

1 B. The minimum front yard setback to single-story living space shall be fifteen
2 (15) feet. The minimum front yard setback to two-story living space shall be twenty (20) feet.
3 The minimum front yard setback to the garage shall be twenty (20) feet for a street facing
4 garage and fifteen (15) feet for a side facing garage. The minimum front yard setback to front
5 porch or portico shall be fifteen (15) feet.

6 C. The minimum side yard setback for interior lots shall be five (5) feet. The
7 minimum side yard setback for corner lots (facing street) shall be a minimum of ten (10) feet.

8 D. The minimum rear yard setback to single-story living space shall be fifteen
9 (15) feet. The minimum rear yard setback to two-story living space shall be twenty (20) feet.
10 The minimum rear yard setback to an integrated deck (house roof extends over the deck) shall
11 be fifteen (15) feet. The minimum rear yard setback to an attached structure, detached
12 structure, detached accessory building or guest quarter shall be ten (10) feet.

13 E. Maximum lot coverage shall be sixty (60) percent for single-story dwellings
14 and fifty (50) percent for two-story dwellings.

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

17 b. Planning Area 2.

18 (1) The uses permitted in Planning Area 2 of Specific Plan No. 325 shall be the same as
19 those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses permitted
20 pursuant to Section 6.1.a. (2), (3), (5), (7), (8) and (9), Section 6.1.b.(1), (3), (4), and (5), Section
21 6.1.c., and Section 6.1.e shall not be permitted.

22 (2) The development standards for Planning Area 2 of Specific Plan No. 325 shall be the
23 same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that the
24 development standards set forth in Article VI, Section 6.2.b., e.(1), e.(2), e.(3), and g. shall be deleted
25 and replaced by the following:
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1 A. Lot area shall be not less than ten thousand (10,000) square feet. The
2 minimum lot area shall be determined by excluding that portion of a lot that is used solely for
3 access to the portion of a lot used as a building site.

4 B. The minimum front yard setback to single-story living space shall be fifteen
5 (15) feet. The minimum front yard setback to two-story living space shall be twenty (20) feet.
6 The minimum front yard setback to the garage shall be twenty (20) feet for a street facing
7 garage and fifteen (15) feet for a side facing garage. The minimum front yard setback to front
8 porch or portico shall be fifteen (15) feet.

9 C. The minimum side yard setback for interior lots shall be five (5) feet. The
10 minimum side yard setback for corner lots (facing street) shall be a minimum of ten (10) feet.

11 D. The minimum rear yard setback to single-story living space shall be fifteen
12 (15) feet. The minimum rear yard setback to two-story living space shall be twenty (20) feet.
13 The minimum rear yard setback to an integrated deck (house roof extends over the deck) shall
14 be fifteen (15) feet. The minimum rear yard setback to an attached structure, detached
15 structure, detached accessory building or guest quarter shall be ten (10) feet.

16 E. Maximum lot coverage shall be sixty (60) percent for single-story dwellings
17 and fifty (50) percent for two-story dwellings.

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

20 c. Planning Area 3.

21 (1) The uses permitted in Planning Area 3 of Specific Plan No. 325 shall be the same as
22 those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses permitted
23 pursuant to Section 6.1.a. (2), (3), (5), (7), (8) and (9), Section 6.1.b.(1), (3), (4), and (5), Section 6.1.c.
24 and Section 6.1.e shall not be permitted.
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1 (2) The development standards for Planning Area 3 of Specific Plan No. 325 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., e.(1), e.(2), e.(3), and g. shall be deleted
4 and replaced by the following:

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

8 B. The minimum front yard setback to single-story living space shall be fifteen
9 (15) feet. The minimum front yard setback to two-story living space shall be twenty (20) feet.
10 The minimum front yard setback to the garage shall be twenty (20) feet for a street facing
11 garage and fifteen (15) feet for a side facing garage. The minimum front yard setback to front
12 porch or portico shall be fifteen (15) feet.

13 C. The minimum side yard setback for interior lots shall be five (5) feet. The
14 minimum side yard setback for corner lots (facing street) shall be a minimum of ten (10) feet.

15 D. The minimum rear yard setback to single-story living space shall be fifteen
16 (15) feet. The minimum rear yard setback to two-story living space shall be twenty (20) feet.
17 The minimum rear yard setback to an integrated deck (house roof extends over the deck) shall
18 be fifteen (15) feet. The minimum rear yard setback to an attached structure, detached
19 structure, detached accessory building or guest quarter shall be ten (10) feet.

20 E. Maximum lot coverage shall be sixty (60) percent for single-story dwellings
21 and fifty (50) percent for two-story dwellings.

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

24 d. Planning Areas 4, 5, 6, 7, 8, 9, 10, and 11.

1 (1) The uses permitted in Planning Areas 4, 5, 6, 7, 8, 9, 10, and 11 of Specific Plan No.
2 325 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348,
3 except that the uses permitted pursuant to Section 8.100.a. (1), (2), (3), (6), (8) and (9); b.(1); and c.(1)
4 shall not be permitted. In addition, the permitted uses identified under Section 8.100.a. shall also
5 include public parks, private parks, and trails.

6 (2) The development standards for Planning Areas 4, 5, 6, 7, 8, 9, 10, and 11 of Specific
7 Plan No. 325 shall be the same as those standards identified in Article VIIIe, Section 8.101 of
8 Ordinance No. 348.

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

11 e. Planning Areas 12A, 12B, 12C, 12D, 12E, 12F, and 12G.

12 (1) The uses permitted in Planning Areas 12A, 12B, 12C, 12D, 12E, 12F, and 12G of
13 Specific Plan No. 325 shall be the same as those permitted in Article VIIIe, Section 8.100 of
14 Ordinance No. 348, except that the uses permitted pursuant to Section 8.100.a.(1), (2), (3), (4), (5), (6),
15 (8), and (9); b.(1); and c.(1) shall not be permitted. In addition, the permitted uses identified under
16 Section 8.100.a. shall also include open space and trails.

17 (2) The development standards for Planning Areas 12A, 12B, 12C, 12D, 12E, 12F, and
18 12G of Specific Plan No. 325 shall be the same as those standards identified in Article VIIIe, Section
19 8.101 of Ordinance No. 348.

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

22 f. Planning Area 13A, 13B, and 13C.

23 (1) The uses permitted in Planning Area 13A, 13B, and 13C of Specific Plan No. 325 shall
24 be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except that
25 the uses permitted pursuant to Section 8.100.a. (1), (2), (3), (4), (5), (6), (8) and (9); b.(1); and c.(1)
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1 shall not be permitted. In addition, the permitted uses identified under Section 8.100.a. shall also
2 include detention basins.

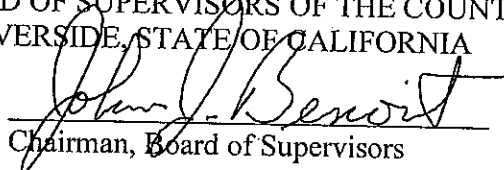
3 (2) The development standards for Planning Area 13A, 13B, and 13C of Specific Plan No.
4 325 shall be the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No. 348.

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

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

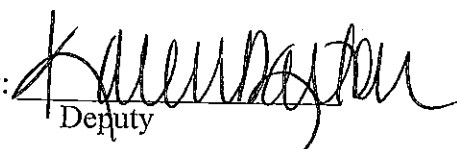
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9 BOARD OF SUPERVISORS OF THE COUNTY
10 OF RIVERSIDE, STATE OF CALIFORNIA

11 By


Chairman, Board of Supervisors

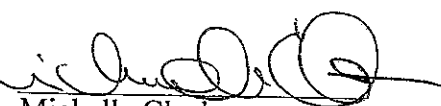
12 John J. Benoit

13
14 ATTEST:
15 KECIA HARPER-IHEM
16 CLERK OF THE BOARD

17 By: 
18 Deputy

19 (SEAL)

20
21 APPROVED AS TO FORM:
22 August 28, 2013

23
24 By: 
25 Michelle Clack
26 Deputy County Counsel

27 MPC:md
08/22/13

28 G:\PROPERTY\MDUSEK\SPECIFIC PLAN ZONING ORDINANCES\SP 325.081413.DOCX


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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 September 24, 2013, the foregoing ordinance consisting of 3 Sections was adopted by the following vote:

AYES: Jeffries, Tavaglione, Stone and Benoit
NAYS: None
ABSENT: Ashley

DATE: September 24, 2013

KECIA HARPER-IHEM
Clerk of the Board
BY: 
Deputy

SEAL