

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

138A



**FROM:** TLMA - Planning Department

**SUBMITTAL DATE:**  
June 10, 2010

**SUBJECT:**

ORDINANCE NO. 348.4691 Amending Ordinance No. 348 relating to zoning.

**RECOMMENDED MOTION:**

That the Board of Supervisors Adopt Ordinance No. 348.4691, amending Specific Plan No. 286 zoning ordinance text.

Ron Goldman  
Planning Director

Initials:  
RG:ar

(Continued on Attached Page)

<b>FINANCIAL DATA</b>	Current F.Y. Total Cost:	\$ 0	In Current Year Budget:	N/A
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	N/A
	Annual Net County Cost:	\$ 0	For Fiscal Year:	N/A

<b>SOURCE OF FUNDS: N/A</b>	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input type="checkbox"/>

**C.E.O. RECOMMENDATION:**

APPROVE

BY:   
Tina Grande

County Executive Office Signature

FORM APPROVED COUNTY COUNSEL  
 BY: DAVID H.K. HUFF  
 DATE: 6/11/10  
 Department: Planning

Dept's Recomm.:  Consent  Policy  
 Per Exec. Ofc.:  Consent  Policy

**Prev. Agn. Ref.**

**District:** Third

**Agenda Number:**

3.46



1           b.     Planning Areas 2A, 2C, 20 and 25.

2           (1)     The uses permitted in Planning Areas 2A, 2C, 20 and 25 of Specific Plan No. 286  
3 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348,  
4 except that uses permitted pursuant to Section 8.100.a.(1), (2), (3), (4), (5), (6), (8); and b.(1) and  
5 c.(1) shall not be permitted. In addition, the permitted uses identified under Section 8.100.a. shall  
6 include drainage facilities and trails.

7           (2)     The development standards for Planning Areas 2A, 2C, 20 and 25 of Specific Plan  
8 No. 286 shall be the same as those standards identified in Article VIIIe, Section 8.101 of  
9 Ordinance No. 348.

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

12          c.     Planning Areas 3, 12B, 16A, 16B, 26A, 33 and 45.

13          (1)     The uses permitted in Planning Areas 3, 12B, 16A, 16B, 26A, 33, and 45 of  
14 Specific Plan No. 286 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of  
15 Ordinance No. 348, except that uses permitted pursuant to Section 8.100.a.(1), (2), (6) and (8);  
16 b.(1) and c.(1) shall not be permitted. In addition, the permitted uses identified under Section  
17 8.100.a. shall include public parks and trails.

18          (2)     The development standards for Planning Areas 3, 12B, 16A, 16B, 26A, 33, and 45  
19 of Specific Plan No. 286 shall be the same as those standards identified in Article VIIIe, Section  
20 8.101 of Ordinance No. 348.

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

23          d.     Planning Areas 4 and 27.

24          (1)     The uses permitted in Planning Areas 4 and 27 of Specific Plan No. 286 shall be  
25 the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that uses  
26 permitted pursuant to Section 6.1.b.(1) and (3) shall not be permitted.

27          (2)     The development standards for Planning Areas 4 and 27 of Specific Plan No. 286  
28 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348,

1 except that the development standards set forth in Article VI, Section 6.2.c. and e.(3) and (4) shall  
2 be deleted and replaced by the following:

3 A. The minimum average width of that portion of a lot to be used as a building  
4 site shall be one hundred feet (100') with a minimum average depth of one hundred fifty  
5 feet (150').

6 B. The rear yard shall be not less than fifty feet (50').

7 C. Chimneys and fireplaces shall be allowed to encroach into side yards a  
8 maximum of two feet (2'). No other structural encroachments shall be permitted in the  
9 front, rear or side yard except as provided for in Section 18.19 of Ordinance No. 348.

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

12 e. Planning Areas 5A, 5B, 7, 10B, 12A, 13A, 14A, 14B, 21A, 21B, 23, 24, 32, 34, 37, 38,  
13 and 44.

14 (1) The uses permitted in Planning Areas 5A, 5B, 7, 10B, 12A, 13A, 14A, 14B, 21A,  
15 21B, 23, 24, 32, 34, 37, 38, and 44 of Specific Plan No. 286 shall be the same as those uses  
16 permitted in Article VI, Section 6.1 of Ordinance No. 348, except that uses permitted pursuant to  
17 Section 6.1.b.(1) and (3) shall not be permitted.

18 (2) The development standards for Planning Areas 5A, 5B, 7, 10B, 12A, 13A, 14A,  
19 14B, 21A, 21B, 23, 24, 32, 34, 37, 38, and 44 of Specific Plan No. 286 shall be the same as those  
20 standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that the development  
21 standards set forth in Article VI, Section 6.2.e.(3) and (4) shall be deleted and replaced by the  
22 following:

23 A. The rear yard shall be not less than twenty feet (20').

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

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

1 f. Planning Areas 6, 15, 26B and 46.

2 (1) The uses permitted in Planning Areas 6, 15, 26B and 46 of Specific Plan No. 286  
3 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348. In  
4 addition, the permitted uses identified under Section 6.1.a. shall also include public schools.

5 (2) The development standards for Planning Areas 6, 15, 26B and 46 of Specific Plan  
6 No. 286 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No.  
7 348, except that the development standards set forth in Article VI, Section 6.2.e.(3) and (4) shall  
8 be deleted and replaced by the following:

9 A. The rear yard shall be not less than twenty feet (20').

10 B. Chimneys and fireplaces shall be allowed to encroach into side yards a  
11 maximum of two feet (2'). No other structural encroachments shall be permitted in the  
12 front, rear or side yard except as provided for in Section 18.19 of Ordinance No. 348

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

15 g. Planning Areas 8 and 40.

16 (1) The uses permitted in Planning Areas 8 and 40 of Specific Plan No. 286 shall be  
17 the same as those uses permitted in Article IXb, Section 9.50 of Ordinance No. 348, except that  
18 the uses permitted pursuant to Section 9.50.a.(30), (52), and (64) shall not be permitted. In  
19 addition, the permitted uses identified under Section 9.50.b. shall also include recreational vehicle  
20 storage, vehicle storage and mini-warehouses.

21 (2) The development standards for Planning Areas 8 and 40 of Specific Plan No. 286  
22 shall be the same as those standards identified in Article IXb, Section 9.53 of Ordinance No. 348.

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

25 h. Planning Areas 10A, 11, 19, 31, 39 and 42.

26 (1) The uses permitted in Planning Areas 10A, 11, 19, 31, 39 and 42 of Specific Plan  
27 No. 286 shall be the same as those standards identified in Article VI, Section 6.1 of Ordinance No.  
28 348, except that uses permitted pursuant to Section 6.1.b.(1) and (3) shall not be permitted.

1           (2) The development standards for Planning Areas 10A, 11, 19, 31, 39 and 42 of  
2 Specific Plan 286 shall be the same as those permitted in Article VI, Section 6.2 of Ordinance No.  
3 348, except that the development standards set forth in Article VI, Section 6.2.b., c., d. and e. (2),  
4 (3) and (4) shall be deleted and replaced by the following:

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

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

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

16           D. Side yards on interior and through lots shall be not less than five feet (5') in  
17 width. Side yards on corner and reversed corner lots shall be not less than ten feet (10')  
18 from the existing street line or from any future street line as shown on any Specific Plan of  
19 Highways, whichever is nearer the proposed structure, upon which the main building sides,  
20 except where the lot is less than fifty feet (50') wide, the yard need not exceed twenty  
21 percent (20%) of the width of the lot.

22           E. The rear yard shall be not less than fifteen feet (15') if adjacent to a  
23 greenbelt or other open space identified in Specific Plan No. 286. Otherwise, the rear yard  
24 shall not be less than twenty feet (20').

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

28 In addition, the following standard shall also apply:

1 AA. Lot coverage shall not exceed fifty percent (50%) for one-story  
2 buildings.

3 (3) Except as provided above, all other zoning requirements shall be the same as those  
4 requirements identified in Article VI of Ordinance 348.

5 i. Planning Area 18.

6 (1) The uses permitted in Planning Area 18 of Specific Plan No. 286 shall be  
7 the same as those uses permitted in Article IXb, Section 9.50 of Ordinance No. 348, except  
8 that the uses permitted pursuant to Section 9.50.a.(11), (23), (30), (32), (52) and (64); b.(5)  
9 and (7) shall not be permitted. In addition, the permitted uses identified under Section  
10 9.50.a. shall also include single-family dwellings, multiple family dwellings, congregate  
11 care residential facilities, public and private recreation areas, and paseos/trails.

12 (2) Any land division application submitted within Planning Area 18 shall be  
13 heard concurrently with a comprehensive plot plan application for the entire affected  
14 Planning Area by the Planning Commission in accordance with Section 18.30.d.(3) of  
15 Ordinance No. 348. The application for a comprehensive plot plan shall be submitted in  
16 accordance with the provisions of Section 18.30 of Ordinance No. 348 and shall also at a  
17 minimum include the following:

18 A. A statement indicating how the land division and comprehensive plot plan  
19 applications implement Specific Plan No. 286 and comply with the conditions of approval  
20 for said specific plan.

21 B. A comprehensive plot plan for the entire planning area, a conceptual  
22 grading plan and a tentative subdivision map, based upon a contour interval no greater than  
23 four feet (4'), which in addition to the requirements of Ordinance No. 460 and Section  
24 18.30 of Ordinance No. 348 include:

- 25 i. the proposed lots including lot lines and proposed easement, if any;  
26 ii. building footprints;  
27 iii. floor plan assignments;

- iv. pad elevations, street grades and all cut and fill slopes in excess of one (1) foot in vertical height;
- v. the proposed uses, their location and architectural designs;
- vi. the proposed internal circulation system; and
- vii. buffers, if any.

C. a design manual which includes:

- i. a description of residential floor plans and their mix;
- ii. the lot and building calculations for each lot and building as follows:
  - a. lot area and lot pad area.
  - b. building footprint area.
  - c. percentage of lot coverage.
  - d. front setback.
  - e. useable rear yard area and depth.
  - f. Building square-footage for commercial and residential uses.
- iii. a fencing plan including details of proposed materials to be used;
- iv. dimensioned conceptual floor plans and elevations, including details of proposed materials for elevations, and square-footages and heights of individual units; and
- v. a proposed phasing plan showing the planned sequence of subdivision map recordation and development.

(3) The developments standards for commercial uses within Planning Area 18 of Specific Plan No. 286 shall be the same as those standards identified in Article IXb, Section 9.53 of Ordinance No. 348. For purposes of this ordinance amendment, a commercial use shall be defined as development that included any permitted use other than single-family dwellings, multiple family dwelling or apartments.

(4) The development standards for residential uses and combined residential and commercial uses within Planning Area 18 of Specific Plan No. 286 shall be as follows:

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



1 feet for detached single-family dwellings with a minimum average width of sixty feet (60')  
2 and a minimum average depth of one hundred feet (100').

3 B. The minimum front and rear yards shall be twenty feet (20') and ten feet  
4 (10') respectively for single-family dwellings. The minimum front and rear yards shall be  
5 ten feet (10') for all other permitted uses that do not exceed thirty-five feet (35') in height.  
6 Any portion of a building that exceeds thirty-five feet (35') in height shall be set back from  
7 the front and rear lot lines no less than ten feet (10') plus two (2') feet for each foot by  
8 which the height exceeds thirty-five feet (35'). The front setback shall be measured from  
9 any existing or future street line as shown on any specific street plan of the County. The  
10 rear setback shall be measured from the existing rear lot line or from any recorded alley or  
11 easement; if the rear line adjoins a street, the rear setback requirement shall be the same as  
12 required for a front setback.

13 C. The minimum side yard shall be five feet (5') for buildings that do not  
14 exceed thirty-five feet (35') in height. Any portion of a building that exceeds thirty-five  
15 feet (35') in height shall be set back from each side lot line five feet (5') plus two feet (2')  
16 for each foot by which the height exceeds thirty-five feet (35'). If the side yard adjoins a  
17 street, the side setback requirement shall be the same as required for a front setback. No  
18 structural encroachments shall be permitted in the front, side or rear yards except as  
19 provided in Section 18.19 of Ordinance No. 348.

20 D. No lot shall have more than fifty percent (50%) of its net area covered with  
21 building or structures.

22 E. The maximum ratio of floor area to lot area shall not be greater than two to  
23 one (2:1), not including basement floor area.

24 F. All buildings and structures shall not exceed fifty feet (50') in height, unless  
25 a height up to seventy-five feet (75') is specifically permitted under the provisions of  
26 Section 18.34 of Ordinance No. 348.

27 G. Automobile storage space shall be provided as required by Section 18.12 of  
28 Ordinance No. 348.

1 H. Interior side yards may be reduced to accommodate zero lot line or common  
2 wall situations, except that in no case shall the reduction in side yard areas reduce the  
3 required separation between detached structures.

4 I. Setback areas may be used for driveways, parking and landscaping.

5 J. A minimum of fifteen percent (15%) of the site proposed for development  
6 shall be landscaped and irrigated.

7 K. Trash collection areas shall be screened by landscaping or architectural  
8 features in such a manner as not to be visible from a public street or from any adjacent  
9 residential area.

10 L. Outside storage areas are prohibited.

11 M. Utilities shall be installed underground except that electrical lines rated at  
12 33kV or greater may be installed above ground.

13 N. All lighting fixtures, including spot lights, electrical reflectors and other  
14 means of illumination for signs, structures, landscaping, parking, loading, unloading and  
15 similar areas, shall be focused, directed and arranged to prevent glare to direct illumination  
16 on residential uses.

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

19 j. Planning Areas 22, 35A and 35B.

20 (1) The uses permitted in Planning Areas 22, 35A and 35B of Specific Plan No. 286  
21 shall be the same as those uses permitted in Article VIIIe, Section 8.1000 of Ordinance No. 348,  
22 except that uses permitted pursuant to Section 8.100.a.(1), (2), (6) and (8); b.(1) and c.(1) shall not  
23 be permitted. In addition, the permitted uses identified under Section 8.100.a. shall include public  
24 parks and drainage facilities.

25 (2) The development standards for Planning Areas 22, 35A and 35B of Specific Plan  
26 No. 286 shall be the same as those standards identified in Article VIIIe, Section 8.101 of  
27 Ordinance No. 348.

28 (3) Except as provided above, all other zoning requirements shall be the same as those

1 requirements identified in Article VIIIe of Ordinance No. 348.

2 k. Planning Areas 28 and 30.

3 (1) The uses permitted in Planning Areas 28 and 30 of Specific Plan No. 286 shall be  
4 the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that uses  
5 permitted pursuant to Section 6.1.b.(1) and (3) shall not be permitted.

6 (2) The development standards for Planning Areas 28 and 30 of Specific Plan No. 286  
7 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348,  
8 except that the development standards set forth in Article VI, Section 6.2.b., c., and e.(2) and (3)  
9 shall be deleted and replaced by the following:

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

13 B. The minimum average width of that portion of a lot to be used as a building  
14 site shall be one hundred feet (100') with a minimum average depth of one hundred fifty  
15 feet (150'). That portion of a lot used for access on "flag" lots shall have a minimum width  
16 of twenty feet (20').

17 C. The side yard shall not be less than ten feet (10').

18 D. The rear yard shall not be less than fifty feet (50').

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

21 l. Planning Area 29.

22 (1) The uses permitted in Planning Area 29 of Specific Plan No. 286 shall be the same  
23 as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that uses permitted  
24 pursuant to Section 6.1.b.(1) and (3) shall not be permitted.

25 (2) The development standards for Planning Area 29 of Specific Plan No. 286 shall be  
26 the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that  
27 the development standards set forth in Article VI, Section 6.2.b., c., d. and e.(2), (3) and (4) shall  
28 be deleted and replaced by the following:

1           A. Lot area shall be not less than two and one-half (2 1/2) acres. The  
2 minimum lot area shall be determined by excluding that portion of a lot that is used solely  
3 for access to the portion of a lot used as a building site.

4           B. The minimum average width of that portion of a lot to be used as a building  
5 site shall be fifty feet (50') with a minimum average depth of eighty feet (80').

6           C. The minimum frontage of a lot shall be forty feet (40').

7           D. Side yards on interior and through lots shall be not less than five feet (5') in  
8 width. Side yards on corner and reversed corner lots shall be not less than ten feet (10')  
9 from 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 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           E. The rear yard shall be not less than fifteen feet (15') if adjacent to a  
14 greenbelt or other open space identified in Specific Plan No. 286. Otherwise, the rear yard  
15 shall not be less than twenty feet (20').

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

19 In addition, the following standard shall also apply:

20           AA. Lot coverage shall not exceed fifty percent (50%).

21           (3) Except as provided above, all other zoning requirements shall be the same as those  
22 requirements identified in Article VI of Ordinance 348.

23 m. Planning Area 36.

24           (1) The uses permitted in Planning Area 36 of Specific Plan No. 286 shall be the same  
25 as those uses permitted in Article IXb, Section 9.50 of Ordinance No. 348, except that the uses  
26 permitted pursuant to Section 9.50.a.(30), (52), and (64) shall not be permitted.

27           (2) The development standards for Planning Area 36 of Specific Plan No. 286 shall be  
28 the same as those standards identified in Article IXb, Section 9.53 of Ordinance No. 348.

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

3 n. Planning Area 43.

4 (1) The uses permitted in Planning Area 43 of Specific Plan No. 286 shall be the same  
5 as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that uses permitted  
6 pursuant to Section 6.1.b.(1) and (3) shall not be permitted.

7 (2) The development standards for Planning Area 43 of Specific Plan No. 286 shall be  
8 the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that  
9 the development standards set forth in Article VI, Section 6.2.b., c., d. and e.(2), (3) and (4) shall  
10 be deleted and replaced by the following:

11 A. Lot area shall be not less than four (4) acres. The minimum lot area shall be  
12 determined by excluding that portion of a lot that is used solely for access to the portion of  
13 a lot used as a building site.

14 B. The minimum average width of that portion of a lot to be used as a building  
15 site shall be fifty feet (50') with a minimum average depth of eighty feet (80').

16 C. The minimum frontage of a lot shall be forty feet (40').

17 D. Side yards on interior and through lots shall be not less than five feet (5') in  
18 width. Side yards on corner and reversed corner lots shall be not less than ten feet (10')  
19 from the existing street line or from any future street line as shown on any Specific Plan of  
20 Highways, whichever is nearer the proposed structure, upon which the main building sides,  
21 except where the lot is less than fifty feet (50') wide, the yard need not exceed twenty  
22 percent (20%) of the width of the lot.

23 E. The rear yard shall be not less than twenty feet (20').

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

27 In addition, the following standard shall also apply:

28 AA. Lot coverage shall not exceed fifty percent (50%).

1 (3) Except as provided above, all other zoning requirements shall be the same as those  
2 requirements identified in Article VI of Ordinance 348.

3 o. Planning Areas 47, 49, 50 and 51.

4 (1) The uses permitted in Planning Areas 47, 49, 50 and 51 of Specific Plan No. 286  
5 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except  
6 that uses permitted pursuant to Section 6.1.b.(1) and (3) shall not be permitted.

7 (2) The development standards for Planning Areas 47, 49, 50 and 51 of Specific Plan  
8 No. 286 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No.  
9 348, except that the development standards set forth in Article VI, Section 6.2.c. and e.(3) and (4)  
10 shall be deleted and replaced by the following:

11 A. The minimum average width of that portion of a lot to be used as a building  
12 site shall be sixty feet (60') with a minimum average depth of one hundred feet (100').  
13 However, for areas immediately adjacent to low density residential as shown on Figure 4-  
14 10 of Specific Plan No. 286, the minimum average width of that portion of the lot to be  
15 used as a building site shall be one hundred feet (100') with a minimum average depth of  
16 one hundred fifty feet (150'). That portion of a lot used for access on "flag" lots shall have  
17 minimum width of twenty feet (20').

18 B. The rear yard shall be not less than twenty feet (20'). However, for areas  
19 immediately adjacent to low-density residential as shown on Figure 4-10 of Specific Plan  
20 No. 286, the rear yard shall not be less than fifty feet (50').

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

24 (3) Except as provided above, all other zoning requirements shall be the same as those  
25 requirements identified in Article VI of Ordinance 348.

26 p. Planning Area 48.

27 (1) The uses permitted in Planning Area 48 of Specific Plan No. 286 shall be the same  
28 as those uses permitted in Article IXb, Section 9.50 of Ordinance No. 348, except that the uses

1 permitted pursuant to Section 9.50.a.(14), (19), (22), (25), (29),(30), (37), (41), (43), (44), (49),  
2 (50), (52), (54), (62), (64), (69), (71), (72), (80), (85), and (91); b.(1), (2), (6), (7), (9), (13), (17),  
3 and (18) shall not be permitted.

4 (2) The development standards for Planning Area 48 of Specific Plan No. 286 shall be  
5 the same as those standards identified in Article IXb, Section 9.53 of Ordinance No. 348.

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

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Section 2. This ordinance shall take effect thirty (30) days after its adoption.

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

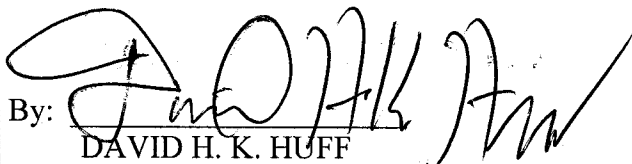
By: \_\_\_\_\_  
Chairman, Board of Supervisors

ATTEST:  
KECIA HARPER-IHEM  
Clerk of the Board

By: \_\_\_\_\_  
Deputy

(SEAL)

APPROVED AS TO FORM  
Feb. 4, 2010

By:   
DAVID H. K. HUFF  
Deputy County Counsel