

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

104B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
April 25, 2008

SUBJECT: Ordinance No. 348.4584, to adopt SP Zone Requirements and Standards for Specific Plan No. 301; Third Supervisorial District; Winchester Zoning Area / Sun City/Mead Valley Area Plan.

RECOMMENDED MOTION:

ADOPTION of Ordinance No. 348.4584, an Ordinance of the County of Riverside Amending Ordinance No. 348 Relating to Zoning.

BACKGROUND: Change of Zone No. 7265 was tentatively approved by the Board of Supervisors on December 18, 2007.

REVIEWED BY EXECUTIVE OFFICE

DATE 4/29/08
Tina Grande
Departmental Concurrence

Ron Goldman
Planning Director

RG:cv

Dep't Recomm.: Consent Policy
Per Exec. Ofc.: Consent Policy

1 BB. Lots shall have a minimum usable pad area of not less than seven
2 thousand (7,000) square feet.

3 CC. Interior side yards may be reduced to accommodate zero lot line
4 situations, except that, in no case shall the reduction in the side yard areas reduce the
5 separation between structures to less than ten feet (10').

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

8 b. Planning Areas 2 and 6

9 (1) The uses permitted in Planning Areas 2 and 6 of Specific Plan No. 301 shall be the
10 same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses
11 permitted pursuant to Section 6.1.a.(3), b.(1), (3) and (4), and c.(1) shall not be permitted

12 (2) The development standards for Planning Areas 2 and 6 of Specific Plan No. 301 shall
13 be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that
14 the development standards set forth in Article VI, Section 6.2.b.,c.,d., and e.(2), and (4) shall be
15 deleted and replaced by the following:

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

19 B. The minimum average width of that portion of the lot to be used as
20 a building site shall be fifty feet (50') with a minimum average depth of ninety feet (90').
21 "Flag" lots shall not be permitted.

22 C. The minimum frontage of a lot shall be fifty feet (50'), except that lots
23 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five feet (35'). Lot
24 frontage along curvilinear streets may be measured at the building setback in accordance with
25 zone development standards.

26 D. Side yards on interior and through lots shall be not less than five feet (5') in
27 width. Side yards on corner and reversed corner lots shall be not less than ten feet (10')
28 from the existing street line or from any future street line as shown on any specific plan of

1 highways, whichever is nearer the proposed structure, upon which the main building sides,
2 except that where the lot is less than fifty feet (50') wide, the yard need not exceed twenty
3 percent (20%) of the width of the lot.

4 E. Chimneys and fireplaces shall be allowed to encroach into side yards a
5 maximum of two feet (2'). No other structural encroachments shall be permitted in the front,
6 side or rear yard except as provided for in Section 18.19 of this Ordinance.

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

8 AA. In no case shall more than fifty percent (50%) of any lot be covered by
9 buildings or structures that are single-story and forty-five percent (45%) for those that
10 are two-story.

11 BB. Lots shall have a minimum net usable pad area of not less than
12 ninety-seven percent (97%) of the minimum lot area of the zone.

13 CC. Interior side yards may be reduced to accommodate zero lot line
14 situations, except that, in no case shall the reduction in the side yard areas reduce
15 the separation between structures to less than ten feet (10').

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

18 c. Planning Area 3

19 (1) The uses permitted in Planning Area 3 of Specific Plan No. 301 shall be the same as
20 those uses permitted in Article VIII, Section 8.1 of Ordinance No. 348, except that the uses permitted
21 pursuant to Section 8.1.a.(3), (25) b.(1), (3) and (4), and c. shall not be permitted.

22 (2) The development standards for Planning Area 3 of Specific Plan No. 301 shall be the
23 same as those standards identified in Article VIII, Section 8.2 of Ordinance No. 348, except that the
24 development standards set forth in Article VII, Section 8.2.a., c., and d. shall be deleted and replaced
25 by the following:

26 A. The minimum lot area shall be five thousand (5,000) square feet with a
27 minimum average width of forty-five feet (45') and a minimum average depth of ninety feet
28 (90').

1 B. Side yards on interior and through lots shall be not less than five feet (5') in
2 width. Side yards on corner and reversed corner lots shall be not less than ten feet (10')
3 from the existing street line or from any future street line as shown on any specific plan of
4 highways, whichever is nearer the proposed structure, upon which the main building sides,
5 except that where the lot is less than forty-five feet (45') wide, the yard need not exceed twenty
6 percent (20%) of the width of the lot. No other structural encroachments shall be permitted in
7 the front, side or rear yard except as provided for in Section 18.19 of Ordinance No. 348.

8 C. All buildings and structures shall not exceed two (2) stories or thirty-five feet
9 (35') in height.

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

11 AA. Lots shall have a minimum net usable pad area of not less than ninety-
12 seven percent (97%) of the minimum lot size.

13 BB. The minimum frontage of a lot shall be forty-five feet (45'), except that
14 lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five feet (35').
15 Lot frontage along curvilinear streets may be measured at the building setback in accordance
16 with zone development standards.

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

19 d. Planning Areas 4A, 4B, 10, 13, 22C, 27A, 27C, 27D, 27E, 27F, 38, 39A, 39B, 42A, 42B, 42C,
20 42D, and 42E.

21 (1) The uses permitted in Planning Areas 4A, 4B, 10, 13, 22C, 27A, 27C, 27D, 27E,
22 27F, 38, 39A, 39B, 42A, 42B, 42C, 42D, and 42E of Specific Plan No. 301 shall be the same as those
23 uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except that the uses permitted
24 pursuant to Section 8.100.a.(1), (2), (6) and (8), b.(1) and c.(1). shall not be permitted. In addition,
25 the permitted uses identified under Section 8.100.a. shall also include detention areas, greenbelts,
26 lakes, open space, and public parks.

27 (2) The development standards for Planning Areas 4A, 4B, 10, 13, 22C, 27A, 27C,
28 27D, 27E, 27F, 38, 39A, 39B, 42A, 42B, 42C, 42D, and 42E of Specific Plan No. 301 shall be the

1 same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No. 348.

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

4 e. Planning Areas 5A, 5B, 9, 22B, 26, and 37.

5 (1) The uses permitted in Planning Areas 5A, 5B, 9, 22B, 26, and 37 of Specific Plan No.
6 301 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348,
7 except that the uses permitted pursuant to Section 8.100.a.(1), (2), (6) and (8), b.(1) and c.(1) shall not
8 be permitted. In addition, the permitted uses identified under Section 8.100.a. shall also include public
9 parks and trails.

10 (2) The development standards for Planning Areas 5A, 5B, 9, 22B, 26, and 37 of Specific
11 Plan No. 301 shall be the same as those standards identified in Article VIIIe, Section 8.101 of
12 Ordinance No. 348.

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

15 f. Planning Area 11.

16 (1) The uses permitted in Planning Area 11 of Specific Plan No. 301 shall be the same
17 as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348 except that uses
18 permitted pursuant to Section 8.100.a. (1), (4), (6) and (8), b.(1) and c.(1) shall not be permitted. In
19 addition, the permitted uses identified under Section 8.100.a. shall also include open space.

20 (2) The development standards for Planning Area 11 of Specific Plan No. 301 shall be
21 the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No. 348.

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

24 g. Planning Area 12A

25 (1) The uses permitted in Planning Area 12A of Specific Plan No. 301 shall be the same
26 as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses permitted
27 pursuant to Section 6.1.a.(3) and (7), b.(1), (3) and (4), and c.(1) shall not be permitted.

28 (2) The development standards for Planning Area 12A of Specific Plan No. 301 shall be

1 the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that the
2 development standards set forth in Article VI, Section 6.2.b., c., d., and e.(2), and (4) shall be deleted
3 and replaced by the following:

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

7 B. The minimum average width of that portion of the lot to be used as a
8 building site shall be forty-five feet (45') with a minimum average depth of ninety feet (90').
9 "Flag" lots shall not be permitted.

10 C. The minimum frontage of a lot shall be forty-five feet (45'), except that lots
11 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five feet (35'). Lot
12 frontage along curvilinear streets may be measured at the building setback in accordance with
13 zone development standards.

14 D. Side yards on interior and through lots shall be not less than five feet (5') in
15 width. Side yards on corner and reversed corner lots shall be not less than ten feet (10')
16 from the existing street line or from any future street line as shown on any specific plan of
17 highways, whichever is nearer the proposed structure, upon which the main building sides,
18 except that where the lot is less than forty-five feet (45') wide, the yard need not exceed twenty
19 percent (20%) of the width of the lot. Chimneys and fireplaces shall be allowed to encroach
20 into side yards a maximum of two feet (2'). No other structural encroachments shall be
21 permitted in the front, side or rear yard except as provided for in Section 18.19 of Ordinance
22 No. 348.

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

24 AA. In no case shall more than fifty percent (50%) of any lot be covered
25 by buildings or structures that are single-story and forty-five percent (45%) for
26 two-story.

27 BB. Lots shall have a minimum net usable pad area of not less than
28 ninety-seven percent (97%) of the minimum lot area size.

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

3 h. Planning Area 12B

4 (1) The uses permitted in Planning Area 12B of Specific Plan No. 301 shall be the same
5 as those uses permitted in Article VIII, Section 8.1 of Ordinance No. 348, except that the uses
6 permitted pursuant to Section 8.1.a.(3), b.(1), (3) and (4), and c. shall not be permitted.

7 (2) The development standards for Planning Area 12B of Specific Plan No. 301 shall be
8 the same as those standards identified in Article VIII, Section 8.2 of Ordinance No. 348, except that
9 the development standards set forth in Article VII, Section 8.2.a., c., and d. shall be deleted and
10 replaced by the following:

11 A. The minimum lot area shall be five thousand (5,000) square feet.

12 B. Side yards on interior and through lots shall be not less than five feet (5') in
13 width. Side yards on corner and reversed corner lots shall be not less than ten feet (10')
14 from the existing street line or from any future street line a shown on any specific plan of
15 highways, whichever is nearer the proposed structure, upon which the main building sides,
16 except that where the lot is less than forty-five feet (45') wide, the yard need not exceed twenty
17 percent (20%) of the width of the lot. Chimneys and fireplaces shall be allowed to encroach
18 into side yards a maximum of two feet (2'). No other structural encroachments shall be
19 permitted in the front, side or rear yard except as provided for in Section 18.19 of Ordinance
20 No. 348.

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

22 AA. Lots shall have a minimum net usable pad area of not less than
23 ninety-seven percent (97%) of the minimum lot size.

24 BB. The minimum frontage of a lot shall be forty-five feet (45'), except that
25 the fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five
26 feet (35') measured along the right-of-way line. Lot frontage along curvilinear streets
27 may be measured at the building setback in accordance with zone development
28 standards.

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

3 i. Planning Areas 14, 17, 22A, 23, 24, 31, 32, 33, 35 and 36

4 (1) The uses permitted in Planning Areas 14, 17, 22A, 23, 24, 31, 32, 33, 35 and 36 of
5 Specific Plan No. 301 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance
6 No. 348., except that the uses permitted pursuant to Section 6.1.a.(3), b.(1), (3) and (4), and c.(1) shall
7 not be permitted.

8 (2) The development standards for Planning Areas 14, 17, 22A, 23, 24, 31, 32, 33, 35 and
9 36 of Specific Plan No. 301 shall be the same as those standards identified in Article VI, Section 6.2 of
10 Ordinance No. 348., except that the development standards set forth in Article VI, Section 6.2.c.,
11 6.2.e(1) and (4) shall be deleted and replaced by the following:

12 A. The minimum average width of that portion of a lot to be used as a
13 building site shall be sixty feet (60') with a minimum average depth of one hundred feet
14 (100'). "Flag" lots shall not be permitted.

15 B. The front yard for living areas and porches shall not be less than fifteen feet
16 (15') from the existing street line or from any future street line as shown on any specific plan
17 of highways, whichever is nearer the proposed structure. The face of the garage shall be
18 setback twenty feet (20'). In a side-entry garage condition, the front yard shall not be less than
19 fifteen feet (15'). For corner lots, the front yard setback shall only apply from the front of the
20 building to the lot frontage. The distance from the street-side corner of the building to the lot
21 corner cutback shall be considered a portion of the side yard and adhere to side yard setback
22 requirements.

23 C. Chimneys, fireplaces, media niches, and air conditioning units shall be allowed
24 to encroach into side and rear yards a maximum of two feet (2'). No other structural
25 encroachments shall be permitted in the front, side or rear yard except as provided for in
26 Section 18.19 of Ordinance No. 348.

27 In addition, the following development standards shall also apply:
28

1 AA. In no case shall more than fifty percent (50%) of any single-story and
2 forty-five percent (45%) of any two-story lot be covered by buildings or structures.

3 BB. Lots shall have a minimum usable pad area of not less than seven
4 thousand (7,000) square feet.

5 CC. Interior side yards may be reduced to accommodate zero lot line
6 situations, except that, in no case shall the reduction in the side yard areas reduce the
7 separation between structures to less than ten feet (10').

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

10 j. Planning Areas 15, 20, 25, and 29

11 (1) The uses permitted in Planning Areas 15, 20, 25, and 29 of Specific Plan No. 301 shall
12 be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the
13 uses permitted pursuant to Section 6.1.a.(3) and (7), b.(1), (3) and (4), and c.(1) shall not be permitted.

14 (2) The development standards for Planning Areas 15, 20, 25, and 29 of Specific Plan No.
15 301 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348,
16 except that the development standards set forth in Article VI, Section 6.2.b., c., d., and e.(1), (2), and
17 (4) shall be deleted and replaced by the following:

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

21 B. The minimum average width of that portion of the lot to be used as a
22 building site shall be fifty feet (50') with a minimum average depth of ninety feet (90').
23 "Flag" lots shall not be permitted.

24 C. The minimum frontage of a lot shall be fifty feet (50'), except that lots
25 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five feet (35'). Lot
26 frontage along curvilinear streets may be measured at the building setback in accordance with
27 zone development standards.

28 D. The front yard for living areas and porches shall not be less than fifteen feet

1 (15') from the existing street line or from any future street line as shown on any specific plan
2 of highways, whichever is nearer the proposed structure. The face of the garage shall be
3 setback twenty feet (20'). In a side-entry garage condition, the front yard shall not be less than
4 fifteen feet (15'). For corner lots, the front yard setback shall only apply from the front of the
5 building to the lot frontage. The distance from the street-side corner of the building to the lot
6 corner cutback shall be considered a portion of the side yard and adhere to side yard setback
7 requirements.

8 E. Side yards on interior and through lots shall be not less than five feet (5') in
9 width. Side yards on corner and reversed corner lots shall be not less than ten feet (10')
10 from the existing street line or from any future street line a shown on any specific plan of
11 highways, whichever is nearer the proposed structure, upon which the main building sides,
12 except that where the lot is less than fifty feet (50') wide, the yard need not exceed twenty
13 percent (20%) of the width of the lot.

14 F. Chimneys, fireplaces, media niches, and air conditioner units shall be allowed
15 to encroach into side and rear yards a maximum of two feet (2'). No other structural
16 encroachments shall be permitted in the front, side or rear yard except as provided for in
17 Section 18.19 of Ordinance No. 348.

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

19 AA. In no case shall more than fifty percent (50%) of any lot be covered
20 by buildings or structures that are single-story and forty-five percent (45%) for those
21 that are two-story.

22 BB. Lots shall have a minimum net usable pad area of not less than
23 ninety-seven percent (97%) of the minimum lot area.

24 CC. Building separation between adjacent dwelling units shall not be less
25 than eight feet (8') provided that there is no less than a ten-foot (10') building
26 separation between the garages and any adjacent structure or dwelling. Building
27 separation shall mean the distance between the structural portions of adjoining
28 dwellings as measured from that point where the dwellings are nearest; provided,

1 however, that a yard encroachment permitted under Section 18.19 of this Ordinance
2 shall not be considered a structural portion for the determination of building separation.

3 DD. Interior side yards may be reduced to accommodate zero lot line
4 situations, except that, in no case shall the reduction in side yard areas reduce the
5 required separation between detached structures to less than ten feet (10').

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

8 k. Planning Area 16, 18, 19, 30, 34A, & 34B

9 (1) The uses permitted in Planning Areas 16, 18, 19, 30, 34A, and 34B of Specific Plan
10 No. 301 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348,
11 except that the uses permitted pursuant to Section 6.1.a.(3), b.(1), (3) and (4), and c.(1) shall not be
12 permitted.

13 (2) The development standards for Planning Areas 16, 18, 19, 30, 34A, and 34B of
14 Specific Plan No. 301 shall be the same as those standards identified in Article VI, Section 6.2 of
15 Ordinance No. 348, except that the development standards set forth in Article VI, Section 6.2.b.,c.,d.,
16 and e.(1), (2), and (4) shall be deleted and replaced by the following:

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

20 B. The minimum average width of that portion of the lot to be used as
21 a building site shall be fifty feet (50') with a minimum average depth of ninety feet (90').
22 "Flag" lots shall not be permitted.

23 C. The minimum frontage of a lot shall be fifty feet (50'), except that lots
24 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five feet (35'). Lot
25 frontage along curvilinear streets may be measured at the building setback in accordance with
26 zone development standards.

27 D. The front yard for living areas and porches shall not be less than fifteen feet (15')
28 from the existing street line or from any future street line as shown on any specific plan

1 of highways, whichever is nearer the proposed structure. The face of the garage shall be
2 setback twenty feet (20'). In a side-entry garage condition, the front yard shall not be less than
3 fifteen feet (15'). For corner lots, the front yard setback shall only apply from the front of the
4 building to the lot frontage. The distance from the street-side corner of the building to the lot
5 corner cutback shall be considered a portion of the side yard and adhere to side yard setback
6 requirements.

7 E. Side yards on interior and through lots shall not be less than five feet (5') in
8 width. Side yards on corner and reversed corner lots shall not be less than ten feet (10') from
9 the existing street line or from any future street line as shown on any specific plan of
10 highways, whichever is nearer the proposed structure, upon which the main building sides,
11 except that where the lot is less than fifty feet (50') wide, the yard need not exceed twenty
12 percent (20%) of the width of the lot.

13 F. Chimneys, fireplaces, media niches, and air conditioning units shall be allowed
14 to encroach into side and rear yards a maximum of two feet (2'). No other structural
15 encroachments shall be permitted in the front, side or rear yard except as provided for in
16 Section 18.19 of Ordinance No. 348.

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

18 AA. In no case shall more than fifty percent (50%) of any single-story
19 and forty-five percent (45%) of any two-story lot be covered by buildings or structures.

20 BB. Lots shall have a minimum net usable pad area of not less than
21 ninety-seven percent (97%) of the minimum lot size.

22 CC. Interior side yards may be reduced to accommodate zero lot line
23 situations, except that, in no case shall the reduction in the side yard areas reduce
24 the separation between structures to less than ten feet (10').

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

27 1. Planning Areas 21 and 27B

28 (1) The uses permitted in Planning Areas 21 and 27B of Specific Plan No. 301 shall be

1 the same as those uses permitted in Article VIIIe, Section 8.101 of Ordinance No. 348, except that
2 the uses permitted pursuant to Section 8.100.a.(1), (6) and (8), b.(1) and c.(1) shall not be permitted.
3 In addition, the permitted uses identified under Section 8.100.a. shall also include public parks.

4 (2) The development standards for Planning Areas 21 and 27B of Specific Plan No.
5 301 shall be the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance
6 No. 348.

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

9 m. Planning Area 28

10 (1) The uses permitted in Planning Area 28 of Specific Plan No. 301 shall be the same
11 as those uses permitted in Article VI, Section 6.1. of Ordinance No. 348, except that the uses
12 permitted pursuant to Section 6.1.a.(3), b.(1), (3) and (4), and c.(1) shall not be permitted.

13 (2) The development standards for Planning Area 28 of Specific Plan No. 301 shall be
14 the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that
15 the development standards set forth in Article VI, Section 6.2.b.,c. e.(1) and (4) shall be deleted and
16 replaced by the following:

17 A. Lot area shall be not less than eight thousand (8,000) square feet. The
18 minimum lot area shall be determined by excluding that portion of a lot that is used solely
19 for access to the portion of a lot used as a building site.

20 B. The minimum average width of that portion of a lot to be used as a building
21 site shall be sixty-five feet (65') with a minimum average depth of one hundred feet
22 (100'). "Flag" lots shall not be permitted.

23 C. The front yard for living areas and porches shall not be less than fifteen feet
24 (15') from the existing street line or from any future street line as shown on any specific plan
25 of highways, whichever is nearer the proposed structure. The face of the garage shall be
26 setback twenty feet (20'). In a side-entry garage condition, the front yard shall not be less than
27 fifteen feet (15'). For corner lots, the front yard setback shall only apply from the front of the
28 building to the lot frontage. The distance from the street-side corner of the building to

1 the lot corner cutback shall be considered a portion of the side yard and adhere to side yard
2 setback requirements.

3 D. Chimneys, fireplaces, media niches, and air conditioning units shall be allowed
4 to encroach into side and rear yards a maximum of two feet (2'). No other structural
5 encroachments shall be permitted in the front, side or rear yard except as provided for in
6 Section 18.19 of this Ordinance.

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

8 AA. In no case shall more than fifty percent (50%) of any lot be covered by
9 buildings or structures that are single-story and forty-five percent (45%) for those that
10 are two-story.

11 BB. Lots shall have a minimum usable pad area of not less than seven
12 thousand (7,000) square feet.

13 CC. Interior side yards may be reduced to accommodate zero lot line
14 situations, except that, in no case shall the reduction in the side yard areas reduce
15 the separation between structures to less than ten feet (10').

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

18 n. Planning Area 40

19 (1) The uses permitted in Planning Area 40 of Specific Plan No. 301 shall be the same
20 as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses
21 permitted pursuant to Section 6.1.a.(3), b.(1), (3) and (4), and c.(1) shall not be permitted.

22 (2) The development standards for Planning Area 40 of Specific Plan No. 301 shall be
23 the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that
24 the development standards set forth in Article VI, Section 6.2.b., c., e.(1) and (4) shall be deleted and
25 replaced by the following:

26 A. Lot area shall be not less than nine thousand (9,000) square feet. The
27 minimum lot area shall be determined by excluding that portion of a lot that is used solely
28 for access to the portion of a lot used as a building site.

1 B. The minimum average width of that portion of a lot to be used as a building
2 site shall be sixty-five feet (65') with a minimum average depth of one hundred feet (100').
3 "Flag" lots shall not be permitted.

4 C. The front yard for living areas and porches shall not be less than fifteen feet
5 (15') from the existing street line or from any future street line as shown on any specific plan
6 of highways, whichever is nearer the proposed structure. The face of the garage shall be
7 setback twenty feet (20'). In a side-entry garage condition, the front yard shall not be less than
8 fifteen feet (15'). For corner lots, the front yard setback shall only apply from the front of the
9 building to the lot frontage. The distance from the street-side corner of the building to the lot
10 corner cutback shall be considered a portion of the side yard and adhere to side yard setback
11 requirements.

12 D. Chimneys, fireplaces, media niches, and air conditioning units shall be allowed
13 to encroach into side and rear yards a maximum of two feet (2'). No other structural
14 encroachments shall be permitted in the front, side or rear yard except as provided for in
15 Section 18.19 of Ordinance No. 348.

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

17 AA. In no case shall more than fifty (50%) of any lot be covered by
18 buildings or structures that are single-story and forty-five percent (45%) for those that
19 are two-story.

20 BB. Lots shall have a minimum usable pad area of not less than seven
21 thousand (7,000) square feet.

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

24 o. Planning Area 41

25 (1) The uses permitted in Planning Area 41 of Specific Plan No. 301 shall be the same as
26 those uses permitted in Article IXb, Section 9.50 of Ordinance No. 348 except that the uses permitted
27 pursuant to Section 9.50.a. (19), (30), (43), (49), (50), (52), (54), (71), (80) and (85) shall not be
28

1 permitted. In addition, the permitted uses identified under Section 9.50.a. shall also include libraries,
2 fire stations, and public parks.

3 (2) The development standards for Planning Area 41 of Specific Plan No. 301 shall be the
4 same as those standards identified in Article IXb, Section 9.53 of Ordinance No. 348.

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

7 Section 2. This ordinance shall take effect 30 days after its adoption.

8
9 BOARD OF SUPERVISORS OF THE COUNTY
OF RIVERSIDE, STATE OF CALIFORNIA

10 By _____
11 Chairman, Board of Supervisors


12
13 ATTEST:
14 NANCY ROMERO
15 Clerk of the Board

16 By _____
17 Deputy

18 (SEAL)

19 APPROVED AS TO FORM

20 COUNTY COUNSEL
21 April 21, 2007

22 
23 BY: _____
24 David HK Huff
25 Deputy County Counsel

26
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