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ORDINANCE NO. 348.4886

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. Section 4.1 of Ordinance No. 348 and Official Zoning Map No. 2, as amended, are further amended by placing in effect in the Thousand Palms Zoning Plan the zone or zones as shown on the map titled “Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 40.048, Change of Zone Case No. 7850”, which map is made part of the ordinance.

Section 2. Article XVIIa of Ordinance No. 348 is amended by adding thereto a new Section 17.123 to read as follows:

“SECTION 17.123 SP ZONE REQUIREMENTS AND STANDARDS FOR SPECIFIC PLAN NO. 386.

a. Planning Area 1

(1) The uses permitted in Planning Area 1 of Specific Plan No. 386 shall be the same as Article VI, Section 6.1 of Ordinance No. 348, except that those permitted uses in 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. In addition, the permitted uses allowed under Section 6.1.a. shall include passive and active neighborhood pocket parks. Additionally, 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.

(2) Except as provided in subsections (3) and (4) below, the development standards for one family dwellings in Planning Area 1 of Specific Plan No. 386 shall be the same as identified in Article VI, Section 6.2 except the development standards set forth

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  
27

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.

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 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 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. Planning 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 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 edge of the alley.

- 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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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. Planning 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  
28

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 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.

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 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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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 (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. Planning Area 4

16 (1) The uses permitted in Planning Area 4 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, dog parks and  
21 community gardens. Also, the permitted uses allowed under Section 6.1.b. shall  
22 include temporary real estate tract offices located within a subdivision, to be used  
23 only for and during the original sale of the subdivision, but not to exceed a period  
24 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 4 of Specific Plan No. 386 shall be the same  
27 as identified in Article VI, Section 6.2 except the development standards set forth  
28

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 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.

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



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 (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. Planning 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) 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.

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. Planning 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 chimneys  
24 and architectural appendages.

25 (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. Planning Area 7a

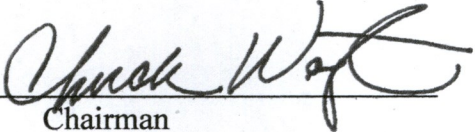
- 1 (1). The uses permitted in Planning Area 7a of Specific Plan No. 386 shall be the same  
2 as Article VI, Section 6.1 of Ordinance No. 348, except that those permitted uses in  
3 Article VI, Section 6.1.a.(1), (2), (3), (4), (5), (6), (7), (8) and (9); and b. (1), (2),  
4 (3), (5) and (6) shall 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) 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) 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. Planning Area 7b

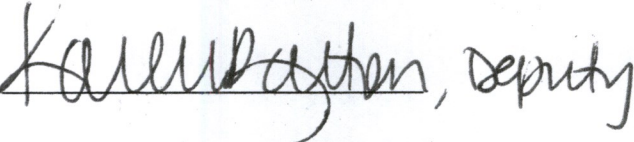
- 14 (1). The uses permitted in Planning Area 7b of Specific Plan No. 386 shall be the same  
15 as Article VI, Section 6.1 of Ordinance No. 348, except that those permitted uses in  
16 Article VI, Section 6.1.a. (1), (2), (3), (4), (5), (6), (7), (8) and (9); and b. (1), (2),  
17 (3), (5) and (6) 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 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 (3) Except as provided above, all other zoning requirements shall be the same as those  
24 requirements identified in Article VI of Ordinance No. 348.”

1 Section 3. This ordinance shall take effect 30 days after its adoption.  
2

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

5  
6 By:  Chairman  
7


8 AGENT: Kecia Harper-Ihem  
9 CLERK OF THE BOARD:

10 By:  Deputy  
11  
12

13 (SEAL)  
14

15 APPROVED AS TO FORM:

16 August 13, 2018  
17  
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19 By:  MELISSA R. CUSHMAN  
20 Deputy County Counsel  
21  
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STATE OF CALIFORNIA        )  
  )  
COUNTY OF RIVERSIDE        )        ss

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county held on August 28, 2018, the foregoing ordinance consisting of 3 Sections was adopted by the following vote:

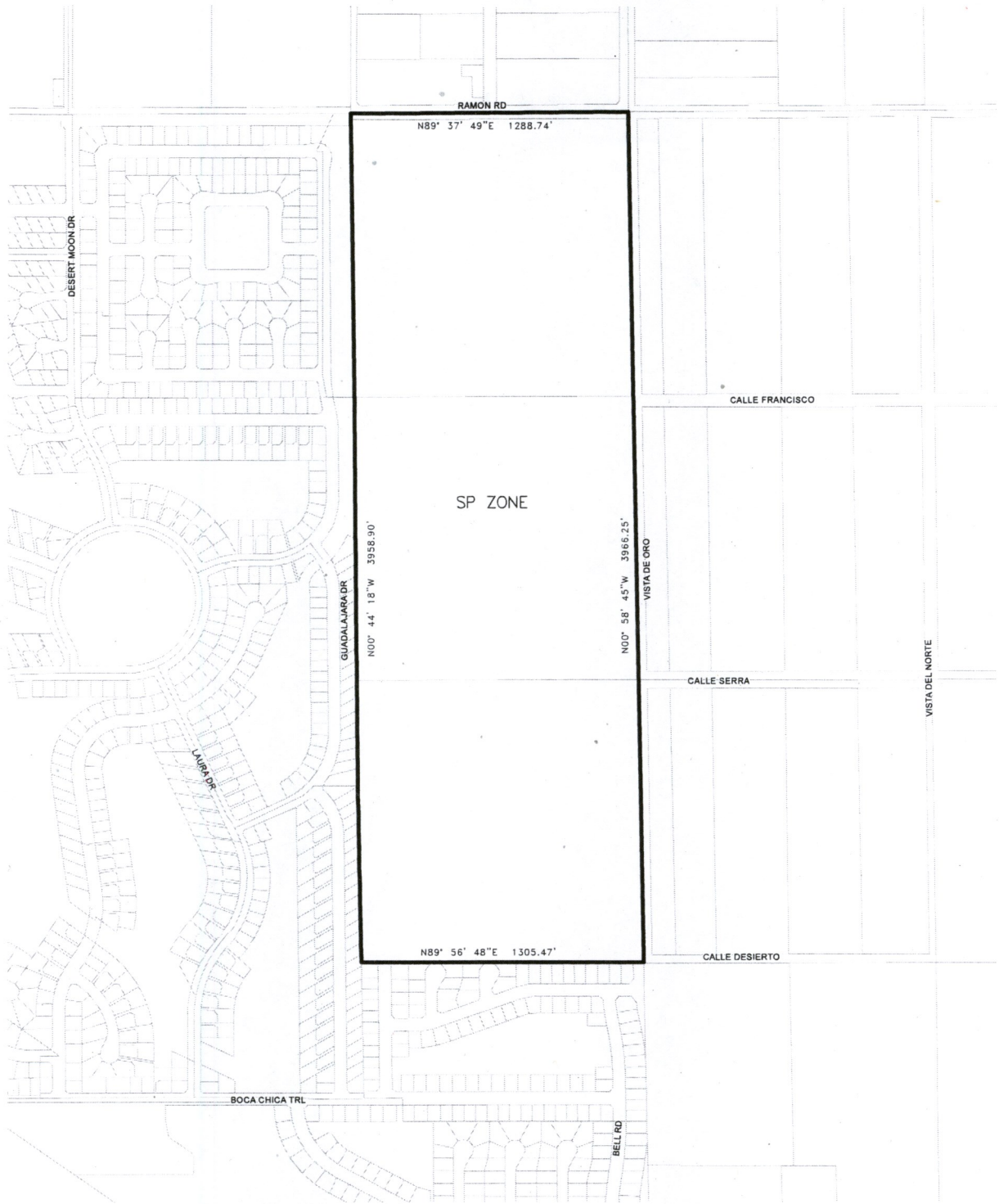
AYES:                       Jeffries, Tavaglione, Washington, Perez and Ashley  
NAYS:                       None  
ABSENT:                     None

DATE:            August 28, 2018

KECIA HARPER-IHEM  
Clerk of the Board

BY:   
Deputy

SEAL



**SP ZONE** SPECIFIC PLAN (SP 386 )

MAP NO. 40.048

CHANGE OF OFFICIAL ZONING PLAN

THOUSAND PALMS  
DISTRICT

CHANGE OF ZONE CASE NO. 7850

AMENDING ORDINANCE NO. 348

ADOPTED BY ORDINANCE NO. 348 4886

(DATE:) \_\_\_\_\_

