

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

915B



FROM: TLMA - Planning Department

SUBMITTAL DATE:  
February 8, 2008

SUBJECT: Ordinance 348.4481

**BACKGROUND:** On October 2, 2007 (Agenda item 15.5) the Board of Supervisors tentatively approved Ordinance No. 348.4481 amending Ordinance No. 348 relating to Accessory Buildings. The amendment was tentatively approved and referred to the Office of County Counsel to make minor revisions and prepare the final amendment for adoption. Counsel has prepared the final document and it is now ready for adoption.

**RECOMMENDED MOTION:** That the Board of Supervisors adopt Ordinance Amendment No. 348.4481

REVIEWED BY EXECUTIVE OFFICE

DATE

2/11/08 mey

Tina Grande  
Departmental Concurrence

Ron Goldman  
Planning Director

Damien Meins  
Assistant Planning Director

MFB:mfb

Policy

Policy

Consent

Consent

Dept't Recomm.:

Per Exec. Ofc.:

Prev. Agn. Ref.

District: ALL

Agenda Number:

2.16





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- (3) Where the average slope of the front half of the lot is greater than one foot rise or fall in a seven foot run from the established street elevation at the property line, or where the front half of the lot is more than four feet above or below such established street elevation, a private garage may be built to the street and side lines.
- (4) In the case of an interior lot, no detached accessory building shall be erected so as to encroach upon the front half of the lot, provided, however, such accessory building need not be more than 75 feet from the street line.
- (5) In the case of a corner lot abutting upon more than two streets, no detached accessory building shall be nearer any street line than one-fifth of the width or length of the lot.
- (6) In the case of through lots, no detached accessory building shall encroach upon the required front yard on either street.
- (7) In mountain resort areas at altitudes above 4000 feet a private garage in any residential zone or on premises used for residential purposes may be constructed to the same building setback line as is required for a dwelling on the same premises.
- (8) No detached accessory building shall be nearer than ten feet to the main building.
- (9) For parcels two acres or smaller located in any residential zone or where a dwelling is the principal use, the minimum setback from a side property line shall be five feet and the minimum setback from a rear property line shall be ten feet; provided, however, that where the applicable zone provides for a greater side or rear yard setback, such greater setback shall apply. For parcels larger than two acres located in any residential zone or where a dwelling is the principal use, the minimum setback from a side property line and from a rear

1 property line shall be ten feet; provided, however, that where the  
2 applicable zone provides for a greater side or rear yard setback, such  
3 greater setback shall apply.

4 (10) Notwithstanding the height limitations of any zone, the height limit  
5 on any parcel in any residential zone or on any parcel where a  
6 dwelling is the principal use shall be twenty feet for parcels two  
7 acres or smaller and thirty-five feet for parcels larger than two acres.

8 (11) In any residential zone or where a dwelling is the principal use, bare  
9 metal buildings (metal buildings without paint or exterior  
10 architectural coatings or treatments), shall not be located on a parcel  
11 one acre or smaller. This prohibition shall not apply to single-story  
12 garden sheds, playhouses or similar buildings of 120 square feet or  
13 less.

14 c. PERMIT REQUIREMENT. In any residential zone or where the principal  
15 use of a parcel is a dwelling, the approval of a plot plan pursuant to Section  
16 18.30 of this ordinance shall be required for either: (1) a detached accessory  
17 building with a floor area of 401 square feet or more; or (2) a detached  
18 accessory building with a floor area of 120 square feet or more on a parcel  
19 which already has one or more existing or approved detached accessory  
20 buildings with a floor area of 120 square feet or more. All plot plans  
21 required pursuant to this subsection shall be subject to the hearing  
22 requirements of Section 18.30 d.(2). In addition to all other requirements,  
23 a plot plan for a detached accessory building located less than 30 feet from  
24 the main building may be approved only if it is found that the detached  
25 accessory building is compatible with the architecture of the main building  
26 and consistent with the character of the surrounding neighborhood. In  
27 addition to all other requirements, a plot plan for a detached accessory  
28 building located 30 feet or more from the main building may be approved

1 only if it is found that the detached accessory building is consistent with the  
2 character of the surrounding neighborhood.

3 d. EXCEPTIONS.

4 (1) This section shall not apply in the A-P, A-2 or A-D zones.

5 (2) The provisions of subsections b.(9), b.(10), b.(11) and c. of this Section  
6 18.18 shall not apply to any detached accessory building for which a  
7 building permit was issued prior to the effective date of Ordinance No.  
8 348.4481 (March 27, 2007).”

9 Section 3. A new section 18.50 is added to Ordinance No. 348 to read as follows:

10 “SECTION 18.50. METAL SHIPPING CONTAINERS.

11 a. INTENT. The Board of Supervisors has enacted the following provisions  
12 to establish minimum development standards for the placement of metal  
13 shipping containers within the unincorporated areas of Riverside County.  
14 These standards are designed to enhance the aesthetic appearance of the  
15 community, preserve property values and protect the public health, safety  
16 and welfare.

17 b. PERMITTED ZONING AND DEVELOPMENT STANDARDS.

18 Placement of metal shipping containers shall be subject to the following  
19 limitations:

20 (1) Metal shipping containers shall not be allowed as a principal use in  
21 any zone.

22 (2) Metal shipping containers shall be allowed in all zones on a  
23 temporary basis when utilized during construction or grading  
24 operations for the site where located and when utilized solely for the  
25 storage of supplies and equipment that are used for construction or  
26 grading on that site.

27 (3) In commercial and industrial zones, placement of metal shipping  
28 containers as an accessory use is permitted provided a plot plan has



