

1 C. Minimum lot frontage shall be seventy-five feet (75'), except for lots
2 fronting on knuckles or cul-de-sac lots, which shall have a minimum lot frontage of forty
3 feet (40').

4 D. The maximum building height shall be forty feet (40'). The maximum
5 wall/fence height shall be seven feet (7').

6 E. Front yard setbacks shall be a minimum of thirty feet (30') as measured
7 from the existing street right-of-way or from any future street right-of-way as shown on
8 any specific plan of highways, whichever is nearer the proposed structure.

9 F. Side yard setbacks shall be a minimum of fifteen feet (15') for interior lots
10 and a minimum of twenty feet (20') for corner lots.

11 G. Rear yard setbacks shall be a minimum of thirty feet (30') feet as measured
12 from the rear lot line.

13 H. Fireplaces, media niches, AC units, and pot shelves may encroach a
14 maximum of two and a half feet (2.5') into the side yard setback. Porches may encroach
15 into front yard and side yard setbacks by ten feet (10'). Garages may encroach into the
16 rear yard setback by ten feet (10').

17 I. A minimum of two parking spaces shall be provided within a garage for
18 each dwelling unit.

19 J. Pad area shall not be less than six thousand five hundred (6,500) square
20 feet.

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

23 b. Planning Areas 2, 8, and 10

24 (1) The uses permitted in Planning Areas 2, 8, and 10 of Specific Plan No. 344 shall be
25 the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the
26 uses permitted pursuant to Sections 6.1.a.(2), (3), (5), (7), (8), and (9), and b.(1), (3), and (5), and
27 c.(1) shall not be permitted.
28

1 (2) The development standards for Planning Areas 2, 8, and 10 of Specific Plan No.
2 344 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No.
3 348, except that the development standards set forth in Article VI, Sections 6.2.a., b., c., d., and
4 e.(1), (2), (3), and (4) shall be deleted and replaced by the following:

5 A. Lot area shall be not less than seven thousand (7,000) square feet.

6 B. The minimum average width of that portion of a lot to be used as a building
7 site shall be sixty-five feet (65') with a minimum average depth of ninety-five feet (95').

8 B. Minimum lot frontage shall be sixty feet (60'), except for lots fronting on
9 knuckles or cul-de-sac lots, which shall have a minimum lot frontage of thirty-five feet
10 (35').

11 C. The maximum building height shall be forty feet (40'). The maximum
12 wall/fence height shall be seven feet (7').

13 D. Front yard setbacks shall be a minimum of eighteen feet (18') as measured
14 from the existing street right-of-way or from any future street right-of-way as shown on
15 any specific plan of highways, whichever is nearer the proposed structure.

16 E. Side yard setbacks shall be a minimum of five feet (5') for interior lots and
17 a minimum of ten feet (10') for corner lots.

18 F. Rear yard setbacks shall be a minimum of fifteen feet (15') as measured
19 from the rear lot line.

20 G. Fireplaces, media niches, AC units, and pot shelves may encroach a
21 maximum of two and a half feet (2.5') into the side yard setback. Living areas may
22 encroach two feet (2') into the front yard setback. Porches may encroach seven feet (7')
23 into the front yard setback. Side entry garages may encroach eight feet (8') into the front
24 yard setback.

25 H. A minimum of two parking spaces shall be provided within a garage for
26 each dwelling unit.

27 I. Pad area shall not be less than five thousand (5,000) square feet.
28

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

3 c. Planning Area 3

4 (1) The uses permitted in Planning Area 3 of Specific Plan No. 344 shall be the same
5 as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses
6 permitted pursuant to Sections 6.1.a.(2), (3), (5), (7), (8), and (9), and b.(1), (3), and (5), and c.(1)
7 shall not be permitted.

8 (2) The development standards for Planning Area 3 of Specific Plan No. 344 shall be
9 the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that
10 the development standards set forth in Article VI, Sections 6.2.a., b., c., d., and e.(1), (2), (3), and
11 (4) shall be deleted and replaced by the following:

12 A. Lot area shall be not less than six thousand (6,000) square feet.

13 B. The minimum average width of that portion of a lot to be used as a building
14 site shall be fifty-five feet (55') with a minimum average depth of ninety-five feet (95').

15 C. Minimum lot frontage shall be fifty-five feet (55'), except for lots fronting
16 on knuckles or cul-de-sac lots which shall have a minimum lot frontage of thirty-five feet
17 (35').

18 D. The maximum building height shall be forty feet (40') feet. The maximum
19 wall/fence height shall be seven feet (7').

20 E. Front yard setbacks shall be a minimum of eighteen feet (18') as measured
21 from the existing street right-of-way or from any future street right-of-way as shown on
22 any specific plan of highways, whichever is nearer the proposed structure.

23 F. Side yard setbacks shall be a minimum of five feet (5') feet for interior lots
24 and a minimum of ten feet (10') for corner lots.

25 G. Rear yard setbacks shall be a minimum of fifteen feet (15') as measured
26 from the rear lot line.

27 H. Fireplaces, media niches, AC units, and pot shelves may encroach a
28 maximum of two and a half feet (2.5') into the side yard setback. Living areas may

1 encroach two feet (2') into the front yard setback. Porches may encroach seven feet (7')
2 into the front yard setback. Side entry garages may encroach eight feet (8') into the front
3 yard setback.

4 I. A minimum of two parking spaces shall be provided within a garage for
5 each dwelling unit.

6 J. Pad area shall not be less than four thousand (4,000) square feet.

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

9 d. Planning Areas 4 and 5

10 (1) The uses permitted in Planning Areas 4 and 5 of Specific Plan No. 344 shall be the
11 same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses
12 permitted pursuant to Sections 6.1.a.(2), (3), (5), (7), (8), and (9), and b.(1), (3), and (5), and c.(1)
13 shall not be permitted.

14 (2) The development standards for Planning Areas 4 and 5 of Specific Plan No. 344
15 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348,
16 except that the development standards set forth in Article VI, Sections 6.2.a., b., c., d., and e.(1),
17 (2), (3), and (4) shall be deleted and replaced by the following:

18 A. Lot area shall be not less than four thousand five hundred (4,500) square
19 feet.

20 B. The minimum average width of that portion of a lot to be used as a building
21 site shall be forty-five feet (45') with a minimum average depth of ninety feet (90').

22 C. Minimum lot frontage shall be forty feet (40'), except for lots fronting on
23 knuckles or cul-de-sac lots which shall have a minimum lot frontage of thirty feet (30').

24 D. The maximum building height shall be forty feet (40'). The maximum
25 wall/fence height shall be seven feet (7').

26 E. Front yard setbacks shall be a minimum of eighteen feet (18') as measured
27 from the existing street right-of-way or from any future street right-of-way as shown on
28 any specific plan of highways, whichever is nearer the proposed structure.

1 F. Side yard setbacks shall be a minimum of five feet (5') for interior lots and
2 a minimum of ten feet (10') for corner lots.

3 G. Rear yard setbacks shall be a minimum of ten feet (10') as measured from
4 the rear lot line.

5 H. Fireplaces, media niches, AC units, and pot shelves may encroach a
6 maximum of two and a half feet (2.5') into the side yard setback. Living areas may
7 encroach three feet (3') into the front yard setback. Porches may encroach eight feet (8')
8 into the front yard setback. Side entry garages may encroach eight feet (8') into the front
9 yard setback.

10 I. A minimum of two parking spaces shall be provided within a garage for
11 each dwelling unit.

12 J. Pad area shall not be less than three thousand five hundred (3,500) square
13 feet.

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

16 e. Planning Areas 6 and 7

17 (1) The uses permitted in Planning Areas 6 and 7 of Specific Plan No. 344 shall be the
18 same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses
19 permitted pursuant to Sections 6.1.a.(2), (3), (5), (7), (8), and (9), and b.(1), (3), and (5), and c.(1)
20 shall not be permitted.

21 (2) The development standards for Planning Areas 6 and 7 of Specific Plan No. 344
22 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348,
23 except that the development standards set forth in Article VI, Sections 6.2.a., b., c., d., and e.(1),
24 (2), (3), and (4) shall be deleted and replaced by the following:

25 A. Lot area shall be not less than four thousand (4,000) square feet.

26 B. The minimum average width of that portion of a lot to be used as a building
27 site shall be forty-five feet (45') with a minimum average depth of ninety feet (90') feet.
28

1 C. Minimum lot frontage shall be forty feet (40'), except for lots fronting on
2 knuckles or cul-de-sac lots which shall have a minimum lot frontage of thirty feet (30').

3 D. The maximum building height shall be forty feet (40'). The maximum
4 wall/fence height shall be seven feet (7').

5 E. Front yard setbacks shall be a minimum of eighteen feet (18') as measured
6 from the existing street right-of-way or from any future street right-of-way as shown on
7 any specific plan of highways, whichever is nearer the proposed structure.

8 F. Side yard setbacks shall be a minimum of five feet (5') for interior lots and
9 a minimum of ten feet (10') for corner lots.

10 G. Rear yard setbacks shall be a minimum of ten feet (10') as measured from
11 the rear lot line.

12 H. Fireplaces, media niches, AC units, and pot shelves may encroach a
13 maximum of two and a half feet (2.5') into the side yard setback. Living areas may
14 encroach three feet (3') into the front yard setback. Porches may encroach eight feet (8')
15 into the front yard setback. Side entry garages may encroach eight feet (8') into the front
16 yard setback.

17 I. A minimum of two parking spaces shall be provided within a garage for
18 each dwelling unit.

19 J. Pad area shall not be less than three thousand four hundred (3,400) square
20 feet.

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

23 f. Planning Area 9

24 (1) The uses permitted in Planning Area 9 of Specific Plan No. 344 shall be the same
25 as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses
26 permitted pursuant to Sections 6.1.a.(2), (3), (5), (7), (8), and (9), and b.(1), (3), and (5), and c.(1)
27 shall not be permitted.

1 (2) The development standards for Planning Area 9 of Specific Plan No. 344 shall be
2 the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that
3 the development standards set forth in Article VI, Sections 6.2.a., b., c., d., and e.(1), (2), (3), and
4 (4) shall be deleted and replaced by the following:

5 A. Lot area shall be not less than five thousand (5,000) square feet.

6 B. The minimum average width of that portion of a lot to be used as a building
7 site shall be forty-five feet (45') with a minimum average depth of ninety feet (90') feet.

8 C. Minimum lot frontage shall be forty-five feet (45'), except for lots fronting
9 on knuckles or cul-de-sac lots which shall have a minimum lot frontage of thirty feet (30').

10 D. The maximum building height shall be forty feet (40'). The maximum
11 wall/fence height shall be seven feet (7').

12 E. Front yard setbacks shall be a minimum of eighteen feet (18') as measured
13 from the existing street right-of-way or from any future street right-of-way as shown on
14 any specific plan of highways, whichever is nearer the proposed structure.

15 F. Side yard setbacks shall be a minimum of five feet (5') for interior lots and
16 a minimum of ten feet (10') for corner lots.

17 G. Rear yard setbacks shall be a minimum of fifteen feet (15') as measured
18 from the rear lot line.

19 H. Fireplaces, media niches, AC units, and pot shelves may encroach a
20 maximum of two and a half feet (2.5') into the side yard setback. Living areas may
21 encroach three feet (3') into the front yard setback. Porches may encroach eight feet (8')
22 into the front yard setback. Side entry garages may encroach eight feet (8') into the front
23 yard setback.

24 I. A minimum of two parking spaces shall be provided within a garage for
25 each dwelling unit.

26 J. Pad area shall not be less than four thousand (4,000) square feet.

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

1 g. Planning Areas 12 and 13

2 (1) The uses permitted in Planning Areas 12 and 13, of Specific Plan No. 344 shall be
3 the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348. In addition, the
4 permitted uses identified under Section 6.1.b. shall include schools and day care centers.

5 (2) The development standards for Planning Areas 12 and 13 of Specific Plan No. 344
6 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348 for
7 the development of a school or day care center.

8 (3) For uses other than the development of a school or daycare center, the development
9 standards for Planning Areas 12 and 13 of Specific Plan No. 344 shall be the same as those
10 standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that the development
11 standards set forth in Article VI, Sections 6.2.a., b., c., d., and e.(1), (2), (3), and (4) shall be
12 deleted and replaced by the following for the development of a one family dwelling:

13 A. Lot area shall be not less than four thousand five hundred (4,500) square
14 feet.

15 B. The minimum average width of that portion of a lot to be used as a building
16 site shall be forty-five feet (45') with a minimum average depth of one hundred feet (100')
17 feet.

18 C. Minimum lot frontage shall be forty feet (40'), except for lots fronting on
19 knuckles or cul-de-sac lots which shall have a minimum lot frontage of thirty feet (30').

20 D. The maximum building height shall be forty feet (40'). The maximum
21 wall/fence height shall be seven feet (7').

22 E. Front yard setbacks shall be a minimum of eighteen feet (18') as measured
23 from the existing street right-of-way or from any future street right-of-way as shown on
24 any specific plan of highways, whichever is nearer the proposed structure.

25 F. Side yard setbacks shall be a minimum of five feet (5') for interior lots and
26 a minimum of ten feet (10') for corner lots.

27 G. Rear yard setbacks shall be a minimum of ten feet (10') as measured from
28 the rear lot line.

1 H. Fireplaces, media niches, AC units, and pot shelves may encroach a
2 maximum of two and a half feet (2.5') into the side yard setback. Living areas may
3 encroach three feet (3') into the front yard setback. Porches may encroach 8 feet into the
4 front yard setback. Side entry garages may encroach eight feet (8') into the front yard
5 setback.

6 I. A minimum of two parking spaces shall be provided within a garage for
7 each dwelling unit.

8 J. Pad area shall not be less than three thousand five hundred (3,500) square
9 feet.

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

12 h. Planning Areas 14, 15, 16, 17, 18A, 18B, 18C, 18D, 19, 21A, and 21B

13 (1) The uses permitted in Planning Areas 14, 15, 16, 17, 18A, 18B, 18C, 18D, 19, 21A,
14 and 21B of Specific Plan No. 344 shall be the same as those uses permitted in Article VIIIe,
15 Section 8.100. of Ordinance No. 348. In addition, the permitted uses identified under Section
16 8.100.a. shall include equestrian staging areas and recreation centers.

17 (2) The development standards for Planning Areas 14, 15, 16, 17, 18A, 18B, 18C, 18D,
18 19, 21A, and 21B of Specific Plan No. 344 shall be the same as those standards identified in
19 Article VIIIe, Section 8.101 of Ordinance No. 348, except that the development standards set forth
20 in Article VIIIe, Section 8.101. b. shall be deleted and replaced by the following:

21 A. Any proposed building shall be setback a minimum of twenty feet (20') feet
22 from the existing street right-of-way or from any future street right-of-way as shown on
23 any specific plan of highways, whichever is nearer the proposed structure.

24 B. Any proposed building shall be setback a minimum of 10 feet from any lot
25 line.

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

28 i. Planning Areas 20A and 20B

1 (1) The uses permitted in Planning Areas 20A and 20B of Specific Plan No. 344 shall
2 be the same as those uses permitted in Article XVI, Section 16.2 of Ordinance No. 348, except
3 that the uses permitted pursuant to Sections 16.2.a.(1), (2), (3), (4), (5) and (7); b.(1), (2), (3), (4),
4 (5), (6), and (8); c.(2); d.(1); and e. shall not be permitted.

5 (2) The development standards for Planning Areas 20A and 20B of Specific Plan No.
6 344 shall be the same as those standards identified in Article XVI, Section 16.4 of Ordinance No.
7 348.

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

10 j. Planning Areas 22A, 22B, 22C, and 22D

11 (1) The uses permitted in Planning Areas 22A, 22B, 22C, and 22D of Specific Plan
12 No. 344 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No.
13 348.

14 (2) The development standards for Planning 22A, 22B, 22C, and 22D of Specific Plan
15 No. 344 shall be the same as those standards identified in Article VIIIe, Section 8.100 of
16 Ordinance No. 348.

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

19
20
21
22
23
24
25 ///

26 ///

27 ///

28 ///

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 By Marion Ashley
6 Chairman, Board of Supervisors
7 Marion Ashley

8 ATTEST:
9 CLERK TO THE BOARD
10 Kecia Harper-Ihem

11 By [Signature]
12 (Deputy)

EACH DOCUMENT TO WHICH THIS CERTIFICATE IS
ATTACHED IS CERTIFIED TO BE A FULL, TRUE AND
CORRECT COPY OF THE ORIGINAL ON FILE AND OF
RECORD IN MY OFFICE.
Dated: December 14, 2010

13
14 KECIA HARPER-IHEM
Clerk to the Board of Supervisors
County of Riverside, California

15 APPROVED AS TO FORM:
16 May 3, 2010

17
18 By [Signature], Deputy

19 By Larisa R-Mckenna
20 LARISA R-MCKENNA
Deputy County Counsel


1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

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 May 25, 2010, the foregoing ordinance consisting of 3 Sections was adopted by the following vote:

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

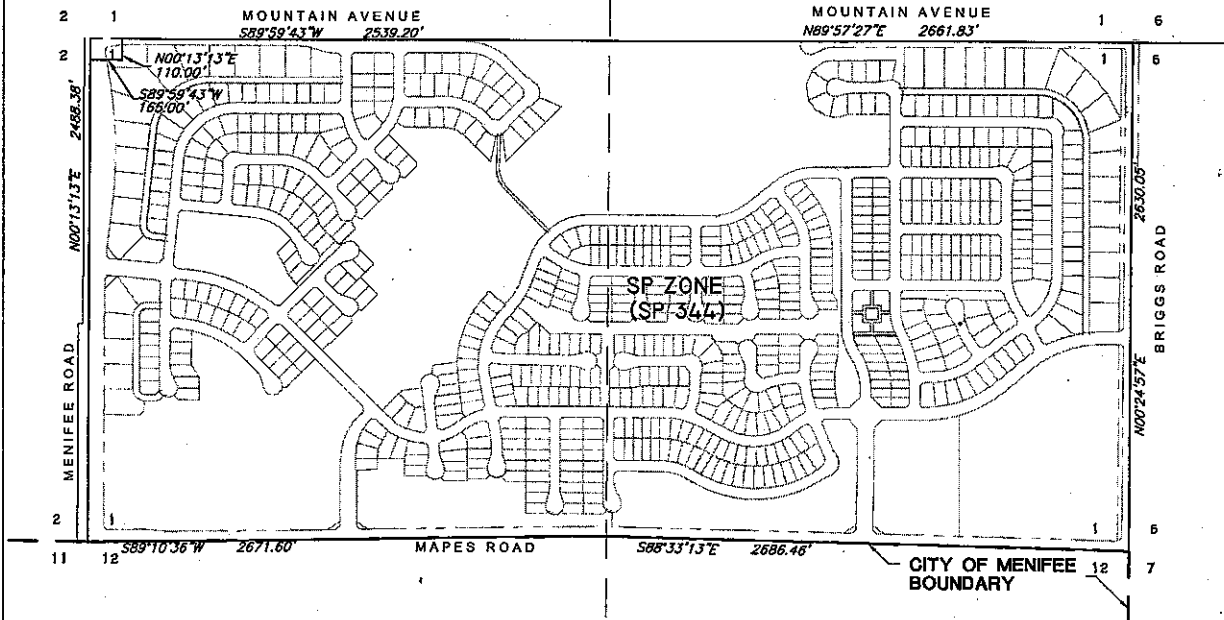
DATE: May 25, 2010

KECIA HARPER-IHEM
Clerk of the Board
BY: 
Deputy

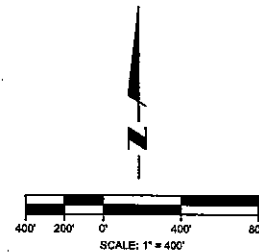
SEAL

HOMELAND ZONING AREA
SECTION I, T.5S., R.3W., S.B.M.

SHEET 1 OF 1



SP ZONE SPECIFIC PLAN



MAP NO. 2.2327
CHANGE OF OFFICIAL ZONING PLAN
AMENDING
MAP NO. 2, ORDINANCE NO. 348
CHANGE OF ZONE CASE NO. 7076
ADOPTED BY ORDINANCE NO. 348.4700
MAY 25, 2010
RIVERSIDE COUNTY BOARD OF SUPERVISORS