

EXHIBIT B

PROPOSED ZONE CHANGE FOR PD-5 GOLDEN MEADOWS

Revised 9/7/23

9.155.030 Planned Development Districts

E. PD-5: Golden Meadows (TR 31194)

PERMITTED USES

1. The uses permitted in this PDO shall be the same as those allowed in the LDR-2 zone for those lots within the area indicated as "Phase 1-3" and LMDR zone for those lots within the area indicated as "Phase 4" as listed in 9.135.030 (see map below).

MINIMUM DEVELOPMENT REQUIREMENTS

2. The front yard setback is 20 feet in Phases 1-3 and 15 feet in Phase 4. Porches within Phase 4 only may be setback a minimum of 10 feet.
3. The garage setback is 20 feet for front facing garages and 10 feet for side-oriented garages (within Phase 4 only).
4. The interior side yard setback is 5 feet.
5. The street side yard setback is 10 feet.
6. The rear yard setback is 15 feet for Phases 1-3 and 10 feet for Phase 4 only, except where a rear yard abuts a street, then the setback shall be the same as the front yard setback, however, no less than 15 feet.
7. Architectural projections are permitted within setback areas in accordance with City of Menifee Title 9 to include building pop-outs that do not increase the floor area.
8. The minimum average width of each lot is 65 feet (Phase 1-3) and 45 feet (Phase 4).
9. The maximum height of any building is 40 feet.
10. The minimum parcel size is 6,000 square feet in Phases 1- 3 and 4,000 square feet in Phase 4. All lots rearing onto Wickerd shall be 6,000 square feet minimum.
11. No more than 50% (Phase 1-3) or 55% (Phase 4) of the lot shall be covered by structure.

RETAINING WALL REQUIREMENTS

12. Retaining walls of 4 feet or greater in height shall be setback a minimum of 10 feet from the rear of the house in rear yards.