

1 thousand (7,000) square feet.

2 CC. Interior side yards may be reduced to accommodate zero lot
3 situations, except that, in no case, shall the reduction in the side yard areas reduce the
4 separation between structures to less than ten feet (10').

5 DD. The minimum depth of back yards shall be twenty feet (20'), into
6 which a patio and patio cover may extend up to ten feet (10').

7 b. Planning Areas 3, 12, 13 and 17.

8 (1) The uses permitted in Planning Areas 3, 12, 13 and 17 of Specific Plan No. 209
9 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except
10 that the uses permitted pursuant to Section 6.1.a.(3) and (7); b.(3), (4), (5); and c.(1) shall not be
11 permitted. In addition, the permitted uses identified under Section 6.1.a. shall include parks.

12 (2) The development standards for Planning Areas 3, 12, 13 and 17 of Specific Plan
13 No. 209 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No.
14 348, except that the development standards set forth in Article VI, Section 6.2.e.(4) shall be
15 deleted and replaced by the following:

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

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

20 AA. In no case shall more than fifty percent (50%) of any lot be covered
21 by buildings or structures that are single-story and no more than forty-five percent (45%)
22 of any lot be covered by buildings or structures that are two-story.

23 BB. Lots shall have a minimum usable pad area of not less than seven
24 thousand (7,000) square feet.

25 CC. Interior side yards may be reduced to accommodate zero lot line
26 situations, except that, in no case, shall the reduction in the side yard areas reduce the
27 separation between structures to less than ten feet (10').

28 DD. The minimum depth of back yards shall be twenty feet (20'), into

1 which a patio and patio cover may extend up to ten feet (10').

2 c. Planning Areas 6, 19, 23, 32, 34 and 35.

3 (1) The uses permitted in Planning Areas 6, 19, 23, 32, 34 and 35 of Specific Plan No.
4 209 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348,
5 except that the uses permitted pursuant to Section 6.1 of Ordinance No. 348, except that the uses
6 permitted pursuant to Section 6.1.a.(3) and (7); b.(3),(4), (5); and c.(1) shall not be permitted. In
7 addition, the permitted uses identified under Section 6.1.a. shall include parks.

8 (2) The development standards for Planning Areas 6, 19, 23, 32, 34 and 35 of Specific
9 Plan No. 209 shall be the same as those standards identified in Article VI, Section 6.2 of
10 Ordinance No. 348, except that the development standards set forth in Article VI, Section 6.2.b.,
11 c.; d.; and e. (1), (2), and (4) shall be deleted and replaced by the following:

12 A. 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 lot that is used solely
14 for access to the portion of a lot used as a building site.

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

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

23 D. The front yard shall not be less than fifteen feet (15'), measured from the
24 existing street line or from any future street line as shown on any specific plan of
25 highways, whichever is nearer to the proposed structure. Alternatively, the front yard
26 setback for side loaded garages shall not be less than ten feet (10').

27 E. Side yards on interior and through lots shall not be less than five feet (5') in
28 width. Side yards on corner or reversed corner lots shall be not less than ten feet (10')

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

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

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

9 AA. In no case shall more than fifty percent (50%) of any lot be covered
10 by buildings or structures that are single-story and no more than forty-five percent (45%)
11 of any lot be covered by buildings or structures that are two-story.

12 BB. Lots shall have minimum net usable pad area of not less than ninety-
13 seven percent (97%) of the minimum lot area.

14 CC. Building separation between adjacent primary dwelling units shall
15 not be less than ten feet (10'). Attached garages may be located on the residential lot line,
16 provided that there is no less than a ten-foot (10') building separation between the garage
17 and any adjacent primary structure. Building separation shall mean the distance between
18 the structural portions of adjoining primary structures as measured from that point where
19 the structures are nearest; provided, however, that a yard encroachment permitted under
20 Section 18.19 of this ordinance shall not be considered a structural portion for the
21 determination of building separation.

22 DD. Interior side yards may be reduced to accommodate zero lot line
23 situations, except that, in no case shall the reduction in side yard areas reduce the required
24 separation between primary detached structures to less than ten feet (10').

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

27 d. Planning Areas 7 and 24.

28 (1) The uses permitted in Planning Areas 7 and 24 of Specific Plan No. 209 shall be the

1 same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses
2 permitted pursuant to Section 6.1.a.(3) and (7); b.(3), (4), (5); and c. (1) shall not be permitted. In
3 addition, the permitted uses identified under Section 6.1.a. shall include public schools.

4 (2) The development standards for Planning Areas 7 and 24 of Specific Plan No. 209
5 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348,
6 except that the development standards set forth in Article VI, Section 6.2.b.; c.; d.; and e.(1), (2),
7 and (4) shall be deleted and replaced by the following:

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

11 B. The minimum average width of that portion of a lot to be used as a building
12 site shall be fifty feet (50') with a minimum average depth of ninety feet (90'). That
13 portion of a lot used for access on flag lots shall have a minimum width of twenty feet
14 (20').

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

19 D. The front yard shall not be less than fifteen feet (15'), measured from
20 the existing street line or from any future street line as shown on any specific plan of
21 highways, whichever is nearer to the proposed structure. Alternatively, the front yard
22 setback for side loaded garages shall not be less than ten feet (10').

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

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

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

5 AA. In no case shall more than fifty percent (50%) of any lot be covered
6 by buildings or structures that are single-story and no more than forty-five percent (45%)
7 of any lot be covered by buildings or structures that are two-story.

8 BB. Lots shall have minimum net usable pad area of not less than ninety-
9 seven percent (97%) of the minimum lot area.

10 CC. Building separation between adjacent primary structures shall not be
11 less than ten feet (10'). Attached garages may be located on the residential lot line,
12 provided that there is no less than a ten-foot (10') building separation between the garage
13 and any adjacent primary structure. Building separation shall mean the distance between
14 the structural portions of adjoining primary structures as measured from that point w'
15 the structures are nearest; provided, however, that a yard encroachment permitted under
16 Section 18.19 of this ordinance shall not be considered a structural portion for the
17 determination of building separation.

18 DD. Interior side yards may be reduced to accommodate zero lot line
19 situations, except that, in no case shall the reduction in side yard areas reduce the required
20 separation between primary detached structures to less than ten feet (10').

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

23 e. Planning Areas 8, 20, 36, and 37.

24 (1) The uses permitted in Planning Areas 8, 20, 36, and 37 of Specific Plan No. 209
25 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except
26 that the uses permitted pursuant to Section 6.1.a.(3) and (7); b.(3), (4), and (5); and c.(1) shall not
27 be permitted. In addition, the permitted uses identified under Section 6.1.a. shall include par'

28 (2) The development standards for Planning Areas 8, 20, 36, and 37 of Specific Plan

1 No. 209 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No.
2 348, except that the development standards set forth in Article VI, Section 6.2.b.; c.; d.; and e.(1),
3 (2), 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 fifty feet (50') with a minimum average depth of ninety feet (90'). That
9 portion of a lot used for access on flag lots shall have a minimum width of twenty feet
10 (20').

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

15 D. The front yard shall not be less than fifteen feet (15'), measured from
16 the existing street line or from any future street line as shown on any specific plan of
17 highways, whichever is nearer to the proposed structure. Alternatively, the front yard
18 setback for side loaded garages shall not be less than ten feet (10').

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

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

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

1 AA. In no case shall more than fifty percent (50%) of any lot be covered
2 by buildings or structures that are single-story and no more than forty-five percent (45%
3 of any lot be covered by buildings or structures that are two-story.

4 BB. Lots shall have minimum net usable pad area of not less than ninety-
5 seven percent (97%) of the minimum lot area.

6 CC. Building separation between adjacent primary structures shall not be
7 less than ten feet (10'). Attached garages may be located on the residential lot line,
8 provided that there is no less than a ten-foot (10') building separation between the garage
9 and any adjacent primary structure. Building separation shall mean the distance between
10 the structural portions of adjoining primary structures as measured from that point where
11 the structures are nearest; provided, however, that a yard encroachment permitted under
12 Section 18.19 of this ordinance shall not be considered a structural portion for the
13 determination of building separation.

14 DD. Interior side yards may be reduced to accommodate zero lot line
15 situations, except that, in no case shall the reduction in side yard areas reduce the required
16 separation between primary detached structures to less than ten feet (10').

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 f. Planning Areas 9, 33 and 38.

20 (1) The uses permitted in Planning Areas 9, 33 and 38 of Specific Plan No. 209 shall
21 be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348 except that
22 uses permitted pursuant to Section 6.1.a.(3) and (7); b.(3), (4), and (5); and c.(1) shall not be
23 permitted. In addition, the permitted uses identified under Section 6.1.a. shall include parks.

24 (2) The development standards for Planning Area 9, 33 and 38 of Specific Plan No.
25 209 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No.
26 348, except that the development standards set forth in Article VI, Section 6.2.b.; and e.(2) and (4)
27 shall be deleted and replaced by the following:

28 A. Lot area shall not be less than seven thousand (7,000) square feet. The

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

3 B. Side yards on interior and through lots shall not be less than five feet (5') in
4 width. Side yards on corner or reversed corner lots shall be not less than ten feet (10') from
5 the 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 C. Chimneys and fireplaces shall be allowed to encroach into side yards a maximum
10 of two feet (2'). No other structural encroachments shall be permitted in the front, side or
11 rear yard except as provided for in Section 18.19 of Ordinance No. 348.

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

13 AA. In no case shall more than fifty percent (50%) of any lot be covered
14 by buildings or structures that are single-story and no more than forty-five percent (45%)
15 of any lot be covered by buildings or structures that are two-story.

16 BB. Lots shall have minimum net usable pad area of not less than ninety-
17 seven percent (97%) of the minimum lot area.

18 CC. Building separation between adjacent primary structures shall not be
19 less than ten feet (10'). Attached garages may be located on the residential lot line,
20 provided that there is no less than a ten-foot (10') building separation between the garage
21 and any adjacent primary structure. Building separation shall mean the distance between
22 the structural portions of adjoining primary structures as measured from that point where
23 the structures are nearest; provided, however, that a yard encroachment permitted under
24 Section 18.19 of this ordinance shall not be considered a structural portion for the
25 determination of building separation.

26 DD. Interior side yards may be reduced to accommodate zero lot line
27 situations, except that, in no case shall the reduction in side yard areas reduce the required
28 separation between primary detached structures to less than ten feet (10').

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

3 g. Planning Areas 31 and 39.

4 (1) The uses permitted in Planning Areas 31 and 39 of Specific Plan No. 209 shall be
5 the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except that
6 the uses permitted pursuant to Section 8.100.a. (1), (2), (6) and (8); b.(1); and c.(1) shall not be
7 permitted. In addition, the permitted uses identified under Section 8.100.a. shall also include
8 parks.

9 (2) The development standards for Planning Areas 31 and 39 of Specific Plan No. 209
10 shall be the same as those standards identified in Article VIII.e., Section 8.101 of Ordinance No.
11 348.

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

14 h. Planning Areas 40a-g.

15 (1) The uses permitted in Planning Areas 40a-g of Specific Plan No. 209 shall be the
16 same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except that the
17 uses permitted pursuant to Section 8.100.a. (1), (2), (6) and (8); b.(1); and c.(1) shall not be
18 permitted. In addition, the permitted uses identified under Section 8.100.a. shall also include
19 trails.

20 (2) The development standards for Planning Areas 40a-g of Specific Plan No. 209 shall
21 be the same as those standards identified in Article VIII.e., Section 8.101 of Ordinance No. 348.

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

24 i. Planning Area 41.

25 (1) The uses permitted in Planning Area 41 of Specific Plan No. 209 shall be the same
26 as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except that the uses
27 permitted pursuant to Section 8.100.a. (1), (2), (3), (6) and (8); b.(1); and c.(1) shall not
28 permitted. In addition, the permitted uses identified under Section 8.100.a. shall also include open

1 space and trails.

2 (2) The development standards for Planning Area 41 of Specific Plan No. 209 shall be
3 the same as those standards identified in Article VIII.e., Section 8.101 of Ordinance No. 348.

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

6 j. Planning Area 42.

7 (1) The uses permitted in Planning Area 42 of Specific Plan No. 209 shall be the same
8 as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except that the uses
9 permitted pursuant to Section 8.100.a. (1), (6) and (8); b.(1); and c.(1) shall not be permitted.

10 (2) The development standards for Planning Area 42 of Specific Plan No. 209 shall be
11 the same as those standards identified in Article VIII.e., Section 8.101 of Ordinance No. 348.

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

14 k. Planning Areas 43a-h.

15 (1) The uses permitted in Planning Areas 43a-h of Specific Plan No. 209 shall be the
16 same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except that the
17 uses permitted pursuant to Section 8.100.a. (1), (2), (3), (4), (5), (6) and (8); b.(1); and c.(1) shall
18 not be permitted. In addition, the permitted uses identified under Section 8.100.a. shall also
19 include open space.

20 (2) The development standards for Planning Areas 43a-h of Specific Plan No. 209 shall
21 be the same as those standards identified in Article VIII.e., Section 8.101 of Ordinance No. 348.

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

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