

1 ORDINANCE NO. 348.4798

2 AN ORDINANCE OF THE COUNTY OF RIVERSIDE  
3 AMENDING ORDINANCE NO. 348 RELATING TO ZONING

4 The Board of Supervisors of the County of Riverside ordains as follows:

5 Section 1. Section 4.1 of Ordinance No. 348 and Official Zoning Map No. 2, as  
6 amended, are further amended by placing in effect in the Rancho California Area the zone or zones as  
7 shown on the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No.  
8 2.2371, Change of Zone Case No. 7775," which map is made part of the ordinance.

9 Section 2. Article XVIIIa of Ordinance No. 348 is amended by adding thereto a new  
10 Section 17.121 to read as follows:

11 Section 17.121 SP ZONE REQUIREMENTS AND STANDARDS FOR SPECIFIC PLAN  
12 No. 382.

13 a. Planning Areas 1, 3, 4, 6, 7, 9, 10, 11 and 12

14 (1) The uses permitted in Planning Areas 1, 3, 4, 6, 7, 9, 10, 11 and 12 of  
15 Specific Plan No. 382 shall be the same as those uses permitted in Article VI, Section 6.1  
16 of Ordinance No. 348, except that the uses permitted pursuant to Section 6.1a (2), (3), (5),  
17 (7) and (8); Section 6.1.b. (1), (2), (3), and (5); and Section 6.1.c.(1) shall not be permitted.  
18 In addition, the uses permitted under Section 6.1.a. shall include temporary real estate tract  
19 offices located within a subdivision to be used only for and during the original sale of the  
20 subdivision, but not to exceed a period of five (5) years in any event.

21 (2) The development standards for Planning Areas 1, 3, 4, 6, 7, 9, 10, 11 and 12  
22 of Specific Plan No. 382 shall be the same as those standards identified in Article VI,  
23 Section 6.2 of Ordinance No. 348, except that the development standards set forth in  
24 Article VI, Section 6.2 b., c., d. and e. (1), (2), (3) and (4) shall be deleted and replaced  
25 with the following:

26 A. Lot area shall not be less than three thousand five hundred (3,500)  
27 square feet.  
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- 1 B. The minimum average width of that portion of a lot to be used as a  
2 building site shall be forty feet (40') with a minimum average depth  
3 of eighty feet (80').
- 4 C. The minimum frontage of a lot shall be thirty five feet (35'), except  
5 that lots fronting on knuckles or cul-de-sacs may have a minimum  
6 frontage of thirty feet (30').
- 7 D. The front yard setback shall not be less than fifteen feet (15'),  
8 measured from the street. Porches in the front of the structure and  
9 "side-in" garages may encroach five feet (5') into the front yard  
10 setback.
- 11 E. Side yards on interior and through lots shall be not less than five feet  
12 (5'). Side yards on corner and reversed corner lots shall be not less  
13 than ten feet (10') from the street.
- 14 F. The rear yard shall not be less than ten feet (10'), except that  
15 garages, balconies, decks, and attached patio covers may encroach  
16 five feet (5') into the rear yard setback.
- 17 G. Fireplaces, media niches, bay windows, porches, window boxes, and  
18 similar architectural features shall be allowed to encroach a  
19 maximum of two feet (2') into setbacks provided at least one side of  
20 the structure has a clear five foot (5') setback. No other structural  
21 encroachment shall be permitted in the front, side or rear yard except  
22 as provided for in Section 18.19 of ordinance 348.
- 23 H. The maximum lot coverage shall be 65% for single story and 60%  
24 for two story.
- 25 I. Where a zero lot line design is utilized, the distance between  
26 structures shall be not less than ten feet (10') provided at least one  
27 side of the structure has a clear five feet (5') setback at all times.  
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- 1 J. The following development standards for clustered residential  
2 development shall also apply and, to the extent there is a conflict,  
3 shall supersede the above development standards for Planning Areas  
4 1, 3, 4, 6, 7, 9, 10, 11 and 12:
- 5 1. Front yards shall be a minimum of ten feet (10') measured from  
6 the street.
  - 7 2. Side yards on corner and reversed corner lots shall be not less  
8 than ten feet (10') from the street. There shall be no other side  
9 or rear yard set-back requirements.
  - 10 3. The distance between structures in all directions shall be at least  
11 ten feet (10').

12 (3) Any use that is not specifically listed in Section 17.121a.(1) set forth above  
13 may be considered a permitted or conditionally permitted use provided that the Planning  
14 Director finds that the proposed use is substantially the same in character and intensity as  
15 those listed in Section 17.121a.(1). Such a use is subject to the permit process which  
16 governs the category in which it falls.

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

19 b. Planning Area 2

20 (1) The uses permitted in Planning Area 2 of Specific Plan No. 382 shall be the  
21 same as those uses permitted in Article VI Section 6.1 of Ordinance No. 348, except that  
22 the uses permitted pursuant to Section 6.1.a (2), (3), (5), (7) and (8); Section 6.1.b. (1), (2),  
23 (3), and (5); and Section 6.1.c.(1) shall not be permitted. In addition, the uses permitted  
24 under Section 6.1.a. shall include temporary real estate tract offices located within a  
25 subdivision to be used only for and during the original sale of the subdivision, but not to  
26 exceed a period of five (5) years in any event and the uses permitted under Section 6.1.b.  
27 shall include multiple family dwellings.

1                   (2)     The development standards for Planning Area 2 of Specific Plan No. 382  
2 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, Section 6.2. b., c., d. and  
4 e. (1), (2), (3) and (4) shall be deleted and replaced with the following:

- 5                   A.     Lot area shall not be less than three thousand (3,000) square feet.
- 6                   B.     The minimum average width of that portion of a lot to be used as a  
7 building site shall be forty feet (40') with a minimum average depth  
8 of seventy five feet (75').
- 9                   C.     The minimum frontage of a lot shall be thirty five feet (35'), except  
10 that lots fronting on knuckles or cul-de-sacs may have minimum  
11 frontage of thirty feet (30').
- 12                  D.     The front yard shall be not less than fifteen feet (15'), measured  
13 from the street. Porches in the front of the structure may encroach  
14 five feet (5') into the front yard setback.
- 15                  E.     Side yards on interior and through lots shall not be less than five feet  
16 (5'). Side yards on corner and reversed corner lots shall not be less  
17 than ten feet (10') from the street.
- 18                  F.     The rear yard shall be not less than ten feet (10'), except that  
19 garages, balconies, decks and attached patio covers may encroach  
20 five feet (5') into the rear yard setback.
- 21                  G.     Fireplaces, media niches, bay windows, porches, window boxes, and  
22 similar architectural features shall be allowed to encroach a  
23 maximum of two feet (2') into setbacks. No other structural  
24 encroachment shall be permitted in the front, side or rear yard except  
25 as provided for in Section 18.19 of Ordinance No. 348.
- 26                  H.     The maximum lot coverage shall be 65% for single story and 60%  
27 for two story.
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1 I. Where a zero lot line design is utilized, the distance between  
2 structures shall be not less than ten feet (10') provided at least one  
3 side of the structure has a clear five feet (5') setback at all times.

4 J. The following development standards for clustered residential  
5 development shall apply and, to the extent there is a conflict, shall  
6 supersede the above development standards for Planning Area 2:

7 1. Front yards shall be a minimum of ten feet (10') measured  
8 from the street.

9 2. Side yards on corner and reversed corner lots shall not be  
10 less than ten feet (10') from the street . There shall be  
11 no other side or rear yard set-back requirements.

12 3. The distance between structures in all directions shall be at  
13 least ten feet (10').

14 (3) Any use that is not specifically listed in Section 17.121b.(1) set forth above  
15 may be considered a permitted or conditionally permitted use provided that the Planning  
16 Director finds that the proposed use is substantially the same in character and intensity as  
17 those listed in Section 17.121b.(1). Such a use is subject to the permit process which  
18 governs the category in which it falls.

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

21 c. Planning Areas 5, 8 and 15

22 (1) The uses permitted in Planning Areas 5, 8 and 15 of Specific Plan No. 382  
23 shall be the same as those uses permitted in Article VIII.e, Section 8.100 of Ordinance No.  
24 348, except that the uses permitted pursuant to Section 8.100.a.(1), (8) and (9); 8.100.b.(1);  
25 and Section 8.100.c.(1) shall not be permitted. In addition, the permitted uses under  
26 Section 8.100.a. shall include public parks, public playgrounds, dog parks, trails and hiking  
27 areas.  
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1                   (2)     The development standards for Planning Areas 5, 8 and 15 of Specific Plan  
2 No. 382 shall be the same as those standards identified in Article VIII.e., Section 8.101 of  
3 Ordinance No. 348.

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

6 d. Planning Area 13

7                   (1)     The uses permitted in Planning Area 13 of Specific Plan No. 382 shall be  
8 the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except  
9 that the uses permitted pursuant to Section 6.1.a (2), (3), (5), (7) and (8); Section 6.1.b. (1),  
10 (2), (3), and (5); and Section 6.1.c. (1) shall not be permitted. In addition, the uses  
11 permitted under Section 6.1.a shall include temporary real estate tract offices located  
12 within a subdivision to be used only for and during the original sale of the subdivision, but  
13 not to exceed a period of five (5) years in any event.

14                   (2)     The development standards for Planning Area 13 of Specific Plan No. 382  
15 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No.  
16 348, except that the development standards set forth in Article VI, Section 6.2.b., c., d. and  
17 e. (1), (2), (3) and (4) shall be deleted and replaced with the following:

- 18                           A.     Lot area shall not be less than five thousand five hundred (5,500)  
19                                   square feet.
- 20                           B.     The minimum average width of that portion of a lot to be used as a  
21                                   building site shall be fifty five feet (55') with a minimum average  
22                                   depth of one hundred feet (100').
- 23                           C.     The minimum frontage of a lot shall be fifty feet (50'), except  
24                                   that lots fronting on knuckles or cul-de-sacs may have a minimum  
25                                   frontage of thirty five feet (35').
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- 1 D. The front yard shall be not less than fifteen feet (15'), measured from  
2 the street. Porches in the front of the structure and "side-in" garages  
3 may encroach five feet (5') into the front yard setback.
- 4 E. Side yards on interior and through lots shall be not less than five feet  
5 (5'). Side yards on corner and reversed corner lots shall be not less  
6 than ten feet (10') from the street.
- 7 F. The rear yard shall not be less than fifteen feet (15'), except that  
8 garages, balconies, decks, and attached patio covers may encroach  
9 five feet (5') into the rear yard setback.
- 10 G. Fireplaces, media niches, bay windows, porches, window boxes, and  
11 similar architectural features shall be allowed to encroach a  
12 maximum of two feet (2') into setbacks. No other structural  
13 encroachment shall be permitted in the front, side or rear yard except  
14 as provided for in Section 18.19 of Ordinance No. 348.
- 15 H. The maximum lot coverage shall be 65% for single story and 60%  
16 for two story.

17 (3) Any use that is not specifically listed in Section 17.121d.(1) set forth above  
18 may be considered a permitted or conditionally permitted use provided that the Planning  
19 Director finds that the proposed use is substantially the same in character and intensity as  
20 those listed in Section 17.121d.(1). Such a use is subject to the permit process which  
21 governs the category in which it falls.

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

24 e. Planning Area 14

25 (1) The uses permitted in Planning Area 14 of Specific Plan No. 382 shall be  
26 the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except  
27 that the uses permitted pursuant to Section 6.1.a. (2), (3), (5), (7) and (8); Section 6.1.b.

1 (1), (2), (3), and (5); and Section 6.1.c.(1) shall not be permitted. In addition, the uses  
2 permitted under Section 6.1.a. shall include temporary real estate tract offices located  
3 within a subdivision to be used only for and during the original sale of subdivision, but not  
4 to exceed a period of five (5) years in any event.

5 (2) The development standards for Planning Area 14 of Specific Plan No. 382  
6 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No.  
7 348, except that the development standards set forth in Article VI, Section 6.2.b.c.d. and e.  
8 (1), (2), (3) and (4) shall be deleted and replaced with the following:

- 9 A. Lot area shall be not less than fifteen thousand (15,000) square feet.
- 10 B. The minimum average width of that portion of a lot to be used as a  
11 building site shall be one hundred feet (100') with a minimum  
12 average depth of one hundred and fifty feet (150').
- 13 C. The minimum frontage of a lot shall be ninety feet (90'), except that  
14 lots fronting on knuckles or cul-de-sacs may have a minimum  
15 frontage of thirty feet (35').
- 16 D. The front yard shall not be less than twenty feet (20'), measured  
17 from the street. Porches in the front of the structure and side in  
18 garages may encroach five feet (5') into the front yard setback.
- 19 E. Side yards on interior and through lots shall not be less than five feet  
20 (5'), however the distance between residential structures, when  
21 measured from the side yard, shall not be less than fifteen feet (15').  
22 Side yards on corner and reversed corner lots shall be not less than  
23 ten feet (10') from the street.
- 24 F. The rear yard shall be not less than fifteen feet (15'), except that  
25 garages, balconies, decks, and attached patio covers may encroach  
26 five feet (5') into the rear yard setback.
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1 G. Fireplaces, media niches, bay windows, porches, window boxes, and  
2 similar architectural features shall be allowed to encroach a  
3 maximum of two feet (2') into setbacks. No other structural  
4 encroachment shall be permitted in the front, side or rear yard except  
5 as provided for in Section 18.19 of Ordinance no. 348.

6 H. The maximum lot coverage shall be 65% for single story and 60%  
7 for two story.

8 (3) Any use that is not specifically listed in Section 17.121e.(1) set forth above  
9 may be considered a permitted or conditionally permitted use provided that the Planning  
10 Director finds that the proposed use is substantially the same in character and intensity as  
11 those listed in Section 17.121e.(1). Such a use is subject to the permit process which  
12 governs the category in which it falls.

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

15 f. Planning Areas 16A, 16B, 16C, 16D, and 16E

16 (1) The uses permitted in Planning Areas 16A, 16B, 16C, 16D and 16E of  
17 Specific Plan No. 382 shall be the same as those uses permitted in Article VIII.e., Section  
18 8.100 of Ordinance No. 348, except that uses permitted pursuant to Section 8.100.a.(1),  
19 (2), (3), (4), (5), (8) and (9); and Section 8.100.b.(1); and Section 8.100.c.(1) shall not be  
20 permitted. In addition, the permitted uses under Section 8.100.a. shall include trails and  
21 hiking areas.

22 (2) The development standards for Planning Areas 16A, 16B, 16C, 16D and  
23 16E of Specific Plan No. 382 shall be the same as those standards identified in Article  
24 VIII.e., Section 8.101 of Ordinance No. 348.

25 (3) Except as provided above, all other zoning requirements shall be the same  
26 as those requirements identified in Articles VIII.e. of Ordinance No. 348.

27 g. Planning Areas 17, 18, 19, 20 and 21

1 (1) The uses permitted in Planning Areas 17, 18, 19, 20 and 21 of Specific Plan  
2 No. 382 shall be the same as those uses permitted in Article XVI, Section 16.2 of  
3 Ordinance No. 348, except that uses permitted pursuant to Section 16.2.a.(1), (2), (3), (4),  
4 (5) and (7) and Section 16.2.b.(1), (2), (3), (4), (5), (6), (7), (8) and (9); Section 16.2.c.(1)  
5 and (2); Section 16.2.d (1); and Section 16.2.e shall not be permitted.

6 (2) The development standards for Planning Areas 17, 18, 19, 20 and 21 of  
7 Specific Plan No. 382 shall be the same as those standards identified in Article XVI of  
8 Ordinance No. 348.

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

11 h. Planning Area 16F

12 (1) The uses permitted in Planning Area 16F of Specific Plan No. 382 shall be  
13 the same as those uses permitted in Article VIII.e., Section 8.100 of Ordinance No. 348,  
14 except that uses permitted pursuant to Section 8.100.a.(1), (2), (3), (4), (5), (8) and (9);  
15 Section 8.100.b.(1); and Section 8.100.c.(1) shall not be permitted. In addition, the  
16 permitted uses under Section 8.100.a. shall include trails and hiking areas.

17 (2) The development standards for Planning Area 16F of Specific Plan No. 382  
18 shall be the same as those standards identified in Article VIII.e., Section 8.101 of  
19 Ordinance No. 348.

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

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Section 3. This ordinance shall take effect thirty (30) days after its adoption.

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

By: Marion Ashley  
Chairman  
Marion Ashley

ATTEST: Kecia Harper-Ihem  
CLERK OF THE BOARD:

By: Kecia Harper-Ihem  
Deputy

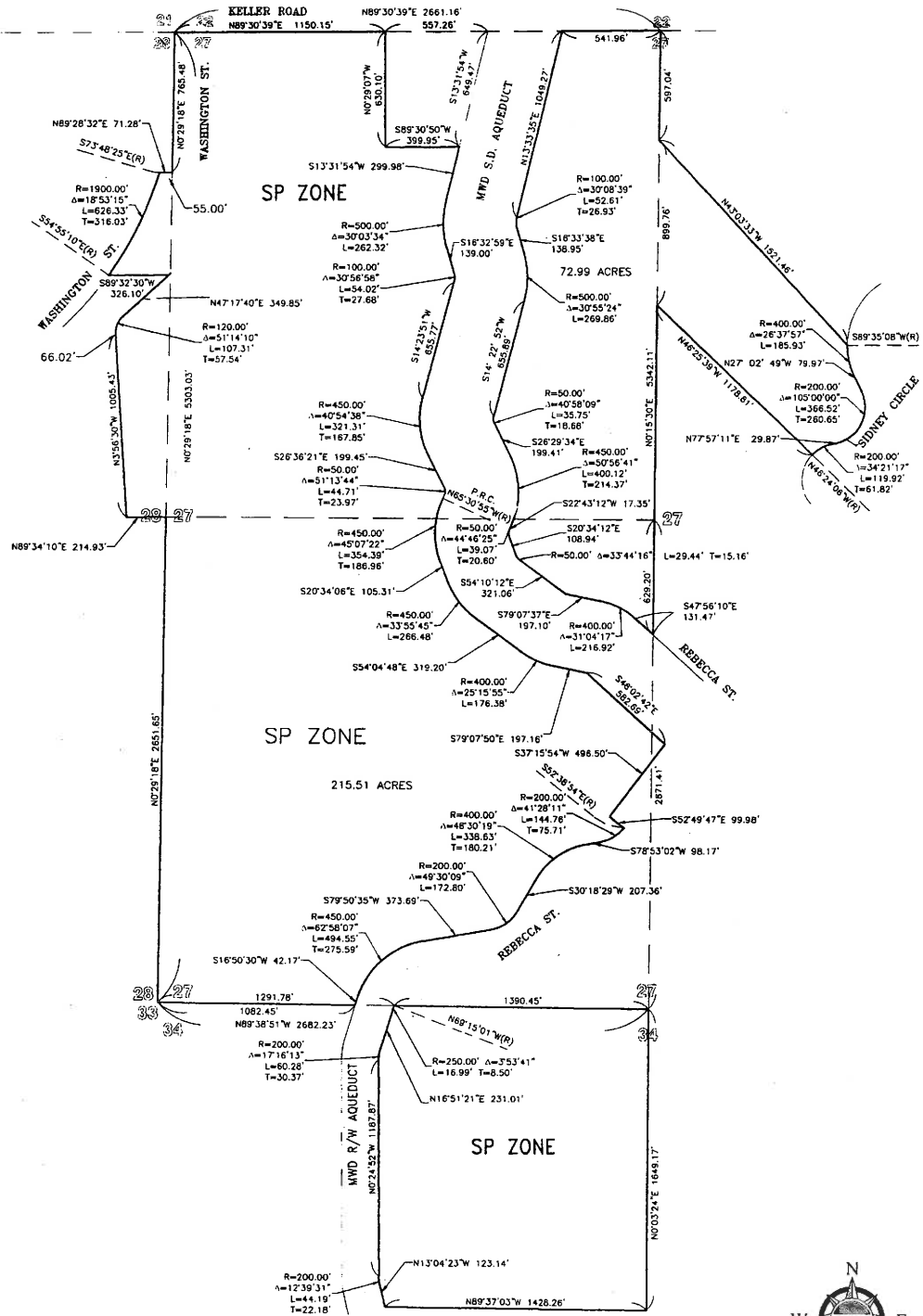
(SEAL)

APPROVED AS TO FORM  
December 1, 2014

By: Michelle Clack  
MICHELLE CLACK  
Deputy County Counsel

MPC:sk  
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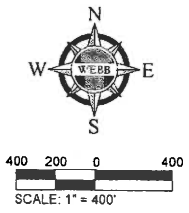
RANCHO CALIFORNIA AREA  
N 1/2 SEC. 27, 34, T.6S., R.2W.



LEGEND  
SP ZONE SPECIFIC PLAN (SP 382)

MAP NO. 2.2371  
CHANGE OF OFFICIAL ZONING PLAN  
AMENDING  
MAP NO. 2 ORDINANCE NO. 348

CHANGE OF ZONE CASE NO. 7775  
ADOPTED BY ORDINANCE NO. 348.4798  
ADOPTION DATE \_\_\_\_\_  
RIVERSIDE COUNTY BOARD OF SUPERVISORS



ASSESSORS PARCEL NO. 472-200-002.  
472-180-001 & -003, 472-170-001, -003 & -008  
476-070-040 & -045

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STATE OF CALIFORNIA        )  
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COUNTY OF RIVERSIDE        )        ss

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county held on December 9, 2014, the foregoing ordinance consisting of 3 Sections was adopted by the following vote:


AYES:                   Jeffries, Tavaglione, Benoit and Ashley

NAYS:                   None

ABSENT:                None

DATE:            December 9, 2014

KECIA HARPER-IHEM  
Clerk of the Board

BY:   
Deputy

SEAL