

ORDINANCE NO. 348.4259
AN ORDINANCE OF THE COUNTY OF RIVERSIDE
AMENDING ORDINANCE NO. 348 RELATING TO ZONING

The Board of Supervisors of the County of Riverside Ordains as Follows:

SECTION 1. Section 17.48 of Ordinance No. 348 is hereby amended in its entirety to read as follows:

SECTION 17.48 SP ZONE REQUIREMENTS AND STANDARDS FOR SPECIFIC PLAN NO. 158.

a. Planning Areas 1-2.

(1) The uses permitted in Planning Area 1-2 of Specific Plan No. 158 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.b.(1) and (3) shall not be permitted. In addition, the permitted uses identified under Section 6.1.a. shall also include two-family dwellings and multi-family dwellings.

(2) The development standards for Planning Area 1-2 of Specific Plan No. 158 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.c., d., and e.(1), (2) and (4) shall be deleted and replaced by the following:

A. Lot area shall be not less than three thousand (3, 500) 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.

B. The minimum average width of that portion of a lot to be used as a building site shall be thirty-five feet (35') for interior and through lots and forty feet (40') for corner and reversed corner lots. That portion of a lot used for access on "flag" lots shall have a minimum width of twenty feet (20').

C. The minimum frontage of a lot shall be thirty-five feet (35'), except that lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty feet (30'). Lot frontage along curvilinear streets may be measured at the building setback in accordance with zone development standards.

1 D. The front yard shall be not less than ten feet (10'), 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.

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

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

13 In addition, the following standards shall also apply:

14 AA. In no case shall more than fifty percent (50%) of a lot be covered by
15 buildings.

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

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

21 b. Planning Areas 1-3, 2-4, 3-5, and 4-1.

22 (1) The uses permitted in Planning Areas 1-3, 2-4, 3-5, and 4-1 of Specific Plan No.
23 158 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348,
24 except that the uses permitted pursuant to Section 6.1.b.(1) and (3) shall not be permitted. In
25 addition, the permitted uses identified under Section 6.1.a. shall also include two-family dwellings
26 and multi-family dwellings.

27 (2) The development standards for Planning Areas 1-3, 2-4, 3-5, and 4-1 of Specific
28 Plan No. 158 shall be the same as those standards identified in Article VI, Section 6.2 of

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

3 A. Lot area shall be not less than four thousand (4,000) square feet. The
4 minimum lot area 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. The minimum average width of that portion of a lot to be used as a building
7 site shall be thirty-five feet (35') for interior and through lots and forty feet (40') for corner
8 and reversed corner lots. That portion of a lot used for access on "flag" lots shall have a
9 minimum width of twenty feet (20').

10 C. The minimum frontage of a lot shall be thirty-five feet (35'), except that lots
11 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty feet (30'). Lot
12 frontage along curvilinear streets may be measured at the building setback in accordance
13 with zone development standards

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

17 E. Side yards on interior and through lots shall be not less than five feet (5').
18 Side yards on corner and reversed corner lots shall be not less than ten feet (10') 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, upon which the main building sides,
21 except that where the lot is less than fifty feet (50') wide, the yard need not exceed twenty
22 percent (20%) of the width of the lot.

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

26 In addition, the following standards shall also apply:

27 AA. In no case shall more than fifty percent (50%) of a lot be covered by
28 buildings.

1 BB. Garages shall be setback a minimum thirty feet (30') from the face of the
2 curb except that garages with roll-up type garage doors may be setback a minimum
3 twenty-six feet (26') from the curb.

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

6 c. Planning Area 1-5.

7 (1) The uses permitted in Planning Area 1-5 of Specific Plan No. 158 shall be the same
8 as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses
9 permitted pursuant to Section 6.1.b.(1) and (3) shall not be permitted. In addition, the permitted
10 uses identified under Section 6.1.a. shall also include two-family dwellings, multi-family
11 dwellings, and golf course maintenance facilities.

12 (2) The development standards for Planning Area 1-5 of Specific Plan No. 158 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 Article VI, Section 6.2.b., c., d., and e.(1), (2), and (4)
15 shall be deleted and replaced by the following:

16 A. Lot area shall be not less than four thousand four hundred (4,400) 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 a 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 thirty-five feet (35') for interior and through lots and forty feet (40') for corner
21 and reversed corner lots. That portion of a lot used for access on "flag" lots shall have a
22 minimum width of twenty feet (20').

23 C. The minimum frontage of a lot shall be thirty-five feet (35'), except that lots
24 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty feet (30'). Lot
25 frontage along curvilinear streets may be measured at the building setback in accordance
26 with zone development standards.

27 D. The front yard shall be not less than ten feet (10'), measured from the
28 existing street line or from any future street line as shown on any Specific Plan of

1 Highways, whichever is nearer the proposed structure.

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

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

11 In addition, the following standards shall also apply:

12 AA. In no case shall more than fifty percent (50%) of a lot be covered by
13 buildings.

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

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

19 d. Planning Areas 1-8, 1-9, 2-5, and 2-8.

20 (1) The uses permitted in Planning Areas 1-8, 1-9, 2-5, and 2-8 of Specific Plan No.
21 158 shall be the 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.b.(1) and (3) shall not be permitted. In
23 addition, the permitted uses identified under Section 6.1.a. shall also include two-family dwellings
24 and multi-family dwellings.

25 (2) The development standards for Planning Areas 5 and 7 of Specific Plan No. 158
26 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348
27 except that the development standards set forth in Article VI, Section 6.2.b., c., d., and e.(1), (2),
28 (3), and (4) shall be deleted and replaced by the following:

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 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 thirty-five feet (35') for interior and through lots and forty feet (40') for corner
6 and reversed corner lots. That portion of a lot used for access on "flag" lots shall have a
7 minimum width of twenty feet (20').

8 C. The minimum frontage of a lot shall be thirty-five feet (35'), except that lots
9 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty feet (30'). Lot
10 frontage along curvilinear streets may be measured at the building setback in accordance
11 with zone development standards.

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

15 E. Side yards on interior and through lots shall be not less than five feet (5').
16 Side yards on corner and reversed corner lots shall be not less than ten feet (10') 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, upon which the main building sides,
19 except that where the lot is less than fifty feet (50') wide, the yard need not exceed twenty
20 percent (20%) of the width of the lot.

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

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

26 AA. In no case shall more than fifty percent (50%) of a lot be covered by
27 buildings.

28 BB. Garages shall be setback a minimum thirty feet (30') from the face of the

1 curb, except that garages with roll-up type garage doors may be setback a minimum of
2 twenty-six feet (26') from the curb.

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

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

7 e. Planning Area 3-3.

8 (1) The uses permitted in Planning Area 3-3 of Specific Plan No. 158 shall be the same
9 as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses
10 permitted pursuant to Section 6.1 b.(1) and (3) shall not be permitted. In addition, the permitted
11 uses identified under Section 6.1.a. shall also include two-family dwellings and multi-family
12 dwellings.

13 (2) The development standards for Planning Area 3-3 of Specific Plan No. 158 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 Article VI, Section 6.2.b., c., d., and e.(1), (2) and (4)
16 shall be deleted and replaced by the following:

17 A. Lot area shall be not less than four thousand four hundred (4,400) square
18 feet. The minimum lot area shall be determined by excluding that portion of a lot that is
19 used solely for access to the portion of a 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 thirty-five feet (35') for interior and through lots and forty feet (40') for corner
22 and reversed corner lots. That portion of a lot used for access on "flag" lots shall have a
23 minimum width of twenty feet (20').

24 C. The minimum frontage of a lot shall be thirty-five feet (35'), except that lots
25 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty feet (30'). Lot
26 frontage along curvilinear streets may be measured at the building setback in accordance
27 with zone development standards.

28 D. The front yard shall be not less than ten feet (10'), measured from the

1 existing street line or from any future street line as shown on any Specific Plan of
2 Highways, whichever is nearer the proposed structure.

3 E. Side yards on interior and through lots shall be not less than five feet (5').
4 Side yards on corner and reversed corner lots shall be not less than ten feet (10') 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, upon which the main building sides,
7 except that where the lot is less than fifty feet (50') wide, the yard need not exceed twenty
8 percent (20%) of the width of the lot.

9 F. Chimneys and fireplaces may encroach two feet (2') into the required
10 setbacks. No other structural encroachments shall be permitted in the front, rear or side
11 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 a lot be covered by
14 buildings.

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

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

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 f. Planning Area 3-4.

23 (1) The uses permitted in Planning Areas 3-4 of Specific Plan No. 158 shall be
24 the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the
25 uses permitted pursuant to Section 6.1.b.(1) and (3) shall not be permitted. In addition, the
26 permitted uses identified under Section 6.1.a. shall also include two-family dwellings and multi-
27 family dwellings.

28 (2) The development standards for Planning Areas 3-4 of Specific Plan No. 158

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

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

7 B. The minimum average width of that portion of a lot to be used as a building
8 site shall be thirty-five feet (35') for interior and through lots and forty feet (40') for corner
9 and reversed corner lots. That portion of a lot used for access on "flag" lots shall have a
10 minimum width of twenty feet (20').

11 C. The minimum frontage of a lot shall be thirty-five feet (35'), except that lots
12 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty feet (30'). Lot
13 frontage along curvilinear streets may be measured at the building setback in accordance
14 with zone development standards.

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

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

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

27 In addition, the following standards shall also apply:

28 AA. In no case shall more than fifty percent (50%) of a lot be covered by

1 buildings.

2 BB. Garages shall be setback a minimum thirty feet (30') from the face of the
3 curb, except that garages with roll-up type garage doors may be setback a minimum of
4 twenty-six feet (26') from the curb.

5 CC. Where a zero lot design is utilized, the alternate side yard shall be not less
6 than ten feet (10') in width.

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

9 g. Planning Areas 1-4, 1-6, 2-9, 3-6 and 5-1.

10 (1) The uses permitted in Planning Areas 1-4, 1-6, 2-9, 3-6 and 5-1 of Specific Plan
11 No. 158 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348,
12 except that the uses permitted pursuant to Section 6.1.b.(1) shall not be permitted. In addition, the
13 permitted uses identified under Section 6.1.a. shall also include two-family dwellings and multi-
14 family dwellings.

15 (2) The development standards for Planning Areas 1-4, 1-6, 2-9, 3-6 and 5-1 of
16 Specific Plan No. 158 shall be the same as those standards identified in Article VI, Section 6.2 of
17 Ordinance No. 348 except that the development standards set forth in Article VI, Section 6.2.b., c.,
18 d., and e.(1), (2) and (4) shall be deleted and replaced by the following:

19 A. Lot area shall be not less than five thousand (5,500) square feet. The
20 minimum lot area shall be determined by excluding that portion of a lot that is used solely
21 for access to the portion of a lot used as a building site.

22 B. The minimum average width of that portion of a lot to be used as a building
23 site shall be thirty-five feet (35') for interior and through lots and forty feet (40') for corner
24 and reversed corner lots. That portion of a lot used for access on "flag" lots shall have a
25 minimum width of twenty feet (20').

26 C. The minimum frontage of a lot shall be thirty-five feet (35'), except that lots
27 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty feet (30'). Lot
28 frontage along curvilinear streets may be measured at the building setback in accordance

1 with zone development standards.

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

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

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

14 In addition, the following standards shall also apply:

15 AA. In no case shall more than fifty percent (50%) of a lot be covered by
16 buildings.

17 BB. Garages shall be setback a minimum thirty feet (30') from the face of the
18 curb, except that garages with roll-up type garage doors may be setback a minimum of
19 twenty-six feet (26') from the curb.

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

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

24 h. Planning Area 1-7.

25 (1) The uses permitted in Planning Areas 1-7 of Specific Plan No. 158 shall be the
26 same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses
27 permitted pursuant to Section 6.1.b. (1) and (3) shall not be permitted. In addition, the permitted
28 uses identified under Section 6.1.a. shall also include two-family dwellings and multi-family

1 dwellings.

2 (2) The development standards for Planning Areas 1-4, 1-6, 2-9, 3-6 and 5-1 of
3 Specific Plan No. 158 shall be the same as those standards identified in Article VI, Section 6.2 of
4 Ordinance No. 348 except that the development standards set forth in Article VI, Section 6.2.b., c.,
5 d., and e.(1), (2) and (4) shall be deleted and replaced by the following:

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

9 B. The minimum average width of that portion of a lot to be used as a building
10 site shall be thirty-five feet (35') for interior and through lots and forty feet (40') for corner
11 and reversed corner lots. That portion of a lot used for access on "flag" lots shall have a
12 minimum width of twenty feet (20').

13 C. The minimum frontage of a lot shall be thirty-five feet (35'), except that lots
14 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty feet (30'). Lot
15 frontage along curvilinear streets may be measured at the building setback in accordance
16 with zone development standards.

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

20 E. Side yards on interior and through lots shall be not less than five feet (5').
21 Side yards on corner and reversed corner lots shall be not less than ten feet (10') from the
22 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 F. Chimneys and fireplaces may encroach two feet (2') into the required
27 setbacks. No other structural encroachments shall be permitted in the front, rear or side
28 yard except as provided for in Section 18.19 of Ordinance No. 348.

1 In addition, the following standards shall also apply:

2 AA. In no case shall more than fifty percent (50%) of a lot be covered by
3 buildings.

4 BB. Garages shall be setback a minimum thirty feet (30') from the face of the
5 curb, except that garages with roll-up type garage doors may be setback a minimum of
6 twenty-six feet (26') from the curb.

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

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

11 i. Planning Area 2-10.

12 (1) The uses permitted in Planning Area 2-10 of Specific Plan No. 158 shall be the
13 same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses
14 permitted pursuant to Section 6.1.b.(1) and (3) shall not be permitted. In addition, the
15 permitted uses identified under Section 6.1.a. shall also include two-family dwellings and multi-
16 family dwellings.

17 (2) The development standards for Planning Area 2-10 of Specific Plan No. 158 shall
18 be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348 except
19 that the development standards set forth in Article VI, Section 6.2.b., c., d., and e. (1), (2) and (4)
20 shall be deleted and replaced by the following:

21 A. Lot area shall be not less than six thousand five hundred (6,500) square feet.
22 The minimum lot area shall be determined by excluding that portion of a lot that is used
23 solely for access to the portion of a lot used as a building site.

24 B. The minimum average width of that portion of a lot to be used as a building
25 site shall be thirty-five feet (35') for interior and through lots and forty feet (40') for corner
26 and reversed corner lots. That portion of a lot used for access on "flag" lots shall have a
27 minimum width of twenty feet (20').

28 C. The minimum frontage of a lot shall be thirty-five feet (35'), except that lots

1 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty feet (30'). Lot
2 frontage along curvilinear streets may be measured at the building setback in accordance
3 with zone development standards.

4 D. The front yard shall be not less than ten feet (10'), 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.

7 E. Side yards on interior and through lots shall be not less than five feet (5').
8 Side yards on corner and reversed corner lots shall be not less than ten feet (10') from the
9 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 F. Chimneys and fireplaces may encroach two feet (2') into the required
14 setbacks. No other structural encroachments shall be permitted in the front, rear or side
15 yard except as provided for in Section 18.19 of Ordinance No. 348.

16 In addition, the following standards shall also apply:

17 AA. In no case shall more than fifty percent (50%) of a lot be covered by
18 buildings.

19 BB. Garages shall be setback a minimum thirty feet (30') from the face of the
20 curb, except that garages with roll-up type garage doors may be setback a minimum of
21 twenty-six feet (26') from the curb.

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

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

26 j. Planning Areas 1-10 and 3-9.

27 (1) The uses permitted in Planning Areas 1-10 and 3-9 of Specific Plan No. 158 shall
28 be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except

1 that the uses permitted pursuant to Section 6.1 b.(1) shall not be permitted.

2 (2) The development standards for Planning Areas 1-10 and 3-9 of Specific Plan No.
3 158 shall be the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance
4 No. 348.

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

7 k. Planning Areas 2-1, 2-12, 3-8 and 4-2.

8 (1) The uses permitted in Planning Areas 2-1, 2-12, 3-8 and 4-2 of Specific Plan No.
9 158 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348,
10 except that the uses permitted pursuant to Section 6.1 a.(4) shall not be permitted. In addition, the
11 permitted uses identified under Section 6.1.b. shall also include museums; libraries; public and
12 private schools; and community centers including teen and senior citizen centers.

13 (2) The development standards for Planning Areas 2-1, 2-12, 3-8 and 4-2 of Specific
14 Plan No. 158 shall be the same as those standards identified in Article VI, Section 6.2 of
15 Ordinance No. 348 except that the development standards set forth in Article VI, Section 6.2.b.
16 shall be deleted and replaced by the following:

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

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 l. Planning Area 2-2.

23 (1) The uses permitted in Planning Area 2-2 of Specific Plan No. 158 shall be the same
24 as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348. In addition, the
25 permitted uses identified under Section 8.100.a. shall also include sports and recreational facilities,
26 not including motor --driven vehicles, but including archery ranges, athletic fields, beaches, golf
27 driving ranges, gymnasiums, miniature golf, parks, playgrounds, sports arenas, skating rinks,
28 stadiums, and commercial swimming pools; and on-site signs, affixed to building walls, stating the

1 name of the structure, use, or institution, not to exceed five percent (5%) of the surface area of the
2 exterior face of the wall upon which the sign is located.

3 (2) The development standards for Planning Area 2-2 of Specific Plan No. 158 shall be
4 the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No. 348,
5 except that the development standard set forth in Article VIIIe, Section 8.101.e. shall be deleted
6 and replaced by the following:

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

10 In addition, the following standard shall also apply:

11 AA. In no case shall more than twenty percent (20%) of a lot be covered with
12 buildings.

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

15 m. Planning Areas 2-3, 4-3 and 4-4.

16 (1) The uses permitted in Planning Areas 2-3, 4-3 and 4-4 of Specific Plan No. 158
17 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except
18 that the development standards set forth in Article VI, Section 6.1.b.(1) and (3) shall not be
19 permitted.

20 (2) The development standards for Planning Areas 2-3, 4-3 and 4-4 of Specific Plan
21 No. 158 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance
22 No. 348 except that the development standards set forth in Article VI, Section 6.2.b., c., d., and e.
23 (1), (2) and (4) shall be deleted and replaced by the following:

24 A. Lot area shall be not less than ten thousand (10,000) square feet.

25 The minimum lot area shall be determined by excluding that portion of a lot that is used
26 solely for access to the portion of a lot used as a building site.

27 B. The minimum average width of that portion of a lot to be used as a building
28 site shall be seventy feet (70') with a minimum average depth of one hundred feet (100').

1 That portion of a lot used for access on "flag" lots shall have a minimum width of twenty
2 feet (20').

3 C. Side yards on interior and through lots shall be not less than five feet (5').
4 Side yards on corner and reversed corner lots shall be not less than ten feet (10') 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, upon which the main building sides,
7 except that where the lot is less than fifty feet (50') wide, the yard need not exceed twenty
8 percent (20%) of the width of the lot.

9 D. Chimneys and fireplaces may encroach two feet (2') into the required
10 setbacks. No other structural encroachments shall be permitted in the front, rear or side
11 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 a lot be covered by
14 buildings.

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

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 n. Planning Area 2-6.

21 (1) The uses permitted in Planning Area 2-6 of Specific Plan No. 158 shall be the same
22 as those uses permitted in Article VIII, Section 8.1 of Ordinance No. 348, except that the uses
23 permitted pursuant to Section 7.1.b.(2) and Section 8.1.a.(3), (4), (5), (8), (9), (10) and (11) shall
24 not be permitted.

25 (2) The development standards for Planning Area 2-6 of Specific Plan No. 158 shall be
26 the same as those standards identified in Article VIII, Section 8.2 of Ordinance No. 348, except
27 that the development standard set forth in Article VIII, Section 8.2.b., c. and d. shall be deleted
28 and replaced by the following:

1 A. The minimum front yard shall be not less than ten feet (10') for one-story
2 structures, fifteen feet (15') for two-story structures and twenty-five (25') for three-story
3 structures. The front setback shall be measured from any existing or future street line as
4 shown on any specific street plan of the County.

5 B. The rear yard shall be not less than ten feet (10') for one-story and two-
6 story structures and not less than fifteen feet (15') for three-story structures. The rear
7 setback shall be measured from the existing rear lot line or from any recorded alley or
8 easement; if the rear line adjoins a street, the rear setback requirement shall be the same as
9 required for a front setback.

10 C. Side yards on interior and through lots shall be not less than five feet (5') in
11 width for one-story buildings as measured from the lot line. For each story above one
12 story, the side yard setback shall be increased by an additional five feet (5'). If the side
13 yard adjoins a street, the side yard requirement shall be the same as required for a front
14 setback.

15 D. No lot shall have more than sixty percent (60%) of its net area covered with
16 buildings or structures.

17 In addition, the following standards shall also apply:

18 AA. No two or three-story building shall be closer than fifteen feet (15') to any
19 other main building on the same lot and no one-story building shall be closer than ten feet
20 (10') to any other one-story main building on the same lot.

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

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

26 o. Planning Areas 1-1, 2-7, 2-11, and 3-1.

27 (1) The uses permitted in Planning Areas 1-1, 2-7, 2-11, and 3-1 of Specific Plan No.
28 158 shall be the same as those uses permitted pursuant to Article IXb, Section 9.50 of Ordinance

1 No. 348, except that the uses permitted pursuant to Section 9.50.a.(1), (5), (13), (16), (17), (18),
2 (23), (28), (30), (31), (32), (52), (61), (64), (71), (72), (80), (82), (85), (98); (b)(2), (3), (5), (6), (7),
3 (8), (9), (10), (12), (13), (14), (15), (16), (17), (18) and (19) shall not be permitted. In addition, the
4 permitted uses identified under Section 9.50.a. shall also include bath shops; curtain or drapery
5 shops; dry cleaning establishments; emergency medical services; radio, television and home
6 appliance repair shops; private clubs, fraternal organizations and lodges; and churches.

7 (2) The development standards for Planning Areas 1-1, 2-7, 2-11, and 3-1 of Specific
8 Plan No. 158 shall be the same as those standards identified in Article IXb, Section 9.53.b. and c.
9 shall be deleted and replaced by the following:

10 A. The front setback shall be twenty-five (25') measured from the specific plan
11 street line.

12 B. No interior side yard setback is required. However, where the side yard of a
13 lot abuts a residential development, a side yard setback of twenty-five feet (25') shall be
14 required. Each side yard setback shall be measured from the side lot line. If the side lot
15 line adjoins a street, the side setback requirement shall be the same as required for a front
16 setback.

17 C. The rear setback shall be not less than twenty feet (20'). The rear setback
18 shall be measured from the existing rear lot line or from any record alley or easement; if
19 the rear lot line adjoins a street, the rear setback requirement shall be the same as required
20 for a front setback.

21 D. All buildings and structures shall not exceed thirty-five feet (35') in height
22 unless a height up to seventy-five feet (75') is approved pursuant to Section 18.34 of
23 Ordinance No. 348.

24 In addition, the following standards shall also apply:

25 AA. The minimum frontage of a lot shall be twenty-five feet (25').

26 BB. The minimum average width of that portion of a lot to be used as a building
27 site shall be twenty-five feet (25') with a minimum average depth of one hundred feet
28 (100'). That portion of a lot used for access on "flag" lots shall have a minimum width of

1 twenty feet (20').

2 CC. In no case shall more than fifty percent (50%) of a lot be covered by
3 buildings.

4 DD. All parking lots and parking structures shall be setback not less than ten feet
5 (10') from any primary structure.

6 p. Planning Areas 2-13A, 2-13B, 5-3, 5-4, 5-5 and 5-6.

7 (1) The uses permitted in Planning Areas 2-13A, 2-13B, 5-3, 5-4, 5-5 and 5-6 of
8 Specific Plan No. 158 shall be the same as those uses permitted pursuant to Article VIIIe, Section
9 8.100 of Ordinance No. 348. In addition, the permitted uses identified under Section 8.100.a. shall
10 also include parks; non-commercial boating; and on-site signs, affixed to building walls, stating
11 the name of the structure, use, or institution, not to exceed five percent (5%) of the surface area of
12 the exterior face of the wall upon which the sign is located.

13 (2) The development standards for Planning Areas 2-13A, 2-13B, 5-3, 5-4, 5-5 and 5-6
14 of Specific Plan No. 158 shall be the same as those standards identified in Article VIIIe, Section
15 8.101 of Ordinance No. 348, except that the development standard set forth in Article VIIIe,
16 Section 8.101.e. shall be deleted and replaced by the following:

17 A. All buildings and structures shall not exceed thirty-five feet (35') in height,
18 unless a height up to seventy-five feet (75') is approved pursuant to Section 18.34 of
19 Ordinance No. 348.

20 In addition, the following standard shall also apply:

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

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

25 q. Planning Area 3-2.

26 (1) The uses permitted in Planning Area 3-2 of Specific Plan No. 158 shall be
27 the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348. In
28 addition, the permitted uses identified in Section 8.100.a. shall also include public and

1 private schools; museums; public libraries, and community centers, including teen and
2 senior citizen centers.

3 (2) The development standards for Planning Area 3-2 of Specific Plan No. 158
4 shall be the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance
5 No. 348, except that the development standard set forth in Article VIIIe, Section 101.b.
6 shall be deleted and replaced by the following:

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

16 In addition, the following standards shall also apply:

17 AA. In no case shall more than sixty percent (60%) of any lot be covered by
18 buildings.

19 BB. Each lot shall have a minimum width of sixty feet (60').

20 CC. All roof-mounted mechanical equipment, satellite dishes, elevator
21 enclosures, cooling towers, or mechanical ventilators shall be screened from ground
22 elevation view by architectural elements such as parapets, etc., to a minimum sight distance
23 of one thousand three hundred twenty feet (1,320').

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

26 r. Planning Areas 3-7 and 4-6.

27 (1) The uses permitted in Planning Areas 3-7 and 4-6 of Specific Plan No. 158 shall be
28 the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348 except that the

1 uses permitted pursuant to Section 6.1 b.(1) and (3) shall not be permitted.

2 (2) The development standards for Planning Areas 3-7 and 4-6 of Specific Plan No.
3 158 shall be the same as those standards identified in Article VI , Section 6.2 of Ordinance No.
4 348, except that the development standard set forth in Article VI, Section 6.2.e.(1) and (2) shall be
5 deleted and replaced by the following:

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

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

15 In addition, the following standards shall also apply:

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

18 BB. Garages shall be setback a minimum thirty feet (30') from the face of the
19 curb except that garages with roll-up type garage doors may be setback a minimum of
20 twenty-six feet (26') from the face of the curb.

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

23 s. Planning Areas 3-10, 4-5, 4-7A, 4-7B, 4-7C, 4-7D, 4-8 and 4-9.

24 (1) The uses permitted in Planning Areas 3-10, 4-5, 4-7A, 4-7B, 4-7C, 4-7D, 4-8 and
25 4-9 of Specific Plan No. 158 shall be the same as those uses permitted in Article VIIIe, Section
26 8.100 of Ordinance No. 348. In addition, the permitted uses identified under Section 8.100.a. shall
27 also include parks, greenbelts and undeveloped open space.

28 (2) The development standards for Planning Areas 3-10, 4-5, 4-7A, 4-7B, 4-7C, 4-7D,

1 4-8 and 4-9 of Specific Plan No. 158 shall be the same as those standards identified in Article
2 VIIIe, Section 8.101 of Ordinance NO. 348.

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

5 t. Planning Area 5-2.

6 (1) The uses permitted in Planning Area 5-2 of Specific Plan No. 158 shall be the same
7 as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses
8 permitted pursuant to Section 6.1.a.(3) and b.(1) and (3) shall not be permitted.

9 (2) The development standards for Planning Area 5-2 of Specific Plan No. 158 shall be
10 the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that
11 the development standards set forth in Article VI, Section 6.2.b., c., d., e.(1), (2) and (4) shall be
12 deleted and replaced by the following:

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

16 B. The minimum average width of that portion of a lot to be used as a building
17 site shall be thirty-five feet (35') for interior and through lots and forty feet (40') for corner
18 and reversed corner lots. The minimum average depth for such lots shall be one hundred
19 feet (100'). That portion of a lot used for access on "flag" lots shall have a minimum
20 width of twenty feet (20').

21 C. The minimum frontage of a lot shall be thirty-five feet (35'), except that lots
22 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty feet (30'). Lot
23 frontage along curvilinear streets may be measured at the building setback in accordance
24 with zone development standards.

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

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

1 Side yards on corner and reversed corner lots shall be not less than ten feet (10') 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, upon which the main building sides,
4 except that where the lot is less than fifty feet (50') wide, the yard need not exceed twenty
5 percent (20%) of the width of the lot.

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

9 In addition, the following standards shall also apply:

10 AA. In no case shall more than fifty percent (50%) of a lot be covered by
11 buildings or structures.

12 BB. Garages shall be setback minimum of twenty-four feet (24') from the face of
13 the curb, except that garages with roll-up type garage doors may be setback a minimum of
14 twenty feet (20') from the curb.

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

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