

1 ORDINANCE NO. 348.4747

2 AN ORDINANCE OF THE COUNTY OF RIVERSIDE

3 AMENDING ORDINANCE NO. 348 RELATING TO ZONING

4
5 The Board of Supervisors of the County of Riverside Ordains as Follows:

6 Section 1. Section 4.1 of Ordinance No. 348, and Official Zoning Plan Map No. 2., as
7 amended, are further amended by placing in effect in the Rancho California Area the zone or zones as
8 shown on the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No.
9 2.2345, Change of Zone Case No. 7770," which map is made a part of this ordinance.
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11 Section 2. Article XVIIa, Section 17.47 of Ordinance No. 348 is hereby amended to read as
12 follows:

13 a. Planning Areas 1, 5, 7 and 17

14 (1) The uses permitted in Planning Areas 1, 5, 7 and 17 of Specific Plan No. 184 shall be
15 the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that uses
16 permitted pursuant to Section 6.1.a.(2), (3), (5), (7), (8) and (9); Section 6.1.b.(1), (3), (5) and (6);
17 Section 6.1.c.(1); and Section 6.1.e.(1) shall not be permitted.

18 (2) The development standards for Planning Areas 1, 5, 7 and 17 of Specific Plan No. 184
19 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348,
20 except that the development standards set forth in Article VI, Section 6.2.b., c., d., e.(2), (3), (4)
21 and g. shall be deleted and replaced by the following:

22 A. Lot area shall be not less than four thousand five hundred (4,500) square feet.

23 The 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 B. The minimum average width of that portion of a lot to be used as a building
26 site shall be forty-five feet (45') with a minimum average depth of eighty feet (80'). That
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1 portion of a lot used for access on "flag" lots shall have a minimum width of twenty feet
2 (20').

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

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 not be less than ten feet (10') if adjacent to Tualata
14 Creek, a park, a school site, or open space area designated in Specific Plan No. 184.
15 Otherwise, the rear yard shall not be less than fifteen feet (15').

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 G. Lot coverage shall not exceed sixty percent (60%).

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

23 b. Planning Area 2

24 (1) The uses permitted in Planning Area 2 of Specific Plan No. 184 shall be the same as
25 those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that uses permitted
26 pursuant to Section 6.1.a.(2), (3), (5), (7), (8) and (9); Section 6.1.b.(1), (3), (5) and (6); Section
27 6.1.c.(1); and Section 6.1.e.(1) shall not be permitted.
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1 (2) The development standards for Planning Area 2 of Specific Plan No. 184 shall be the
2 same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that the
3 development standards set forth in Article VI, Section 6.2.b.,c.,d., e.(2), (3), (4) and g. shall be
4 deleted and replaced by the following:

5 A. Lot area shall be not less than six thousand (6,000) 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 sixty feet (60') with a minimum average depth of one hundred feet (100').
10 That portion of a lot used for access on "flag" lots shall have a minimum width of twenty
11 feet (20').

12 C. The minimum frontage of a lot shall be sixty feet (60'), except that lots
13 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five feet (35').
14 Lot frontage along curvilinear streets may be measured at the building setback in
15 accordance 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 lots 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 twenty feet (20').

23 F. Chimneys and fireplaces shall be allowed to encroach into side yards a
24 maximum of two feet (2'). No other structural encroachments shall be permitted in the
25 front, rear or side yard except as provided for in Section 18.19 of Ordinance No. 348.
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27 G. Lot coverage shall not exceed sixty percent (60%).
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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 c. Planning Areas 3, 9, 10, 11, 12 and 16

4 (1) The uses permitted in Planning Areas 3, 9, 10, 11, 12 and 16 of Specific Plan No. 184
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.a.(2), (3), (5), (7), (8) and (9); Section 6.1.b.(1), (3), (5)
7 and (6); Section 6.1.c.(1); and Section 6.1.e.(1) shall not be permitted.

8 (2) The development standards for Planning Areas 3, 9, 10, 11, 12 and 16 of Specific Plan
9 No. 184 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 6.2.b., c., d., e.(2), (4),
11 and g. shall be deleted and replaced by the following:

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

15 B. The minimum average width of that portion of a lot to be used as a building
16 site shall be forty feet (40') with a minimum average depth of seventy-five feet (75'). That
17 portion of a lot used for access on "flag" lots shall have a minimum width of twenty feet
18 (20').

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

23 D. Side yards on interior and through lots shall be not less than five feet (5') in
24 width. Side yards on corner and reversed 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 Plan of
26 Highways, whichever is nearer the proposed structure, upon which the main building sides,
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1 except where the lot is less than fifty feet (50') wide, the yard need not exceed twenty
2 percent (20%) of the width of the lot.

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

6 F. Lot coverage shall not exceed sixty-five percent (65%).

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

10 d. Planning Areas 4, 8A and 13

11 (1) The uses permitted in Planning Areas 4, 8A and 13 of Specific Plan No. 184 shall be
12 the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348 except that
13 uses permitted pursuant to Section 8.100.a.(1) and (8); Section 8.100.b.(1); and Section 8.100.c.(1)
14 shall not be permitted. In addition, the permitted uses identified under Section 8.100.a. shall
15 include parks, playgrounds and trails.

16 (2) The development standards for Planning Area 4, 8A and 13 of Specific Plan No. 184
17 shall be the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No.
18 348.

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

21 e. Planning Areas 6A, 6B, 6C, 8B, 14, 15 and 18

22 (1) The uses permitted in Planning Areas 6A, 6B, 6C, 8B, 14, 15 and 18 of Specific Plan
23 184 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348
24 except that the uses pursuant to Section 8.100.a.(1), (2), (4), (5), (6), (7), (8) and (9); Section
25 8.100.b.(1); and Section 8.100.c.(1) shall not be permitted. In addition, in Planning Areas 6A, 6B
26 and 6C the permitted uses identified under Section 8.100.a shall include trails.
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1 (2) The development standards for Planning Areas 6A, 6B, 6C, 8B, 14, 15 and 18 of
2 Specific Plan No. 184 shall be the same as those standards identified in Article VIIIe, Section
3 8.101 of Ordinance No. 348.

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

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

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

9
10 By _____
11 Chairman


12
13 ATTEST:

14 KECIA HARPER-IHEM
15 Clerk of the Board

16
17 By _____
18 Deputy

19 (SEAL)

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21 APPROVED AS TO FORM
22 June 28, 2012

23 
24 MICHELLE CLACK
25 Deputy County Counsel

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27 MPC:md
28 06/28/12
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