

1 (2) The development standards for Planning Area 2 and 6 of Specific Plan No.
2 380 shall be the same as those permitted in Article IX, Section 9.4 of Ordinance No.
3 348.

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

6 c. Planning Area 3.

7 (1) The uses permitted in Planning Area 3 of Specific Plan No. 380 shall be
8 the same as those permitted in Article VI, Section 6.1 of Ordinance No. 348.

9 (2) The development standards for Planning Area 3 of Specific Plan No. 380
10 shall be the same as those permitted in Article VI, Section 6.2 of Ordinance No. 348
11 except that the development standards set forth in Article VI, Section 6.2.b, 6.2.c. and
12 6.2.d. shall be depleted and replaced by the following:

13 A. The lot area shall not be less than five thousand (5,000) square feet
14 except that lots adjacent to Keller Road or to Street "B" as
15 identified in the circulation plan for Specific Plan No. 380 shall be
16 ten thousand (10,000) square feet in size. The minimum lot area
17 shall be determined by excluding that portion of a lot that is used
18 solely for access to the portion of a lot used as a building site.

19 B. The minimum average width of that portion of a lot to be used as a
20 building site shall be fifty (50') feet with an average depth of one
21 hundred (100') feet. No flag lots shall be permitted.

22 C. The minimum frontage of a lot shall be fifty (50') feet, except that
23 lots fronting on knuckles or cul-de-sacs may have a minimum
24 frontage of thirty-five (35') feet. Lot frontage along curvilinear
25 streets shall be measured at the building setback in accordance
26 with zone development standards.

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

3 d. Planning Area 4.

4 (1) The uses permitted in Planning Area 4 of Specific Plan No. 380 shall be
5 the same as those permitted in Article VIIb, Section 6.50 of Ordinance No. 348.

6 (2) The development standards for Planning Area 4 of Specific Plan No. 380
7 shall be the same as those permitted in Article VIIb except that the development standards
8 set forth in Section 6.51 and Section 6.52 shall be depleted and replaced by the following:

9 A. No building shall exceed a height of forty (40) feet.

10 B. The minimum lot size for all lots within Planning Area 4 of
11 Specific Plan No. 380 that are adjacent to Pourroy Road shall be
12 two (2) acres and the minimum lot size for all other lots in
13 Planning Area 4 shall be twenty thousand (20,000) square feet with
14 no minimum lot width or depth dimensions.

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

17 e. Planning Area 5.

18 (1) The uses permitted in Planning Area 5 of Specific Plan No. 380 shall be
19 the same as those permitted in Article VIIIId, Section 8.91 except that the uses permitted
20 pursuant to Section 8.91.c. and f.(1) shall not be permitted. In addition, the permitted
21 uses under Section 8.91.g. shall include nonprofit community centers, administrative and
22 professional offices, medical offices, pharmacies, health and exercise centers, hotels,
23 motels, restaurants, financial institutions, real estate offices, museums, and independent
24 and assisted living facilities that provide housing, services or nursing care for seniors.

25 (2) The development standards for one-family dwellings and multiple-family
26 dwellings within Planning Area 5 of Specific Plan No. 380 shall be the same standards as
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1 those identified in Article VIIIId except that the development standard set forth in Section
2 8.93.d.a. shall be deleted and replaced by the following:

3 A. The minimum front-yard setback shall be not less than ten (10)
4 feet, measured from the existing right-of-way.

5 (3) The development standards for commercial development within Planning
6 Area 5 of Specific Plan No. 380 shall be the same standards as those identified in Article
7 IXb, Section 9.53 of Ordinance No. 348. Additionally, the following development
8 standard shall also apply:

9 A. The ratio between the total floor area of all building and structures
10 compared to parcel size (Floor Area Ratio) shall be no greater than
11 three (3).

12 (4) The development standards for commercial office development within
13 Planning Area 5 of Specific Plan No. 380 shall be the same standards as those identified
14 in Article IXd, Section 9.73. Additionally, the following development standard shall also
15 apply:

16 A. The ratio between the total floor area of all buildings and
17 structures compared to parcel size (Floor Area Ratio) shall be no
18 greater than three (3).

19 (5) The development standards for independent and assisted living facilities
20 within Planning Area 5 of Specific Plan No. 380 shall be the same standards as those
21 identified in Article VIIIId, Section 8.93, except that the development standards set forth
22 in Section 8.93.d. shall be deleted and replaced by the following:

23 A. The front yard shall be not less than ten (10) feet, measured from
24 the existing right of way.

25 B. Side yards shall not be less than a width of five (5) feet. Side yards
26 on corner lots shall not be less than ten (10) feet from the existing
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1 right-of-way unless abutted by a residential use, than the setback
2 shall be at least twenty (20) feet.

3 C. The rear yard shall not be less than ten (10) feet unless abutted by a
4 residential use, than the setback shall be at least twenty (20) feet.

5 D. No structural encroachments shall be permitted in the front, side,
6 or rear yard except as provided for in Section 18.19 of Ordinance
7 No. 348.

8 (6) Except as provided above, all other zoning requirements shall be the same
9 as those requirements identified in Article VIIIId for residential uses, Article IXb for
10 commercial uses, Article IXd for commercial office uses and Article VIIIId for
11 independent and assisted living facilities.

12 f. Planning Area 7.

13 (1) The uses permitted in Planning Area 7 of Specific Plan No. 380 shall be
14 the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348,
15 except that the uses permitted pursuant to Section 8.100.a.(1), (2), (3),(4), (5), (6), (8) and
16 (9); b.(1); and c.(1) shall not be permitted. In addition, the permitted uses shall also
17 include undeveloped open space.

18 (2) The development standards for Planning Area 7 of Specific Plan No. 380
19 of Ordinance No. 348 shall be the same as those standards identified in Article VIIIe,
20 Section 8.101 of Ordinance No. 348.

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

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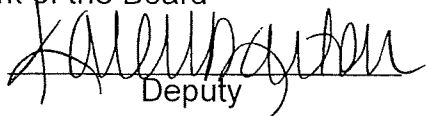
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STATE OF CALIFORNIA)
)
COUNTY OF RIVERSIDE) ss

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county held on November 5, 2013, the foregoing ordinance consisting of 3 Sections was adopted by the following vote:

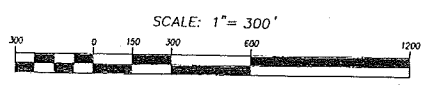
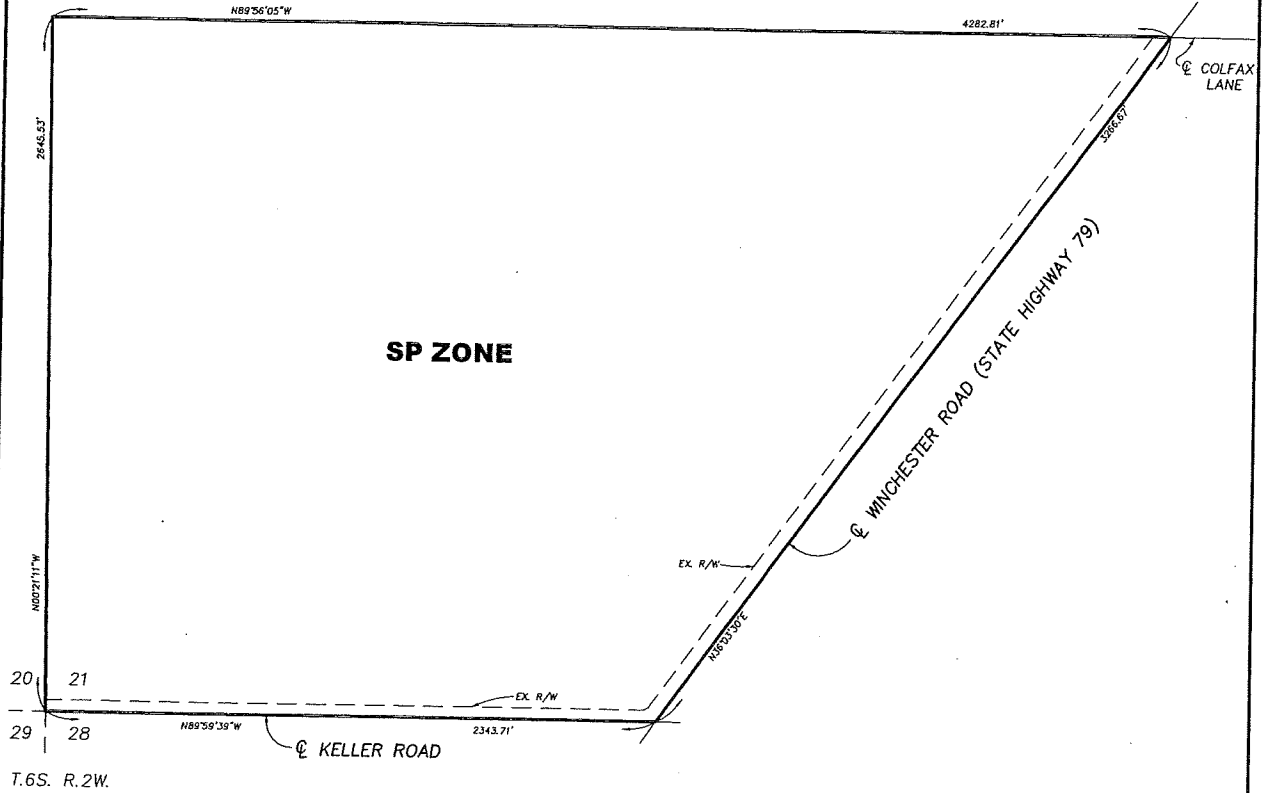
AYES: Jeffries, Tavaglione, Stone and Ashley
NAYS: None
ABSENT: Benoit

DATE: November 5, 2013

KECIA HARPER-IHEM
Clerk of the Board
BY: 
Deputy

SEAL

FRENCH VALLEY AREA
SECTION 21, TOWNSHIP 6 SOUTH, RANGE 2 WEST, S.B.M.



SP ZONE SPECIFIC PLAN (SP380)
 MAP NO. 2.2353
CHANGE OF OFFICIAL ZONING PLAN
 AMENDING
 MAP NO. 2, ORDINANCE NO. 348
 CHANGE OF ZONE CASE NO. 07723
 ADOPTED BY ORDINANCE NO. 348.4767
 DATE: NOVEMBER 5, 2013
 RIVERSIDE COUNTY BOARD OF SUPERVISORS

APNS: 472-110-001 THROUGH 472-110-010