ORDINANCE NO. 348-4096

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 17.32 of Ordinance No. 348 is amended in its entirety to read as follows:

SECTION 17.32 SP ZONE REQUIREMENTS AND STANDARDS FOR SPECIFIC PLAN NO. 213.

a. Planning Areas 1, 3 and 4.

(1) The uses permitted in Planning Areas 1, 3 and 4 of Specific Plan No. 213 shall be the same as those uses permitted in Article X, Section 10.1 of Ordinance No. 348.

(2) The development standards for Planning Areas 1, 3 and 4 of Specific Plan No. 213 shall be the same as those uses permitted in Article X, Section 10.4 of Ordinance No. 348.

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

b. Planning Area 2.

(1) The uses permitted in Planning Area 2 of Specific Plan No. 213 shall be the same as those uses permitted in Article X, Section 10.1 of Ordinance No. 348.

(2) The development standards for Planning Area 2 of Specific Plan No. 213 shall be the same as those uses permitted in Article X, Section 10.4 of Ordinance No. 348, except that the development standards set forth in Section 10.4.a., e. and f. shall be deleted and replaced by the following:

A. Lot area shall be not less than four thousand (4,000) square feet, with a minimum average lot width of fifty feet (50').

(3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article X of Ordinance No. 348.
c. **Planning Area 5.**

(1) The uses permitted in Planning Area 5 of Specific Plan No. 213 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except that the uses identified under Section 8.100.a.(1),(2),(6) and (8); b.(1); and c.(1) shall not be permitted. In addition, the permitted uses identified under Section 8.100.a. shall also include parks.

(2) The development standards for Planning Area 5 of Specific Plan No. 213 shall be the same as those standard identified in Article VIIIe, Section 8.101 of Ordinance No. 348, except that the development standard set forth in Section 8.101.e. shall be deleted and replaced by the following:

A. All buildings and structures shall not exceed thirty-five feet (35') in height, unless a height up to seventy-five feet (75') is specifically permitted under the provisions of Section 18.34 of Ordinance No. 348.

In addition, the following standard shall also apply:

AA. In no case shall more than twenty percent (20%) of a lot be covered by buildings.

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

d. **Planning Area 6.**

(1) The uses permitted in Planning Area 6 of Specific Plan No. 213 shall be the same as those uses permitted in Article VI, Section 6.1 or Ordinance No. 348, except that the uses permitted pursuant to Section 6.1.a.(3), (4) and (7); b.(1) and (3);c.(1);d.; and e.(1) shall not be permitted.

(2) The development standards for Planning Area 6 of Specific Plan No. 213 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.; and e.(3) (4) 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 fifty feet (50’) 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 fifty feet (50’), 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. The rear yard shall not be less than ten feet (10’), except when a rear yard 
abuts a street, the rear yard shall be not less than twenty feet (20’), measured 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.

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

In addition, the following standards shall also apply:

AA. In no case shall more than fifty percent (50%) of any lot be covered by 
built-up areas.

BB. Garage door setbacks shall be the same as the requirements set forth in 
Section 3.8.k. of Ordinance No. 460.

CC. New property lines shall be located at the tops of slopes except along street 
right-of-ways where the standards of Ordinance No. 461 shall apply.

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

(1) The uses permitted in Planning Area 7 of Specific Plan No. 213 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses permitted pursuant to Sections 6.1(a)(3) and (4); b.(1) and (3); and d. shall not be permitted.

(2) The development standards for Planning Area 7 of Specific Plan No. 213 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.e.(4) shall be deleted and replaced by the following:

A. 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, side or rear yard except as provided for in Section 18.19 of Ordinance No. 348.

In addition, the following standards shall also apply:

AA. In no case shall more than fifty percent \( (50\%) \) of any lot be covered by buildings for lots with a one-story building and in no case shall more than forty-five percent \( (45\%) \) of any lot be covered by buildings for lots with a two-story building.

BB. Garage door setbacks shall be the same as the requirements set forth in Section 3.8.k. of Ordinance No. 460.

CC. New property lines shall be located at the tops of slopes except along street right-of-ways where the standards of Ordinance No. 461 shall apply.

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

f. **Planning Area 7A.**

(1) The uses permitted in Planning Area 7A of Specific Plan No. 213 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses permitted pursuant to Section 6.1.a.(3) and (4); b.(1) and (3); and d. shall not be permitted.

(2) The development standards for Planning Area 7A of Specific Plan No. 213 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.; and e.(2) and (4) shall be deleted and replaced by the following:

A. Lot area shall be not less than ten thousand (10,000) square feet. The minimum lot size 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. 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 building sides, except that where the lot is less than fifty feet (50') wide, the yard need not exceed twenty percent (20%) of the width of the lot.

C. 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, side or rear yard except as provided for in Section 18.19 of Ordinance No. 348.

In addition, the following standards shall also apply:

AA. In no case shall more than fifty percent (50%) of any lot be covered by buildings and covered structures.

BB. Garage door setbacks shall be the same as the requirements set forth in Section 3.8.k. of Ordinance No. 460.

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

g. Planning Area 8.

(1) The uses permitted in Planning Area 8 of Specific Plan No. 213 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses permitted pursuant to Section 6.1.a.(3), (4) and (7); b.(1) and (3); and d. shall not be permitted.

(3) The development standards for Planning Area 8 of Specific Plan No. 213 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.; and e.(4) shall be deleted and replaced by the following:

A. Lot area shall be not less than five thousand (5,000) 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 fifty feet (50') 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 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. 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, side or rear yard except as provided for in Section 18.19 of Ordinance No. 348.

In addition, the following standards shall also apply:

AA. In no case shall more than fifty percent (50%) of any lot be covered by buildings for lots with a one-story building and in no case shall more than forty-five percent (45%) of any lot be covered by buildings for lots with a two-story building.

BB. Garage door setbacks shall be the same as the requirements set forth in Section 3.8.k. of Ordinance No. 460.

CC. New property lines shall be located at the tops of slopes except along street right-of-ways where the standards of Ordinance No. 461 shall apply.

(3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VI or Ordinance No. 348.
h. **Planning Area 9.**

(1) The uses permitted in Planning Area 9 of Specific Plan No. 213 shall be the same as those uses permitted in Article IX, Section 9.1, and in Article X, Section 10.1 of Ordinance No. 348, except that the uses permitted pursuant to Section 9.1.a. (59); 9.1.b.(7), (11), (12) and (18); 9.1.d.(2), (3), (6), and (7); and Section 10.1.b.(1) and (2) shall not be permitted.

(2) The development standards for Planning Area 9 of Specific Plan No. 213 shall be the same as those standards identified in Article IX, Section 9.4 of Ordinance No. 348.

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

i. **Planning Areas 10, 23 and 24.**

(1) The uses permitted in Planning Areas 10, 23 and 24 of Specific Plan No. 213 shall be the same as those uses permitted in Article IX, Section 9.1, except that the uses permitted pursuant to Sections 9.1.a.(1), (29), and (79); 9.1.b.(7), (11), (12), and (18); 9.1.d.(2), (3), and (7) shall not be permitted.

(2) The development standards for Planning Areas 10, 23 and 24 of Specific Plan No. 213 shall be the same as those standards identified in Article IX, Section 9.4 of Ordinance No. 348.

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

j. **Planning Area 11.**

(1) The uses permitted in Planning Area 11 of Specific Plan No. 213 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses permitted pursuant to Section 6.1.b.(3) shall not be permitted.

(2) The development standards for Planning Area 11 of Specific Plan No. 213 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 Section 6.2.b.: .c.; .d.; and .e.(1) and (2) shall be deleted and replaced by the following:
A. Lot area shall be not less than five thousand (5,000) 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 the 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 fifty feet (50') for interior and through lots and fifty-five feet (55') for corner and reversed corner lots, with a minimum average depth of ninety-five feet (95'). That portion of a lot used for access on “flag” lots shall have a minimum width of twenty feet (20'). For “wide and shallow” lots, hereinafter defined as those lots which do not comply with the minimum average depth requirements previously set forth herein for interior and through lots and for corner and reversed corner lots, the minimum average width of a lot shall be sixty feet (60') for interior and through lots and sixty-five feet (65') for corner and reversed corner lots, with a minimum average depth of sixty-five feet (65').

C. The minimum frontage of a lot shall be forty-five feet (45'), except that lots fronting on knuckles or cul-de-sacs may have a minimum frontage of twenty-five feet (25').

D. The front yard shall be not less than fifteen feet (15'), measured 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. However, “wide and shallow” lots shall have a minimum ten foot (10') front yard, measured 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.

E. 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 that where the lot is less than fifty feet (50') wide, the yard need not exceed twenty percent (20%) of the width of the lot.
In addition, the following standards shall also apply:

AA. No garage shall be situated closer than thirty feet (30') from the face of the curb, except that garages that are entered via the side and those with roll-up type garage door may be located twenty-six feet (26') from the curb.

BB. New property lines shall be located at the tops of slopes except along street rights-of-way where the standards of Ordinance No. 461 shall apply and in “zero lot line” situations.

CC. Interior side yards may be reduced to accommodate “zero lot line” or common wall situations, except that, in no case shall the reduction in side yard areas reduce the required ten foot (10’) separation between detached structures.

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

k. Planning Area 12.

(1) The uses permitted in Planning Area 12 of Specific Plan No. 213 shall be the same as those uses permitted in Article VIII, Section 8.1 of Ordinance No. 348, except that the uses permitted pursuant to Sections 8.1.a.(19), (20), (21) and (24) shall not be permitted.

(2) The development standards for Planning Area 12 of Specific Plan No. 213 shall be the same as those standards identified in Article VIII, Section 8.2 of Ordinance No. 348, except that the development standards set forth in Article VIII, Sections 8.2.d.; and .f.; and Article XVIII, Section 18.5.c.; e.; j.; and l. shall be deleted and replaced by the following:

A. No lot shall have more than sixty percent (60%) of its net area covered with buildings or structures.

B. Building setbacks from a project’s exterior streets and boundary lines shall be the same as prescribed by the R-3 Zone. In no case shall such building setbacks for any project be less than those prescribed in the R-3 Zone. The minimum building setback from interior drives shall be five feet (5’).

C. The number of dwelling units in one building shall not exceed two (2) for uses permitted within the R-1 Zone or eight (8) dwelling units for uses permitted within
the R-2 Zone. The number of dwelling units in a building for uses permitted within the R-3 Zone shall not exceed that permitted by the R-3 Zone development standards. Residential buildings shall have a minimum ground floor living area of eight hundred (800) square feet and each dwelling unit in a building shall have the minimum floor living area required by Section 18.11 of Ordinance No. 348.

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

1. Planning Area 13

(1) The uses permitted in Planning Area 13 of Specific Plan No. 213 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses permitted pursuant to Section 6.1.b.(3) shall not be permitted.

(2) The development standards for Planning Area 13 of Specific Plan No. 213 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 Section 6.2.b.; c.; d.; and e. (1) and (2) 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 the 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') for interior and through lots and fifty (50') feet for corner and reversed corner lots, with a minimum average depth of ninety feet (90'). That portion of a lot used for access on “flag” lots shall have a minimum width of twenty feet (20'). For “wide and shallow” lots, the minimum average width of a lot shall be fifty feet (50') for interior and through lots and fifty-five feet (55') for corner and reversed corner lots, with a minimum average depth of sixty-five feet (65').

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 twenty-five feet (25').
D. The front yard shall be not less than fifteen feet (15'), measured 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. However, "wide and shallow" lots shall have a minimum ten foot (10') front yard, measured 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.

E. 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 that where the lot is less than fifty feet (50') wide, the yard need not exceed twenty percent (20%) of the width of the lot.

In addition, the following standards shall also apply:

AA. No garage shall be situated closer than thirty feet (30') from the face of the curb, except that garages that are entered via the side and those with roll-up type garage door may be located twenty-six feet (26') from the curb.

BB. New property lines shall be located at the tops of slopes except along street rights-of-way where the standards of Ordinance No. 461 shall apply and in "zero lot line" situations.

CC. Interior side yards may be reduced to accommodate "zero lot line" or common wall situations, except that, in no case shall the reduction in side yard areas reduce the required ten foot (10') separation between detached structures.

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

m. Planning Areas 14 A, 14 B, 14 C and 16.

(1) The uses permitted in Planning Areas 14 A, 14 B, 14 C and 16 of Specific Plan No. 213 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses permitted pursuant to Section 6.1.b.(1) and (3) shall not be permitted.
(2) The development standards for Planning Areas 14 A, 14 B, 14 C and 16 of Specific Plan No. 213 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 Section 6.2.b.; c.; d.; and e.(1) and (2) shall be deleted and replaced by the following:

A. Lot area shall be not less than three thousand five hundred (3,500) 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 the 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 thirty-five feet (35') for interior and through lots and forty feet (40') for corner and reversed corner lots, with a minimum average depth of ninety feet (90'). That portion of a lot used for access on "flag" lots shall have a minimum width of twenty feet (20'). For "wide and shallow" lots, the minimum average width of a lot shall be forty feet (40') for interior and through lots and forty-five feet (45') for corner and reversed corner lots, with a minimum average depth of sixty feet (60').

C. The minimum frontage of a lot shall be thirty-five feet (35'), except that lots fronting on knuckles or cul-de-sacs may have a minimum frontage of twenty-five feet (25').

D. The front yard shall be not less than ten feet (10'), measured 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.

E. 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 that where the lot is less than fifty feet (50') wide, the yard need not exceed twenty percent (20%) of the width of the lot.

In addition, the following standards shall also apply:
AA. No garage shall be situated closer than thirty feet (30') from the face
of the curb, except that garages that are entered via the side and those with roll-up
type garage door may be located twenty-six feet (26') from the curb.

BB. New property lines shall be located at the tops of slopes except
along street rights-of-way where the standards of Ordinance No. 461 shall apply
and in “zero lot line” situations.

CC. Interior side yards may be reduced to accommodate “zero lot line”
or common wall situations, except that, in no case shall the reduction in side yard
areas reduce the required ten foot (10') separation between detached structures.

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

n. Planning Areas 15 and 18

(1) The uses permitted in Planning Areas 15 and 18 of Specific Plan No. 213 shall be
the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348. In addition, the
uses permitted under Section 6.1.a. shall also include public schools.

(2) The development standards for Planning Areas 15 and 18 of Specific Plan No. 213,
shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348.

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

o. Planning Areas 17, 20 and 21.

(1) The uses permitted in Planning Areas 17, 20 and 21 of Specific Plan No. 213 shall
be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that
the uses permitted pursuant to Section 6.1.b.(3) shall not be permitted.

(2) The development standards for Planning Areas 17, 20 and 21 of Specific Plan No.
213 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 Section 6.2.b.; c.; d.; and e.(1) and (2) 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 the 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') for interior and through lots and fifty feet (50') for corner and reversed corner lots, with a minimum average depth of ninety feet (90'). That portion of a lot used for access on “flag” lots shall have a minimum width of twenty feet (20'). For “wide and shallow” lots, the minimum average width of a lot shall be fifty feet (50') for interior and through lots and fifty-five feet (55') for corner and reversed corner lots, with a minimum average depth of sixty-five feet (65').

C. The minimum frontage of a lot shall be forty-five feet (45'), except that lots fronting on knuckles or cul-de-sacs may have a minimum frontage of twenty-five feet (25').

D. The front yard shall be not less than fifteen feet (15'), measured 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. However, “wide and shallow” lots shall have a minimum ten foot (10') front yard, measured 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.

E. 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 that where the lot is less than fifty feet (50') wide, the yard need not exceed twenty percent (20%) of the width of the lot.

In addition, the following standards shall also apply:

AA. No garage shall be situated closer than thirty feet (30') from the face of the curb, except that garages that are entered via the side and those with
roll-up type garage door may be located twenty-six feet (26') from the curb.

BB. New property lines shall be located at the tops of slopes except along street rights-of-way where the standards of Ordinance No. 461 shall apply and in "zero lot line" situations.

CC. Interior side yards may be reduced to accommodate "zero lot line" or common wall situations, except that, in no case shall the reduction in side yard areas reduce the required ten foot (10') separation between detached structures.

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

p. Planning Area 19

(1) The uses permitted in Planning Area 19 of Specific Plan No. 213 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348.

(2) The development standards for Planning Area 19 of Specific Plan No. 213 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 Section 6.2.b.; c.; d.; and e.(1) and (2) 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 the 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') for interior and through lots and fifty feet (50') for corner and reversed corner lots, with a minimum average depth of ninety feet (90'). That portion of a lot used for access on "flag" lots shall have a minimum width of twenty feet (20'). For "wide and shallow" lots, the minimum average width of a lot shall be fifty feet (50'), for interior and through lots and fifty-five feet (55') for corner and reversed corner lots, with a minimum average depth of sixty-five feet (65').
C. The minimum frontage of a lot shall be forty-five feet (45'), except that lots
fronting on knuckles or cul-de-sacs may have a minimum frontage of twenty-five feet
(25').

D. The front yard shall be not less than fifteen feet (15'), measured 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. However, “wide and shallow” lots
shall have a minimum ten foot (10’) front yard, measured 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.

E. 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 that where the lot is less than fifty feet (50’) wide, the yard need not exceed twenty
percent (20%) of the width of the lot.

In addition, the following standards shall also apply:

AA. No garage shall be situated closer than thirty feet (30’) from the face
of the curb, except that garages that are entered via the side and those with roll-up
type garage door may be located twenty-six feet (26’) from the curb.

BB. New property lines shall be located at the tops of slopes except
along street rights-of-way where the standards of Ordinance No. 461 shall apply
and in “zero lot line” situations.

CC. Interior side yards may be reduced to accommodate “zero lot line”
or common wall situations, except that, in no case shall the reduction in side yard
areas reduce the required ten foot (10’) separation between detached structures.

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

(1) The uses permitted in Planning Area 22 of Specific Plan No. 213 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348.

(2) The development standards for Planning Area 22 of Specific Plan No. 213 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348.

In addition, the following standard shall also apply:

A. No garage shall be situated closer than thirty feet (30') from the face of the curb, except that garages that are entered via the side and those with roll-up type garage door may be located twenty-six feet (26') from the curb.

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


(1) The uses permitted in Planning Areas 25 and 26 of Specific Plan No. 213 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except that the uses permitted in Article VIIIe, Section 8.100.a(1), (2), (5), (6) and (8) shall not be permitted. In addition, the permitted uses identified under Section 8.100.a. shall also include undeveloped open space.

(2) The development standards for Planning Areas 25 and 26 of Specific Plan No. 213 shall be the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No. 348.

(4) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VIIIe of Ordinance No. 348.
Section 2. This ordinance shall take effect 30 days after its adoption.

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

By \underline{Bob Buster}  
Chairman, Board of Supervisors  
BOB BUSTER

ATTEST:  
DEC 2 3 2002  
NANCY ROMERO  
Clerk to the Board  
\underline{By \text{[Signature]}}  
Deputy

(SEAL)

APPROVED AS TO FORM  
COUNTY COUNSEL  
December 17, 2002

\underline{BY: Karin Watts-Bazan}  
Karin Watts-Bazan  
Deputy County Counsel
Illustrated Land Use Plan
WINCHESTER PROPERTY
STATE OF CALIFORNIA  
COUNTY OF RIVERSIDE  

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county held on December 23, 2002, the foregoing ordinance consisting of 2 Sections was adopted by the following vote:

AYES:  Buster, Tavaglione, Venable, Wilson and Mullen

NOES:  None

ABSENT:  None

DATE:  December 23, 2002  

NANCY ROMERO  
Clerk to the Board

BY:  
Deputy

Item 3.30