

MAR 07 1992

ORDINANCE NO. 348.3430

AN ORDINANCE OF THE COUNTY OF RIVERSIDE

AMENDING ORDINANCE NO. 348 RELATING TO ZONING

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

Section 1. Sections 4.2, 4.55 of Ordinance No. 348, and
Official Zoning Plan Map Nos. 2 and 55, as amended, are further
amended by placing in effect in the Nuevo Area and the Perris
Reservoir District the zone or zones as shown on the map entitled
"Change of Official Zoning Plan Amending Ordinance No. 348, Map
Nos. 2.1684 and 55.035, Change of Zone Case No. 5317," which map
is made a part of this ordinance.

Section 2. Article XVIIa of Ordinance No. 348 is
amended by adding thereto a new Section 17.60 to read as follows:

SECTION 17.60. SP ZONE REQUIREMENTS AND STANDARDS FOR
SPECIFIC PLAN NO. 239.

a. Planning Areas 1 and 25.

(1) The uses permitted in Planning Areas 1 and 25
of Specific Plan No. 239 shall be the same as those uses
permitted in Article IXb, Section 9.50 of Ordinance No.
348, except that the uses permitted pursuant to Section
9.50.a.(11), (13), (23), (28), (30), (32), (43), (47),
(52), (64), and (83); b.(1) through (10) and (17)
through (22); and c. shall not be permitted. In
addition, the permitted uses identified under Section
9.50.a. shall also include single family dwellings,

4/14/92 3.35

1 multiple family dwellings, apartments, community and
2 civic centers, RV
3 storage, parking, churches, hospitals, medical clinics,
4 libraries, schools and parks.

5 (2) Any land division application submitted within
6 Planning Areas 1 and 25 shall be heard concurrently with
7 a comprehensive plot plan application for the entire
8 affected Planning Area by the Planning Commission in
9 accordance with Section 18.30.d.(3) of Ordinance No.
10 348. The application for a comprehensive plot plan shall
11 be submitted in accordance with the provisions of Section
12 18.30 of Ordinance No. 348 and shall also at a minimum
13 include the following:

14 A. A statement indicating how the land
15 division and comprehensive plot plan applications
16 implement Specific Plan No. 239 and comply with the
17 conditions of approval for said specific plan.

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

- 24 i. the proposed lots including lot
25 lines and proposed easement, if any;
26 ii. building footprints;
27 iii. floor plan assignments;
28 iv. pad elevations, street grades and

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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.

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2 (3) The development standards for commercial uses
3 within Planning Areas 1 and 25 of Specific Plan No. 239
4 shall be the same as those standards identified in
5 Article IXb, Section 9.53 of Ordinance No. 348. For
6 purposes of this ordinance amendment, a commercial use
7 shall be defined as development which includes any
8 permitted use other than single family dwellings,
9 multiple family dwellings or apartments.

10 (4) The development standards for residential uses
11 and combined residential and commercial uses within
12 Planning Areas 1 and 25 of Specific Plan No. 239 shall be
13 as follows:

14 A. Lot area shall be not less than five
15 thousand (5,000) square feet for detached single
16 family dwellings and five (5) acres for all other
17 permitted uses. The minimum lot area shall be
18 determined by excluding that portion of a lot that
19 is used solely for access to the portion of a lot
20 used as a building site.

21 B. Lots shall have a minimum width of fifty
22 feet (50') measured along the twenty-two (22) foot
23 average building setback line; provided, however,
24 that lots situated along street knuckles and
25 cul-de-sac bulbs shall have not less than twenty
26 feet (20') of frontage measured along the face of
27 the curb.

28 C. Lots situated along collector roadways

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shall have a minimum width of fifty feet (50') measured along the twenty-two (22) foot average building setback line.

D. New property lines shall be located at the tops of slopes except along street rights-of-way where the standards of Ordinance No. 461 shall apply and in zero lot line situations.

E. Front yards shall have a minimum average depth of twenty-two feet (22'). Dwellings may be located no closer than eighteen feet (18') to the front property line in order to achieve variety in front yard setbacks provided the minimum average setback is maintained, roll-up type garage doors are provided, and adequate off-street parking is insured.

F. Side yards shall be not less than five-feet (5') except that street side yards of corner lots shall be a minimum of ten feet (10') for single-story dwellings and fifteen feet (15') for multi-story dwellings. Side yards for combined residential and commercial uses shall be a minimum of twenty feet (20'). Side yards shall be a minimum of forty-five feet (45') for lots which have side yards adjacent to streets with a planned width of one hundred ten feet (110') or greater, state highways, or freeways.

G. Building separation between dwelling units shall be not less than ten feet (10') for

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dwellings up to twenty-eight feet (28') in overall height. Building separation shall be increased by one foot for each foot by which any adjoining building exceeds twenty-eight feet (28') in overall height. Attached garages may encroach a maximum of five feet (5') into the required building separation provided no living portions of adjoining dwellings encroach into the required building separation and provided building separation between structures is not reduced below ten feet (10'). Building separation shall mean the distance between the structural portions of adjoining dwellings as measured from that point where the dwellings are nearest; provided, however, that a yard encroachment permitted under Section 18.19 shall not be considered a structural portion for the determination of building separation.

H. Rear yards shall be a minimum of twenty feet (20'). Rear yards shall be a minimum of forty-five feet (45') for lots which have rear yards adjacent to streets with a planned width of one hundred ten feet (110') or greater, state highways, or freeways.

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

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J. All buildings and structures shall not exceed seventy-five feet (75') in height.

K. In no case shall more than fifty percent (50%) of a lot be covered by buildings or structures.

L. Each rear yard shall contain a minimum of one thousand (1,000) square feet of useable area. For purposes of this section, useable area shall be defined as lot pad area exclusive of any manufactured slopes.

M. Where the front, side, or rear yard adjoins a lot zoned R-R, R-1, R-A, R-2, R-3, R-4, R-6, R-T, R-T-R, W-2-M, or SP with a residential use, the minimum setback shall be twenty-five feet (25') from the property line.

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

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

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

Q. Outside storage areas are prohibited.

R. Utilities shall be installed underground except that electrical lines rated at 33kv or greater may be installed above ground.

1 S. All lighting fixtures, including spot
2 lights, electrical reflectors and other means of
3 illumination for signs, structures, landscaping,
4 parking, loading, unloading and similar areas,
5 shall be focused, directed, and arranged to prevent
6 glare or direct illumination on residential uses.

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

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

19 b. Planning Areas 2 and 24.

20 (1) The uses permitted in Planning Areas 2 and 24
21 of Specific Plan No. 239 shall be the same as those uses
22 permitted in Article IXb, Section 9.50 of Ordinance No.
23 348, except that the uses permitted pursuant to Section
24 9.50.a.(28), (32), (43), (52), (83), and b.(1), (2), (8),
25 (9), and (19) shall not be permitted. In addition, the
26 permitted uses identified under Section 9.50.a. shall
27 also include community and civic centers, churches,
28 hospitals, medical clinics, schools and parks.

1 (2) The development standards for Planning Areas 2
2 and 24 of Specific Plan No. 239 shall be the same as
3 those standards identified in Article IXb, Section 9.53
4 of Ordinance No. 348.

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

8 c. Planning Areas 6 and 7.

9 (1) The uses permitted in Planning Areas 6 and 7
10 of Specific Plan No. 239 shall be the same as those uses
11 permitted in Article VIII, Section 8.1 of Ordinance No.
12 348 except that the uses permitted pursuant to Section
13 8.1.a.(3), (4), (5), (8), (9), (10), (11) and (12) shall
14 not be permitted.

15 (2) The development standards for Planning Areas 6
16 and 7 of Specific Plan No. 239 shall be the same as those
17 standards identified in Article VIII, Section 8.2 of
18 Ordinance No. 348 except that the development standard
19 set forth in Article VIII, Section 8.2 shall be deleted
20 and replaced by the following:

21 A. The minimum lot area shall be five (5)
22 acres with a minimum average width of two hundred
23 feet (200') and a minimum average depth of two
24 hundred feet (200') unless different minimums are
25 specifically required in a particular area.

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

1 d. Planning Areas 11, 14 and 21.

2 (1) The uses permitted in Planning Areas 11, 14
3 and 21 of Specific Plan No. 239 shall be the same as
4 those uses permitted in Article VIIIe, Section 8.100 of
5 Ordinance No. 348 except that the uses permitted
6 pursuant to Section 8.100.a.1. and 2. shall not be
7 permitted. In addition, the permitted uses identified
8 under Section 8.100.a. shall also include parks and
9 sport complexes.

10 (2) The development standards for Planning Areas
11 11, 14 and 21 of Specific Plan No. 239 shall be the same
12 standards identified in Article VIIIe, Section 8.101 of
13 Ordinance No. 348.

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

17 e. Planning Areas 5, 8, 9, 10, 12, 13, 18, 20 and 23.

18 (1) The uses permitted in Planning Areas 5, 8, 9,
19 10, 12, 13, 18, 20 and 23 of Specific Plan No. 239 shall
20 be the same as those uses permitted in Article VI,
21 Section 6.1 of Ordinance No. 348, except that the uses
22 permitted pursuant to Section 6.1.a(2) and (3); b.(1)
23 and (3); and c.(1) shall not be permitted. In addition,
24 the permitted uses identified under Section 6.1.a. shall
25 also include schools.

26 (2) The development standards for Planning Areas
27 5, 8, 9, 10, 12, 13, 18, 20 and 23 of Specific Plan No.
28 239 shall be the same as those standards set forth in

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

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

10 B. The minimum average width of that portion
11 of a lot to be used as a building site shall be
12 fifty feet (50') with a minimum average depth of
13 one hundred feet (100'). That portion of a lot
14 used for access on "flag" lots shall have a minimum
15 width of twenty feet (20').

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

23 D. Side yards on interior and through lots
24 shall be not less than five feet (5') in width.
25 Side yards on corner and reversed corner lots shall
26 be not less than ten feet (10') from the existing
27 street line or from any future street line as shown
28 on any Specific Plan of Highways, whichever is

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

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

7 F. Chimneys and fireplaces may encroach two
8 feet (2') into the required setbacks. Patio covers
9 may encroach ten feet (10') into the required rear
10 yard setbacks. No other structural encroachments
11 shall be permitted in the front, rear or side yard
12 except as provided for in Section 18.19 of
13 Ordinance No. 348.

14 In addition, the following standards shall also apply:

15 AA. Where a zero lot line design is utilized,
16 the alternate side yard shall be not less than ten
17 feet (10') in width.

18 BB. A minimum of five (5) parking spaces per
19 dwelling unit shall be provided including two (2)
20 garage spaces, two (2) driveway spaces and one (1)
21 on-street parking space not less than ten feet
22 (10') in width.

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

26 f. Planning Areas 3, 4, 15, 16, 17 and 22.

27 (1) The uses permitted in Planning Areas 3, 4, 15,
28 16, 17 and 22 of Specific Plan No. 239 shall be the same

1 as those uses permitted in Article VI, Section 6.1 of
2 Ordinance No. 348 except that the uses permitted
3 pursuant to Section 6.1.a.(2) and (3); b.(1) and (3);
4 and c.(1) shall not be permitted.

5 (2) The development standards for Planning Areas
6 3, 4, 15, 16, 17 and 22 of Specific Plan No. 239 shall
7 be the same as those standards identified in Article VI,
8 Section 6.2 of Ordinance No. 348 except that the
9 development standards set forth in Article VI, Section
10 6.2.b.; d.; and e.(2), (3) and (4) shall be deleted and
11 replaced by the following:

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

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

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

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

6 D. Chimneys and fireplaces may encroach two
7 feet (2') into the required setbacks. Patio covers
8 may encroach ten feet (10') into the required rear
9 yard setbacks. No other structural encroachments
10 shall be permitted in the front, rear or side yard
11 except as provided for in Section 18.19 of
12 Ordinance No. 348.

13 In addition, the following standards shall also apply:

14 AA. Where a zero lot line design is utilized,
15 the alternate side yard shall be not less than ten
16 feet.

17 BB. A minimum of five (5) parking spaces per
18 dwelling unit shall be provided including two (2)
19 garage spaces, two (2) driveway spaces and one (1)
20 on-street parking space not less than ten feet
21 (10') in width.

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

25 g. Planning Areas 19 and 26.

26 (1) The uses permitted in Planning Areas 19 and 26
27 of Specific Plan No. 239 shall be the same as those uses
28 permitted in Article VIIIE, Section 8.100 of Ordinance

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No. 348 except that the uses permitted pursuant to Section 8.100.a.(1), (2), (3), (5) and (6); and b.(1) shall not be permitted.

(2) The development standards for Planning Areas 19 and 26 of Specific Plan No. 239 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.

Section 3. This ordinance shall take effect thirty (30) days after its adoption.

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

By *Patricia Larson*
Chairman

ATTEST: *4/14/92*

GERALD A. MALONEY
Clerk of the Board

By *Margaret Legend*
Deputy

(SEAL)

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STATE OF CALIFORNIA)
)
COUNTY OF RIVERSIDE) ss.

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county held on April 14, 1992, the foregoing ordinance consisting of Three sections was adopted by the following vote:

AYES: Supervisors Abraham, Dunlap, Cenicerros, Larson, Younglove
NOES: None
ABSENT: None

DATE: April 14, 1992

GERALD A. MALONEY
Clerk of the Board

(Seal)

BY: *Margaret [Signature]*
Deputy