



1           (2)     The development standards for Planning Areas 2 and 9 of Specific Plan No. 229  
2 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348,  
3 except that the development standard set forth in Article VI, Section 6.2.b. shall be deleted and  
4 replaced with the following:

5           A.     The minimum lot size shall be twenty thousand (20,000) square feet. The  
6 minimum lot area shall be determined by excluding that portion of a lot that is used solely  
7 for access to the portion of a lot used as a building site.

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

10 c.     Planning Areas 3, 7, and 8.

11           (1)     The uses permitted in Planning Areas 3, 7, and 8 of Specific Plan No. 229 shall be  
12 the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the  
13 uses permitted pursuant to Section 6.1 of Ordinance No. 348, except that the uses permitted  
14 pursuant to Section 6.1.a.(2) and (3); and b.(3), (5), (7) and 8 shall not be permitted.

15           (2)     The development standards for Planning Areas 3, 7, and 8 of Specific Plan No.  
16 229 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No.  
17 348, except that the development standard set forth in Section 6.2.b. shall be deleted and  
18 replaced by the following:

19           A.     The minimum lot size shall be twelve thousand (12,000) 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           (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 d.     Planning Area 4.

25           (1)     The uses permitted in Planning Area 4 of Specific Plan No. 229 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 Sections 8.100.a.(1), (2), (3), (4), (5), (6),(7) and (8); b.(1); and c. (1) shall  
28 not be permitted. In addition, the permitted uses identified under Section 8.100.a. shall include

1 public schools.

2 (2) The development standards for Planning Area 4 of Specific Plan No. 229 shall be  
3 the same as those standards 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 e. Planning Areas 6, 8A and 10.

7 (1) The uses permitted in Planning Areas 6, 8A, and 10 of Specific Plan No. 229 shall  
8 be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except  
9 that uses permitted pursuant to Sections 8.100.a.(1), (2), (3), (4), (5), (6),(7) and (8) shall not be  
10 permitted. In addition, the permitted uses identified under Section 8.100.a. shall also include  
11 open space and trails.

12 (2) The development standards for Planning Areas 6, 8A and 10 of Specific Plan No.  
13 229 shall be the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance  
14 No. 348.

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

17 f. Planning Areas 11 and 12.

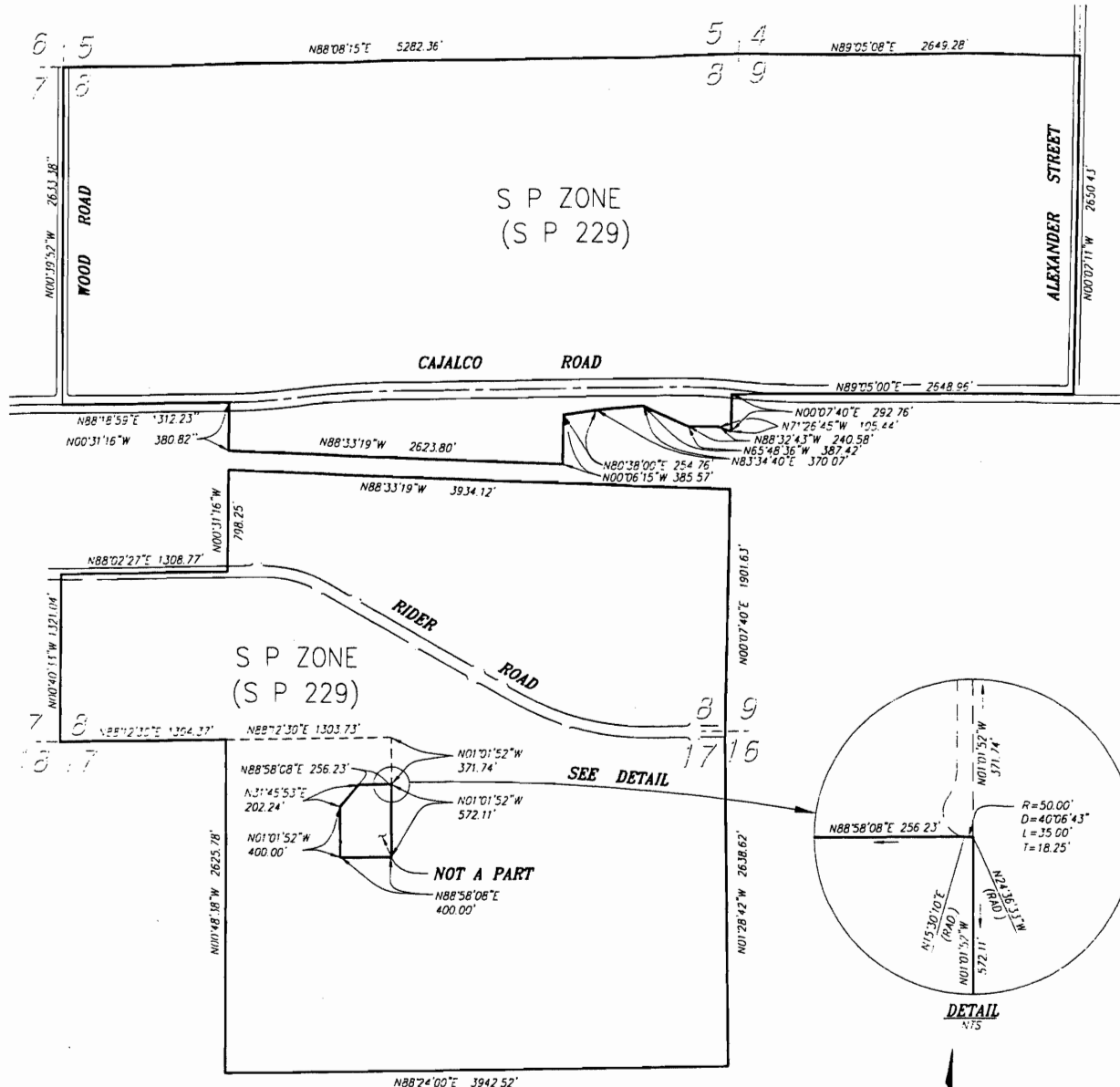
18 (1) The uses permitted in Planning Areas 11 and 12 of Specific Plan No. 229 shall be  
19 the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except  
20 that the uses permitted pursuant to Section 8.100.a. (1), (2), (6) and (8); b.(1); and c.(1) shall not  
21 be permitted. In addition, the permitted uses identified under Section 8.100.a. shall also include  
22 parks.

23 (2) The development standards for Planning Areas 11 and 12 of Specific Plan No.  
24 229 shall be the same as those standards identified in Article VIII.e., Section 8.101 of Ordinance  
25 No. 348.

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



SECTIONS 8, 9, & 17, T4S., R.4W., S.B.M.



LEGEND

S P ZONE

SPECIFIC PLAN (SP 229 A1)

MAP NO. 62.016

CHANGE OF OFFICIAL ZONING PLAN

MEAD VALLEY DISTRICT

CHANGE OF ZONE CASE NO. 06681

AMENDING ORDINANCE NO. 348

ADOPTED BY ORDINANCE NO. 348.4186

MAY 4, 2004

RIVERSIDE COUNTY BOARD OF SUPERVISORS

