

**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

618 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
November 10, 2005

SUBJECT: ORDINANCE NO. 348.4335 (CHANGE OF ZONE NO. 6861) - SF 150, LLC - Third Supervisorial District - Winchester Zoning Area - Harvest Valley / Winchester Area Plan - 58.58 Gross Acres.

RECOMMENDED MOTION:

ADOPTION of Ordinance No. 348.4335 adopting zoning text for properties within Planning Areas 30, 32 and 33 within Specific Plan No. 293.

BACKGROUND:

Specific Plan No. 293, Amendment No. 3 was adopted at the Board of Supervisors on November 30, 2004. Change of Zone No. 6861 and Tentative Tract Map No. 31632 were approved at the Board of Supervisors on January 13, 2005.

Departmental Concurrence

REVIEWED BY EXECUTIVE OFFICE
[Signature]
DATE 11/14/05

[Signature]

Robert C. Johnson
Planning Director

RCJ:sn

- Policy
- Policy
- Consent
- Consent
- Dept't Recomm.:
- Per Exec. Ofc.:

Prev. Agn. Ref. | District: Third | Agenda Number:

3.17

1 greater than four feet, which in addition to the requirements of Ordinance No. 460
2 and Section 18.30 of Ordinance No. 348 include:

- 3 i. the proposed lots including lot lines and proposed easement, if any;
- 4 ii. building footprints;
- 5 iii. floor plan assignments;
- 6 iv. pad elevations, street grades and all cut and fill slopes in excess of
7 one (1) foot in vertical height;
- 8 v. the proposed uses, their location and architectural designs;
- 9 vi. the proposed internal circulation system; and
- 10 vii. buffers, if any.

11 C. a design manual which includes:

- 12 i. a description of floor plans and their mix;
- 13 ii. the lot and building calculations for each lot and building as follows:
 - 14 (a) lot area and lot pad area.
 - 15 (b) building footprint area.
 - 16 (c) percentage of lot coverage.
 - 17 (d) front setback.
 - 18 (e) useable rear yard area and depth.
 - 19 (f) building square-footage for commercial uses;
- 20 iii. a fencing plan including details of proposed materials to be used;
- 21 iv. dimensioned conceptual floor plans and elevations, including details
22 of proposed materials for elevations, and square-footages and heights of individual
23 units; and
- 24 v. a proposed phasing plan showing the planned sequence of
25 subdivision map recordation and development.

26 (3) The development standards for commercial uses within Planning Areas 1
27 and 2 of the Specific Plan No. 293 shall be the same as those standards identified in Article
28 IXd, Section 9.73 of Ordinance No. 348. For purposes of this ordinance amendment, a

1 commercial use shall be defined as development which includes any permitted use other
2 than single family dwellings, multiple family dwellings or apartments.

3 (4) Nonsubstantial adjustments to an approved project's design are permitted
4 subject to the approval of a minor change pursuant to Ordinance No. 460. For purposes of
5 this section, "nonsubstantial adjustment" shall be defined as changes to setbacks, floor
6 plans and elevations. All other changes including changes in concept and product type
7 shall be submitted for review in accordance with the provisions of Ordinance No. 460
8 governing minor changes and revised tentative maps.

9 b. Planning Area 3

10 (1) The uses permitted in Planning Area 3 of Specific Plan No. 293 shall be the
11 same as those uses permitted in Article XIa, Section 11.26 and 11.27 of Ordinance No.
12 348.

13 (2) The development standards for Planning Area 3 of Specific Plan No. 293
14 shall be the same as those standards identified in Article XIa, Section 11.28 of Ordinance
15 No. 348.

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

18 c. Planning Area 5

19 (1) The uses permitted in Planning Area 5 of Specific Plan No. 293 shall be the
20 same as those uses permitted in Article XI, Sections 11.2 and 11.3 of Ordinance No. 348,
21 except that uses pursuant to Section 11.2.b.(1) e.1., 3. and 4., Section 11.2.b.(1) g.5. and
22 Section 11.2.d. shall not be permitted.

23 (2) The development standards for Planning Area 5 of Specific Plan No. 293
24 shall be the same as those standards identified in Article XI, Section 11.4 of Ordinance No.
25 348.

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

28 d. Planning Areas 6, 9, 22, 39, 42, and 54

1 (1) The uses permitted in Planning Areas 6, 9, 22, 39, 42, and 54 of Specific
2 Plan No. 293 shall be the same as those uses permitted in Article IX, Section 9.1 of
3 Ordinance No. 348, except that uses pursuant to Section 9.1.a.(7), and Section 9.1.d.(4) and
4 (6) shall not be permitted.

5 (2) The development standards for Planning Areas 6, 9, 22, 39, 42 and 54 of
6 Specific Plan No. 293 shall be the same as those standards identified in Article IX, Section
7 9.4 of Ordinance No. 348.

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

10 e. Planning Areas 7, 28a, 29, 30, 33, 34, 45a, 46, and 58

11 (1) The uses permitted in Planning Areas 7, 28a, 29, 30, 33, 34, 45a, 46 and 58
12 of Specific Plan No. 293 shall be the same as those uses permitted in Article VI, Section
13 6.1 of Ordinance No. 348, except that the uses permitted pursuant to Section 6.1.a.(2) and
14 (3), Section 6.1.b.(1) and (3), and Section 6.1.d. shall not be permitted. In addition, the
15 permitted uses identified under Section 6.1.c. shall also include libraries, day care centers,
16 and churches.

17 (2) The development standards for Planning Areas 7, 28a, 29, 30, 33, 34, 45a,
18 46 and 58 of Specific Plan No. 293 shall be the same as those standards identified in
19 Article VI, Section 6.2 of Ordinance No. 348, except that the development standards set
20 forth in Article VI, Section 6.2.a., b., c., d., and e.(1), (2) and (4) shall be deleted and
21 replaced by the following;

22 A. Building height shall not exceed two stories with a maximum height
23 of thirty-five feet (35').

24 B. Lot area shall be not less than six thousand (6,000) square feet. The
25 minimum lot area shall be determined by excluding that portion of a lot that is used
26 solely for access to the portion of a lot used as a building site.

27 C. The minimum average width of that portion of a lot to be used as a
28 building site shall be fifty feet (50'), with a minimum average depth of ninety feet

1 (90'). That portion of a lot used for access on "flag" lots shall have a minimum
2 width of twenty feet (20').

3 D. The minimum frontage of a lot shall be forty feet (40'), except that
4 lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty feet
5 (30'). Lot frontage along curvilinear streets may be measured at the building
6 setback in accordance with zone development standards.

7 E. The front yard shall be not less than fifteen feet (15'), 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 the proposed structure.

10 F. 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 not be less than ten feet (10')
12 from the existing street line or from any future street line as shown on any Specific
13 Plan of Highways, whichever is nearer the proposed structure, upon which the main
14 building sides.

15 G. Fireplaces and roof eaves may encroach two feet (2') into side yard
16 setbacks. No other structural encroachments shall be permitted in the front, rear or
17 side yard except as provided for in Section 18.19 of Ordinance No. 348.

18 In addition, the following development standards shall also apply:

19 AA. Lot coverage shall not exceed fifty percent (50%) for one story and
20 forty percent (40%) for two story buildings.

21 BB. Where a zero lot line design is utilized, the alternate size yard shall
22 not be less than ten feet (10') in width.

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

25 f. Planning Areas 8, 10, 18, 38a, 38b, 40, 43 and 57

26 (1) The uses permitted in Planning Areas 8, 10, 18, 38a, 38b, 40, 43 and 57 of
27 Specific Plan No. 293 shall be the same as those uses permitted in Article VIII, Section 8.1
28 of Ordinance No. 348, except that the uses permitted pursuant to Section 8.1.d.(1) shall not

1 be permitted. In addition, the permitted uses identified under Section 8.1.a. shall also
2 include non-commercial community association recreation and assembly buildings and
3 facilities, libraries, day care centers, and churches.

4 (2) The development standards for Planning Areas 8, 10, 18, 38a, 38b, 40, 43
5 and 57 of Specific Plan No. 293 shall be the same as those standards identified in Article
6 VIII, Section 8.2 of Ordinance No. 348, except that the development standards set forth in
7 Article VIII, Section 8.2.d shall be deleted and replaced by the following:

8 A. No lot shall have more than sixty percent (60%) of its net area
9 covered with buildings or structures.

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

12 g. Planning Areas 11, 21, 28b, 32, 37 and 55

13 (1) The uses permitted in Planning Areas 11, 21, 28b, 32, 37 and 55 of Specific
14 Plan No. 293 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of
15 Ordinance No. 348, except that the uses pursuant to Section 8.100.a.(1) and b.(1) shall not
16 be permitted. In addition, the permitted uses identified under Section 8.100.a. shall also
17 include public parks and playgrounds.

18 (2) The development standards for Planning Areas 11, 21, 28b, 32, 37 and 55 of
19 Specific Plan No. 293 shall be the same as those standards identified in Article VIIIe,
20 Section 8.101 of Ordinance No. 348.

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

23 h. Planning Areas 12, 36 and 56

24 (1) The uses permitted in Planning Areas 12, 36 and 56 of Specific Plan No.
25 293 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No.
26 348, except that the uses permitted pursuant Section 6.1.a.(2) and (3), b.(1) and (3), and d.
27 shall not be permitted. In addition, the permitted uses identified under Section 6.1.a. shall
28 also include schools.

1 (2) The development standards for Planning Areas 12, 36 and 56 of Specific
2 Plan No. 293 shall be the same as those standards identified in Article VI, Section 6.2 of
3 Ordinance No. 348, except that the development standards set forth in Article VI, Section
4 6.2.a., b., c., d. and e.(1), (2) and (4) shall be deleted and replaced by the following:

5 A. Building height shall not exceed two stories with a maximum height
6 of thirty-five feet (35').

7 B. Lot area shall be not less than five thousand (5,000) square feet. The
8 minimum lot area shall be determined by excluding that portion of a lot that is used
9 solely for access to the portion of a lot used as a building site.

10 C. The minimum average width of that portion of a lot to be used as a
11 building site shall be fifty feet (50') with a minimum average depth of eighty feet
12 (80'). That portion of a lot used for access on "flag" lots shall have a minimum
13 width of twenty feet (20').

14 D. The minimum frontage of a lot shall be forty feet (40'), except that
15 the lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-
16 five feet (35'). Lot frontage along curvilinear streets may be measured at the
17 building setback in accordance with zone development standards.

18 E. The front yard shall be not less than fifteen feet (15'), measured from
19 the existing street line or from any future street line as shown on any Specific Plan
20 of Highways, whichever is nearer the proposed structure.

21 F. Side yards on interior and through lots shall be not less than five feet
22 (5'). Side yards on corner and reverse corner lots shall be not less than ten feet (10')
23 from the existing street line or from any future street line as shown on any Specific
24 Plan of Highways, whichever is nearer the proposed structure, upon which the main
25 building sides.

26 G. Fireplaces and roof eaves may encroach two feet (2') into side yard
27 setbacks. No other structural encroachments shall be permitted in the front, rear or
28 side yard as provided for in Section 18.19 of Ordinance No. 348.

1 In addition, the following development standard shall also apply:

2 AA. Lot coverage shall not exceed sixty percent (60%) for one story and
3 fifty percent (50%) for two story buildings.

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

6 i. Planning Areas 15, 16 and 17

7 (1) The uses permitted in Planning Areas 15, 16 and 17 of Specific Plan No.
8 293 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No.
9 348, except that the uses permitted pursuant to Section 6.1.a.(2) and (3), b.(1) and (3), and
10 d. shall not be permitted.

11 (2) The development standards for Planning Areas 15, 16 and 17 of Specific
12 Plan No. 293 shall be the same as those standards identified in Article VI, Section 6.2 of
13 Ordinance No. 348, except that the development standards set forth in Article VI, Section
14 6.2.a., d., and e.(1), (2) and (4) and shall be deleted and replaced by the following:

15 A. Building height shall not exceed two stories with a maximum height
16 of thirty-five feet (35').

17 B. The minimum frontage of a lot shall be forty feet (40'), except that
18 lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty feet
19 (30'). Lot frontage along curvilinear streets may be measured at the building
20 setback in accordance with zone development standards.

21 C. The front yard shall be not less than eighteen feet (18'), measured
22 from the existing street line or from any future street line as shown on any Specific
23 Plan of Highways, whichever is nearer the proposed structure.

24 D. Side yards on interior and through lots shall be not less than five feet
25 (5'). Side yards on corner and reverse corner lots shall be not less than ten feet (10')
26 from the existing street line or from any future street line as shown on any Specific
27 Plan of Highways, whichever is nearer the proposed structure, upon which the main
28 building sides.

1 E. Fireplaces and roof eaves may encroach two feet (2') into side yard
2 setbacks. No other structural encroachments shall be permitted in the front, rear, or
3 side yard except as provided for in Section 18.19 of Ordinance No. 348.

4 In addition, the following development standard shall also apply:

5 AA. Lot coverage shall not exceed forty percent (50%) for one story and
6 forty percent (40%) for two story buildings.

7 BB. Where a zero lot line design is utilized, the alternate side yard shall
8 not be less than ten feet (10') in width.

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

11 j. Planning Area 19

12 (1) The uses permitted in Planning Area 19 of Specific Plan No. 293 shall be
13 the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except
14 that the uses permitted pursuant Section 6.1.a.(2) and (3), b.(1) and (3), and d. shall not be
15 permitted. In addition, the permitted uses identified under Section 6.1.a. shall also include
16 schools.

17 (2) The development standards for Planning Area 19 of Specific Plan No. 293
18 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No.
19 348, except that the development standards set forth in Article VI, Section 6.2.a., b., c., d.
20 and e.(1), (2) and (4) shall be deleted and replaced by the following:

21 A. Building height shall not exceed two stories with a maximum height
22 of thirty-five feet (35').

23 B. Lot area shall be not less than five thousand (5,000) square feet. The
24 minimum lot area shall be determined by excluding that portion of a lot that is used
25 solely for access to the portion of a lot used as a building site.

26 C. The minimum average width of that portion of a lot to be used as a
27 building site shall be fifty feet (50') with a minimum average depth of eighty feet
28 (80'). That portion of a lot used for access on "flag" lots shall have a minimum

1 width of twenty feet (20').

2 D. The minimum frontage of a lot shall be forty feet (40'), except that
3 the lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-
4 five feet (35'). Lot frontage along curvilinear streets may be measured at the
5 building setback in accordance with zone development standards.

6 E. The front yard shall be not less than fifteen feet (15'), measured from
7 the existing street line or from any future street line as shown on any Specific Plan
8 of Highways, whichever is nearer the proposed structure.

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

14 G. Fireplaces and roof eaves may encroach two feet (2') into side yard
15 setbacks. No other structural encroachments shall be permitted in the front, rear or
16 side yard as provided for in Section 18.19 of Ordinance No. 348.

17 In addition, the following development standard shall also apply:

18 AA. Lot coverage shall not exceed sixty percent (60%) for one story and
19 fifty percent (50%) for two story buildings.

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

22 k. Planning Area 25

23 (1) The uses permitted in Planning Area 25 of Specific Plan No. 293 shall be
24 the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348,
25 except that uses pursuant to Section 8.100.a.(1), (2), (3), (4), (5), (6) and (7) and c.(1) shall
26 not be permitted.

27 (2) The development standards for Planning Area 25 of Specific Plan No. 293
28 shall be the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance

1 No. 348.

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

4 1. Planning Area 26

5 (1) The uses permitted in Planning Area 26 of Specific Plan No. 293 shall be
6 the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348 except
7 that the uses permitted pursuant to Section 6.1.b.(1) and (3) shall not be permitted.

8 (2) The development standards for Planning Area 26 of Specific Plan No. 293
9 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No.
10 348, except that the development standards set forth in Article VI, Section 6.2a., b., c., d.,
11 and e.(1), (2) and (3) shall be deleted and replaced by the following:

12 A. Building height shall not exceed two stories with a maximum height
13 of thirty-five feet (35'), unless cluster development subject to the development
14 standards set forth in Subsection BB. of this Section is utilized.

15 B. Lot area shall be not less than forty thousand (40,000) square feet,
16 unless cluster development subject to the development standards set forth in
17 Subsection BB. of this Section is utilized. The minimum lot area shall be
18 determined by excluding that portion of a lot that is used solely for access to the
19 portion of a lot used as building site.

20 C. The minimum average width of that portion of a lot to be used as a
21 building site shall be one hundred feet (100'), with a minimum average depth of two
22 hundred feet (200') unless cluster development subject to the development standards
23 set forth in Subsection BB. of this Section is utilized. That portion of a lot used for
24 access on "flag" lots shall have a minimum width of twenty feet (20').

25 D. The minimum frontage of a lot shall be seventy (70') except that lots
26 fronting on knuckles or cul-de-sacs may have a minimum frontage of forty-five feet
27 (45') unless cluster development subject to the development standards set forth in
28 Subsection BB. of this Section is utilized. Lot frontage along curvilinear streets

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

3 E. The front yard shall be not less than thirty feet (30'), measured from
4 the existing street line or from any future street line as shown on any Specific Plan
5 of Highways, whichever is nearer the proposed structure unless cluster development
6 subject to the development standards set forth in Subsection BB. of this Section is
7 utilized.

8 F. Side yards on interior and through lots shall be not less than twenty
9 feet (20'), as measured from any structure unless cluster development subject to the
10 development standards set forth in Subsection BB. of this Section is utilized. Side
11 yards on corner and reverse corner lots shall be not less than twenty-five feet (25')
12 from the existing street line or from any future street line as shown on any Specific
13 Plan of Highways, whichever is nearer the proposed structure, upon which the main
14 building sides unless cluster development subject to the development standards set
15 forth in Subsection BB. of this Section is utilized.

16 G. The rear yard shall not be less than twenty feet (20') unless cluster
17 development subject to the development standards set forth in Subsection BB. of
18 this Section is utilized.

19 In addition, the following standards shall also apply:

20 AA. No lot shall have more than twenty-five percent (25%) of its net
21 buildable area covered by buildings or structures unless cluster development
22 subject to the development standards set forth in Subsection BB. of this
23 Section is utilized.

24 BB. CLUSTER DEVELOPMENT. It may be desirable to permit the
25 development of subdivisions containing open areas that will be used for
26 recreation purposes or will tend to preserve the rural atmosphere of the area.
27 Therefore, when a cluster development design is utilized, the following
28 development standards shall be applicable:

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1. The height of single family dwellings shall not exceed thirty-five feet (35'). All other buildings and structures shall not exceed fifty feet (50') in height, unless a height up to seventy-five feet (75') is specifically permitted under the provisions of Section 18.34 of Ordinance No. 348.

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

3. The minimum average width of that portion of a lot to be used as a building site shall be sixty feet (60') with a minimum average depth of one hundred feet (100'). That portion of a lot used for access on "flag" lots shall have a minimum width of twenty feet (20').

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

5. The front yard shall be not less than twenty feet (20'), measured from the existing street line or from any future street line as shown on any Specific Plan of Highways, whichever is nearer the proposed structure.

6. Side yards on interior and through lots shall be not less than ten percent (10%) of the width of the lot, but not less than three feet in width in any event, and need not exceed a width of five feet (5'). Side yards on corner and reverse corner lots shall be not less than ten feet (10') from the existing street line or from any future

1 street line as shown on any Specific Plan of Highways, whichever is
2 nearer the proposed structure, upon which the main building sides,
3 except that where the lot is less than fifty feet (50') wide the yard
4 need not exceed twenty percent (20%) of the width of the lot.

5 7. The rear yard shall be not less than ten feet (10').

6 8. The minimum overall area for each dwelling unit,
7 exclusive of the area used for any commercial purposes and area set
8 aside for street right of way, but including recreation and open space
9 areas, shall be forty thousand (40,000) square feet.

10 9. Where a zero lot line design is utilized the alternate
11 side yard shall not be less than ten feet (10') in width.

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

14 m. Planning Areas 27

15 (1) The uses permitted in Planning Areas 27 of Specific Plan No. 293 shall be
16 the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except
17 that the uses permitted pursuant to Section 6.1.a.(2) and (3), b.(1) and (3), and d. shall not
18 be permitted.

19 (2) The development standards for Planning Areas 27 of Specific Plan No. 293
20 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No.
21 348, except that the development standards set forth in Article VI, Section 6.2.a., d., and
22 e.(1), (2) and (4) and shall be deleted and replaced by the following:

23 A. Building height shall not exceed three stories with a maximum
24 height of forty feet (40').

25 B. The minimum frontage of a lot shall be fifty feet (50'), except that
26 lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty feet
27 (30'). Lot frontage along curvilinear streets may be measured at the building
28 setback in accordance with zone development standards.

1 C. The front yard shall be not less than fifteen feet (15'), measured from
2 the existing street line or from any future street line as shown on any Specific Plan
3 of Highways, whichever is nearer the proposed structure.

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

9 E. Fireplaces and roof eaves may encroach two feet (2') into side yard setbacks.
10 No other structural encroachments shall be permitted in the front, rear, or side yard
11 except as provided for in Section 18.19 of Ordinance No. 348.

12 In addition, the following development standard shall also apply:

13 AA. Lot coverage shall not exceed forty percent (40%) for one story and
14 thirty-five percent (35%) for two story buildings.

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

17 n. Planning Area 31

18 (1) The uses permitted in Planning Area 31 of Specific Plan No. 293 shall be
19 the same as those uses permitted in Article XIV, Section 14.1 of Ordinance No. 348.

20 (2) The development standards for Planning Area 31 of Specific Plan No. 293
21 shall be the same as those standards identified in Article XIV, Section 14.2 of Ordinance
22 No. 348.

23 (3) Except as provided above, all other zoning requirements shall be the same as
24 those requirements identified in Article XIV or Ordinance No. 348.

25 o. Planning Area 35

26 (1) The uses permitted in Planning Area 35 of Specific Plan No. 293 shall be
27 the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except
28 that the uses permitted pursuant to Section 6.1.a.(2) and (3), Section 6.b.1 (1) and (3), and

1 Section 6.1.d. shall not be permitted. In addition, the permitted uses identified under
2 Section 6.1.c. shall also include libraries, day care centers, and churches.

3 (2) The development standards for Planning Area 35 of Specific Plan No. 293
4 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No.
5 348, except that the development standards set forth in Article VI, Section 6.2.a., b., c., d.
6 and e.(1), (2) and (4) shall be deleted and replaced by the following:

7 A. Building height shall not exceed two stories with a maximum height
8 of thirty-five feet (35').

9 B. Lot area shall be not less than four thousand (4,000) square feet. The
10 minimum lot area shall be determined by excluding that portion of a lot that is used
11 solely for access to the portion of a lot used as a building site.

12 C. The minimum average width of that portion of a lot to be used as a
13 building site shall be forty feet (40'), with a minimum average depth of eighty feet
14 (80'). That portion of a lot used for access on "flag" lots shall have a minimum
15 width of twenty feet.

16 D. The minimum frontage of a lot shall be thirty feet (30'), except that
17 lots fronting on knuckles or cul-de-sacs may have a minimum frontage of twenty-
18 two feet (22'). Lot frontage along curvilinear streets may be measured at the
19 buildings setback in accordance with zone development standards.

20 E. The front yard shall be not less than fifteen feet (15'), measured from
21 the existing street line or from any future street line as shown on any Specific Plan
22 of Highways, whichever is nearer the proposed structure.

23 F. 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 ten feet (10')
25 from the existing street line or from any future street line as shown on any Specific
26 Plan of Highways, whichever is nearer the proposed structure, upon which the main
27 building sides.

28 G. Fireplaces and roof eaves may encroach two feet (2') into side yard

1 setbacks. No other structural encroachments shall be permitted in the front, rear or
2 side yard except as provided for in Section 18.19 of Ordinance No. 348.

3 In addition, the following development standards shall also apply:

4 AA. Lot coverage shall not exceed sixty percent (60%) for one story and
5 fifty percent (50%) for two story buildings.

6 BB. Where a zero lot line design is utilized, the alternate side yard shall
7 not be less than ten feet in width.

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

10 p. Planning Areas 44 and 53

11 (1) The uses permitted in Planning Areas 44 and 53 of Specific Plan No. 293
12 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348,
13 except that the uses permitted pursuant to Section 6.1.a.(2) and (3), 6.1.b.1 (1), (3) and
14 6.1.d. shall not be permitted. In addition, the permitted uses identified under Section 6.1.c.
15 shall also include libraries, day care centers, and churches.

16 (2) The development standards for Planning Areas 44 and 53 of Specific Plan
17 No. 293 shall be the same as those standards identified in Article VI, Section 6.2 of
18 Ordinance No. 348, except that the development standards set forth in Article VI, Section
19 6.2.a., b., c., d. and e.(1), (2) and (4) shall be deleted and replaced by the following:

20 A. Building height shall not exceed two stories with a maximum height
21 of thirty-five feet (35').

22 B. Lot area shall be not less than five thousand (5,000) square feet. The
23 minimum lot area shall be determined by excluding that portion of a lot that is used
24 solely for access to the portion of a lot used as a building site.

25 C. The minimum average width of that portion of a lot to be used as a
26 building site shall be fifty feet (50'), with a minimum average depth of eighty feet
27 (80'). That portion of a lot used for access on "flag" lots shall have a minimum
28 width of twenty feet (20').

1 D. The minimum frontage of a lot shall be forty feet (40'), except that
2 lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five
3 feet (35'). Lot frontage along curvilinear streets may be measured at the building
4 setback in accordance with zone development standards.

5 E. The front yard shall be not less than fifteen feet (15'), measured from
6 the existing street line or from any future street line as shown on any Specific Plan
7 of Highways, whichever is nearer the proposed structure.

8 F. Side yards on interior and through lots shall not be less than five feet
9 (5'). Side yards on corner and reverse corner lots shall be not less than ten feet (10')
10 from the existing street line or from any future street line as shown on any Specific
11 Plan of Highways, whichever is nearer the proposed structure, upon which the main
12 building sides.

13 G. Fireplaces and roof eaves may encroach two feet (2') into side yard
14 setbacks. No other structural encroachments shall be permitted in the front, rear or
15 side yard except as provided for in Section 18.19 of Ordinance No. 348.

16 In addition, the following development standards shall also apply:

17 AA. Lot coverage shall not exceed sixty percent (60%) for one story and
18 fifty percent (50%) for two story buildings.

19 BB. Where a zero lot line design is utilized the alternate side yard shall
20 not be less than ten feet (10') in width.

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

23 q. Planning Areas 45b and 48b

24 (1) The uses permitted in Planning Areas 45b and 48b of Specific Plan No. 293
25 shall be the same as those uses permitted in Article XIII, Section 13.1 of Ordinance No.
26 348.

27 (2) The development standards for Planning Areas 45b and 48b of Specific Plan
28 No. 293 shall be the same as those standards identified in Article XIII, Section 13.2 of

1 Ordinance No. 348.

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

4 r. Planning Areas 47, 50, 51, 52, 60 and 61

5 (1) The uses permitted in Planning Areas 47, 50, 51, 52, 60 and 61 of Specific
6 Plan No. 293 shall be the same as those uses permitted in Article VI, Section 6.1 of
7 Ordinance No. 348, except that the uses permitted pursuant to Section 6.1.a.(2) and (3),
8 b.(1) and (3), and d. shall not be permitted. In addition, the permitted uses identified under
9 Section 6.1.c. shall also include libraries, day care centers and churches.

10 (2) The development standards for Planning Areas 47, 50, 51, 52, 60 and 61 of
11 Specific Plan No. 293 shall be the same as those standards identified in Article VI, Section
12 6.2 of Ordinance No. 348, except that the development standards set forth in Article VI,
13 Section 6.2.a., d., and e.(1), (2) and (4) and shall be deleted and replaced by the following:

14 A. Building height shall not exceed two stories with a maximum height
15 of thirty-five feet (35').

16 B. The minimum frontage of a lot shall be fifty feet (50'), except that
17 lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty feet
18 (30'). Lot frontage along curvilinear streets may be measured at the building
19 setback in accordance with zone development standards.

20 C. The front yard shall be not less than fifteen feet (15'), measured from
21 the existing street line or from any future street line as shown on any Specific Plan
22 of Highways, whichever is nearer the proposed structure.

23 D. 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 ten feet (10')
25 from the existing street line or from any future street line as shown on any Specific
26 Plan of Highways, whichever is nearer the proposed structure, upon which the main
27 building sides.

28 E. Fireplaces and roof eaves may encroach two feet (2') into side yard

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setbacks. No other structural encroachments shall be permitted in the front, rear, or side yard except as provided for in Section 18.19 of Ordinance No. 348.

In addition, the following development standard shall also apply:

AA. Lot coverage shall not exceed forty percent (40%) for one story and thirty-five percent (35%) for two story buildings.

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

s. Planning Areas 48a, 49, and 59

(1) The uses permitted in Planning Areas 48a, 49, and 59 of Specific Plan No. 293 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except that uses pursuant to Section 8.100.a.(1), (2), (3), (4), (5), (6) and (7) and b.(1) shall not be permitted.

(2) The development standards for Planning Areas 48a, 49, and 59 of Specific Plan No. 293 shall be the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No. 348.

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

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Section 2. This ordinance shall take effect 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 AND CONTENT:
November 3, 2005

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