

**Zoning Regulations for the
Alberhill Specific Plan Amendment #1
89-2**

prepared
for

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September 10, 1991

FILE COPY

APPROVED
cc 8/27/91

BRIGHTON
SP 89-2
AMEND NO. 1

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Exhibit

following page no.

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A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, MAKING AMENDMENTS TO THE LAND USE ELEMENT OF THE LAKE ELSINORE GENERAL PLAN FOR THE FIRST CYCLE OF THE CALENDAR YEAR OF 1991

THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. WHEREAS, Section 65361(a) of the Government Code provides that no mandatory element of a General Plan shall be amended more frequently than four times during any calendar year;

WHEREAS, the Planning Commission held a public hearing on this General Plan Amendment on June 5 and June 19, 1991, and that this public hearing was advertised as required by law. The Planning Commission made recommendations to the City Council concerning this General Plan Amendment and has filed with the City Council copies of maps and reports; and

WHEREAS, notice was duly given of the public hearing on the Amendment, which public hearing was held before the City Council on the 13th day of August, 1991, at the hour of 7:00 p.m., with testimony received being made a part of the public record; and

WHEREAS, all requirements of the California Environmental Quality Act have been met for the consideration of whether the project will have a significant effect on the environment.

NOW THEREFORE, in consideration of the evidence received at the hearing, and for the reasons discussed by the Council members at said hearing, the City Council now finds that the Lake Elsinore General Plan be amended as follows:

GENERAL PLAN AMENDMENT 91-1

APPLICANT: Brighton/Alberhill
PROPERTY OWNER: Brighton Homes
LOCATION: Approximately 997 acres of land bounded generally by Interstate 15 to the north, Terra Cotta Road/Nichols Road to the south, Pacific Clay Company to the east, and Robb Road/Lake Street to the west;

Revision of the land uses specified within Exhibit II-2 of the Land Use Element relating to the Alberhill Specific Plan area consisting of approximately 997 acres.

Approval is based on the following:

- a. Only minor technical changes and additions are necessary to make the FEIR 89-2 adequate to address the proposed General Plan Amendment, since substantial changes have not occurred with respect to the circumstances under which the existing General Plan was undertaken, the proposed changes to the General Plan will not require any important revision to FEIR 89-2, and there will be no new significant environmental impacts that were not considered in the FEIR;

- b. No mitigation measures or alternatives which were previously not considered in the FEIR 89-2 would substantially lessen any significant effects on the environment;
- c. The changes to EIR 89-2 set forth in the Addendum thereto do not raise important new issues about any significant effects on the environment.
- d. No new information of substantial importance to the proposed General Plan project has become available.

SECTION 2. That in accordance with State Planning and Zoning law and the City of Lake Elsinore the following finding for the approval of General Plan Amendment 91-1 have been made as follows:

- 1. The proposed General Plan Amendment would establish a land use and allow density more in keeping with the subject property's location, access and site characteristics.

The proposed amendment will not significantly alter the land uses, intensity, of the General Plan.

The General Plan Land Use Element currently provides an illustration of the precise land uses approved for the project site, through the adopted Alberhill specific plan. The illustrative indicates that the specific plan area will contain residential, commercial, institutional and open space land uses. The proposed amendment will maintain the same land uses in revised locations consistent with the proposed Specific Plan.

- 2. The proposed General Plan Amendment is consistent with the surrounding land use designations.

The proposed general plan amendment, which proposes to allow the development of residential, commercial, institutional, and open space is consistent with and similar to the surrounding residential and specific plan areas designated by the general plan. The proposed specific plan proposes no land uses adverse to the project site or surrounding land uses.

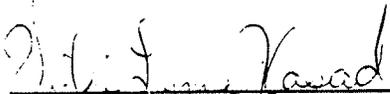
Pursuant to the above findings, it is resolved by the City Council of the City of Lake Elsinore, California, that the City of Lake Elsinore General Plan Land Use Map be amended for the first time in calendar year 1991 to reflect General Plan Amendment 91-1, amending of Exhibit II-2 within the City of Lake Elsinore General Plan, (See Exhibit 1).

PASSED, APPROVED AND ADOPTED this 27th day of August, 1991, by the following roll call vote:

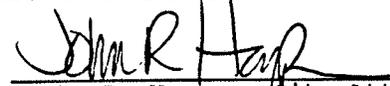
AYES:	COUNCILMEMBERS:	BUCK, DOMINGUEZ, STARKEY, WINKLER, WASHBURN
NOES:	COUNCILMEMBERS:	NONE
ABSENT:	COUNCILMEMBERS:	NONE
ABSTAIN:	COUNCILMEMBERS:	NONE


 Gary Washburn, Mayor
 City of Lake Elsinore

ATTEST:


 Vicki Lynne Kasad, City Clerk
 City of Lake Elsinore

APPROVED AS TO FORM AND LEGALITY:


 John R. Harper, City Attorney
 City of Lake Elsinore

(SEAL)

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) SS:
CITY OF LAKE ELSINORE)

I, Vicki Lynne Kasad, City Clerk of the City of Lake Elsinore,
DO HEREBY CERTIFY that the foregoing Resolution duly adopted by the
City Council of the City of Lake Elsinore at a regular meeting of
said Council on the 27th day of August, 1991, and that it was so
adopted by the following vote:

AYES: COUNCILMEMBERS: BUCK, DOMINGUEZ, STARKEY,
WINKLER, WASHBURN
NOES: COUNCILMEMBERS: NONE
ABSENT: COUNCILMEMBERS: NONE
ABSTAIN: COUNCILMEMBERS: NONE

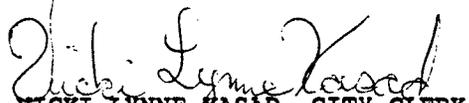

VICKI LYNNE KASAD, CITY CLERK
CITY OF LAKE ELSINORE

(SEAL)

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) SS:
CITY OF LAKE ELSINORE)

I, Vicki Lynne Kasad, City Clerk of the City of Lake Elsinore,
DO HEREBY CERTIFY that the above and foregoing is a full, true and
correct copy of Resolution No. 91-67 of said Council, and that the
same has not been amended or repealed.

DATED: August 28, 1991


VICKI LYNNE KASAD, CITY CLERK
CITY OF LAKE ELSINORE

(SEAL)

ORDINANCE NO. 921

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING THE ZONING REGULATIONS FOR THE BRIGHTON/ALBERHILL SPECIFIC PLAN 89-2

WHEREAS, an application has been filed with the City of Lake Elsinore by Brighton Homes to amend the Brighton/Alberhill Development Agreement relating to the Alberhill Specific Plan area consisting of approximately 997 acres of land bounded generally by Interstate 15 to the north, Terra Cotta Road/Nichols Road to the south, Pacific Clay Company to the east, and Robb Road/Lake Street to the west;

WHEREAS public notice of said applications has been given, and the Planning Commission has considered evidence presented by the applicant, Community Development Department and other interested parties at a public hearing held with respect to this application on June 5, 1991, and June 19, 1991 and recommended approval.

WHEREAS, the City Council held a public hearing on August 27, 1991.

THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, DOES ORDAIN AS FOLLOWS:

SECTION 1. The City Council has considered the previously certified Environmental Impact Report 89-2, the Addendum to EIR 89-2, the proposed Brighton/Alberhill Zoning Regulations prior to making a decision to approve the proposed Amendment to the Specific Plan 89-2. The City Council finds and determines that EIR 89-2 and the Addendum thereto are adequate under CEQA to analyze the environmental effects of the Zoning Regulations, based upon the following findings and determinations:

- a. Only minor technical changes and additions are necessary to make the FEIR 89-2 adequate to address the proposed Zoning Regulations, since substantial changes have not occurred with respect to the circumstances under which the existing Specific Plan was undertaken, the proposed changes to the Zoning Regulations will not require any important revisions to the FEIR 89-2, and there will be no new significant environmental impacts that were not considered in the FEIR;
- b. No mitigation measures or alternatives which were previously not considered in the FEIR 89-2 would substantially lessen any significant effects on the environment;
- c. The changes to EIR 89-2 set forth in the Addendum thereto do not raise important new issues about any significant effects on the environment.
- d. No new information of substantial importance to the project has become available.

SECTION 2. That in accordance with State Planning and Zoning law and the City of Lake Elsinore the following findings for the approval of the Zoning Regulations have been made as follows:

1. The proposed Zoning Regulations are consistent with the City of Lake Elsinore General Plan.

The proposed Zoning Regulations are consistent with the General Plan. The proposed amendment does not propose any addition, deletion or

modification which will deviate from the Goals and/or
Policies of the General Plan.

2. The proposed Zoning Regulations are consistent with any
applicable specific plan, zoning policies and regulations.

The proposed Zoning Regulations are consistent
with the proposed Alberhill/Brighton Specific
Plan Amendment. The purpose of the Zoning
Regulation is to implement the provisions of
the revised Alberhill/Brighton Specific Plan.

NOW, THEREFORE, based on the above findings, City Council does
hereby approve the Zoning Regulations for the Brighton/Alberhill
Specific Plan.

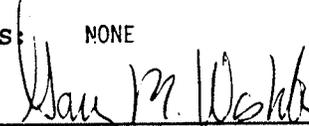
This Ordinance shall take effect thirty (30) days after
the date of its passage. The City Clerk shall certify as to
adoption of this Ordinance and cause this Ordinance to be published
and posted in the manner required by law.

INTRODUCED AND APPROVED UPON FIRST READING this 27th of
August, 1991, upon the following roll call vote:

AYES:	COUNCILMEMBERS:	BUCK, DOMINGUEZ, STARKEY, WINKLER, WASHBURN
NOES:	COUNCILMEMBERS:	NONE
ABSENT:	COUNCILMEMBERS:	NONE
ABSTAIN:	COUNCILMEMBERS:	NONE

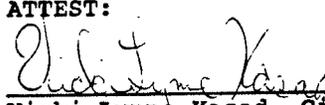
PASSED, APPROVED AND ADOPTED UPON SECOND READING this 11th day
of September, 1991, upon the following roll call vote:

AYES:	COUNCILMEMBERS:	BUCK, DOMINGUEZ, STARKEY, WINKLER, WASHBURN
NOES:	COUNCILMEMBERS:	NONE
ABSENT:	COUNCILMEMBERS:	NONE
ABSTAIN:	COUNCILMEMBERS:	NONE



Gary M. Washburn, Mayor
City of Lake Elsinore

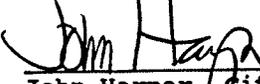
ATTEST:



Vicki Lynne Kasad, City Clerk
City of Lake Elsinore

(SEAL)

APPROVED AS TO FORM AND LEGALITY:

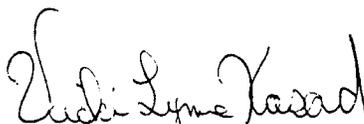


John Harper, City Attorney
City of Lake Elsinore

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) SS:
CITY OF LAKE ELSINORE)

I, Vicki Lynne Kasad, City Clerk of the City of Lake Elsinore,
DO HEREBY CERTIFY that the foregoing Ordinance had its first reading
on September 10, 1991, and had its second reading on September 24,
1991, and was passed by the following vote:

AYES: COUNCILMEMBERS: BUCK, DOMINGUEZ, STARKEY,
WINKLER, WASHBURN
NOES: COUNCILMEMBERS: NONE
ABSENT: COUNCILMEMBERS: NONE
ABSTAIN: COUNCILMEMBERS: NONE

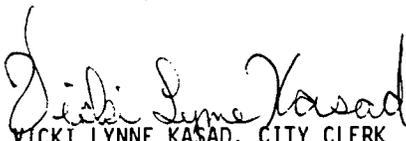

VICKI LYNNE KASAD, CITY CLERK
CITY OF LAKE ELSINORE

(SEAL)

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) SS:
CITY OF LAKE ELSINORE)

I, Vicki Lynne Kasad, City Clerk of the City of Lake Elsinore,
DO HEREBY CERTIFY that the above and foregoing is a full, true and
correct copy of Ordinance No. 921 of said Council, and that the
same has not been amended or repealed.

DATED: September 11, 1991


VICKI LYNNE KASAD, CITY CLERK
CITY OF LAKE ELSINORE

(SEAL)

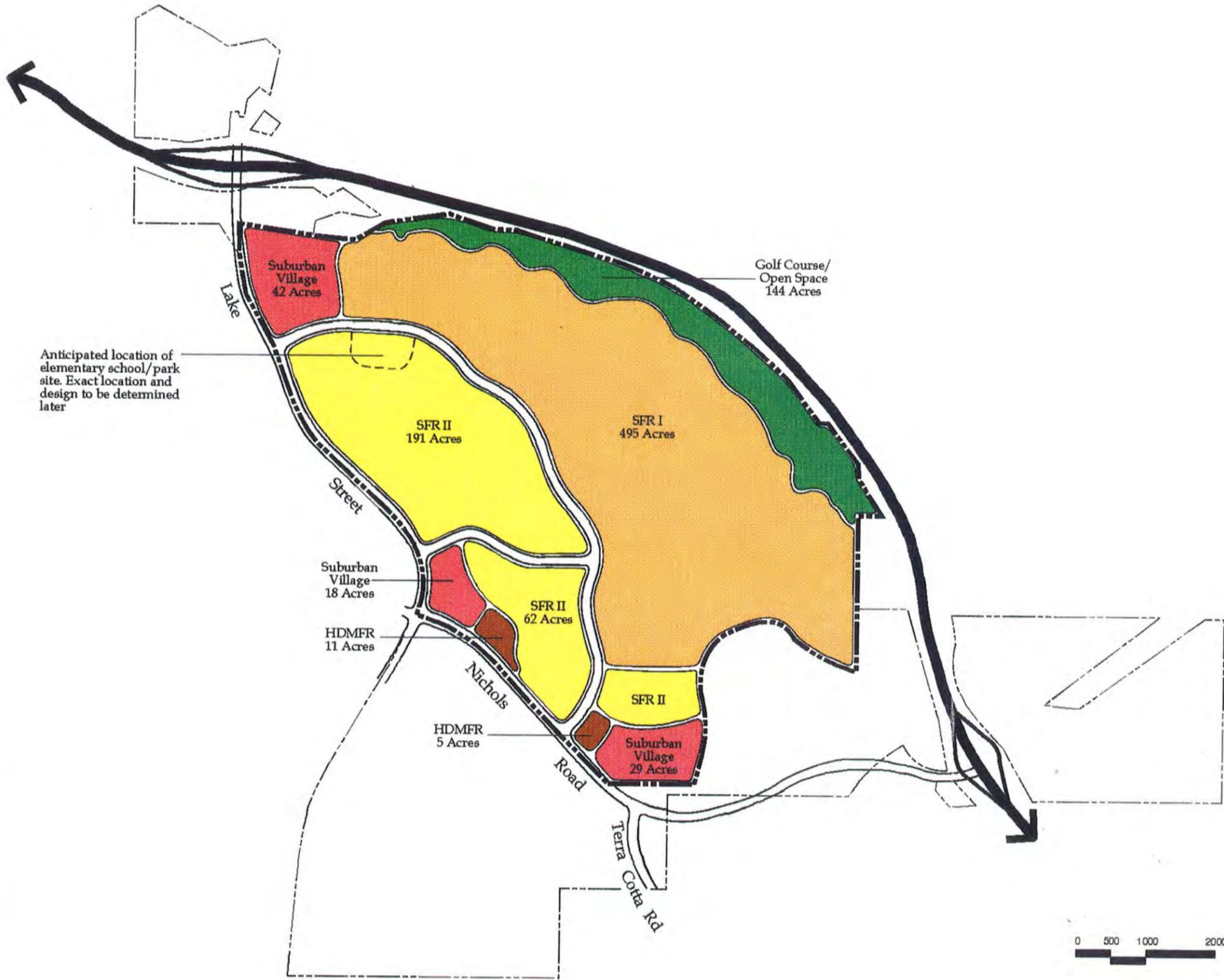
I. Introduction

This document establishes zoning and land use development standards for each of the land uses planned within the Alberhill Specific Plan Amendment #1. In general, the zoning districts are based on the City of Lake Elsinore's Zoning Ordinance format, with modifications to standards as necessary to accommodate specific conditions relative to this Specific Plan Amendment. All sections of the City of Lake Elsinore Zoning Ordinance which are referred to within this document are included in Section IV of the Technical Appendix to the Alberhill Specific Plan Amendment #1.

Exhibit 1, the Land Use Plan, depicts the zoning for the entire Alberhill Specific Plan Amendment #1. The permitted zoning districts are as follows.

SFR I	Single Family Residential I District
SFR II	Single Family Residential II District
HDMF 30	High Density Multiple Family Residential
Suburban Village	Mixed Use--Residential, Commercial and Related Uses
GC-OS	Golf Course-Open Space

The permitted uses, development regulations and design standards for each designated zone shall apply to the appropriate planning areas, as shown on **Exhibit 1**.



Anticipated location of elementary school/park site. Exact location and design to be determined later

Legend

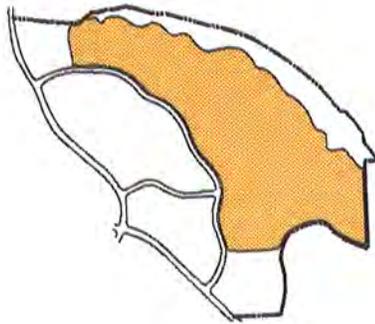
- Single Family Residential I District (SFR I) (5 du/acre maximum density) 5,000 Sq. Ft. Min. Lot Size
- Single Family Residential II District (SFR II) (6 du/acre maximum density) 4,200 Sq. Ft. Min. Lot Size
- High Density Multiple Family Residential District (HDMFR) (30 du/acre maximum density)
- Suburban Village (Mixed Residential, Commercial and Related Uses)
- Golf Course/Open Space
- Alberhill Ranch Specific Plan Area
- S.P.A. #1 Area

Notes:
 In accordance with the Brighton Alberhill Development Agreement, up to 2,735 dwelling units and up to 2,722,500 square feet of neighborhood and community commercial uses may be developed within the Brighton Alberhill Development.

School, public facilities uses are permitted uses within the SFR I, SFR II, HDMF 30 and Suburban Village districts.

Golf course, park and open space uses are permitted uses within the SFR I and SFR II districts, and park and open space uses are permitted uses within the HDMF 30 and Suburban Village districts.

II. SFR I Single Family Residential I District



A. Purpose

The SFR I District is intended to accommodate lots a minimum of 5,000 square feet and to be comprised of quality, single-family residences developed in an urban environment with available public services and infrastructure.

Within the Single Family Residential I District it is understood that market-driven forces and physical constraints may necessitate density fluctuations. Therefore, while the minimum lot size in this district is 5,000 square feet, opportunities for larger lots up to 6,000 square feet and larger will exist.

B. Permitted Uses

Uses permitted in this district shall include those uses listed below. Each use shall be evaluated in terms of its design characteristics and its specified site location pursuant to the provisions of Chapter 17.82, Design Review, of the Zoning Ordinance in place at the time this document was adopted.

1. Single-family, detached dwelling units; one dwelling per lot, except for second units
2. Golf course, lighted driving range, and uses accessory and subordinate to such as a club house facility, including restaurants, banquet rooms, retail sales associated with a pro shop, snack bar, cocktail lounge and maintenance facilities
3. Public utility distribution and transmission facilities excluding private radio, television and paging antennae and towers
4. Government buildings and service facilities

5. Public parks, playgrounds, including tennis courts and swimming pools, community centers, recreation buildings, elementary, junior high and high schools

C. Uses Subject to a Conditional Use Permit--CUP

It is recognized that certain uses, while similar in characteristics to the permitted uses outlined above, may have the potential to impact surrounding properties and may therefore require additional approval and consideration. Uses permitted in the SFR I District subject to the approval of a use permit, pursuant to Chapter 17.74 of the Zoning Ordinance in place at the time this document was adopted, are as follows.

1. Large family day care homes in compliance with the provisions of Chapter 17.16 of the Zoning Ordinance in place at the time this document was adopted
2. The keeping of exotic animals or birds, or any combination equal to more than three domestic dogs or cats on the same lots as a permitted dwelling for pets only and not for commercial purposes
3. Churches and temples located on a site a minimum of one acre in size and on streets designated as arterial or collector streets. Parochial schools shall require a separate use permit.
4. Commercial nurseries including, but not limited to, horticultural uses, the growing of fruit, nuts, vegetables and ornamental plants for retail or wholesale purposes
5. Parochial or private pre-schools, elementary, junior high or high schools

D. Accessory Uses and Structures

The following accessory buildings and uses may be located on the same lot with a permitted dwelling, provided that they are found to be compatible with the residential character of the neighborhood and provided that any buildings or structures are found to be harmonious with the architectural style of the main building. With the exception of open, trellis-type patio covers and detached garages, all accessory buildings and/or structures shall be located only on the rear half of the lot.

1. Uses

- a. Home occupations, subject to the completion and approval of an application for a home occupation issued by the Community Development Department and compliance with the provisions of

Chapter 17.15 of the Zoning Ordinance in place at the time this document was adopted

- b. The keeping of household pets when no commercial activity is involved
For the purposes of this ordinance, a household pet is an animal clearly considered customary to a residential use, e.g. dogs, cats, birds and fish. Said pets shall be limited to a maximum of three weaned dogs and/or cats. Birds shall be permitted only inside the main dwelling unit, unless a conditional use permit for an aviary is obtained.

2. Structures

- a. **Group I**
Sheds, children's playhouses and similar enclosures of less than 120 square feet, provided they do not exceed a maximum height of six feet
Such structures may be located on property lines, provided the design of the structure complies with the City's Fire and Building Code.
- b. **Group II**
Unenclosed structures such as carports, gazebos and patio covers, both trellis-type and solid, as well as detached, enclosed structures not included in Group I, but containing less than 400 square feet of floor area such as sheds, children's playhouses and workshops, provided they do not exceed a maximum height of 15 feet and are located no closer than five feet to a side property line or 15 feet to a rear property line
Attached, enclosed structures in this category shall be located no closer to a property line than the setback prescribed for the main dwelling unit.
- c. **Group III**
Detached garages, enclosed patios, workshops, cabanas and similar enclosed structures containing 600 or more square feet of floor area, provided they are located no closer to a property line than the setback prescribed for the main dwelling unit, except that the straight-in entry garages will require a greater setback

3. Accessory Uses and Structures

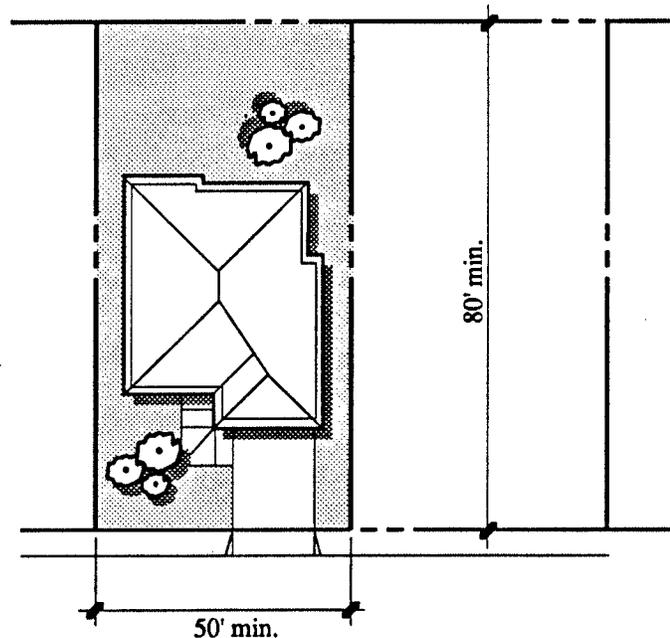
- a. swimming pools, jacuzzis, spas and associated equipment, provided they may be permitted only within the rear yard areas or the enclosed portion of a side yard

Pool equipment located within 10 feet of a property line shall be separated from the adjacent property by a wall a minimum of five feet in height. Otherwise, there shall be no required setback, provided the design and installation complies with the City's Building Codes.

- b. Open, trellis-type architectural features may be located in a front yard area, but they shall not encroach more than three feet into the required setback.
- c. Patio covers may be located in the rear and side yard provided they are not closer than five feet to any property line. Balconies are also permitted provided they do not exceed the setback requirements established for the rear and side setbacks.

E. Lot Area

1. The minimum lot area for any lot created in the SFR I District shall be 5,000 square feet.



2. Wide and shallow lots shall be acceptable. The wide and shallow lot turns the wider dimension of the house parallel to the street, creating a strong streetscape and the look of a more traditional home. The wide and shallow lot also diminishes the prominence of the garage. The wide elevation allows more light to enter the unit and reduces the side yard length. Overall, this concept efficiently utilizes the entire lot.

F. Street Frontage

The minimum frontage at right-of-way for any new lot created in the SFR I District shall be as follows.

1. 50 feet for standard lots as measured from the front setback
2. 35 feet on knuckles and cul-de-sac lots at right-of-way, provided the average width is 50 feet at front setback line
3. a minimum of 20 feet driveway frontage for flag lots, provided that the average width of the principal portion of the lot is 50 feet

G. Setbacks

The following minimum standards shall apply within the SFR I District.

1. Front Yard

- a. **Main Dwelling Unit**
a minimum of a 15 feet setback provided the garage is a minimum of 17 feet from the right-of-way; as a further provision, not more than 50% of the units may have a front yard setback of five feet, including the garage, provided it is equipped with an automatic garage door opener and at least one off-street parking space is provided
In no case shall the main dwelling unit or garage be closer than 17 feet.
- b. **Garage**
A minimum of 17 feet provided that turn-in entry garages may be 10 feet from the front property line
- c. **Architectural Features**
Architectural features such as bay windows, fireplaces, eaves, cornices, etc. may project up to three feet into the front yard.

2. Side Yard

- a. **Main Dwelling Unit**
Adjacent to an interior lot line there shall be a minimum side yard of five feet. Adjacent to a public right-of-way there shall be 10 feet.
- b. **Finished Slopes**
Finished slopes exceeding five percent in grade shall not be permitted within five feet of the main dwelling unit.

- c. **Architectural Features**
Architectural features such as bay windows, fireplaces, eaves, cornices, etc. may project up to two feet into the interior side yard and the street side yard.

3. Rear Yard

- a. **Main Dwelling Unit**
15 feet of flat depth minimum
- b. **Accessory Structures**
Accessory structures shall be permitted as specified in item 3, "Accessory Uses and Structures," above.
- c. **Finished Slopes**
Finished slopes in excess of five percent slope shall not be permitted within five feet of the main dwelling unit.
- d. **Architectural Features**
Architectural features such as bay windows, fireplaces, eaves, cornices, etc. may project up to three feet into the rear yard.

H. Lot Coverage

The maximum lot coverage in the SFR I District shall be 50%.

I. Building Height

No building or structure in the SFR I District shall exceed a building height of 35 feet, excluding roof appurtenances such as chimneys and vents. For the purposes of this chapter, in all cases of split levels, no vertical sections through the building shall measure more than 35 feet from the highest part of the pad adjacent to the road.

J. Minimum Dwelling Unit Size

The minimum dwelling unit size within the SFR I District shall be 1,000 square feet, exclusive of garage area, provided that at least 20% of the total number of units within any phase shall exceed the minimum square footage of 1,150.

K. Parking

A minimum of two enclosed parking spaces per dwelling unit shall be provided. Minimum dimensions for parking spaces shall be 10 feet wide by 20 feet deep, as measured from the interior of the garage or carport. A 30-inch by 30-inch area in the back of the garage may be used for forced air units or water heaters.

L. Walls and Fences

All walls and fences shall be a maximum height of five feet, unless adjacent to commercial development, in which case they shall be a minimum height of six feet. See **Exhibit 2** for information pertaining to permitted wall and fence types.

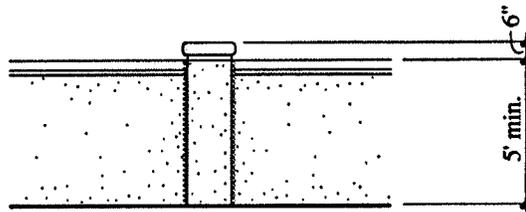
M. Design Review

No building permits shall be issued for the construction of any building or structure in the SFR I District until the applicant has obtained Design Review approval pursuant to the provisions of Chapter 17.82, Design Review, of the Zoning Ordinance in place at the time this document was adopted. The following exemptions shall apply.

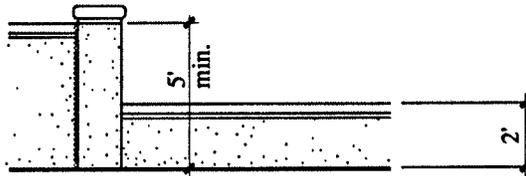
1. additions or alterations to an existing structure which do not change the use from one permitted in the district
2. Group I, II and IV Accessory Structures
3. fences and walls
4. the approval of architectural schematics, in which case the architectural schematics need not be submitted with the application for a vesting tentative tract map

Although the above exempted structures do not need formal Design Review approval, their proposed location and design must be approved by the Community Development Director or his/her designee prior to construction or installation.

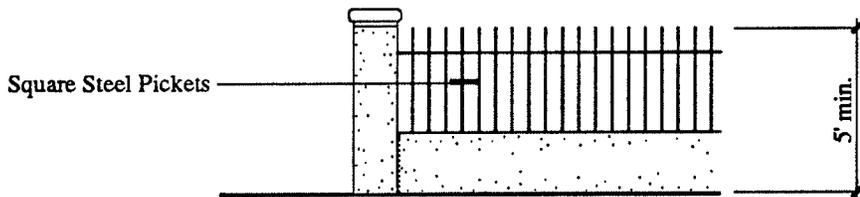
Type A
Masonry Wall



Type B
Open Masonry Wall



Type C
Open Masonry Wall
with Wrought Iron



Type D
Wrought Iron Fence

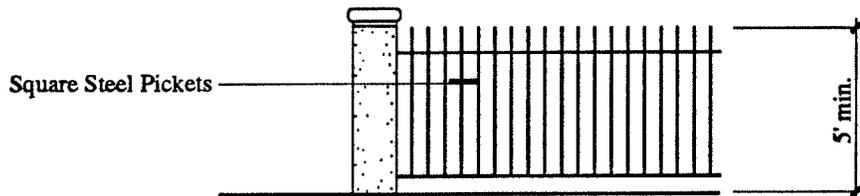
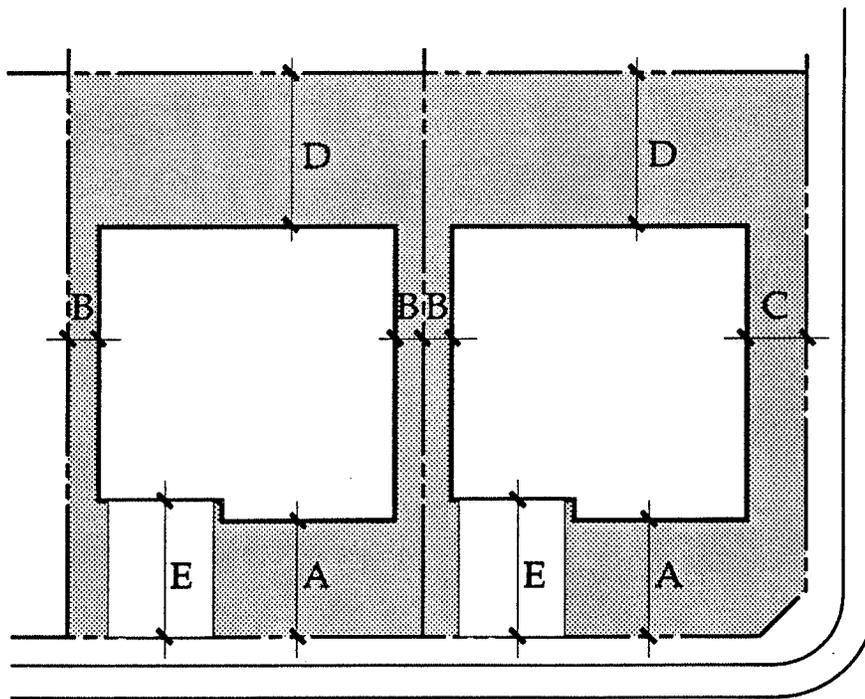


Exhibit 3 SFR I Single Family Residential I District Summary

Minimum Lot Size	5,000 square feet
A Front Yard Building Setback	15 feet*
B Interior Side Yard Building Setback	5 feet
C Street Side Yard Building Setback	10 feet
D Rear Yard Building Setback	15 feet
E Garage Building Setback	17 feet*
F Knuckle & Cul-de-sac Street Frontage Width	35 feet
G Flag Lot Street Frontage Width	20 feet minimum, driveway frontage

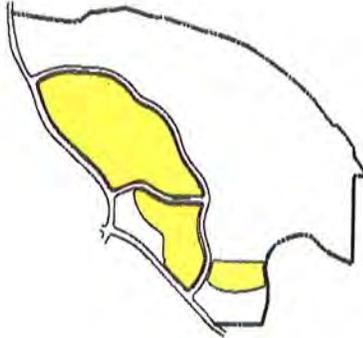
Slopes A useable rear yard of at least 15 feet from building to slope shall be provided.

*Provided the garage is a minimum of 17 feet from the right-of-way; not more than 50% of the units within the SFR I District may have a front yard setback of five feet, including the garage, provided it is equipped with an automatic garage door opener.



III. SFR II

Single Family Residential II District



A. Purpose

The SFR II District is intended to accommodate lots a minimum of 4,200 square feet and to be comprised of quality, single-family residences developed in a suburban environment with available public services and infrastructure.

Within the Single Family Residential II District it is understood that market-driven forces and physical constraints may necessitate density fluctuations. Therefore, while the minimum lot size in this district is 4,200 square feet, opportunities for larger lots up to 5,000 square feet and larger will exist.

B. Permitted Uses

Uses permitted in this district shall include those uses listed below when developed in compliance with the purpose and intent of this document. Each use shall be evaluated in terms of its design characteristics and its specified site location pursuant to the provisions of Chapter 17.82, Design Review, of the Zoning Ordinance in place at the time this document was adopted.

1. single-family, detached dwelling units; one dwelling per lot
2. golf course, lighted driving range, club house facility, including restaurants, banquet rooms, retail sales associated with a pro shop, snack bar, cocktail lounge and maintenance facilities
3. public utility distribution and transmission facilities excluding private radio, television and paging antennae and towers
4. government buildings and service facilities

5. public parks, playgrounds, including swimming pools, community centers, recreation buildings, elementary, junior high and high schools

C. Uses Subject to a Conditional Use Permit--CUP

It is recognized that certain uses, while similar in characteristics to the permitted uses outlined above, may have the potential to impact surrounding properties and may therefore require additional approval and consideration. Uses permitted in the SFR II District subject to the approval of a use permit, pursuant to Chapter 17.74 of the Zoning Ordinance in place at the time this document was adopted, shall be as follows.

1. Large family day care homes in compliance with the provisions of Chapter 17.16 of the Zoning Ordinance in place at the time this document was adopted
2. The keeping of exotic animals or birds or any combination equal to more than three domestic dogs and/or cats on the same lots as a permitted dwelling for pets only and not for commercial purposes
3. Churches and temples located on a site a minimum of one acre in size and on streets designated as arterial or collector streets. Parochial schools shall require a separate use permit.
4. Commercial nurseries including, but not limited to, horticultural uses, the growing of fruit, nuts, vegetables and ornamental plants for retail or wholesale purposes
5. Parochial or private pre-schools, elementary, junior high or high schools

D. Accessory Uses and Structures

The following accessory buildings and uses may be located on the same lot with a permitted dwelling, provided that they are found to be compatible with the residential character of the neighborhood and provided that any buildings or structures are found to be harmonious with the architectural style of the main building. With the exception of open, trellis-type patio covers and detached garages, all accessory buildings and/or structures shall be located only on the rear half of the lot.

1. Uses

- a. home occupations, subject to the completion and approval of an application for a home occupation issued by the Community Development Department and compliance with the provisions of Chapter 17.15 of the Zoning Ordinance in place at the time this document was adopted

- b. the keeping of household pets when no commercial activity is involved
For the purposes of this ordinance, a household pet is an animal clearly considered customary to a residential use, e.g. dogs, cats, birds and fish. Said pets shall be limited to a maximum of three weaned dogs and/or cats. Birds shall be permitted only inside the main dwelling unit, unless a conditional use permit for an aviary is obtained.

2. Structures

- a. **Group I**
sheds, children's playhouses and similar enclosures of less than 120 square feet, provided they do not exceed a maximum height of six feet
Such structures may be located on property lines, provided the design of the structure complies with the City's Fire and Building Code.
- b. **Group II**
unenclosed structures such as carports, gazebos and patio covers, both trellis-type and solid, as well as detached, enclosed structures not included in Group I, but containing less than 400 square feet of floor area such as sheds, children's playhouses and workshops, provided they do not exceed a maximum height of 15 feet and are located no closer than five feet to a side property line or 15 feet to a rear property line
Attached, enclosed structures in this category shall be located no closer to a property line than the setback prescribed for the main dwelling unit.
- c. **Group III**
detached garages, enclosed patios, workshops, cabanas and similar enclosed structures containing 600 or more square feet of floor area, provided they are located no closer to a property line than the setback prescribed for the main dwelling unit, except that the straight-in entry garages will require a greater setback

3. Accessory Uses and Structures

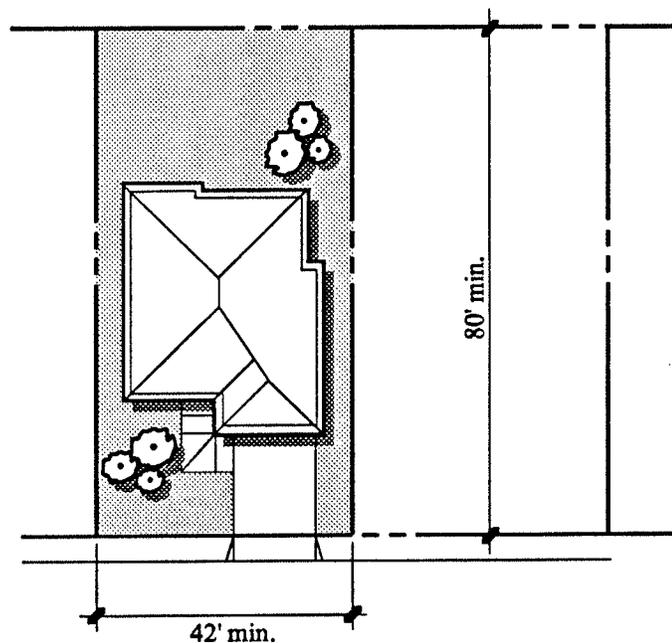
- a. swimming pools, jacuzzis, spas and associated equipment, provided they may be permitted only within the rear yard areas or the enclosed portion of a side yard
Pool equipment located within 10 feet of a property line shall be separated from the adjacent property by a wall a minimum of five

feet in height. Otherwise, there shall be no required setback, provided the design and installation complies with the City's Building Codes.

- b. Open, trellis-type patio covers may be located in a front yard area, but they shall not encroach more than five feet into the required setback.
- c. Patio covers may be located in the rear and side yard provided they are not closer than five feet to any property line. Balconies are also permitted provided they do not exceed the setback requirements established for the rear and side setbacks.

E. Lot Area

1. The minimum lot area for any new lot created in the SFR II District shall be 4,200 square feet.



2. Wide and shallow lots shall be acceptable. The wide and shallow lot turns the wider dimension of the house parallel to the street, creating a strong streetscape and the look of a more traditional home. The wide and shallow lot also diminishes the prominence of the garage. The wide elevation allows more light to enter the unit and reduces the side yard length. Overall, this concept efficiently utilizes the entire lot.

F. Street Frontage

The minimum frontage at right-of-way for any new lot created in the SFR II District shall be as follows.

1. Forty-two feet for standard lots as measured at the front property line
2. Thirty feet for knuckles and cul-de-sac lots at curb, provided the average width is 42 feet as measured from the front setback line
3. a minimum of 20 feet driveway frontage for flag lots, provided that the average width of the principal portion of the lot is 42 feet

G. Setbacks

The following minimum standards shall apply to all new construction within the SFR II District.

1. Front Yard

- a. **Main Dwelling Unit**
a minimum of 15 feet offset setback provided the garage is a minimum of 17 feet from the right-of-way; as a further provision, 50% of the units may have a front yard setback of five feet, including the garage, provided it is equipped with an automatic garage door opener and sufficient off-street parking is provided
- b. **Garage**
a minimum of 17 feet provided that turn-in entry garages may be 10 feet from the front property line
- c. **Architectural Features**
Architectural features such as bay windows, fireplaces, eaves, cornices, etc. shall not project more than three feet into the front yard, except where a five-foot front setback is utilized, then no projection is allowed.

2. Side Yard

- a. **Main Dwelling Unit**
Adjacent to an interior lot line there shall be a minimum side yard of five feet. Adjacent to a public right-of-way there shall be a minimum side yard setback of 10 feet.

- b. **Finished Slopes**
Finished slopes exceeding five percent in grade shall not be permitted within five feet of the main dwelling unit.
- c. **Architectural Features**
Architectural features such as bay windows, fireplaces, eaves, cornices, etc. may project up to two feet into the interior side yard and two feet into the street side yard.

3. Rear Yard

- a. **Main Dwelling Unit**
10 feet of flat depth minimum
- b. **Accessory Structures**
Accessory structures shall be permitted as specified in item 3, "Accessory Uses and Structures," above.
- c. **Finished Slopes**
Finished slopes in excess of five percent in grade shall not be permitted within five feet of the main dwelling unit.
- d. **Architectural Features**
Architectural features such as bay windows, fireplaces, eaves, cornices, etc. may project up to four feet into the rear yard.

H. Lot Coverage

The maximum lot coverage in the SFR II District shall be 50%.

I. Building Height

No building or structure in the SFR II District shall exceed a building height of 35 feet, excluding roof appurtenances such as chimneys and vents. For the purposes of this chapter, in all cases of split levels, no vertical sections through the building shall measure more than 35 feet in height from the finished grade.

J. Minimum Dwelling Unit Size

The minimum dwelling unit size within the SFR II District shall be 900 square feet, exclusive of garage area, provided that at least 20% of the total number of units within any phase shall exceed the minimum square footage of 1,035.

K. Parking

A minimum of two enclosed parking spaces per dwelling unit shall be provided. Minimum interior dimensions for parking spaces shall be 10 feet wide by 20 feet deep, as measured from the interior of the carport or garage. Support posts may reduce this width by one foot. A 30-inch by 30-inch area in the back of the garage may be used for forced air units or water heaters.

L. Walls and Fences

All walls and fences shall be a maximum height of five feet, unless adjacent to commercial development, in which case they shall be a minimum height of six feet. See **Exhibit 2** for information pertaining to permitted wall and fence types.

M. Design Review

No building permits shall be issued for the construction of any building or structure in the SFR II District until the applicant has obtained Design Review approval pursuant to the provisions of Chapter 17.82, Design Review, of the Zoning Ordinance in place at the time this document was adopted. The following exemptions shall apply.

1. additions or alterations to an existing structure which do not change the use from one permitted in the district
2. Group I, II and IV Accessory Structures
3. walls and fences
4. the approval of architectural schematics, in which case the architectural schematics need not be submitted with the application for a vesting tentative tract map

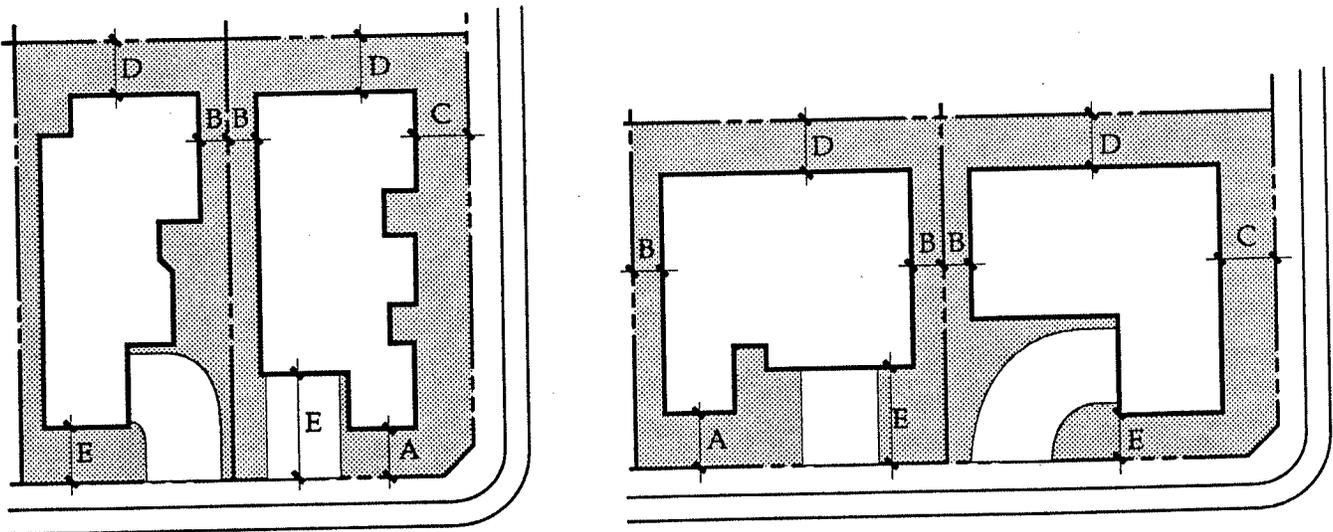
Although the above exempted structures do not need formal Design Review approval, their proposed location and design must be approved by the Community Development Director or his/her designee prior to construction or installation.

Exhibit 4 SFR II Single Family Residential II Summary

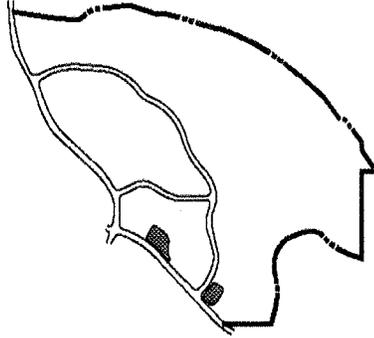
Minimum Lot Size	4,200 square feet
A Front Yard Building Setback	15 feet*
B Interior Side Yard Building Setback	5 feet
C Street Side Yard Building Setback	10 feet minimum
D Rear Yard Building Setback	10 feet
E Garage Building Setback	17 feet*
F Knuckle & Cul-de-sac St. Frontage Width	30 feet
G Flag Lot Street Frontage Width	20 feet minimum driveway frontage

Slopes A rear yard of at least 10 feet from building to slope shall be provided.

*provided the garage is a minimum of 17 feet from the right-of-way and not more than 50% of the units within the SFR II District may have a front yard setback of five feet, including the garage, provided it is accompanied with an automatic garage door opener



IV. HDMF High-Density Multiple Family Residential District



A. Purpose

The HDMF District is intended to provide locations for multiple-family residential projects at densities of up to 30.0 dwelling units to the net acre. It may also provide sites for public and semi-public facilities needed to complement residential areas and for institutions that require a residential environment. Properties assigned this designation should be located within proximity to community services such as shopping centers, transit systems, sewers and other required infrastructure. Provisions for appropriate recreation, religious and community uses are included for a balanced neighborhood.

B. Permitted Uses

Uses permitted in this district shall include those uses listed below when developed in compliance with the purpose and intent of this document.

1. multiple-family dwellings, either "for rent"--apartments--or "for sale"--condominiums
2. residential development of a lesser density, such as duplexes, tri-plexes, four-plexes or condominium projects on a minimum of 6,000 square feet
3. public parks, tennis courts, swimming pools, playgrounds, community centers, recreation buildings and schools, including elementary, junior high and high schools
4. public utility distribution and transmission facilities excluding private radio, television and paging antennae and towers

5. small, family day care and residential care facilities pursuant to Chapter 17.16 of the Zoning Ordinance in place at the time this document was adopted
6. small, family day care uses when they comply with all requirements of Chapter 17.16 of the Zoning Ordinance in place at the time this document was adopted

Note: There shall be an ability to create an association such as a Homeowners' Association to maintain facilities such as, but not limited to, swimming pools, tennis courts, recreational buildings, restrooms and lighted activity courts.

C. Uses Subject to a Conditional Use Permit--CUP

It is recognized that certain uses, while similar in characteristics to the permitted uses outlined above, may have the potential to impact surrounding properties and may therefore require additional approval and consideration. Uses permitted in the HDMF District subject to the approval of a use permit, pursuant to Chapter 17.74 of the Zoning Ordinance in place at the time this document was adopted, shall be as follows.

1. churches and temples on a site a minimum of one acre in size and on streets designated as arterials or collectors
Parochial schools require a separate use permit.
2. commercial, child, day care centers
3. convalescent, retirement and rest homes, sanitariums and similar congregate care facilities
4. horticultural uses, including the growing of fruit, nuts, vegetables and ornamental plants for commercial purposes
5. large, family, day care homes in compliance with the provisions of Chapter 17.16 of the Zoning Ordinance in place at the time this document was adopted
6. the keeping of exotic animals on the same lot as a permitted dwelling for pets only and not for commercial purposes
7. private, non-commercial clubs and lodges
8. private pre-schools, elementary, junior high or high schools
9. tennis clubs and swimming clubs, not a part of a Homeowners' Association

D. Accessory Uses and Structures

The following accessory buildings and uses may be located on the same lot with a permitted dwelling, provided that they are found to be compatible with the residential character of the neighborhood and provided that any buildings or structures are found to be harmonious with the architectural style of the main building or buildings.

1. Uses

- a. home occupations, subject to the completion and approval of an application for a home occupation issued by the Community Development Department and compliance with the provisions of Chapter 17.15 of the Zoning Ordinance in place at the time this document was adopted
- b. the keeping of household pets when no commercial activity is involved
For the purposes of this ordinance, a household pet is an animal clearly considered customary to a residential use, e.g. dogs, cats, birds and fish. Said pets shall be limited to a maximum of three weaned dogs and/or cats. The maximum number of birds and fish shall be as specified by the City's adopted Animal Control Ordinance.

2. Structures

- a. antennae, satellite dishes and similar devices, subject to compliance with the provisions of Chapter 17.00 of the Zoning Ordinance in place at the time this document was adopted
- b. carports and garages
- c. community recreation buildings and facilities for use by the residents of a permitted development
- d. equipment storage structure not exceeding 400 square feet
- e. lattice patio covers and gazebos
- f. Rental offices and management offices shall be permitted only when they serve the project on which property they are located.
- g. special use rooms such as laundry rooms and swimming pool dressing rooms
- h. swimming pools, jacuzzis, spas and associated equipment, provided said

equipment is enclosed to reduce noise impacts

Note: All equipment does not have to be fully enclosed, i.e., the structure in which it is enclosed need not be roofed.

Unless otherwise permitted in this chapter, no accessory structures or associated equipment shall be located in a required yard area.

E. Street Frontage

The minimum street frontage width for any new lot created in the HDMF District shall be 60 feet.

F. Setbacks

The following minimum standards shall apply to all new construction within the HDMF District.

1. Front Yard

The front yard setback to any building shall average 20 feet, but in no case shall be less than 15 feet.

2. Side and Rear Yards

- a. Adjacent to an interior lot line, the main dwelling unit shall have a minimum side and rear yard setback of 10 feet. Adjacent to a public right-of-way there shall be a minimum side and rear yard setback of 15 feet.
- b. Side and rear yard setbacks for garages or enclosed carports shall be a minimum of five feet.
- c. Side and rear yard setbacks for open carports shall be a minimum of three feet.
- d. Lattice patio covers may encroach to within 10 feet of a rear property line or public right-of-way and three feet of a side property line not abutting a public right-of-way.

G. Lot Coverage

The maximum lot coverage in the HDMF District shall be 70%, including all structures, drive-aisles and parking areas, but excluding recreation and laundry buildings.

H. Building Heights/Stories

Except as otherwise provided for accessory structures, the maximum building height in this district shall be 40 feet and/or a maximum of three stories, excluding roof appurtenances such as chimneys and vents and areas for garages and/or carports below units.

I. Minimum Dwelling Unit Size

The minimum dwelling unit size within the HDMF District, exclusive of any balcony or patio area, shall be as follows.

1. The minimum dwelling unit size for a studio apartment--sleeping quarters within the living room area--shall be 450 square feet.
2. The minimum dwelling unit size for a one-bedroom apartment shall be 550 square feet.
3. The minimum dwelling unit size for a two-bedroom apartment shall be 700 square feet. One hundred square feet shall be added for each additional bedroom.

J. Open Space

In addition to any open space required by other provisions of the Zoning Ordinance in place at the time this document was adopted, all projects developed in an HDMF District shall provide the following open space.

1. Private Open Space

Each dwelling unit shall be provided with a usable, private open space area in the form of a patio, courtyard, balcony or deck with a minimum area of 50 square feet and at least one dimension a minimum of 10 feet. Ground floor units shall be provided with a minimum patio or courtyard area of 200 square feet and at least one dimension a minimum of 10 feet.

For the purposes of this chapter, private open space shall mean a fenced or otherwise screened area which is devoid of structures and improvements other than those provided for landscape or recreation purposes. Each square foot of private open space provided beyond the minimum required in this section shall be considered equivalent to 1.5 square feet of the required common space provided in the project.

2. Common Open Space

Two hundred square feet of usable, common open space per unit shall be provided within the boundaries of all projects. Usable, common open space shall constitute areas readily accessible, practical and generally acceptable for active and/or passive recreational uses, including recreational buildings, pool, spa and laundry facilities. In all instances, however, a majority of the usable common open space shall be devoted primarily to active recreational facilities, i.e. pool, court games, par jogging courses, etc. Common open space shall not include required setback areas.

K. Separation between Buildings

The minimum required separation between main buildings shall be as follows.

1. The minimum required separation between main buildings front to front shall be 15 feet for one-story buildings, plus each additional story on each building shall be setback an additional five feet
2. The minimum required separation between main buildings front to rear or rear to rear shall be 10 feet for one-story buildings, plus each additional story on each building shall be setback an additional five feet.
3. End wall to front or rear, the minimum separation shall be five feet for one-story buildings, plus each additional story on each building shall be setback an additional five feet.
4. In order to encourage obliquely aligned buildings, where such alignments are used the distances from front to front, front to rear or rear to rear as applicable may be decreased by five feet. Unless otherwise provided by any other adopted City regulations, accessory structures may be located without regard to a minimum separation subject to Design Review approval.

L. Walkways

Where walkways pass between buildings, fences or other structures, there shall be a minimum separation between said structures of 10 feet.

M. Laundry Facilities

All projects developed within the HDMF District shall provide laundry facilities adequate to accommodate the number of units proposed within the project. The minimum number shall be one washer and one dryer per each nine units; however, in no case shall there be less than one washer and dryer provided.

N. Walls and Fences

Decorative masonry walls a minimum of six feet in height, as measured from the highest grade elevation either side of the wall, shall be provided along all side and rear property lines or along property lines that abut a major utility easement. Wood fences may be used to separate private open space areas. The walls at the complex perimeter, however, are to be at least partially transparent to allow a greater sense of openness. See **Exhibit 2**, which shows a combination wrought iron-masonry alternative for this wall-fence treatment.

O. Storage

A lockable storage space of 85 cubic feet, with a minimum dimension of three feet shall be provided for each dwelling unit in a location external of the unit.

P. Parking

For studios and one-bedroom units within the HDMF District, one covered space and one-third of an uncovered space per dwelling unit shall be provided. Units with two or more bedrooms shall be provided with one covered and two-thirds of an uncovered space per dwelling unit. Further, parking spaces shall be 10 feet wide and 18 feet long, with 24-foot drive aisles, as long as vertical support members for carports are set back a minimum of two feet from the aisle side of the stall. Otherwise, the provisions of Section 17.66 of the City of Lake Elsinore Zoning Ordinance in place at the time this document was adopted shall apply.

Q. Design Review

No building permits shall be issued for the construction of any building or structure in the HDMF District until the applicant has obtained Design Review approval pursuant to the provisions of Chapter 17.82 of the Zoning Ordinance in place at the time this document was adopted. The following exemptions shall apply.

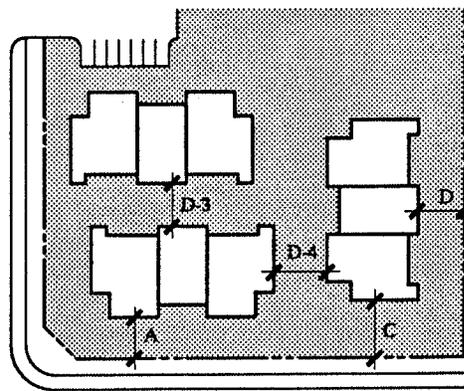
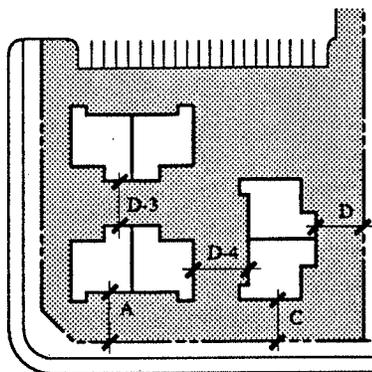
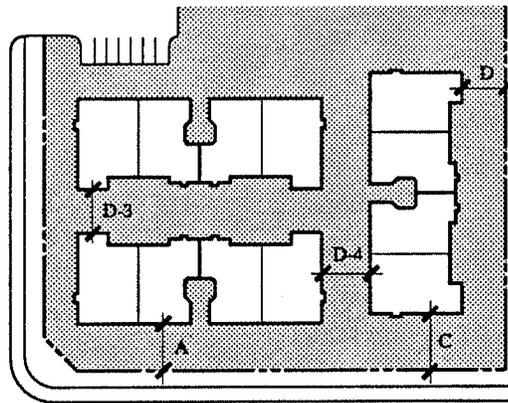
1. accessory structures other than garages and carports
2. walls and fences

Although the above exempted structures do not need formal Design Review approval, their proposed location and design must be approved by the Community Development Director or his/her designee prior to construction or installation.

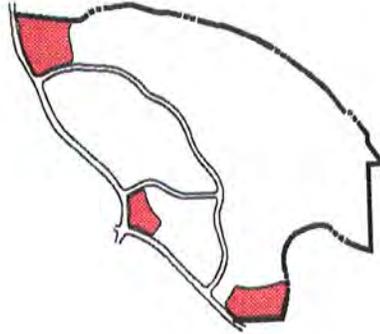
Exhibit 5 HDMF High Density Multiple Family Residential Summary

A	Front Yard Building Setback	15 feet minimum; 20 feet average
B-1	Interior Side Yard Building Setback	10 feet minimum
B	Interior Rear Yard Building Setback	10 feet minimum
C	Street Side Yard Building Setback	15 feet minimum
D	Rear Yard Building Setback	15 feet minimum
D-1	Min. Bldg. Sep. Front to Front*	15 feet for one-story buildings**
D-2	Min. Bldg. Sep. Front to Rear*	10 feet for one-story buildings**
D-3	Min. Bldg. Sep. Rear to Rear*	10 feet for one-story buildings**
D-4	Min. Bldg. Sep. End Wall to Front or Rear	10 feet for one-story buildings**
E	Garage or Enclosed Carport Bldg. Setback	5 feet
	Open Carport Building Setback	3 feet
	Street Frontage Width	60 feet

*Where oblique building alignment is used, the distance may be decreased by five feet.
 **plus five feet for each additional story



V. Suburban Village Mixed Use District Residential, Commercial and Related Uses



A. Purpose

The intent of the Suburban Village is to provide a mixed use zone that permits general commercial, office/professional, high density residential and educational land uses. The commercial and office/professional uses will offer a range of goods and services to the general public that will serve not only the daily shopping needs but also offer services to meet the community shopping needs as well.

This document also permits school, civic and religious institutional uses within the Suburban Village District. However, should a school facility for grades K-12 be required, opportunities for commercial uses will be precluded on the same property.

B. Permitted Uses

Uses permitted in this district shall include those businesses listed below which operate in compliance with the intent and standards of this district and are conducted entirely within a completely enclosed building and maintain an exterior environment free from odor, dust, smoke, gas, noise, vibration, electromagnetic disturbance and the storage of hazardous waste. Each business shall be evaluated in terms of its operational characteristics and its specific site location.

1. accountants, advertising agencies, appraisers, attorneys, business and management consultants, economists, public relations consultants and other professional offices
2. administrative or executive offices of any type of business
3. architects, landscape architects, planners, engineers and surveyors, geologists, industrial designers, graphic designers and interior designers, not including retail sales on the premises

- gift, hobby, greeting card, arts, art supplies, delicatessen, candy, business equipment, business and office supplies stores
38. drugstores, pharmacies, opticians, optometrists
 39. ticket agencies, travel and real estate agencies
 40. liquor stores
 41. paint, glass and wallpaper stores
 42. swimming pool sales
 43. small professional office uses such as doctors, dentists, engineers, attorneys, accountants, architects, insurance agents, etc.
 44. auction galleries
 45. bowling alleys, provided they comply with the requirements of Chapter 17.66, Parking Requirements, in the Zoning Ordinance in place at the time this document was adopted
 46. catering services
 47. cold storage plants
 48. department stores
 49. furniture stores
 50. home-improvement centers
 51. hotels, motor inns and motels
 52. lawn mower repair shops
 53. offices for on-site management and leasing, provided they are directly related to and involved with the property on which they are located
 54. sale of motor vehicle, motorcycle and recreational vehicle parts and accessories and service incidental to the sale of parts
 55. secondhand and thrift shops
 56. service businesses similar to retail stores which do not involve warehousing or storage, except accessory storage of commodities sold at retail on the premises
 57. skating rinks, provided they comply with the requirements of Chapter 17.66, Parking Requirements, of the Zoning Ordinance in place at the time this document was adopted
 58. soils engineering and testing firms, office uses only
 59. upholstering shops
 60. veterinary clinics
 61. wholesale distribution
 62. discount retail stores
 63. nurseries
 64. Other uses that the Planning Commission finds by resolution to be in accord with the purpose of this chapter and having characteristics similar to those listed in this section may also be permitted. A list of these uses shall be maintained in the Community Development Department for future reference.

C. Uses Subject to a Conditional Use Permit--CUP

It is recognized that certain uses, while similar in characteristics to the permitted uses in the City of Lake Elsinore Zoning Ordinance for the Commercial Office C-O

District, may have the potential to impact surrounding properties and may therefore require additional approval and consideration. Uses permitted in the Suburban Village District subject to the approval of a use permit, pursuant to Chapter 17.74 of the Zoning Ordinance in place at the time this document was adopted, shall be as follows.

1. theaters, provided they comply with the requirements of Chapter 17.66, Parking Requirements, of the Zoning Ordinance in place at the time this document was adopted
2. public educational facilities, civic or religious institutions, day care facilities or preschools
3. automatic car washes, provided they are located a minimum of 200 feet from any residential use
4. bars or cocktail lounges, not in conjunction with a restaurant
5. churches, temples, convents, parish houses, parochial schools and other religious institutions
6. fast food drive-through or drive-in food establishments, provided a safe and efficient circulation system can be provided completely on site
7. game arcades, including any establishment having five or more mechanical or electronic games of chance, skill or entertainment, whether as the primary use or in conjunction with another business, but excluding vending machines dispensing a product for sale
8. gasoline dispensing establishments, subject to the provisions of Chapter 17.38 of the Zoning Ordinance in place at the time this document was adopted
9. mortuaries
10. private clubs and lodges
11. small animal veterinary clinics subject to the following addition to all other conditions of the use permit
 - a. Treatment of animals is restricted to dogs, cats and other small domesticated animals and birds.
 - b. The operation shall be conducted in a completely enclosed and sound-controlled building in such a way as to produce no objectionable noises or odors outside its walls.
 - c. There shall be no outdoor runs or animal holding areas.
 - d. There shall be no boarding of animals other than as necessary for recuperation of patients.
 - e. The clinic shall have direct access from the parking area.
12. bus depots and transit stations
13. business colleges and professional schools
14. dance halls, discotheques or any establishment providing live entertainment
15. headquarter and administrative offices with a minimum total floor area of 30,000 square feet for a single use, provided they comply with all development standards of Chapter 17.40, C-O District, of the Zoning Ordinance in place at the time this document was adopted, including parking requirements

16. health clubs, racquetball and indoor tennis courts and similar related facilities where they occupy a minimum of 30,000 square feet of building area
17. mini-storage or mini-warehouses
18. outdoor sales and display incidental and accessory to a permitted use
19. research offices and laboratories for the conducting of scientific research involving design, fabrication and testing of prototypes and the performance of environmental tests
20. trade schools and industrial training centers

D. Accessory Uses

The following accessory buildings and uses may be located on the same lot in conjunction with a permitted use provided that they remain clearly incidental and secondary to the primary use, are found to be compatible with the character of the business district in which they are located. No accessory structure shall be located in a front setback area.

1. Outdoor storage areas are subject to the following criteria
 - a. Outdoor storage areas shall be permitted only in conjunction with and as an integral aspect of a permitted use and shall not be the primary use of the property.
 - b. All storage yards shall be enclosed on all sides with a screen a minimum of six feet in height, as measured from the highest grade elevation either side of the screen. The screen shall be a decorative, solid, masonry wall, although chain link with redwood or cedar slats or wood fencing may be permitted where the storage yard is not visible from a public thoroughfare.
 - c. No materials shall be stored higher than the screen.
 - d. Storage areas shall not encroach upon any setback, parking, landscaping, drive aisles, required truck loading areas or required yard areas.
 - e. No storage of scrap, waste or other material not utilized in the production process shall be permitted.
 - f. No storage area shall be located within 50 feet of a property upon which a residential use is located.
2. general offices
3. guard offices, excluding those with living facilities
4. employees' cafeterias
5. retail sales of products produced on the premises and incidental retail sales related to businesses permitted in "Permitted Uses" and "Uses Subject to a CUP" per this district
6. showrooms for the exhibition of products produced on the premises or available for wholesale distribution

E. Prohibited Uses

Uses that are not permitted or conditionally permitted are considered prohibited.

F. Site Criteria

The minimum lot size required for a Suburban Village parcel shall be one acre, although parcels containing less than one acre may be created, provided that the development is master-planned and shares reciprocal facilities such as parking, access, landscape maintenance, etc. In establishing and maintaining locations or approving uses for the Suburban Village District, the applicant/developer/proponent shall demonstrate that the property is capable of compliance with the following criteria.

1. The site can support safe and efficient on-site circulation and has convenient access to surface streets with adequate capacity.
2. There is sufficient parcel size to ensure adequate buffering and screening where needed to protect residential developments and public views.
3. The site is physically suitable for the proposed type and density of development and capable of permitting full compliance with the City's development standards and practices.

G. Street Frontage

The minimum street frontage width of any new lot created in the Suburban Village District shall be 100 feet.

H. Building Height

For this district, the maximum building height shall be 80 feet including architectural features.

I. Setbacks

The following minimum standards shall apply to all new construction within the Suburban Village District. See **Exhibit 6**.

1. The front setback for any building shall average 20 feet from the public right-of-way, but in no case shall be less than 15 feet. Parking setbacks shall be a minimum of 10 feet from the public right-of-way, including car overhang.
2. No side or rear setbacks shall be required from interior lot lines except adjacent to a public right-of-way or a residential use, in which case the minimum shall be 15 feet.
3. Notwithstanding subsections 1 and 2 above, the setback from a public right-of-way to a parking or driveway area shall be 10 feet.

J. Landscape Improvements

All areas not utilized for structures, parking or other permitted uses shall be landscaped. In addition, the following minimum standards shall apply.

1. Adjacent to Streets

An area an average of 10 feet in depth, shall be landscaped and maintained between the parking area and the public right-of-way line. Parking areas should be screened as much as possible, utilizing berms, shrubs and other decorative treatments of sufficient size and height to meet this requirement. See **Exhibit 7**.

2. Buffer Landscaping

A continuous landscape screen a minimum of 15 feet in depth, shall be maintained adjacent to all interior property lines which abut residential uses as shown in **Exhibit 8** unless a zero lot line design is incorporated. In addition, a solid block wall six feet in height shall be constructed within this buffer to separate commercial uses from adjacent residential uses. At minimum the buffer shall contain one, 15-gallon box, non-deciduous, umbrella-form tree for each 30 lineal feet of boundary length. No structure or use including parking, drive aisles or trash enclosures, except the wall, shall encroach within this area.

3. Landscape Coverage

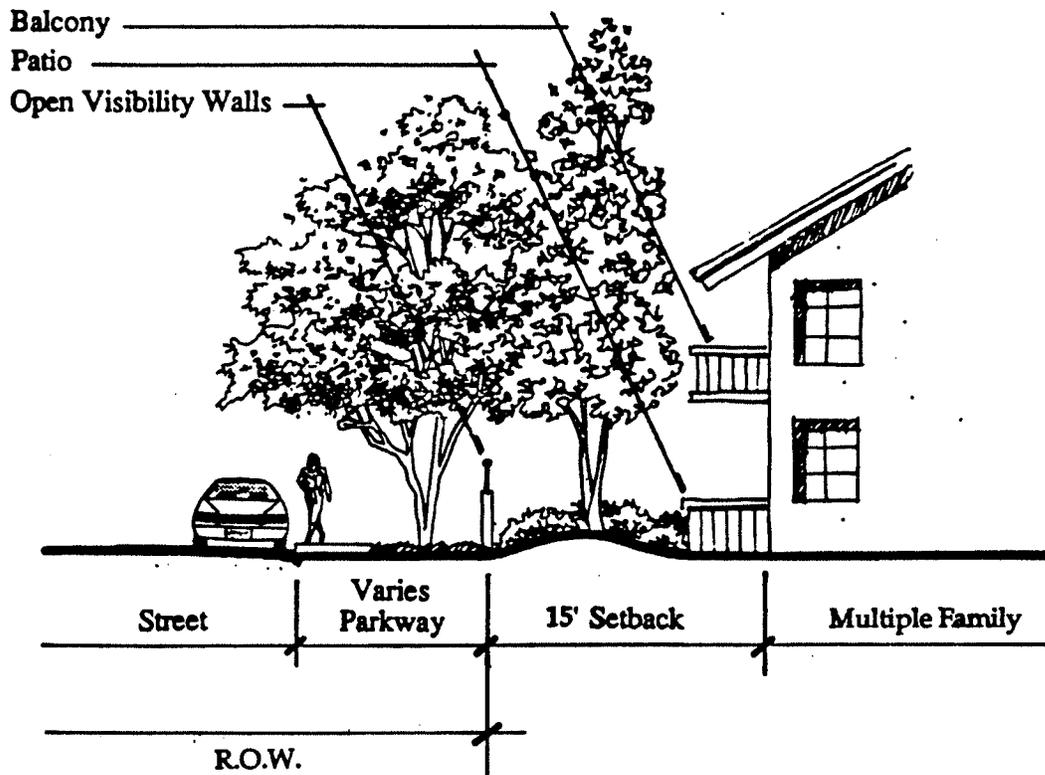
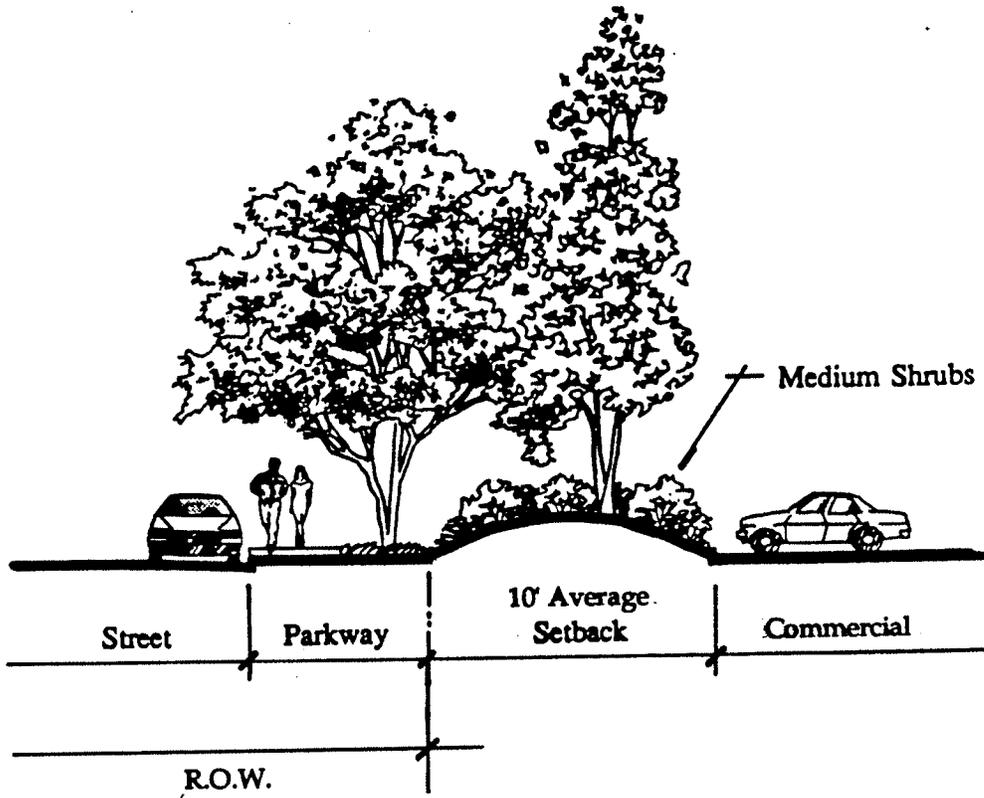
All building sites shall have a minimum landscaped coverage equivalent to 10% of the total lot area. Such landscaping shall be evenly distributed over the site and shall consist of an effective combination of trees, ground cover and shrubbery, which may include landscaping required for setbacks or buffers. For the purpose of this provision, quality considerations include the use of courtyards and atriums, the creative use of ground floor public space, the creative use of water elements and the incorporation of sculpture or art work in the landscape proposal.

K. Parking

One parking space shall be provided for every 250 square feet of gross floor area unless otherwise specified in Chapter 17.66 subsection d of the Zoning Ordinance in place at the time this document was adopted.

L. Design Review

No building permits shall be issued for the construction of any building or structure in this District until the applicant has obtained Design Review approval pursuant to Chapter 17.82 of the Zoning Ordinance in place at the time this document was adopted.

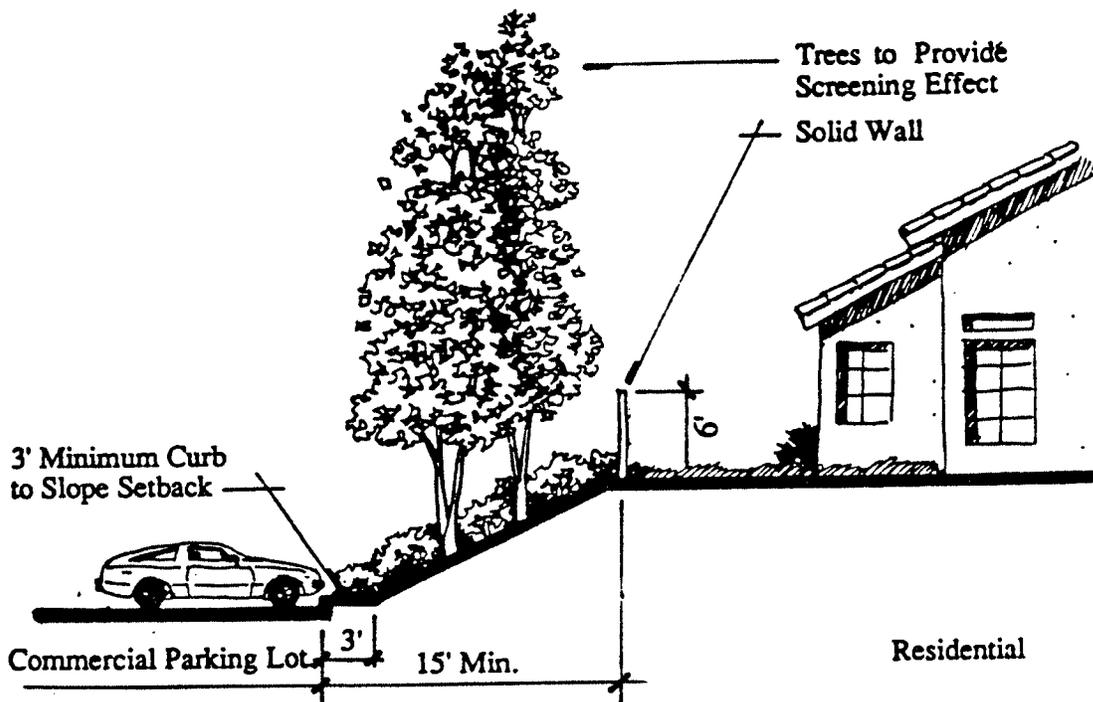
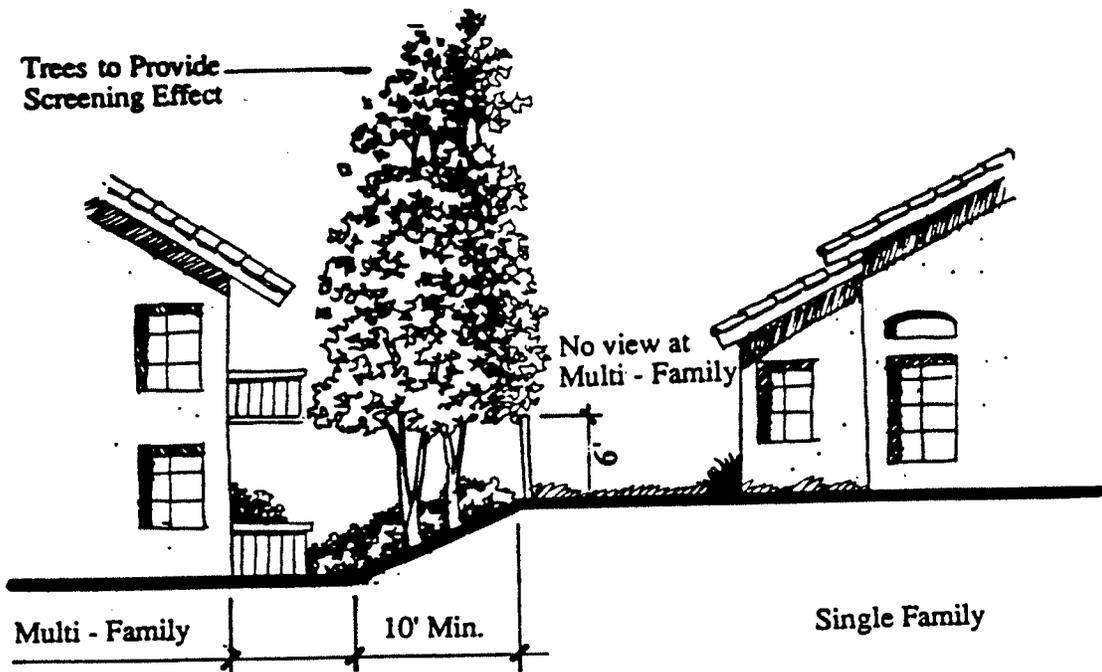


Brighton
H O M E S

WOODCREST
DEVELOPMENT, INC.

ALBERHILL
zoning regulations for S.P.A. #1

Landscaped Street Buffer-
Multiple Family/Office-Commercial



M. Mechanical Equipment

All roof-mounted, mechanical equipment, satellite dishes, tanks, ducts, elevator enclosures, cooling towers or mechanical ventilators shall be screened from the ground elevation view by integral architectural elements such as building parapets to a minimum sight distance of 1,000 feet.

N. Floor Area Ratio

The maximum floor area ratio shall be 2.0.

VI. Public Facilities Regulations

A. Purpose/Application

The intent of the Public Facilities regulations is to reserve land for public park, school and recreational uses and to secure natural open space as a permanent public resource in order to protect the public health, safety and welfare and to preserve environmental and scenic resources. These provisions shall apply to all districts of the Alberhill Specific Plan Amendment #1.

B. Permitted Uses

Land subject to Public Facilities regulations shall include land under public or private ownership as follows.

1. parks, picnic grounds and playgrounds, including neighborhood and community parks
2. game courts, including tennis, racquetball and basketball
3. athletic fields
4. parking lots
5. primary and secondary schools, both public and private
6. drainage or flood control channels and floodplains

C. Development Standards

No building or land shall be used and no building or structure shall be design, erected, structurally altered or enlarged except for the following purposes.

1. drainage channels, bridges or crossings, watercourses, spreading grounds, settling basins, freeway right-of-ways, parkways, public streets, park drives, utility access roads, hiking trails and fire lanes
2. privately-owned or public recreational areas, parks, picnic grounds, playgrounds, wildlife preserves and such buildings and structures as are related thereto, but permitting no commercial uses
3. game courts, including tennis, racquetball and basketball
4. athletic fields
5. lighted courts
6. parking lots
7. primary and secondary schools, both public and private
8. utility facilities, such as pump stations, transmission towers, water reservoirs, substations and similar structures
9. wildlife or wilderness preserves
10. agricultural uses, provided an agreement between the City and the land owner can be made which will allow the land owner to operate under the California Land Conservation Act

11. similar uses to those listed in this section which, in the opinion of the Planning Commission, would not be detrimental or incompatible with the intent and purpose of this zone, as set forth herein

D. Prohibited Uses

Uses prohibited by these Public Facilities regulations are as follows.

1. residential uses
2. commercial uses, other than those incidental to recreational uses permitted above
3. industrial uses
4. non-recreational uses and structures

E. Lot Area

There is no minimum lot size requirement.

F. Street Frontage

There is no minimum street frontage width, provided that each lot or parcel containing a school building or structure shall have a width of not less than 60 feet at the building setback line. There is no width requirement for open space or park lots or parcels or for those lots or parcels used for drainage or other related uses.

G. Setbacks

There shall be a minimum street side setback of 10 feet for buildings which do not exceed 35 feet in height. Any portion of a building which exceeds 35 feet in height shall be setback from the front, rear and side lot lines not less than two feet for each one foot by which the height exceeds 35 feet.

H. Building Height

No building shall exceed 35 feet in height or be more than one story, except for public and private school buildings and structures which shall not exceed 50 feet in height or four stories.

I. Lot Coverage

No structure shall be permitted except accessory buildings or those structures related to public park and recreation facilities or utilities. In no case shall buildings or structures exceed 30% of the total area in use.

J. Parking

The provisions of Chapter 17.66, "Parking Requirements," of the Zoning Ordinance in place at the time this document was adopted shall be used to determine the required parking under the Public Facilities regulations.

K. Mechanical Equipment

All roof-mounted, mechanical equipment, satellite dishes, tanks, ducts, elevator enclosures, cooling towers or mechanical ventilators shall be screened from the ground elevation view by architectural elements such as parapets to a minimum sight distance of 1,000 feet. All ground-mounted mechanical equipment shall be completely screened.

L. Design Review

All structures, parking facilities or storage lots and grading operations within this district shall be subject to Planning Commission approval and shall comply with all provisions of Chapter 15.64, "Flood Hazard Areas," and Chapter 15.68, "Floodplain Management," of the Zoning Ordinance in place at the time this document was adopted.

VII. Golf Course-Open Space District

A. Purpose

The purpose of this district is to ensure the long-term amenity of an 18-hole, championship golf course within the Alberhill Specific Plan Amendment #1. Portions of the Golf Course-Open Space District are subject to final golf course design and subsequent routing modifications to accommodate various physical constraints. Therefore, this district's boundary will ultimately fluctuate and said golf course area will be supplanted with any of the residential districts. This result will be considered consistent with the Specific Plan Amendment as long as the overall project density is not exceeded.

B. Permitted Uses

Land placed in the Golf Course-Open Space District shall include land under public or private ownership as follows. No building shall be constructed or land shall be used and no building or structure shall be designed, erected, structurally altered or enlarged except for the following purposes.

1. 18-hole golf course, club house facility, including restaurants, banquet rooms, retail sales, snack bar, and cocktail lounge
2. pro shop
3. driving range
4. maintenance building and storage yard
5. caretaker's facility
6. men and women's locker room
7. golf course and repair area
8. incidental restroom and snack bar facilities
9. mechanical facilities necessary to maintain golf course greens
10. drainage channels, bridges or crossings, watercourses, spreading grounds, settling basins, freeways, parkways, public streets, park drives, utility access roads, hiking/riding trails and fire lanes
11. privately-owned or public recreational areas, parks, picnic grounds, playgrounds, wildlife preserves and such buildings and structures as are related thereto
12. game courts, including tennis, racquetball and basketball
13. athletic fields
14. lighted courts
15. parking lots
16. utility facilities, such as pump stations, transmission towers, water reservoirs, substations and similar structures
17. wildlife or wilderness preserves
18. similar uses to those listed in this section which, in the opinion of the Planning Commission, would not be detrimental or incompatible with the intent and purpose of this zone, as set forth herein

19. drainage or flood control channels and floodplains
20. land which would endanger the health, safety and public welfare of the residents, including the following:
 - a. areas where terrain is too steep to build upon or where grading of this land may endanger public health and safety due to erosion by flooding
 - b. areas subject to flooding or inundation from storm water
 - c. geologically unstable areas
 - d. greenbelt areas which are formed by land development by preserving the land as a natural area

C. Prohibited Uses

1. residential uses
2. commercial uses, other than those incidental to recreational uses permitted above
3. industrial uses
4. any use or structure not directly related to the operation or maintenance of an 18-hole golf course or public/private recreational facility