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1	ORDINANCE NO. 348.4886	
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 4.1 of Ordinance No. 348 and Official Zoning Map No. 2, as amended, are	
7	further amended by placing in effect in the Thousand Palms Zoning Plan the zone or zones as shown on	
8	the map titled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 40.048, Change	
9	of Zone Case No. 7850", which map is made part of the ordinance.	
10	Section 2. Article XVIIa of Ordinance No. 348 is amended by adding thereto a new Section	
11	17.123 to read as follows:	
12	"SECTION 17.123 SP ZONE REQUIREMENTS AND STANDARDS FOR SPECIFIC PLAN	
13	NO. 386.	
14	a. <u>Planning Area 1</u>	
15	(1) The uses permitted in Planning Area 1 of Specific Plan No. 386 shall be the same	
16	as Article VI, Section 6.1 of Ordinance No. 348, except that those permitted uses in	ı
17	Article VI, Section 6.1 a. (2), (3), (5), (7), (8) and (9); b.(1), (2), (3), (4) and (5);	
18	c.(1); and e.(1) shall not be permitted. In addition, the permitted uses allowed	
19	under Section 6.1.a. shall include passive and active neighborhood pocket parks.	
20	Additionally, the permitted uses allowed under Section 6.1.b. shall include	
21	temporary real estate tract offices located within a subdivision, to be used only for	
22	and during the original sale of the subdivision, but not to exceed a period of five (5	)
23	years in any event.	
24	(2) Except as provided in subsections (3) and (4) below, the development standards for	•
25	one family dwellings in Planning Area 1 of Specific Plan No. 386 shall be the same	•
26	as identified in Article VI, Section 6.2 except the development standards set forth	
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1	in Article VI, Section 6.2. a., b., c., d., and e. shall be deleted and replaced,
2	respectively, with each of the following:
3	a. Building height shall not exceed two stories, with a maximum height of
4	twenty-six feet (26'), excluding chimneys and architectural appendages.
5	b. The minimum lot area shall be four thousand five hundred square feet
6	(4,500').
7.	c. The minimum average width of each lot shall be forty feet (40'), except that
8	lots fronting on knuckles or cul-de-sacs shall have a minimum width of
9	thirty-five feet (35'), and the minimum average depth shall be sixty feet
10	(60').
11	d. The minimum frontage of a lot shall be thirty-five feet (35').
12	e. The minimum yard requirements shall be the following:
13	i. The front yard shall not be less than fifteen feet (15'), measured
14	from the existing street line or from any future street line as shown
15	on any circulation plan, whichever is nearer to the proposed
16	dwelling.
17	ii. The minimum setback for garages shall be eighteen feet (18').
18	iii. Interior side yards shall not be less than five feet (5') measured from
19	the property line.
20	iv. Street side yards shall not be less than five feet (5') measured from
21	the property line and twenty feet (20') measured from the street.
22	v. Rear yards shall not be less than twenty feet (20').
23	vi. Fireplaces, media niches, bay windows, porches, window boxes, and
24	similar architectural elements shall be allowed to encroach a
25	maximum of two feet (2') into setbacks provided at least one side of
26	the structure has a five foot $(5')$ setback. No other structural
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1		encroachments shall be permitted except as provided for in Section
2		18.19 of Ordinance No. 348.
3		In addition, the following development standard shall apply:
4		aa. The edge of any pool, spa and associated equipment shall be at least
5		five feet (5') from any property line.
6	(3)	The development standards for one family dwellings with garages in the rear of the
7		lot in Planning Area 1 of Specific Plan No. 386 shall be the same as identified in
8		Article VI, Section 6.2 except the development standards set forth in Article VI,
9		Section 6.2. a., b., c., d., and e. shall be deleted and replaced, respectively, with each
10		of the following:
11		a. Building height shall not exceed two stories, with a maximum height of
12		twenty-six feet (26'), excluding chimneys and architectural appendages.
13		b. The minimum lot area shall be three thousand eight hundred square feet
14		(3,800').
15		c. The minimum average width of each lot shall be forty feet (40') and the
16		minimum average depth shall be sixty feet (60').
17		d. The minimum frontage of a lot shall be thirty-five feet (35').
18		e. The minimum yard requirements shall be the following:
19		i. The front yard shall not be less than thirty feet (30'), measured from
20		the existing street line or from any future street line as shown on any
21		circulation plan, whichever is nearer to the proposed dwelling.
.22		ii. The minimum distance between buildings shall not be less than ten
23		feet $(10')$ with at least one side maintaining a five foot $(5')$ setback.
24		iii. Street side yards shall not be less than five feet (5') measured from
25		the property line and twenty feet (20') measured from the street.
26		iv. Rear yards shall not be less than five feet (5') measured from the
27		edge of the alley.
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1		v. Fireplaces, media niches, bay windows, porches, window boxes, and
2	~	similar architectural elements shall be allowed to encroach a
3		maximum of two feet (2') into setbacks provided at least one side of
4		the structure has a five foot setback. No other structural
5		encroachments shall be permitted except as provided for in Section
6		18.19 of Ordinance No. 348.
7		In addition, the following development standard shall apply:
8		aa. The edge of any pool, spa and associated equipment shall be at least
9		five feet (5') from any property line.
10	(4)	The development standards for clustered one family dwellings in Planning Area 1
11	5 <sup>1</sup>	of Specific Plan No. 386 shall be the same as identified in Article VI, Section 6.2
12		except the development standards set forth in Article VI, Section 6.2. a., b., c., d.,
13		and e. shall be deleted and replaced, respectively, with each of the following:
14		a. Building height shall not exceed two stories, with a maximum height of
15		twenty-six feet (26'), excluding chimneys and architectural appendages.
16		b. There is no minimum lot area.
17		c. There is no minimum average lot width or depth.
18		d. The minimum frontage of a lot shall be thirty-five feet (35').
19		e. The minimum yard requirements shall be the following:
20		i. The front yard shall not be less than five feet (5') measured from the
21		edge of the common driveway.
22		ii. The minimum distance between habitable structures shall be ten feet
23		(10') or five feet $(5')$ from any wall between dwellings.
24		iii. Street side yards shall not be less than ten feet (10') measured from
25		any street.
26		iv. Rear yards shall not be less than ten feet (10') from another
27		habitable structure or five feet (5') from any wall.
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1		v. Fireplaces, media niches, bay windows, porches, window boxes, and
2		similar architectural elements shall be allowed to encroach a
3		maximum of two feet (2') into setbacks provided at least one side of
4		the structure has a five foot setback. No other structural
5		encroachments shall be permitted except as provided for in Section
6		18.19 of Ordinance No. 348.
7		In addition, the following development standard shall apply:
8		aa. The edge of any pool, spa and and associated equipment shall be at
9		least five feet (5') from any property line.
10	(5)	The development standards for non-residential development in Planning Area 1 of
11		Specific Plan No. 386 shall be the same standards as those identified in Article VI,
12		Section 6.2 of Ordinance No. 348.
13	(6)	Except as provided above, all other zoning requirements shall be the same as those
14		requirements identified in Article VI of Ordinance No. 348.
15	b. <u>Plann</u>	ting Area 2
16	(1)	The uses permitted in Planning Area 2 of Specific Plan No. 386 shall be the same
17		as Article VI, Section 6.1 of Ordinance No. 348, except that those uses permitted in
18		Article VI, Section 6.1.a.(2), (3), (5), (7), (8) and (9); b. (1), (2), (3), (4), and (5);
19		c.(1); and e.(1) shall not be permitted. In addition, the permitted uses allowed
20		under Section 6.1.a. shall include passive and active neighborhood pocket parks.
21		Additionally, the permitted uses allowed under Section 6.1.b. shall include
22		temporary real estate tract offices located within a subdivision, to be used only for
23		and during the original sale of the subdivision, but not to exceed a period of five $(5)$
24		years in any event.
25	. (2)	Except as provided in subsections (3) and (4) below, the development standards for
26		one family dwellings in Planning Area 2 of Specific Plan No. 386 shall be the same
27		as identified in Article VI, Section 6.2 except the development standards set forth
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1		in Article VI, Section 6.2. a., b., c., d., and e. shall be deleted and replaced,
2		respectively, with each of the following:
3		a. Building height shall not exceed two stories, with a maximum height of
4		twenty-six feet (26'), excluding chimneys and architectural appendages.
5		b. The minimum lot area shall be four thousand five hundred square feet
6		(4,500').
7		c. The minimum average width of each lot shall be forty feet (40'), except that
8		lots fronting on knuckles or cul-de-sacs shall have a minimum width of
9		thirty-five feet (35'), and the minimum average depth shall be sixty feet
10		(60').
11		d. The minimum frontage of a lot shall be thirty-five feet (35').
12		e. The minimum yard requirements shall be the following:
13		i. The front yard shall not be less than fifteen feet (15'), measured
14		from the existing street line or from any future street line as shown
15		on any circulation plan, whichever is nearer to the proposed
16		dwelling.
17		ii. The minimum setback for garages shall be eighteen feet (18').
18		iii. Interior side yards shall not be less than five feet (5') measured from
19	e to a constant	the property line.
20		iv. Street side yards shall not be less than five feet (5') measured from
21		the property line and twenty feet (20') measured from the street.
22		v. Rear yards shall not be less than twenty feet (20').
23		vi. Fireplaces, media niches, bay windows, porches, window boxes, and
24		similar architectural elements shall be allowed to encroach a
25		maximum of two feet (2') into setbacks provided at least one side of
26		the structure has a five foot $(5')$ setback. No other structural
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1		encroachments shall be permitted except as provided for in Section
2		18.19 of Ordinance No. 348.
3		In addition, the following development standard shall apply:
4		aa. The edge of any pool, spa and associated equipment shall be at least
5		five feet (5') from any property line.
6	(3)	The development standards for one family dwellings with garages in the rear of the
7		lot in Planning Area 2 of Specific Plan No. 386 shall be the same as identified in
8		Article VI, Section 6.2 except the development standards set forth in Article VI,
9		Section 6.2. a., b., c., d., and e. shall be deleted and replaced, respectively, with
10		each of the following:
11		a. Building height shall not exceed two stories, with a maximum height of
12		twenty-six feet (26'), excluding chimneys and architectural appendages.
13		b. The minimum lot area shall be three thousand eight hundred square feet
14		(3,800').
15		c. The minimum average width of each lot shall be forty feet (40') and the
16		minimum average depth shall be sixty feet (60').
17		d. The minimum frontage of a lot shall be thirty-five feet (35').
18		e. The minimum yard requirements shall be the following:
19		i. The front yards shall not be less than thirty feet (30') between
20		structures.
21		ii. The minimum distance between buildings shall not be less than ten
22		feet (10') with at least one side maintaining a five foot (5') setback.
23		iii. Street side yards shall not be less than five feet (5') measured from
24		the property line and twenty feet (20') measured from the street.
25		iv. Rear yards shall not be less than five feet (5') measured from the
26	н	edge of the alley.
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1		v. Fireplaces, media niches, bay windows, porches, window boxes, and
2		similar architectural elements shall be allowed to encroach a
3		maximum of two feet (2') into setbacks provided at least one side of
4		the structure has a five foot $(5')$ setback. No other structural
5	•	encroachments shall be permitted except as provided for in Section
6		18.19 of Ordinance No. 348.
7		In addition, the following development standard shall apply:
8		aa. The edge of any pool, spa and associated equipment shall be at least five
9	- 	feet (5') from any property line.
10	(4)	The development standards for clustered one family dwellings in Planning Area 2
11		of Specific Plan No. 386 shall be the same as identified in Article VI, Section 6.2
12		except the development standards set forth in Article VI, Section 6.2. a., b., c., d.,
13		and e. shall be deleted and replaced, respectively, with each of the following:
14		a. Building height shall not exceed two stories, with a maximum height of
15		twenty-six feet (26'), excluding chimneys and architectural appendages.
16		b. There is no minimum lot area.
17		c. There is no minimum average lot width or depth.
18		d. The minimum frontage of a lot shall be thirty-five feet (35').
19		e. The minimum yard requirements shall be the following:
20		i. The front yard shall not be less than five feet (5') measured from the
21		edge of the common driveway.
22		ii. The minimum distance between habitable structures shall be ten feet
23		(10') or five feet $(5')$ from any wall between dwellings.
24		iii. Street side yards shall not be less than ten feet (10') measured from
25		any street.
26		iv. Rear yards shall not be less ten feet (10') from another habitable
27		structure or five feet (5') from any wall.
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		에서는 것이다. 그는 것이 있는 것이 같은 것이 같은 것이다. 그는 것이 있는 것이 있는 것이다. 이 것이 있는 것이 없다. 이 것이 있는 것이 있는 것이 없는 것이 없는 것이 없는 것이 없다. 것이 있는 것이 없는 것이 없는 것이 없는 것이 없는 것이 없는 것이 없는 것이 없다. 것이 없는 것이 없다. 것이 없는 것이 없다. 것이 없는 것이 없다. 것이 없는 것이 없다. 것이 없는 것이 없다. 것이 없는 것이 없 것이 없는 것이 없 것이 없는 것이 않이 않은 것이 없는 것이 없이 없는 것이 있 것이 않아, 것이 않아, 것이 없는 것이 없이 않이

1		v. Fireplaces, media niches, bay windows, porches, window boxes, and
2		similar architectural elements shall be allowed to encroach a
3		maximum of two feet (2') into setbacks provided at least one side of
4		the structure has a five foot (5') setback. No other structural
5		encroachments shall be permitted except as provided for in Section
6		18.19 of Ordinance No. 348.
7		In addition, the following development standard shall apply:
8		aa. The edge of any pool, spa and associated equipment shall be at least five
9		feet (5') from any property line.
10	(5)	The development standards for non-residential development in Planning Area 2 of
11	•	Specific Plan No. 386 shall be the same standards as those identified in Article VI,
12		Section 6.2 of Ordinance No. 348.
13	(6)	Except as provided above, all other zoning requirements shall be the same as those
14		requirements identified in Article VI of Ordinance No. 348.
15	c. <u>Plann</u>	ing Area 3
16	(1)	The uses permitted in Planning Area 3 of Specific Plan No. 386 shall be the same
17		as Article VI, Section 6.1 of Ordinance No. 348, except that those permitted uses in
18		Article VI, Section 6.1 a. (2), (3), (5), (7), (8) and (9); b.(1), (2), (3), (4) and (5);
19		c.(1); and e.(1) shall not be permitted. In addition, the permitted uses allowed
20		under Section 6.1.a. shall include passive and active pocket parks, neighborhood
21		park and community gardens. Also, the permitted uses allowed under Section
22		6.1.b. shall include temporary real estate tract offices located within a subdivision,
23		to be used only for and during the original sale of the subdivision, but not to exceed
24		a period of five (5) years in any event.
25	. (2)	Except as provided in subsections (3) and (4) below, the development standards for
26		one family dwellings in Planning Area 3 of Specific Plan No. 386 shall be the same
27		as identified in Article VI, Section 6.2 except the development standards set forth
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1		in Article VI, Section 6.2. a., b., c., d., and e. shall be deleted and replace	d,
2		respectively, with each of the following:	
3		a. Building height shall not exceed two stories, with a maximum hei	ight of
4	×	twenty-six feet (26'), excluding chimneys and architectural appen	dages.
5		b. The minimum lot area shall be four thousand five hundred square	feet
6		(4,500').	
7		c. The minimum average width of each lot shall be forty feet (40'),	except that
8		lots fronting on knuckles or cul-de-sacs shall have a minimum wi	dth of
9		thirty-five feet (35'), and the minimum average depth shall be six	ty feet
10		(60').	
11		d. The minimum frontage of a lot shall be thirty-five feet (35').	
12		e. The minimum yard requirements shall be the following:	
13		i. The front yard shall not be less than fifteen feet (15'), mea	isured
14		from the existing street line or from any future street line a	as shown
15		on any circulation plan, whichever is nearer to the propose	ed
16		dwelling.	
17		ii. The minimum setback for garages shall be eighteen feet (1	8').
18	Þ	iii. Interior side yards shall not be less than five feet (5') measured	sured from
19		the property line.	
20		iv. Street side yards shall not be less than five feet (5') measu	red from
21		the property line and twenty feet (20') measured from the	street.
22		v. Rear yards shall not be less than twenty feet (20').	
23		vi. Fireplaces, media niches, bay windows, porches, window	boxes, and
24		similar architectural elements shall be allowed to encroach	1 a
25		maximum of two feet (2') into setbacks provided at least of	one side of
26		the structure has a five foot $(5')$ setback. No other structu	ral
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1		encroachments shall be permitted except as provided for in Section
2		18.19 of Ordinance No. 348.
3		In addition, the following development standards shall apply:
4		aa. The edge of any pool, spa and associated equipment shall be at least five
5		feet (5') from any property line.
6	(3)	The development standards for one family dwellings with garages in the rear of the
7		lot in Planning Area 3 of Specific Plan No. 386 shall be the same as identified in
8		Article VI, Section 6.2 except the development standards set forth in Article VI,
9		Section 6.2. a., b., c., d., and e. shall be deleted and replaced, respectively, with
10		each of the following:
11		a. Building height shall not exceed two stories, with a maximum height of
12		twenty-six feet (26'), excluding chimneys and architectural appendages.
13		b. The minimum lot area shall be three thousand eight hundred square feet
14		(3,800').
15		c. The minimum average width of each lot shall be forty feet (40') and the
16		minimum average depth shall be sixty feet (60').
17		d. The minimum frontage of a lot shall be thirty-five feet (35').
18		e. The minimum yard requirements shall be the following:
19		i. The front yard shall not be less than thirty feet (30') measured
20		between structures.
21		ii. The minimum distance between buildings shall not be less than ten
22		feet (10') with at least one side maintaining a five foot (5') setback.
23		iii. Street side yards shall not be less than five feet (5') measured from *
24		the property line and twenty feet (20') measured from the street.
25		iv. Rear yards shall not be less than five feet (5') measured from the
26		edge of the alley.
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1		v. Fireplaces, media niches, bay windows, porches, window boxes, and
2		similar architectural elements shall be allowed to encroach a
3		maximum of two feet (2') into setbacks provided at least one side of
4		the structure has a five foot $(5')$ setback. No other structural
5		encroachments shall be permitted except as provided for in Section
6		18.19 of Ordinance No. 348.
7		In addition, the following development standard shall apply:
8		aa. The edge of any pool, spa, and associated equipment shall be at least
9		five feet (5') from any property line.
10	(4)	The development standards for clustered one family dwellings in Planning Area 3
11		of Specific Plan No. 386 shall be the same as identified in Article VI, Section 6.2
12		except the development standards set forth in Article VI, Section 6.2. a., b., c., d.,
13	r	and e. shall be deleted and replaced, respectively, with each of the following:
14		a. Building height shall not exceed two stories, with a maximum height of
15		twenty-six feet (26'), excluding chimneys and architectural appendages.
16	· · ·	b. There is no minimum lot area.
17		c. There is no minimum average lot width or depth.
18		d. The minimum frontage of a lot shall be thirty-five feet (35').
19		e. The minimum yard requirements shall be the following:
20		i. The front yard shall not be less than five feet (5') measured from the
21		edge of the common driveway.
22		ii. The minimum distance between habitable structures shall be ten feet
23		(10') or five feet (5') from any wall between dwellings.
24		iii. Street side yards shall not be less than ten feet (10') measured from
25	· · · · · ·	any street.
26		iv. Rear yards shall not be less ten feet (10') from another habitable
27		structure of five feet (5') from any wall.
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<ul> <li>Y. Fireplaces, media niches, bay windows, porches, window boxes, and similar architectural elements shall be allowed to encroach a maximum of two feet (2') into setbacks provided at least one side of the structure has a five foot (5') setback. No other structural encroachments shall be permitted except as provided for in Section 18.19 of Ordinance No. 348.</li> <li>In addition, the following development standard shall apply:</li> <li>a. The edge of any pool, spa and associated equipment shall be at least five feet (5') from any property line.</li> <li>(5) The development standards for non-residential development in Planning Area 3 of Specific Plan No. 386 shall be the same standards as those identified in Article VI, Section 6.1 of Ordinance No. 348.</li> <li>(6) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VI of Ordinance No. 348.</li> <li>(1) The uses permitted in Planning Area 4 of Specific Plan No. 386 shall be the same as article VI, Section 6.1 a (2), (3), (5), (7), (8) and (9); b, (1), (2), (3), (4) and (5); c, (1); and c, (1) shall not be permitted. In addition, the permitted uses allowed under Section 6.1 a. shall include passive and active pocket parks, dog parks and community gardens. Also, the permitted uses allowed under Section 6.1 a. shall include passive and active pocket parks, dog parks and community gardens. Also, the permitted uses allowed under Section 6.1 a. shall include passive and active pocket parks, dog parks and community gardens. Also, the permitted uses allowed under Section 6.1 b. shall include passive and active pocket parks, dog parks and community gardens. Also, the permitted uses allowed under Section 6.1 b. shall include temporary real estate tract offices located within a subdivision, to be used only for and during the original sale of the subdivision, but not to exceed a period of five (5) years in any event.</li> <li>(2) Except as provided in subsections (3) and (4) below, the development sta</li></ul>	1					
2       similar architectural elements shall be allowed to encroach a         3       maximum of two feet (2') into setbacks provided at least one side of         4       the structure has a five foot (5') setback. No other structural         5       encroachments shall be permitted except as provided for in Section         6       18.19 of Ordinance No. 348.         7       In addition, the following development standard shall apply:         8       a.         9       The edge of any pool, spa and associated equipment shall be at least         9       five feet (5') from any property line.         10       (5)         11       Section 6.2 of Ordinance No. 348.         12       Section 6.2 of Ordinance No. 348.         13       (6)       Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VI of Ordinance No. 348.         14       Planning Area 4         16       (1)       The uses permitted in Planning Area 4 of Specific Plan No. 386 shall be the same as Article VI, Section 6.1 a. (2), (3), (5), (7), (8) and (9); b.(1), (2), (3), (4) and (5); c.(1); and e.(1) shall not be permitted uses allowed under Section 6.1.b. shall include passive and active pocket parks, dog parks and community gardens. Also, the permitted uses allowed under Section 6.1.b. shall include temporary real estate tract offices located within a subdivision, to be used only for and during the original sale of the subdivision, but not to excee						
2       similar architectural elements shall be allowed to encroach a         3       maximum of two feet (2') into setbacks provided at least one side of         4       the structure has a five foot (5') setback. No other structural         5       encroachments shall be permitted except as provided for in Section         6       18.19 of Ordinance No. 348.         7       In addition, the following development standard shall apply:         8       a.         9       The edge of any pool, spa and associated equipment shall be at least         9       five feet (5') from any property line.         10       (5)         11       Section 6.2 of Ordinance No. 348.         12       Section 6.2 of Ordinance No. 348.         13       (6)       Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VI of Ordinance No. 348.         14       Planning Area 4         16       (1)       The uses permitted in Planning Area 4 of Specific Plan No. 386 shall be the same as Article VI, Section 6.1 a. (2), (3), (5), (7), (8) and (9); b.(1), (2), (3), (4) and (5); c.(1); and e.(1) shall not be permitted uses allowed under Section 6.1.b. shall include passive and active pocket parks, dog parks and community gardens. Also, the permitted uses allowed under Section 6.1.b. shall include temporary real estate tract offices located within a subdivision, to be used only for and during the original sale of the subdivision, but not to excee						
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4       the structure has a five foot (5') setback. No other structural         5       encroachments shall be permitted except as provided for in Section         6       18.19 of Ordinance No. 348.         7       In addition, the following development standard shall apply:         8       a. The edge of any pool, spa and associated equipment shall be at least         9       five feet (5') from any property line.         10       (5)       The development standards for non-residential development in Planning Area 3 of         11       Specific Plan No. 386 shall be the same standards as those identified in Article VI,         12       Section 6.2 of Ordinance No. 348.         13       (6)       Except as provided above, all other zoning requirements shall be the same as those         14       requirements identified in Article VI of Ordinance No. 348.         15       d. <u>Planning Area 4</u> 16       (1)       The uses permitted in Planning Area 4 of Specific Plan No. 386 shall be the same         18       Article VI, Section 6.1 of Ordinance No. 348, except that those permitted uses in         18       Article VI, Section 6.1 of Ordinance No. 348, except parks, dog parks and         20       under Section 6.1 a. (2), (3), (5), (7), (8) and (9); b.(1), (2), (3), (4) and (5);         21       c.(1); and e.(1) shall not be permitted. In addition, the permitted uses allowed	2		similar architectural elements shall be allowed to encroach a			
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<ul> <li>only for and during the original sale of the subdivision, but not to exceed a period</li> <li>of five (5) years in any event.</li> <li>(2) Except as provided in subsections (3) and (4) below, the development standards for</li> <li>one family dwellings in Planning Area 4 of Specific Plan No. 386 shall be the same</li> <li>as identified in Article VI, Section 6.2 except the development standards set forth</li> </ul>	21		community gardens. Also, the permitted uses allowed under Section 6.1.b. shall			
<ul> <li>of five (5) years in any event.</li> <li>(2) Except as provided in subsections (3) and (4) below, the development standards for</li> <li>one family dwellings in Planning Area 4 of Specific Plan No. 386 shall be the same</li> <li>as identified in Article VI, Section 6.2 except the development standards set forth</li> </ul>	22		include temporary real estate tract offices located within a subdivision, to be used			
<ul> <li>(2) Except as provided in subsections (3) and (4) below, the development standards for</li> <li>one family dwellings in Planning Area 4 of Specific Plan No. 386 shall be the same</li> <li>as identified in Article VI, Section 6.2 except the development standards set forth</li> </ul>	23		only for and during the original sale of the subdivision, but not to exceed a period			
<ul> <li>one family dwellings in Planning Area 4 of Specific Plan No. 386 shall be the same</li> <li>as identified in Article VI, Section 6.2 except the development standards set forth</li> </ul>	24		of five (5) years in any event.			
<ul> <li>as identified in Article VI, Section 6.2 except the development standards set forth</li> </ul>	25	(2)	Except as provided in subsections (3) and (4) below, the development standards for			
28	26					
28	27 •		as identified in Article VI, Section 6.2 except the development standards set forth			
	28		13			

1		in Article VI, Section 6.2. a., b., c., d., and e. shall be deleted and replaced,				
2		respectively, with each of the following:				
3			ing height shall not exceed two stories, with a maximum height of			
4		twenty-six feet (26'), excluding chimneys and architectural appendages.				
5		b. The minimum lot area shall be four thousand five hundred square feet				
6		(4,500	0').			
7		c. The n	ninimum average width of each lot shall be forty feet (40'), except that			
8		lots fr	conting on knuckles or cul-de-sacs shall have a minimum width of			
9		thirty	-five feet (35'), and the minimum average depth shall be sixty feet			
10		(60').				
11		d. The minimum frontage of a lot shall be thirty-five feet (35').				
12		e. The minimum yard requirements shall be the following:				
13		i.	The front yard shall not be less than fifteen feet (15'), measured			
14			from the existing street line or from any future street line as shown			
15			on any circulation plan, whichever is nearer to the proposed			
16			dwelling.			
17		ii.	The minimum setback for garages shall be eighteen feet (18').			
18	- 	iii.	Interior side yards shall not be less than five feet (5') measured from			
19			the property line.			
20	· · · ·	iv.	Street side yards shall not be less than five feet (5') measured from			
21			the property line and twenty feet (20') measured from the street.			
22		v.	Rear yards shall not be less than twenty feet (20').			
23		vi.	Fireplaces, media niches, bay windows, porches, window boxes, and			
24			similar architectural elements shall be allowed to encroach a			
25			maximum of two feet (2') into setbacks provided at least one side of			
26			the structure has a five foot (5') setback. No other structural			
27						
28			14			

1		encroachments shall be permitted except as provided for in Section				
2		18.19 of Ordinance No. 348.				
3		In addition, the following development standard shall apply:				
4		aa. The edge of any pool, spa and associated equipment shall be at least				
5		five feet (5') from any property line.				
6	(3)	The development standards for one family dwellings with garages in the rear of the				
7		lot in Planning Area 4 of Specific Plan No. 386 shall be the same as identified in				
8		Article VI, Section 6.2 except the development standards set forth in Article VI,				
9		Section 6.2. a., b., c., d., and e. shall be deleted and replaced, respectively, with				
10		each of the following:				
11	,	a. Building height shall not exceed two stories, with a maximum height of				
12		twenty-six feet (26'), excluding chimneys and architectural appendages.				
13		b. The minimum lot area shall be three thousand eight hundred square feet				
14		(3,800').				
15		c. The minimum average width of each lot shall be forty feet (40') and the				
16		minimum average depth shall be sixty feet (60').				
17		d. The minimum frontage of a lot shall be thirty-five feet (35').				
18		e. The minimum yard requirements shall be the following:				
19		i. The front yard shall not be less than thirty feet (30') measured				
20		between structures.				
21		ii. The minimum distance between buildings shall not be less than ten				
22		feet $(10')$ with at least one side maintaining a five foot $(5')$ setback.				
23		iii. Street side yards shall not be less than five feet (5') measured from				
24		the property line and twenty feet (20') measured from the street.				
25		iv. Rear yards shall not be less than five feet (5') measured from the				
26		edge of the alley.				
27						
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20		15				

1		v. Fireplaces, media niches, bay windows, porches, window boxes, and				
2		similar architectural elements shall be allowed to encroach a				
3		maximum of two feet (2') into setbacks provided at least one side of				
4		the structure has a five foot (5') setback. No other structural				
5		encroachments shall be permitted except as provided for in Section				
6		18.19 of Ordinance No. 348.				
7		In addition, the following development standards shall apply:				
8		aa. The edge of any pool, spa and associated equipment shall be at least				
9		five feet (5') from any property line.				
10	(4)	The development standards for clustered one family dwellings in Planning Area 4				
11		of Specific Plan No. 386 shall be the same as identified in Article VI, Section 6.2				
12		except the development standards set forth in Article VI, Section 6.2. a., b., c., d.,				
13		and e. shall be deleted and replaced, respectively, with each of the following:				
14		a. Building height shall not exceed two stories, with a maximum height of				
15		twenty-six feet (26'), excluding chimneys and architectural appendages.				
16		b. There is no minimum lot area.				
17		c. There is no minimum average lot width or depth.				
18		d. The minimum frontage of a lot shall be thirty-five feet (35').				
19		e. The minimum yard requirements shall be the following:				
20		i. The front yard shall not be less than five feet (5') measured from the				
21		edge of the common driveway.				
22		ii. The minimum distance between habitable structures shall be ten feet				
23		(10') or five feet $(5')$ from any wall between dwellings.				
24		iii. Street side yards shall not be less than ten feet (10') measured from				
25		any street.				
26		iv. Rear yards shall not be less ten feet (10') from another habitable				
27		structure or five feet (5') from any wall.				
28		16				

1			v. Fireplaces, media niches, bay windows, porches, window boxes, and				
2			similar architectural elements shall be allowed to encroach a				
3	maximum of two feet (2') into setbacks provided at least one side						
4			the structure has a five foot (5') setback. No other structural				
5			encroachments shall be permitted except as provided for in Section				
6			18.19 of Ordinance No. 348.				
7			In addition, the following development standards shall apply:				
8			aa. The edge of any pool, spa and associated equipment shall be at least				
9			five feet (5') from any property line.				
10		(5)	The development standards for non-residential development in Planning Area 4 of				
11			Specific Plan No. 386 shall be the same standards as those identified in Article VI,				
12			Section 6.2 of Ordinance No. 348.				
13		(6)	Except as provided above, all other zoning requirements shall be the same as those				
14			requirements identified in Article VI of Ordinance No. 348.				
15	e.	Plan	ning Area 5				
16		(1)	The uses permitted in Planning Area 5 of Specific Plan No. 386 shall be the same				
17			as Article VI, Section 6.1 of Ordinance No. 348, except that those uses permitted				
18			in Article VI, Section 6.1a.(1), (2), (3), (4), (5), (6), (7), (8) and (9); b.(1), (2),				
19			(3),(4), (5) and (6); c.(1); and e.(1) shall not be permitted. In addition, the				
20			permitted uses identified in Section 6.1.c. shall include solar arrays and associated				
21			support structures.				
22		(2)	2) The development standards for Planning Area 5 of Specific Plan No. 386 shall be				
23			the same as identified in Article VI, Section 6.2 except the development standards				
24			set forth in Article VI, Section 6.2. a., b., c., d., and e. shall be deleted.				
25			In addition, the following development standards shall apply:				
26			aa. Fencing shall comply with Figure IV-26, Detail E, of Specific Plan No. 386.				
27			bb. No light glare shall flow to neighboring properties.				
28			17				

1		cc. The minimum setback from all perimeter fencing shall be ten feet (10').				
2		dd. Solar panels shall comply with all applicable State and local laws and				
3		regulations.				
4	(3)	Except as provided above, all other zoning requirements shall be the same as those				
5		requirements identified in Article VI of Ordinance No. 348.				
6	f. <u>Plan</u>	ning Area 6				
7	(1).	The uses permitted in Planning Area 6 of Specific Plan No. 386 shall be the same				
8		as Article VIIIe, Section 8.100 of Ordinance No. 348, except that those uses				
9		permitted in Section 8.100.a.(1), (3), (7), (8) and (9); b.(1); and c.(1) shall not be				
10		permitted. In addition, the permitted uses identified in Section 8.100.a. shall				
11		include a community center and associated recreational facilities.				
12	(2).	The development standards for Planning Area 6 of Specific Plan No. 386 shall be				
13		the same as identified in Article VIIIe, Section 8.101, except the development				
14		standard set forth in Section 8.101.b. shall be deleted.				
15		In addition, the following development standards shall apply:				
16		aa. Buildings shall have a landscape setback not less than twenty feet (20')				
17		from the perimeter of Planning Area 6.				
18		bb. The minimum setback from the property line of a residential dwelling shall				
19		be twenty feet (20').				
20		cc. Fencing shall comply with Figure IV-26, Detail B, of Specific Plan No.				
21		386. A sixteen foot high chain link fence is permitted for tennis courts.				
22		dd. No light glare shall flow off site to neighboring properties.				
23	ee. Building height shall not exceed twenty-six feet (26'), excluding chimne					
24		and architectural appendages.				
25	(3)	(3) Except as provided above, all other zoning requirements shall be the same as those				
26		requirements identified in Article VIIIe of Ordinance No. 348.				
27	g. <u>Plan</u>	ning Area 7a				
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1	(1	1).	The uses permitted in Planning Area 7a of Specific Plan No. 386 shall be the same
2			as Article VI, Section 6.1 of Ordinance No. 348, except that those permitted uses in
3			Article VI, Section 6.1.a.(1), (2), (3), (4), (5), (6), (7), (8) and (9); and b. (1), (2),
4			(3), (5) and (6) shall not be permitted. In addition, the permitted uses identified in
5			Article VI, Section 6.1.a. shall include storm water control facilities, bike paths and
6			trails.
7	(2	2)	The development standards for Planning Area 7a of Specific Plan No. 386 shall be
8			the same standards as those identified in Article VI, Section 6.2 of Ordinance No.
9			348, except the development standard set forth in Section 6.2.a., b., c., d., e., f., and
10			g. shall be deleted.
11	(3	3)	Except as provided above, all other zoning requirements shall be the same as those
12			requirements identified in Article VI of Ordinance No. 348.
13	h. <u>P</u>	lanni	ing Area 7b
14	(1). The uses permitted in I		The uses permitted in Planning Area 7b of Specific Plan No. 386 shall be the same
15			as Article VI, Section 6.1 of Ordinance No. 348, except that those permitted uses in
16			Article VI, Section 6.1.a. (1), (2), (3), (4), (5), (6), (7), (8) and (9); and b. (1), (2),
17	(3), (5) and		(3), (5) and (6) shall not be permitted. In addition, the permitted uses identified in
18			Article VI, Section 6.1.a. shall include storm water control facilities and trails.
19	(2) The		The development standards for Planning Area 7a of Specific Plan No. 386 shall be
20			the same standards as those identified in Article VI, Section 6.2 of Ordinance No.
21			348, except the development standard set forth in Section 6.2.a., b., c., d., e., f., and
22			g. shall be deleted.
23	23 (3) Except as provided above, all other zoning requirements shall b		Except as provided above, all other zoning requirements shall be the same as those
24			requirements identified in Article VI of Ordinance No. 348."
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1	Section 3. This ordinance shall take effect 30 days after its adoption.						
2							
3	BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA						
4							
5	By: Anak Work						
7	Chairman						
8							
9	AGENT: Kecia Harper-Ihem CLERK OF THE BOARD:						
10	VOIDUDA David						
11	By: Alltathen, Deputy						
12							
13	(SEAL)						
14							
15							
16	APPROVED AS TO FORM:						
17	Anjust 13, 2018						
18							
19	By NR.be						
20	By: <u>MELISSA R. CUSHMAN</u>						
21	Deputy County Counsel						
22							
23							
24							
25							
26	G:\PROPERTY\MCLACK\PLANNING AND LAND USE\SPECIFIC PLANS\DRAFT ZONING ORDINANCE FOR SP NO. 386 FOR BOARD OF SUPERVISORS.DOCX						
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11	STATE OF CALIFO	ORNIA )			
12	COUNTY OF RIVE	RSIDE )	SS		
13			3		
14	I HEREBY CERTIF	Y that at a regul	ar meeting of th	e Board of Superviso onsisting of 3 Section	ors of said county
15	the following vote:	2018, the forego	oing ordinance co	onsisting of 3 Section	s was adopted by
16		1.55	<b>T</b>		
17	AYES:		ravaglione, vva	ashington, Perez and	Ashley
18	NAYS:	None			
19	ABSENT:	None			
20					
21	DATE: Augu	st 28, 2018		KECIA HARPER Clerk of the Boar	IHEM
22		<i>A</i> .			12 si tha
23				BY AM/U Dep	puty )
24		SEAL			
25					
26					
27					Item 3.66
28					

