

1 ORDINANCE NO. 348. \_\_\_\_

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 XXX of Ordinance No. 348, and Official Zoning Plan Map No. XXX, as  
7 amended, are further amended by placing in effect in the Lower Coachella Valley District the zone or  
8 zones as shown on the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348,  
9 Map No. XXX, Change of Zone Case No. 07481," which map is made a part of this ordinance.  
10

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

13 "Section XXX SP ZONE REQUIREMENTS AND STANDARDS FOR SPECIFIC PLAN NO.  
14 369.

15 a. Planning Areas 1 and 12.

16 (1) The uses permitted in Planning Area 1 of Specific Plan No. 369 shall be the same  
17 as those uses permitted in Article XIII, Section 13.1 of Ordinance No. 348. No use, other than  
18 an agricultural use and any use incidental thereto permitted in Article XIII, Section 13.1 of  
19 Ordinance 348 shall be permitted within Planning Area 1 of Specific Plan No. 369 until such  
20 time as Map No. 298 of Coachella Valley Agricultural Preserve No. 62 has been diminished or  
21 disestablished in the planning area and any corresponding Williamson Act contract is no longer  
22 in effect for Planning Area 1.

23 Thereafter, the uses permitted in Planning Area 1 of Specific Plan No. 369 shall be the  
24 same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the  
25 uses permitted pursuant to Section 6.1.a.(2), (3), (4), (5), (7).a, (7).b, (7).c, (7).d., (7).e, (8), (9);  
26 Section 6.1.b.(2), (3), (4), (5); Section 6.1.c.(1); Section 6.1.d; and Section 6.1.e.(1), shall not be  
27 permitted. In addition, the uses permitted under Section 6.1.b shall include private recreational  
28 parks/areas.

1           (2)     The uses permitted for Planning Area 12 of Specific Plan No. 369 shall be the  
2 same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the  
3 uses permitted pursuant to Section 6.1.a.(2), (3), (4), (5), (7).a, (7).b, (7).c, (7).d., (7).e, (8), (9);  
4 Section 6.1.b.(2), (3), (4), (5); Section 6.1.c.(1); Section 6.1.d; and Section 6.1.e.(1) shall not be  
5 permitted. In addition, the uses permitted under Section 6.1.b shall include private recreational  
6 parks/areas.

7           (3)     The development standards for agricultural uses and incidental uses thereto within  
8 Planning Area 1 of Specific Plan No. 369 shall be the same as those standards in Article XIII,  
9 Section 13.2 of Ordinance No. 348.

10          (4)     The development standards for uses other than agricultural uses and incidental  
11 uses thereto within Planning Area 1 and the development standards for uses in Planning Area 12  
12 of Specific Plan No. 369 shall be the same as those standards identified in Section 6.2 of  
13 Ordinance No. 348, except that the development standards set forth in Section 6.2.a, b, c, d, e(1),  
14 e(2), e(3), and e(4) shall be deleted and replaced with the following:

- 15           A.     The minimum lot size shall be 5,000 square feet. The minimum lot width  
16                 shall be 50 feet.
- 17           B.     The front yard setback shall be a minimum of 15 feet. The minimum side  
18                 yard distance between buildings shall be at least 10 feet, regardless of lot  
19                 lines. Side yard setbacks shall be a minimum of 5 feet. Side yard setbacks  
20                 on corner lots shall be a minimum of 10 feet. The rear yard setback shall  
21                 be a minimum of 15 feet.
- 22           C.     The maximum building height shall be 35 feet.
- 23           D.     The maximum lot coverage shall be 60% for single story dwelling and  
24                 50% for two story dwellings.
- 25           E.     A minimum of 200 square feet of private open space shall be provided.  
26                 All dimensions for each private open space shall be a minimum of 8 feet.
- 27           F.     Any driveway shall be less than 3 feet in length or at least 18 feet in  
28                 length; driveway lengths between 3 feet and 18 feet are not permitted.

1 G. Encroachments for fireplaces, AC units and media centers shall not exceed  
2 more than 2 feet into the front, side, or rear setback. No AC units are  
3 permitted in front of the main residential building. Encroachments for  
4 balconies, porches, decks, and attached patio covers shall not exceed more  
5 than 7 feet into the front or rear setback. The side yard with gate access  
6 shall at all times maintain a 5 feet clearance regardless of encroachments.

7 H. All playground equipment within Planning Areas 1 and 12 shall be shaded  
8 in accordance with the Shade Standards described in Section IV.E.3 of  
9 Specific Plan No. 369.

10 (5) If lots within Planning Areas 1 and 12 of Specific Plan No. 369 are developed  
11 with rear-loaded homes, the development standards for Planning Areas 1 and 12 shall be the  
12 same as those standards identified in Section 6.2 of Ordinance No. 348, except that the  
13 development standards set forth in Section 6.2.a, b, c, d, e(1), e(2), e(3), and e(4) shall be deleted  
14 and replaced with the following:

15 A. The minimum front yard setback shall be 10 feet. The minimum rear yard  
16 setback to the garage shall be 3 feet. In addition, the minimum rear yard  
17 setback on the second floor shall be 3 feet for 50% of the living area and 9  
18 feet for the remaining 50% of the second story.

19 B. Any driveway shall be less than 3 feet in length or at least 18 feet in  
20 length; driveway lengths between 3 feet and 18 feet are not permitted.

21 C. Encroachments for balconies, porches, decks, and attached patio covers  
22 shall not exceed 5 feet into the rear or front setback.

23 D. All other development standards for lots with rear-loaded homes in  
24 Planning Areas 1 and 12 shall be the same as the development standards  
25 for single-family detached homes in Planning Areas 1 and 12 as set forth  
26 in subsection a. (4) of this Section.

27 (6) If lots within Planning Areas 1 and 12 of Specific Plan No. 369 are developed  
28 with paired Z-lot homes, the development standards for Planning Areas 1 and 12 of Specific Plan

1 No. 369 shall be the same as those standards identified in Section 6.2 of Ordinance No. 348,  
2 except that the development standards set forth in Section 6.2.a, b, c, d, e(1), e(2), e(3), and e(4)  
3 shall be deleted and replaced with the following:

- 4 A. The minimum front yard setback shall be 12 feet. The minimum corner  
5 side yard setback shall be 8 feet. The minimum side yard distance  
6 between structures shall be at least 10 feet. The minimum rear yard  
7 setback shall be 5 feet to the garage and 15 feet to the main residential  
8 building.
- 9 B. There shall be a minimum 20 feet separation between the second stories of  
10 adjacent buildings.
- 11 C. Encroachments for balconies, porches, decks, and attached patio covers  
12 shall not exceed more than 10 feet into the rear setback.
- 13 D. Any driveway shall be less than 3 feet in length or at least 18 feet in  
14 length; driveway lengths between 3 feet and 18 feet are not permitted.
- 15 E. All other development standards for lots with paired Z-lot homes in  
16 Planning Areas 1 and 12 shall be the same as the development standards  
17 for single family detached homes in Planning Areas 1 and 12 as set forth  
18 in subsection a. (4) of this Section.

19 (7) Except as provided above, all other zoning requirements shall be the same as  
20 those requirements identified in Article XIII of Ordinance No. 348 for agricultural uses and  
21 incidental uses thereto and Article VI of Ordinance No. 348 for all other uses.

22 b. Planning Areas 2, 5, 10, 11 and 18.

23 (1) The uses permitted in Planning Areas 2 and 18 of Specific Plan No. 369 shall be  
24 the same as those uses permitted in Article XIII, Section 13.1 of Ordinance No. 348. No use,  
25 other than an agricultural use and any use incidental thereto permitted in Article XIII, Section  
26 13.1 of Ordinance 348 shall be permitted within Planning Areas 2 and 18 of Specific Plan No.  
27 369 until such time as Map No. 298 of Coachella Valley Agricultural Preserve No. 62 and Map  
28 No. 134 of Coachella Valley Agricultural Preserve No. 18 (applicable to Planning Areas 2 and

1 18, respectively) have been diminished or disestablished in the planning area and any  
2 corresponding Williamson Act contract is no longer in effect for the planning area.

3 Thereafter, the uses permitted in Planning Areas 2 and 18 of Specific Plan No. 369 shall  
4 be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that  
5 the uses permitted pursuant to Section 6.1.a.(2), (3), (4), (5), (7).a, (7).b, (7).c, (7).d., (7).e, (8),  
6 (9); Section 6.1.b.(2), (3), (4), (5); Section 6.1.c.(1); Section 6.1.d; and Section 6.1.e.(1), shall  
7 not be permitted. In addition, the uses permitted under Section 6.1.b shall include private  
8 recreational parks/areas.

9 (2) The uses permitted for Planning Areas 5, 10, and 11 of Specific Plan No. 369  
10 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except  
11 that the uses permitted pursuant to Section 6.1.a.(2), (3), (4), (5), (7).a, (7).b, (7).c, (7).d., (7).e,  
12 (8), (9); Section 6.1.b.(2), (3), (4), (5); Section 6.1.c.(1); Section 6.1.d; and Section 6.1.e.(1),  
13 shall not be permitted. In addition, the uses permitted under Section 6.1.b shall include private  
14 recreational parks/areas.

15 (3) The development standards for agricultural uses and incidental uses thereto within  
16 Planning Areas 2 and 18 of Specific Plan No. 369 shall be the same as those standards in Article  
17 XIII, Section 13.2 of Ordinance No. 348.

18 (4) The development standards for uses other than agricultural uses and incidental  
19 uses thereto within Planning Areas 2, 5, 10, 11, and 18 of Specific Plan No. 369 shall be the  
20 same as those standards identified in Section 6.2 of Ordinance No. 348, except that the  
21 development standards set forth in Section 6.2.a, b, c, d, e(1), e(2), e(3), and e(4) shall be deleted  
22 and replaced with the following:

- 23 A. The minimum lot size shall be 7,200 square feet. The minimum lot width  
24 shall be 72 feet.
- 25 B. The front yard setback shall be a minimum of 15 feet. The minimum side  
26 yard distance between buildings shall be at least 15 feet. Side yards  
27 setbacks on corner lots shall be a minimum of 15 feet with a minimum  
28 setback of 5 feet on each side. The rear yard setback shall be a minimum

1 of 20 feet. The minimum setback for garages shall be 18 feet. The  
2 minimum side-in garage setback shall be 15 feet.

- 3 C. Building height shall not exceed 35 feet.
- 4 D. The maximum lot coverage shall be 50% of any lot with a single-story  
5 dwelling and 40% of any lot with a two-story dwelling.
- 6 E. Encroachments for fireplaces, AC units and media centers shall not exceed  
7 more than 2 feet into the minimum front, side, or rear setback. No AC  
8 units are permitted in front of the main residential building.  
9 Encroachments for balconies, porches, decks, and attached patio covers  
10 shall not exceed more than 12 feet into the minimum front or rear setback.  
11 The side yard with gate access shall at all times maintain a 5 feet clearance  
12 regardless of encroachments.
- 13 F. All playground equipment shall be shaded in accordance with the Shade  
14 Standards described in Section IV.E.3 of Specific Plan No. 369.

15 (5) Except as provided above, all other zoning requirements shall be the same as  
16 those requirements identified in Article XIII of Ordinance No. 348 for agricultural uses and  
17 incidental uses thereto and Article VI of Ordinance No. 348 for all other uses.

18 c. Planning Areas 3 and 15.

19 (1) The uses permitted in Planning Area 3 of Specific Plan No. 369 shall be the same  
20 as those uses permitted in Article XIII, Section 13.1 of Ordinance No. 348. No use, other than  
21 an agricultural use and any use incidental thereto permitted in Article XIII, Section 13.1 of  
22 Ordinance 348 shall be permitted within Planning Area 3 of Specific Plan No. 369 until such  
23 time as Map No. 298 of Coachella Valley Agricultural Preserve No. 62 has been diminished or  
24 disestablished in the planning area and any corresponding Williamson Act contract is no longer  
25 in effect for the planning area.

26 Thereafter, the uses permitted in Planning Area 3 of Specific Plan No. 369 shall be the  
27 same as those uses permitted in Article VII, Section 7.1 of Ordinance No. 348, except that the  
28 uses permitted pursuant to Section 7.1.a.(2), (3), (4), (10), (11), (12); Section 7.1.b.(3), (5), (6),

1 (7) and (9); and Section 7.1.c.(1) and (2) shall not be permitted. In addition, the uses permitted  
2 under Section 7.1.b shall include private recreational parks/areas.

3 (2) The uses permitted in Planning Area 15 of Specific Plan No. 369 shall be the  
4 same as those uses permitted in Article VII, Section 7.1 of Ordinance No. 348, except that the  
5 uses permitted pursuant to Section 7.1.a.(2), (3), (4), (10), (11), (12): Section 7.1.b.(3), (5), (6),  
6 (7) and (9); and Section 7.1.c.(1) and (2) shall not be permitted. In addition, the uses permitted  
7 under Section 6.1.b shall include private recreational parks/areas.

8 (3) The development standards for agricultural uses and incidental uses thereto within  
9 Planning Area 3 of Specific Plan No. 369 shall be the same as those standards in Article XIII,  
10 Section 13.2 of Ordinance No. 348.

11 (4) The development standards for uses other than agricultural uses and incidental  
12 uses thereto within Planning Area 3 and the development standards for uses in Planning Area 15  
13 of Specific Plan No. 369 shall be the same as those standards identified in Article VII of  
14 Ordinance 348 except Sections 7.2, 7.3, 7.4, 7.5, 7.6, 7.7, 7.8, 7.9, 7.10, and 7.11 of Ordinance  
15 No. 348 shall be deleted and replaced with the following development standards:

- 16 A. The minimum lot size shall be 4,500 square feet. The minimum lot width  
17 shall be 45 feet.
- 18 B. The front yard setback shall be a minimum of 15 feet. The minimum  
19 corner side yard setback shall be 10 feet. All other side yard setbacks  
20 shall be 5 feet. The minimum side yard distance between structures shall  
21 be at least 10 feet. The minimum rear yard setback shall be 15 feet. The  
22 minimum garage setback shall be 18 feet.
- 23 C. The maximum building height shall be 35 feet.
- 24 D. The maximum lot coverage shall be 60% for single story buildings and  
25 50% for two story buildings. Lot coverage includes, but is not limited to,  
26 garages, covered porches, and balconies.
- 27 E. Encroachments for fireplaces, AC units and media centers shall not exceed  
28 more than 2 feet into the front, side, or rear setbacks. No AC units shall

1 be permitted in front of the structure. Encroachments for balconies,  
2 porches, decks, and attached patio covers shall not exceed 10 feet into the  
3 front or rear setback. The side yard with gate access shall at all times  
4 maintain a 5 feet clearance regardless of encroachments.

5 F. All playground equipment shall be shaded in accordance with the Shade  
6 Standards described in Section IV.E.3 of Specific Plan No. 369.

7 (5) If Planning Areas 3 and 15 of Specific Plan No. 369 are developed with rear-  
8 loaded homes, the development standards for Planning Areas 3 and 15 shall be the same as those  
9 standards identified in Article VII of Ordinance 348, except that the development standards set  
10 forth in Section 7.2, 7.3, 7.4, 7.5, 7.6, 7.7, 7.8, 7.9, 7.10, and 7.11 of Ordinance No. 348 shall be  
11 deleted and replaced with the following:

12 A. The minimum front yard setback shall be 10 feet. The minimum rear yard  
13 setback on the second floor shall be 3 feet for 50% of the living area and 9  
14 feet for the remaining 50% of the second story.

15 B. Encroachments for balconies, porches, decks, and attached patio covers  
16 shall not exceed 5 feet into the rear setback.

17 C. Any driveway shall be less than 3 feet in length or at least 18 feet in  
18 length; driveway lengths between 3 feet and 18 feet are not permitted.

19 D. All other development standards for lots with rear-loaded homes in  
20 Planning Areas 3 and 15 shall be the same as the development standards  
21 for single-family detached homes in Planning Areas 3 and 15 as set forth  
22 in subsection c. (4) of this Section.

23 (6) If lots with Planning Areas 3 and 15 of Specific Plan No. 369 are developed with  
24 paired Z-lot homes, the development standards for Planning Areas 1 and 12 of Specific Plan No.  
25 369 shall be the same as those standards identified in Article VII of Ordinance 348, except that  
26 the development standards set forth in Section 7.2, 7.3, 7.4, 7.5, 7.6, 7.7, 7.8, 7.9, 7.10, and 7.11  
27 of Ordinance No. 348 shall be deleted and replaced with the following:

28 A. The minimum front yard setback shall be 12 feet. The minimum corner



1 side yard setback shall be 8 feet. All other side yard setbacks shall be 5  
2 feet. The minimum side yard distance between buildings shall be at least  
3 10 feet.

4 B. There shall be a minimum 20 feet separation between the second stories of  
5 adjacent buildings.

6 C. Encroachments for balconies, porches, decks, and attached patio covers  
7 shall not exceed 5 feet into the rear setback.

8 D. Any driveway shall be less than 3 feet in length or at least 18 feet in  
9 length; driveway lengths between 3 feet and 18 feet are not permitted.

10 E. All other development standards for lots with paired Z-lot homes in  
11 Planning Areas 3 and 15 shall be the same as the development standards  
12 for single family detached homes in Planning Areas 3 and 15 as set forth  
13 in subsection c. (4) of this Section.

14 (7) If lots within Planning Areas 3 and 15 of Specific Plan No. 369 are developed  
15 with cluster homes, the development standards for Planning Areas 3 and 15 shall be the same as  
16 those standards identified in Article VII of Ordinance 348, except that the development standards  
17 set forth in Section 7.2, 7.3, 7.4, 7.5, 7.6, 7.7, 7.8, 7.9, 7.10, and 7.11 of Ordinance No. 348 shall  
18 be deleted and replaced with the following:

19 A. The minimum front yard setback shall be 10 feet. The minimum rear yard  
20 setback shall be 10 feet.

21 B. There shall be a minimum 20 feet separation between the first stories of  
22 adjacent buildings. There shall be a minimum 30 feet separation between  
23 the second stories of adjacent buildings.

24 C. Encroachments for balconies, porches, decks, and attached patio covers  
25 shall not exceed more than 5 feet into the rear setback.

26 D. Any driveway shall be less than 3 feet in length or at least 18 feet in  
27 length; driveway lengths between 3 feet and 18 feet are not permitted.

28 E. All other development standards for lots with cluster homes in Planning

1 Areas 3 and 15 shall be the same as the development standards for single  
2 family detached homes in Planning Areas 3 and 15 as set forth in  
3 subsection c. (4) of this Section.

4 (8) Except as provided above, all other zoning requirements shall be the same as  
5 those requirements identified in Article XIII of Ordinance No. 348 for agricultural uses and  
6 incidental uses thereto and Article VII of Ordinance No. 348 for all other uses.

7 d. Planning Area 4.

8 (1) The uses permitted in Planning Area 4 of Specific Plan No. 369 shall be the same  
9 as those uses permitted in Article XIII, Section 13.1 of Ordinance No. 348. No use, other than  
10 an agricultural use and any use incidental thereto permitted in Article XIII, Section 13.1 of  
11 Ordinance 348 shall be permitted within Planning Area 4 of Specific Plan No. 369 until such  
12 time as Map No. 298 of Coachella Valley Agricultural Preserve No. 62 has been diminished or  
13 disestablished in the planning area and any corresponding Williamson Act contract is no longer  
14 in effect for Planning Area 4.

15 Thereafter, the uses permitted in Planning Area 4 of Specific Plan No. 369 shall be the  
16 same as those uses permitted in Article VII, Section 7.1 of Ordinance No. 348, except that the  
17 uses permitted pursuant to Section 7.1.a.(2), (3), (4), (10), (11), (12); Section 7.1.b.(3), (5), (6),  
18 (7) and (9); and Section 7.1.c.(1) and (2) shall not be permitted. In addition, the uses permitted  
19 under Section 7.1.b shall include private recreational parks/areas.

20 (2) The development standards for agricultural uses and incidental uses thereto within  
21 Planning Area 4 of Specific Plan No. 369 shall be the same as those standards in Article XIII,  
22 Section 13.2 of Ordinance No. 348.

23 (3) If lots in Planning Area 4 of Specific Plan No. 369 are developed with paired Z-  
24 lot homes, the planning area development standards shall be the same as those identified in  
25 Article VII of Ordinance No. 348 except that the development standards set forth in Sections 7.2,  
26 7.3, 7.4, 7.5, 7.6, 7.7, 7.8, 7.9, 7.10, and 7.11 of Ordinance No. 348 shall be deleted and replaced  
27 with the following:

28 A. The minimum lot size shall be 3,600 square feet. The minimum lot width

1 shall be 45 feet.

2 B. The minimum front yard setback shall be 12 feet. The minimum corner  
3 side yard setback shall be 8 feet. All other side yard setbacks shall be at  
4 least 4 feet. The minimum rear yard setback shall be 5 feet to the garage  
5 and 15 feet to the main residential building. The garage setback from the  
6 front property line shall be 18 feet.

7 C. The maximum building height shall be 35 feet.

8 D. The maximum lot coverage shall be 30%.

9 E. Encroachments for fireplaces, AC units and media centers shall not exceed  
10 more than 2 feet into the front, side, or rear setbacks. Encroachments for  
11 balconies, porches, decks, and attached patio covers shall not exceed 5 feet  
12 into the front or rear setback. No AC units shall be permitted in front of  
13 the structure. The side yard with gate access shall at all times maintain a 5  
14 feet clearance regardless of encroachments.

15 F. Any driveway shall be less than 3 feet in length or at least 18 feet in  
16 length; driveway lengths between 3 feet and 18 feet are not permitted.

17 G. All playground equipment within Planning Area 4 shall be shaded in  
18 accordance with the Shade Standards described in Section IV.E.3 of  
19 Specific Plan No. 369.

20 (4) If lots in Planning Area 4 of Specific Plan No. 369 are developed with cluster  
21 homes, the planning area development standards shall be the same as those identified in Article  
22 VII of Ordinance No. 348 except that the development standards set forth in Section 7.2, 7.3, 7.4,  
23 7.5, 7.6, 7.7, 7.8, 7.9, 7.10, and 7.11 of Ordinance No. 348 shall be deleted and replaced with the  
24 following:

25 A. The minimum front yard setback shall be 10 feet. The minimum rear yard  
26 setback shall be 10 feet.

27 B. There shall be a minimum 20 feet separation between the first stories of  
28 adjacent buildings. There shall be a minimum 30 feet separation between

1 the second stories of adjacent buildings.

2 C. Any driveway shall be less than 3 feet in length or at least 18 feet in  
3 length; driveway lengths between 3 feet and 18 feet are not permitted.

4 D. All other development standards for lots with cluster homes in Planning  
5 Area 4 shall be the same as the development standards for paired Z-lot  
6 homes in Planning Area 4 as set forth in subsection d. (3) of this Section.

7 (5) Except as provided above, all other zoning requirements shall be the same as  
8 those requirements identified in Article XIII of Ordinance No. 348 for agricultural uses and  
9 incidental uses thereto and Article VII of Ordinance No. 348 for all other uses.

10 e. Planning Areas 6, 16, and 17

11 (1) The uses permitted in Planning Areas 6, 16, and 17 of Specific Plan No. 369 shall  
12 be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that  
13 the uses permitted pursuant to Section 6.1.a.(2), (3), (4), (5), (7), (8), (9); Section 6.1.b. (3), (4),  
14 (5); Section 6.1.c.(1); Section 6.1.d; and Section 6.1.e.(1), shall not be permitted. In addition, the  
15 uses permitted under Section 6.1.b shall include private recreational parks/areas.

16 (2) If Planning Areas 6, 16, and 17 of Specific Plan No. 369 are developed with  
17 single family detached homes, the development standards for Planning Areas 6, 16, and 17 of  
18 Specific Plan No. 369 shall be the same as those standards identified in Section 6.2 of Ordinance  
19 No. 348, except that the development standards set forth in Section 6.2.a, b, d, e(1), e(2), e(3),  
20 and e(4) shall be deleted and replaced with the following:

21 A. The minimum lot size shall be 6,000 square feet. The minimum lot width  
22 shall be 60 feet.

23 B. The front yard setback shall be a minimum of 15 feet. The minimum side  
24 yard distance between buildings shall be at least 10 feet. Side yards  
25 setbacks on corner lots shall not be less than 10 feet. The rear yard  
26 setback shall not be less than 15 feet. All other side yard setbacks shall  
27 not be less than 5 feet. The minimum setback for garages shall be 18 feet.  
28 The minimum side-in garage setback shall be 15 feet.

- C. The maximum building height shall be 35 feet.
- D. The maximum lot coverage shall be 50% for single story dwellings and 40% for two story dwellings.
- E. Encroachments for fireplaces, AC units and media centers shall not exceed 2 feet into the minimum front, side, or rear setback. Encroachments for balconies, porches, decks, and attached patio covers shall not exceed 7 feet into the minimum front or rear setback. No AC units shall be permitted in front of the structure. The side yard with gate access shall at all times maintain a 5 feet clearance regardless of encroachments.
- F. All playground equipment within Planning Areas 6, 16, and 17 shall be shaded in accordance with the Shade Standards described in Section IV.E.3 of Specific Plan No. 369.

(3) If lots within Planning Areas 6, 16, and 17 of Specific Plan No. 369 are developed with rear-loaded homes, the development standards for Planning Areas 6, 16, and 17 of Specific Plan No. 369 shall be the same as those standards identified in Section 6.2 of Ordinance No. 348, except that the development standards set forth in Section 6.2.a, b, d, e(1), e(2), e(3), and e(4) shall be deleted and replaced with the following:

- A. The minimum front yard setback shall be 10 feet. The minimum rear yard setback on the second floor shall be 3 feet for 50% of the living area and 9 feet for the remaining 50% of the second story .
- B. Any driveway shall be less than 3 feet in length or at least 18 feet in length; driveway lengths between 3 feet and 18 feet are not permitted.
- C. Encroachments for balconies, porches and decks shall not exceed 5 feet into the minimum rear setback.
- D. All other development standard for lots with rear-loaded homes in Planning Areas 6, 16, and 17 shall be with the same as the development standards for single family detached homes in Planning Areas 6, 16, and 17 as set forth in subsection e. (2) above.

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

3 f. Planning Areas 7 and 13.

4 (1) The uses permitted in Planning Areas 7 and 13 of Specific Plan No. 369 shall be  
5 the same as those uses permitted in Article VII, Section 7.1 of Ordinance No. 348, except that  
6 the uses permitted pursuant to Section 7.1.a.(2), (3), (4), (10), (11), (12); Section 7.1.b.(2), (3),  
7 (7), (8); and Section 7.1.c.(1), (2) shall not be permitted. In addition, the uses permitted under  
8 Section 7.1.b shall include private recreational parks/areas.

9 (2) Planning Areas 7 and 13 of Specific Plan No. 369 shall be developed with duplex,  
10 triplex, or townhomes. The development standards for uses in Planning Areas 7 and 13 of  
11 Specific Plan No. 369 shall be the same as those identified in Article VII of Ordinance No. 348  
12 except that the development standards set forth in Section 7.2, 7.3, 7.4, 7.5, 7.6, 7.7, 7.8, 7.9,  
13 7.10, and 7.11 of Ordinance No. 348 shall be deleted and replaced with the following:

- 14 A. The minimum lot size shall be 5,000 square feet.
- 15 B. The front yard setback shall be a minimum of 15 feet. Side yards  
16 setbacks on corner lots shall be a minimum of 10 feet. All other side yard  
17 setbacks shall be a minimum of 5 feet. The rear yard setback shall be a  
18 minimum of 15 feet.
- 19 C. . The minimum building separation shall be 30 feet. Side yard setbacks  
20 between duplex, triplex, or townhomes structures shall be a minimum of  
21 10 feet
- 22 D. The maximum building height shall not exceed 35 feet.
- 23 E. Encroachments for fireplaces, AC units and media centers shall not  
24 exceed more than 2 feet into the yard setback. Encroachments for  
25 balconies, porches, decks, and attached patio covers shall not exceed 5 feet  
26 into the front or rear setbacks. No AC units shall be permitted in front of  
27 the structure. The side yard with gate access shall at all times maintain a 5  
28 feet clearance regardless of encroachments.

1 F. Any driveway shall be less than 3 feet in length or at least 18 feet in  
2 length; driveway lengths between 3 feet and 18 feet are not permitted.

3 G. All playground equipment within Planning Areas 7 and 13 shall be shaded  
4 in accordance with the Shade Standards described in Section IV.E.3 of  
5 Specific Plan No. 369.

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

8 g. Planning Areas 8 and 14.

9 (1) The uses permitted in Planning Areas 8 and 14 of Specific Plan No. 369 shall be  
10 the same as those uses permitted in Article VII, Section 7.1 of Ordinance No. 348, except that  
11 the uses permitted pursuant to Section 7.1.a.(2), (3), (4), (10), (11), (12); Section 7.1.b.(2), (3),  
12 (6), (7), (8); and Section 7.1.c.(1) and (2) shall not be permitted. In addition, the uses permitted  
13 under Section 7.1.b shall include private recreational parks/areas.

14 (2) Planning Areas 8 and 14 of Specific Plan No. 369 shall be developed with cluster  
15 single family homes. The development standards for uses in Planning Areas 8 and 14 of Specific  
16 Plan No. 369 shall be the same as those identified in Article VII of Ordinance No. 348 except  
17 that the development standards set forth in Section 7.2, 7.3, 7.4, 7.5, 7.6, 7.7, 7.8, 7.9, 7.10, and  
18 7.11 of Ordinance No. 348 shall be deleted and replaced with the following:

19 A. The minimum lot size shall be 2,500 square feet.

20 B. The front yard setback shall be a minimum of 10 feet for units not facing a  
21 shared driveway. Side yards setbacks on corner lots shall be a minimum  
22 of 10 feet. All other side yard setbacks shall be a minimum of 5 feet. The  
23 rear yard setback shall be a minimum of 10 feet.

24 C. The minimum building separation (front to front – first story) shall be 20  
25 feet. The minimum building separation (front to front – second story)  
26 shall be 30 feet. The minimum building separation (rear to rear) shall be  
27 20 feet. The minimum building separation (side to side) shall be 10 feet.  
28 The minimum building separation (garage to garage) shall be 30 feet.

- 1 D. The maximum building height shall not exceed 35 feet.
- 2 E. Encroachments for fireplaces, AC units and media centers shall not
- 3 exceed 2 feet into the minimum side setback. Encroachments for
- 4 balconies, porches, decks, and attached patio covers shall not exceed 7 feet
- 5 into the minimum front or rear setback. No AC units shall be permitted in
- 6 front of the structure. The side yard with gate access shall at all times
- 7 maintain a 5 feet clearance regardless of encroachments.
- 8 F. Any driveway shall be less than 3 feet in length or at least 18 feet in
- 9 length; driveway lengths between 3 feet and 18 feet are not permitted.
- 10 G. All playground equipment shall be shaded in accordance with the Shade
- 11 Standards described in Section IV.E.3 of Specific Plan No. 369.

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

13 those requirements identified in Article VII of Ordinance No. 348.

14 h. Planning Area 9.

15 (1) The uses permitted in Planning Area 4 of Specific Plan No. 369 shall be the same

16 as those uses permitted in Article VII, Section 7.1 of Ordinance No. 348, except that the uses

17 permitted pursuant to Section 7.1.a.(2), (3), (4), (10), (11), (12); Section 7.1.b.(3), (5), (6), and

18 (7); and Section 7.1.c.(1) and (2) shall not be permitted. In addition, the uses permitted under

19 Section 7.1.b shall include private recreational parks/areas.

20 (2) Planning Area 9 of Specific Plan No. 369 shall be developed with rear-loaded

21 single family homes. The development standards for uses in Planning Area 9 of Specific Plan

22 No. 369 shall be the same as those identified in Article VII of Ordinance No. 348 except that the

23 development standards set forth in Section 7.2, 7.3, 7.4, 7.5, 7.6, 7.7, 7.8, 7.9, 7.10, and 7.11 of

24 Ordinance No. 348 shall be deleted and replaced with the following:

- 25 A. The minimum lot size shall be 3,600 square feet. The minimum lot width
- 26 shall be 45 feet.
- 27 B. The front yard setback shall be a minimum of 10 feet. The separation
- 28 between structures shall not be less than 10 feet. Side yards setbacks on



1 corner lots shall be a minimum of 10 feet. All other side yard setbacks  
2 shall be a minimum of 5 feet. The minimum rear yard setback on the  
3 second floor shall be 3 feet for 50% of the living area and 9 feet for the  
4 remaining 50% of the second story.

- 5 C. The maximum building height shall not exceed 35 feet.
- 6 D. The maximum lot coverage shall be 65% for single story structures and  
7 50% for two story structures.
- 8 E. There shall be a 20 foot separation between the second stories of adjacent  
9 buildings.
- 10 F. There shall be 50 square feet of landscaping at the T-intersection of a  
11 private alley or where an alley abuts a trail connection.
- 12 G. Encroachments for fireplaces, AC units and media centers shall not  
13 exceed 2 feet into the minimum side setback. Encroachments for  
14 balconies, porches, decks, and attached patio covers shall not exceed 7 feet  
15 into the minimum front or rear setback. No AC units shall be permitted in  
16 front of the structure. The side yard with gate access shall at all times  
17 maintain a 5 feet clearance regardless of encroachments.
- 18 H. Any driveway shall be less than 3 feet in length or at least 18 feet in  
19 length; driveway lengths between 3 feet and 18 feet are not permitted.
- 20 I. All playground equipment shall be shaded in accordance with the Shade  
21 Standards described in Section IV.E.3 of Specific Plan No. 369.

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

24 i. Planning Areas 19, 20, 21, 23A, 23B, 23C, 23D, 23E, 23F, 23G, 24A, 24B, 24C, 24D,  
25 24E, 25A, 25B, and 28.

26 (1) The uses permitted in Planning Areas 23B, 23C, 23D, and 24C of Specific Plan  
27 No. 369 shall be the same as those uses permitted in Article XIII, Section 13.1 of Ordinance No.  
28 348. No use, other than an agricultural use and any use incidental thereto permitted in Article

1 XIII, Section 13.1 of Ordinance 348 shall be permitted within Planning Areas 23B, 23C, 23D,  
2 and 24C of Specific Plan No. 369 until such time as Map No. 298 of Coachella Valley  
3 Agricultural Preserve No. 62 and Map No. 132 of Coachella Valley Agricultural Preserve No. 18  
4 (applicable to Planning Areas 23B, 23C, and 24C, and applicable to 23D, respectively) have been  
5 diminished or disestablished in the planning area and any corresponding Williamson Act contract  
6 is no longer in effect for the planning area.

7 Thereafter, for Planning Areas 23B, 23C, 23D, and 24C of Specific Plan No. 369 the uses  
8 permitted shall be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance  
9 No. 348, except that the uses permitted pursuant to Section 8.1.a(1), (3); Section 8.1.b(1); and  
10 Section 8.1.c(1) shall not be permitted. In addition, the uses permitted under Section 8.100 shall  
11 include clubhouses, recreational parks/areas, detention basins, open space, paseos, irrigation  
12 storage ponds and related facilities, trails, pools, tot lots, bathrooms, spas, picnic areas, BBQ  
13 facilities, fitness centers, and other similar related uses.

14 (2) The uses permitted in Planning Areas 19, 20, 21, 23A, 23E, 23F, 23G, 24A, 24B,  
15 24D, 24E, 25A, 25B and 28 of Specific Plan No. 369 shall be the same as those uses permitted in  
16 Article VIIIe, Section 8.100 of Ordinance No. 348, except that the uses permitted pursuant to  
17 Section 8.1.a(1), (3); Section 8.1.b(1); and Section 8.1.c(1) shall not be permitted. In addition,  
18 the uses permitted under Section 8.100 shall include clubhouses, recreational parks/areas,  
19 detention basins, open space, irrigation storage ponds and related facilities, trails, paseos, pools,  
20 tot lots, bathrooms, spas, picnic areas, BBQ facilities, fitness centers, and other similar related  
21 uses.

22 (3) The development standards for agricultural uses and incidental uses thereto within  
23 Planning Areas 23B, 23C, 23D, and 24C of Specific Plan No. 369 shall be the same as those  
24 standards in Article XIII, Section 13.2 of Ordinance No. 348.

25 (4) The development standards for uses other than agricultural uses and incidental  
26 uses thereto within Planning Areas 19, 20, 21, 23A, 23B, 23C, 23D, 23E, 23F, 23G, 24A, 24B,  
27 24C, 24D, 24E, 25A, 25B, and 28 of Specific Plan No. 369 shall be the same as those standards  
28 identified in Section 8.101 of Ordinance No. 348. Additionally, the following development

1 standard shall apply:

2 A. All playground equipment shall be shaded in accordance with the Shade  
3 Standards described in Section IV.E.3 of Specific Plan No. 369.

4 (5) Except as provided above, all other zoning requirements shall be the same as  
5 those requirements identified in Article XIII of Ordinance No. 348 for agricultural uses and  
6 incidental uses thereto and Article VIIIe of Ordinance No. 348 for all other uses.

7 j. Planning Areas 22 and 26.

8 (1) The uses permitted in Planning Areas 22 and 26 of Specific Plan No. 369 shall be  
9 the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except  
10 that the uses permitted pursuant to Section 8.1.a(1), (3); Section 8.1.b(1); and Section 8.1.c(1)  
11 shall not be permitted. In addition, the uses permitted under Section 8.100 shall include public  
12 recreational parks/areas.

13 (2) The development standards for Planning Areas 22 and 26 of Specific Plan No.  
14 369 shall be the same as those standards identified in Section 8.101 of Ordinance No. 348.  
15 Additionally, the following standards shall apply:

16 A. Sports fields and lawn areas may be lighted; however, lighting shall be  
17 directed in a manner that minimizes light pollution impacts on nearby  
18 residential units. Lighting of sports fields and lawn areas shall conform to  
19 the requirements of Riverside County Ordinance No. 655.

20 B. All playground equipment shall be shaded in accordance with the Shade  
21 Standards described in Section IV.E.3 of Specific Plan No. 369.

22 C. Drinking fountains and public restrooms shall be provided.

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

25 k. Planning Area 27.

26 (1) The uses permitted in Planning Area 27 of Specific Plan No. 369 shall be the  
27 same as those uses permitted in Article XIII, Section 13.1 of Ordinance No. 348. No use, other  
28 than an agricultural use and any use incidental thereto permitted in Article XIII, Section 13.1 of

1 Ordinance 348 shall be permitted within Planning Area 27 of Specific Plan No. 369 until such  
2 time as Map No. 298 of Coachella Valley Agricultural Preserve No. 62 has been diminished or  
3 disestablished in the planning area and any corresponding Williamson Act contract is no longer  
4 in effect for the planning area.

5 Thereafter, for Planning Area 27 of Specific Plan No. 369 the uses permitted shall be the  
6 same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except that  
7 the uses permitted pursuant to Section 8.1.a(1), (2), (3), (4), and (8); Section 8.1.b(1); and  
8 Section 8.1.c(1) shall not be permitted. In addition, the uses permitted under Section 8.100 shall  
9 include electrical substations, maintenance roads, and other related facilities and equipment.

10 (2) The development standards for agricultural uses and incidental uses thereto within  
11 Planning Area 27 of Specific Plan No. 369 shall be the same as those standards in Article XIII,  
12 Section 13.2 of Ordinance No. 348.

13 (3) If Planning Area 27 of Specific Plan No. 369 is developed with utility land uses,  
14 the development standards for such uses shall be the same as those standards identified in  
15 Section 8.101 of Ordinance No. 348, except that the development standards pursuant to Section  
16 8.101.a, b, c, and e shall be deleted and replaced with the following:

17 A. The maximum building height shall be 75 feet.

18 B. There is no minimum lot size or front, side, or back minimum width  
19 requirements.

20 (4) Except as provided above, all other zoning requirements shall be the same as  
21 those requirements identified in Article XIII of Ordinance No. 348 for agricultural uses and  
22 incidental uses thereto and Article VIIIe of Ordinance No. 348 for all other uses.

23 I. Definitions. For the purpose of this ordinance, certain words and terms used herein are  
24 herewith defined. Definitions in this Section are in addition to those defined in Article XXI of  
25 Ordinance No. 348. When not inconsistent with the context, words used in the present tense  
26 include the future tense; words in the singular number include the plural number and words in  
27 the plural number include the singular number. The masculine gender includes the feminine and  
28 neuter gender. The word "shall" is always mandatory and not merely directory. The word "may"

1 is permissive.

2 (1) Cluster Home. A type of development which places more than one dwelling unit  
3 intended for sale, not for rent, on one lot, usually clustered around one common drive  
4 way or drive aisle. Cluster homes must use condominium subdivisions per the  
5 Subdivision Map Act.

6 (2) Paired Z-lot. A type of development which situates a detached single family dwelling  
7 so that at least one wall is on a property line; however, a minimum setback between  
8 structures is required. Often this will include reciprocal easements so that open space  
9 for one homeowner will be situated in another homeowner's property. Alternatively,  
10 the lot line may change to follow the proposed structure placement. The reciprocal  
11 easements are a required condition of development.

12 (3) Rear-loaded home. A type of development with attached or detached dwelling units  
13 which features a vehicular entrance (driveway) to the back of the lot usually attached  
14 to an alley. In a Rear-loaded home development, all dwelling main entrances (front  
15 doors) must face a street.”

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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  
4 OF RIVERSIDE, STATE OF CALIFORNIA

5 By: \_\_\_\_\_  
6 Chairman, Board of Supervisors

7  
8  
9 ATTEST:

10 CLERK OF THE BOARD

11  
12 By

13 Deputy

14 (SEAL)

15  
16 APPROVED AS TO FORM

17 September 13, 2010

18  
19  
20  
21 By: 

22 TIFFANY N. NORTH  
23 Deputy County Counsel

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25 TNN:md  
26 091310

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