the following standards shall also apply:

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

17 BB. Garage door setbacks shall be the same as the requirements set forth
18 in Section 3.8.k. of Ordinance No. 460.

19 CC. New property lines shall be located at the tops of slopes except
20 along street right-of-ways where the standards of Ordinance No. 461 shall apply.

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

23 f. Planning Area 7A.

24 (1) The uses permitted in Planning Area 7A of Specific Plan No. 213 shall be the same
25 as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses
26 permitted pursuant to Section 6.1.a.(3) and (4); b.(1) and (3); and d. shall not be permitted.

27 (2) The development standards for Planning Area 7A of Specific Plan No. 213 shall be
28 the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348,

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

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

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

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

15 In addition, the following standards shall also apply:

16 AA. In no case shall more than fifty percent (50%) of any lot be covered
17 by buildings and covered structures.

18 BB. Garage door setbacks shall be the same as the requirements set forth
19 in Section 3.8.k. of Ordinance No. 460.

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

22 g. Planning Area 8.

23 (1) The uses permitted in Planning Area 8 of Specific Plan No. 213 shall be the same
24 as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses
25 permitted pursuant to Section 6.1.a.(3), (4) and (7); b.(1) and (3); and d. shall not be permitted.

26 (3) The development standards for Planning Area 8 of Specific Plan No. 213 shall be
27 the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that

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

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

6 B. The minimum average width of that portion of a lot to be used as a building
7 site shall be fifty feet (50') with a minimum average depth of one hundred feet (100'). That
8 portion of a lot used for access on flag lots shall have a minimum width of twenty feet
9 (20').

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

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

17 In addition, the following standards shall also apply:

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

22 BB. Garage door setbacks shall be the same as the requirements set forth
23 in Section 3.8.k. of Ordinance No. 460.

24 CC. New property lines shall be located at the tops of slopes except
25 along street right-of-ways where the standards of Ordinance No. 461 shall apply.

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

1 h. Planning Area 9.

2 (1) The uses permitted in Planning Area 9 of Specific Plan No. 213 shall be the same
3 as those uses permitted in Article IX, Section 9.1, and in Article X, Section 10.1 of Ordinance No
4 348, except that the uses permitted pursuant to Section 9.1.a. (59); 9.1.b.(7), (11), (12) and (18);
5 9.1.d.(2), (3), (6) and (7); and Section 10.1.b.(1) and (2) shall not be permitted.

6 (2) The development standards for Planning Area 9 of Specific Plan No. 213 shall be
7 the same as those standards identified in Article IX, Section 9.4 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 IX of Ordinance No. 348.

10 i. Planning Areas 10, 23 and 24.

11 (1) The uses permitted in Planning Areas 10, 23 and 24 of Specific Plan No. 213 shall
12 be the same as those uses permitted in Article IX, Section 9.1, except that the uses permitted
13 pursuant to Sections 9.1.a.(1), (29), and (79); 9.1.b.(7), (11), (12), and (18); 9.1.d.(2), (3), and (7)
14 shall not be permitted.

15 (2) The development standards for Planning Areas 10, 23 and 24 of Specific Plan No.
16 213 shall be the same as those standards identified in Article IX, Section 9.4 of Ordinance No.
17 348.

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

20 j. Planning Area 11

21 (1) The uses permitted in Planning Area 11 of Specific Plan No. 213 shall be the same
22 as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses
23 permitted pursuant to Section 6.1.b.(3) shall not be permitted.

24 (2) The development standards for Planning Area 11 of Specific Plan No. 213 shall be
25 the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that
26 the development standards set forth in Section 6.2.b.; .c.; .d.; and .e.(1) and (2) shall be deleted
and replaced by the following:

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

4 B. The minimum average width of that portion of a lot to be used as a building
5 site shall be fifty feet (50') for interior and through lots and fifty-five feet (55') for corner
6 and reversed corner lots, with a minimum average depth of ninety-five feet (95'). That
7 portion of a lot used for access on "flag" lots shall have a minimum width of twenty feet
8 (20'). For "wide and shallow" lots, hereinafter defined as those lots which do not comply
9 with the minimum average depth requirements previously set forth herein for interior and
10 through lots and for corner and reversed corner lots, the minimum average width of a lot
11 shall be sixty feet (60') for interior and through lots and sixty-five feet (65') for corner and
12 reversed corner lots, with a minimum average depth of sixty-five feet(65').

13 C. The minimum frontage of a lot shall be forty-five feet (45'), except that lots
14 fronting on knuckles or cul-de-sacs may have a minimum frontage of twenty-five feet
15 (25').

16 D. The front yard shall be not less than fifteen feet (15'), measured from the
17 existing street line or from any future street line as shown on any Specific Plan of
18 Highways, whichever is nearer the proposed structure. However, "wide and shallow" lots
19 shall have a minimum ten foot (10') front yard, measured from the existing street line or
20 from any future street line as shown on any Specific Plan of Highways, whichever is
21 nearer the proposed structure.

22 E. Side yards on interior and through lots shall be not less than five feet (5') in
23 width. Side yards on corner and reversed corner lots shall be not less than ten feet (10')
24 from the existing street line or from any future street line as shown on any Specific Plan of
25 Highways, whichever is nearer the proposed structure, upon which the main building sides,
26 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.

1 In addition, the following standards shall also apply:

2 AA. No garage shall be situated closer than thirty feet (30') from the face
3 of the curb, except that garages that are entered via the side and those with roll-up
4 type garage door may be located twenty-six feet (26') from the curb.

5 BB. New property lines shall be located at the tops of slopes except
6 along street rights-of-way where the standards of Ordinance No. 461 shall apply
7 and in "zero lot line" situations.

8 CC. Interior side yards may be reduced to accommodate "zero lot line"
9 or common wall situations, except that, in no case shall the reduction in side yard
10 areas reduce the required ten foot (10') separation between detached structures.

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

13 k. Planning Area 12.

14 (1) The uses permitted in Planning Area 12 of Specific Plan No. 213 shall be the same
15 as those uses permitted in Article VIII, Section 8.1 of Ordinance No. 348, except that the uses
16 permitted pursuant to Sections 8.1.a.(19), (20), (21) and (24) shall not be permitted.

17 (2) The development standards for Planning Area 12 of Specific Plan No. 213 shall be
18 the same as those standards identified in Article VIII, Section 8.2 of Ordinance No. 348, except
19 that the development standards set forth in Article VIII, Sections 8.2.d.; and .f.; and Article XVIII,
20 Section 18.5.c.; e.; j.; and l. shall be deleted and replaced by the following:

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

23 B. Building setbacks from a project's exterior streets and boundary lines shall
24 be the same as prescribed by the R-3 Zone. In no case shall such building setbacks for any
25 project be less than those prescribed in the R-3 Zone. The minimum building setback from
26 interior drives shall be five feet (5').

27 C. The number of dwelling units in one building shall not exceed two (2) for
28 uses permitted within the R-1 Zone or eight (8) dwelling units for uses permitted within

1 the R-2 Zone. The number of dwelling units in a building for uses permitted within the R-
2 3 Zone shall not exceed that permitted by the R-3 Zone development standards.
3 Residential buildings shall have a minimum ground floor living area of eight hundred
4 (800) square feet and each dwelling unit in a building shall have the minimum floor living
5 area required by Section 18.11 of Ordinance No. 348.

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

8 1. Planning Area 13

9 (1) The uses permitted in Planning Area 13 of Specific Plan No. 213 shall be the same
10 as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses
11 permitted pursuant to Section 6.1.b.(3) shall not be permitted.

12 (2) The development standards for Planning Area 13 of Specific Plan No. 213 shall be
13 the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that
14 the development standards set forth in Section 6.2.b.; c.; d.; and e. (1) and (2) shall be deleted and
15 replaced by the following:

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

19 B. The minimum average width of that portion of a lot to be used as a building
20 site shall be forty-five feet (45') for interior and through lots and fifty (50') feet for corner
21 and reversed corner lots, with a minimum average depth of ninety feet (90'). That portion
22 of a lot used for access on "flag" lots shall have a minimum width of twenty feet (20'). For
23 "wide and shallow" lots, the minimum average width of a lot shall be fifty feet (50') for
24 interior and through lots and fifty-five feet (55') for corner and reversed corner lots, with a
25 minimum average depth of sixty-five feet (65').

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 twenty-five feet
28 (25').

1 D. The front yard shall be not less than fifteen feet (15'), measured from the
2 existing street line or from any future street line as shown on any Specific Plan of
3 Highways, whichever is nearer the proposed structure. However, "wide and shallow" lots
4 shall have a minimum ten foot (10') front yard, measured from the existing street line or
5 from any future street line as shown on any Specific Plan of Highways, whichever is
6 nearer the proposed structure.

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

13 In addition, the following standards shall also apply:

4 AA. No garage shall be situated closer than thirty feet (30') from the face
15 of the curb, except that garages that are entered via the side and those with roll-up
16 type garage door may be located twenty-six feet (26') from the curb.

17 BB. New property lines shall be located at the tops of slopes except
18 along street rights-of-way where the standards of Ordinance No. 461 shall apply
19 and in "zero lot line" situations.

20 CC. Interior side yards may be reduced to accommodate "zero lot line"
21 or common wall situations, except that, in no case shall the reduction in side yard
22 areas reduce the required ten foot (10') separation between detached structures.

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

25 m. Planning Areas 14 A, 14 B, 14 C and 16.

26 (1) The uses permitted in Planning Areas 14 A, 14 B, 14 C and 16 of Specific Plan No.
27 213 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348,
28 except that the uses permitted pursuant to Section 6.1.b.(1) and (3) shall not be permitted.

1 (2) The development standards for Planning Areas 14 A, 14 B, 14 C and 16 of Specific
2 Plan No. 213 shall be the same as those standards identified in Article VI, Section 6.2 of
3 Ordinance No. 348, except that the development standards set forth in Section 6.2.b.; c.; d.; and
4 e.(1) and (2) shall be deleted and replaced by the following:

5 A. Lot area shall be not less than three thousand five hundred (3,500) square
6 feet. The minimum lot area shall be determined by excluding that portion of a lot that is
7 used solely for access to the portion of the 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 thirty-five feet (35') for interior and through lots and forty feet (40') for corner
10 and reversed corner lots, with a minimum average depth of ninety feet (90'). That portion
11 of a lot used for access on "flag" lots shall have a minimum width of twenty feet (20'). For
12 "wide and shallow" lots, the minimum average width of a lot shall be forty feet (40') for
13 interior and through lots and forty-five feet (45') for corner and reversed corner lots, with a
14 minimum average depth of sixty feet (60').

15 C. The minimum frontage of a lot shall be thirty-five feet (35'), except that lots
16 fronting on knuckles or cul-de-sacs may have a minimum frontage of twenty-five feet
17 (25').

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

In addition, the following standards shall also apply:

1 AA. No garage shall be situated closer than thirty feet (30') from the face
2 of the curb, except that garages that are entered via the side and those with roll-up
3 type garage door may be located twenty-six feet (26') from the curb.

4 BB. New property lines shall be located at the tops of slopes except
5 along street rights-of-way where the standards of Ordinance No. 461 shall apply
6 and in "zero lot line" situations.

7 CC. Interior side yards may be reduced to accommodate "zero lot line"
8 or common wall situations, except that, in no case shall the reduction in side yard
9 areas reduce the required ten foot (10') separation between detached 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 n. Planning Areas 15 and 18

13 (1) The uses permitted in Planning Areas 15 and 18 of Specific Plan No. 213 shall be
14 the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348. In addition, the
15 uses permitted under Section 6.1.a. shall also include public schools.

16 (2) The development standards for Planning Areas 15 and 18 of Specific Plan No. 213,
17 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348.

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

20 o. Planning Areas 17, 20 and 21.

21 (1) The uses permitted in Planning Areas 17, 20 and 21 of Specific Plan No. 213 shall
22 be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that
23 the uses permitted pursuant to Section 6.1.b.(3) shall not be permitted.

24 (2) The development standards for Planning Areas 17, 20 and 21 of Specific Plan No.
25 213 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No.
26 348, except that the development standards set forth in Section 6.2.b.; c.; d.; and e.(1) and (2) shall
be deleted and replaced by the following:

28 ≡

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

4 B. The minimum average width of that portion of a lot to be used as a building
5 site shall be forty-five feet (45') for interior and through lots and fifty feet (50') for corner
6 and reversed corner lots, with a minimum average depth of ninety feet (90'). That portion
7 of a lot used for access on "flag" lots shall have a minimum width of twenty feet (20'). For
8 "wide and shallow" lots, the minimum average width of a lot shall be fifty feet (50') for
9 interior and through lots and fifty-five feet (55') for corner and reversed corner lots, with a
10 minimum average depth of sixty-five feet (65').

11 C. The minimum frontage of a lot shall be forty-five feet (45'), except that lots
12 fronting on knuckles or cul-de-sacs may have a minimum frontage of twenty-five feet
13 (25').

14 D. The front yard shall be not less than fifteen feet (15'), 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. However, "wide and shallow" lots
17 shall have a minimum ten foot (10') front yard, measured from the existing street line or
18 from any future street line as shown on any Specific Plan of Highways, whichever is
19 nearer the proposed structure.

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

26 In addition, the following standards shall also apply:

27 AA. No garage shall be situated closer than thirty feet (30') from the face
28 of the curb, except that garages that are entered via the side and those with

1 roll-up type garage door may be located twenty-six feet (26') from the curb.

2 BB. New property lines shall be located at the tops of slopes except
3 along street rights-of-way where the standards of Ordinance No. 461 shall apply
4 and in "zero lot line" situations.

5 CC. Interior side yards may be reduced to accommodate "zero lot line"
6 or common wall situations, except that, in no case shall the reduction in side yard
7 areas reduce the required ten foot (10') separation between detached structures.

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

10 p. Planning Area 19

11 (1) The uses permitted in Planning Area 19 of Specific Plan No. 213 shall be the same
12 as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348.

13 (2) The development standards for Planning Area 19 of Specific Plan No. 213 shall be
14 the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that
15 the development standards set forth in Section 6.2.b.; c.; d.; and e.(1) and (2) shall be deleted and
16 replaced by the following:

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

20 B. The minimum average width of that portion of a lot to be used as a building
21 site shall be forty-five feet (45') for interior and through lots and fifty feet (50') for corner
22 and reversed corner lots, with a minimum average depth of ninety feet (90'). That portion
23 of a lot used for access on "flag" lots shall have a minimum width of twenty feet (20').
24 For "wide and shallow" lots, the minimum average width of a lot shall be fifty feet (50')
25 for interior and through lots and fifty-five feet (55') for corner and reversed corner lots,
26 with a minimum average depth of sixty-five feet (65').

27)

28)

1 C. The minimum frontage of a lot shall be forty-five feet (45'), except that lots
2 fronting on knuckles or cul-de-sacs may have a minimum frontage of twenty-five feet
3 (25').

4 D. The front yard shall be not less than fifteen feet (15'), measured from the
5 existing street line or from any future street line as shown on any Specific Plan of
6 Highways, whichever is nearer the proposed structure. However, "wide and shallow" lots
7 shall have a minimum ten foot (10') front yard, measured from the existing street line or
8 from any future street line as shown on any Specific Plan of Highways, whichever is
9 nearer the proposed structure.

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

16 In addition, the following standards shall also apply:

17 AA. No garage shall be situated closer than thirty feet (30') from the face
18 of the curb, except that garages that are entered via the side and those with roll-up
19 type garage door may be located twenty-six feet (26') from the curb.

20 BB. New property lines shall be located at the tops of slopes except
21 along street rights-of-way where the standards of Ordinance No. 461 shall apply
22 and in "zero lot line" situations.

23 CC. Interior side yards may be reduced to accommodate "zero lot line"
24 or common wall situations, except that, in no case shall the reduction in side yard
25 areas reduce the required ten foot (10') separation between detached structures.

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.

1 q. Planning Area 22

2 (1) The uses permitted in Planning Area 22 of Specific Plan No. 213 shall be the same
3 as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348.

4 (2) The development standards for Planning Area 22 of Specific Plan No. 213 shall be
5 the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348.

6 In addition, the following standard shall also apply:

7 A. No garage shall be situated closer than thirty feet (30') from the face of the curb,
8 except that garages that are entered via the side and those with roll-up type garage door
9 may be located twenty-six feet (26') 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 r. Planning Areas 25 and 26.

13 (1) The uses permitted in Planning Areas 25 and 26 of Specific Plan No. 213 shall be
14 the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except that
15 the uses permitted in Article VIIIe, Section 8.100.a(1), (2), (5), (6) and (8) shall not be permitted.
16 In addition, the permitted uses identified under Section 8.100.a. shall also include undeveloped
17 open space.

18 (2) The development standards for Planning Areas 25 and 26 of Specific Plan No. 213
19 shall be the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No.
20 348.

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

23
24
25
26
27 ///

28 ///

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

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

4 By Bob Buster
5 Chairman, Board of Supervisors
6 BOB BUSTER

7 ATTEST:

8 DEC 23 2002

9 NANCY ROMERO
10 Clerk to the Board

11 By Margie Romero
12 Deputy

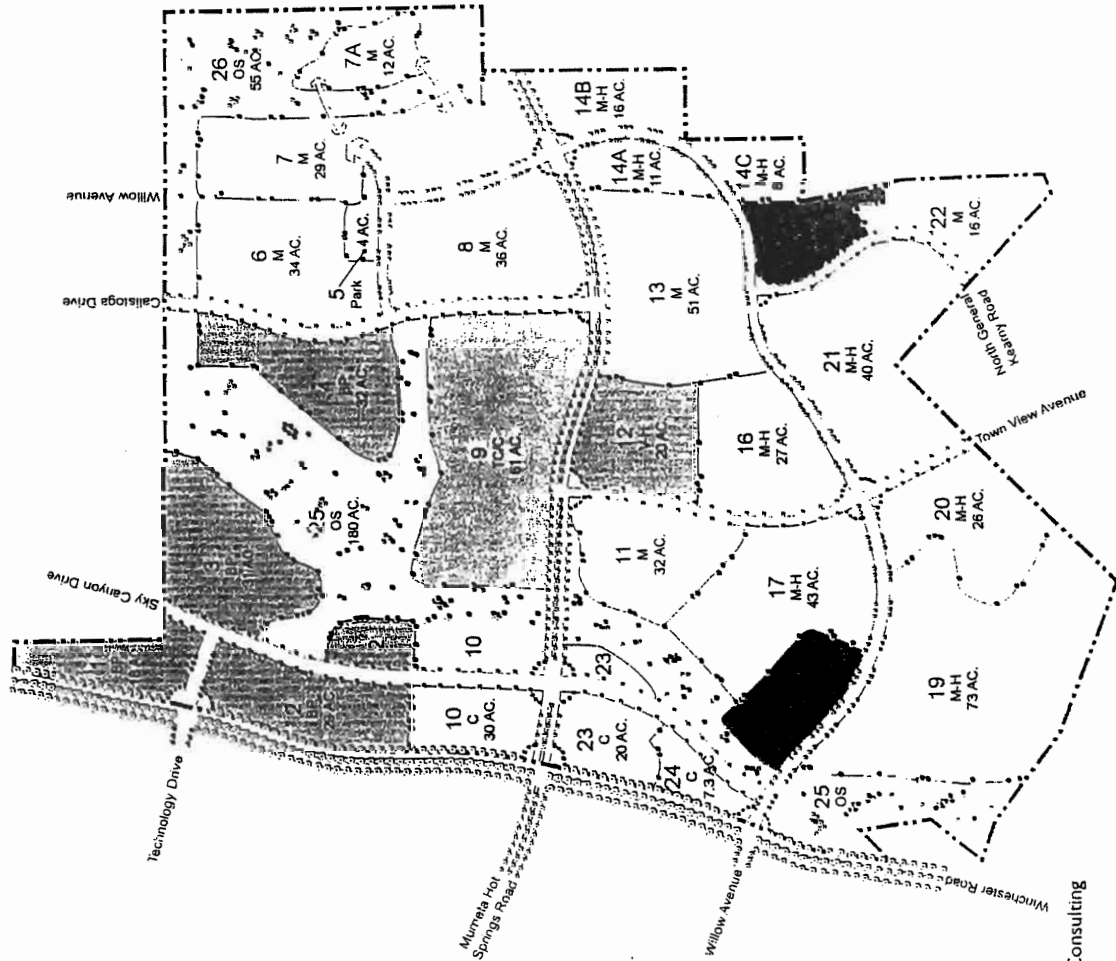
13 (SEAL)

14 APPROVED AS TO FORM
15 COUNTY COUNSEL
16 December 17, 2002

17 BY: Karin Watts-Bazan

18 Karin Watts-Bazan
19 Deputy County Counsel

20 G:\Property\MDKing\kwb\ORDINANCES\SPECIFIC PLAN ZONING ORDINANCES\SP 213a4 CZ 6580.doc



LAND USE	ACREAGE	TARGET DENSITY	DENSITY RANGE	UNITS
Medium Residential	210	4.4 du/ac	2-5 du/ac	929
Medium High Residential	244	5.7 du/ac	5-8 du/ac	1,393
Very High Residential	20	17.4 du/ac	14-20 du/ac	347
Residential Subtotal	474	5.6 du/ac		2,669
Commercial	57.3			
Town Center Commercial	61			
Business Park	110			
Open Space	305			
Riparian / Flood Control	30			
Roads	73			
School / Park	32			
Non-Residential Subtotal	568			
PROJECT TOTAL	1042	2.6 du/ac		2,669

Figure 4
 Illustrated Land Use Plan
 WINCHESTER PROPERTY



AEI-CASC Consulting

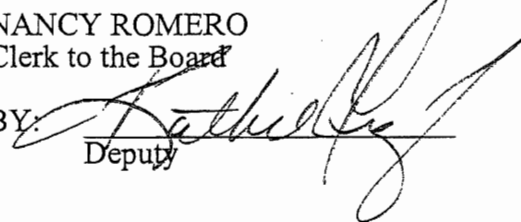
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

STATE OF CALIFORNIA)
)
COUNTY OF RIVERSIDE) ss.

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county held on December 23, 2002, the foregoing ordinance consisting of 2 Sections was adopted by the following vote:

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

DATE: December 23, 2002

NANCY ROMERO
Clerk to the Board
BY: 
Deputy

Item 3.30