

1 line, or from the specific plan street line.

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

4 b. Planning Area 2.

5 (1) The uses permitted in Planning Area 2 of Specific Plan No. 331 shall be the
6 same as those uses permitted in Article VIIIId, Section 8.91 of Ordinance No. 348 except
7 that the uses permitted pursuant to Section 8.91.b. and f. shall not be permitted. In
8 addition, the uses permitted under Section 8.91 shall include parks.

9 (2) The development standards for Planning Area 2 of Specific Plan No. 331
10 shall be the same as those standards identified in Article VIIIId, Section 8.93 of Ordinance
11 No. 348 except that Section 8.93.a.; b.; and d. shall be deleted and replaced by the
12 following:

13 A. The minimum overall area for each dwelling unit, exclusive of the
14 area used for commercial purposes and area set aside for street rights of way, but
15 including recreation and service areas shall be four thousand five hundred (4,500)
16 square feet.

17 B. The minimum lot area for the individual lots used as a residential
18 building site shall be two thousand thirty (2,030) square feet. The minimum width
19 of each lot shall be thirty-five feet (35') and the minimum depth shall be fifty-eight
20 feet (58').

21 C. The front yard shall be not less than three feet (3') measured from
22 the existing street line or from any future street line as shown on any Specific Plan
23 of Highways, whichever is nearer to the proposed structure.

24 D. Side yards on interior and through lots shall be not less than five feet
25 (5'). Side yards adjacent to Specific Plan No. 331 boundaries shall be not less than
26 eight feet (8'). Side yards on corner and reverse corner lots shall be not less than
27 eight feet (8') from the existing street line or from any future street line as shown
28 on any Specific Plan of Highways, whichever is nearer to the proposed structure,

1 upon which the main building sides.

2 D. The rear yard shall be not less than three feet (3').

3 In addition, the following standards shall apply:

4 AA. Fireplaces, media niches (8' width maximum), bay windows,
5 window boxes, and similar architectural features shall be allowed to
6 encroach a maximum of two feet (2'). Encroachments into side yard
7 setbacks shall be permitted on only one (1) side yard of any dwelling unit.
8 No other structural encroachments shall be permitted in the front, rear or
9 side yard setbacks except as provided for in Section 18.19 of Ordinance No.
10 348..

11 BB. The minimum frontage of a lot shall be thirty-five feet (35'),
12 except that lots fronting on knuckles or cul-de-sacs may have a minimum
13 frontage of thirty feet (30'). Lot frontage along curvilinear streets may be
14 measured at the building setback in accordance with zone development
15 standards.

16 (3) Article VIIIId Section 8.96 shall be deleted.

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

19 c. Planning Area 3.

20 (1) The uses permitted in Planning Area 3 of Specific Plan No. 331 shall be the
21 same as those uses permitted in Article VIIIId, Section 8.91 of Ordinance No. 348 except
22 that the uses permitted pursuant to Section 8.91.b. and f. shall not be permitted.

23 (2) The development standards for Planning Area 3 of Specific Plan No. 331
24 shall be the same as those standards identified in Article VIIIId, Section 8.93 of Ordinance
25 No. 348 except that Section 8.93.a.; b.; and d. shall be deleted and replaced by the
26 following:

27 A. The minimum overall area for each dwelling unit, exclusive of the
28 area used for commercial purposes and area set aside for street rights of way, but

1 including recreation and service areas shall be three thousand one hundred (3,100)
2 square feet.

3 B. The minimum lot area for the individual lots used as a residential
4 building site shall be two thousand six hundred twenty-five (2,625) square feet.
5 The minimum width of each lot shall be thirty-five feet (35') and the minimum
6 depth shall be seventy-five feet (75').

7 C. The front yard shall be not less than eight feet (8'), measured from
8 the existing street line or from any future street line as shown on any Specific Plan
9 of Highways, whichever is nearer to the proposed structure.

10 D. Side yards on interior and through lots shall be not less than five feet
11 (5'). Side yards on corner and reverse corner lots shall be not less than five feet
12 (5') from the existing street line or from any future street line as shown on any
13 Specific Plan of Highways, whichever is nearer to the proposed structure, upon
14 which the main building sides.

15 E. Rear loaded garages shall be not less than three feet (3') from rear
16 property line.

17 In addition, the following standards shall apply:

18 AA. Fireplaces, media niches (8' width maximum), bay
19 windows, window boxes and similar architectural features shall be
20 allowed to encroach a maximum of two feet (2') into setbacks.
21 Encroachments into side yard setbacks shall be permitted on only
22 one (1) side yard of any dwelling unit. No other structural
23 encroachments shall be permitted in the front, rear or side yard
24 setbacks except as provided for in Section 18.19 of Ordinance No.
25 348.

26 BB. The minimum frontage of a lot shall be thirty-five
27 feet (35'), except that lots fronting on knuckles or cul-de-sacs may
28 have a minimum frontage of thirty feet (30'). Lot frontage along

1 curvilinear streets may be measured at the building setback in
2 accordance with zone development standards.

3 (3) Article VIIIId, Section 8.96 shall be deleted.

4 (4) Except as provided above, all other zoning requirements shall be the same
5 as those requirements identified in Article VIIIId of Ordinance No. 348.

6 d. Planning Area 4.

7 (1) The uses permitted in Planning Area 4 of Specific Plan No. 331 shall be the
8 same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that
9 the uses permitted pursuant to Section 6.1.a.(2), (3) (5), (7), (8) and (9); 6.1.b.(1), (3), (4)
10 and (5), and c.(1) and e.(1) shall not be permitted. In addition, the permitted uses
11 identified in under Section 6.1.a. shall include parks and playgrounds.

12 (2) The development standards for Planning Area 4 of Specific Plan No. 331
13 shall be the same as those standards identified in Article VI, Section 6.2, except that the
14 development standards set forth in Section 6.2.b. and e. shall be deleted and replaced by
15 the following:

16 A. Lot area shall be not less than seven thousand two hundred (7,200)
17 square feet.

18 B. The front yard shall be not less than ten feet (10') from the existing
19 street line or from any future street line as shown on any Specific Plan of
20 Highways, whichever is nearer the proposed structure. In addition, front loaded
21 garages shall be setback a minimum of twenty feet (20') from the aforementioned
22 existing or future street line.

23 C. Side yards on interior and through lots shall be not less than five feet
24 (5'). Side yards on corner and reverse corner lots shall be not less than eight feet
25 (8') from the existing street line or from any future street line as shown on any
26 Specific Plan of Highways, whichever is nearer the proposed structure, upon which
27 the main building sides.

28 D. The rear yard shall be not less than five feet (5').

1 In addition, the following standard shall apply:

2 AA. Fireplaces, media niches (8' width maximum), bay
3 windows, window boxes, and similar architectural features shall be
4 allowed to encroach a maximum of two feet (2') into setbacks.
5 Encroachments into side setbacks shall be permitted on only one (1)
6 side of any dwelling unit. No other structural encroachments shall
7 be permitted in the front, rear or side yard setbacks except as
8 provided for in Section 18.19 of Ordinance No. 348.

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

11 e. Planning Area 5.

12 (1) The uses permitted in Planning Area 5 of Specific Plan No. 331 shall be the
13 same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that
14 the uses permitted pursuant to Section 6.1.a.(2), (3), (5), (7), (8) and (9) and b.(1), (3), (4)
15 and (5), and c.(1) and e.(1) shall not be permitted. In addition, the permitted uses
16 identified under Section 6.1.a shall include parks and playgrounds.

17 (2) The development standards for Planning Area 5 of Specific Plan No. 331
18 shall be the same as those standards identified in Article VI, Section 6.2, except that the
19 development standards set forth in Section 6.2.b.; e; and g. shall be deleted and replaced by
20 the following:

21 A. Lot area shall be not less than six thousand five hundred (6,500)
22 square feet.

23 B. The front yard shall be not less than ten feet (10') from the existing
24 street line or from any future street line as shown on any Specific Plan of
25 Highways, whichever is nearer the proposed structure. In addition, front loaded
26 garages shall be setback a minimum of twenty feet (20') from the aforementioned
27 existing or future street line.

28 C. Side yards on interior and through lots shall be not less than five feet

1 (5'). Side yards on corner and reverse corner lots shall be not less than eight feet
2 (8') from the existing street line or from any future street line as shown on any
3 Specific Plan of Highways, whichever is nearer the proposed structure, upon which
4 the main building sides.

5 D. The rear yard shall be not less than five feet (5').

6 E. In no case shall more than sixty-five percent (65%) of any lot be
7 covered by a dwelling.

8 In addition, the following standard shall apply:

9 AA. Fireplaces, media niches (8' width maximum), bay
10 windows, window boxes and similar architectural features shall be
11 allowed to encroach a maximum of two feet (2') into setbacks.
12 Encroachments into side yard setbacks shall be permitted on only
13 one (1) side yard of any dwelling unit. No other structural
14 encroachments shall be permitted in the front, rear or side yard
15 setbacks except as provided for in Section 18.19 of Ordinance No.
16 348.

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

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

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

By _____
Chairman, Board of Supervisors

ATTEST:

Nancy Romero
Clerk of the Board

By: _____
Deputy

[SEAL]

APPROVED AS TO FORM:
June 21, 2005

By: Karin Watts-Bazan
KARIN WATTS-BAZAN
Deputy County Counsel

