ORDINANCE NO. 348.4747

AN ORDINANCE OF THE COUNTY OF RIVERSIDE

AMENDING ORDINANCE NO. 348 RELATING TO ZONING

The Board of Supervisors of the County of Riverside Ordains as Follows:

Section 1. Section 4.1 of Ordinance No. 348, and Official Zoning Plan Map No. 2, as amended, are further amended by placing in effect in the Rancho California Area the zone or zones as shown on the map entitled “Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 2.2345, Change of Zone Case No. 7770,” which map is made a part of this ordinance.

Section 2. Article XVIIa, Section 17.47 of Ordinance No. 348 is hereby amended to read as follows:

a. Planning Areas 1, 5, 7 and 17

(1) The uses permitted in Planning Areas 1, 5, 7 and 17 of Specific Plan No. 184 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that uses permitted pursuant to Section 6.1.a.(2), (3), (5), (7), (8) and (9); Section 6.1.b.(1), (3), (5) and (6); Section 6.1.c.(1); and Section 6.1.e.(1) shall not be permitted.

(2) The development standards for Planning Areas 1, 5, 7 and 17 of Specific Plan No. 184 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that the development standards set forth in Article VI, Section 6.2.b., c., d., e.(2), (3), (4) and g. shall be deleted and replaced by the following:

A. Lot area shall be not less than four thousand five hundred (4,500) square feet. The minimum lot area shall be determined by excluding that portion of a lot that is used solely for access to the portion of a lot used as a building site.

B. The minimum average width of that portion of a lot to be used as a building site shall be forty-five feet (45') with a minimum average depth of eighty feet (80').
portion of a lot used for access on “flag” lots shall have a minimum width of twenty feet (20').

C. The minimum frontage of a lot shall be forty feet (40'), except that lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five feet (35'). Lot frontage along curvilinear streets may be measured at the building setback in accordance with zone development standards.

D. Side yards on interior and through lots shall be not less than five feet (5') in width. Side yards on corner and reversed corner lots shall be not less than ten feet (10') from the existing street line or from any future street line as shown on any Specific Plan of Highways, whichever is nearer the proposed structure, upon which the main building sides, except where the lot is less than fifty feet (50') wide, the yard needs not exceed twenty percent (20%) of the width of the lot.

E. The rear yard shall not be less than ten feet (10') if adjacent to Tucalota Creek, a park, a school site, or open space area designated in Specific Plan No. 184. Otherwise, the rear yard shall not be less than fifteen feet (15').

F. Chimneys and fireplaces shall be allowed to encroach into side yards a maximum of two feet (2'). No other structural encroachments shall be permitted in the front, rear or side yard except as provided for in Section 18.19 of Ordinance No. 348.

G. Lot coverage shall not exceed sixty percent (60%).

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

b. Planning Area 2

(1) The uses permitted in Planning Area 2 of Specific Plan No. 184 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that uses permitted pursuant to Section 6.1.a.(2), (3), (5), (7), (8) and (9); Section 6.1.b.(1), (3), (5) and (6); Section 6.1.c.(1); and Section 6.1.e.(1) shall not be permitted.
(2) The development standards for Planning Area 2 of Specific Plan No. 184 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that the development standards set forth in Article VI, Section 6.2.b.,c.,d., e.(2), (3), (4) and g. shall be deleted and replaced by the following:

A. Lot area shall be not less than six thousand (6,000) square feet. The minimum lot area shall be determined by excluding that portion of a lot that is used solely for access to the portion of a lot used as a building site.

B. The minimum average width of that portion of a lot to be used as a building site shall be sixty feet (60') with a minimum average depth of one hundred feet (100'). That portion of a lot used for access on “flag” lots shall have a minimum width of twenty feet (20').

C. The minimum frontage of a lot shall be sixty feet (60'), except that lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five feet (35'). Lot frontage along curvilinear streets may be measured at the building setback in accordance with zone development standards.

D. Side yards on interior and through lots shall be not less than five feet (5') in width. Side yards on corner and reversed corner lots shall be not less than ten feet (10') from the existing street line or from any future street line as shown on any Specific Plan of Highways, whichever is nearer the proposed structure, upon which the main building sides, except where the lots is less than fifty feet (50') wide, the yard need not exceed twenty percent (20%) of the width of the lot.

E. The rear yard shall be not less than twenty feet (20').

F. Chimneys and fireplaces shall be allowed to encroach into side yards a maximum of two feet (2'). No other structural encroachments shall be permitted in the front, rear or side yard except as provided for in Section 18.19 of Ordinance No. 348.

G. Lot coverage shall not exceed sixty percent (60%).
(3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VI of Ordinance No. 348.

c. Planning Areas 3, 9, 10, 11, 12 and 16

(1) The uses permitted in Planning Areas 3, 9, 10, 11, 12 and 16 of Specific Plan No. 184 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that uses permitted pursuant to Section 6.1.a.(2), (3), (5), (7), (8) and (9); Section 6.1.b.(1), (3), (5) and (6); Section 6.1.c.(1); and Section 6.1.e.(1) shall not be permitted.

(2) The development standards for Planning Areas 3, 9, 10, 11, 12 and 16 of Specific Plan No. 184 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that the development standards set forth in Article VI, Section 6.2.b., c., d., e.(2), (4), and g. shall be deleted and replaced by the following:

A. Lot area shall be not less than four thousand (4,000) square feet. The minimum lot area shall be determined by excluding that portion of a lot that is used solely for access to the portion of a lot used as a building site.

B. The minimum average width of that portion of a lot to be used as a building site shall be forty feet (40') with a minimum average depth of seventy-five feet (75'). That portion of a lot used for access on "flag" lots shall have a minimum width of twenty feet (20').

C. The minimum frontage of a lot shall be forty feet (40'), except that lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five feet (35'). Lot frontage along curvilinear streets may be measured at the building setback in accordance with zone development standards.

D. Side yards on interior and through lots shall be not less than five feet (5') in width. Side yards on corner and reverse corner lots shall be not less than ten feet (10') from the existing street line or from any future street line as shown on any Specific Plan of Highways, whichever is nearer the proposed structure, upon which the main building sides,
except where the lot is less than fifty feet (50') wide, the yard need not exceed twenty percent (20%) of the width of the lot.

E. Chimneys and fireplaces shall be allowed to encroach into side yards a maximum of two feet (2'). No other structural encroachments shall be permitted in the front, rear or side yard except as provided for in Section 18.19 of Ordinance No. 348.

F. Lot coverage shall not exceed sixty-five percent (65%).

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

d. Planning Areas 4, 8A and 13

(1) The uses permitted in Planning Areas 4, 8A and 13 of Specific Plan No. 184 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348 except that uses permitted pursuant to Section 8.100.a.(1) and (8); Section 8.100.b.(1); and Section 8.100.c.(1) shall not be permitted. In addition, the permitted uses identified under Section 8.100.a. shall include parks, playgrounds and trails.

(2) The development standards for Planning Area 4, 8A and 13 of Specific Plan No. 184 shall be the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No. 348.

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

e. Planning Areas 6A, 6B, 6C, 8B, 14, 15 and 18

(1) The uses permitted in Planning Areas 6A, 6B, 6C, 8B, 14, 15 and 18 of Specific Plan 184 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348 except that the uses pursuant to Section 8.100.a.(1), (2), (4), (5), (6), (7), (8) and (9); Section 8.100.b.(1); and Section 8.100.c.(1) shall not be permitted. In addition, in Planning Areas 6A, 6B and 6C the permitted uses identified under Section 8.100.a shall include trails.
(2) The development standards for Planning Areas 6A, 6B, 6C, 8B, 14, 15 and 18 of Specific Plan No. 184 shall be the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No. 348.

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

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

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

By_____________________________
Chairman

ATTEST:

KECIA HARPER-IHEM
Clerk of the Board

By_____________________________
Deputy

(SEAL)

APPROVED AS TO FORM
June 28, 2012

MICHELLE CLACK
Deputy County Counsel