

1                                 ORDINANCE NO. 348.3898  
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 4.2 of Ordinance No. 348, and official Zoning Plan Map No. 2, as  
7 amended, are further amended by placing in effect in the Homeland area the zone or zones as shown  
8 on the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No.  
9 2.1936, Change of Zone Case No. 6319," which map is made a part of this ordinance.

10                Section 2.      Article XVIIa of Ordinance No. 348 is amended by adding thereto a new  
11 Section 17.88 to read as follows:

12                   Section 17.88 SP ZONE REQUIREMENTS AND STANDARDS FOR SPECIFIC PLAN  
13 NO. 307.

14                 a.      Planning Areas 1, 10, 13 and 14.

15                   (1)      The uses permitted in Planning Areas 1, 10, 13 and 14 of Specific Plan No.  
16 307 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No.  
17 348, except that the uses permitted pursuant to Section 6.1.a.(3) and (4), b.(1) and (3) and d.  
18 shall not be permitted. In addition, the permitted uses identified under Section 6.1.a. shall  
19 include public schools, parks and playgrounds.

20                   (2)      The development standards for Planning Areas 1, 10, 13 and 14 of Specific  
21 Plan No. 307 shall be the same as those standards identified in Article VI, Section 6.2 of  
22 Ordinance No. 348, except that the development standards set forth in Article VI, Section  
23 6.2.c. and e.(4) shall be deleted and replaced by the following:

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

27                   B.      Chimneys and fireplaces shall be allowed to encroach into side yards  
28 a maximum of two feet (2'). No other structural encroachments shall be permitted

WILLIAM C. KATZEP  
COUNTY COUNSEL  
3535 TENTH  
RIVERSIDE, CA 92501-3674

1 in the front, side or rear yard except as provided for in Section 18.19 of Ordinance  
2 No. 348.

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

4 AA. Lots shall have a minimum usable pad area of not less than six  
5 thousand (6,000) square feet.

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

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

11 b. Planning Areas 2, 15 and 17.

12 (1) The uses permitted in Planning Areas 2, 15 and 17 of Specific Plan No. 307  
13 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348,  
14 except that the uses permitted pursuant to Section 6.1.a. (3) and (4), b. (1) and (3) and d. shall  
15 not be permitted. In addition, the permitted uses identified under Section 6.1.a. shall include  
16 public schools, parks and playgrounds.

17 (2) The development standards for Planning Areas 2, 15 and 17 of Specific Plan  
18 No. 307 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 VI, Section  
20 6.2.b., c., d., and e.(1), (2), and (4) shall be deleted and replaced by the following:

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

24 B. Lots shall have a minimum width of forty feet (40') measured along  
25 the thirteen (13) foot average building setback line; provided, however, that lots  
26 situated along street knuckles and cul-de-sac bulbs shall have not less than twenty  
27 feet (20') of frontage measured along the face of curb. Lots situated along collector  
28 roadways shall have a minimum width of fifty (50') feet measured along the 15 foot

1 average building setback line. The minimum average depth for all lots shall be  
2 eighty feet (80'). "Flag" lots shall not be permitted.

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  
5 (35'). Lot frontage along curvilinear streets may be measured at the building setback  
6 in accordance with zone development standards.

7 D. The minimum front yard setback shall be thirteen feet (13'). Front-  
8 entry garages may encroach into the front yard setback but shall be set back a  
9 minimum of eighteen feet (18'). Side-entry garages shall be setback a minimum of  
10 ten feet (10'). The front setback shall be measured from the existing street line or  
11 from any future street line as shown on any specific plan of highways, whichever is  
12 nearer the proposed structure.

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

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

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

24 AA. In no case shall more than fifty percent (50%) of any lot be covered  
25 by buildings or structures.

26 BB. Lots shall have a minimum usable pad area of not less than four  
27 thousand five hundred (4,500) square feet.

28 CC. Building separation between dwelling units shall not be less than ten

1 feet (10') for dwellings up to fifteen feet (15') in overall height. Building separation  
2 shall be increased by one (1) foot for each foot by which any adjoining building  
3 exceeds fifteen feet (15') in overall height. Attached garages may encroach a  
4 maximum of five (5') feet into the required building separation provided no living  
5 portions of adjoining dwellings encroach into the required building separation and  
6 provided building separation between structures is not reduced below ten feet.  
7 Building separation shall mean the distance between the structural portions of  
8 adjoining dwellings as measured from that point where the dwellings are nearest;  
9 provided, however, that a yard encroachment permitted under Section 18.19 of this  
10 ordinance shall not be considered a structural portion for the determination of  
11 building separation.

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

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

17 c. Planning Area 3.

18 (1) The uses permitted in Planning Area 3 of Specific Plan No. 307 shall be the  
19 same as those uses permitted in Article IXb, Section 9.50 of Ordinance No. 348 except that  
20 uses permitted pursuant to Section 9.50.a. (19), (25), (30), (43), (44), (49), (50), (52), (54),  
21 (64), (69), (71), (72), (80), and (85), b. (1), (2), (6), (7), (9), (13), (17), and (18) shall not be  
22 permitted. In addition, the permitted uses identified under Section 9.50.a. shall also include  
23 libraries, fire stations, and public parks, public playgrounds, and paseos/trails.

24 (2) The development standards for Planning Area 3 of Specific Plan No. 307 shall  
25 be the same as those standards identified in 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 d. Planning Area 4.

1 (1) The uses permitted in Planning Area 4 of Specific Plan No. 307 shall be the  
2 same as those uses permitted in Article VIII, Section 8.1 of Ordinance No. 348, except that  
3 the uses permitted pursuant to Section 8.1.a. (19), (20), (22) and (24), and b.(1) and (3) shall  
4 not be permitted.

5 (2) The development standards for Planning Area 4 of Specific Plan No. 307 shall  
6 be the same as those standards identified in Article VIII, Section 8.2 of Ordinance No. 348.

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

9 e. Planning Areas 5, 9, 19, and 21.

10 (1) The uses permitted in Planning Areas 5, 9, 19 and 21 of Specific Plan No. 307  
11 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No.  
12 348, except that the uses permitted pursuant to Section 8.100.a.1., 2. and 6. and b. (1) shall  
13 not be permitted. In addition, the permitted uses identified under Section 8.100.a. shall also  
14 include public parks and trails.

15 (2) The development standards for Planning Areas 5, 9, 19 and 21 of Specific  
16 Plan No. 307 shall be the same as those standards identified in Article VIIIe, Section 8.101  
17 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 VIIIe of Ordinance No. 348.

20 f. Planning Areas 6, 7, 8 and 18.

21 (1) The uses permitted in Planning Areas 6, 7, 8 and 18 of Specific Plan No. 307  
22 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348  
23 except that the uses permitted pursuant to Section 6.1.a. (3) and (4), b. (1) and (3) and d. shall  
24 not be permitted. In addition, the permitted uses identified under Section 6.1.a. shall also  
25 include public schools.

26 (2) The development standards for Planning Areas 6, 7, 8, and 18 of Specific Plan  
27 No. 307 shall be the same as those standards identified in Article VI, Section 6.2 of  
28 Ordinance No. 348, except that the development standards set forth in Section 6.2.e.(4) shall

1 be deleted and replaced by the following:

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

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

8 g. Planning Areas 11 and 12.

9 (1) The uses permitted in Planning Areas 11 and 12 of Specific Plan No. 307  
10 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348,  
11 except that the uses permitted pursuant to Section 6.1.a.(3) and (4), b.(1) and (3) and d. shall  
12 not be permitted. In addition, the permitted uses identified under Section 6.1.a. shall include  
13 public schools, parks and playgrounds.

14 (2) The development standards for Planning Areas 11 and 12 of Specific Plan No.  
15 307 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance  
16 No. 348, except that the development standards set forth in Article VI, Section 6.2.b., c., d.,  
17 and e.(1), (2), and (4) shall be deleted and replaced by the following:

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

21 B. The minimum average width of that portion of a lot to be used as a  
22 building site shall be fifty feet (50') with a minimum average depth of eighty feet  
23 (80'). "Flag" lots shall not be permitted.

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

28 D. The minimum front yard setback shall be fifteen feet (15'). Front-

1 entry garages shall be set back a minimum of eighteen feet (18'). Side-entry garages  
2 may encroach into the front yard setback but shall be setback a minimum of ten feet  
3 (10'). The front setback shall be measured from the existing street line or from any  
4 future street line as shown on any specific plan of highways, whichever is nearer the  
5 proposed structure.

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

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

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

17 AA. In no case shall more than fifty percent (50%) of any lot be covered  
18 by buildings or structures.

19 BB. Interior side yards may be reduced to accommodate zero lot line or  
20 common wall situations, except that, in no case shall the reduction in the side yard  
21 areas reduce the separation between structures to less than ten feet.

22 CC. Lots shall have a minimum usable pad area of not less than five  
23 thousand (5,000) square feet.

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

26 h. Planning Areas 16 and 20.

27 (1) The uses permitted in Planning Areas 16 and 20 of Specific Plan No. 307  
28 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No.

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348, except that the uses permitted pursuant to Section 8.100.a.1., 2. 3, 4, 5, 6 and b. (1) shall not be permitted. In addition, the permitted uses identified under Section 8.100.a. shall also include open space and trails.

(2) The development standards for Planning Areas 16 and 20 of Specific Plan No. 307 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 30 days after its adoption.

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

By *Joy Wilson*  
Chairman, Board of Supervisors

ATTEST:  
GERALD A. MALONEY  
Clerk of the Board

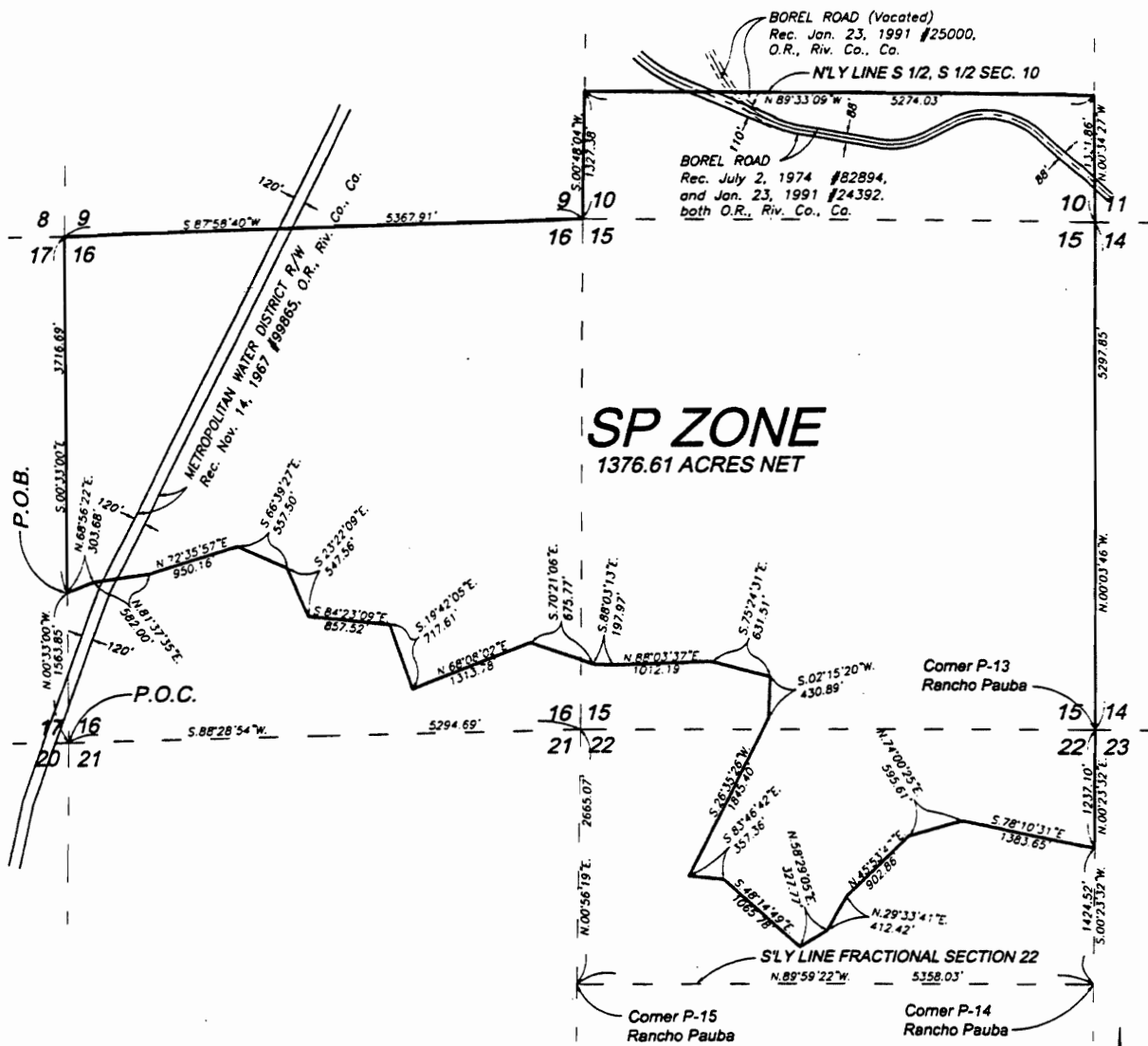
By *Paul Lomas*  
Deputy

(SEAL)

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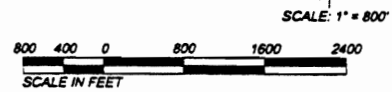


**RANCHO CALIFORNIA AREA**  
**SEC'S. 10, 15, 16 AND 22, T. 7 S., R. 2 W., S.B.B. & M.**



**LEGEND**

**SP ZONE** SPECIFIC PLAN (SP 307)



MAP NO. 2.1936  
**CHANGE OF OFFICIAL ZONING PLAN**  
 AMENDING  
 MAP NO. 2, ORDINANCE NO. 348  
 CHANGE OF ZONE CASE NO. 6319  
 AMENDING ORDINANCE NO. 348  
 ADOPTED BY ORDINANCE NO. 348.3898  
 NOVEMBER 16, 1999  
 RIVERSIDE COUNTY BOARD OF SUPERVISORS

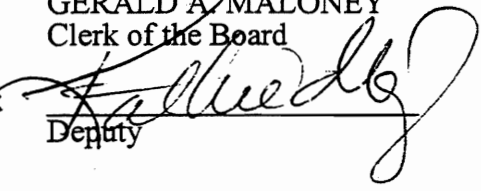
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STATE OF CALIFORNIA            )  
  )  
COUNTY OF RIVERSIDE        )        ss.

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county held on December 14, 1999, the foregoing ordinance consisting of 3 sections was adopted

by the following vote:  
AYES:            Venable, Wilson and Mullen  
NOES:            None  
ABSENT:         Buster and Tavaglione

DATE:            December 14, 1999

GERALD A. MALONEY  
Clerk of the Board  
BY:   
Deputy

Item 3.38