

1 **EXHIBIT “1”**

2 Article XVII, Section 17.82 of the City of Menifee Zoning Ordinance is amended to read as follows:

3 Section 17.82 SP ZONE REQUIREMENTS AND STANDARDS FOR SPECIFIC PLAN NO. 209.

4 a. Planning Areas 2, 3, 18, 19, 21, 25, 27, 28, 32, and 33

5 1. The following uses shall be permitted in these Planning Areas:

6 (1) One-family dwellings.

7 (2) Field crops, flower and vegetable gardening, tree crops, and greenhouses used only for purposes of
8 propagation and culture, including the sale thereof from the premises and one unlighted sign that does not
9 exceed two square feet in size pertaining to the sale of products.

10 (3) Home occupations

11 (4) Future Farmers of America (FFA) or 4-H projects conducted by the occupants of the premises.
12 Provided, however, if the project involves crowing fowl, an unexpired crowing fowl affidavit form describing
13 the project must be on file with the Planning Director. Affidavit forms are available at the Planning Department
14 and may be filed free of charge.

15 (5) The outside storage of materials on improved lots or parcels of one-half acre to one acre provided the
16 amount is limited to one hundred (100) square feet with a maximum height of three (3) feet and on improved
17 lots or parcels of one acre or more provided the amount is limited to two hundred (200) square feet with a
18 maximum height of three (3) feet.

19 (6) Public Schools

20 (7) Water quality basins and related drainage facilities

21 2. The following uses are permitted provided a plot plan has been approved pursuant to the provisions of Section
22 18.30 of this ordinance:

23 (1) Beauty shops operated from a home by its inhabitants where no assistants are employed and the on-
24 site sign is unlighted and does not exceed two square feet in area.

25 (2) Temporary real estate tract offices located within a subdivision, to be used only for and during the
26 original sale of the subdivision, but not to exceed a period of two years in any event.

27 (3) Child Day Care Center.

28 (4) Parks

29 (5) Private Schools, and Charter Schools

1 3. The following uses are permitted provided a public use permit has been approved pursuant to the provisions of
2 Section 18.29 of this ordinance:

3 (1) Churches, temples and other places of religious worship.

4 4. The following standards of development shall apply:

5 (1) Building height shall not exceed three stories, with a maximum height of 40 feet.

6 (2) Lot area shall be not less than 7,200 square feet. The minimum lot area shall be determined by
7 excluding that portion of a lot that is used solely for access to the portion of a lot used as a building site. Each
8 lot shall have a minimum usable pad area of not less than six thousand two hundred (6,200) square feet.

9 (3) The minimum average width of that portion of a lot to be used as a building site shall be 60 feet with
10 a minimum average depth of 100 feet.

11 (4) The minimum frontage of a lot shall be 60 feet, except that lots fronting on knuckles or cul-de-sac
12 may have a minimum frontage of 35 feet. Lot frontage along curvilinear streets may be measured at the building
13 setback in accordance with zone development standards.

14 (5) Minimum yard requirements are as follows:

15 (a) With exception of side loaded garages and porches, the front yard shall be not less than 20
16 feet, measured from the existing street line or from any future street line as shown on any specific
17 plan of highways, whichever is nearer the proposed structure. The front yard for side loaded garages
18 and porches shall be not less than fifteen feet (15').

19 (b) Side yards on interior and through lots shall be not less than ten percent of the width of the
20 lot, but not less than three feet in width in any event, and need not exceed a width of five feet; except
21 that interior side yards may be reduced to accommodate zero lot line situations, except that, in no
22 case, shall the reduction in side yard areas reduce the separation between structures to less than ten
23 feet (10'). Side yards on corner and reversed corner lots shall be not less than ten feet from the
24 existing street right-of-way line or from any future street right-of-way line as shown on any specific
25 plan of highways, whichever is nearer the proposed structure, upon which the main building sides,
26 except that where the lot is less than 50 feet wide the yard need not exceed 20 percent of the width
27 of the lot.

28 (c) The minimum depth of back yards shall be ten feet (10').

29 (d) Chimneys and fireplaces shall be allowed to encroach into side areas a maximum of two feet

1 (2'). No other structural encroachments shall be permitted in the front, side, or rear yard except as
2 provided for in Section 18.33 of Riverside County Ordinance No. 348, as adopted by the City of
3 Menifee.

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

7 b. Planning Area 4 and 5

8 1. The following uses shall be permitted in these Planning Areas:

9 (1) One-family dwellings.

10 (2) Field crops, flower and vegetable gardening, tree crops, and greenhouses used only for purposes of
11 propagation and culture, including the sale thereof from the premises and one unlighted sign that does not
12 exceed two square feet in size pertaining to the sale of products.

13 (3) Home occupations

14 (4) Future Farmers of America (FFA) or 4-H projects conducted by the occupants of the premises.
15 Provided, however, if the project involves crowing fowl, an unexpired crowing fowl affidavit form describing
16 the project must be on file with the Planning Director. Affidavit forms are available at the Planning Department
17 and may be filed free of charge.

18 (5) The outside storage of materials on improved lots or parcels of one-half acre to one acre provided the
19 amount is limited to one hundred (100) square feet with a maximum height of three (3) feet and on improved
20 lots or parcels of one acre or more provided the amount is limited to two hundred (200) square feet with a
21 maximum height of three (3) feet.

22 (6) Public Schools

23 (7) Water quality basins and related drainage facilities

24 2. The following uses are permitted provided a plot plan has been approved pursuant to the provisions of Section
25 18.30 of this ordinance:

26 (1) Beauty shops operated from a home by its inhabitants where no assistants are employed and the on-
27 site sign is unlighted and does not exceed two square feet in area.

28 (2) Temporary real estate tract offices located within a subdivision, to be used only for and during the
29 original sale of the subdivision, but not to exceed a period of two years in any event.

- 1 (3) Child Day Care Center.
- 2 (4) Parks
- 3 (5) Private Schools, and Charter Schools

4 3. The following uses are permitted provided a public use permit has been approved pursuant to the provisions of
5 Section 18.29 of this ordinance:

- 6 (1) Churches, temples and other places of religious worship.

7 4. The following standards of development shall apply:

- 8 (1) Building height shall not exceed three stories, with a maximum height of 40 feet.

9 (2) Lot area shall be not less than 7,200 square feet. The minimum lot area shall be determined by
10 excluding that portion of a lot that is used solely for access to the portion of a lot used as a building site. Each
11 lot shall have a minimum usable pad area of not less than six thousand two hundred (6,200) square feet.

12 (3) The minimum average width of that portion of a lot to be used as a building site shall be 60 feet with
13 a minimum average depth of 100 feet.

14 (4) The minimum frontage of a lot shall be 60 feet, except that lots fronting on knuckles or cul-de-sac
15 may have a minimum frontage of 35 feet. Lot frontage along curvilinear streets may be measured at the building
16 setback in accordance with zone development standards.

17 (5) Minimum yard requirements are as follows:

18 (a) With exception of side loaded garages and porches, the front yard shall be not less than 20
19 feet, measured from the existing street line or from any future street line as shown on any specific
20 plan of highways, whichever is nearer the proposed structure. The front yard for side loaded garages
21 and porches shall be not less than fifteen feet (15').

22 (b) Side yards on interior and through lots shall be not less than ten percent of the width of the
23 lot, but not less than three feet in width in any event, and need not exceed a width of five feet; except
24 that interior side yards may be reduced to accommodate zero lot line situations, except that, in no
25 case, shall the reduction in side yard areas reduce the separation between structures to less than ten
26 feet (10'). Side yards on corner and reversed corner lots shall be not less than ten feet from the
27 existing street right-of-way line or from any future street right-of-way line as shown on any specific
28 plan of highways, whichever is nearer the proposed structure, upon which the main building sides,
29 except that where the lot is less than 50 feet wide the yard need not exceed 20 percent of the width

1 of the lot.

2 (c) The minimum depth of back yards shall be ten feet (10').

3 (d) Chimneys and fireplaces shall be allowed to encroach into side areas a maximum of two feet
4 (2'). No other structural encroachments shall be permitted in the front, side, or rear yard except as
5 provided for in Section 18.33 of Riverside County Ordinance No. 348, as adopted by the City of
6 Menifee.

7 (6) In no case shall more than sixty percent (60%) of any lot be covered by buildings or structures that
8 are single-story and no more than forty-five percent (45%) of any lot covered by buildings or structures that
9 are two-story

10 c. Planning Areas 1B, 6, and 16

11 1. The following uses shall be permitted in these Planning Areas:

12 (1) One-family dwellings.

13 (2) Field crops, flower and vegetable gardening, tree crops, and greenhouses used only for purposes of
14 propagation and culture, including the sale thereof from the premises and one unlighted sign that does not
15 exceed two square feet in size pertaining to the sale of products.

16 (3) Home occupations

17 (4) Future Farmers of America (FFA) or 4-H projects conducted by the occupants of the premises.
18 Provided, however, if the project involves crowing fowl, an unexpired crowing fowl affidavit form describing
19 the project must be on file with the Planning Director. Affidavit forms are available at the Planning Department
20 and may be filed free of charge.

21 (5) The outside storage of materials on improved lots or parcels of one-half acre to one acre provided the
22 amount is limited to one hundred (100) square feet with a maximum height of three (3) feet and on improved
23 lots or parcels of one acre or more provided the amount is limited to two hundred (200) square feet with a
24 maximum height of three (3) feet.

25 (6) Public Schools

26 (7) Water quality basins and related drainage facilities

27 2. The following uses are permitted provided a plot plan has been approved pursuant to the provisions of Section
28 18.30 of this ordinance:

29 (1) Beauty shops operated from a home by its inhabitants where no assistants are employed and the on-

1 site sign is unlighted and does not exceed two square feet in area.

2 (2) Temporary real estate tract offices located within a subdivision, to be used only for and during the
3 original sale of the subdivision, but not to exceed a period of two years in any event.

4 (3) Child Day Care Center.

5 (4) Parks

6 (5) Private Schools and Charter Schools

7 3. The following uses are permitted provided a public use permit has been approved pursuant to the provisions of
8 Section 18.29 of this ordinance:

9 (1) Churches, temples and other places of religious worship.

10 4. The following standards of development shall apply:

11 (1) Building height shall not exceed three stories, with a maximum height of 40 feet.

12 (2) Lot area shall be not less than 6,000 square feet. The minimum lot area shall be determined by
13 excluding that portion of a lot that is used solely for access to the portion of a lot used as a building site. Each
14 lot shall have a minimum usable pad area of not less than 5,460 square feet.

15 (3) The minimum average width of that portion of a lot to be used as a building site shall be 50 feet with
16 a minimum average depth of 90 feet.

17 (4) The minimum frontage of a lot shall be 50 feet, except that lots fronting on knuckles or cul-de-sac
18 may have a minimum frontage of 35 feet. Lot frontage along curvilinear streets may be measured at the building
19 setback in accordance with zone development standards.

20 (5) Minimum yard requirements are as follows:

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

24 (b) Side yards on interior and through lots shall be not less than five feet, except that interior
25 side yards may be reduced to accommodate zero lot line situations, except that, in no case, shall the
26 reduction in side yard areas reduce the separation between structures to less than ten feet (10').

27 Attached garages may be located on the residential lot line, provided that there is no less than a ten-
28 foot (10') building separation between the garage and any adjacent primary structure. Building
29 separation shall mean the distance between the structural portions of adjoining primary dwellings as

1 measured from that point where the structures are nearest; provided that a yard encroachment shall
2 not be considered a structural portion for the determination of building separation. Side yards on
3 corner and reversed corner lots shall be not less than ten feet from the existing street right-of-way
4 line or from any future street right-of-way line as shown on any specific plan of highways, whichever
5 is nearer the proposed structure, upon which the main building sides, except that where the lot is less
6 than 50 feet wide the yard need not exceed 20 percent of the width of the lot.

7 (c) The minimum depth of back yards shall be ten feet (10').

8 (d) Chimneys and fireplaces shall be allowed to encroach into side areas a maximum of two feet
9 (2'). No other structural encroachments shall be permitted in the front, side, or rear yard except as
10 provided for in Section 18.33 of Riverside County Ordinance No. 348, as adopted by the City of
11 Menifee.

12 (6) In no case shall more than sixty percent (60%) of any lot be covered by buildings or structures that
13 are single-story and no more than forty-five percent (45%) of any lot covered by buildings or structures that
14 are two-story.

15 d. Planning Areas 10 14, 23, 34, and 35

16 1. The following uses shall be permitted in these Planning Areas:

17 (1) One-family dwellings.

18 (2) Field crops, flower and vegetable gardening, tree crops, and greenhouses used only for purposes of
19 propagation and culture, including the sale thereof from the premises and one unlighted sign that does not
20 exceed two square feet in size pertaining to the sale of products.

21 (3) Home occupations

22 (4) Future Farmers of America (FFA) or 4-H projects conducted by the occupants of the premises.
23 Provided, however, if the project involves crowing fowl, an unexpired crowing fowl affidavit form describing
24 the project must be on file with the Planning Director. Affidavit forms are available at the Planning Department
25 and may be filed free of charge.

26 (5) The outside storage of materials on improved lots or parcels of one-half acre to one acre provided the
27 amount is limited to one hundred (100) square feet with a maximum height of three (3) feet and on improved
28 lots or parcels of one acre or more provided the amount is limited to two hundred (200) square feet with a
29 maximum height of three (3) feet.

- (6) Public Schools
- (7) Water quality basins and related drainage facilities

2. The following uses are permitted provided a plot plan has been approved pursuant to the provisions of Section 18.30 of this ordinance:

- (1) Beauty shops operated from a home by its inhabitants where no assistants are employed and the on-site sign is unlighted and does not exceed two square feet in area.
- (2) Temporary real estate tract offices located within a subdivision, to be used only for and during the original sale of the subdivision, but not to exceed a period of two years in any event.
- (3) Child Day Care Center.
- (4) Parks
- (5) Private Schools and Charter Schools

3. The following uses are permitted provided a public use permit has been approved pursuant to the provisions of Section 18.29 of this ordinance:

- (1) Churches, temples and other places of religious worship.

4. The following standards of development shall apply:

- (1) Building height shall not exceed three stories, with a maximum height of 40 feet.
- (2) Lot area shall be not less than 6,000 square feet. The minimum lot area shall be determined by excluding that portion of a lot that is used solely for access to the portion of a lot used as a building site. Each lot shall have a minimum usable pad area of not less than 5,460 square feet.
- (3) The minimum average width of that portion of a lot to be used as a building site shall be 50 feet with a minimum average depth of 90 feet.
- (4) The minimum frontage of a lot shall be 50 feet, except that lots fronting on knuckles or cul-de-sac may have a minimum frontage of 35 feet. Lot frontage along curvilinear streets may be measured at the building setback in accordance with zone development standards.
- (5) Minimum yard requirements are as follows:
 - (a) The front yard shall be not less than 15 feet, measured from the existing street line or from any future street line as shown on any specific plan of highways, whichever is nearer the proposed structure. The front yard for side loaded garages shall not be less than ten feet (10').
 - (b) Side yards on interior and through lots shall be not less than five feet, except that interior

1 side yards may be reduced to accommodate zero lot line situations, except that, in no case, shall the
2 reduction in side yard areas reduce the separation between structures to less than ten feet (10').
3 Attached garages may be located on the residential lot line, provided that there is no less than a ten-
4 foot (10') building separation between the garage and any adjacent primary structure. Building
5 separation shall mean the distance between the structural portions of adjoining primary dwellings as
6 measured from that point where the structures are nearest; provided that a yard encroachment shall
7 not be considered a structural portion for the determination of building separation. Side yards on
8 corner and reversed corner lots shall be not less than ten feet from the existing street right-of-way
9 line or from any future street right-of-way line as shown on any specific plan of highways, whichever
10 is nearer the proposed structure, upon which the main building sides, except that where the lot is less
11 than 50 feet wide the yard need not exceed 20 percent of the width of the lot.

12 (c) The minimum depth of back yards shall be ten feet (10').

13 (d) Chimneys and fireplaces shall be allowed to encroach into side areas a maximum of two feet
14 (2'). No other structural encroachments shall be permitted in the front, side, or rear yard except as
15 provided for in Section 18.33 of Riverside County Ordinance No. 348, as adopted by the City of
16 Menifee.

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

20 e. Planning Area 7

21 1. The following uses shall be permitted in this Planning Area:

22 (1) One-family dwellings.

23 (2) Field crops, flower and vegetable gardening, tree crops, and greenhouses used only for purposes of
24 propagation and culture, including the sale thereof from the premises and one unlighted sign that does not
25 exceed two square feet in size pertaining to the sale of products.

26 (3) Home occupations

27 (4) Future Farmers of America (FFA) or 4-H projects conducted by the occupants of the premises.
28 Provided, however, if the project involves crowing fowl, an unexpired crowing fowl affidavit form describing
29 the project must be on file with the Planning Director. Affidavit forms are available at the Planning Department

1 and may be filed free of charge.

2 (5) The outside storage of materials on improved lots or parcels of one-half acre to one acre provided the
3 amount is limited to one hundred (100) square feet with a maximum height of three (3) feet and on improved
4 lots or parcels of one acre or more provided the amount is limited to two hundred (200) square feet with a
5 maximum height of three (3) feet.

6 (6) Public Schools

7 (7) Water quality basins and related drainage facilities

8 (8) Sewer Lift Stations

9 2. The following uses are permitted provided a plot plan has been approved pursuant to the provisions of Section
10 18.30 of this ordinance:

11 (1) Beauty shops operated from a home by its inhabitants where no assistants are employed and the on-
12 site sign is unlighted and does not exceed two square feet in area.

13 (2) Temporary real estate tract offices located within a subdivision, to be used only for and during the
14 original sale of the subdivision, but not to exceed a period of two years in any event.

15 (3) Child Day Care Center.

16 (4) Parks

17 (5) Private Schools, and Charter Schools

18 3. The following uses are permitted provided a public use permit has been approved pursuant to the provisions of
19 Section 18.29 of this ordinance:

20 (1) Churches, temples and other places of religious worship.

21 4. The following standards of development shall apply:

22 (1) Building height shall not exceed three stories, with a maximum height of 40 feet.

23 (2) Lot area shall be not less than 6,000 square feet. The minimum lot area shall be determined by
24 excluding that portion of a lot that is used solely for access to the portion of a lot used as a building site. Each
25 lot shall have a minimum usable pad area of not less than 5,460 square feet.

26 (3) The minimum average width of that portion of a lot to be used as a building site shall be 50 feet with
27 a minimum average depth of 90 feet.

28 (4) The minimum frontage of a lot shall be fifty feet (50') feet, except that lots fronting on knuckles or
29 cul-de-sac may have a minimum frontage of 35 feet. Lot frontage along curvilinear streets may be measured

1 at the building setback in accordance with zone development standards.

2 (5) Minimum yard requirements are as follows:

3 (a) The front yard shall be not less than 15 feet, measured from the existing street line or from
4 any future street line as shown on any specific plan of highways, whichever is nearer the proposed
5 structure. The front yard for side loaded garages shall not be less than ten feet (10').

6 (b) Side yards on interior and through lots shall be not less than five feet (5'), except that interior
7 side yards may be reduced to accommodate zero lot line situations, except that, in no case, shall the
8 reduction in side yard areas reduce the separation between structures to less than ten feet (10').

9 Attached garages may be located on the residential lot line, provided that there is no less than a ten-
10 foot (10') building separation between the garage and any adjacent primary structure. Building
11 separation shall mean the distance between the structural portions of adjoining primary dwellings as
12 measured from that point where the structures are nearest; provided that a yard encroachment shall
13 not be considered a structural portion for the determination of building separation. Side yards on
14 corner and reversed corner lots shall be not less than ten feet (10') from the existing street right-of-
15 way line or from any future street right-of-way line as shown on any specific plan of highways,
16 whichever is nearer the proposed structure, upon which the main building sides, except that where
17 the lot is less than 50 feet wide the yard need not exceed 20 percent of the width of the lot.

18 (c) The minimum rear yard shall not be less than ten feet (10').

19 (d) Chimneys and fireplaces shall be allowed to encroach into side areas a maximum of two feet
20 (2'). No other structural encroachments shall be permitted in the front, side, or rear yard except as
21 provided for in Section 18.33 of Riverside County Ordinance No. 348, as adopted by the City of
22 Menifee.

23 (6) In no case shall more than sixty percent (60%) of any lot be covered by buildings or structures that
24 are single-story and no more than forty-five percent (45%) of any lot covered by buildings or structures that
25 are two-story.

26 f. Planning Areas 24, 44A and 44B

27 1. The following uses shall be permitted in these Planning Areas:

28 (1) One-family dwellings.

29 (2) Field crops, flower and vegetable gardening, tree crops, and greenhouses used only for purposes of

1 propagation and culture, including the sale thereof from the premises and one unlighted sign that does not
2 exceed two square feet in size pertaining to the sale of products.

3 (3) Home occupations

4 (4) Future Farmers of America (FFA) or 4-H projects conducted by the occupants of the premises.
5 Provided, however, if the project involves crowing fowl, an unexpired crowing fowl affidavit form describing
6 the project must be on file with the Planning Director. Affidavit forms are available at the Planning Department
7 and may be filed free of charge.

8 (5) The outside storage of materials on improved lots or parcels of one-half acre to one acre provided the
9 amount is limited to one hundred (100) square feet with a maximum height of three (3) feet and on improved
10 lots or parcels of one acre or more provided the amount is limited to two hundred (200) square feet with a
11 maximum height of three (3) feet.

12 (6) Public Schools

13 (7) Water quality basins and related drainage facilities

14 (8) Sewer Lift Stations

15 2. The following uses are permitted provided a plot plan has been approved pursuant to the provisions of Section
16 18.30 of this ordinance:

17 (1) Beauty shops operated from a home by its inhabitants where no assistants are employed and the on-
18 site sign is unlighted and does not exceed two square feet in area.

19 (2) Temporary real estate tract offices located within a subdivision, to be used only for and during the
20 original sale of the subdivision, but not to exceed a period of two years in any event.

21 (3) Child Day Care Center.

22 (4) Parks

23 (5) Private Schools, and Charter Schools

24 3. The following uses are permitted provided a public use permit has been approved pursuant to the provisions of
25 Section 18.29 of this ordinance:

26 (1) Churches, temples and other places of religious worship.

27 4. The following standards of development shall apply:

28 (1) Building height shall not exceed three stories, with a maximum height of 40 feet.

29 (2) Lot area shall be not less than 6,000 square feet. The minimum lot area shall be determined by

1 excluding that portion of a lot that is used solely for access to the portion of a lot used as a building site. Each
2 lot shall have a minimum usable pad area of not less than 5,460 square feet.

3 (3) The minimum average width of that portion of a lot to be used as a building site shall be 50 feet with
4 a minimum average depth of 90 feet.

5 (4) The minimum frontage of a lot shall be fifty feet (50') feet, except that lots fronting on knuckles or
6 cul-de-sac may have a minimum frontage of 35 feet. Lot frontage along curvilinear streets may be measured
7 at the building setback in accordance with zone development standards.

8 (5) Minimum yard requirements are as follows:

9 (a) The front yard shall be not less than 15 feet, measured from the existing street line or from
10 any future street line as shown on any specific plan of highways, whichever is nearer the proposed
11 structure. The front yard for side loaded garages shall not be less than ten feet (10').

12 (b) Side yards on interior and through lots shall be not less than five feet (5'), except that interior
13 side yards may be reduced to accommodate zero lot line situations, except that, in no case, shall the
14 reduction in side yard areas reduce the separation between structures to less than ten feet (10').
15 Attached garages may be located on the residential lot line, provided that there is no less than a ten-
16 foot (10') building separation between the garage and any adjacent primary structure. Building
17 separation shall mean the distance between the structural portions of adjoining primary dwellings as
18 measured from that point where the structures are nearest; provided that a yard encroachment shall
19 not be considered a structural portion for the determination of building separation. Side yards on
20 corner and reversed corner lots shall be not less than ten feet (10') from the existing street right-of-
21 way line or from any future street right-of-way line as shown on any specific plan of highways,
22 whichever is nearer the proposed structure, upon which the main building sides, except that where
23 the lot is less than 50 feet wide the yard need not exceed 20 percent of the width of the lot.

24 (c) The minimum rear yard shall not be less than ten feet (10').

25 (d) Chimneys and fireplaces shall be allowed to encroach into side areas a maximum of two feet
26 (2'). No other structural encroachments shall be permitted in the front, side, or rear yard except as
27 provided for in Section 18.33 of Riverside County Ordinance No. 348, as adopted by the City of
28 Menifee.

29 (6) In no case shall more than fifty percent (50%) of any lot be covered by buildings or structures that are

1 single-story and no more than forty-five percent (45%) of any lot covered by buildings or structures that are
2 two-story.

3 g. Planning Area 1A

4 1. The following uses shall be permitted in this Planning Area:

5 (1) One-family dwellings.

6 (2) Field crops, flower and vegetable gardening, tree crops, and greenhouses used only for purposes of
7 propagation and culture, including the sale thereof from the premises and one unlighted sign that does not
8 exceed two square feet in size pertaining to the sale of products.

9 (3) Home occupations

10 (4) Future Farmers of America (FFA) or 4-H projects conducted by the occupants of the premises.
11 Provided, however, if the project involves crowing fowl, an unexpired crowing fowl affidavit form describing
12 the project must be on file with the Planning Director. Affidavit forms are available at the Planning Department
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14 (5) The outside storage of materials on improved lots or parcels of one-half acre to one acre provided the
15 amount is limited to one hundred (100) square feet with a maximum height of three (3) feet and on improved
16 lots or parcels of one acre or more provided the amount is limited to two hundred (200) square feet with a
17 maximum height of three (3) feet.

18 (6) Public Schools

19 (7) Water quality basins and related drainage facilities

20 2. The following uses are permitted provided a plot plan has been approved pursuant to the provisions of Section
21 18.30 of this ordinance:

22 (1) Beauty shops operated from a home by its inhabitants where no assistants are employed and the on-
23 site sign is unlighted and does not exceed two square feet in area.

24 (2) Temporary real estate tract offices located within a subdivision, to be used only for and during the
25 original sale of the subdivision, but not to exceed a period of two years in any event.

26 (3) Child Day Care Center.

27 (4) Parks

28 (5) Private Schools and Charter Schools

29 3. The following uses are permitted provided a public use permit has been approved pursuant to the provisions of

1 Section 18.29 of this ordinance:

2 (1) Churches, temples and other places of religious worship.

3 4. The following standards of development shall apply:

4 (1) Building height shall not exceed three stories, with a maximum height of 40 feet.

5 (2) Lot area shall be not less than 5,000 square feet. The minimum lot area shall be determined by
6 excluding that portion of a lot that is used solely for access to the portion of a lot used as a building site. Each
7 lot shall have a minimum usable pad area of not less than 4,200 square feet.

8 (3) The minimum average width of that portion of a lot to be used as a building site shall be 50 feet with
9 a minimum average depth of 90 feet.

10 (4) The minimum frontage of a lot shall be 50 feet, except that lots fronting on knuckles or cul-de-sac
11 may have a minimum frontage of 35 feet. Lot frontage along curvilinear streets may be measured at the building
12 setback in accordance with zone development standards.

13 (5) Minimum yard requirements are as follows:

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

17 (b) Side yards on interior and through lots shall be not less than five feet, except that interior
18 side yards may be reduced to accommodate zero lot line situations, except that, in no case, shall the
19 reduction in side yard areas reduce the separation between structures to less than ten feet (10').
20 Attached garages may be located on the residential lot line, provided that there is no less than a ten-
21 foot (10') building separation between the garage and any adjacent primary structure. Building
22 separation shall mean the distance between the structural portions of adjoining primary dwellings as
23 measured from that point where the structures are nearest; provided that a yard encroachment shall
24 not be considered a structural portion for the determination of building separation. Side yards on
25 corner and reversed corner lots shall be not less than ten feet from the existing street right-of-way
26 line or from any future street right-of-way line as shown on any specific plan of highways, whichever
27 is nearer the proposed structure, upon which the main building sides, except that where the lot is less
28 than 50 feet wide the yard need not exceed 20 percent of the width of the lot.

29 (c) The minimum depth of back yards shall be ten feet (10').

1 (d) Chimneys and fireplaces shall be allowed to encroach into side areas a maximum of two feet
2 (2'). No other structural encroachments shall be permitted in the front, side, or rear yard except as
3 provided for in Section 18.33 of Riverside County Ordinance No. 348, as adopted by the City of
4 Menifee.

5 (6) In no case shall more than sixty percent (60%) of any lot be covered by buildings or structures that
6 are single-story and no more than forty-five percent (45%) of any lot covered by buildings or structures that
7 are two-story.

8 h. Planning Areas 8, 11B, 15, 15A, 20, 36, and 37

9 1. The following uses shall be permitted in these Planning Areas:

10 (1) One-family dwellings.

11 (2) Field crops, flower and vegetable gardening, tree crops, and greenhouses used only for purposes of
12 propagation and culture, including the sale thereof from the premises and one unlighted sign that does not
13 exceed two square feet in size pertaining to the sale of products.

14 (3) Home occupations

15 (4) Future Farmers of America (FFA) or 4-H projects conducted by the occupants of the premises.
16 Provided, however, if the project involves crowing fowl, an unexpired crowing fowl affidavit form describing
17 the project must be on file with the Planning Director. Affidavit forms are available at the Planning Department
18 and may be filed free of charge.

19 (5) The outside storage of materials on improved lots or parcels of one-half acre to one acre provided the
20 amount is limited to one hundred (100) square feet with a maximum height of three (3) feet and on improved
21 lots or parcels of one acre or more provided the amount is limited to two hundred (200) square feet with a
22 maximum height of three (3) feet.

23 (6) Public Schools

24 (7) Water quality basins and related drainage facilities

25 2. The following uses are permitted provided a plot plan has been approved pursuant to the provisions of Section
26 18.30 of this ordinance:

27 (1) Beauty shops operated from a home by its inhabitants where no assistants are employed and the on-
28 site sign is unlighted and does not exceed two square feet in area.

29 (2) Temporary real estate tract offices located within a subdivision, to be used only for and during the

1 original sale of the subdivision, but not to exceed a period of two years in any event.

2 (3) Child Day Care Center.

3 (4) Parks

4 (5) Private Schools and Charter Schools

5 3. The following uses are permitted provided a public use permit has been approved pursuant to the provisions of
6 Section 18.29 of this ordinance:

7 (1) Churches, temples and other places of religious worship.

8 4. The following standards of development shall apply:

9 (1) Building height shall not exceed three stories, with a maximum height of 40 feet.

10 (2) Lot area shall be not less than 5,000 square feet. The minimum lot area shall be determined by
11 excluding that portion of a lot that is used solely for access to the portion of a lot used as a building site. Each
12 lot shall have a minimum usable pad area of not less than 4,200 square feet.

13 (3) The minimum average width of that portion of a lot to be used as a building site shall be 50 feet with
14 a minimum average depth of 90 feet.

15 (4) The minimum frontage of a lot shall be 50 feet, except that lots fronting on knuckles or cul-de-sac
16 may have a minimum frontage of 35 feet. Lot frontage along curvilinear streets may be measured at the building
17 setback in accordance with zone development standards.

18 (5) Minimum yard requirements are as follows:

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

22 (b) Side yards on interior and through lots shall be not less than five feet, except that interior
23 side yards may be reduced to accommodate zero lot line situations, except that, in no case, shall the
24 reduction in side yard areas reduce the separation between structures to less than ten feet (10').

25 Attached garages may be located on the residential lot line, provided that there is no less than a ten-
26 foot (10') building separation between the garage and any adjacent primary structure. Building
27 separation shall mean the distance between the structural portions of adjoining primary dwellings as
28 measured from that point where the structures are nearest; provided that a yard encroachment shall
29 not be considered a structural portion for the determination of building separation. Side yards on

1 corner and reversed corner lots shall be not less than ten feet from the existing street right-of-way
2 line or from any future street right-of-way line as shown on any specific plan of highways, whichever
3 is nearer the proposed structure, upon which the main building sides, except that where the lot is less
4 than 50 feet wide the yard need not exceed 20 percent of the width of the lot.

5 (c) The minimum depth of back yards shall be ten feet (10').

6 (d) Chimneys and fireplaces shall be allowed to encroach into side areas a maximum of two feet
7 (2'). No other structural encroachments shall be permitted in the front, side, or rear yard except as
8 provided for in Section 18.33 of Riverside County Ordinance No. 348, as adopted by the City of
9 Menifee.

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

13 i. Planning Areas 9 and 38

14 1. The following uses shall be permitted in this Planning Areas:

15 (1) One-family dwellings.

16 (2) Field crops, flower and vegetable gardening, tree crops, and greenhouses used only for purposes of
17 propagation and culture, including the sale thereof from the premises and one unlighted sign that does not
18 exceed two square feet in size pertaining to the sale of products.

19 (3) Home occupations

20 (4) Future Farmers of America (FFA) or 4-H projects conducted by the occupants of the premises.
21 Provided, however, if the project involves crowing fowl, an unexpired crowing fowl affidavit form describing
22 the project must be on file with the Planning Director. Affidavit forms are available at the Planning Department
23 and may be filed free of charge.

24 (5) The outside storage of materials on improved lots or parcels of one-half acre to one acre provided the
25 amount is limited to one hundred (100) square feet with a maximum height of three (3) feet and on improved
26 lots or parcels of one acre or more provided the amount is limited to two hundred (200) square feet with a
27 maximum height of three (3) feet.

28 (6) Public Schools

29 (7) Water quality basins and related drainage facilities

1 2. The following uses are permitted provided a plot plan has been approved pursuant to the provisions of Section
2 18.30 of this ordinance:

3 (1) Beauty shops operated from a home by its inhabitants where no assistants are employed and the on-
4 site sign is unlighted and does not exceed two square feet in area.

5 (2) Temporary real estate tract offices located within a subdivision, to be used only for and during the
6 original sale of the subdivision, but not to exceed a period of two years in any event.

7 (3) Child Day Care Center.

8 (4) Parks

9 (5) Private Schools and Charter Schools

10 3. The following uses are permitted provided a public use permit has been approved pursuant to the provisions of
11 Section 18.29 of this ordinance:

12 (1) Churches, temples and other places of religious worship.

13 4. The following standards of development shall apply:

14 (1) Building height shall not exceed three stories, with a maximum height of 40 feet.

15 (2) Lot area shall be not less than 7,000 square feet. The minimum lot area shall be determined by
16 excluding that portion of a lot that is used solely for access to the portion of a lot used as a building site. Each
17 lot shall have a minimum usable pad area of not less than 6,200 square feet.

18 (3) The minimum average width of that portion of a lot to be used as a building site shall be 60 feet with
19 a minimum average depth of 100 feet.

20 (4) The minimum frontage of a lot shall be 60 feet, except that lots fronting on knuckles or cul-de-sac
21 may have a minimum frontage of 35 feet. Lot frontage along curvilinear streets may be measured at the building
22 setback in accordance with zone development standards.

23 (5) Minimum yard requirements are as follows:

24 (a) With exception of side loaded garages and porches, the front yard shall be not less than 15
25 feet, measured from the existing street line or from any future street line as shown on any specific
26 plan of highways, whichever is nearer the proposed structure. The front yard for side loaded garages
27 and porches shall not be less than ten feet (10').

28 (b) Side yards on interior and through lots shall be not less than five feet, except that interior
29 side yards may be reduced to accommodate zero lot line situations, except that, in no case, shall the

1 reduction in side yard areas reduce the separation between structures to less than ten feet (10').
2 Attached garages may be located on the residential lot line, provided that there is no less than a ten-
3 foot (10') building separation between the garage and any adjacent primary structure. Building
4 separation shall mean the distance between the structural portions of adjoining primary dwellings as
5 measured from that point where the structures are nearest; provided that a yard encroachment shall
6 not be considered a structural portion for the determination of building separation. Side yards on
7 corner and reversed corner lots shall be not less than ten feet from the existing street right-of-way
8 line or from any future street line as shown on any specific plan of highways, whichever is nearer
9 the proposed structure, upon which the main building sides, except that where the lot is less than 50
10 feet wide the yard need not exceed 20 percent of the width of the lot.

11 (c) The minimum depth of back yards shall be ten feet (10').

12 (d) Chimneys and fireplaces shall be allowed to encroach into side areas a maximum of two feet
13 (2'). No other structural encroachments shall be permitted in the front, side, or rear yard except as
14 provided for in Section 18.33 of Riverside County Ordinance No. 348, as adopted by the City of
15 Menifee.

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

19 j. Planning Area 13

20 1. The following uses shall be permitted in this Planning Area:

21 (1) One-family dwellings.

22 (2) Field crops, flower and vegetable gardening, tree crops, and greenhouses used only for purposes of
23 propagation and culture, including the sale thereof from the premises and one unlighted sign that does not
24 exceed two square feet in size pertaining to the sale of products.

25 (3) Home occupations

26 (4) Future Farmers of America (FFA) or 4-H projects conducted by the occupants of the premises.
27 Provided, however, if the project involves crowing fowl, an unexpired crowing fowl affidavit form describing
28 the project must be on file with the Planning Director. Affidavit forms are available at the Planning Department
29 and may be filed free of charge.

1 (5) The outside storage of materials on improved lots or parcels of one-half acre to one acre provided the
2 amount is limited to one hundred (100) square feet with a maximum height of three (3) feet and on improved
3 lots or parcels of one acre or more provided the amount is limited to two hundred (200) square feet with a
4 maximum height of three (3) feet.

5 (6) Public Schools

6 (7) Water quality basins and related drainage facilities

7 2. The following uses are permitted provided a plot plan has been approved pursuant to the provisions of Section
8 18.30 of this ordinance:

9 (1) Beauty shops operated from a home by its inhabitants where no assistants are employed and the on-
10 site sign is unlighted and does not exceed two square feet in area.

11 (2) Temporary real estate tract offices located within a subdivision, to be used only for and during the
12 original sale of the subdivision, but not to exceed a period of two years in any event.

13 (3) Child Day Care Center.

14 (4) Parks

15 (5) Private Schools and Charter Schools

16 3. The following uses are permitted provided a public use permit has been approved pursuant to the provisions of
17 Section 18.29 of this ordinance:

18 (1) Churches, temples and other places of religious worship.

19 4. The following standards of development shall apply:

20 (1) Building height shall not exceed three stories, with a maximum height of 40 feet.

21 (2) Lot area shall be not less than 6,500 square feet. The minimum lot area shall be determined by
22 excluding that portion of a lot that is used solely for access to the portion of a lot used as a building site. Each
23 lot shall have a minimum usable pad area of not less than 6,305 square feet.

24 (3) The minimum average width of that portion of a lot to be used as a building site shall be 50 feet with
25 a minimum average depth of ninety feet (90') feet.

26 (4) The minimum frontage of a lot shall be fifty feet (50') feet, except that lots fronting on knuckles or
27 cul-de-sac may have a minimum frontage of 35 feet. Lot frontage along curvilinear streets may be measured
28 at the building setback in accordance with zone development standards.

29 (5) Minimum yard requirements are as follows:

1 (a) The front yard shall be not less than 15 feet, measured from the existing street line or from
2 any future street line as shown on any specific plan of highways, whichever is nearer the proposed
3 structure. The front yard for side loaded garages shall not be less than ten feet (10').

4 (b) Side yards on interior and through lots shall be not less than five feet, except that interior
5 side yards may be reduced to accommodate zero lot line situations, except that, in no case, shall the
6 reduction in side yard areas reduce the separation between structures to less than ten feet (10').
7 Attached garages may be located on the residential lot line, provided that there is no less than a ten-
8 foot (10') building separation between the garage and any adjacent primary structure. Building
9 separation shall mean the distance between the structural portions of adjoining primary dwellings as
10 measured from that point where the structures are nearest; provided that a yard encroachment shall
11 not be considered a structural portion for the determination of building separation. Side yards on
12 corner and reversed corner lots shall be not less than ten feet from the existing street right-of-way
13 line or from any future street right-of-way line as shown on any specific plan of highways, whichever
14 is nearer the proposed structure, upon which the main building sides, except that where the lot is less
15 than 50 feet wide the yard need not exceed 20 percent of the width of the lot.

16 (c) The minimum depth of back yards shall be ten feet (10').

17 (d) Chimneys and fireplaces shall be allowed to encroach into side areas a maximum of two feet
18 (2'). No other structural encroachments shall be permitted in the front, side, or rear yard except as
19 provided for in Section 18.33 of Riverside County Ordinance No. 348, as adopted by the City of
20 Menifee.

21 (6) In no case shall more than sixty percent (60%) of any lot be covered by buildings or structures that
22 are single-story and no more than forty-five percent (45%) of any lot covered by buildings or structures that
23 are two-story.

24 **k. Planning Areas 11A and 17**

25 1. The following uses shall be permitted in these Planning Areas:

26 (1) One-family dwellings.

27 (2) Field crops, flower and vegetable gardening, tree crops, and greenhouses used only for purposes of
28 propagation and culture, including the sale thereof from the premises and one unlighted sign that does not
29 exceed two square feet in size pertaining to the sale of products.

1 (3) Home occupations

2 (4) Future Farmers of America (FFA) or 4-H projects conducted by the occupants of the premises.
3 Provided, however, if the project involves crowing fowl, an unexpired crowing fowl affidavit form describing
4 the project must be on file with the Planning Director. Affidavit forms are available at the Planning Department
5 and may be filed free of charge.

6 (5) The outside storage of materials on improved lots or parcels of one-half acre to one acre provided the
7 amount is limited to one hundred (100) square feet with a maximum height of three (3) feet and on improved
8 lots or parcels of one acre or more provided the amount is limited to two hundred (200) square feet with a
9 maximum height of three (3) feet.

10 (6) Public Schools

11 (7) Water quality basins and related drainage facilities

12 2. The following uses are permitted provided a plot plan has been approved pursuant to the provisions of Section
13 18.30 of this ordinance:

14 (1) Beauty shops operated from a home by its inhabitants where no assistants are employed and the on-
15 site sign is unlighted and does not exceed two square feet in area.

16 (2) Temporary real estate tract offices located within a subdivision, to be used only for and during the
17 original sale of the subdivision, but not to exceed a period of two years in any event.

18 (3) Child Day Care Center.

19 (4) Parks

20 (5) Private Schools and Charter Schools

21 3. The following uses are permitted provided a public use permit has been approved pursuant to the provisions of
22 Section 18.29 of this ordinance:

23 (1) Churches, temples and other places of religious worship.

24 4. The following standards of development shall apply:

25 (1) Building height shall not exceed three stories, with a maximum height of 40 feet.

26 (2) Lot area shall be not less than 5,500 square feet. The minimum lot area shall be determined by
27 excluding that portion of a lot that is used solely for access to the portion of a lot used as a building site. Each
28 lot shall have a minimum usable pad area of not less than 5,335 square feet.

29 (3) The minimum average width of that portion of a lot to be used as a building site shall be 50 feet with

1 a minimum average depth of fifty feet (50') feet.

2 (4) The minimum frontage of a lot shall be fifty feet (50') feet, except that lots fronting on knuckles or
3 cul-de-sac may have a minimum frontage of 35 feet. Lot frontage along curvilinear streets may be measured
4 at the building setback in accordance with zone development standards.

5 (5) Minimum yard requirements are as follows:

6 (a) The front yard shall be not less than 15 feet, measured from the existing street line or from
7 any future street line as shown on any specific plan of highways, whichever is nearer the proposed
8 structure. The front yard for side loaded garages shall not be less than ten feet (10').

9 (b) Side yards on interior and through lots shall be not less than five feet, except that interior
10 side yards may be reduced to accommodate zero lot line situations, except that, in no case, shall the
11 reduction in side yard areas reduce the separation between structures to less than ten feet (10').
12 Attached garages may be located on the residential lot line, provided that there is no less than a ten-
13 foot (10') building separation between the garage and any adjacent primary structure. Building
14 separation shall mean the distance between the structural portions of adjoining primary dwellings as
15 measured from that point where the structures are nearest; provided that a yard encroachment shall
16 not be considered a structural portion for the determination of building separation. Side yards on
17 corner and reversed corner lots shall be not less than ten feet from the existing street right-of-way
18 line or from any future street right-of-way line as shown on any specific plan of highways, whichever
19 is nearer the proposed structure, upon which the main building sides, except that where the lot is less
20 than 50 feet wide the yard need not exceed 20 percent (20%) of the width of the lot.

21 (c) The minimum depth of back yards shall be ten feet (10').

22 (d) Chimneys and fireplaces shall be allowed to encroach into side areas a maximum of two feet
23 (2'). No other structural encroachments shall be permitted in the front, side, or rear yard except as
24 provided for in Section 18.33 of Riverside County Ordinance No. 348, as adopted by the City of
25 Menifee.

26 (6) In no case shall more than sixty percent (60%) of any lot be covered by buildings or structures that
27 are single-story and no more than forty-five percent (45%) of any lot covered by buildings or structures that
28 are two-story.

29

1 1. Planning Area 12

2 1. The following uses shall be permitted in this Planning Area:

3 (1) One-family dwellings.

4 (2) Field crops, flower and vegetable gardening, tree crops, and greenhouses used only for purposes of
5 propagation and culture, including the sale thereof from the premises and one unlighted sign that does not
6 exceed two square feet in size pertaining to the sale of products.

7 (3) Home occupations

8 (4) Future Farmers of America (FFA) or 4-H projects conducted by the occupants of the premises.
9 Provided, however, if the project involves crowing fowl, an unexpired crowing fowl affidavit form describing
10 the project must be on file with the Planning Director. Affidavit forms are available at the Planning Department
11 and may be filed free of charge.

12 (5) The outside storage of materials on improved lots or parcels of one-half acre to one acre provided the
13 amount is limited to one hundred (100) square feet with a maximum height of three (3) feet and on improved
14 lots or parcels of one acre or more provided the amount is limited to two hundred (200) square feet with a
15 maximum height of three (3) feet.

16 (6) Public Schools

17 (7) Water quality basins and related drainage facilities

18 2. The following uses are permitted provided a plot plan has been approved pursuant to the provisions of Section
19 18.30 of this ordinance:

20 (1) Beauty shops operated from a home by its inhabitants where no assistants are employed and the on-
21 site sign is unlighted and does not exceed two square feet in area.

22 (2) Temporary real estate tract offices located within a subdivision, to be used only for and during the
23 original sale of the subdivision, but not to exceed a period of two years in any event.

24 (3) Child Day Care Center.

25 (4) Parks

26 (5) Private Schools and Charter Schools

27 3. The following uses are permitted provided a public use permit has been approved pursuant to the provisions of
28 Section 18.29 of this ordinance:

29 (1) Churches, temples and other places of religious worship.

1 4. The following standards of development shall apply:

2 (1) Building height shall not exceed three stories, with a maximum height of 40 feet.

3 (2) Lot area shall be not less than 5,500 square feet. The minimum lot area shall be determined by
4 excluding that portion of a lot that is used solely for access to the portion of a lot used as a building site. Each
5 lot shall have a minimum usable pad area of not less than 5,335 square feet.

6 (3) The minimum average width of that portion of a lot to be used as a building site shall be 50 feet with
7 a minimum average depth of fifty feet (50') feet.

8 (4) The minimum frontage of a lot shall be fifty feet (50') feet, except that lots fronting on knuckles or
9 cul-de-sac may have a minimum frontage of 35 feet. Lot frontage along curvilinear streets may be measured
10 at the building setback in accordance with zone development standards.

11 (5) Minimum yard requirements are as follows:

12 (a) The front yard shall be not less than 15 feet, measured from the existing street line or from
13 any future street line as shown on any specific plan of highways, whichever is nearer the proposed
14 structure. The front yard for side loaded garages shall not be less than ten feet (10').

15 (b) Side yards on interior and through lots shall be not less than five feet, except that interior
16 side yards may be reduced to accommodate zero lot line situations, except that, in no case, shall the
17 reduction in side yard areas reduce the separation between structures to less than ten feet (10').
18 Attached garages may be located on the residential lot line, provided that there is no less than a ten-
19 foot (10') building separation between the garage and any adjacent primary structure. Building
20 separation shall mean the distance between the structural portions of adjoining primary dwellings as
21 measured from that point where the structures are nearest; provided that a yard encroachment shall
22 not be considered a structural portion for the determination of building separation. Side yards on
23 corner and reversed corner lots shall be not less than ten feet from the existing street right-of-way
24 line or from any future street right-of-way line as shown on any specific plan of highways, whichever
25 is nearer the proposed structure, upon which the main building sides, except that where the lot is less
26 than 50 feet wide the yard need not exceed 20 percent (20%) of the width of the lot.

27 (c) The minimum depth of back yards shall be ten feet (10').

28 (d) Chimneys and fireplaces shall be allowed to encroach into side areas a maximum of two feet
29 (2'). No other structural encroachments shall be permitted in the front, side, or rear yard except as

1 provided for in Section 18.33 of Riverside County Ordinance No. 348, as adopted by the City of
2 Menifee.

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

6 m. Planning Areas 1C, 30, 31, and 39

7 1. The following use shall be permitted in these Planning Areas:

8 (1) Water quality basins and related drainage facilities

9 2. The following uses are permitted provided a plot plan has been approved pursuant to the provisions of Section
10 18.30 of this ordinance:

11 (1) Picnic grounds.

12 (2) Child Day Care Center

13 (3) Parks

14 (4) Parking lots, only for above-listed permitted uses, pursuant to the provisions of Section 18.12 of this
15 ordinance, except that not less than five percent of the interior of such parking lots shall have distributed
16 landscaping in addition to the landscaping requirements of Section 18.12 of this ordinance.

17 (5) On-site identification signs, maximum size - ten square feet.

18 3. The following uses are permitted provided a conditional use permit has been granted:

19 (1) Lakes, including noncommercial fishing therefrom.

20 4. The following standards of development shall apply:

21 (1) Lot Area. This zone is to be applied to those areas within subdivisions and other residential
22 developments that provide open space and recreational area and facilities for the project. Therefore, no
23 minimum lot size is established for the zone.

24 (2) Yards. Whenever a building is to be constructed on a lot in this zone, it shall have a front yard, side
25 yard and rear yard, each of which shall be not less than ten (10) feet. If more than one building is constructed
26 on one lot (excluding shade structures, picnic areas, tot lots, and other non-enclosed structures), there shall be
27 not less than 20 feet separation between the buildings. No structural encroachments shall be permitted in the
28 front, side, or rear yard except as provided for in Section 18.19 of this ordinance.

29 (3) Trash Areas. All trash collection areas shall be enclosed with a solid masonry wall that is

1 architecturally enhanced, and shall include a roof for water quality purposes. All trash enclosures shall be
2 subject to any applicable requirements for water quality, as determined by the City of Menifee.

3 (4) Within Planning Areas 31 and 39, automobile storage space shall be provided as required by Section
4 18.12 of this ordinance. Planning Areas 1C and 30 shall be exempt from the off-street parking requirements
5 specified in Section 18.12 of this ordinance.

6 (5) All buildings and structures shall not exceed 50 feet in height, unless a height up to 75 feet is
7 specifically permitted under the provisions of Section 18.34 of this ordinance.

8 n. Planning Areas 40A through 40E, and 40H

9 1. The following use shall be permitted in these Planning Areas:

10 (1) Water quality basins and related drainage facilities

11 2. The following uses are permitted provided a plot plan has been approved pursuant to the provisions of Section
12 18.30 of this ordinance:

13 (1) Picnic grounds.

14 (2) Parks

15 (3) Parking lots, only for above-listed permitted uses, pursuant to the provisions of Section 18.12 of this
16 ordinance, except that not less than five percent of the interior of such parking lots shall have distributed
17 landscaping in addition to the landscaping requirements of Section 18.12 of this ordinance.

18 (4) On-site identification signs, maximum size - ten square feet.

19 3. The following standards of development shall apply:

20 (1) Lot Area. This zone is to be applied to those areas within subdivisions and other residential
21 developments that provide open space and recreational area and facilities for the project. Therefore, no
22 minimum lot size is established for the zone.

23 (2) Yards. Whenever a building is to be constructed on a lot in this zone, it shall have a front yard, side
24 yard and rear yard, each of which shall be not less than ten (10) feet. If more than one building is constructed
25 on one lot (excluding shade structures, picnic areas, tot lots, and other non-enclosed structures), there shall be
26 not less than 20 feet separation between the buildings. No structural encroachments shall be permitted in the
27 front, side, or rear yard except as provided for in Section 18.19 of this ordinance.

28 (3) Trash Areas. All trash collection areas shall be enclosed with a solid masonry wall that is
29 architecturally enhanced, and shall include a roof for water quality purposes. All trash enclosures shall be

1 subject to any applicable requirements for water quality, as determined by the City of Menifee.

2 (4) Planning Areas 40A through 40E or 40H shall be exempt from the off-street parking requirements
3 specified in Section 18.12 of this ordinance.

4 (5) All buildings and structures shall not exceed 50 feet in height, unless a height up to 75 feet is
5 specifically permitted under the provisions of Section 18.34 of this ordinance.

6 o. Planning Areas 41 and 40F

7 1. The following uses shall be permitted in this Planning Area:

8 (1) Water quality basins and related drainage facilities

9 (2) Open Space and Trails

10 2. The following uses are permitted provided a plot plan has been approved pursuant to the provisions of Section
11 18.30 of this ordinance:

12 (1) Child Day Care Center

13 (2) Picnic grounds.

14 (3) Parks

15 (4) Parking lots, only for above-listed permitted uses, pursuant to the provisions of Section 18.12 of this
16 ordinance, except that not less than five percent of the interior of such parking lots shall have distributed
17 landscaping in addition to the landscaping requirements of Section 18.12 of this ordinance.

18 (5) On-site identification signs, maximum size - ten square feet.

19 3. The following standards of development shall apply:

20 (1) Lot Area. This zone is to be applied to those areas within subdivisions and other residential
21 developments that provide open space and recreational area and facilities for the project. Therefore, no
22 minimum lot size is established for the zone.

23 (2) Yards. Whenever a building is to be constructed on a lot in this zone, it shall have a front yard, side
24 yard and rear yard, each of which shall be not less than ten (10) feet. If more than one building is constructed
25 on one lot (excluding shade structures, picnic areas, tot lots, and other non-enclosed structures), there shall be
26 not less than 20 feet separation between the buildings. No structural encroachments shall be permitted in the
27 front, side, or rear yard except as provided for in Section 18.19 of this ordinance.

28 (3) Trash Areas. All trash collection areas shall be enclosed with a solid masonry wall that is
29 architecturally enhanced, and shall include a roof for water quality purposes. All trash enclosures shall be

1 subject to any applicable requirements for water quality, as determined by the City of Menifee.

2 (4) Planning Areas 41 and 40F shall be exempt from the off-street parking requirements specified in
3 Section 18.12 of this ordinance.

4 (5) All buildings and structures shall not exceed 50 feet in height, unless a height up to 75 feet is
5 specifically permitted under the provisions of Section 18.34 of this ordinance.

6 p. Planning Area 42

7 1. The following uses shall be permitted in this Planning Area:

8 (1) Lakes, including noncommercial fishing therefrom.

9 (2) Water quality basins and related drainage facilities

10 2. The following uses are permitted provided a plot plan has been approved pursuant to the provisions of Section
11 18.30 of this ordinance:

12 (1) Child Day Care Center

13 (2) Picnic grounds.

14 (3) Parks

15 (4) Parking lots, only for above-listed permitted uses, pursuant to the provisions of Section 18.12 of this
16 ordinance, except that not less than five percent of the interior of such parking lots shall have distributed
17 landscaping in addition to the landscaping requirements of Section 18.12 of this ordinance.

18 (5) On-site identification signs, maximum size - ten square feet.

19 3. The following uses are permitted provided a conditional use permit has been granted:

20 (1) Noncommercial community association recreation and assembly buildings and facilities.

21 4. The following standards of development shall apply:

22 (1) Lot Area. This zone is to be applied to those areas within subdivisions and other residential
23 developments that provide open space and recreational area and facilities for the project. Therefore, no
24 minimum lot size is established for the zone.

25 (2) Yards. Whenever a building is to be constructed on a lot in this zone, it shall have a front yard, side
26 yard and rear yard, each of which shall be not less than ten (10) feet. If more than one building is constructed
27 on one lot (excluding shade structures, picnic areas, tot lots, and other non-enclosed structures), there shall be
28 not less than 20 feet separation between the buildings. No structural encroachments shall be permitted in the
29 front, side, or rear yard except as provided for in Section 18.19 of this ordinance.

1 (3) Trash Areas. All trash collection areas shall be enclosed with a solid masonry wall that is
2 architecturally enhanced, and shall include a roof for water quality purposes. All trash enclosures shall be
3 subject to any applicable requirements for water quality, as determined by the City of Menifee.

4 (4) Automobile storage space shall be provided as required by Section 18.12 of this ordinance.

5 (5) All buildings and structures shall not exceed 50 feet in height, unless a height up to 75 feet is
6 specifically permitted under the provisions of Section 18.34 of this ordinance.

7 q. Planning Areas 43a through 43j

8 1. The following use shall be permitted in these Planning Areas:

9 (1) Open Space

10 2. The following uses are permitted provided a plot plan has been approved pursuant to the provisions of Section
11 18.30 of this ordinance:

12 (1) On-site identification signs, maximum size - ten square feet.

13 3. The following standards of development shall apply:

14 (1) Lot Area. This zone is to be applied to those areas within subdivisions and other residential
15 developments that provide open space and recreational area and facilities for the project. Therefore, no
16 minimum lot size is established for the zone.

17 (2) Planning Area 43a through 43j shall be exempt from the off-street parking requirements specified in
18 Section 18.12 of this ordinance.