

1 B. A comprehensive plot plan for the entire planning area, a conceptual
2 grading plan and a tentative subdivision map, based upon a contour
3 interval no greater than four feet, which in addition to the
4 requirements of Ordinance No. 460 and Section 18.30 of Ordinance
5 No. 348 include:

- 6 i. the proposed lots including lot lines and proposed easements,
7 if any;
- 8 ii. building footprints;
- 9 iii. floor plan assignments;
- 10 iv. pad elevations, street grades and all cut and fill slopes in
11 excess of one (1) foot in vertical height;
- 12 v. the proposed uses, their location, and architectural designs;
- 13 vi. buffers, if any.

14 C. A design manual which includes:

- 15 i. a description of floor plans and their mix;
- 16 ii. the lot and building calculations for each lot and building as
17 follows:
 - 18 (a) lot area and lot pad area,
 - 19 (b) building footprint area,
 - 20 (c) percentage of lot coverage,
 - 21 (d) front setback,
 - 22 (e) usable rear yard area and depth,
 - 23 (f) building square-footage for commercial uses;
- 24 iii. a fencing plan including details of proposed materials to be
25 used;
- 26 iv. dimensioned conceptual floor plans and elevations, including
27 details of proposed materials for elevations, and square-
28 footages and heights of individual units; and

1 v. a proposed phasing plan showing the planned sequence of
2 subdivision map recordation and development.

3 (3) Except for congregate care residential facilities, the development
4 standards within Planning Areas 1 and 2 of Specific Plan No. 293
5 shall be the same as those standards identified in Article IXd, Section
6 9.73 of Ordinance No. 348.

7 (4) The development standards for congregate care residential facilities
8 shall be the same as those standards identified in Article XIXe of
9 Ordinance No. 348.

10 (5) Nonsubstantial adjustments to an approved project's design are
11 permitted subject to the approval of a minor change pursuant to
12 Ordinance No. 460. For purposes of this section, "nonsubstantial
13 adjustment" shall be defined as changes to setbacks, floor plans and
14 elevations. All other changes including changes in concept and
15 product type shall be submitted for review in accordance with the
16 provisions of Ordinance No. 460 governing minor changes and
17 revised tentative maps.

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

21 b. Planning Area 3.

22 (1) The uses permitted in Planning Area 3 of Specific Plan No. 293 shall be the
23 same as those uses permitted in Article XIa, Section 11.26 and 11.27 of
24 Ordinance No. 348.

25 (2) The development standards for Planning Area 3 of Specific Plan No. 293
26 shall be the same as those standards identified in Article XIa, Section 11.28
27 of Ordinance No. 348.
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1 (3) Except as provided above, all other zoning requirements shall be the same as
2 those requirements identified in Article XIa of Ordinance No. 348.

3 c. Planning Area 5.

4 (1) The uses permitted in Planning Area 5 of Specific Plan No. 293 shall be the
5 same as those uses permitted in Article XI, Sections 11.2 and 11.3 of
6 Ordinance No. 348, except that uses pursuant to Section 11.2.b.(1)e.1., 3. and
7 4., Section 11.2.b.(1)g.5. and Section 11.2.d. shall not be permitted.

8 (2) The development standards for Planning Area 5 of Specific Plan No. 293
9 shall be the same as those standards identified in Article XI, Section 11.4 of
10 Ordinance No. 348.

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

13 d. Planning Areas 6, 22, 42, and 54A.

14 (1) The uses permitted in Planning Areas 6, 22, 42 and 54A of Specific Plan No.
15 293 shall be the same as those uses permitted in Article IX, Section 9.1 of
16 Ordinance No. 348, except that uses pursuant to Section 9.1.a.(7), and Section
17 9.1.d.(4) and (6) shall not be permitted.

18 (2) The development standards for Planning Areas 6, 22, 42 and 54A of Specific
19 Plan No. 293 shall be the same as those standards identified in Article IX,
20 Section 9.4 or Ordinance No. 348.

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

23 e. Planning Areas 7, 28A, 29, 33, 44, 45A, 45B, 46, and 47A.

24 (1) The uses permitted in Planning Areas 7, 28A, 29, 33, 44, 45A, 45B, 46, and
25 47A of Specific Plan No. 293 shall be the same as those uses permitted in
26 Article VI, Section 6.1 of Ordinance No. 348, except that the uses permitted
27 pursuant to Section 6.1.a.(2) and (3), Section 6.1.b.(1) and (3), and Section
28

1 6.1.d. shall not be permitted. In addition, the permitted uses identified under
2 Section 6.1.c. shall also include libraries, day care centers, and churches.

3 (2) The development standards for Planning Areas 7, 28a, 29, 33, 44, 45A, 45B,
4 46, and 47A of Specific Plan No. 293 shall be the same as those standards
5 identified in Article VI, Section 6.2 of Ordinance No. 348, except that the
6 development standards set forth in Article VI, Section 6.2.a.; Section 6.2.b.;
7 Section 6.2.c.; Section 6.2.d.; and Section 6.2.e.(1), (2) and (4) shall be deleted
8 and replaced by the following:

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

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

15 C. The minimum average width of that portion of a lot to be used as a
16 building site shall be fifty-feet (50'), with a minimum average depth
17 of ninety-feet (90'). That portion of a lot used for access on "flag" lots
18 shall have a minimum width of twenty feet (20').

19 D. The minimum frontage of a lot shall be forty-feet (40'), except that
20 lots fronting on knuckles or cul-de-sacs may have a minimum
21 frontage of thirty-feet (30'). Lot frontage along curvilinear streets
22 shall be measured in a straight line from the furthest point behind the
23 right of way between curves.

24 E. The front yard shall be not less than eighteen-feet (18'), measured
25 from the existing street line or from any future street line, whichever
26 is nearer the proposed structure.

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

1 ten-feet (10') from the existing street line or from any future street
2 line.

3 G. Fireplaces and roof eaves may encroach two-feet (2') into side yard
4 setbacks. No other structural encroachments shall be permitted in the
5 front, rear or side yard except as provided for in Section 18.19 of
6 Ordinance No. 348.

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

8 AA. Lot coverage shall not exceed fifty percent (50%) for one story and
9 forty percent (40%) for two story buildings.

10 BB. Where a zero lot line design is utilized, the alternate side yard shall
11 not be less than ten-feet (10') in width.

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

14 f. Planning Areas 8A and 8B.

15 (1) The uses permitted in Planning Areas 8A and 8B of Specific Plan No. 293
16 shall be the same as those uses permitted in Article VI, Section 6.1 of
17 Ordinance No. 348, except that the uses permitted pursuant to Section 6.1.a.
18 (2) and (3), and Section 6.1.b.(1) and (3) shall not be permitted.

19 (2) The development standards for Planning Areas 8A and 8B of Specific Plan
20 No. 293 shall be the same as those standards identified in Article VI, Section
21 6.2 of Ordinance No. 348, except that the development standards set forth in
22 Article VI, Section 6.2.a.; Section 6.2.b.; Section 6.2.c.; and Section 6.2.e.(1),
23 (2), and (4) shall be deleted and replaced by the following:

24 A. Building height shall not exceed two stories with a maximum height
25 of forty-feet (40').

26 B. Lot area shall be not less than three thousand nine hundred (3,900)
27 square feet. The minimum lot area shall be determined by excluding
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1 that portion of a lot that is used solely for access to the portion of a lot
2 used as a building site.

3 C. The minimum average width of that portion of a lot to be used as a
4 building site shall be forty-feet (40'), with a minimum average depth
5 of eighty-feet (80').

6 D. The front yard shall be not less than fifteen-feet (15'), measured from
7 the existing street line or from any future street line, whichever is
8 nearer the proposed structure. Garages shall be setback a minimum of
9 twenty-feet (20') from any future street line whichever is nearer the
10 proposed structure.

11 E. Side yards on interior and through lots shall not be less than five-feet
12 (5'). Side yards on corner and reverse corner lots shall be not less than
13 eight-feet (8') from the existing street line or from any future street
14 line.

15 F. Fireplaces and roof eaves may encroach two-feet (2') into side yard
16 setbacks. Porches may encroach five-feet (5') into front yard setbacks.
17 No other structural encroachments shall be permitted in the front, rear
18 or side yard except as provided for in Section 18.19 of Ordinance No.
19 348.

20 In addition, the following development standards shall also apply:

21 AA. Lot coverage shall not exceed seventy percent (70%).

22 BB. Where a zero lot line design is utilized, the alternate side yards shall
23 not be less than ten-feet (10') in width.

24 CC. The minimum private yard area shall be not less than two hundred
25 fifty (250) square feet per dwelling unit, including a minimum twelve-
26 feet (12') by fifteen-feet (15') open area void of any obstructions or
27 building encroachments.

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

3 g. Planning Areas 9A, 9B, and 15.

4 (1) The uses permitted in Planning Areas 9A, 9B, and 15 of Specific Plan No.
5 293 shall be the same as those uses permitted in Article VI, Section 6.1 of
6 Ordinance No. 348, except that the uses permitted pursuant to Section
7 6.1.a.(2) and (3), and 6.1.b.(1) and (3) shall not be permitted.

8 (2) The development standards for Planning Areas 9A, 9B, and 15 of Specific
9 Plan No. 293 shall be the same as those standards identified in Article VI,
10 Section 6.2 of Ordinance No. 348, except that the development standards set
11 forth in Article VI, Section 6.2.a.; Section 6.2.b.; Section 6.2.c.; and Section
12 6.2.e.(1), (2) and (4) shall be deleted and replaced by the following:

13 A. Building height shall not exceed two stories with a maximum height
14 of forty-feet (40').

15 B. Lot area shall be not less than three thousand (3,000) square feet. The
16 minimum lot area shall be determined by excluding that portion of a
17 lot that is used solely for access to the portion of a lot used as a
18 building site.

19 C. The minimum average width of that portion of a lot to be used as a
20 building site shall be forty-feet (40'), with a minimum average depth
21 of seventy-five feet (75').

22 D. The front yard shall be not less than twelve-feet (12'), measured from
23 the existing street line or from any future street line, whichever is
24 nearer the proposed structure.

25 E. Side yards on interior and through lots shall not be less than five-feet
26 (5'). Side yards on corner and reverse corner lots shall be not less than
27 eight-feet (8') from the existing street line or from any future street
28 line.

1 F. Fireplaces and roof eaves may encroach two-feet (2') into side yard
2 setbacks. Porches may encroach four-feet (4') into front yard setbacks.
3 No other structural encroachments shall be permitted in the front, rear
4 or side yard except as provided for in Section 18.19 of Ordinance No.
5 348.

6 In addition, the following development standards shall also apply:

7 AA. Lot coverage shall not exceed eighty percent (80%).

8 BB. Where a zero lot line design is utilized, the alternate side yard shall
9 not be less than ten-feet (10') in width.

10 CC. The minimum private yard area shall be not less than two hundred
11 (200) square feet, including a minimum ten-feet (10') by twelve-feet
12 (12') open area void of any obstructions or building encroachments.

13 DD. The minimum garage setback from an alley drive is three-feet (3'). A
14 garage cannot be setback from an alley drive greater than five-feet
15 (5'), unless it exceeds eighteen-feet (18').

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

18 h. Planning Areas 10A and 10B.

19 (1) The uses permitted in Planning Areas 10A and 10B of Specific Plan No. 293
20 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of
21 Ordinance No. 348 except that the uses permitted pursuant to Section
22 8.100.a.(1), (2), (3), (4), (5), (6), (7), (8) and (9); Section 8.100.b.(1); and
23 Section 8.100.c.(1) shall not be permitted. In addition, the permitted uses
24 identified under Section 8.100.a. shall also include green belts and open
25 space.

26 (2) The development standards for Planning Areas 10A and 10B of Specific Plan
27 No. 293 shall be the same as those standards identified in Article VIIIe,
28 Section 8.101 of Ordinance No. 348.

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

3 i. Planning Areas 18, 38A, 38B, 39, 40, 43, 53, and 57.

4 (1) The uses permitted in Planning Areas 18, 38A, 38B, 39, 43, 53, and 57 of
5 Specific Plan No. 293 shall be the same as those uses permitted in Article
6 VIII, Section 8.1 of Ordinance No. 348, except that the uses permitted
7 pursuant to Section 8.1.d.(1) shall not be permitted. In addition, the permitted
8 uses identified under Section 8.1.a. shall also include non-commercial
9 community association recreation and assembly buildings and facilities,
10 libraries, daycare centers, and churches.

11 (2) The development standards for Planning Areas , 18, 38A, 38B, 39, 40, 43,
12 53, and 57 of Specific Plan No. 293 shall be the same as those standards
13 identified in Article VIII, Section 8.2 of Ordinance No. 348, except that the
14 development standards set forth in Article VIII, Section 8.2.d shall be deleted
15 and replaced by the following:

16 A. No lot shall have more than eighty percent (80%) of its net area
17 covered with buildings or structures.

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

20 j. Planning Areas 11, 21, 28B, 32, 37, 55, 62A, and 62B.

21 (1) The uses permitted in Planning Areas 11, 21, 28B, 32, 37, 55, 62A, and 62B
22 of Specific Plan No. 293 shall be the same as those uses permitted in Article
23 VIIIe, Section 8.100 of Ordinance No. 348, except that the uses pursuant to
24 Section 8.100.a.(1) and Section 8.100.b.(1) shall not be permitted. In
25 addition, the permitted uses identified under Section 8.100.a. shall also
26 include public parks and playgrounds.

- 1 (2) The development standards for Planning Areas 11, 21, 28B, 32, 37, 55, 62A,
2 and 62B of Specific Plan No. 293 shall be the same as those standards
3 identified in Article VIIIe, Section 8.101 of Ordinance No. 348.
- 4 (3) Except as provided above, all other zoning requirements shall be the same as
5 those requirements identified in Article VIIIe of Ordinance No. 348.

6 k. Planning Areas 12, 36 and 56.

- 7 (1) The uses permitted in Planning Areas 12, 36 and 56 of Specific Plan No. 293
8 shall be the same as those uses permitted in Article VI, Section 6.1 of
9 Ordinance No. 348, except that the uses permitted pursuant Section 6.1.a.(2)
10 and (3); Section 6.1.b.(1) and (3); and Section 6.1.d. shall not be permitted.
11 In addition, the permitted uses identified under Section 6.1.a. shall also
12 include public schools.
- 13 (2) The development standards for Planning Areas 12, 36 and 56 of Specific Plan
14 No. 293 shall be the same as those standards identified in Article VI, Section
15 6.2 of Ordinance No. 348, except that the development standards set forth in
16 Article VI, Section 6.2.a.; Section 6.2.b.; Section 6.2.c.; Section 6.2.d. and
17 Section 6.2.e.(1), (2) and (4) shall be deleted and replaced by the following:
- 18 A. Building height shall not exceed two stories with a maximum height
19 of thirty-five feet (35').
- 20 B. Lot area shall be not less than four thousand five hundred (4,500)
21 square feet. The minimum lot area shall be determined by excluding
22 that portion of a lot that is used solely for access to the portion of a lot
23 used as a building site.
- 24 C. The minimum average width of that portion of a lot to be used as a
25 building site shall be fifty-feet (50') with a minimum average depth of
26 eighty-feet (80'). That portion of a lot used for access on "flag" lots
27 shall have a minimum width of twenty-feet (20').
- 28

1 D. The minimum frontage of a lot shall be forty-feet (40'), except that
2 the lots fronting on knuckles or cul-de-sacs may have a minimum
3 frontage of thirty-five feet (35'). Lot frontage along curvilinear
4 streets shall be measured in a straight line from the furthest point
5 behind the right of way between curves.

6 E. The front yard shall be not less than fifteen-feet (15'), measured from
7 the existing street line or from any future street line, whichever is
8 nearer the proposed structure.

9 F. Side yards on interior and through lots shall be not less than five-feet
10 (5'). Side yards on corner and reverse corner lots shall be not less than
11 ten-feet (10') from the existing street line or from any future street
12 line.

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

17 In addition, the following development standard shall also apply:

18 AA. Lot coverage shall not exceed sixty percent (60%) for one story and
19 fifty percent (50%) for two story buildings.

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

22 1. Planning Area 17.

23 (1) The uses permitted in Planning Area 17 of Specific Plan No. 293 shall be the
24 same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348,
25 except that the uses permitted pursuant to Section 6.1.a.(2) and (3), Section
26 6.1.b. (1) and (3), and Section 6.1.d. shall not be permitted.

27 (2) The development standards for Planning Area 17 of Specific Plan No. 293
28 shall be the same as those standards identified in Article VI, Section 6.2 of

1 Ordinance No. 348, except the development standards set forth in Article VI,
2 Section 6.2.a.; Section 6.2.d.; and Section 6.2.e. (1), (2), and (4) shall be
3 deleted and replaced by the following:

- 4 A. Building height shall not exceed two stories with a maximum height
5 of thirty-five feet (35').
- 6 B. The minimum frontage of a lot shall be forty-feet (40'), except that
7 lots fronting on knuckles or cul-de-sacs may have a minimum
8 frontage of thirty-feet (30'). Lot frontage along curvilinear streets
9 shall be measured in a straight line from the furthest point behind the
10 right of way between curves.
- 11 C. The front yard shall not be less than eighteen-feet (18'), measured
12 from the existing street line or from any future street line.
- 13 D. Side yards on interior and through lots shall not be less than five-feet
14 (5'). Side yards on corner and reverse corner lots shall not be less than
15 ten-feet (10') from the existing street line or from any future street
16 line.
- 17 E. Fireplaces and roof eaves may encroach two-feet (2') into side yard
18 setbacks. No other structural encroachments shall be permitted in the
19 front, rear or side yard except as provided for in Section 18.19 of
20 Ordinance No. 348.

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

- 22 AA. Lot coverage shall not exceed fifty percent (50%) for one story and
23 forty percent (40%) for two story buildings.
- 24 BB. Where a zero lot line design is utilized, the alternate side yard shall
25 not be less than ten-feet (10') in width.
- 26 (3) Except as provided above, all other zoning requirements shall be the same as
27 those requirements identified in Article VI of Ordinance No. 348.
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1 m. Planning Area 19.

2 (1) The uses permitted in Planning Area 19 of Specific Plan No. 293 shall be the
3 same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348,
4 except that the uses permitted pursuant to Section 6.1.a.(2), (3), (5); Section
5 6.1.b.(1) and (3) shall not be permitted. In addition, the permitted uses
6 identified under Section 6.1.a. shall also include public schools.

7 (2) The development standards for Planning Area 19 of Specific Plan No. 293
8 shall be the same as those standards identified in Article VI, Section 6.2 of
9 Ordinance No. 348, except that the development standards set forth in Article
10 VI, Section 6.2.a.; Section 6.2.b.; Section 6.2.c.; Section 6.2.d. and Section
11 6.2.e. (1), (2), and (4) shall be deleted and replaced by the following:

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

14 B. Lot area shall be not less than three thousand five hundred (3,500)
15 square feet. The minimum lot area shall be determined by excluding
16 that portion of a lot that is used solely for access to the portion of a lot
17 used as a building site.

18 C. The minimum average width of that portion of a lot to be used as a
19 building site shall be forty-feet (40') with a minimum average depth
20 of eighty-feet (80'). That portion of a lot used for access on "flag" lots
21 shall have a minimum width of twenty-feet (20').

22 D. The minimum frontage of a lot shall be forty-feet (40'), except that
23 the lots fronting on knuckles or cul-de-sacs may have a minimum
24 frontage of thirty-feet (30'). Lot frontage along curvilinear streets
25 shall be measured in a straight line from the furthest point behind the
26 right of way between curves.

- 1 E. The front yard shall be not less than ten-feet (10'), measured from the
2 existing street line or from any future street line, whichever is nearer
3 the proposed structure.
- 4 F. Side yards on interior and through lots shall be not less than five-feet
5 (5'). Where a zero lot line is used, the alternate side yard shall be not
6 less than five-feet (5') in width. Side yards on corner and reverse
7 corner lots shall be not less than ten-feet (10') from the existing street
8 line or from any future street line.
- 9 G. Where the rear of a lot is adjacent to another residential lot or a street
10 that is not used for access to the lot, the rear yard shall not be less than
11 ten-feet (10').
- 12 H. Where the rear of a lot is adjacent to an alley or other similar type of
13 access, the garage and any fence or wall shall be setback not less than
14 three-feet (3'). The setback shall be measured from the top of curb
15 within the alley or similar type of access.
- 16 I. Fireplaces and roof eaves may encroach two-feet (2') into side yard
17 setbacks. No other structural encroachments shall be permitted in the
18 front rear or side yard except as provided for in Section 18.19 of
19 Ordinance No. 348.

20 In addition, the following development standard shall also apply.

21 AA. Lot coverage shall not exceed sixty percent (60%) for one story and
22 fifty percent (50%) for two story buildings.

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

25 n. Planning Area 25.

26 (1) The uses permitted in Planning Area 25 of Specific Plan No. 293 shall be the
27 same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance
28

1 No. 348, except that uses pursuant to Section 8.100.a.(1), (2), (3), (4), (5), (6),
2 (7) and (8); Section 8.100.b.(1); and Section
3 8.100.c.(1) shall not be permitted.

4 (2) The development standards for Planning Area 25 of Specific Plan No. 293
5 shall be the same as those standards identified in Article VIIIe, Section 8.101
6 of Ordinance No. 348.

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

9 o. Planning Area 26A.

10 (1) The uses permitted in Planning Area 26A of Specific Plan No. 293 shall be
11 the same as those uses permitted in Article VI, Section 6.1 of Ordinance No.
12 348 except that the uses permitted pursuant to Section 6.1.b. (1) and (3) shall
13 not be permitted.

14 (2) The development standards for Planning Area 26A of Specific Plan No. 293
15 shall be the same as those standards identified in Article VI, Section 6.2 of
16 Ordinance No. 348, except that the development standards set forth in Article
17 VI, Section 6.2.a.; Section 6.2.b.; Section 6.2.c.; Section 6.2.d. and Section
18 6.2.e.(1), (2) and (3) shall be deleted and replaced by the following:

19 A. Building height shall not exceed two stories with a maximum height
20 of thirty-five feet (35'), unless cluster development subject to the
21 development standards set forth below in subsection BB. is utilized.

22 B. Lot area shall be not less than forty thousand (40,000) square feet,
23 unless cluster development subject to the development standards set
24 forth below in subsection BB. is utilized. The minimum lot area shall
25 be determined by excluding that portion of a lot that is used solely for
26 access to the portion of a lot used as building site.

27 C. The minimum average width of that portion of a lot to be used as a
28 building site shall be one hundred-feet (100'), with a minimum

1 average depth of two hundred-feet (200') unless cluster development
2 subject to the development standards set forth below in subsection
3 BB. is utilized. That portion of a lot used for access on "flag" lots shall
4 have a minimum width of twenty-feet (20').

5 D. The minimum frontage of a lot shall be seventy-feet (70') except that
6 lots fronting on knuckles or cul-de-sacs may have a minimum
7 frontage lot forty-five feet (45') unless cluster development subject to
8 the development standards set forth below in subsection BB. is
9 utilized. Lot frontage along curvilinear streets shall be measured in a
10 straight line from the furthest point behind the right of way between
11 curves.

12 E. The front yard shall be not less than thirty-feet (30'), measured from
13 the existing street line or from any future street line unless cluster
14 development subject to the development standards set forth below in
15 subsection BB. is utilized.

16 F. Side yards on interior and through lots shall be not less than twenty
17 feet (20'), as measured from any structure unless cluster development
18 subject to the development standards set forth below in subsection BB
19 is utilized. Side yards on corner and reverse corner lots shall be not
20 less than twenty-five feet (25') from the existing street line or from
21 any future street line unless cluster development subject to the
22 development standards set forth below in subsection BB. is utilized.

23 G. The rear yard shall not be less than twenty-feet (20') unless cluster
24 development subject to the development standards set forth below in
25 subsection BB.

26 In addition, the following standards shall also apply:

27 AA. No lot shall have more than twenty-five percent (25%) of its net
28 buildable area covered by buildings or structures unless cluster

1 development subject to the development standards set forth below in
2 subsection BB is utilized.

3 BB. CLUSTER DEVELOPMENT. It may be desirable to permit the
4 development of subdivisions containing open areas that will be used
5 for recreation purposes or will tend to preserve the rural atmosphere
6 of the area. Therefore, when a cluster development design is utilized,
7 the following development standards shall be applicable:

- 8 1. The height of single family dwellings shall not exceed thirty-
9 five feet (35'). All other buildings and structures shall not
10 exceed fifty-feet (50') in height, unless a height up to seventy-
11 five feet (75') is specifically permitted under the provisions of
12 Section 18.34 of Ordinance No. 348.
- 13 2. Lot area shall be not less than seven thousand two hundred
14 (7,200) square feet. The minimum lot area shall be determined
15 by excluding that portion of a lot that is used solely for access
16 to the portion of a lot used as a building site.
- 17 3. The minimum average width of that portion of a lot to be used
18 as a building site shall be sixty feet (60') with a minimum
19 average depth of one hundred-feet (100'). That portion of a lot
20 used for access on "flag" lots shall have a minimum width of
21 twenty-feet (20').
- 22 4. The minimum frontage of a lot shall be sixty-feet (60'), except
23 that lots fronting on knuckles or cul-de-sacs may have a
24 minimum frontage of thirty five feet (35'). Lot frontage along
25 curvilinear streets shall be measured in a straight line from the
26 furthest point behind the right of way between curves.

1 5. The front yard shall be not less than twenty-feet (20'),
2 measured from the existing street line or from any future street
3 line, whichever is nearer the proposed structure.

4 6. Side yards on interior and through lots shall be not less than
5 ten percent (10%) of the width of the lot, but not less than
6 three-feet (3') in width in any event, and need not exceed a
7 width of five-feet (5'). Side yards on corner and reverse corner
8 lots shall be not less than ten-feet (10') from the existing street
9 line or from any future street line, whichever is nearer the
10 proposed structure, upon which the main building sides,
11 except that where the lot is less than fifty feet (50') wide the
12 yard need not exceed twenty percent (20%) of the width of the
13 lot.

14 7. The rear yard shall be not less than ten-feet (10').

15 8. The minimum overall area for each dwelling unit, exclusive
16 of the area set aside for street right of way, but including
17 recreation and open space areas, shall be forty thousand
18 (40,000) square feet.

19 9. Where a zero lot line design is utilized the alternate side yard
20 shall not be less than ten-feet (10') in width.

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

23 p. Planning Area 27.

24 (1) The uses permitted in Planning Area 27 of Specific Plan No. 293 shall be the
25 same as those uses permitted in Article IV, Section 6.1 of Ordinance No. 348,
26 except that the uses permitted pursuant to Section 6.1.a.(2) and (3); Section
27 6.1.b.(1) and (3); and Section 6.1.d. shall not be permitted.

1 (2) The development standards for Planning Area 27 of Specific Plan No. 293
2 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 Article
4 VI, Section 6.2.a.; Section 6.2.d.; and Section 6.2.e.(1), (2) and (4) and shall
5 be deleted and replaced by the following:

6 A. Building height shall not exceed two stories with a maximum height
7 of forty feet (40').

8 B. 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
10 thirty-feet (30'). Lot frontage along curvilinear streets shall be
11 measured in a straight line from the furthest point behind the right of
12 way between curves.

13 C. The front yard shall be not less than fifteen-feet (15'), measured from
14 the existing street line or from any future street, whichever is nearer
15 the proposed structure.

16 D. Side yards on interior and through lots shall be not less than five-feet
17 (5'). Side yards on corner and reverse corner lots shall be not less than
18 ten-feet (10') from the existing street line or from any future street,
19 whichever is nearer the proposed structure, upon which the main
20 building sides.

21 E. Fireplaces and roof eaves may encroach two-feet (2') into side yard
22 setbacks. No other structural encroachments shall be permitted in the
23 front, rear, or side yard except as provided for in Section 18.19 of
24 Ordinance No. 348.

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

27 q. Planning Area 30.

28 (1) The uses permitted in Planning Area 30 of Specific Plan No. 293 shall be the

1 same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348,
2 except that the uses permitted pursuant to Section 6.1.a.(2) and (3), Section
3 6.1.b.(1) and (3), and Section 6.1.d shall not be permitted. In addition, the
4 permitted uses identified under Section 6.1.c. shall also include libraries.

5 (2) The development standards for Planning Area 30 of Specific Plan No. 293
6 shall be the same as those standards identified in Article VI, Section 6.2 of
7 Ordinance No. 348, except that the development standards set forth in Article
8 VI, Section 6.2.a.; b.; c.; d.; and e., including e(1), (2), (3) and (4); and g.
9 shall be deleted and replaced by the following:

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

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

16 C. The minimum average width of that portion of a lot to be used as a
17 building site shall be fifty feet (50'), with a minimum average depth
18 of ninety feet (90'). That portion of a lot used for access on "flag" lots
19 shall have a minimum width of twenty feet (20').

20 D. The minimum frontage of a lot shall be forty feet (40'), except that
21 lots fronting on knuckles or cul-de-sacs may have a minimum
22 frontage of thirty feet (30'). Lot frontage along curvilinear streets may
23 be measured at the building setback in accordance with zone
24 development standards.

25 E. Minimum yard requirements are as follows:

26 1. The front yard shall be not less than 15 feet, measured from
27 the existing street line or from any future street line as shown
28 on any specific plan of highways, whichever is nearer the

1 proposed structure.2. Side yards on interior and through lots
2 shall be not less than five feet (5'). Side yards on corner and
3 reverse corner lots shall not be less than ten feet (10') from the
4 existing street line or from any future street line as shown on
5 any Specific Plan of Highways, whichever is nearer the
6 proposed structure, upon which the main building sides.

7 3. The rear yard shall not be less than ten feet (10').

8 4. Fireplaces and roof eaves may encroach two feet (2') into side
9 yard setbacks. No other structural encroachments shall be
10 permitted in the front, rear or side yard except as provided for
11 in Section 18.19 of Ordinance No. 348.

12 G. Lot coverage shall not exceed fifty percent (50%) for one story and
13 forty percent (40%) for two story buildings.

14 In addition, the following standards shall also apply:

15 AA. Where a zero lot line design is utilized, the alternate size yard shall
16 not be less than ten feet (10') in width.

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

19 r. Planning Area 34.

20 (1) The uses permitted in Planning Area 34 of Specific Plan No. 293 shall be the
21 same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348,
22 except that the uses permitted pursuant to Section 6.1.a.(2) and (3); Section
23 6.1.b.(1) and (3) and Section 6.1.d. shall not be permitted. In addition, the
24 permitted uses identified under Section 6.1.a. shall also include public
25 schools.

26 (2) The development standards for Planning Area 34 of Specific Plan No. 293
27 shall be the same as those standards identified in Article VI, Section 6.2 of
28 Ordinance No. 348, except that the development standards set forth in Article

1 VI, Section 6.2.a.; Section 6.2.b.; Section 6.2.c.; Section 6.2.d. and Section
2 6.2.e. (1), (2), and (4) shall be deleted and replaced by the following:

- 3 A. Building height shall not exceed two stories with a maximum height
4 of thirty-five feet (35').
- 5 B. Lot area shall be not less than five thousand (5,000) square feet. The
6 minimum lot area shall be determined by excluding that portion of a
7 lot that is used solely for access to the portion of a lot used as a
8 building site.
- 9 C. The minimum average width of that portion of a lot to be used as a
10 building site shall be fifty-feet (50') with a minimum average depth of
11 eighty-feet (80'). That portion of a lot used for access on "flag" lots
12 shall have a minimum width of twenty-feet (20').
- 13 D. The minimum frontage of a lot shall be forty-feet (40'), except that
14 the lots fronting on knuckles or cul-de-sacs may have a minimum
15 frontage of thirty-five feet (35'). Lot frontage along curvilinear streets
16 shall be measured in a straight line from the furthest point behind the
17 right of way between curves.
- 18 E. The front yard shall be not less than fifteen-feet (15'), measured from
19 the existing street line or from any future street line.
- 20 F. Side yards on interior and through lots shall be not less than five-feet
21 (5'). Side yards on corner and reverse corner lots shall be not less than
22 ten-feet (10') from the existing street line or from any future street line.
- 23 G. Fireplaces and roof eaves may encroach two-feet (2') into side yard
24 setbacks. No other structural encroachments shall be permitted in the
25 front, rear or side yard except as provided for in Section 18.19 of
26 Ordinance No. 348.

27 In addition, the following development standard shall also apply:
28.

1 AA. Lot coverage shall not exceed sixty percent (60%) for one story and
2 fifty percent (50%) for two story buildings.

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

5 s. Planning Area 35.

6 (1) The uses permitted in Planning Area 35 of Specific Plan No. 293 shall be the
7 same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348,
8 except that the uses permitted pursuant to Section 6.1.a.(2) and (3), Section
9 6.b.(1) and (3), and Section 6.1.d. shall not be permitted. In addition, the
10 permitted uses identified under Section 6.1.c. shall also include libraries, day
11 care centers, and churches.

12 (2) The development standards for Planning Area 35 of Specific Plan No. 293
13 shall be the same as those standards identified in Article VI, Section 6.2 of
14 Ordinance No. 348, except that the development standards set forth in Article
15 VI, Section 6.2.a.; Section 6.2.b.; Section 6.2.c.; Section 6.2.d. and Section
16 6.2.e.(1), (2) and (4) shall be deleted and replaced by the following:

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

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

23 C. The minimum average width of that portion of a lot to be used as a
24 building site shall be forty-feet (40'), with a minimum average depth
25 of eighty-feet (80'). That portion of a lot used for access on "flag" lots
26 shall have a minimum width of twenty-feet (20').

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

1 frontage of twenty-two feet (22'). Lot frontage along curvilinear
2 streets shall be measured in a straight line from the furthest point
3 behind the right of way between curves.

4 E. The front yard shall be not less than fifteen-feet (15'), measured from
5 the existing street line or from any future street line, whichever is
6 nearer the proposed structure.

7 F. Side yards on interior and through lots shall be not less than five-feet
8 (5'). Side yards on corner and reverse corner lots shall be not less than
9 ten-feet (10') from the existing street line or from any future street
10 line, whichever is nearer the proposed structure, upon which the main
11 building sides.

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

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

17 AA. Lot coverage shall not exceed sixty percent (60%) for one story and
18 fifty percent (50%) for two story buildings.

19 BB. Where a zero lot line design is utilized, the alternate side yard shall
20 not be less than ten feet (10') in width.

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

23 t. Planning Areas 47B, 50D, 47C and 51.

24 (1) The uses permitted in Planning Areas 47B, 50D, 47C and 51 of Specific Plan
25 No. 293 shall be the same as those uses permitted in Article IV, Section 6.1
26 of Ordinance No. 348, except that the uses permitted pursuant to Section
27 6.1.a.(2) and (3); Section 6.1.b.(1) and (3); and Section 6.1.d. shall not be
28

1 permitted. In addition, the permitted uses identified under Section 6.1.c. shall
2 also include libraries, day care centers and churches.

3 (2) The development standards for Planning Areas 47B, 50D, 47C and 51 of
4 Specific Plan No. 293 shall be the same as those standards identified in
5 Article VI, Section 6.2 of Ordinance No. 348, except that the development
6 standards set forth in Article VI, Section 6.2.a.; Section 6.2.d.; and Section
7 6.2.e.(1), (2) and (4) and shall be deleted and replaced by the following:

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

10 B. The minimum frontage of a lot shall be fifty-feet (50') except that lots
11 fronting on knuckles or cul-de-sacs may have a minimum frontage of
12 thirty-feet (30'). Lot frontage along curvilinear streets shall be
13 measured in a straight line from the furthest point behind the right of
14 way between curves.

15 C. The front yard shall be not less than fifteen-feet (15'), measured from
16 the existing street line or from any future street line, whichever is
17 nearer the proposed structure.

18 D. Side yards on interior and through lots shall be not less than five-feet
19 (5'). Side yards on corner and reverse corner lots shall be not less than
20 ten-feet (10') from the existing street line or from any future street line
21 whichever is nearer the proposed structure, upon which the main
22 building sides.

23 E. Fireplaces and roof eaves may encroach two-feet (2') into side yard
24 setbacks. No other structural encroachments shall be permitted in the
25 front, rear, or side yard except as provided for in Section 18.19 of
26 Ordinance No. 348.

27 In addition, the following development standard shall also apply:
28

1 AA. Lot coverage shall not exceed forty percent (40%) for one story and
2 thirty-five percent (35%) for two story buildings.

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

5 u. Planning Areas 48A, 48B, 49A, 49B, 54B, and 59.

6 (1) The uses permitted in Planning Areas 48A, 48B, 49A, 49B, , 54B and 59 of
7 Specific Plan No. 293 shall be the same as those uses permitted in Article
8 VIIIe, of Section 8.100 of Ordinance No. 348, except that uses pursuant to
9 Section 8.100.a.(1), (2), (3), (4), (5),(6) and (7) and Section 8.100.b.(1) shall
10 not be permitted.

11 (2) The development standards for Planning Areas 48A, 48B, 49A, 49B, 54B,
12 and 59 of Specific Plan No. 293 shall be the same as those standards identified
13 in Article VIIIe, Section 8.101 of Ordinance No. 348.

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

16 v. Planning Areas 50A and 50B.

17 (1) The uses permitted in Planning Areas 50A and 50B of Specific Plan No. 293
18 shall be the same as those uses permitted in Article VI, Section 6.1 of
19 Ordinance No. 348, except that the uses permitted pursuant to Section
20 6.1.a.(2) and (3); Section 6.1.b.(1), (3) and Section 6.1.d. shall not be
21 permitted. In addition, the permitted uses identified under Section 6.1.c. shall
22 also include libraries, day care centers, and churches.

23 (2) The development standards for Planning Areas 50A and 50B of Specific Plan
24 No. 293 shall be the same as those standards identified in Article VI, Section
25 6.2 of Ordinance No. 348, except that the development standards set forth in
26 Article VI, Section 6.2.a.; Section 6.2.b.; Section 6.2.c.; Section 6.2.d. and
27 Section 6.2.e.(1), (2) and (4) shall be deleted and replaced by the following:
28

- 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 fifty-feet (50'), with a minimum average depth of eighty-feet (80'). That portion of a lot used for access on "flag" lots shall have a minimum width of twenty-feet (20').
- D. The minimum frontage of a lot shall be forty-feet (40'), except that lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five feet (35'). Lot frontage along curvilinear streets shall be measured in a straight line from the furthest point behind the right of way between curves.
- E. The front yard shall not be less than fifteen-feet (15'), measured from the existing street line or from any future street line, whichever is nearer the proposed structure.
- F. Side yards on interior and through lots shall not be less than five-feet (5'). Side yards on corner and reverse corner lots shall be not less than ten-feet (10') from the existing street line or from any future street line.
- G. Fireplaces and roof eaves may encroach two feet (2') into side yard setbacks. No other structural encroachments shall be permitted in the front, rear or side yard except as provided for in Section 18.19 of Ordinance No. 348.

In addition, the following development standards shall also apply:

1 AA. Lot coverage shall not exceed sixty percent (60%) for one story and
2 fifty percent (50%) for two story buildings.

3 BB. Where a zero lot line design is utilized, the alternate side yard shall
4 not be less than ten-feet (10') in width.

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

7 w. Planning Area 50C.

8 (1) The uses permitted in Planning Area 50C of Specific Plan No. 293 shall be
9 the same as those uses permitted in Article VI, Section 6.1 of Ordinance No.
10 348, except that the uses permitted pursuant to Section 6.1.a.(2) and (3);
11 Section 6.1.b.(1) and (3) and Section 6.1.d. shall not be permitted. In addition,
12 the permitted uses identified under Section 6.1.c. shall also include libraries,
13 day care centers, and churches.

14 (2) The development standards for Planning Area 50C of Specific Plan No. 293
15 shall be the same as those standards identified in Article VI, Section 6.2 of
16 Ordinance No. 348, except that the development standards set forth in Article
17 VI, Section 6.2.a.; Section 6.2.b.; Section 6.2.c.; Section 6.2.d. and Section
18 6.2.e.(1), (2) and (4) shall be deleted and replaced by the following:

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

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

25 C. The minimum average width of that portion of a lot to be used as a
26 building site shall be fifty-feet (50'), with a minimum average depth
27 of eighty-feet (80'). That portion of a lot used for access on "flag" lots
28 shall have a minimum width of twenty-feet (20').

1 D. The minimum frontage of a lot shall be forty feet (40'), except that
2 lots fronting on knuckles or cul-de-sacs may have a minimum
3 frontage of thirty-five feet (35'). Lot frontage along curvilinear streets
4 shall be measured in a straight line from the furthest point behind the
5 right of way between curves.

6 E. The front yard shall be not less than fifteen-feet (15'), measured from
7 the existing street line or from any future street line, whichever is
8 nearer the proposed structure.

9 F. Side yards on interior and through lots shall be not less than five-feet
10 (5'). Side yards on corner and reverse corner lots shall be not less than
11 ten-feet (10') from the existing street line or from any future street
12 line.

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

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

18 AA. Lot coverage shall not exceed sixty percent (60%) for one story and
19 fifty percent (50%) for two story buildings.

20 BB. Where a zero lot line design is utilized, the alternate side yard shall
21 not be less than ten-feet (10') in width.

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

24 x. Planning Area 52.

25 (1) The uses permitted in Planning Area 52 of Specific Plan No. 293 shall be the
26 same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348,
27 except that the uses permitted pursuant to Section 6.1.a.(2) and (3); Section
28 6.1.b.(1) and (3), and Section 6.1.d. shall not be permitted. In addition, the

1 permitted uses identified under Section 6.1.c. shall also include libraries, day
2 care centers and churches.

3 (2) The development standards for Planning Area 52 of Specific Plan No. 293
4 shall be the same as those standards identified in Article VI, Section 6.2 of
5 Ordinance No. 348, except that the development standards set forth in Article
6 VI, Section 6.2.a.; Section 6.2.d.; and Section 6.2.e.(1), (2) and (4) and shall
7 be deleted and replaced by the following:

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

10 B. The minimum frontage of a lot shall be fifty-feet (50') except that lots
11 fronting on knuckles or cul-de-sacs may have a minimum frontage of
12 thirty-feet (30'). Lot frontage along curvilinear streets shall be
13 measured in a straight line from the furthest point behind the right of
14 way between curves.

15 C. The front yard shall be not less than fifteen-feet (15'), measured from
16 the existing street line or from any future street line, whichever is
17 nearer the proposed structure.

18 D. Side yards on interior and through lots shall be not less than five-feet
19 (5'). Side yards on corner and reverse corner lots shall be not less than
20 ten-feet (10') from the existing street line or from any future street
21 line, whichever is nearer the proposed structure, upon which the main
22 building sides.

23 E. Fireplaces and roof eaves may encroach two-feet (2 ') into side yard
24 setbacks. No other structural encroachments shall be permitted in the
25 front, rear, or side yard except as provided for in Section 18.19 of
26 Ordinance No. 348.

27 In addition, the following development standard shall also apply:
28

1 AA. Lot coverage shall not exceed forty percent (40%) for one story and
2 thirty-five percent (35%) for two story buildings.

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

5 y. Planning Area 52A.

6 (1) The uses permitted in Planning Area 52A of Specific Plan No. 293 shall be
7 the same as those uses permitted in Article IV, Section 6.1 of Ordinance No.
8 348, except that the uses permitted pursuant to Section 6.1.a.(2) and (3);
9 Section 6.1.b.(1) and (3); and Section 6.1.d. shall not be permitted. In addition,
10 the permitted uses identified under Section 6.1.c. shall also include libraries
11 and day care centers.

12 (2) The development standards for Planning Area 52A of Specific Plan No. 293
13 shall be the same as those standards identified in Article VI, Section 6.2 of
14 Ordinance No. 348, except that the development standards set forth in Article
15 VI, Section 6.2.a.; Section 6.2.b.; Section 6.2.c.; Section 6.2.d.; and Section
16 6.2.e.(1), (2) and (4) and shall be deleted and replaced by the following:

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

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

23 C. The minimum frontage of a lot shall be fifty-feet (50') except that lots
24 fronting on knuckles or cul-de-sacs may have a minimum frontage of
25 thirty-feet (30'). Lot frontage along curvilinear streets shall be
26 measured in a straight line from the furthest point behind the right of
27 way between curves.

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- D. The front yard shall be not less than fifteen-feet (15'), measured from the existing street line. The front yard for homes configured with a side-entry garage shall not be less than ten (10') feet.
- E. Side yards on interior and through lots shall be not less than five feet (5'). Side yards on corner and reverse corner lots shall be not less than ten feet (10') from the existing street line or from any future street line upon which the main building sides.
- F. Fireplaces and roof eaves may encroach two-feet (2') into side yard setbacks. No other structural encroachments shall be permitted in the front, rear, or side yard except as provided for in Section 18.19 of Ordinance No. 348.

In addition, the following development standard shall also apply:

AA. Lot coverage shall not exceed sixty percent (60%) for one story and fifty percent (50%) for two story buildings.

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

z. Planning Area 58.

- (1) The uses permitted in Planning Area 58 of Specific' Plan No. 293 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses permitted pursuant to Section 6.1.a.(2) and (3); Section 6.1.b.(1) and (3); and Section 6.1.d. shall not be permitted. In addition, the permitted uses identified under Section 6.1.a. shall also include public schools.
- (2) The development standards for Planning Area 58 of Specific Plan No. 293 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that the development standards set forth in Article VI, Section 6.2.a.; Section 6.2.b.; Section 6.2.c.; Section 6.2.d. and Section 6.2.e.(1), (2), and (4) shall be deleted and replaced by the following:

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- A. Building height shall not exceed two stories with a maximum height of thirty-five (35') feet.
- 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-feet (40') with a minimum average depth of eighty-feet (80'). That portion of a lot used for access on "flag" lots shall have a minimum width of twenty-feet (20').
- D. The minimum frontage of a lot shall be forty-feet (40'), except that the lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five feet (35'). Lot frontage along curvilinear streets shall be measured in a straight line from the furthest point behind the right of way between curves.
- E. The front yard shall be not less than fifteen feet (15'), measured from the existing street line or from any future street line. The front yard for homes configured with a side-entry garage shall not be less than ten feet (10').
- F. Except for zero lot line designs, side yards on interior and through lots shall be not less than five feet (5'). Where a zero lot line design is utilized, the alternate side yard shall not be less than ten feet (10') in width. Side yards on corner and reverse corner lots shall be not less than ten feet (10') from the existing street line upon which the main building sides.
- G. Fireplaces and roof eaves may encroach two-feet (2') into side yard setbacks. No other structural encroachments shall be permitted in the

1 front, rear or side yard except as provided for in Section 18.19 of
2 Ordinance No. 348.

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

4 AA. Lot coverage shall not exceed seventy percent (70%) for one story
5 and sixty percent (60%) for two story buildings.

6 BB. The length of driveways shall be between two feet (2') and three feet
7 (3') or a minimum of eighteen feet (18'). Driveway lengths between
8 three feet (3') and eighteen feet (18') are not permitted.

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

11 aa. Planning Areas 60 and 61.

12 (1) The uses permitted in Planning Areas 60 and 61 of Specific Plan No. 293
13 shall be the same as those uses permitted in Article VI, Section 6.1 of
14 Ordinance No. 348, except that the uses permitted pursuant to Section
15 6.1.a.(2) and (3); Section 6.1.b.(1) and (3); and Section 6.1.d. shall not be
16 permitted. In addition, the permitted uses identified under Section 6.1.c. shall
17 also include libraries, day care centers, and churches.

18 (2) The development standards for Planning Areas 60 and 61 of Specific Plan
19 No. 293 shall be the same as those standards identified in Article VI, Section
20 6.2 of Ordinance No. 348, except that the development standards set forth in
21 Article VI, Section 6.2.a.; Section 6.2.b.; Section 6.2.c.; Section 6.2.d., and
22 Section 6.2.e.(1), (2) and (4) shall be deleted and replaced by the following:

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

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

- 1 C. The minimum average width of that portion of a lot to be used as a
2 building site shall be forty feet (40'), with a minimum average depth
3 of ninety-feet (90'). That portion of a lot used for access on "flag" lots
4 shall have a minimum width of twenty feet (20').
- 5 D. The minimum frontage of a lot shall be forty-feet (40'), except that
6 lots fronting on knuckles or cul-de-sacs may have a minimum
7 frontage of thirty-feet (30'). Lot frontage along curvilinear streets
8 shall be measured in a straight line from the furthest point behind the
9 right of way between the curves.
- 10 E. The front yard shall be not less than fifteen feet (15'), measured from
11 the existing street line. Front yard for homes configured with a side-
12 entry garage may be reduced to ten feet (10').
- 13 F. Except for zero lot line designs, side yards on interior and through lots
14 shall be not less than five-feet (5'). Where a zero lot line design is
15 utilized, the alternate side yard shall not be less than ten feet (10') in
16 width. Side yards on corner and reverse corner lots shall not be less
17 than ten feet (10') from the existing street line upon which the main
18 building sides.
- 19 G. Fireplaces and roof eaves may encroach two-feet (2') into side yard
20 setbacks. No other structural encroachments shall be permitted in the
21 front, rear or side yard except as provided for in Section 18.19 of
22 Ordinance No. 348.

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

- 24 AA. Lot coverage shall not exceed seventy percent (70%) for one story
25 and sixty percent (60%) for two story buildings.
- 26 BB. The length of driveways shall be between two feet (2') and three feet
27 (3') or a minimum of eighteen feet (18'). Driveway lengths between
28 three feet (3') and eighteen feet (18') are not permitted.

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

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:
CLERK OF THE BOARD
KECIA R. HARPER

By: 
Deputy

(SEAL)

APPROVED AS TO FORM:
May 19, 2020

By: 
MELISSA R. CUSHMAN
Deputy County Counsel

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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 2, 2020, the foregoing ordinance consisting of 2 Sections was adopted by the following vote:

AYES: Jeffries, Spiegel, Washington, Perez and Hewitt
NAYS: None
ABSENT: None

DATE: June 2, 2020

KECIA R. HARPER
Clerk of the Board
BY: *Disella Kasso*
Deputy

SEAL