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ORDINANCE NO. 348.3999

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 and 4.30 of Ordinance No. 348, and Official Zoning Plan Map Nos. 2, and 30, as amended, are further amended by placing in effect in the West Chuckawalla Area and Bermuda Dunes District the zone or zones as shown on the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map Nos. 2.1976, and 30.072, Change of Zone Case No. 6579," which map is made a part of this ordinance.

Section 2. Section 17.58 of Ordinance No. 348 is hereby amended to read as follows:

Section 17.58. SP ZONE REQUIREMENTS AND STANDARDS FOR SPECIFIC PLAN NO. 281.

a. Planning Areas 1, 18 and 33.

(1) The uses permitted in Planning Areas 1, 18 and 33 of Specific Plan No. 281 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except that the uses permitted pursuant to Section 8.100.a. (1), (2), (3), (4), (5) and (8); b.(1); and c.(1) shall not be permitted. In addition, the permitted uses identified under Section 8.100.a. shall include golf courses, golf course maintenance buildings, golf practice ranges, lakes, and manned gate houses.

(2) The development standards for Planning Areas 1, 18 and 33 of Specific Plan No. 281 shall be the same standards identified in Article VIIIe, Section 8.101 of Ordinance No. 348, except that the development standards set forth in Article VIIIe, Section 8.101.c. and d. shall be deleted.

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

b. Planning Areas 2, 19 and 30.

(1) The uses permitted in Planning Ares 2, 19 and 30 of Specific Plan No. 281 shall be

1 the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except that
2 the uses permitted pursuant to Section 8.100.a.(1), (2) and (3); and b.(1) shall not be permitted. In
3 addition, the permitted uses identified under Section 8.100.a. shall also include golf clubhouses
4 with customary retail and restaurant facilities, lakes, community recreation and assembly building
5 and facilities, and sports and fitness facilities.

6 (2) The development standards for Planning Areas, 2, 19 and 30 of Specific Plan No.
7 281 shall be the same standards as those identified in Article VIIIe, Section 8.101 of Ordinance
8 No. 348.

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

11 c. Planning Areas 3, 4 and 31.

12 (1) The uses permitted in Planning Areas, 3, 4 and 31 of Specific Plan No. 281 shall be
13 the same as those uses permitted in Article VII, Section 7.1 of Ordinance No. 348, except that the
14 uses permitted pursuant to Section 7.1.a; b.(2); c.; e.(1) and (2); and h. shall not be permitted. In
15 addition, the permitted uses identified under Section 7.1.a. shall include accessory buildings/guest
16 dwellings. For purposes of this ordinance, an accessory building/guest dwelling shall be defined
17 as a subordinate building or a part of the main building on the same lot that is used exclusively by
18 members of the single family occupying the main building for purposes incidental to the main
19 building or for housing themselves and their nonpaying guests. For purposes of this ordinance,
20 nonpaying guests shall include permitted health care residents as defined in Section 51.3 of the
21 California Civil Code, but shall exclude all other employees or service providers of any type or
22 nature whatsoever. An accessory building/guest dwelling does not include a mobilehome, whether
23 with or without a foundation, and does not include any building containing kitchen facilities.
24 Furthermore, the permitted uses identified under Section 7.1.b. shall include real estate sales
25 offices, recreation and assembly buildings including a landmark tower, single family dwellings
26 and parking lots only for the above listed permitted uses pursuant to the provisions of Section
27 18.12 of Ordinance No. 348.

8 (2) The development standards for Planning Areas 3, 4 and 31 of Specific Plan No.

1 281 shall be the same as those standards identified in Article VII of Ordinance No. 348 except that
2 the development standards set forth in Article VII, Section 7.2; 7.3; 7.6; 7.7; and 7.11 shall be
3 deleted and replaced by the following:

4 A. Building height shall not exceed two (2) stories, with a maximum height of
5 thirty-five feet (35') except that the permitted landmark tower may exceed the prescribed
6 height limitations by up to fifty-five feet (55') provided the structure is not used for any
7 type of signage and the height is approved pursuant to Section 18.34 of Ordinance No.
8 348.

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

12 C. In no case shall more than fifty percent (50%) of any lot be collectively
13 covered by main buildings, accessory buildings/guest dwellings and other structures;
14 however, where a cluster housing design is utilized, main buildings, accessory
15 buildings/guest dwellings and other structures may collectively occupy no more than sixty
16 percent (60%) of the lot on which they are situated.

17 D. The rear yard shall be not less than fifteen feet (15').

18 In addition, the following standards shall also apply:

19 AA. Only sectional roll-up type garage doors shall be permitted within Planning
20 Areas 3, 4 and 31.

21 BB. Each rear yard shall have a minimum of eight hundred (800) square feet of
22 useable are. Useable area is defined as lot area exclusive of manufactured slopes.

23 CC. Garage shall be set back a minimum of twenty-four feet (24') from the face
24 of the curb.

25 DD. Bay windows or other architectural projections may encroach two feet (2')
26 into the front, side and rear setbacks. Mechanical equipment and associated screen walls
27 may encroach five feet (5') into the required side yard setback. Such mechanical and
28 screen wall encroachments shall be limited to one side yard only of any lot. When such

1 mechanical and screen wall encroachments exist in adjacent side yards, said mechanical
2 equipment and associated screen walls shall be located no closer than four feet (4') in any
3 direction to the mechanical equipment and associated screen walls of the adjacent lot.
4 Structural encroachments for bathtubs, closets, storage spaces and similar uses may
5 encroach two feet (2') into side setbacks. In no event shall there be less than eight feet (8')
6 between a structural encroachment on one lot and a structural encroachment on any
7 adjacent lot. Further, in no event shall such structural encroachments occupy cumulatively
8 more than twenty feet (20') along any side yard area. No other structural encroachments
9 shall be permitted in the front, rear or side yard except as provided for in Section 18.19 of
10 Ordinance No. 348.

11 EE. Where a zero lot line design is utilized, the alternate side yard shall be not
12 less than ten feet (10') in width.

13 FF. Section 18.25 of Ordinance No. 348 shall be deleted and replaced by the
14 following:

15 1. Private swimming pools and spas for the exclusive use by members
16 of the single family that occupy the premises and their nonpaying guests shall be
17 located no nearer than three feet (3') to any property line or dwelling; however,
18 where the property line of the lot abuts a golf course, common areas, or greenbelt
19 areas, there shall be no minimum setback from said property line.

20 GG. The development standards for accessory buildings, set forth in Section
21 18.18 of Ordinance No. 348 shall be deleted and replaced by the following:

22 1. The minimum yard setbacks, as provided herein for Planning Areas
23 3, 4 and 31, shall apply to accessory buildings/guest dwellings.

24 2. Accessory buildings/guest dwellings shall be no nearer than five feet
25 (5') to any main building.

26 3. Accessory buildings/guest dwellings shall be no larger than four
27 hundred (400) square feet.

8 HH. Where a cluster housing design is utilized, the following development

standards shall also apply and, to the extent there is a conflict, supersede other standards for Planning Areas 3, 4 and 31:

1. Front yards shall be a minimum of ten feet (10'); provided, however garages shall be set back a minimum of twenty-two feet (22') from the face of the curb where a sidewalk abuts the curb, and eighteen feet (18') from the face of the curb or common driveway where no sidewalk abuts the curb or common driveway.

2. Side yards shall be a minimum of fifteen feet (15') for lots which have side yards adjacent to streets with a planned right of way of one hundred ten feet (110') or greater. There shall be no other side or rear yard set back requirements; however, buildings and structures on any lot shall be separated by no less than eight feet (8') from buildings and structures on any other adjacent lot.

3. The combined side and rear yard areas for each lot, including side yards, rear yards and courtyards, shall have a minimum of eight hundred (800) square feet of usable area. Usable area is defined as lot area exclusive of manufactured slopes.

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

d. Planning Areas 5, 6, 7, 8A, 9, 12, 13, 14, 20, 21, 22, 23, 24, 25, 26, 27, 28 and 29.

(1) The uses permitted in Planning Areas 5, 6, 7, 8A, 9, 12, 13, 14, 20, 21, 22, 23, 24, 25, 26, 27, 28 and 29 of Specific Plan No. 281 shall be the same as those uses permitted in Article VII, Section 7.1 of Ordinance No. 348 except that the uses permitted pursuant to Section 7.1.a.; b.(1), (2), (3), (4) and (5); c.; e.(1) and (2); f. and h. shall not be permitted. In addition, the permitted uses identified under Section 7.1.a. shall include accessory buildings/guest dwellings. For purposes of this ordinance, an accessory building/guest dwelling shall be defined as a subordinate building or a part of the main building on the same lot that is used exclusively by members of the single family occupying the main building for purposes incidental to the main building or for housing themselves and their nonpaying guests. For purposes of this ordinance, nonpaying guests shall include permitted health care residents as defined in Section 51.3 of the

1 California Civil Code, but shall exclude all other employees or other service providers or any type
2 or nature whatsoever. An accessory building/guest dwelling does not include a mobilehome,
3 whether with or without a foundation, and does not include any building containing kitchen
4 facilities. Furthermore, the permitted uses identified under Section 7.1.b. shall include single
5 family and two (2) family dwellings.

6 (2) The development standards for Planning Areas 5, 6, 7, 8A, 9, 12, 13, 14, 20, 21, 22,
7 23, 24, 25, 26, 27, 28 and 29 shall be the same as those standards identified in Article VII,
8 Sections 7.2 through 7.10 of Ordinance No. 348 except that the development standards set forth
9 in Article VII, Section 7.2; 7.3; 7.6; 7.7; and 7.11 shall be deleted and replaced by the following:

10 A. Building height shall not exceed one (1) story, with a maximum height of
11 twenty-two feet (22').

12 B. 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 C. The rear yard shall be not less than fifteen feet (15').

16 D. In no case shall more than fifty percent (50%) of any lot be collectively
17 covered by main buildings, accessory buildings/guest dwellings and other structures;
18 however, where a cluster housing design is utilized, main buildings, accessory
19 building/guest dwellings and other structures may collectively occupy no more than sixty
20 percent (60%) of the lot on which they are situated.

21 In addition, the following standard shall also apply:

22 AA. Only sectional roll-up type garage doors shall be permitted within Planning
23 Areas 5, 6, 7, 8A, 9, 12, 13, 14, 20, 21, 22, 23, 24, 25, 26, 27, 28 and 29.

24 BB. Side yards shall be a minimum of fifteen feet (15') for lots which have side
25 yards adjacent to streets with a planned right of way of one hundred ten feet (110') or
26 greater.

27 CC. Garages shall be set back a minimum of twenty-four feet (24') from the face
28 of the curb.

1 DD. Bay windows or other architectural projections may encroach two feet (2')
2 into the front, side and rear setbacks. Mechanical equipment and associated screen walls
3 may encroach five feet (5') into the required side yard setback. Such mechanical and
4 screen wall encroachments shall be limited to one side yard only of any lot. When such
5 mechanical and screen wall encroachments shall be limited to one side yard only of any
6 lot. When such mechanical and screen wall encroachments exist in adjacent side yards,
7 said mechanical equipment and associated screen walls shall be located no closer than four
8 feet (4') in any direction to the mechanical equipment and associated screen walls of the
9 adjacent lot. Structural encroachments for bathtubs, closets, storage spaces and similar
10 uses may encroach two feet (2') into side setbacks. In no event shall there be less than
11 eight feet (8') between a structural encroachment on one lot and a structural encroachment
12 on any adjacent lot. Further, in no event shall such structural encroachments occupy
13 cumulatively more than twenty feet (20') along any side yard area. No other structural
14 encroachments shall be permitted in the front, rear or side yards except as provided for in
5 Section 18.19 of Ordinance No. 348.

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

18 FF. Section 18.25 of Ordinance No. 348 shall be deleted and replaced by the
19 following:

- 20 1. Private swimming pools and spas for the exclusive use by members
21 of the single family that occupy the premises and their nonpaying guests shall be
22 located no nearer than three feet (3') to any property line or dwelling; however,
23 where the property line of the lot abuts a golf course, common areas or greenbelt
24 areas, there shall be no minimum setback from said property line.

25 GG. The development standards for accessory buildings, set forth in Section
26 18.18 of Ordinance No. 348 shall be deleted and replaced by the following:

- 27 1. The minimum yard setbacks, as provided herein for Planning Areas
18 5, 6, 7, 8A, 9, 12, 13, 14, 20, 21, 22, 23, 24, 25, 26, 27, 28 and 29 shall apply to

1 accessory buildings/guest dwellings.

2 2. Accessory buildings/guest dwelling shall be no nearer than five feet
3 (5') to any main building.

4 3. Accessory buildings/guest dwellings shall be no larger than four
5 hundred (400) square feet.

6 HH. Where a cluster housing design is utilized, the following development
7 standards shall also apply and, to the extent there is a conflict, supersede other standards
8 for Planning Areas 5, 6, 7, 8A, 9, 12, 13, 14, 20, 21, 22, 23, 24, 26, 27, 28 and 29:

9 1. Front yards shall be a minimum of ten feet (10'); provided, however
10 garages shall be set back a minimum of twenty-two feet (22') from the face of the
11 curb where a sidewalk abuts the curb, and eighteen feet (18') from the face of the
12 curb or common driveway where no sidewalk abuts the curb or common driveway.

13 2. Side yards shall be a minimum of fifteen feet (15') for lots which
14 have side yards adjacent to streets with a planned right of way of one hundred ten
15 feet (110') or greater. There shall be no other side or rear yard set back
16 requirements; however, buildings and structures on any lot shall be separated by no
17 less than eight feet (8') from buildings and structures on any other adjacent lot.

18 3. The combined side and rear yard areas for each lot, including side
19 yards, rear yards and courtyards, shall have a minimum of eight hundred (800)
20 square feet of usable area. Usable area is defined as lot area exclusively of
21 manufactured slopes.

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

24 e. Planning Area 8B.

25 (1) The uses permitted in Planning Area 8B of Specific Plan No. 281 shall be the same
26 as those uses permitted in Article VIII, Section 8.100 of Ordinance No. 348, except that the uses
27 permitted pursuant to Section 8.100.a.(1), (2), (3), (4), (5), and (7); and b.(1) shall not be
permitted. In addition, the permitted uses identified under Section 8.100.a. shall include

1 undeveloped open space and government buildings including fire stations and libraries.

2 (2) The development standards for Planning Areas 8B of Specific Plan No. 281 shall
3 be the same as those standards identified in Article VIIIe, Section 8.1 01 or 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 f. Planning Areas 11, and 34.

7 (1) The uses permitted in Planning Areas 11 and 34 of Specific Plan No. 281 shall be
8 the same as those uses permitted in Article VII, Section 7.1 or Ordinance No. 348 except that the
9 uses permitted pursuant to Section 7.1.a.; b.(2), (3) and (4); c.; e.(1) and (2); f.; and h. shall not be
10 permitted. In addition, the permitted uses identified under Section 7.1.a. shall include accessory
11 buildings/guest dwellings. For purposes of this ordinance, an accessory building/guest dwelling
12 shall be defined as a subordinate building or a part of the main building on the same lot that is
13 used exclusively by members of the single family occupying the main building for purposes
14 incidental to the main building or for housing themselves and their nonpaying guests. For
15 purposes of this ordinance, nonpaying guests shall include permitted health care residents as
16 defined in Section 51.3 of the California Civil Code, but shall exclude all other employees or
17 service providers of any type or nature whatsoever. An accessory building/guest dwelling does
18 not include a mobilehome, whether with or without a foundation, and does not include any
19 building containing kitchen facilities. Furthermore, the permitted used identified under Section
20 7.1.b. shall also include single family dwellings.

21 (2) The development standards for Planning Areas 11 and 34 of Specific Plan No. 281
22 shall be the same as those standards identified in Article VII, Sections 7.2 through 7.10 of
23 Ordinance No. 348 except that the development standards set forth in Article VII, Sections 7.2;
24 7.3; 7.6; 7.7; and 7.11 shall be deleted and replaced by the following:

25 A. Building height shall not exceed two (2) stories, with a maximum height of
26 thirty-five feet (35').

27 B. Lot area shall be not less than for thousand (4,000) square feet. The
28 minimum lot area shall be determined by excluding that portion of a lot that is used solely

1 for access to the portion of a lot used as a building site.

2 C. The rear yard shall be not less than fifteen feet (15').

3 D. In no case shall more than fifty percent (50%) of any lot be collectively
4 covered by main buildings, accessory buildings/guest dwellings and other structures;
5 however, where a cluster housing design is utilized, main buildings, accessory
6 building/guest dwellings and other structures may collectively occupy no more than sixty
7 percent (60%) of the lot on which they are situated.

8 In addition, the following standards shall also apply:

9 AA. Only sectional roll-up type garage doors shall be permitted within Planning
10 Areas 11 and 34.

11 BB. Side yards shall be a minimum of fifteen feet (15') for lots which have side
12 yards adjacent to streets with a planned right of way of one hundred ten feet (110") or
13 greater.

14 CC. Each rear yard shall have a minimum of eight hundred (800) square feet of
15 useable area. Useable area is defined as lot area exclusive of manufactured slopes.

16 DD. Garages shall be set back a minimum of twenty-four feet (24') from the face
17 of the curb when adjacent to a street.

18 EE. Bay windows or other architectural projections may encroach two feet (2')
19 into the front, side and rear setbacks. Mechanical equipment and associated screen walls
20 may encroach five feet (5') into the required side yard setback. Such mechanical
21 equipment and screen wall encroachments shall be limited to one side yard only of any lot.
22 When such mechanical and screen encroachments exist in adjacent side yards, said
23 mechanical equipment and associated screen walls shall be located no closer than four feet
24 (4') in any direction to the mechanical equipment and associated screen walls of the
25 adjacent lot. Structural encroachments for bathtubs, closets, storage spaces and similar
26 uses may encroach two feet (2') into side setbacks. In no event shall there be less than
27 eight feet (8') between a structural encroachments shall be permitted in the front, rear or
28 side yards except as provided for in Section 18.19 of Ordinance No. 348.

1 FF. Section 18.25 of Ordinance No. 348 shall be deleted and replaced by the
2 following:

3 1. Private swimming pools and spas for the exclusive use by members
4 of the single family that occupy the premises and their nonpaying guests shall be
5 located no nearer than three feet (3') to any property line or dwelling; however,
6 where the property line of the lot abuts a golf course, common areas, or greenbelt
7 areas, there shall be no minimum setback from said property line.

8 GG. The development standards for accessory buildings, set forth in Section
9 18.18 of Ordinance No. 348 shall be deleted and replaced by the following:

10 1. The minimum yard setbacks, as provided herein for Planning Areas
11 11 and 34, shall apply to accessory buildings/guest dwellings.

12 2. Accessory buildings/guest dwellings shall be no nearer than five feet
13 (5') to any main building.

14 3. Accessory buildings/guest dwellings shall be no larger than four
15 hundred (400) square feet .

16 HH. Where a cluster housing design is utilized, the following development
17 standards shall also apply and, to the extent there is a conflict, supersede other standards
18 for Planning Areas 11 and 34:

19 1. Front yards shall be a minimum of ten feet (10'); provided, however
20 garages shall be set back a minimum of twenty-two feet (22') from the face of the
21 curb where a sidewalk abuts the curb, and eighteen feet (18') from the face of the
22 curb or common driveway where no sidewalk abuts the curb or common driveway.

23 2. Side yards shall be a minimum of fifteen feet (15') for lots which
24 have side yards adjacent to streets with a planned right of way of one hundred ten
25 feet (110') or greater. There shall be no other side or rear yard set back
26 requirements; however, buildings and structures on any lot shall be separated by no
27 less than eight feet (8') from buildings and structures on any other adjacent lot.

8 3. The combined side and rear yard areas for each lot, including side

1 yards, rear yards and courtyards, shall have a minimum of eight hundred (800)
2 square feet of usable area. Usable area is defined as lot area exclusive of
3 manufactured slopes.

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

6 g. Planning Areas 10A and 10B.

7 (1) The uses permitted in Planning Areas 10A and 10B of Specific Plan No. 281 shall
8 be the same as those uses permitted in Article VIII, Section 8.1 of Ordinance No. 348, except that
9 the uses permitted pursuant to Section 8.1.a.(1), (3), (4), (6), (7), (8), (9), (10), (11), (12), (13); b.;
10 c.; d.(1), (2), (3), (4) and (5); e.; and f. shall not be permitted. In addition, the permitted uses
11 identified under Section 8.1.a. shall include two (2) family dwellings and accessory
12 buildings/guest dwellings. For purposes of this ordinance, an accessory building/guest dwelling
13 shall be defined as a subordinate building or a part of the main building on the same lot, that is
14 used exclusively by members of the single family occupying the main building for purposes
15 incidental to the main building or for housing themselves and their nonpaying guests. For
16 purposes of this ordinance, nonpaying guests shall include permitted health care residents as
17 defined in Section 51.3 of the California Civil Code, but shall exclude all other employees or
18 service providers of any type or nature whatsoever. An accessory building/guest dwelling does
19 not include a mobilehome, whether with or without a foundation, and does not include any
20 building containing kitchen facilities.

21 (2) The development standards for Planning Areas 10A and 10B of Specific Plan No.
22 281 shall be the same as those standards identified in Article VIII, Section 8.2 of Ordinance No.
23 348 except that the development standards set forth in Article VIII, Section 8.2.a. and d. shall be
24 deleted and replaced by the following:

25 A. The minimum lot area shall be three thousand five hundred (3,500) square
26 feet with a minimum average width of thirty-five feet (35') and a minimum average depth
27 of one hundred feet (100'), unless different minimums are specifically required in a
particular area.

1 B. In no case shall more than fifty percent (50%) of any lot be collectively
2 covered by main buildings, accessory buildings/guest dwellings and other structures;
3 however, where a cluster housing design is utilized, main buildings, accessory
4 buildings/guest dwellings and other structures may collectively occupy no more than sixty
5 percent (60%) of the lot on which they are situated.

6 In addition, the following standards shall also apply:

7 AA. Section 18.25 of Ordinance No. 348 shall be deleted and replaced by the
8 following:

9 1. Private swimming pools and spas for the exclusive use by members
10 of the single family that occupy the premises and their nonpaying guests shall be
11 located no nearer than three feet (3') to any property line or dwelling; however,
12 where the property line of the lot abuts a golf course, common areas, or greenbelt
13 area, there shall be no minimum setback from said property line.

14 BB. The development standards for accessory buildings, set forth in Section
15 18.18 of Ordinance No. 348 shall be deleted and replaced by the following:

16 CC. Where a cluster housing design is utilized, the following development
17 standards shall also apply and, to the extent there is a conflict, supersede other standards
18 for Planning Areas 10A and 10B:

19 1. Front yards shall be a minimum of ten feet (10'); provided, however
20 garages shall be set back a minimum of twenty-two feet (22') from the face of the
21 curb where a sidewalk abuts the curb, and eighteen feet (18') from the face of the
22 curb or common driveway where no sidewalk abuts the curb or common driveway.

23 2. Side yards shall be a minimum of fifteen feet (15') for lots which
24 have side yards adjacent to streets with a planned right of way of one hundred ten
25 feet (110') or greater. There shall be no other side or rear yard set back
26 requirements; however, buildings and structures on any lot shall be separated by no
27 less than eight feet (8') from buildings and structures on any other adjacent lot.

3. The combined side and rear yards areas for each lot, including side

1 yards, rear yards and courtyards, shall have a minimum of eight hundred (800)
2 square feet of usable area. Usable area is defined as lot area exclusive of
3 manufactured slopes.

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

7 h. Planning Areas 15 and 16.

8 (1) The uses permitted in Planning Areas 15 and 16 of Specific Plan No. 281 shall be
9 the same as those uses permitted in Article IXb, Section 9.50 of Ordinance No. 348, except that
10 the uses permitted pursuant to Section 9.50.a.(7), (17), (32), (49), (55), (59) and (64); b.(2), (3),
11 (5), (7), (8), (12), (13), (15), (17), (18), (19), and (21) shall not be permitted. In addition, the
12 permitted uses identified under Section 9.50.a shall also include real estate sales offices and
13 public utility facilities. For Planning Area 15 of Specific Plan No 281, the permitted uses
14 identified under section 9.50.a. shall also include houses of worship.

15 (2) The development standards for Planning Areas 15 and 16 of Specific Plan No. 281
16 shall be the same as those standards identified in Article IXb, Section 9.53 of Ordinance No. 348,
17 except that the development standards set forth in Article IXb, Section 9.53.b. shall be deleted
18 and replaced by the following:

19 A. Where the front, side, or rear yards adjoins any planned or existing public or
20 private street or 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
21 with residential use, the minimum setback shall be twenty-five feet (25') from the
22 property line. Any portion of a building which exceeds thirty-five feet (35') in height
23 shall be set back from the front, rear and side lot lines an additional two feet (2') for each
24 foot by which the height exceeds thirty-five feet (35'). The front setback shall be
25 measured from the specific plan street line. The rear setback shall be the same as required
26 fro the front setback. Each side setback shall be measured from the side lot line or from
27 the specific plan street line.

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

1 requirements identified in Article IXb of Ordinance No. 348.

2 i. Planning Areas 17 and 32.

3 (1) The uses permitted in Planning Area 17 of Specific Plan No. 281 shall be the same
4 as those uses permitted in Article IX, Section 9.1 of Ordinance No. 348 except that uses permitted
5 pursuant to Section 9.1.a.(2), (3), (4), (6), (7), (8), (10), (11), (12), (13), (14), (15), (16), (17), (18),
6 (19), (20), (21), (22), (23), (24), (25), (26), (27), (28), (29), (30), (31), (32), (33), (34), (35), (36),
7 (37), (38), (39), (40), (41), (42), (43), (44), (45), (46), (47), (48), (49), (50), (51), (52), (53), (54),
8 (55), (56), (57), (58), (59), (60), (61), (62), (63), (64), (65), (66), (67), (68), (69), (70), (71), (72),
9 (73), (74), (75), (76), (77), (78), (79), (80), (81), (82), (83), (84), (85), (86), (87), (88), (89), (90),
10 (91), (92), (93), (94), (95), and (96); b.(1), (2), (3), (4), (5), (6), (7), (8), (9), (10), (11), (12), (13),
11 (14), (15), (18), (19), (20); d.(1), (2), (3), (4), (5), (6), (7), (8), (9), (10), (11), (12), (13), (14), (15),
12 and (17); e.(1); and f. shall not be permitted. In addition, the permitted uses identified under
13 Section 9.1.a shall also include police and fire stations, libraries, educational institutions,
14 museums, post offices, houses of worship, golf course maintenance facilities and public utility
15 facilities. The permitted uses identified under Section 9.1.d. shall also include recreational vehicle
16 storage.

17 (2) The development standards for Planning Area 17 and 32 of Specific Plan No. 281
18 shall be the same as those standards identified in Article IX, Section 9.4 of Ordinance No. 348,
19 except that the development standard set forth in Article IX, Section 9.4.b. shall be deleted and
20 replaced by the following:

21 A. Where the front, side, or rear yard adjoins any planned or existing public or
22 private street or 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
23 with residential use, the minimum setback shall be twenty-five feet (25') from the property
24 line. Any portion of a building which exceeds thirty five feet (35') in height shall be set
25 back from the front, rear and side lot lines an additional two feet (2') for each foot by which
26 the height exceeds thirty-feet (35'). The front setback shall be measured from the specific
27 plan street line. The rear setback shall be measured from the existing rear lot line or from
28 any recorded alley or easement; if the rear line adjoins a street, the rear setback

1 requirements shall be the same as required for the front setback. Each side setback shall be
2 measured from the side lot line, or from the specific plan street line.

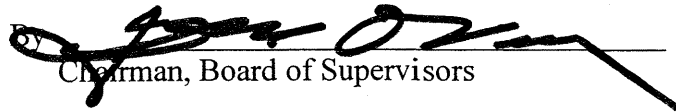
3 (3) Except as provided above, all other requirements shall be the same as those
4 requirements identified in Article IX of Ordinance No. 348.

5 j. Accessory Building/Guest Dwelling Restriction

6 Notwithstanding any provision in this ordinance identifying accessory building/guest
7 dwellings as a permitted use in a particular planning area, the maximum number of accessory
8 buildings/guest dwellings allowed within the boundaries of Specific Plan No. 281 shall not
9 exceed ten percent (10%) of the total numbers of dwelling units approved.

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

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


13 
14 Chairman, Board of Supervisors

15 ATTEST:
16 GERALD A. MALONEY
17 Clerk of the Board

18 By 
19 Deputy

20 (SEAL)

21 APPROVED AS TO FORM AND CONTENT:
22 May 29, 2001

23 By 
24 Karin Watts-Bazan
25 Deputy County Counsel

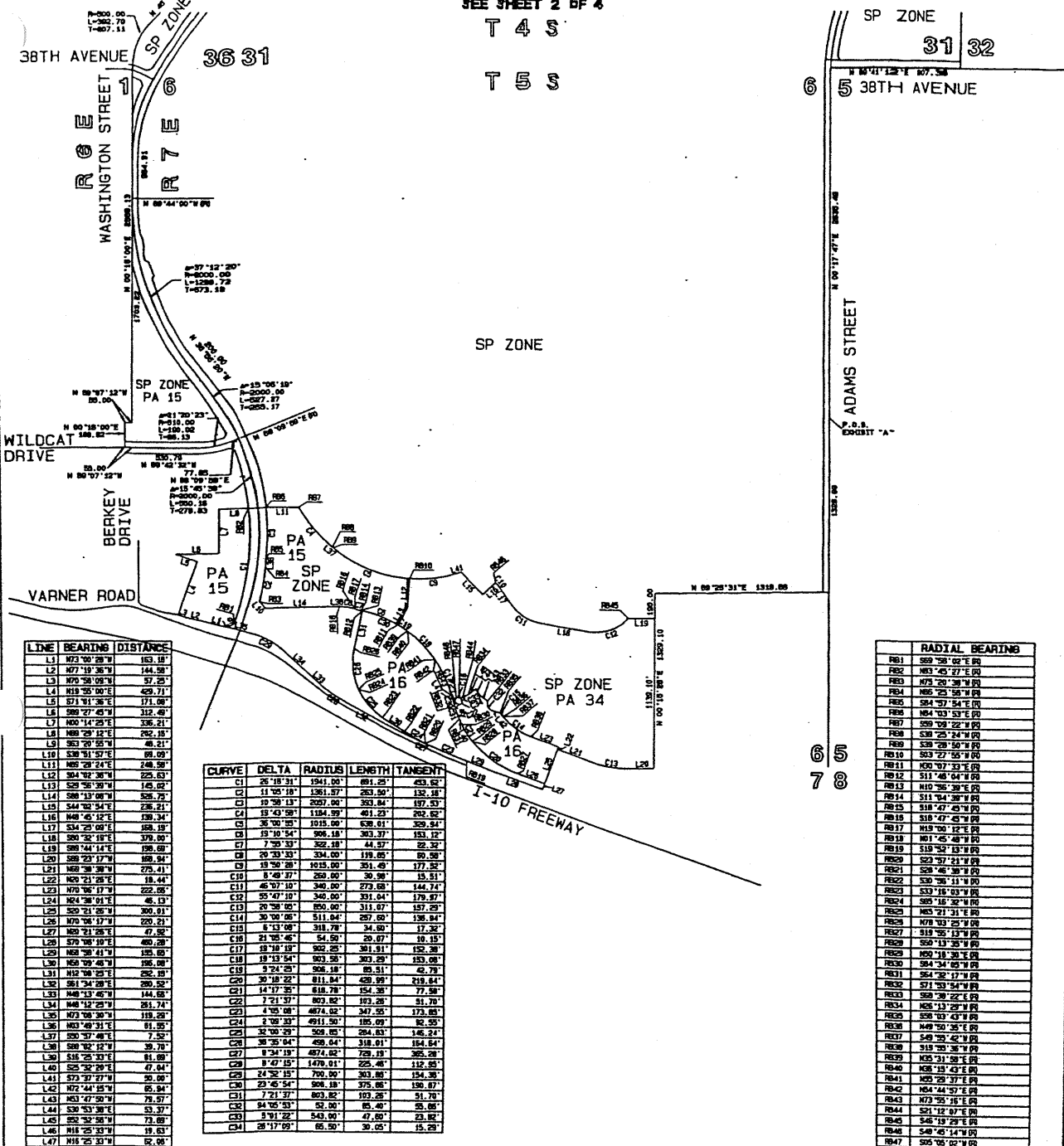
26 g:\property\ltb\kwb\sp zoning ord\sp281a5cz6579 052801

SEC. 6, T. 5 S., R. 7 E., S. B. B. & M.
 SEC. 7, T. 5 S., R. 7 E., S. B. B. & M.

SEE SHEET 2 OF 4

T 4 S

T 5 S



LINE	BEARING	DISTANCE
L1	M73°00'28"W	153.18'
L2	M77°19'26"W	144.58'
L3	M72°58'01"W	57.25'
L4	M19°50'00"E	429.71'
L5	M71°41'38"E	171.08'
L6	M89°27'45"W	312.49'
L7	M80°14'25"E	236.21'
L8	M88°28'12"E	282.31'
L9	M83°29'55"W	46.21'
L10	M38°51'57"E	69.09'
L11	M89°28'24"E	248.58'
L12	M84°42'38"E	223.63'
L13	M28°56'30"W	145.62'
L14	M88°13'08"W	526.72'
L15	M44°18'54"E	236.21'
L16	M48°45'12"E	139.34'
L17	M34°23'05"E	182.38'
L18	M90°52'18"E	379.80'
L19	M88°44'14"E	198.60'
L20	M89°23'17"W	189.94'
L21	M88°28'29"W	273.41'
L22	M82°21'28"E	18.44'
L23	M70°16'17"W	222.56'
L24	M84°28'01"E	46.13'
L25	M20°21'06"W	300.81'
L26	M70°16'17"W	220.21'
L27	M82°21'28"E	47.82'
L28	M70°16'10"E	480.28'
L29	M88°28'41"W	158.68'
L30	M88°28'41"W	158.68'
L31	M19°50'00"E	252.37'
L32	M81°24'08"E	280.52'
L33	M46°13'45"E	144.65'
L34	M48°13'25"W	261.74'
L35	M73°08'30"W	118.28'
L36	M83°49'21"E	61.95'
L37	M80°57'48"E	7.52'
L38	M88°12'12"W	39.78'
L39	M16°25'33"E	81.88'
L40	M28°28'29"E	47.64'
L41	M73°07'27"W	58.68'
L42	M72°44'15"W	65.84'
L43	M83°47'50"W	78.97'
L44	M30°53'38"E	53.37'
L45	M82°32'50"W	73.68'
L46	M18°25'33"E	19.63'
L47	M16°25'33"E	52.08'

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	26°18'31"	1941.00'	891.25'	433.62'
C2	11°00'18"	1361.97'	263.90'	132.18'
C3	19°39'13"	2027.00'	393.84'	197.20'
C4	19°43'58"	1184.99'	411.23'	204.62'
C5	36°00'29"	1015.00'	638.01'	329.84'
C6	19°10'54"	906.18'	303.37'	153.12'
C7	7°30'33"	362.18'	44.57'	22.32'
C8	20°23'33"	334.00'	119.65'	60.58'
C9	19°30'28"	1015.00'	351.45'	177.52'
C10	8°48'37"	259.00'	30.98'	15.51'
C11	45°07'10"	340.00'	273.68'	144.74'
C12	55°47'10"	340.00'	331.84'	179.87'
C13	28°38'05"	190.00'	311.97'	157.29'
C14	30°00'06"	511.64'	287.02'	136.84'
C15	6°13'08"	318.78'	34.60'	17.32'
C16	21°05'46"	54.50'	20.67'	10.15'
C17	18°18'07"	902.25'	391.91'	192.28'
C18	19°13'54"	893.58'	303.29'	153.08'
C19	9°24'25"	908.18'	85.51'	42.79'
C20	30°18'22"	811.84'	428.99'	219.64'
C21	14°17'35"	818.78'	154.35'	77.58'
C22	7°21'57"	493.82'	103.28'	51.70'
C23	4°05'08"	4874.52'	347.55'	173.85'
C24	2°08'33"	4911.50'	185.09'	92.55'
C25	32°00'29"	508.85'	284.83'	146.24'
C26	38°25'04"	498.64'	318.91'	164.64'
C27	8°24'19"	4974.62'	379.15'	185.28'
C28	9°47'15"	1478.91'	225.48'	112.63'
C29	24°32'15"	700.50'	303.88'	154.36'
C30	23°45'54"	908.18'	375.85'	190.87'
C31	7°21'57"	893.82'	193.26'	91.70'
C32	94°05'33"	52.00'	85.49'	51.88'
C33	9°31'22"	543.00'	47.60'	23.82'
C34	28°17'02"	65.50'	30.05'	15.29'

RADIAL BEARING	
RB1	S89°38'02"E 80'
RB2	N83°45'27"E 80'
RB3	N75°28'58"W 80'
RB4	N85°23'58"W 80'
RB5	S84°57'54"E 80'
RB6	N84°103'53"E 80'
RB7	S89°108'22"W 80'
RB8	S38°23'14"W 80'
RB9	S38°28'50"W 80'
RB10	S83°27'55"W 80'
RB11	N80°10'33"E 80'
RB12	S11°48'04"W 80'
RB13	N10°28'02"E 80'
RB14	S11°104'38"W 80'
RB15	S18°47'43"W 80'
RB16	S18°47'43"W 80'
RB17	N15°00'12"E 80'
RB18	N11°45'48"W 80'
RB19	S19°32'13"W 80'
RB20	S22°32'14"W 80'
RB21	S28°46'38"W 80'
RB22	S38°28'11"W 80'
RB23	S33°118'03"W 80'
RB24	S85°16'32"E 80'
RB25	N83°21'31"E 80'
RB26	N78°103'25"W 80'
RB27	S19°35'13"W 80'
RB28	S88°11'35"W 80'
RB29	N80°118'38"E 80'
RB30	S84°24'43"E 80'
RB31	S84°28'17"W 80'
RB32	S71°18'54"W 80'
RB33	S88°28'22"E 80'
RB34	N88°13'28"W 80'
RB35	S88°103'43"W 80'
RB36	N48°00'25"E 80'
RB37	S48°00'25"E 80'
RB38	S19°35'38"W 80'
RB39	N83°31'58"E 80'
RB40	N88°19'43"E 80'
RB41	N83°29'37"E 80'
RB42	N84°44'57"E 80'
RB43	M73°55'15"E 80'
RB44	S71°12'07"E 80'
RB45	S48°19'29"E 80'
RB46	S48°42'14"W 80'
RB47	S85°05'02"E 80'
RB48	N18°00'44"W 80'

SP ZONE

SPECIFIC PLAN (NO. 281)

MAP NO. 2.1976

MAP NO. 30.072

CHANGE OF OFFICIAL ZONING PLAN

WEST CHUCKAWALLA AREA

BERMUDA DUNES DISTRICT

CHANGE OF ZONE CASE NO. 6579

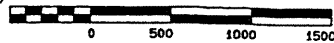
AMENDING ORDINANCE 348

ADOPTED BY ORDINANCE NO. 348.3999

JUNE 5, 2001

RIVERSIDE COUNTY BOARD OF SUPERVISORS

GRAPHIC SCALE 1"=500'



FD 1" I.P. W/ PLASTIC
PLUG LS 5491 PER
RS 88/52-57

FD 1" I.P. TAGGED RICE 28401
IN TRACT OF RICE 28663 PER TRACT
27404 MB 282/100-105. ACCEPTED
AS N 1/4 CORNER SECTION 31

FD 1" I.P. W/ PLASTIC
PLUG LS 5491 NO REF
ACCEPTED AS NE COR SEC 31

SEE SHEET 3 OF 4

SEE SHEET NO. 4 FOR ANNOTATION TABLES

SEC. 31, T. 4 S., R. 7 E., S. B. B. & M.

T 4 S

T 5 S

SEE SHEET 1 OF 4

SP ZONE

SPECIFIC PLAN (NO. 281)

MAP NO. 2.1976

MAP NO. 30.072

CHANGE OF OFFICIAL ZONING PLAN

WEST CHUCKAWALLA AREA

BERMUDA DUNES DISTRICT

CHANGE OF ZONE CASE NO. 6579

AMENDING ORDINANCE 348

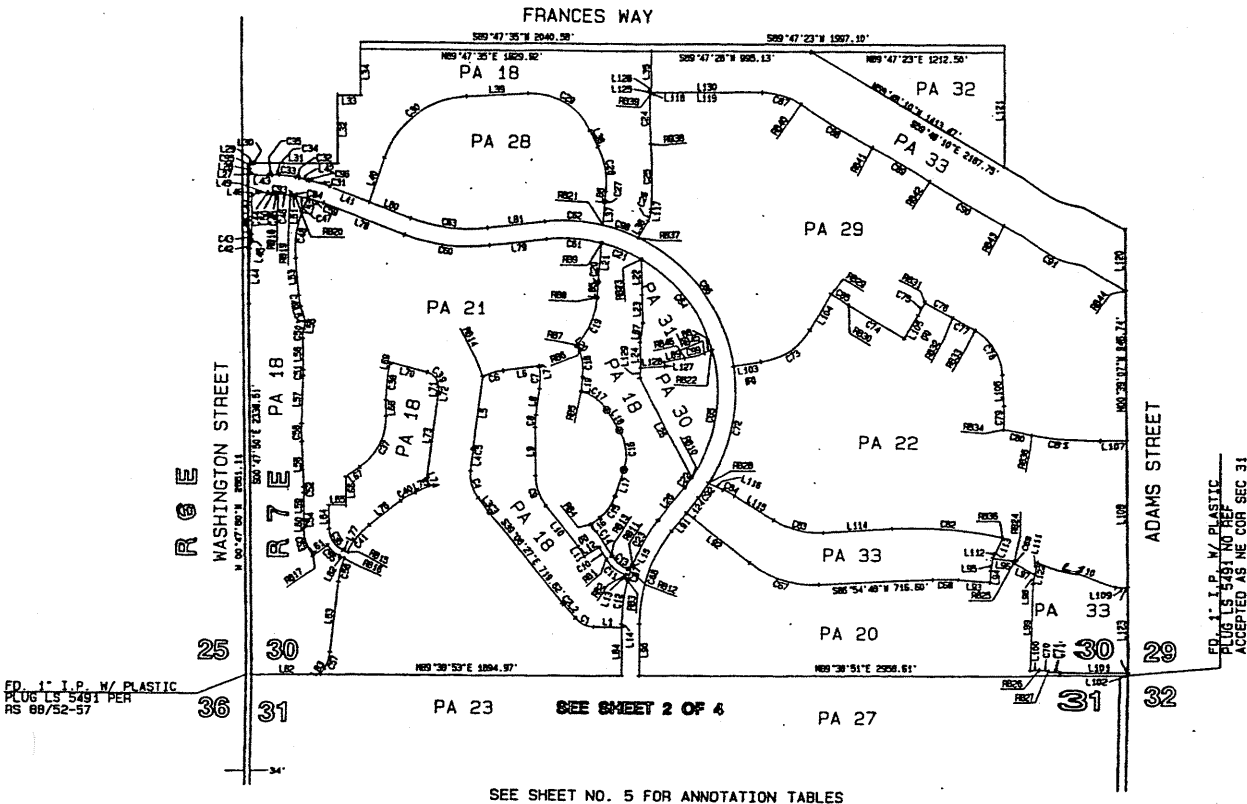
ADOPTED BY ORDINANCE NO. 348.3999

JUNE 5, 2001

RIVERSIDE COUNTY BOARD OF SUPERVISORS

SHEET
2 OF 5

SEC. 30, T. 4 S., R. 7 E., S. B. B. & M.

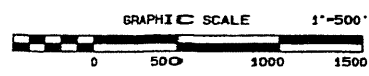


FD, 1" I.P. W/ PLASTIC
PLUG LS 5481 PER
RS 88/52-57

FD, 1" I.P. W/ PLASTIC
PLUG LS 5481 NO REF
ACCEPTED AS NE COR SEC 31

SP ZONE

SPECIFIC PLAN (NO. 281)
MAP NO. 2.1976
MAP NO. 30.072



CHANGE OF OFFICIAL ZONING PLAN
 WEST CHUCKAWALLA AREA
 BERMUDA DUNES DISTRICT
 CHANGE OF ZONE CASE NO. 6579
 AMENDING ORDINANCE 348
 ADOPTED BY ORDINANCE NO. 348.3999
 JUNE 5, 2001
 RIVERSIDE COUNTY BOARD OF SUPERVISORS

SHEET
3 OF 5

LINE	BEARING	DISTANCE
L1	N89°28'53"E	342.23'
L2	S00°21'07"E	108.80'
L3	S04°07'38"W	75.30'
L4	S02°02'48"E	146.33'
L5	S03°24'47"E	64.88'
L6	N63°27'18"E	75.55'
L7	S65°40'52"W	59.81'
L8	N68°32'37"E	174.73'
L9	N43°21'18"E	71.78'
L10	S58°22'20"W	52.85'
L11	N50°28'52"E	65.68'
L12	S51°28'08"W	307.42'
L13	S49°42'18"W	90.20'
L14	S06°38'46"W	62.50'
L15	N61°40'34"E	108.58'
L16	S15°28'50"W	70.80'
L17	N68°47'30"E	404.29'
L18	S68°34'41"W	92.48'
L19	S68°34'41"W	379.34'
L20	S67°48'58"W	291.35'
L21	S62°11'02"E	112.00'
L22	N62°31'38"W	187.34'
L23	S67°23'31"E	32.89'
L24	N63°15'18"W	432.80'
L25	S68°21'47"W	184.17'
L26	S67°48'24"E	184.33'
L27	S60°08'30"W	52.21'
L28	S08°53'30"E	267.42'
L29	S91°37'20"W	15.20'
L30	S88°59'17"W	43.41'
L31	S35°28'52"E	75.07'
L32	S85°25'47"W	203.88'
L33	S87°48'58"W	344.78'
L34	S88°28'51"W	317.53'
L35	N87°58'22"E	394.34'
L36	S10°08'27"E	60.57'
L37	N18°07'38"W	79.88'
L38	N63°01'16"E	346.42'
L39	N68°08'58"W	184.27'
L40	N65°18'37"W	160.80'
L41	N73°25'09"W	154.57'
L42	N63°24'25"W	400.71'
L43	N68°02'45"W	105.33'
L44	N65°42'52"E	160.25'
L45	S62°53'02"E	69.52'
L46	N69°53'30"W	26.58'
L47	N40°28'48"E	422.79'
L48	N67°14'28"E	381.18'
L49	N68°18'18"W	62.41'
L50	N68°10'52"E	165.15'
L51	N63°10'39"E	58.03'
L52	S81°27'20"W	553.67'
L53	N67°29'48"W	571.82'
L54	S63°41'56"W	110.59'
L55	S63°24'28"E	151.48'
L56	N62°31'07"W	106.85'
L57	N40°28'48"E	79.80'
L58	S68°45'48"W	299.65'
L59	S63°52'07"E	183.91'
L60	N68°30'39"E	223.69'
L61	S68°21'43"E	188.93'
L62	S00°39'32"W	465.45'
L63	S68°28'28"E	54.67'
L64	S63°24'26"E	78.54'
L65	S67°25'57"W	65.52'
L66	S83°18'15"E	206.43'
L67	S83°18'15"E	150.00'
L68	S62°53'18"E	200.00'
L69	S98°08'07"E	158.00'
L70	N64°06'43"E	40.00'
L71	S65°11'38"W	108.58'
L72	S69°17'24"E	156.85'
L73	S78°15'20"E	177.89'
L74	N63°51'28"W	115.95'
L75	S69°53'30"E	444.88'
L76	N69°54'18"W	98.48'
L77	N69°53'54"W	95.53'
L78	N63°53'20"W	91.81'
L79	S62°41'28"W	67.38'
L80	N69°40'34"W	906.38'
L81	S69°48'50"E	41.51'
L82	N15°28'58"W	48.84'
L83	N69°54'18"W	102.81'
L84	N69°53'30"W	87.49'
L85	N69°53'30"W	92.18'
L86	S10°14'43"W	158.00'
L87	N65°28'39"E	145.00'
L88	S63°52'48"W	154.00'
L89	N65°42'53"W	48.29'
L90	S69°02'45"E	245.13'

LINE	BEARING	DISTANCE
L91	S63°24'23"E	65.62'
L92	S06°40'15"W	89.57'
L93	S28°35'34"W	158.00'
L94	N63°24'26"E	5.65'
L95	N63°24'26"E	354.70'
L96	N62°12'18"W	118.00'
L97	S69°21'43"E	72.83'
L98	N68°53'29"E	75.51'
L99	N68°41'40"W	605.81'
L100	S62°41'28"W	570.52'
L101	S37°59'21"E	118.97'
L102	N64°04'22"W	61.26'
L103	S67°33'37"E	60.61'
L104	N61°35'30"W	69.20'
L105	S34°28'15"E	80.01'
L106	N65°42'53"W	60.08'
L107	S65°42'53"E	107.71'
L108	N62°11'13"W	79.95'
L109	S78°02'05"E	67.38'
L110	N78°59'14"W	73.07'
L111	S65°53'21"E	73.07'
L112	S64°00'08"W	73.37'
L113	N67°30'22"E	63.00'
L114	S62°08'19"W	125.03'
L115	N27°44'48"W	120.11'
L116	S39°42'53"E	89.44'
L117	N63°21'07"W	79.03'
L118	N69°38'33"E	317.31'
L119	N63°24'28"W	38.01'
L120	N69°53'30"W	689.63'

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	7°31'24"	1864.75'	299.82'	130.11'
C2	10°18'39"	1089.00'	191.75'	86.13'
C3	10°25'43"	2698.00'	319.83'	259.54'
C4	23°27'04"	363.00'	148.56'	75.34'
C5	5°08'52"	1863.00'	186.99'	83.20'
C6	28°37'14"	538.00'	253.08'	129.17'
C7	15°01'22"	1144.00'	209.85'	150.84'
C8	189°44'42"	168.00'	321.79'	236.80'
C9	17°12'13"	367.04'	118.21'	58.95'
C10	4°03'08"	2389.00'	189.67'	84.07'
C11	4°03'08"	1801.00'	113.23'	56.84'
C12	5°09'58"	1801.00'	144.38'	72.23'
C13	8°59'44"	2389.00'	252.91'	146.84'
C14	3°08'13"	1629.36'	50.90'	45.41'
C15	7°48'15"	2101.37'	286.23'	143.34'
C16	17°10'47"	427.00'	131.83'	66.81'
C17	21°18'02"	1363.00'	505.72'	256.32'
C18	7°21'58"	2127.00'	274.72'	137.59'
C19	1°19'41"	3127.00'	72.72'	36.38'
C20	12°13'43"	789.00'	108.18'	84.41'
C21	18°08'18"	1001.00'	316.30'	156.48'
C22	10°36'54"	588.00'	110.97'	55.85'
C23	11°38'31"	454.00'	85.36'	49.87'
C24	24°05'27"	725.00'	339.58'	157.07'
C25	7°35'59"	1158.63'	148.11'	74.18'
C26	3°44'22"	6941.30'	429.53'	214.84'
C27	5°31'51"	3978.23'	407.17'	203.76'
C28	53°12'17"	213.00'	157.78'	106.87'
C29	18°28'20"	193.41'	124.32'	113.25'
C30	1°11'00"	3801.00'	80.57'	40.29'
C31	3°20'40"	4589.00'	201.58'	100.80'
C32	76°08'56"	145.00'	192.75'	113.62'
C33	18°13'49"	6396.00'	301.54'	150.79'
C34	12°07'45"	359.80'	78.30'	39.30'
C35	7°27'04"	1981.37'	259.97'	129.67'
C36	3°00'53"	3068.00'	113.05'	61.95'
C37	41°33'47"	184.00'	119.95'	62.79'
C38	13°49'42"	164.00'	39.28'	19.89'
C39	18°42'08"	798.00'	274.40'	136.57'
C40	28°15'25"	1058.00'	526.71'	269.83'
C41	85°27'13"	152.00'	241.61'	149.83'
C42	5°01'15"	338.00'	259.62'	144.82'
C43	14°17'41"	164.00'	216.57'	118.89'
C44	33°19'52"	300.00'	296.07'	149.68'
C45	21°48'03"	288.84'	109.14'	55.24'
C46	6°35'08"	227.00'	26.09'	13.05'
C47	19°34'37"	2894.00'	585.25'	282.89'
C48	11°19'59"	1650.00'	327.80'	154.47'
C49	8°07'46"	1287.00'	384.64'	92.17'
C50	15°30'53"	771.59'	214.90'	107.97'
C51	25°42'45"	1831.20'	769.59'	387.28'
C52	10°30'45"	1979.09'	278.17'	139.85'
C53	12°48'57"	1913.97'	227.90'	114.03'
C54	6°32'17"	1177.97'	134.31'	67.23'
C55	34°48'18"	195.00'	118.45'	61.12'
C56	38°12'23"	184.00'	109.36'	56.80'
C57	2°47'24"	6396.00'	301.54'	150.79'
C58	21°43'29"	1023.80'	409.91'	202.89'
C59	14°30'41"	1658.38'	420.62'	211.14'
C60	7°20'36"	2101.37'	289.53'	134.95'
C61	21°23'05"	1831.00'	608.75'	307.98'
C62	2°01'29"	3388.00'	119.68'	59.89'
C63	3°30'00"	697.00'	25.48'	13.24'
C64	7°33'20"	1890.00'	261.11'	130.74'
C65	12°01'57"	2101.37'	441.30'	221.45'
C66	7°38'48"	6863.25'	316.00'	459.69'
C67	9°47'08"	2884.00'	489.11'	245.15'
C68	32°31'08"	368.00'	323.86'	166.57'
C69	0°20'50"	3020.00'	18.30'	9.15'
C70	1°33'53"	680.00'	22.53'	11.26'
C71	33°19'52"	300.00'	174.52'	89.81'
C72	14°17'37"	1310.00'	269.90'	141.74'
C73	30°04'41"	21.00'	33.02'	21.03'
C74	26°54'17"	1313.59'	616.83'	314.21'
C75	15°30'00"	600.00'	183.89'	82.45'
C76	33°07'03"	1023.80'	611.19'	314.29'
C77	7°32'42"	162.00'	21.31'	10.69'
C78	15°31'55"	1981.37'	589.78'	295.02'
C79	17°40'13"	1700.36'	524.38'	264.30'
C80	23°48'47"	145.00'	180.26'	90.37'
C81	8°25'29"	246.00'	28.40'	14.21'
C82	17°38'54"	1768.38'	544.70'	274.52'
C83	52°21'09"	145.00'	152.49'	71.27'
C84	2°32'46"	1991.37'	100.11'	50.08'

RADIAL BEARING	
R01	N64°11'25"W (SP) PRC
R02	S00°31'50"W (SP) PRC
R03	N64°02'21"W (SP) PRC
R04	S06°38'46"W (SP) PRC
R05	S68°15'40"W (SP) PRC
R06	N60°29'01"W (SP) PRC
R07	N62°59'41"E (SP) PRC
R08	S70°41'47"E (SP) PRC
R09	S05°24'55"E (SP) PRC
R10	S48°22'42"E (SP) PRC
R11	N47°38'08"W (SP) PRC
R12	S74°35'22"E (SP) PRC
R13	S62°14'21"E (SP) PRC
R14	S04°24'24"E (SP) PRC
R15	S04°48'42"W (SP) PRC
R16	S75°50'25"E (SP) PRC
R17	N72°42'22"W (SP) PRC
R18	N69°30'37"W (SP) PRC
R19	N14°24'18"W (SP) PRC
R20	N68°31'37"E (SP) PRC
R21	S63°31'58"W (SP) PRC
R22	S62°53'42"E (SP) PRC
R23	S98°42'58"W (SP) PRC
R24	N68°22'17"W (SP) PRC
R25	S14°12'07"W (SP) PRC
R26	N68°46'41"W (SP) PRC
R27	N64°31'03"W (SP) PRC
R28	S43°22'22"E (SP) PRC
R29	N72°42'22"W (SP) PRC
R30	N63°22'02"W (SP) PRC
R31	N63°08'40"W (SP) PRC
R32	N19°41'29"E (SP) PRC
R33	N68°54'11"W (SP) PRC
R34	S03°38'13"W (SP) PRC
R35	N60°10'26"W (SP) PRC
R36	S73°57'38"W (SP) PRC
R37	N69°22'30"E (SP) PRC
R38	S01°25'00"E (SP) PRC
R39	N40°33'47"E (SP) PRC
R40	S54°23'29"W (SP) PRC
R41	S06°25'58"W (SP) PRC
R42	S39°30'11"W (SP) PRC
R43	N61°38'58"W (SP) PRC
R44	S68°48'27"E (SP) PRC
R45	N00°07'13"E (SP) PRC
R46	N60°31'30"E (SP) PRC
R47	S08°42'52"W (SP) PRC
R48	N68°16'49"W (SP) PRC
R49	S60°33'03"E (SP) PRC
R50	N18°20'05"E (SP) PRC
R51	S79°29'39"W (SP) PRC
R52	S69°57'25"E (SP) PRC
R53	S78°17'28"E (SP) PRC
R54	S63°19'45"E (SP) PRC
R55	N67°42'32"W (SP) PRC
R56	S69°29'34"W (SP) PRC
R57	N65°25'23"E (SP) PRC
R58	N68°08'48"E (SP) PRC
R59	N07°56'57"W (SP) PRC
R60	N18°57'20"E (SP) PRC
R61	S91°42'13"E (SP) PRC
R62	S35°42'03"W (SP) PRC
R63	N68°40'52"W (SP) PRC
R64	N60°47'52"W (SP) PRC
R65	N64°20'09"W (SP) PRC

SP ZONE SPECIFIC PLAN (NO. 281)
 MAP NO. 2.1976
 MAP NO. 30.072
 CHANGE OF OFFICIAL ZONING PLAN
 WEST CHUCKAWALLA AREA
 BERMUDA DUNES DISTRICT
 CHANGE OF ZONE CASE NO. 6579
 AMENDING ORDINANCE 348
 ADOPTED BY ORDINANCE NO. 348.3999
 JUNE 5, 2001
 RIVERSIDE COUNTY BOARD OF SUPERVISORS

\\RA103\luc\sp\De\Webb\Planning\Areas\ZONING\PLAN2.dwg 5/16/2001 8:03 AM

LINE	BEARING	DISTANCE
L1	N89°00'58"W	173.53'
L2	N41°10'00"W	167.25'
L3	N37°38'36"W	111.35'
L4	N65°41'44"E	133.00'
L5	N08°57'30"E	45.32'
L6	N62°07'58"E	227.40'
L7	N06°46'05"W	10.38'
L8	S06°40'29"W	188.88'
L9	S06°34'04"E	306.30'
L10	S38°29'51"E	328.36'
L11	S34°09'15"E	78.62'
L12	S57°07'58"W	118.00'
L13	S20°11'37"E	37.72'
L14	S90°21'18"E	22.24'
L15	S23°01'24"E	37.72'
L16	N01°26'48"E	98.01'
L17	N17°26'05"E	178.32'
L18	N31°24'29"W	150.10'
L19	N63°28'25"E	91.71'
L20	N39°52'18"W	34.91'
L21	N64°11'00"E	243.19'
L22	S01°28'03"E	224.77'
L23	S92°30'53"E	178.12'
L24	S01°28'05"E	181.29'
L25	S27°30'35"E	712.41'
L26	S37°03'30"W	268.80'
L27	S60°33'06"E	36.23'
L28	N10°31'32"W	24.31'
L29	S68°46'58"W	20.90'
L30	N62°48'20"E	19.00'
L31	S89°46'58"W	307.34'
L32	N00°49'56"W	423.45'
L33	N88°46'38"E	151.82'
L34	N00°54'04"E	287.36'
L35	S00°12'25"E	254.81'
L36	S31°03'06"W	122.47'
L37	N04°11'00"E	138.54'
L38	N27°01'25"W	111.83'
L39	N38°23'20"E	286.83'
L40	S18°38'36"W	292.84'
L41	S68°54'00"E	274.85'
L42	S72°40'10"E	50.13'
L43	N68°20'01"E	63.65'
L44	N02°13'30"E	265.82'
L45	N09°37'45"E	31.43'
L46	S00°13'44"W	109.57'
L47	S00°40'58"E	125.38'
L48	S52°25'20"E	36.80'
L49	S01°19'11"W	252.82'
L50	N78°06'28"W	18.32'
L51	S85°17'06"E	13.98'
L52	N00°00'00"E	92.35'
L53	S03°28'25"E	233.75'
L54	S18°19'20"E	37.75'
L55	N11°20'20"E	44.82'
L56	S00°36'36"E	197.08'
L57	S01°19'31"W	303.06'
L58	S02°52'18"E	288.32'
L59	S02°47'58"E	188.07'
L60	S00°47'48"W	42.86'
L61	S03°31'41"W	113.07'
L62	S84°40'32"E	34.71'
L63	S08°09'05"W	446.58'
L64	S00°47'58"E	150.29'
L65	S89°12'01"W	118.00'
L66	N00°47'58"W	188.88'
L67	N65°38'14"E	189.43'
L68	N00°47'58"W	105.24'
L69	S12°19'09"W	12.58'
L70	S75°18'06"E	238.69'
L71	S00°00'00"W	29.31'
L72	N65°48'05"E	28.91'
L73	S08°57'30"E	53.43'
L74	N62°29'20"W	92.85'
L75	N65°48'18"W	101.31'
L76	S51°42'18"W	252.26'
L77	N64°48'52"W	34.48'
L78	S69°54'00"E	556.71'
L79	N63°05'27"E	358.29'
L80	N69°54'00"W	280.77'
L81	S83°05'27"W	358.29'
L82	S89°38'15"W	415.72'
L83	S32°08'41"W	48.30'
L84	S00°21'18"E	304.00'
L85	S83°40'20"W	84.11'
L86	S85°27'20"W	30.57'
L87	S00°34'20"W	122.80'
L88	S65°39'42"W	92.42'
L89	S77°32'09"W	130.06'

LINE	BEARING	DISTANCE
L90	N00°21'18"W	326.24'
L91	N37°03'30"E	148.96'
L92	S82°06'30"E	506.81'
L93	S88°18'00"E	203.39'
L94	N02°30'04"E	70.19'
L95	S88°30'00"W	82.41'
L96	S82°04'45"E	138.20'
L97	S83°06'30"E	169.19'
L98	S14°13'32"W	80.44'
L99	S01°28'00"W	545.14'
L100	S68°28'51"W	63.57'
L101	S89°38'51"W	315.47'
L102	S00°38'07"E	17.18'
L103	N80°30'24"E	175.45'
L104	S01°17'38"E	252.81'
L105	N69°30'35"E	170.90'
L106	S63°40'03"E	186.99'
L107	N69°30'53"E	143.84'
L108	S00°38'50"E	926.35'
L109	N69°29'53"E	65.28'
L110	N67°26'22"W	408.12'
L111	S14°13'32"W	78.20'
L112	S28°18'18"W	38.14'
L113	N62°51'17"E	186.82'
L114	S86°18'57"W	431.30'
L115	N68°10'41"W	288.39'
L116	S86°12'28"E	87.83'
L117	N63°04'32"E	18.11'
L118	N47°26'24"E	8.79'
L119	N69°47'23"E	705.53'
L120	S00°38'07"E	383.41'
L121	S00°44'04"E	715.45'
L122	N14°13'30"E	138.64'
L123	S83°29'27"E	538.47'
L124	N67°03'30"E	119.64'
L125	S00°12'25"E	4.33'
L126	N69°47'23"E	5.00'
L127	S01°28'05"E	29.46'
L128	S08°41'22"W	151.15'
L129	S05°34'45"W	64.75'
L130	S89°47'23"W	700.53'

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	47°50'58"	166.00'	136.63'	73.65'
C2	2°11'33"	300.00'	17.80'	8.84'
C3	1°28'51"	300.00'	13.07'	6.53'
C4	43°28'20"	237.00'	179.27'	94.17'
C5	1°13'54"	300.00'	11.54'	1.92'
C6	18°57'20"	400.00'	132.34'	68.78'
C7	15°28'34"	300.00'	138.03'	67.94'
C8	7°14'33"	813.00'	77.49'	38.78'
C9	38°19'28"	303.00'	202.69'	105.30'
C10	2°28'01"	1780.00'	87.58'	43.78'
C11	42°27'02"	214.24'	158.73'	83.21'
C12	15°08'33"	1095.00'	278.82'	140.23'
C13	42°27'02"	174.24'	128.10'	67.67'
C14	7°30'20"	1820.00'	236.50'	118.42'
C15	34°02'43"	283.00'	188.18'	88.64'
C16	49°10'34"	303.00'	260.08'	138.80'
C17	45°28'19"	293.00'	205.21'	108.62'
C18	28°12'45"	352.00'	173.33'	88.46'
C19	42°28'40"	481.20'	340.88'	178.84'
C20	0°28'28"	1000.00'	8.82'	4.40'
C21	15°03'28"	370.25'	288.82'	153.38'
C22	4°28'18"	870.00'	74.80'	37.62'
C23	17°40'48"	1095.00'	325.50'	164.08'
C24	8°28'10"	2141.00'	318.48'	158.53'
C25	8°18'42"	280.00'	408.57'	204.38'
C26	27°58'37"	120.00'	98.20'	28.89'
C27	1°18'20"	1000.00'	22.20'	11.10'
C28	32°28'45"	519.00'	288.10'	148.58'
C29	88°25'18"	418.00'	482.25'	272.33'
C30	87°58'42"	306.00'	879.37'	365.85'
C31	8°03'30"	1025.00'	127.11'	63.55'
C32	8°47'40"	182.00'	24.87'	12.48'
C33	5°33'28"	1062.50'	103.08'	51.57'
C34	8°18'13"	312.00'	45.22'	22.65'
C35	4°28'28"	288.00'	33.17'	16.58'
C36	53°52'53"	150.00'	157.34'	83.51'
C37	38°28'13"	382.00'	378.27'	204.89'
C38	13°07'08"	1000.00'	228.87'	114.89'
C39	75°18'08"	85.00'	124.85'	73.28'
C40	44°10'08"	100.00'	106.38'	53.30'
C41	24°38'23"	532.00'	228.51'	115.78'
C42	8°24'02"	180.00'	28.53'	14.80'
C43	8°24'02"	180.00'	28.53'	14.80'
C44	12°43'31"	113.00'	25.19'	12.60'
C45	8°18'11"	119.00'	17.80'	8.84'
C46	4°28'01"	843.50'	75.48'	37.76'
C47	4°28'27"	845.00'	75.88'	38.02'
C48	25°45'35"	852.00'	283.13'	148.09'
C49	10°28'55"	407.00'	74.70'	37.45'
C50	12°01'55"	500.00'	106.88'	53.30'
C51	2°07'27"	1000.00'	37.00'	18.54'
C52	2°04'17"	1000.00'	36.15'	18.08'
C53	35°40'48"	303.00'	188.89'	97.51'
C54	1°28'28"	1000.00'	13.53'	6.76'
C55	30°44'38"	130.00'	101.85'	52.53'
C56	18°41'17"	532.00'	154.95'	78.63'
C57	25°57'36"	250.00'	113.27'	57.62'
C58	4°03'07"	1631.50'	115.38'	57.71'
C59	4°28'28"	845.00'	88.82'	44.80'
C60	27°08'32"	1145.81'	546.18'	275.20'
C61	20°34'58"	870.00'	348.45'	178.12'
C62	19°36'29"	1080.00'	369.60'	186.63'
C63	27°00'32"	1036.81'	488.32'	248.78'
C64	4°28'28"	870.00'	74.80'	37.62'
C65	48°57'41"	870.00'	845.84'	451.81'
C66	38°14'45"	845.00'	830.81'	327.85'
C67	40°28'42"	843.00'	458.88'	240.27'
C68	8°47'13"	1317.00'	156.00'	78.00'
C69	8°28'28"	300.00'	12.00'	6.00'
C70	16°53'44"	205.00'	80.43'	39.43'
C71	17°14'37"	185.00'	58.88'	29.57'
C72	40°53'30"	1080.00'	770.78'	402.63'
C73	50°28'45"	425.00'	375.30'	200.88'
C74	2°14'41"	878.00'	43.09'	20.58'
C75	2°28'12"	2000.00'	82.83'	46.02'
C76	1°28'34"	8024.00'	202.07'	101.04'
C77	1°17'05"	6976.00'	158.41'	78.21'
C78	56°38'57"	850.00'	343.88'	189.57'
C79	4°28'28"	1000.00'	140.88'	74.15'
C80	3°22'38"	3244.00'	191.17'	95.62'
C81	13°22'04"	1478.00'	344.37'	172.97'
C82	15°21'17"	2573.00'	897.63'	350.86'
C83	38°28'22"	527.00'	328.43'	188.64'
C84	7°51'47"	883.00'	82.75'	41.44'
C85	1°52'19"	4014.00'	131.15'	65.58'
C86	55°48'43"	1050.34'	572.18'	327.78'
C87	34°12'28"	415.00'	247.77'	127.78'
C88	6°28'51"	858.00'	54.88'	26.97'
C89	4°49'57"	4836.00'	418.32'	208.28'
C90	4°12'54"	7284.00'	541.74'	270.99'
C91	5°09'48"	7638.00'	790.32'	395.51'
C92	8°28'28"	1000.00'	115.17'	57.64'
C93	4°28'28"	870.00'	74.80'	37.62'
C94	4°44'09"	138.00'	11.41'	5.71'
C95	10°10'32"	146.00'	25.59'	12.83'
C96	4°02'29"	188.00'	13.25'	6.63'
C97	1°28'28"	1000.00'	1.72'	0.86'
C98	12°21'45"	1080.00'	233.03'	116.87'
C99	18°45'50"	442.00'	129.32'	65.13'

RADIAL BEARING	
R01	N89°57'04"E (R) (PC)
R02	N17°58'02"E (R)
R03	N75°12'43"E (R)
R04	N52°08'34"E (R)
R05	N11°57'12"E (R)
R06	N57°20'50"E (R)
R07	S40°58'57"E (R)
R08	N87°53'13"W (R)
R09	N13°40'23"E (R)
R10	S28°28'47"E (R)
R11	N60°40'18"W (R)
R12	N77°00'02"E (R)
R13	N58°57'04"E (R) (PC)
R14	N28°48'24"W (R)
R15	S82°31'05"E (R)
R16	N61°58'38"W (R)
R17	S52°07'02"E (R)
R18	N58°13'12"E (R)
R19	N07°28'47"E (R)
R20	N69°27'02"E (R) (PC)
R21	N12°41'58"E (R)
R22	N73°34'12"E (R)
R23	N29°33'49"E (R)
R24	N60°38'00"W (R)
R25	S83°07'29"E (R)
R26	S20°42'57"E (R)
R27	N18°13'28"E (R) (PC)
R28	S28°13'08"E (R)
R29	N30°30'30"E (R)
R30	S32°02'48"W (R) (PC)
R31	S14°42'57"W (R)
R32	S83°02'38"E (R)
R33	N28°00'55"E (R) (PC)
R34	N58°27'00"E (R)
R35	S14°42'57"W (R)
R36	N11°51'14"E (R)
R37	N28°10'41"E (R)
R38	N84°53'52"W (R) (PC)
R39	N68°37'58"W (R)
R40	N28°00'48"E (R) (PC)
R41	N72°38'52"E (R)
R42	N02°22'48"E (R) (PC)
R43	N28°00'48"E (R) (PC)
R44	N28°00'48"E (R)
R45	S22°39'17"E (R)
R46	S08°13'47"E (R)

SP ZONE

SPECIFIC PLAN (NO. 281)

MAP NO. 2.1976

MAP NO. 30.072

CHANGE OF OFFICIAL ZONING PLAN

WEST CHUCKAWALLA AREA

BERMUDA DUNES DISTRICT