

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

3 b. Planning Areas 2, 3, and 8.

4 (1) The uses permitted in Planning Areas 2, 3, and 8 of Specific Plan No. 325 shall be
5 the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the
6 uses permitted pursuant to Section 6.1.a.(3), (5) and (7), Section 6.1.b.(1), (3), and (5), Section
7 6.1.c. and Section 6.1.e shall not be permitted.

8 (2) The development standards for Planning Area 2, 3, and 8 of Specific Plan No.
9 325 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No.
10 348, except that the development standards set forth in Article VI, Section 6.2.b. shall be deleted
11 and replaced by the following:

12 A. Lot area shall be not less than eight thousand five hundred (8,500) square
13 feet. The minimum lot area shall be determined by excluding that portion of a lot that is
14 used solely for access to the portion of a lot used as a building site.

15 B. Pad area shall be not less than seven thousand two hundred (7,200)
16 square feet.

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

19 c. Planning Area 6.

20 (1) The uses permitted in Planning Area 6 of Specific Plan No. 325 shall be the same
21 as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses
22 permitted pursuant to Section 6.1.a.(5) and (7), Section 6.1.b.(1), (3) and (5), Section 6.1.c., and
23 Section 6.1.e shall not be permitted.

24 (2) The development standards for Planning Area 6 of Specific Plan No. 325 shall be the
25 same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that the

1 development standards set forth in Article VI, Section 6.2.b. and e.(3) shall be deleted and
2 replaced by the following:

3 A. Lot area shall be not less than twenty thousand (20,000) 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 rear yard shall not be less than twenty (20) feet.

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

9 d. Planning Areas 9, 10A-C, and 11.

10 (1) The uses permitted in Planning Areas 9, 10A-C, and 11 of Specific Plan No. 325
11 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348,
12 except that the uses permitted pursuant to Section 8.100.a.(8) shall not be permitted. In addition,
13 the permitted uses identified under Section 8.100.a. shall also include open space, public parks,
14 playgrounds, golf course, golf course clubhouse, and trails.

15 (2) The development standards for Planning Areas 9, 10A-C, and 11 of Specific Plan
16 No. 325 shall be the same as those standards identified in Article VIIIe, Section 8.101 of
17 Ordinance No. 348.

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

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

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

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By _____
Chairman, Board of Supervisors

ATTEST:
GERALD A. MALONEY
Clerk of the Board

By _____
Deputy

(SEAL)