

C. Planning Area Development Standards

1. Planning Area 1 - Estate Residential (R-A-1.0)  
(Refer to Exhibit III-11)

a. Acreage: 342.0 Acres

b. Permitted Uses

-- A maximum of 310 single-family residential lots on minimum one-acre lots.

c. Development Standards

-- Refer to Article VIb - R-A Zone (Residential Agricultural), Riverside County Land Use Ordinance No. 348.

-- All structures shall be setback a minimum of 25 feet from the curb face of any residential collector street or cul-de-sac.

d. Architectural Design Guidelines

A "Rural Residential" architectural theme shall be used to guide the design of individual residences, according to the following criteria:

-- Exterior Materials

Walls: wood siding, brick, fieldstone, or rough textured stucco and masonry.

Roofs: fire-resistant shakes, tile, composition shingles.

-- Color

Natural finishes and earth tones.

-- Massing

Emphasis on hip and gable roof shapes, articulated window and door fenestrations and setback of second floor walls from the ground floor wall lines.

-- Accessory Structures

To be compatible with the design theme of the primary structure.

# PLANNING AREAS 1 and 2

## PLANNING AREA 1

USE: RESIDENTIAL ESTATE LOTS (1.0 Acre Minimum)

DENSITY: 1.0 UNIT/ACRE

ACREAGE: 326.2 ACRES

NO. OF LOTS: 310

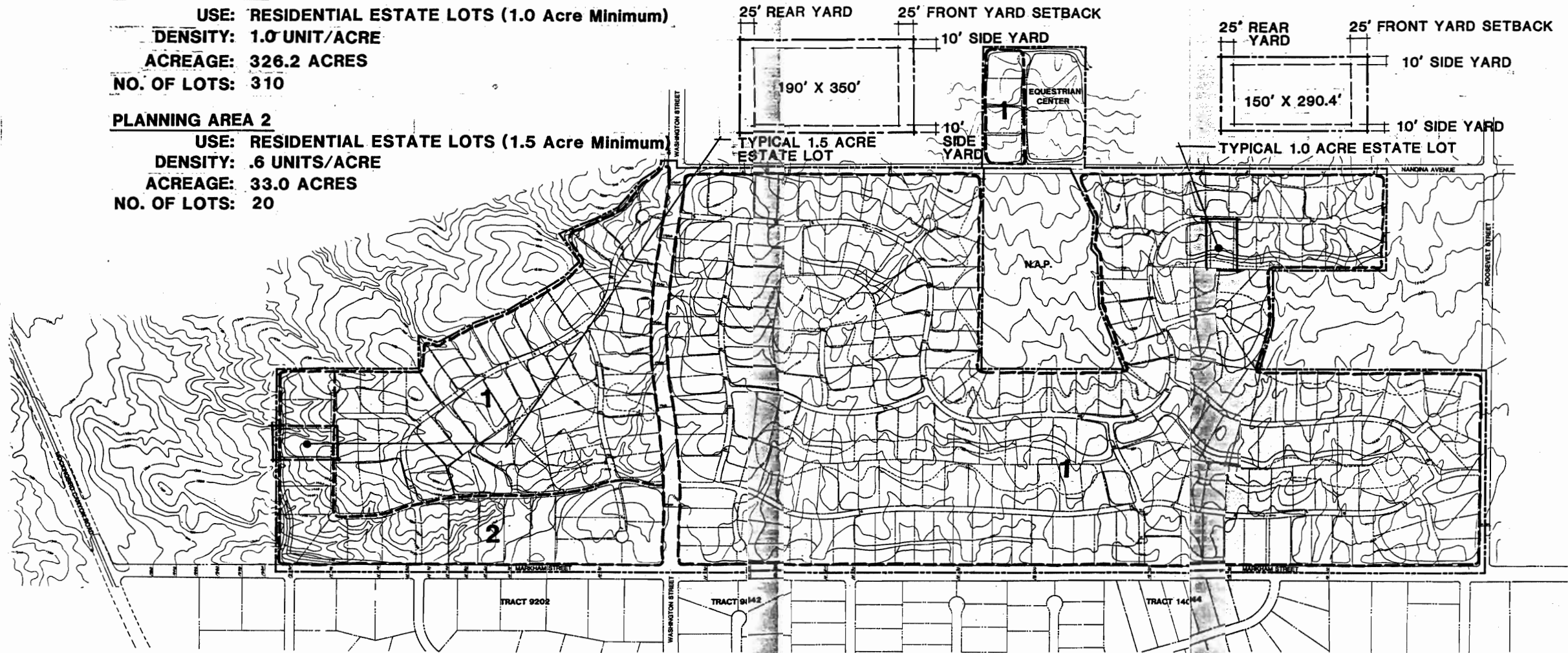
## PLANNING AREA 2

USE: RESIDENTIAL ESTATE LOTS (1.5 Acre Minimum)

DENSITY: .6 UNITS/ACRE

ACREAGE: 33.0 ACRES

NO. OF LOTS: 20



# THREE SISTERS ESTATES

## FKC PARTNERSHIP