

1 (35). Lot frontage along curvilinear streets may be measured at the building setback in
2 accordance with zone development standards.

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

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

12 c. Planning Areas 4, 5 and 7.

13 (1) The uses permitted in Planning Areas 4, 5 and 7 of Specific Plan No. 272 shall be
14 the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348.

15 (2) The development standards for Planning Areas 4, 5 and 7 of Specific Plan No. 272
16 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348
17 except that the development standards set forth in Article VI, Section 6.2. c.; and e. (2) and (4)
18 shall be deleted and replaced by the following:

19 A. The minimum average width of that portion of a lot to be used as a building
20 site shall be sixty feet (60') with a minimum average depth of one hundred feet (100').

21 B. Side yards on interior and through lots shall be not less than five feet (5') in
22 width. Side yards on corner and reversed corner lots shall be not less than ten feet (10')
23 from the existing street line or from any future street line as shown on any Specific Plan
24 Highways, whichever is nearer the proposed structure, upon which the main building sides.

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

(3) Except as provided above, all other zoning requirements shall be the same as those

1 requirements identified in Article VI of Ordinance No. 348.

2
3 d. Planning Areas 8 and 8a.

4 (1) The uses permitted in Planning Areas 8 and 8a of Specific Plan No. 272 shall be the
5 same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except that the
6 uses permitted pursuant to Section 8.100.a.(1), (2), (3), (4), (5), (6) and 7., and b.(1) and c.(1)
7 shall not be permitted. In addition, the permitted uses identified under Section 8.100.a. shall also
8 include open space.

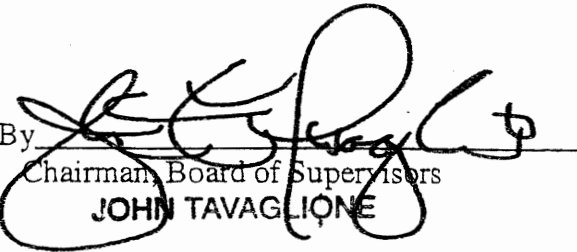
9 (2) The development standards for Planning Areas 8 and 8a of Specific Plan No. 272
10 shall be the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No.
11 348.

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

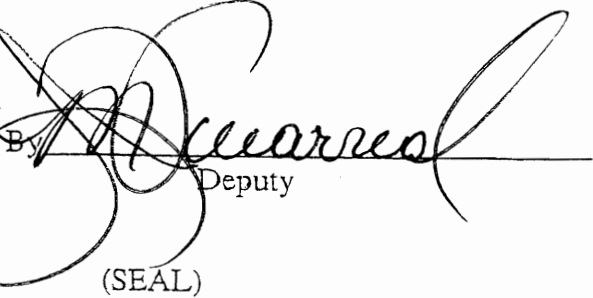
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1 Section 3. This ordinance shall take effect thirty (30) days after its adoption.

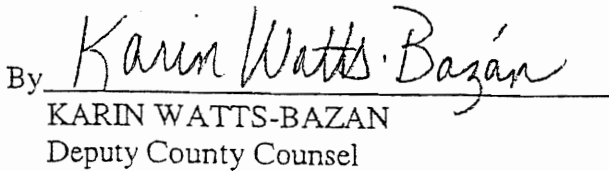
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4 BOARD OF SUPERVISORS OF THE COUNTY
 OF RIVERSIDE, STATE OF CALIFORNIA

5
6 By 
 Chairman, Board of Supervisors
 JOHN TAVAGLIONE

8 ATTEST:
9 NANCY ROMERO
10 Clerk to the Board

11
12 By 
13 Deputy
14 (SEAL)

16
17 APPROVED AS TO FORM AND CONTENT:
18 December 30, 2002

19 By 
20 KARIN WATTS-BAZAN
21 Deputy County Counsel

22
23 G:\Property\MDKing\kwb\ORDINANCES\SPECIFIC PLAN ZONING ORDINANCES\SP 272a1CZ 6621.doc

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STATE OF CALIFORNIA)
)
COUNTY OF RIVERSIDE) ss.

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county held on August 19, 2003, the foregoing ordinance consisting of 3 Sections was adopted by the following vote:

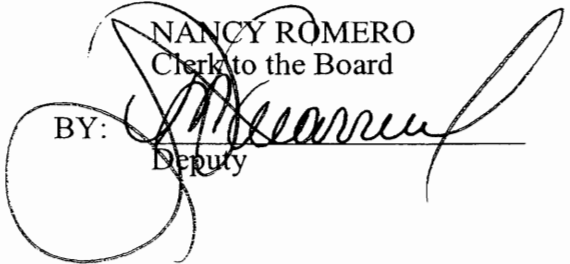
AYES: Buster, Tavaglione, Venable and Ashley

NOES: None

ABSENT: Wilson

DATE: August 19, 2003

Seal

NANCY ROMERO
Clerk to the Board
BY: 
Deputy

Item 3.76