

Exhibit B

PROPOSED ZONE CHANGE FOR PD-5 GOLDEN MEADOWS

A. 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](#).

MINIMUM DEVELOPMENT STANDARDS

2. The front yard setback is 15 feet to living space/10 feet to porch.
3. The garage setback is 20 feet for front facing garages and 10 feet for side-oriented garages.
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 Phase 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 Section 9.160.030(D) 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 42 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 3,780 square feet in Phase 4. All lots rearing onto Wickerd shall be no less than 4,500 square feet minimum.
11. No more than 50% (Phase 1-3) or 55% (Phase 4) of the lot shall be covered by structure.
12. Residential lots fronting on a cul-de-sac or knuckle shall have a minimum frontage of 35 feet, with an allowed exception to allow a minimum frontage of 25 feet for a maximum of 2% of the total number of lots in Phase 4.

RETAINING WALL REQUIREMENTS

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