

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

700B



**FROM:** TLMA - Planning Department

**SUBMITTAL DATE:**  
April 3, 2008

**SUBJECT:** Resolution No. 2008-044 to adopt Amendment No. 2 to Specific Plan No. 260; and Ordinance No. 348.4581, to adopt SP Zone Requirements and Standards for Specific Plan No. 260; Fifth Supervisorial District; Homeland, Romoland, and Winchester Zoning Area; Harvest Valley / Winchester Area Plan.

**RECOMMENDED MOTION:**

**ADOPTION** of Resolution No. 2008-044, Adopting Amendment No. 2 to Specific Plan No. 260; and,

**ADOPTION** of Ordinance No. 348.4581, an Ordinance of the County of Riverside Amending Ordinance No. 348 Relating to Zoning.

**BACKGROUND:** Specific Plan No. 260 Amendment No. 2 / Change of Zone No. 7195 / Tentative Tract Map No. 34118 / Tentative Tract Map No. 34600 were tentatively approved by the Board of Supervisors on February 5<sup>th</sup>, 2008.

Ron Goldman  
Planning Director

RG:cv

REVIEWED BY EXECUTIVE OFFICE

DATE

4/3/08

Tina Grandel  
Departmental Concurrence

Policy  
 Policy

Consent  
 Consent

Dept't Recomm.:  
Per Exec. Ofc.:

Prev. Agn. Ref.

District: Fifth

Agenda Number:

3.27

2  
3 **RESOLUTION NO. 2008-044**  
4 **ADOPTING**  
5 **AMENDMENT NO. 2 TO SPECIFIC PLAN NO. 260**  
6 **(MENIFEE NORTH)**

7 **WHEREAS**, pursuant to the provisions of Government Code Section 65450 et. seq., a public hearing  
8 was held before the Riverside County Board of Supervisors in Riverside, California on February 5, 2008 and  
9 before the Riverside County Planning Commission in Perris, California on November 14, 2007 and in  
10 Riverside, California on December 5, 2007, to consider Amendment No. 2 to Specific Plan No. 260 (Menifée  
11 North), which specific plan was adopted by the Board of Supervisors pursuant to Resolution No. 1994-424  
12 (dated December 27, 1994); and thereafter amended pursuant to Resolution No. 2007-077 (dated June 26,  
13 2007); and,

14 **WHEREAS**, all the procedures of the California Environmental Quality Act and the Riverside County  
15 CEQA implementing procedures have been met and Environmental Assessment No. 40275, prepared in  
16 connection with Amendment No. 2 to Specific Plan No. 260 and related cases (referred to alternatively herein  
17 as "the proposed amendment" or "the project"), is sufficiently detailed so that all the potentially significant  
18 effects of the project on the environment and measures necessary to avoid or substantially lessen such effects  
19 have been evaluated in accordance with the above-referenced Act and Procedures; and,

20 **WHEREAS**, the matter was discussed fully with testimony and documentation presented by the  
21 public and affected government agencies; now, therefore,

22 **BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Board of Supervisors of  
23 the County of Riverside, in regular session assembled on April 15, 2008, that:

- 24 1. Divide and redesignate Planning Area 7 from Business Park (BP) to Medium High Density  
25 Residential (MHDR) (Planning Area 7A) and High Density Residential (HDR) (Garden  
26 Courts – Planning Area 7B).
- 27 2. Redesignate Planning Area 10 from Low Density Residential (LDR) to Community Park.
- 28 3. Combine Planning Area 48 (Community Center) into Planning Area 20 (Community Park) to

FORM APPROVED COUNTY COUNSEL  
BY: *Minh C. Tran* DATE: *April 2, 08*  
MINH C. TRAN

1           become Community Park / Center, and redesignate Planning Area 23 from Commercial (CR)  
2           into High Density Residential (HDR) (Planning Area 23A – Garden Courts) and Commercial  
3           (CR) (Planning Area 23B).

- 4           4.     Increasing the maximum number of dwelling units by 312 from 2,503 to 2,815 by shifting  
5           land uses from Commercial (CR) and Business Park (BP) land uses to residential land uses.  
6           5.     Minor modifications to various planning area boundaries and acreages.

7           **BE IT FURTHER RESOLVED** by the Board of Supervisors that:

- 8           1.     The proposed amendment is consistent with the intent, design, and mitigation approved for  
9           Specific Plan No. 260.  
10          2.     The proposed amendment is consistent with the applicable policies of the Riverside County  
11          General Plan.  
12          3.     The proposed amendment would not have a significant effect on the environment.

13          **BE IT FURTHER RESOLVED** by the Board of Supervisors that it has reviewed and considered  
14          Environmental Assessment No. 40275 in evaluating the proposed amendment, and that the adopted  
15          Environmental Assessment No. 40275 and its Mitigated Negative Declaration are incorporated herein by  
16          reference in its entirety.

17          **BE IT FURTHER RESOLVED** by the Board of Supervisors that Amendment No. 2 to Specific  
18          Plan No. 260, on file with the Clerk of the Board, including the final conditions of approval and exhibits, is  
19          hereby adopted as the Amended Specific Plan of Land Use for the real property described and show in the  
20          plan, and said real property shall be developed substantially in accordance with the plan as amended, unless  
21          the plan is repealed or further amended by the Board.

22          **BE IT FURTHER RESOLVED** by the Board of Supervisors that copies of Amendment No. 2 to  
23          Specific Plan No. 260 shall be placed on file in the Office of the Clerk of the Board, in the Office of the  
24          Planning Director and in the Office of the Building and Safety Director, and that no applications for  
25          subdivision maps, conditional use permits or other development approvals shall be accepted for the real  
26          property described and shown in the plan, as amended, unless such applications are substantially in accordance  
27          therewith.

28          ///

1           **BE IT FURTHER RESOLVED** by the Board of Supervisors that the custodians of the documents  
2 upon which this decision is based are the Clerk of the Board of Supervisors and the County Planning  
3 Department and that such documents are located at 4080 Lemon Street, Riverside, California.

4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28



1 replaced by the following:

2 A. The front yard shall be not less than fifteen feet (15') measured from  
3 the existing street line or from any future street line as shown on any  
4 specific plan of highways, whichever is nearer the proposed structure.

5 B. Rear yards shall be not less than twenty feet (20').

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

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

12 c. Planning Areas 5, 6 and 9.

13 (1) The uses permitted in Planning Areas 5, 6 and 9 of Specific Plan No. 260 shall  
14 be the same as those uses permitted in Article VI, Section 6.1 of Ordinance  
15 No. 348 except that the uses permitted pursuant to Section 6.1.b.(1) and (3)  
16 shall not be permitted.

17 (2) The development standards for Planning Areas 5, 6 and 9 of Specific Plan No.  
18 260 shall be the same as those standards identified in Article VI, Section 6.2 of  
19 Ordinance No. 348, except that the development standards set forth in Article  
20 VI, Section 6.2.b.; and e(3) and (4) shall be deleted and replaced by the  
21 following:

22 A. Lot Area shall be not less than seven thousand two hundred (7,200)  
23 square feet unless the development proposed is a mobile home park or  
24 is restricted to senior citizen housing then the lot area shall be not less  
25 than five thousand (5,000) square feet. The minimum lot area shall be  
26 determined by excluding that portion of a lot that is used solely for  
27 access to the portion of a lot used as a building site.

28 B. Rear yards shall be not less than twenty feet (20').

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

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

7 d. Planning Area 7A.

8 (1) The uses permitted in Planning Area 7A of Specific Plan No. 260 shall be the  
9 same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348,  
10 except that the uses permitted pursuant to Section 6.1.b(1) and (3) shall not be  
11 permitted.

12 (2) The development standards for Planning Area 7A of Specific Plan No. 260  
13 shall be the same as those standards identified in Article VI, Section 6.2 of  
14 Ordinance No. 348, except that the development standards set forth in Article  
15 VI, Section 6.2.b., c., d., e. shall be deleted and replaced by the following:

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

20 B. The minimum average width of that portion of a lot to be used as a  
21 building site shall be forty feet (40') with a minimum average depth of  
22 ninety feet (90').

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

28 D. The front yard shall be not less than ten feet (10'), measured from the

1 sidewalk.

2 E. Side yards on interior and through lots shall be not less than five feet  
3 (5') in width. Side yards on corner and reversed corner lots shall be  
4 not less than five feet (5') from the existing street line or from any  
5 future street line as shown of any specific plan of highways.

6 F. There is no minimum rear yard area.

7 G. The minimum garage setback from the private drive is three feet (3').  
8 The minimum distance from garage door to garage door is thirty feet  
9 (30'). The minimum distance between buildings is ten feet (10').

10 H. Chimneys, media niches and fireplaces shall be allowed to encroach  
11 into side yards a maximum of two and a half feet (2.5').

12 I. Front yard porches shall be allowed to encroach into front yards a  
13 maximum of five feet (5').

14 J. Side yard porches shall be allowed to encroach into side yards a  
15 maximum of three feet (3').

16 K. Balconies and decks shall be allowed to encroach into rear yards a  
17 maximum of two and a half feet (2.5').

18 L. No other structural encroachments shall be permitted in the front, rear  
19 or side yard except as provided for in Section 18.19 of Ordinance No.  
20 348.

21 In addition, the following standard shall also apply:

22 AA. In no case shall more than sixty-five percent (65%) of any lot  
23 be covered by buildings and paving for lots with one and two-  
24 story buildings.

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

27 e. Planning Areas 7B and 23A.

28 (1) The uses permitted in Planning Areas 7B and 23A of Specific Plan No. 260



1 shall be the same as those uses permitted in Article VIII, Section 8.1 of  
2 Ordinance No. 348, except that the uses permitted pursuant to Section  
3 8.1.a.(18), (21), and (24) shall not be permitted.

4 (2) The development standards for Planning Areas 7B and 23A of Specific Plan  
5 No. 260 shall be the same as those standards identified in Article VIII, Section  
6 8.2 of Ordinance No. 348, except that the development standards set forth in  
7 Article VIII, Section 8.2.b., c., d., shall be deleted and replaced by the  
8 following:

- 9 A. The front yard shall be not less than ten feet (10'), measured from the  
10 sidewalk.
- 11 B. Side yards on interior units shall be not less than five feet (5') in width.  
12 Side yards on corner and reversed corner units shall be not less than  
13 five feet (5') from the sidewalk.
- 14 C. There shall be no minimum setback for the rear yard.
- 15 D. The minimum garage setback from the private drive is three feet (3').  
16 The minimum distance from garage door to garage door is thirty feet  
17 (30'). The minimum distance between buildings is eight feet (8').
- 18 E. Chimneys, media niches and fireplaces shall be allowed to encroach  
19 into side yards a maximum of two and a half feet (2.5').
- 20 F. Front yard porches shall be allowed to encroach into front yards a  
21 maximum of five feet (5').
- 22 G. Side yard porches shall be allowed to encroach into side yards a  
23 maximum of three feet (3').
- 24 H. Balconies and decks shall be allowed to encroach into rear yards a  
25 maximum of two and a half feet (2.5').
- 26 I. No other structural encroachments shall be permitted in the front, rear  
27 or side yard except as provided for in Section 18.19 of Ordinance No.  
28 348.

1  
2 J. In no case shall more than sixty-five percent (65%) of any lot be  
3 covered by buildings and paving for lots with one and two-story  
4 buildings.

5 In addition, the following standard shall also apply:

6 AA. The minimum unit area within a lot shall be one thousand two  
7 hundred (1,200) square feet.

8 i. A unit area is defined as an exclusive use area, which  
9 includes the building footprint and private yard area  
10 and excludes common open space area on a lot.

11 BB. The minimum width of a unit area within a lot shall be forty  
12 feet (40') with a minimum depth of thirty feet (30').

13 i. A unit area is defined as an exclusive use area, includes  
14 the building footprint and private yard and excludes  
15 common open space area on a lot.

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

18 f. Planning Areas 8, 14, 16, 17, 23B, 27 and 29.

19 (1) The uses permitted in Planning Areas 8, 14, 16, 17, 23B, 27 and 19 of Specific  
20 Plan No. 260 shall be the same as those uses permitted in Article IXb, Section  
21 9.5 of Ordinance No. 348 except that the uses permitted pursuant to Section  
22 9.50a. (32), (52), and (64) shall not be permitted.

23 (2) The development standards for Planning Areas 8, 14, 16, 17, 23B, 27 and 29  
24 of Specific Plan No. 260 shall be the same as those standards identified in  
25 Article IXb, Section 9.53 of Ordinance No. 348.

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

28 g. Planning Areas 10, 20, and 38.

- 1 (1) The uses permitted in Planning Areas 10, 20 and 38 of Specific Plan No. 260  
2 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of  
3 Ordinance No. 348, except that the uses permitted pursuant to Section 8.100.a.  
4 and 8.100.b. shall not be permitted.
- 5 (2) The development standards for Planning Areas 10, 20 and 38 of Specific Plan  
6 No. 260 shall be the same as those standards identified in Article VIIIe,  
7 Section 8.101 of Ordinance No. 348.
- 8 (3) Except as provided above, all other zoning requirements shall be the same as  
9 those requirements identified in Article VIIIe of Ordinance No. 348.

10 h. Planning Areas 11, 12 and 43.

- 11 (1) The uses permitted in Planning Areas 11, 12 and 43 of Specific Plan No. 260  
12 shall be the same as those uses permitted in Article X, Sections 10.1 and 10.2  
13 of Ordinance No. 348, except that uses permitted pursuant to Section  
14 10.1.a.(1).b and c. shall not be permitted.
- 15 (2) The development standards for Planning Areas 11, 12 and 43 of Specific Plan  
16 No. 260 shall be the same as those standards identified in Article X, Section  
17 10.4 of Ordinance No. 348.
- 18 3) Except as provided above, all other zoning requirements shall be the same as  
19 those requirements identified in Article X of Ordinance No. 348.

20 i. Planning Areas 13, 19, 30 and 44.

- 21 (1) The uses permitted in Planning Areas 13, 19, 30 and 44 of Specific Plan No.  
22 260 shall be the same as those uses permitted in Article XI, Section 11.2 of  
23 Ordinance No. 348, except that the uses permitted pursuant to Section  
24 11.2.b.(1) c.(1),(3), (4) and (6), d.(1), g., h.(3), (4), (6) and (8), k., and m.(1),  
25 (3), (4) and (9); and 11.2.b(2)c., k., and l. shall not be permitted.
- 26 (2) The development standards for Planning Areas 13, 19, 30 and 44 of Specific  
27 Plan No. 260 shall be the same as those standards identified in Article XI,  
28 Section 11.4 of Ordinance No. 348.

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

4 j. Planning Area 21.

5 (1) The uses permitted in Planning Area 21 of Specific Plan No. 260 shall be the  
6 same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No.  
7 348, except that the uses permitted pursuant to Section 8.100. a. and b. shall  
8 not be permitted. In addition, the permitted uses identified under Section  
9 8.100.a. shall include public schools.

10 (2) The development standards for Planning Area 21 of Specific Plan No. 260  
11 shall be the same as those standards identified in Article VIIIe, Section 8.101  
12 of Ordinance No. 348.

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

15 k. Planning Areas 22, 24, 32 and 33B.

16 (1) The uses permitted in Planning Areas 22, 24, 32 and 33B of Specific Plan No.  
17 260 shall be the same as those uses permitted in Article VI, Section 6.1 of  
18 Ordinance No. 348 except that the uses permitted pursuant to Section 6.1.b.(1)  
19 and (3) shall not be permitted.

20 (2) The development standards for Planning Areas 22, 24, 32 and 33B of Specific  
21 Plan No. 260 shall be the same as those standards identified in Article VI,  
22 Section 6.2 of Ordinance No. 348 except that the development standards set  
23 forth in Article VI, Section 6.2.b., c., d., e. (2) and (4) shall be deleted and  
24 replaced by the following:

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

- 1
- 2 B. The minimum average width of that portion of a lot to be used as a
- 3 building site shall be fifty feet (50') with a minimum average depth of
- 4 eighty feet (80'). That portion of a lot used for access on "flag" lots
- 5 shall have a minimum width of twenty feet (20').
- 6 C. The minimum frontage of a lot shall be forty-five feet (45'), except that
- 7 lots fronting on knuckles or cul-de-sacs may have a minimum frontage
- 8 of thirty-five feet (35'). Lot frontage along curvilinear streets may be
- 9 measured at the building setback in accordance with zone
- 10 development standards.
- 11 D. Side yards on interior and through lots shall be not less than five feet
- 12 (5') in width. Side yards on corner and reversed corner lots shall be
- 13 not less than ten feet (10') from the existing street line or from any
- 14 future street line as shown on any specific plan of highways,
- 15 whichever is nearer the proposed structure, upon which the main
- 16 building sides, except that where the lot is less than fifty feet (50')
- 17 wide, the yard need not exceed twenty percent (20%) of the width of
- 18 the lot.
- 19 E. Chimneys and fireplaces shall be allowed to encroach into side yards a
- 20 maximum of two feet (2'). No other structural encroachments shall be
- 21 permitted in the front, rear or side yard except as provided for in
- 22 Section 18.19 of Ordinance No. 348.

23 In addition, the following standard shall also apply:

- 24 AA. In no case shall more than fifty percent (50%) of any lot be
- 25 covered by buildings for lots with one-story buildings and in
- 26 no case shall more than forty-five percent (45%) of any lot be
- 27 covered by buildings for lots with two-story buildings.

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

those requirements identified in Article VI of Ordinance No. 348.

1. Planning Areas 25, 26, 28, 35, 37 and 40.

(1) The uses permitted in Planning Areas 25, 26, 28, 35, 37 and 40 of Specific Plan No. 260 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348 except that the uses permitted pursuant to Section 6.1.b.(1) and (3) shall not be permitted.

(2) The development standards for Planning Areas 25, 26, 28, 35, 37 and 40 of Specific Plan No. 260 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that the development standards set forth in Article VI, Section 6.2.b., c., d., e. (1), (2) and (4) shall be deleted and replaced by the following:

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

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

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

D. The front yard shall be not less than fifteen feet (15') measured from the existing street line or from any future street line as shown on any specific plan of highways, whichever is nearer the proposed structure.

E. Side yards on interior and through lots shall be not less than five feet

1 (5') in width. Side yards on corner and reversed corner lots shall be  
2 not less than ten feet (10') from the existing street line or from any  
3 future street line as shown on any specific plan of highways,  
4 whichever is nearer the proposed structure, upon which the main  
5 building sides, except that where the lot is less than fifty-five feet (55')  
6 wide, the yard need not exceed twenty percent (20%) of the width of  
7 the lot.

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

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

14 m. Planning Area 31.

15 (1) The uses permitted in Planning Area 31 of Specific Plan No. 260 shall be the  
16 same as those uses permitted in Article IXb, Section 9.50 of Ordinance No.  
17 348 except that the uses permitted pursuant to Section 9.50a. (32), (52) and 64  
18 shall not be permitted. In addition, the permitted uses identified under Section  
19 9.50b. shall also include self-storage facilities and mini-warehouse structures.

20 (2) The development standards for Planning Area 31 of Specific Plan No. 260  
21 shall be the same as those standards identified in Article IXb, Section 9.53 of  
22 Ordinance No. 348.

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

25 n. Planning Area 31A.

26 (1) The uses permitted in Planning Area 31A shall be the same as those uses  
27 permitted in Article IXb, Section 9.50 of Ordinance No. 348 except that the  
28 uses permitted pursuant to Section 9.50a. (30), (31), (32), (52), (55), (62), (64),

1 (82), (97), (98), and (99); and b. (1) (2), (3), (5), (6), (7), (8), (10), (13), (14),  
2 (15), (16), (17), (18), (19), (22) and (23) shall not be permitted. In addition,  
3 the permitted uses identified under Section 9.50.a. shall also include multiple  
4 family dwellings, medical and dental offices, real estate offices, and  
5 congregate care residential facilities.

6 (2) Any land division application submitted within Planning Area 31A of Specific  
7 Plan No. 260 shall be heard concurrently with a comprehensive plot plan  
8 application for the entire affected Planning Area by the Planning Commission  
9 in accordance with Section 18.30.d.(3) of Ordinance No. 348. The application  
10 for a comprehensive plot plan shall be submitted in accordance with the  
11 provisions of Section 18.30 of Ordinance No. 348 and shall also at a minimum  
12 include the following:

13 A. A statement indicating how the land division and comprehensive plot  
14 plan applications implement Specific Plan No. 260 and comply with  
15 the conditions of approval for said Specific Plan.

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

- 21 i. The proposed lots including lot lines and proposed easement, if  
22 any;
- 23 ii. building footprints;
- 24 iii. floor plan assignments;
- 25 iv. pad elevations, street grades and all cut and fill slopes in excess  
26 of one foot in vertical height;
- 27 v. the proposed uses, their location and architectural designs;
- 28 vi. the proposed internal circulation system; and





1 square feet with a minimum average width of sixty feet (60') and a  
2 minimum average depth of one hundred feet (100') for all permitted  
3 uses, unless different minimums are specifically required in a  
4 particular area.

- 5 B. The minimum front and rear yards shall be ten feet (10') for buildings  
6 that do not exceed thirty-five feet (35') in height. Any portion of a  
7 building which exceeds thirty-five feet (35') in height shall be set back  
8 from the front and rear lot lines no less than ten feet (10') plus two feet  
9 (2') for each foot by which the height exceeds thirty-five feet (35').  
10 The front setback shall be measured from any existing or future street  
11 line as shown on any specific street plan of the County. The rear  
12 setback shall be measured from the existing rear lot line or from any  
13 recorded alley or easement; if the rear line adjoins a street, the rear  
14 setback requirement shall be the same as required for a front setback.
- 15 C. The minimum side yard shall be five feet (5') for buildings that do not  
16 exceed thirty-five feet (35') in height. Any portion of a building which  
17 exceeds thirty-five feet (35') in height shall be set back from each side  
18 lot line five feet (5') plus two feet (2') for each foot by which the height  
19 exceeds thirty-five feet (35'); if the side yard adjoins a street, the side  
20 setback requirement shall be the same as required for a front setback.  
21 No structural encroachments shall be permitted in the front, side or  
22 rear yard except as provided in Section 18.19 of Ordinance No. 348.
- 23 D. No lot shall have more than fifty percent (50%) of its net area covered  
24 with buildings or structures.
- 25 E. The maximum ratio of floor area to lot area shall not be greater than  
26 two to one (2:1), not including basement floor area.
- 27 F. All buildings and structures shall not exceed fifty feet (50') in height,  
28 unless a height up to seventy-five feet (75') is specifically permitted

1 under the provisions of Section 18.34 of Ordinance No. 348.

2 G. Automobile storage space shall be provided as required by Section  
3 18.12 of Ordinance No. 348.

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

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

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

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

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

17 M. Outside storage areas are prohibited.

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

20 O. All lighting fixtures, including spot lights, electrical reflectors and  
21 other means of illumination for signs, structures, landscaping, parking,  
22 loading, unloading and similar areas, shall be focused, directed and  
23 arranged to prevent glare or direct illumination on residential uses.

24 (5) Nonsubstantial adjustments to an approved project's design are permitted  
25 subject to the approval of a minor change pursuant to Ordinance No. 460. For  
26 purposes of this section, "nonsubstantial adjustment" shall be defined as  
27 changes to setbacks, floor plans and elevations. All other changes including  
28 changes in concept and product type shall be submitted for review in

1 accordance with the provisions of Ordinance No. 460 governing minor  
2 changes and revised tentative maps.

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

5 o. Planning Area 34.

6 (1) The uses permitted in Planning Area 34 of Specific Plan No. 260 shall be the  
7 same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348,  
8 except that the uses permitted pursuant to Section 6.1.b.(1) and (3); and d.  
9 shall not be permitted.

10 (2) The development standards for Planning Area 34 of Specific Plan No. 260  
11 shall be the same as those standards identified in Article VI, Section 6.2 of  
12 Ordinance No. 348 except that the development standards set forth in Article  
13 VI, Section 6.2.b., c., d., e.(2) and (4) shall be deleted and replaced by the  
14 following:

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

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

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

28 D. Side yards on interior and through lots shall be not less than five feet

1 (5') in width. Side yards on corner and reversed corner lots shall be not  
2 less than ten feet (10') from the existing street line or from any future  
3 street line as shown on any specific plan of highways, whichever is  
4 nearer the proposed structure, upon which the main building sides,  
5 except that where the lot is less than fifty feet (50') wide, the yard need  
6 not exceed twenty percent (20%) of the width of the lot.

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

11 In addition, the following standards shall also apply:

12 AA. In no case shall more than fifty percent (50%) of any lot be  
13 covered by buildings for lots with one-story buildings and in  
14 no case shall more than forty-five percent (45%) of any lot be  
15 covered by buildings for lots with two-story buildings.

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

18 p. Planning Area 33A.

19 (1) The uses permitted in Planning Area 33A of Specific Plan No. 260 shall be the  
20 same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No.  
21 348, except that the uses permitted pursuant to Section 8.100.a. and b. shall  
22 not be permitted. In addition, the permitted uses identified under Section  
23 8.100.a. shall also include trails.

24 (2) The development standards for Planning Area 33A of Specific Plan No. 260  
25 shall be the same as those standards identified in Article VIIIe, Section 8.101  
26 of Ordinance No. 348.

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

1 q. Planning Area 36.

2 (1) The uses permitted in Planning Area 36 of Specific Plan No. 260 shall be the  
3 same as those uses permitted in Article XVb, Section 15.200 of Ordinance No.  
4 348, except that the uses permitted pursuant to Section 15.20.c(4), (6), (11),  
5 (12), and (14) shall not be permitted.

6 (2) The development standards for Planning Area 36 of Specific Plan No. 260  
7 shall be the same as those standards identified in Article XVb, Section 15.201  
8 of Ordinance No. 348, except that the development standards set forth in  
9 Article XVb, Section 15.201 a. shall be deleted and replaced by the following:

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

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

16 r. Planning Area 39.

17 (1) The uses permitted in Planning Area 39 of Specific Plan No. 260 shall be the  
18 same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348,  
19 except that the uses permitted pursuant to Section 6.1.b(1) and (3); and d. shall  
20 not be permitted. In addition, the permitted uses identified under Section  
21 6.1.a. shall also include public schools.

22 (2) The development standards for Planning Area 39 of Specific Plan No. 260  
23 shall be the same as those standards identified in Article VI, Section 6.2 of  
24 Ordinance No. 348, except that the development standards set forth in Article  
25 VI, Section 6.2.b., c., d., e.(2) and (4) shall be deleted and replaced by the  
26 following:

27 A. Lot area shall be not less than five thousand (5,000) square feet. The  
28 minimum lot area shall be determined by excluding that portion of a

1 lot that is used solely for access to the portion of a lot used as a  
2 building site.

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

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

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

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

24 In addition, the following standards shall also apply:

25 AA. In no case shall more than fifty percent (50%) of any lot be  
26 covered by buildings for lots with one-story buildings in no  
27 case shall more than forty-five (45%) of any lot be covered by  
28 buildings for lots with two-story buildings.

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 Section 2. This Ordinance shall take effect 30 days after its date of adoption.  
4

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

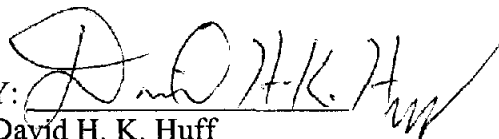
7 By : \_\_\_\_\_  
8 Chairman, Board of Supervisors

9 ATTEST:

10 CLERK OF THE BOARD:  
11

12  
13 By: \_\_\_\_\_  
14 Deputy

15 APPROVED AS TO FORM  
16 April 3, 2008  
17

18  
19 BY:   
20 David H. K. Huff  
21 Deputy County Counsel

22  
23 DHKH:mdk  
24 12/03/07  
25 G:\Property\MDKing\SPECIFIC PLAN ZONING ORDINANCES\SP 260.111507.doc  
26  
27  
28