Adopted Specific Plan Zoning Ordinance No. 348.4317
ORDINANCE NO. 348.4317

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 4.2 of Ordinance No. 348, and Official Zoning Plan Map No. 2, as amended, are further amended by placing in effect in the Nuevo and Lake Perris Areas, the zone or zones as shown on the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 2.2137, Change of Zone Case No. 6981," which map is made a part of this ordinance.

Section 2. Article XVIIa of Ordinance No. 348 is amended by adding thereto a new Section 17.74 to read as follows:

Section 17.74 SP ZONE REQUIREMENTS AND STANDARDS FOR SPECIFIC PLAN NO. 246.

a. Planning Areas 1, 2A, 2B, 13, 15, 16, 18, 40 and 43.

(1) The uses permitted in Planning Areas 1, 2A, 2B, 13, 15, 16, 18, 40 and 43 of Specific Plan No. 246 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.(2), (3), (5), (7), (8) and (9); 6.b.(1), (3) and (5); and c.(1) and shall not be permitted.

(2) The development standards for Planning Areas 1, 2A, 2B, 13, 15, 16, 18, 40 and 43 of Specific Plan 246 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. (1), (2), (3) and (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 the 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-five feet (55') with a minimum average depth of ninety feet (90'). "Flag" lots shall not be allowed.
C. The minimum frontage of a lot shall be fifty-five feet (55') 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 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. The front yard as measured from a street-facing garage door 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 garage door.

F. The front yard as measured to porches, patios, covered entries or second story
cantilevered elements shall have a setback of seven feet (7'), 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.

G. Side yards on interior and through lots shall be not less than five feet (5').
Side yard setbacks on corner or reverse corner lots shall not be less than ten feet (10') from
the existing street line or any future street line as shown on any Specific Plan of Highways,
whichever is nearer the proposed structure.

H. The rear yard shall not be less than fifteen feet (15'), except that garages
located in the rear yard may be permitted within three feet (3') of the rear property line. The
rear yard setback for the second story of a structure shall not be less than ten feet (10').

I. Chimneys, fireplaces, media niches, bay windows or similar architectural
features may encroach two feet (2') into the required setbacks. For a rear yard in which no
garage is located, patio covers may encroach ten feet (10') into the rear yard. 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 apply:

AA. In no case shall more than fifty-five percent (55%) of any lot be covered by
buildings or structures for lots with multiple story dwelling units. Additionally, in no case shall more than sixty-five percent (65%) of any lot be covered by buildings or structures for lots with single story dwelling units.

BB. Each lot shall have a minimum net useable area of five thousand five hundred (5,500) square feet. For purposes of this section, minimum useable area shall be defined as lot area exclusive of any manufactured slopes.

(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 3A, 3B, 3C, 4, 11, 24, 29, 44, 48, 49 and 50 of Specific Plan No. 246 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except that the uses permitted in Section 8.100.a.(1), (2), (3), (5), and (8);b.(1); and c.(1) shall not be permitted. In addition, the permitted uses under Section 8.100.a. shall also include hiking trails and undeveloped open space.

(2) The development standards for Planning Areas 3A, 3B, 3C, 4, 11, 24, 29, 44, 48, 49 and 50 of Specific Plan No. 246 shall be the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance 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.

c. Planning Areas 5A, 5B, 19, 35, 42 and 47.

(1) The uses permitted in Planning Areas 5A, 5B, 19, 35, 42 and 47 of Specific Plan No. 246 shall be the same as those uses permitted in Article VII, Section 7.1 of Ordinance No. 348, except that the uses permitted pursuant to Section 7.1.a.(2), (3), (4), (10), (11), and (12); 7.1.b.(1), (2), (5), (7) and (9); and 7.1.c. shall not be permitted.

(2) The development standards for Planning Areas 5A, 5B, 19, 35, 42 and 47 of Specific Plan No. 246 shall be the same as those standards identified in Article VII, Section 7.2 through 7.11 of Ordinance No. 348 except that the development standards set forth in Article VII, Section 7.3, 7.4, 7.5, 7.6 and 7.7 shall be deleted and replaced by the following:
A. The minimum 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 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.

C. The front yard as measured from a street-facing garage door shall not be 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 garage door.

D. The front yard as measured to porches, patios, covered entries or second story cantilevered elements shall have a setback of seven feet (7''), 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 four feet (4''). Side yard setbacks on corner or reverse corner lots shall be not less than ten feet (10'') from the existing street line or any future street line as shown on any Specific Plan of Highways, whichever is nearer the proposed structure.

F. The rear yard shall be not less than fifteen feet (15'') except that garages located in the rear yard may be permitted within three feet (3'') of the rear property line. The rear yard setback for the second story of a structure shall not be less than ten feet (10'').

G. Chimneys, fireplaces, media niches, bay windows or similar architectural feature may encroach two feet (2'') into the required rear setback. For a rear yard in which no garage is located, patio covers may encroach ten feet (10'') into the rear yard. 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-five percent (55%) of any lot be covered by buildings or structures for lots with multiple story dwelling units. Additionally, in no case
shall more than sixty-five percent (65%) of any lot be covered by buildings or structures for
lots with single story dwelling units.

BB. Each lot shall have a minimum net useable area of four thousand five hundred
(4,500) square feet. For purposes of this section, minimum useable area shall be defined as lot
area exclusive of any manufactured slopes.

CC. The minimum average width of a lot shall be forty-five feet (45') with a
minimum average depth of eighty-five feet (85'). "Flag" lots shall not be allowed.

DD. The minimum frontage of a lot shall be forty-five feet (45'), except that lots
fronting on knuckles or cul-de-sac 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.

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

d. Planning Areas 6, 8, 23, 34 and 46.

(1) The uses permitted in Planning Areas 6, 8, 23, 34 and 46 of Specific Plan No. 246 shall be
the same as those uses permitted in Article VII, Section 7.1 of Ordinance No. 348, except that the
uses permitted pursuant to Section 7.1.a.(2), (3), (4), (10), (11) and (12); 7.1.b.(1), (2), (5), (7) and
(9); and 7.1.c shall not be permitted.

(2) The development standards for Planning Areas 6, 8, 23, 34 and 46 of Specific Plan
No. 246 shall be the same as those standards identified in Article VII, Section 7.2 through 7.11 of
Ordinance No. 348 except that the development standards set forth in Article VII, Section 7.3, 7.4,
7.5, 7.6 and 7.7 shall be deleted and replaced by the following:

A. The minimum 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 front yard shall not be 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.
C. The front yard as measured from a street-facing garage door shall not be 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 garage door.

D. The front yard as measured to porches, patios, covered entries or second story cantilevered elements shall have a setback of seven feet (7'), 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 four feet (4'). Side yards setbacks on corner or reverse corner lots shall be not less than ten feet (10') from the existing street line or any future street line as shown on any Specific Plan of Highways, whichever is nearer the proposed structure.

F. The rear yard shall be not less than fifteen feet (15') except that garages located in the rear yard may be permitted within three feet (3') of the rear property line. The rear yard setback for the second story of a structure shall not be less than ten feet (10').

G. Chimneys, fireplaces, media niches, bay windows or similar architectural feature may encroach two feet (2') into the required rear setback. For a rear yard in which no garage is located, patio covers may encroach ten feet (10') into the rear yard. 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-five percent (55%) of any lot be covered by buildings or structures for lots with multiple story dwelling units. Additionally, in no case shall more than sixty-five percent (65%) of any lot be covered by buildings or structures for lots with single story dwelling units.

BB. Each lot shall have a minimum net useable area of four thousand (4,000) square feet. For purposes of this section, minimum useable area shall be defined as lot area exclusive of any manufactured slopes.
CC. The minimum average width of a lot shall be forty feet (40') with a minimum average depth of eighty feet (80'). "Flag" lots shall not be allowed.

DD. The minimum frontage of a lot shall be forty feet (40'), except that lots fronting on knuckles or cul-de-sac 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.

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

e. Planning Areas 7 and 25.

(1) The uses permitted in Planning Areas 7 and 25 of Specific Plan 246 shall be the same as those uses permitted in Article VIII e, Section 8.100 of Ordinance No. 348, except that the uses permitted pursuant to Section 8.100.a.(1), (2), (3), (4), (5), (6), and (7); and b.(1) shall not be permitted.

(2) The development standards for Planning Areas 7 and 25 of Specific Plan No. 246 shall be the same as those standards identified in Article VIII e, 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 VIII e of Ordinance No. 348.

f. Planning Areas 9, 12, 30, 38, 41 and 45.

(1) The uses permitted in Planning Areas 9, 12, 30, 38, 41 and 45 of Specific Plan No. 246 shall be the same as those uses permitted in Article VII, Section 7.1 of Ordinance No. 348, except that the uses permitted pursuant to Section 7.1.a.(2), (3), (4), (10), (11) and (12); and 7.1.b.(1), (2), (5), (7) and (9); and 7.1.c. shall not be permitted.

(2) The development standards for Planning Areas 9, 12, 30, 38, 41 and 45 of Specific Plan No. 246 shall be the same as those standards identified in Article VII, Section 7.2 through 7.11 of Ordinance No. 348 except that the development standards set forth in Article VII, Section 7.3, 7.4, 7.5, 7.6 and 7.7 shall be deleted and replaced by the following:

A. The minimum 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 front yard shall not be 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.

C. The front yard as measured a street-facing garage door shall not be 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 garage door.

D. The front yard as measured to porches, patios, covered entries or second story cantilevered elements shall have a setback of seven feet (7’), 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 four feet (4’). Side yard setbacks on corner or reverse corner lots shall be not less than ten feet (10’) from the existing street line or any future street line as shown on any Specific Plan of Highways, whichever is nearer the proposed structure.

F. The rear yard shall be not less than fifteen feet (15’) except that garages located in the rear yard may be permitted within three feet (3’) of the rear property line. The rear yard setback for the second story of a structure shall not be less than ten feet (10’).

G. Chimneys, fireplaces, media niches, bay windows or similar architectural feature may encroach two feet (2”) into the required rear setback. For a rear yard in which no garage is located, patio covers may encroach ten feet (10”) into the rear yard. 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 sixty percent (60%) of any lot be covered by buildings or structures for lots with multiple story dwelling units. Additionally, in no case shall more than seventy percent (70%) of any lot be covered by buildings or structures for lots with single story dwelling units.
BB. Each lot shall have a minimum net useable area of three thousand five hundred (3,500) square feet. For purposes of this section, minimum useable area shall be defined as lot area exclusive of any manufactured slopes.

CC. The minimum average width of a lot shall be thirty-five feet (35') with a minimum average depth of seventy-five feet (75'). "Flag" lots shall not be allowed.

DD. The minimum frontage of a lot shall be thirty-five feet (35'), except that lots fronting on knuckles or cul-de-sac may have a minimum frontage of thirty feet (30'). Lot frontage along curvilinear streets may be measured at the building setback in accordance with zone development standards.

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

g. Planning Areas 10, 17, 33 and 39.

(1) The uses permitted in Planning Areas 10, 17, 33 and 39 of Specific Plan No. 246 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except that the uses permitted pursuant to Section 8.100.a.(1), (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 and sports complexes.

(2) The development standards for Planning Areas 10, 17, 33 and 39 of Specific Plan No. 246 shall be the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No. 348 except that the development standards set forth in Article VIIIe, Section 8.101.b. shall be deleted and replaced by the following:

A. Yards. Whenever a building is to be constructed on a lot in Planning Areas 10, 17, 33 or 39 of Specific Plan No. 246, it shall have a front yard, side yard and rear yard, each of which shall be not less than twenty feet (20'). If more than one building is constructed on one lot, there shall be not less than twenty feet (20') separation between the buildings. No structural encroachments shall be permitted in the front, side or rear yard except as provided for in Section 18.19 of Ordinance No. 348.

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

h. Planning Areas 14, 28A, 28B, 28C, 32 and 37.

(1) The uses permitted in Planning Areas 14, 28A, 28B, 28C, 32 and 37 of Specific Plan No. 246 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 Section 8.1.a. (2), (3), (11), (13), (18), (20), (21), (22), (24), (25), (26), (27) and (28); 8.1.b.(1), (2) and (3); and 8.1.c. shall not be permitted. In addition, the permitted uses identified under Section 8.1.a. shall include private common recreation facilities, apartments and condominiums.

(2) The development standards for Planning Areas 14, 28A, 28B, 28C, 32 and 37 of Specific Plan No. 246 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, Section 8.2.a., b., c., and d. shall be deleted and replaced by the following:

A. The minimum lot area shall be one (1) acre. 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 front yard as measured from the first story of a structure, which includes a side entry garage, shall not be 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.

C. The front yard as measured to porches, patios, covered entries or second story cantilevered elements shall have a setback of seven feet (7'), 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.

D. The rear yard shall not be less than fifteen feet (15').

E. Side yards on interior and through lots shall be not less than ten feet (10'). Side yard setbacks on corner or reverse corner lots shall be not less than fifteen feet (15') from the existing street line or any future street line as shown on any Specific Plan of Highways, whichever is nearer the proposed structure.
F. Chimneys, fireplaces, media niches, bay windows or similar architectural
feature may encroach two feet (2') into the required rear setback. Patio covers may encroach
ten feet (10') into the rear yard. 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.

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

In addition, the following standards shall apply:

AA. Each lot shall have a minimum net usable area of thirty thousand (30,000)
square feet. For purposes of this section, minimum usable area shall be defined as lot area
exclusive of any manufactured slopes.

BB. The minimum width of a lot shall be sixty feet (60') with a minimum depth of
one hundred feet (100'). "Flag" lots shall not be allowed.

CC. The minimum frontage of a lot shall be thirty-five feet (35'), except that lots
fronting on knuckles or cul-de-sac may have a minimum frontage of thirty feet (30'). Lot
frontage along curvilinear streets may be measured at the building setback in accordance with
zone development standards.

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

i. Planning Area 20.

(1) The uses permitted in Planning Area 20 of Specific Plan No. 246 shall be the same as
those uses permitted in Article IXb, Section 9.50 of Ordinance No. 348, except that the uses
permitted pursuant to Section 9.50.a (28), (32), (43), (52), (83); and b.(1), (2), (8) and (19) shall not
be permitted.

(2) The development standards for Planning Area 20 of Specific Plan No. 246 shall be the
same as those standards identified in Article Xlb, Section 9.53 of Ordinance No. 348.

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

j. Planning Area 21.
(1) The uses permitted in Planning Area 21 of Specific Plan No. 246 shall be the same as those uses permitted in Article IXb, Section 9.50 of Ordinance No. 348, except that the uses permitted pursuant to Section 9.50.a.(11), (13), (23), (28), (30), (32), (43), (47), (52), (64), (83); b.(1)through (10) and (17) through (22); and c. shall not be permitted. In addition, the permitted uses identified in Section 9.50.a. shall also include community and civic centers, single family dwellings and multiple family dwellings, churches, hospitals, medical clinics, libraries, schools and parks.

(2) Any land division application submitted within Planning Area 21 shall be heard concurrently with a comprehensive plot plan application for the entire affected Planning Area by the Planning Commission in accordance with Section 18.30.d.(3) of Ordinance No. 348. The application for a comprehensive plot plan shall be submitted in accordance with the provisions of Section 18.30 of Ordinance No. 348 and shall also at a minimum include the following:

A. A statement indicating how the land division and comprehensive plot plan applications implement Specific Plan No. 246 and comply with the conditions of approval for said specific plan.

B. A comprehensive plot plan for the entire planning area, a conceptual grading plan and a tentative subdivision map, based upon a contour interval no greater than four feet (4'), which in addition to the requirements of Ordinance No. 460 and Section 18.30 of Ordinance No. 348 includes:

i. the proposed lots including lot lines and proposed easement, if any:

ii. building footprints;

iii. floor plan assignments;

iv. pad elevations, street grades and all cut and fill slopes in excess of one foot (1') in vertical height;

v. the proposed uses, their location and architectural designs;

vi. the proposed internal circulation system; and

vii. buffers, if any.

C. A design manual which includes:

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i. a description of residential floor plans and their mix;

ii. the lot and building calculations for each lot and building as follows:
   (a) lot area and lot pad area.
   (b) building footprint area.
   (c) percentage of lot coverage.
   (d) front setback.
   (e) usable rear yard area and depth.
   (f) building square footage for commercial and residential uses.

iii. a fencing plan including details of proposed materials to be used;

iv. dimensioned conceptual floor plans and elevations, including details of
    proposed materials for elevations, and square-footages and heights of individual units;
    and

v. a proposed phasing plan showing the planned sequence of subdivision map
    recordation and development.

(3) The development standards for commercial uses within Planning Area 21 of Specific
    Plan No. 246 shall be the same as those standards identified in Article IXb, Section 9.53 of Ordinance
    No. 348. For purposes of this ordinance amendment, a commercial use shall be defined as
    development which includes any permitted use other than single family dwellings or multiple family
    dwellings.

(4) The development standards for residential uses and combined residential and
    commercial uses within Planning Area 21 of Specific Plan No. 246 shall be as follows:

    A. Lot area shall be not less than five thousand (5,000) square feet for single
       family dwellings and five (5) acres for all other permitted uses. 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. Lots shall have a minimum width of fifty feet (50') measured along the
       building setback line; provided, however, that lots situated along street knuckles and
cul-de-sac bulbs shall have not less than twenty feet (20') of frontage measured along the face of the curb.

C. Lots situated along collector roadways shall have a minimum width of fifty feet (50') measured along the building setback line.

D. 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.

E. Front yards shall have a minimum average depth of twenty-two feet (22'). Dwellings may be located no closer than eighteen feet (18') to the front property line in order to achieve variety in front yard setbacks provided the minimum average setback is maintained, roll-up type garage doors are provided, and adequate off-street parking is insured.

F. Side yards shall be not less than five feet (5') except that street side yards of corner lots shall be a minimum of ten feet (10') for single story dwellings and fifteen feet (15') for multiple story dwellings. Side yards for combined residential and commercial uses shall be a minimum of twenty feet (20'). Side yards shall be a minimum of forty feet (40') for lots which have side yards adjacent to streets with a planned width of one hundred ten feet (110') or greater, state highways, or freeways.

G. Building separation between dwelling units shall be not less than ten feet (10') for dwellings up to twenty-eight feet (28') in overall height. Attached garages may encroach a maximum of five feet (5') into the required building separation provided no living portions of adjoining dwellings encroach into the required building separation and provided building separation between structures is not reduced below ten feet (10'). Building separation shall mean the distance between the structural portions of adjoining dwellings as measured from that point where the dwellings are nearest; provided, however, that a yard encroachment permitted under Section 18.19 shall not be considered a structural portion for the determination of building separation.

H. Rear yards shall be a minimum of twenty feet (20'). Rear yards shall be a minimum of forty feet (40') for lots which have rear yards adjacent to streets with a
planned width of one hundred ten feet (110') or greater, state highways, or freeways.

I. 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 separation between detached structures.

J. All buildings and structures shall not exceed seventy-five feet (75') in height.

K. In no case shall more than fifty percent (50%) of a lot be covered by buildings or structures.

L. Each rear yard shall contain a minimum of one thousand (1,000) square feet of usable area. For purposes of this section, usable area shall be defined as lot pad area exclusive of any manufactured slopes.

M. Where the front, side, or rear yard adjoins a lot zoned R-R, R-1, R-A, R-2, R-3, R-4, R-6, R-T, R-T-R, W-2-M, or SP with a residential use, the minimum setback shall be twenty-five feet (25') from the property line.

N. Setback areas may be used for driveways, parking, and landscaping.

O. A minimum of fifteen percent (15%) of the site proposed for development shall be landscaped and irrigated.

P. Trash collection areas shall be screened by landscaping or architectural features in such a manner as not to be visible from a public street or from any adjacent residential area.

Q. Outside storage areas are prohibited.

R. Utilities shall be installed underground except that electrical lines rated at 33kv or greater may be installed above ground.

S. All lighting fixtures, including spot lights, electrical reflectors and other means of illumination for signs, structures, landscaping, parking, loading, unloading and similar areas, shall be focused, directed, and arranged to prevent glare or direct illumination on residential uses.

(5) Nonsubstantial adjustments to an approved project's design are permitted subject to the approval of a minor change pursuant to Ordinance No. 460. For purposes of this section,
"nonsubstantial adjustment" shall be defined as changes to setbacks, floor plans and elevations. All other changes including changes in concept and product type shall be submitted for review in accordance with the provisions of Ordinance No. 460 governing minor changes and revised tentative maps.

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


(1) The uses permitted in Planning Areas 22 and 26 of Specific Plan No. 246 shall be the same as those uses permitted in Article VI, Section 6.10 of Ordinance No. 348 except that the uses permitted pursuant to Section 6.1.a.(2) and (3); b.(1) and (3); and c.(1) shall not be permitted.

(2) The development standards for Planning Areas 22 and 26 of Specific Plan No. 246 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.(1), (2), (3) and (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 lot to be used as a building site, excluding slopes, shall be fifty feet (50’) with a minimum of eighty-five feet (85’). "Flag" lots shall not be allowed.

C. The minimum frontage of a lot shall be fifty-five feet (55’) 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 front 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, and shall be not less than thirty feet (30’) measured from the face of the curb to the portion of the structure nearest the existing or
future street line. The front yard may be reduced to sixteen feet (16') measured from the
existing or future street line and twenty-six feet (26') measured from the face of the curb if
roll-up garage doors or side entry garages are used.

E. Side yards on interior and through lots shall be not less than five feet (5').
Side yard setbacks on corner or reverse corner lots shall not be less than ten feet (10') from
the existing street line or 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.

F. The rear yard shall not be less than ten feet (10'), excluding slopes, when
abutting a residential lot, an open space lot, or a street with a right-of-way less than sixty feet
(60') and fifteen feet (15'), excluding slopes, when abutting a street with a right-of-way sixty
feet (60') and over.

G. Chimneys, fireplaces, media niches, bay windows or similar architectural
features may encroach two feet (2') into the required side setback. 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 apply:

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

BB. Rear yard lot lines shall end at the top of the slope. Rear yard slopes shall not
exceed twenty-five feet (25') in vertical height nor shall any slope exceed a 2:1 slope ratio.
Retaining walls up to four feet (4') high may be used to reduce vertical slope height to
twenty-five feet (25') or less.

(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. **Planning Areas 27A, 27B, 27C and 36.**

   (1) The uses permitted in Planning Areas 27A, 27B, 27C and 36 of Specific Plan No. 246 shall be the same as those uses permitted in Article VIIe, Section 8.100 of Ordinance No. 348, except that the uses permitted in Section 8.100.a.(1), (2), (3), (5), and (8)b.(1) and c.(1) shall not be permitted. In addition, the permitted uses under Section 8.100.a. shall also include water tanks and undeveloped open space.

   (2) The development standards for Planning Area 27A, 27B, 27C and 36 of Specific Plan No. 246 shall be the same as those standards identified in Article VIIe, 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 VIIe of Ordinance No. 348.

m. **Planning Areas 31 and 51.**

   (1) The uses permitted in Planning Areas 31 and 51 of Specific Plan No. 246 shall be the same as those uses permitted in Article IXb, Section 9.50 of Ordinance No. 348, except that the uses permitted pursuant to Section 9.50.a. (28), (30), (32), (43), (52), (83), (95) and (97); b.(1), (2), (3), (5), (6), (7), (8), (9), (17), (18), (19) and (22); and c. shall not be permitted.

   (2) The development standards for Planning Areas 31 and 51 of Specific Plan No. 246 shall be the same as those standards identified in Article IXb, Section 9.53 of Ordinance No. 348.

   In addition, the following standard shall apply:

   A. **Lot Coverage.** The maximum lot coverage of a building site shall be sixty percent (60%).

   (3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article XIb 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: Marion Ashley
Chairman, Board of Supervisors

ATTEST:

NANCY ROMERO
Clerk of the Board

(SEAL)

APPROVED AS TO FORM AND CONTENT:
August 15, 2005

KARIN WATTS-BAZAN
Deputy County Counsel

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STATE OF CALIFORNIA  
COUNTY OF RIVERSIDE  

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county held on August 23, 2005, the foregoing ordinance consisting of 3 Sections was adopted by the following vote:

AYES: Buster, Tavaglione, Stone and Ashley

NAYS: None

ABSENT: Wilson

DATE: August 23, 2005

NANCY ROMERO
Clerk of the Board
BY: [Signature]
Deputy

SEAL

Item 3.91