

1 (2) The development standards for Planning Areas 1, 2,
2 8, 15, 16, 21, and 38 of Specific Plan No. 299 shall be the
3 same as those standards identified in Article VI, Section 6.2
4 of Ordinance No. 348, except that the development standards
5 set forth in Article VI, Section 6.2.a., b., c., d., and
6 e.(1), (2) and (3) shall be deleted and replaced with the
7 following:

8 A. Building height shall not exceed two (2)
9 stories, with a maximum height of thirty-five feet (35').

10 B. Lot area shall be not less than five thousand
11 (5,000) square feet. The minimum lot area shall be
12 determined by excluding that portion of a lot that is
13 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
16 lot to be used as a building site shall be fifty feet
17 (50') with a minimum average depth of ninety feet (90').
18 "Flag" lots shall not be permitted.

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

25 E. The front yard shall be not less than twenty
26 feet (20'), measured from the existing street line or
27 from any future street line as shown on any Specific Plan
28 of Highways, whichever is nearer the proposed structure.

1 However, unenclosed porch areas and second story living
2 areas located above unenclosed porch areas shall be
3 permitted to extend to within 10 feet (10') of the street
4 line, provided ground floor living areas shall be not
5 less than twenty feet (20') from the street line, and
6 provided the garage is oriented to be accessed through
7 the rear yard.

8 F. A minimum of one side yard shall be not less
9 than ten (10) feet. The alternate side yard shall be not
10 less than five feet (5') Side yards on corner and
11 reversed corner lots shall be not less than 10 feet (10')
12 from the existing street line or from any future street
13 line as shown on any Specific Plan of Highways, whichever
14 is nearer the proposed structure.

15 G. The rear yard shall not be less than 20 feet
16 (20'). However, detached garages and carports which are
17 accessed from an alley or driveway from the rear, may
18 have a rear setback of not less than five feet (5'). The
19 rear setback shall be measured from the existing rear lot
20 line or from any recorded alley or easement.

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

24 b. Planning Areas 3, 6, 23, 24, 25, and 40

25 (1) The uses permitted in Planning Areas 3, 6, 23, 24,
26 25, and 40 of Specific Plan No. 299 shall be the same as those
27 uses permitted in Article VI, Section 6.1 of Ordinance 348,
28 except that the uses permitted pursuant to Section 6.1.a.(3),

1 b.(1), and d. shall not be permitted. In addition, the
2 permitted uses identified under Section 6.1.b. shall include
3 day care centers; and the permitted uses identified under
4 Section 6.1.c. shall include churches, public utility
5 facilities, private community recreation facilities and
6 private schools.

7 (2) The development standards for Planning Areas 3, 6,
8 23, 24, 25, and 40 of Specific Plan No. 299 shall be the same
9 as those standards identified in Article VI, Section 6.2 of
10 Ordinance No. 348, except that the development standards set
11 forth in Article VI, Section 6.2.a., c., and e.(1) and (3)
12 shall be deleted and replaced with the following:

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

15 B. The minimum average width of that portion of a
16 lot to be used as a building site shall be sixty feet
17 (60') with a minimum average depth of one hundred feet
18 (100'). "Flag" lots shall not be permitted.

19 C. The front yard shall be not less than twenty feet
20 (20'), measured from the existing street line or from any
21 future street line as shown on any Specific Plan of
22 Highways, whichever is nearer the proposed structure.
23 However, unenclosed porch areas and second story living
24 areas located above unenclosed porch areas shall be
25 permitted to extend to within 10 feet (10') of the street
26 line, provided ground floor living areas shall be not
27 less than twenty feet (20') from the street line, and
28 provided the garage is oriented to be accessed through

1 the rear yard.

2 D. The rear yard shall not be less than 20 feet
3 (20').

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

7 c. Planning Areas 4, 7 and 39

8 (1) The uses permitted in Planning Areas 4, 7 and 39 of
9 Specific Plan No. 299 shall be the same as those uses
10 permitted in Article IXb, Section 9.50 of Ordinance No. 348
11 except that the uses permitted pursuant to Section 9.50.a.(1),
12 (7), (23), (28), (31), (32), (34), (43), (44), (50), (51),
13 (52), (63), (71), (75), (99), and b. (5), (7), (17), and (19)
14 shall not be permitted. In addition, the permitted uses
15 identified under Section 9.50.a. shall also include real
16 estate offices, food markets, design, dance, music, martial
17 arts and similar studios, medical offices and outpatient care
18 facilities including veterinarians, indoor recreational
19 facilities, athletic clubs, spas and weight control centers,
20 counseling services, data processing, telecommuting
21 facilities, libraries, museums, and furniture, appliance and
22 small equipment rentals. Furthermore, the permitted uses
23 identified under Section 9.50.b. shall also include public
24 utility substations, wells, feed and grain stores, frozen food
25 lockers, massage therapy, radio and television broadcasting
26 studios, business and professional schools, lodge halls and
27 meeting rooms, gun shops, parking lots and parking structures,
28 and private schools.

1 (2) The development standards for Planning Areas 4, 7
2 and 39 of Specific Plan No. 299 shall be the same as those
3 standards identified in Article IXb, Section 9.53 of Ordinance
4 No. 348, except that the development standards set forth in
5 Article IXb, Section 9.53.b. shall be deleted and replaced
6 with the following:

7 A. Where the front, side, or rear yard adjoins a
8 street, the minimum setback shall be twenty-five feet
9 (25') from the right-of-way line. Where the front, side,
10 or rear yard adjoins a lot zoned R-R, R-1, R-A, R-2, R-3,
11 R-4, R-6, R-T, R-T-R, W-2-M, or SP with a residential
12 use, the minimum setback shall be twenty-five feet (25')
13 from the property line. Where the front, side or rear
14 yard adjoins a lot with a zoning classification other
15 than those specified above, there is no minimum setback.
16 Setbacks may be used for driveways, parking, and
17 landscaping.

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

21 d. Planning Area 5

22 (1) The uses permitted in Planning Area 5 of Specific
23 Plan No. 299 shall be the same as those uses permitted in
24 Article VII, Section 7.1 of Ordinance 348, except that the
25 uses permitted pursuant to Section 7.1.a., b.(2) and (5), c.,
26 e.(1), and h. shall not be permitted. In addition, the
27 permitted uses identified under Section 7.1.b. shall include
28 private community recreational facilities, non-profit clubs

1 and conference facilities; and the permitted uses identified
2 under Section 7.1.e. shall include convalescent homes and swim
3 clubs.

4 (2) The development standards for Planning Area 5 of
5 Specific Plan No. 299 shall be the same as those standards
6 identified in Article VIII, Section 8.2 of Ordinance No. 348,
7 except that the development standards set forth in Article
8 VIII, Section 7.2.a., 7.3, 7.4 and 7.6 shall be deleted and
9 replaced with the following:

10 A. Building height shall not exceed two (2)
11 stories, with a maximum height of thirty-five feet (35').

12 B. Lot area shall be no less than thirty-six
13 thousand (36,000) square feet. The minimum lot area
14 shall be determined by excluding that portion of a lot
15 that is used solely for access to the portion of a lot
16 used as a building site.

17 C. The front yard shall be not less than twenty
18 feet (20'), measured from the existing street line or
19 from any future street line as shown on any Specific Plan
20 of Highways, whichever is nearer the proposed structure.
21 However, unenclosed porch areas and second story living
22 areas located above unenclosed porch areas shall be
23 permitted to extend to within 10 feet (10') of the street
24 line, provided ground floor living areas shall be not
25 less than twenty feet (20') from the street line.

26 D. The rear yard shall not be less than 10 feet
27 (10'). The rear setback shall be measured from the
28 existing rear lot line or from any recorded alley or

1 easement; if the rear line adjoins a street, the rear
2 setback requirement shall be the same as required for a
3 front setback.

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

6 AA. The minimum average width of that portion of a
7 lot to be used as building site shall be eighty feet
8 (80') with a minimum average depth of one hundred twenty
9 feet (120'). "Flag" lots shall not be permitted.

10 BB. The minimum frontage of a lot shall be eighty
11 feet (80'), except that lots fronting on knuckles or
12 culs-de-sacs may have a minimum frontage of thirty-five
13 feet (35'). Lot frontage along curvilinear streets may
14 be measured at the building setback in accordance with
15 zone development standards.

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

19 e. Planning Area 9

20 (1) The uses permitted in Planning Area 9 of Specific
21 Plan No. 299 shall be the same as those uses permitted in
22 Article VIIIe, Section 8.100 of Ordinance No. 348, except the
23 uses permitted pursuant to Section 8.100.a.(1), and b.(1)
24 shall not be permitted. In addition, the permitted uses
25 identified under Section 8.100.a. shall also include public
26 parks and public playgrounds and day care centers.

27 (2) The development standards for Planning Area 9 of
28 Specific Plan No. 299 shall be the same as those standards

1 identified in Article VIIIe Section 8.101 of Ordinance No.
2 348.

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

6 f. Planning Areas 10, 11, 13, 14 and 19

7 (1) The uses permitted in Planning Areas 10, 11, 13, 14
8 and 19 of Specific Plan No. 299 shall be the same as those
9 uses permitted in Article XIII, Section 13.1 of Ordinance No.
10 348.

11 (2) The development standards for Planning Areas 10, 11,
12 13, 14 and 19 of Specific Plan No. 299 shall be the same as
13 those standards identified in Article XIII, Section 13.2 of
14 Ordinance No. 348.

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

18 g. Planning Areas 12, 18, and 29

19 (1) The uses permitted in Planning Areas 12, 18, and 29
20 of Specific Plan No. 299 shall be the same as those uses
21 permitted in Article VI, Section 6.1 of Ordinance 348, except
22 that the uses permitted pursuant to Section 6.1.a.(3), b.(1),
23 and d. shall not be permitted. In addition, the permitted
24 uses identified under section 6.1.b. shall include day care
25 centers and private community recreational facilities; and the
26 permitted uses identified under Section 6.1.c. shall include
27 churches, public utility facilities and private schools.

28 (2) The development standards for Planning Areas 12, 18,

1 and 29 of Specific Plan No. 299 shall be the same as those
2 standards identified in Article VI, Section 6.2 of Ordinance
3 No. 348, except that the development standards set forth in
4 Article VI, Section 6.2.a., b., c., d. and e.(2) and (3) shall
5 be deleted and replaced with the following:

6 A. Building height shall not exceed two (2)
7 stories, with a maximum height of thirty-five (35') feet.

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

13 C. The minimum average width of that portion of a
14 lot to be used as a building site shall be one hundred
15 feet (100') with a minimum average depth of one hundred
16 and twenty feet (120'). "Flag" lots shall not be
17 permitted.

18 D. The minimum frontage of a lot shall be one
19 hundred feet (100'), except that lots fronting on
20 knuckles or cul-de-sacs may have a minimum frontage of
21 forty feet (40'). Lot frontage along curvilinear streets
22 may be measured at the building setback in accordance
23 with zone development standards.

24 E. Side yards shall not be less than ten feet
25 (10').

26 F. The rear yard shall not be less than twenty feet
27 (20').

28 (3) Except as provided above, all other zoning

1 requirements shall be the same as those requirements
2 identified in Article VI of Ordinance No. 348.

3 h. Planning Areas 17, 20, 27, 32 and 34

4 (1) The uses permitted in Planning Areas 17, 20, 27, and
5 34 of Specific Plan No. 299 shall be the same as those uses
6 permitted in Article VI, Section 6.1 of Ordinance 348, except
7 that the uses permitted pursuant to Section 6.1.a.(3), b.(1),
8 and d. shall not be permitted. In addition, the permitted
9 uses identified under Section 6.1.b. shall include day care
10 centers and private community recreational facilities; and the
11 permitted uses identified under Section 6.1.c. shall include
12 churches, public utility facilities and private schools.

13 (2) The development standards for Planning Areas 17, 20,
14 27, 32, and 34 of Specific Plan No. 299 shall be the same as
15 those standards identified in Article VI, Section 6.2 of
16 Ordinance No. 348, except that the development standards set
17 forth in Article VI, Section 6.2.a., b., c., d., and e.(2) and
18 (3) shall be deleted and replaced with the following:

19 A. Building height shall not exceed two (2)
20 stories, with a maximum height of thirty-five feet (35').

21 B. Lot area shall be not less than ten thousand
22 (10,000) square feet. The minimum lot area shall be
23 determined by excluding that portion of a lot that is
24 used solely for access to the portion of a lot used as a
25 building site.

26 C. The minimum average width of that portion of a
27 lot to be used as a building site shall be eighty feet
28 (80') with a minimum average depth of one hundred and

1 twenty feet (120'). "Flag" lots shall not be permitted.

2 D. The minimum frontage of a lot shall be eighty
3 feet (80'), except that lots fronting on knuckles or cul-
4 de-sacs may have a minimum frontage of forty feet (40').
5 Lot frontage along curvilinear streets may be measured at
6 the building setback in accordance with zone development
7 standards.

8 E. Side yards shall not be less than ten feet
9 (10').

10 F. The rear yard shall not be less than twenty
11 feet (20').

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

15 i. Planning Area 22

16 (1) The uses permitted in Planning Area 22 of Specific
17 Plan No. 299 shall be the same as those uses permitted in
18 Article VIIIe, Section 8.100 of Ordinance No. 348, except the
19 uses permitted pursuant to Section 8.100.a.(1) and (6), and
20 b.(1). shall not be permitted. In addition, the permitted
21 uses identified under Section 8.100.a. shall also include
22 public parks and public playgrounds, day care centers, civic
23 centers, libraries, telecommuting centers, and outdoor
24 concessions when appurtenant and related to permitted uses.

25 (2) The development standards for Planning Area 22 of
26 Specific Plan No. 299 shall be the same as those standards
27 identified in Article VIIIe, Section 8.101 of Ordinance No.
28 348, except that the development standards set forth in

1 Article VIIIe, Section 8.100.b. shall be deleted and replaced
2 by the following:

3 A. Where the front, side or rear yard adjoins a
4 street, the minimum setback shall be ten feet (10') from
5 the right-of-way line. Where the front, side, or rear
6 yard adjoins a lot zoned R-R, R-1, R-A, R-2, R-3, R-4, R-
7 6, R-T, R-T-R, W-2-M, or SP with a residential use, the
8 minimum setback shall be fifty feet (50') from the
9 property line.

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

13 j. Planning Areas 26, 35, and 36

14 (1) The uses permitted in Planning Areas 26, 35, and 36
15 of Specific Plan No. 299 shall be the same as those uses
16 permitted in Article IXd, Section 9.72 of Ordinance No. 348
17 except that the uses permitted pursuant to Section 9.72.a.(5),
18 and b.(4) and (6) shall not be permitted. In addition, the
19 permitted uses identified under Section 9.72.a. shall also
20 include advertising agencies, antique shops, retail sales not
21 exceeding ten thousand (10,000) square feet of store area,
22 appliance repair shops, art supply shops, retail bakery shops
23 including baking only when incidental to retail sales on the
24 premises, barber and beauty shops, business support services,
25 camera shops and photography studios, delicatessens and
26 sandwich shops, ice cream and yogurt shops, locksmiths and
27 keysmiths, shoe repair and sales, pet grooming shops, and
28 restaurants, including outdoor seating but not including

1 drive-in or take-out restaurants. Furthermore, the permitted
2 uses identified under Section 9.72 b shall also include
3 laundries and laundromats.

4 (2) The development standards for Planning Areas 26, 35,
5 and 36 of Specific Plan No. 299 shall be the same as those
6 standards identified in Article IXd, Section 9.73 of Ordinance
7 No. 348, except that the development standards set forth in
8 Article IXd, Section 9.73.b. and c. shall be deleted and
9 replaced with the following:

10 A. Buildings shall not exceed thirty-five feet
11 (35') in height.

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

15 k. Planning Area 28a

16 (1) The uses permitted in Planning Area 28a of Specific
17 Plan No. 299 shall be the same as those uses permitted in
18 Article VI, Section 6.1 of Ordinance 348, except that the uses
19 permitted pursuant to Section 6.1.a.(3), b.(1), and d. shall
20 not be permitted. In addition, the permitted uses identified
21 under Section 6.1.a shall include public schools; the
22 permitted uses identified under Section 6.1.b. shall include
23 day care centers and private community recreational
24 facilities; and the permitted uses identified under Section
25 6.1.c. shall include churches, public utility facilities and
26 private schools.

27 (2) The development standards for Planning Area 28a of
28 Specific Plan No. 299 shall be the same as those standards

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

5 A. Building height shall not exceed two (2) stories,
6 with a maximum height of thirty-five feet (35').

7 B. Lot area shall be not less than fourteen thousand
8 (14,000) square feet. The minimum lot area shall be
9 determined by excluding that portion of a lot that is
10 used solely for access to the portion of a lot used as a
11 building site.

12 C. The minimum average width of that portion of a
13 lot to be used as a building site shall be one hundred
14 feet (100') with a minimum average depth of one hundred
15 and twenty feet (120'). "Flag" lots shall not be
16 permitted.

17 D. The minimum frontage of a lot shall be one
18 hundred feet (100'), except that lots fronting on
19 knuckles or cul-de-sacs may have a minimum frontage of
20 forty feet (40'). Lot frontage along curvilinear streets
21 may be measured at the building setback in accordance
22 with zone development standards.

23 E. Side yards shall not be less than 10 feet (10').

24 F. The rear yard shall not be less than 20 feet
25 (20').

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

1 1. Planning Area 28b

2 (1) The uses permitted in Planning Area 28b of Specific
3 Plan No. 299 shall be the same as those uses permitted in
4 Article VI, Section 6.1 of Ordinance 348, except that the uses
5 permitted pursuant to Section 6.1.a.(3), b.(1), and d. shall
6 not be permitted. In addition, the permitted uses identified
7 under Section 6.1.a. shall include public schools; the
8 permitted uses identified under Section 6.1.b. shall include
9 day care centers and private community recreational
10 facilities; and the permitted uses identified under Section
11 6.1.c. shall include churches, public utility facilities and
12 private schools.

13 (2) The development standards for Planning Area 28b of
14 Specific Plan No. 299 shall be the same as those standards
15 identified in Article VI, Section 6.2 of Ordinance No. 348,
16 except that the development standards set forth in Article VI,
17 Section 6.2.a., b., c., d. and e.(2) and (3) shall be deleted
18 and replaced with the following:

19 A. Building height shall not exceed two (2)
20 stories, with a maximum height of thirty-five feet (35').

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

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

1 and fifty feet (150'). "Flag" lots shall not be
2 permitted.

3 D. The minimum frontage of a lot shall be one
4 hundred feet (100'), except that lots fronting on
5 knuckles or cul-de-sacs may have a minimum frontage of
6 forty feet (40'). Lot frontage along curvilinear streets
7 may be measured at the building setback in accordance
8 with zone development standards.

9 E. Side yards shall not be less than 10 feet
10 (10').

11 F. The rear yard shall not be less than 20 feet
12 (20').

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

16 m. Planning Areas 30, 33, and 37

17 (1) The uses permitted in Planning Areas 30, 33, and 37
18 of Specific Plan No. 299 shall be the same as those uses
19 permitted in Article VI, Section 6.1 of Ordinance 348, except
20 that the uses permitted pursuant to Section 6.1.a.(3), b.(1),
21 and d. shall not be permitted. In addition, the permitted
22 uses identified under section 6.1.b. shall include day care
23 centers and private community recreational facilities; and the
24 permitted uses identified under Section 6.1.c. shall include
25 churches, public utility facilities and private schools.

26 (2) The development standards for Planning Areas 30, 33,
27 and 37 of Specific Plan No. 299 shall be the same as those
28 standards identified in Article VI, Section 6.2 of Ordinance

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

4 A. Building height shall not exceed two (2)
5 stories, with a maximum height of thirty-five (35') feet.

6 B. Lot area shall be not less than twenty thousand
7 (20,000) square feet. The minimum lot area shall be
8 determined by excluding that portion of a lot that is
9 used solely for access to the portion of a lot used as a
10 building site.

11 C. The minimum average width of that portion of a
12 lot to be used as a building site shall be one hundred
13 feet (100') with a minimum average depth of one hundred
14 and fifty feet (150'). "Flag" lots shall not be
15 permitted.

16 D. The minimum frontage of a lot shall be one
17 hundred feet (100'), except that lots fronting on
18 knuckles or cul-de-sacs may have a minimum frontage of
19 forty feet (40'). Lot frontage along curvilinear streets
20 may be measured at the building setback in accordance
21 with zone development standards.

22 E. Side yards shall not be less than ten feet
23 (10').

24 F. The rear yard shall not be less than twenty feet
25 (20').

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

1 n. Planning Area 31

2 (1) The uses permitted in Planning Area 31 of Specific
3 Plan No. 299 shall be the same as those uses permitted in
4 Article VI, Section 6.1 of Ordinance 348, except that the uses
5 permitted pursuant to Section 6.1.a.(3), b.(1), and d. shall
6 not be permitted. In addition, the permitted uses identified
7 under section 6.1.b. shall include day care centers and
8 private community recreational facilities; and the permitted
9 uses identified under Section 6.1.c. shall include churches,
10 public utility facilities and private schools.

11 (2) The development standards for Planning Area 31 of
12 Specific Plan No. 299 shall be the same as those standards
13 identified in Article VI, Section 6.2 of Ordinance No. 348,
14 except that the development standards set forth in Article VI,
15 Section 6.2.a., b., c., d. and e.(2) and (3) shall be deleted
16 and replaced with the following:

17 A. Building height shall not exceed two (2)
18 stories, with a maximum height of thirty-five (35') feet.

19 B. Lot area shall be not less than thirty-two
20 thousand five hundred (32,500) square feet. The minimum
21 lot area shall be determined by excluding that portion of
22 a lot that is used solely for access to the portion of a
23 lot used as a building site.

24 C. The minimum average width of that portion of a
25 lot to be used as a building site shall be one hundred
26 feet (100') with a minimum average depth of one hundred
27 and fifty feet (150'). "Flag" lots shall not be
28 permitted.

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D. The minimum frontage of a lot shall be one hundred feet (100'), except that lots fronting on knuckles or cul-de-sacs may have a minimum frontage of forty feet (40'). Lot frontage along curvilinear streets may be measured at the building setback in accordance with zone development standards.

E. Side yards shall not be less than ten feet (10').

F. The rear yard shall not be less than twenty feet (20').

(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 3. This ordinance shall take effect 30 days after its adoption.

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

By Robert A. Bustee
Chairman, Board of Supervisors

ATTEST:

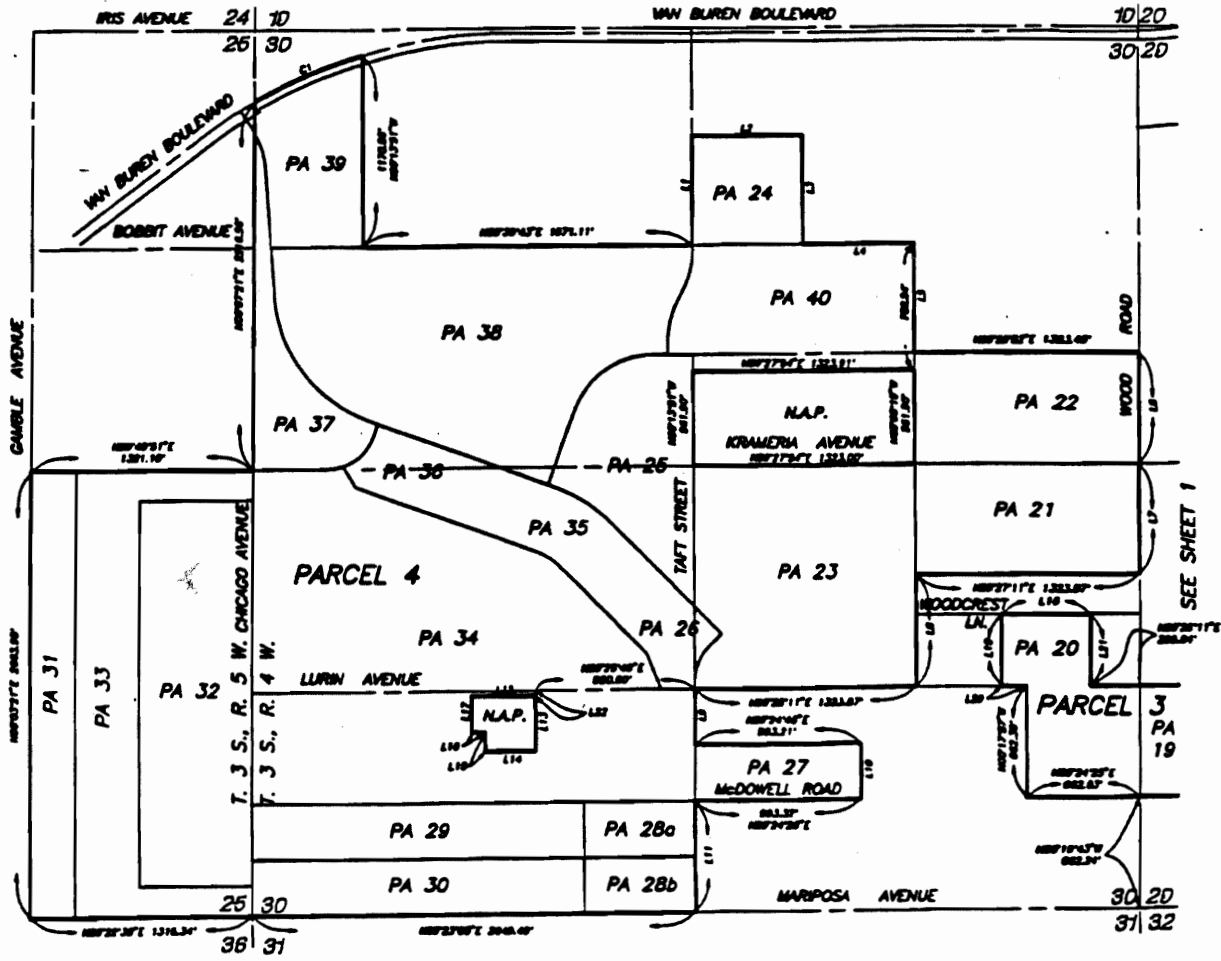
GERALD A. MALONEY
Clerk of the Board

By Gerald A. Maloney
Deputy

(SEAL)

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SEC. 19, 20, 29 AND 30, T. 3 S., R. 4 W. S.B.M.
SEC. 25, T. 3 S., R. 5 W. S.B.M.



LINE	BEARING	DISTANCE
1	N07°15'E	65.39
2	N89°50'E	65.39
3	N07°15'E	65.39
4	N07°15'E	65.39
5	N07°15'E	65.39
6	N07°15'E	65.39
7	N07°15'E	65.39
8	N07°15'E	65.39
9	N07°15'E	65.39
10	N07°15'E	65.39
11	N07°15'E	65.39
12	N07°15'E	65.39
13	N07°15'E	65.39
14	N07°15'E	65.39
15	N07°15'E	65.39
16	N07°15'E	65.39
17	N07°15'E	65.39
18	N07°15'E	65.39
19	N07°15'E	65.39
20	N07°15'E	65.39
21	N07°15'E	65.39
22	N07°15'E	65.39
23	N07°15'E	65.39
24	N07°15'E	65.39
25	N07°15'E	65.39
26	N07°15'E	65.39
27	N07°15'E	65.39
28	N07°15'E	65.39
29	N07°15'E	65.39
30	N07°15'E	65.39
31	N07°15'E	65.39
32	N07°15'E	65.39
33	N07°15'E	65.39
34	N07°15'E	65.39
35	N07°15'E	65.39
36	N07°15'E	65.39
37	N07°15'E	65.39
38	N07°15'E	65.39
39	N07°15'E	65.39
40	N07°15'E	65.39
41	N07°15'E	65.39
42	N07°15'E	65.39
43	N07°15'E	65.39
44	N07°15'E	65.39
45	N07°15'E	65.39
46	N07°15'E	65.39
47	N07°15'E	65.39
48	N07°15'E	65.39
49	N07°15'E	65.39
50	N07°15'E	65.39

LINE	DELTA	RADIUS	LENGTH	TANGENT
1	174.78	300.00	314.16	174.78

LEGEND

SP ZONE SPECIFIC PLAN (SP 299)



MAP NO. 50.045
CHANGE OF OFFICIAL ZONING PLAN
WOODCREST DISTRICT

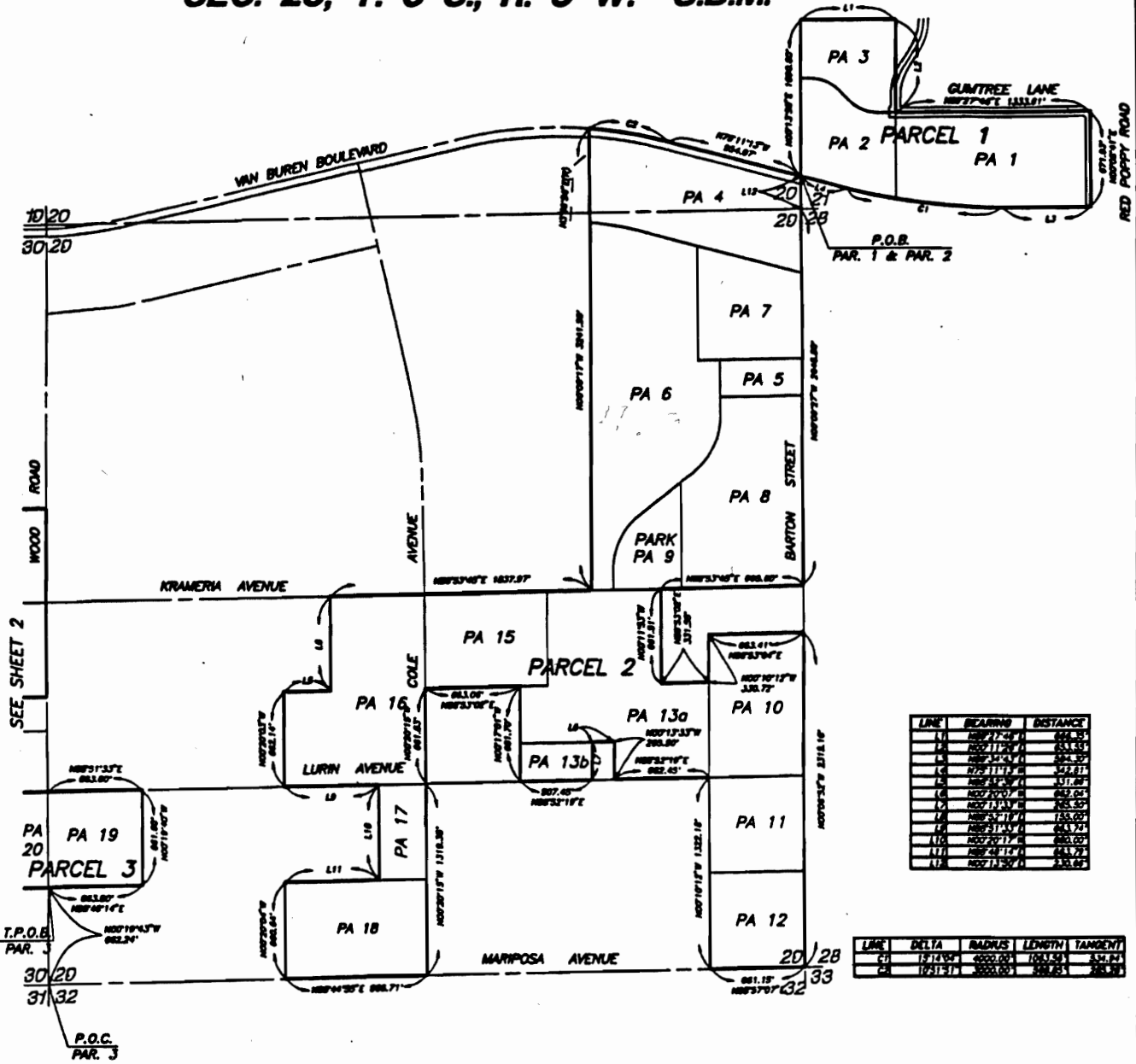
CHANGE OF ZONE CASE NO. 6131
 AMENDING ORDINANCE NO. 348
 ADOPTED BY ORDINANCE NO. 348.3807

OCTOBER 28, 1997

RIVERSIDE BOARD OF SUPERVISORS

UNCORRECTED COPY OF THE MAP...
 200-10-01, 200-10-02, 200-10-03, 200-10-04, 200-10-05, 200-10-06, 200-10-07, 200-10-08, 200-10-09, 200-10-10, 200-10-11, 200-10-12, 200-10-13, 200-10-14, 200-10-15, 200-10-16, 200-10-17, 200-10-18, 200-10-19, 200-10-20, 200-10-21, 200-10-22, 200-10-23, 200-10-24, 200-10-25, 200-10-26, 200-10-27, 200-10-28, 200-10-29, 200-10-30, 200-10-31, 200-10-32, 200-10-33, 200-10-34, 200-10-35, 200-10-36, 200-10-37, 200-10-38, 200-10-39, 200-10-40, 200-10-41, 200-10-42, 200-10-43, 200-10-44, 200-10-45, 200-10-46, 200-10-47, 200-10-48, 200-10-49, 200-10-50, 200-10-51, 200-10-52, 200-10-53, 200-10-54, 200-10-55, 200-10-56, 200-10-57, 200-10-58, 200-10-59, 200-10-60, 200-10-61, 200-10-62, 200-10-63, 200-10-64, 200-10-65, 200-10-66, 200-10-67, 200-10-68, 200-10-69, 200-10-70, 200-10-71, 200-10-72, 200-10-73, 200-10-74, 200-10-75, 200-10-76, 200-10-77, 200-10-78, 200-10-79, 200-10-80, 200-10-81, 200-10-82, 200-10-83, 200-10-84, 200-10-85, 200-10-86, 200-10-87, 200-10-88, 200-10-89, 200-10-90, 200-10-91, 200-10-92, 200-10-93, 200-10-94, 200-10-95, 200-10-96, 200-10-97, 200-10-98, 200-10-99, 200-10-100

SEC. 19, 20, 29 AND 30, T. 3 S., R. 4 W. S.B.M.
SEC. 25, T. 3 S., R. 5 W. S.B.M.



LINE	BEARING	DISTANCE
L1	N82°12'24"W	224.53'
L2	N82°11'20"W	233.53'
L3	N82°12'24"W	224.53'
L4	N75°11'17"W	247.81'
L5	N82°12'24"W	233.53'
L6	N82°12'24"W	233.53'
L7	N82°12'24"W	233.53'
L8	N82°12'24"W	233.53'
L9	N82°12'24"W	233.53'
L10	N82°12'24"W	233.53'
L11	N82°12'24"W	233.53'
L12	N82°12'24"W	233.53'

LINE	DELTA	RADIUS	LENGTH	TANGENT
CP	174.764'	222.023'	104.151'	234.24'
CA	174.764'	222.023'	104.151'	234.24'

SEE SHEET 2

T.P.O.B. PAR. 3
P.O.C. PAR. 3

LEGEND

SP ZONE **SPECIFIC PLAN (SP 299)**



MAP NO. 50.045
CHANGE OF OFFICIAL ZONING PLAN
WOODCREST DISTRICT

CHANGE OF ZONE CASE NO. 6131
AMENDING ORDINANCE NO. 348
ADOPTED BY ORDINANCE NO. 348.3807

OCTOBER 28, 1997

RIVERSIDE BOARD OF SUPERVISORS

REGISTRAR'S BOOK NO. 1: 200-310-000 200-000-000
 200-000-001, 002 003-000-000-000 000 200-000-001
 000 200-000-002 000 000 000 000 013,014, 015, 016
 200-070-001, 002, 003, 016, 017, 200-000-001, 002, 200-000-010
 200-100-002, 010 200-120-000, 001, 004, 200-120-001, 002
 200-140-001, 000, 000 200-150-001, 002, 000, 010, 011, 012
 013, 014 200-160-017, 018 274-310-012 200-030-000, 002

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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 October 28, 1997, the foregoing ordinance consisting of 3 sections was adopted by the following vote:

AYES: Buster, Tavaglione, Venable, Wilson and Mullen
NOES: None
ABSENT: None

DATE: October 28, 1997

(Seal)

GERALD A. MALONEY
Clerk of the Board
BY: *[Signature]*
Deputy