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

FROM: TLMA - Planning Department

SUBJECT: Resolution No. 2008-044 to adopt Amendment No. 2 to Specific Plan No. 260; and
Ordinance No. 348.4581, to adopt SP Zone Requirements and Standards for Specific Plan No.
260; Fifth Supervisorial District; Homeland, Romoland, and Winchester Zoning Area; Harvest
Valley / Winchester Area Plan.

RECOMMENDED MOTION:

ADOPTION of Resolution No. 2008-044, Adopting Amendment No. 2 to Specific Plan No. 260;
and,

ADOPTION of Ordinance No. 348.4581, an Ordinance of the County of Riverside Amending
Ordinance No. 348 Relating to Zoning.

BACKGROUND: Specific Plan No. 260 Amendment No. 2 / Change of Zone No. 7195 /
Tentative Tract Map No. 34118 / Tentative Tract Map No. 34600 were tentatively approved by
the Board of Supervisors on February 5th, 2008.

Ron Goldman
Planning Director

RG:cv

3.27
RESOLUTION NO. 2008-044
ADOPTING
AMENDMENT NO. 2 TO SPECIFIC PLAN NO. 260
(MENIFEE NORTH)

WHEREAS, pursuant to the provisions of Government Code Section 65450 et. seq., a public hearing was held before the Riverside County Board of Supervisors in Riverside, California on February 5, 2008 and before the Riverside County Planning Commission in Perris, California on November 14, 2007 and in Riverside, California on December 5, 2007, to consider Amendment No. 2 to Specific Plan No. 260 (Menifee North), which specific plan was adopted by the Board of Supervisors pursuant to Resolution No. 1994-424 (dated December 27, 1994); and thereafter amended pursuant to Resolution No. 2007-077 (dated June 26, 2007); and,

WHEREAS, all the procedures of the California Environmental Quality Act and the Riverside County CEQA implementing procedures have been met and Environmental Assessment No. 40275, prepared in connection with Amendment No. 2 to Specific Plan No. 260 and related cases (referred to alternatively herein as “the proposed amendment” or “the project”), is sufficiently detailed so that all the potentially significant effects of the project on the environment and measures necessary to avoid or substantially lessen such effects have been evaluated in accordance with the above-referenced Act and Procedures; and,

WHEREAS, the matter was discussed fully with testimony and documentation presented by the public and affected government agencies; now, therefore,

BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED by the Board of Supervisors of the County of Riverside, in regular session assembled on April 15, 2008, that:

1. Divide and redesignate Planning Area 7 from Business Park (BP) to Medium High Density Residential (MHDR) (Planning Area 7A) and High Density Residential (HDR) (Garden Courts – Planning Area 7B).

2. Redesignate Planning Area 10 from Low Density Residential (LDR) to Community Park.

3. Combine Planning Area 48 (Community Center) into Planning Area 20 (Community Park) to
become Community Park / Center, and redesignate Planning Area 23 from Commercial (CR) into High Density Residential (HDR) (Planning Area 23A – Garden Courts) and Commercial (CR) (Planning Area 23B).

4. Increasing the maximum number of dwelling units by 312 from 2,503 to 2,815 by shifting land uses from Commercial (CR) and Business Park (BP) land uses to residential land uses.

5. Minor modifications to various planning area boundaries and acreages.

BE IT FURTHER RESOLVED by the Board of Supervisors that:

1. The proposed amendment is consistent with the intent, design, and mitigation approved for Specific Plan No. 260.

2. The proposed amendment is consistent with the applicable policies of the Riverside County General Plan.

3. The proposed amendment would not have a significant effect on the environment.

BE IT FURTHER RESOLVED by the Board of Supervisors that it has reviewed and considered Environmental Assessment No. 40275 in evaluating the proposed amendment, and that the adopted Environmental Assessment No. 40275 and its Mitigated Negative Declaration are incorporated herein by reference in its entirety.

BE IT FURTHER RESOLVED by the Board of Supervisors that Amendment No. 2 to Specific Plan No. 260, on file with the Clerk of the Board, including the final conditions of approval and exhibits, is hereby adopted as the Amended Specific Plan of Land Use for the real property described and show in the plan, and said real property shall be developed substantially in accordance with the plan as amended, unless the plan is repealed or further amended by the Board.

BE IT FURTHER RESOLVED by the Board of Supervisors that copies of Amendment No. 2 to Specific Plan No. 260 shall be placed on file in the Office of the Clerk of the Board, in the Office of the Planning Director and in the Office of the Building and Safety Director, and that no applications for subdivision maps, conditional use permits or other development approvals shall be accepted for the real property described and shown in the plan, as amended, unless such applications are substantially in accordance therewith.
BE IT FURTHER RESOLVED by the Board of Supervisors that the custodians of the documents
upon which this decision is based are the Clerk of the Board of Supervisors and the County Planning
Department and that such documents are located at 4080 Lemon Street, Riverside, California.
ORDINANCE NO. 348.4581

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. Article XVIIa, Section 17.73 of Ordinance No. 348 is amended in its entirety to read as follows:

SECTION 17.73 S.P. ZONE REQUIREMENTS AND STANDARDS FOR SPECIFIC PLAN NO. 260.

a. Planning Areas 2 and 3.

(1) The uses permitted in Planning Areas 2 and 3 of Specific Plan No. 260 shall be the same as those uses permitted in Article XII, Section 12.2 of Ordinance No. 348.

(2) The development standards for Planning Areas 2 and 3 of Specific Plan No. 260 shall be the same as those standards identified in Article XII, Section 12.4 of Ordinance No. 348.

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

b. Planning Areas 4, 15, 18, 41, 42, 45 and 46.

(1) The uses permitted in Planning Areas 4, 15, 18, 41, 42, 45 and 46 of Specific Plan No. 260 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 4, 15, 18, 41, 42, 45 and 46 of Specific Plan No. 260 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. (1), (3) and (4) shall be deleted and
replaced by the following:

A. 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.

B. Rear yards shall be not less than twenty feet (20').

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, rear or side 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 VI of Ordinance No. 348.

c. Planning Areas 5, 6 and 9.

(1) The uses permitted in Planning Areas 5, 6 and 9 of Specific Plan No. 260 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 5, 6 and 9 of Specific Plan No. 260 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(3) and (4) shall be deleted and replaced by the following:

A. Lot Area shall be not less than seven thousand two hundred (7,200) square feet unless the development proposed is a mobile home park or is restricted to senior citizen housing then the 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. Rear yards shall be not less than twenty feet (20').
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, rear or side 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 VI of Ordinance No. 348.

d. Planning Area 7A.

(1) The uses permitted in Planning Area 7A of Specific Plan No. 260 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 Area 7A of Specific Plan No. 260 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. 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 ninety feet (90').

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. The front yard shall be not less than ten feet (10'), measured from the
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 five feet (5') from the existing street line or from any future street line as shown of any specific plan of highways.

F. There is no minimum rear yard area.

G. The minimum garage setback from the private drive is three feet (3'). The minimum distance from garage door to garage door is thirty feet (30'). The minimum distance between buildings is ten feet (10').

H. Chimneys, media niches and fireplaces shall be allowed to encroach into side yards a maximum of two and a half feet (2.5').

I. Front yard porches shall be allowed to encroach into front yards a maximum of five feet (5').

J. Side yard porches shall be allowed to encroach into side yards a maximum of three feet (3').

K. Balconies and decks shall be allowed to encroach into rear yards a maximum of two and a half feet (2.5').

L. 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.

In addition, the following standard shall also apply:

AA. In no case shall more than sixty-five percent (65%) of any lot be covered by buildings and paving for lots with one and two-story buildings.

(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 7B and 23A of Specific Plan No. 260
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.(18), (21), and (24) shall not be permitted.

(2) The development standards for Planning Areas 7B and 23A of Specific Plan
No. 260 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.b., c., d., shall be deleted and replaced by the
following:

A. The front yard shall be not less than ten feet (10’) measured from the
sidewalk.

B. Side yards on interior units shall be not less than five feet (5’) in width.
Side yards on corner and reversed corner units shall be not less than
five feet (5’) from the sidewalk.

C. There shall be no minimum setback for the rear yard.

D. The minimum garage setback from the private drive is three feet (3’).
The minimum distance from garage door to garage door is thirty feet
(30’). The minimum distance between buildings is eight feet (8’).

E. Chimneys, media niches and fireplaces shall be allowed to encroach
into side yards a maximum of two and a half feet (2.5’).

F. Front yard porches shall be allowed to encroach into front yards a
maximum of five feet (5’).

G. Side yard porches shall be allowed to encroach into side yards a
maximum of three feet (3’).

H. Balconies and decks shall be allowed to encroach into rear yards a
maximum of two and a half feet (2.5’).

I. 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.
J. In no case shall more than sixty-five percent (65%) of any lot be covered by buildings and paving for lots with one and two-story buildings.

In addition, the following standard shall also apply:

AA. The minimum unit area within a lot shall be one thousand two hundred (1,200) square feet.
   i. A unit area is defined as an exclusive use area, which includes the building footprint and private yard area and excludes common open space area on a lot.

BB. The minimum width of a unit area within a lot shall be forty feet (40’) with a minimum depth of thirty feet (30’).
   i. A unit area is defined as an exclusive use area, includes the building footprint and private yard and excludes common open space area on a lot.

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

f. Planning Areas 8, 14, 16, 17, 23B, 27 and 29.

(1) The uses permitted in Planning Areas 8, 14, 16, 17, 23B, 27 and 19 of Specific Plan No. 260 shall be the same as those uses permitted in Article IXb, Section 9.5 of Ordinance No. 348 except that the uses permitted pursuant to Section 9.50a. (32), (52), and (64) shall not be permitted.

(2) The development standards for Planning Areas 8, 14, 16, 17, 23B, 27 and 29 of Specific Plan No. 260 shall be the same as those standards identified in Article IXb, 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.

g. Planning Areas 10, 20, and 38.
(1) The uses permitted in Planning Areas 10, 20 and 38 of Specific Plan No. 260 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. and 8.100.b. shall not be permitted.

(2) The development standards for Planning Areas 10, 20 and 38 of Specific Plan No. 260 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.

h. Planning Areas 11, 12 and 43.

(1) The uses permitted in Planning Areas 11, 12 and 43 of Specific Plan No. 260 shall be the same as those uses permitted in Article X, Sections 10.1 and 10.2 of Ordinance No. 348, except that uses permitted pursuant to Section 10.1.a.(1).b and c. shall not be permitted.

(2) The development standards for Planning Areas 11, 12 and 43 of Specific Plan No. 260 shall be the same as those standards identified 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.

i. Planning Areas 13, 19, 30 and 44.

(1) The uses permitted in Planning Areas 13, 19, 30 and 44 of Specific Plan No. 260 shall be the same as those uses permitted in Article XI, Section 11.2 of Ordinance No. 348, except that the uses permitted pursuant to Section 11.2.b.(1) c.(1),(3), (4) and (6), d.(1), g., h.(3), (4), (6) and (8), k., and m.(1), (3), (4) and (9); and 11.2.b(2)c., k., and l. shall not be permitted.

(2) The development standards for Planning Areas 13, 19, 30 and 44 of Specific Plan No. 260 shall be the same as those standards identified in Article XI, Section 11.4 of Ordinance No. 348.
j. Planning Area 21.

(1) The uses permitted in Planning Area 21 of Specific Plan No. 260 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. and b. shall not be permitted. In addition, the permitted uses identified under Section 8.100.a. shall include public schools.

(2) The development standards for Planning Area 21 of Specific Plan No. 260 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.

k. Planning Areas 22, 24, 32 and 33B.

(1) The uses permitted in Planning Areas 22, 24, 32 and 33B of Specific Plan No. 260 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 22, 24, 32 and 33B of Specific Plan No. 260 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) and (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 eighty feet (80'). 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-five feet (45’), 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 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.

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.

In addition, the following standard shall also apply:

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

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

I. Planning Areas 25, 26, 28, 35, 37 and 40.

(1) The uses permitted in Planning Areas 25, 26, 28, 35, 37 and 40 of Specific Plan No. 260 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 25, 26, 28, 35, 37 and 40 of Specific Plan No. 260 shall be the same as those standards identified in Article VI, Section 6.2.b., c., d., e. (1), (2) 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 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 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.

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-five feet (55') wide, the yard need not exceed twenty percent (20%) of the width of the lot.

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.

(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 Area 31.

(1) The uses permitted in Planning Area 31 of Specific Plan No. 260 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 9.50a. (32), (52) and 64 shall not be permitted. In addition, the permitted uses identified under Section 9.50b. shall also include self-storage facilities and mini-warehouse structures.

(2) The development standards for Planning Area 31 of Specific Plan No. 260 shall be the same as those standards identified in Article IXb, 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.

n. Planning Area 31A.

(1) The uses permitted in Planning Area 31A 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 9.50a. (30), (31), (32), (52), (55), (62), (64),
(82), (97), (98), and (99); and b. (1) (2), (3), (5), (6), (7), (8), (10), (13), (14),
(15), (16), (17), (18), (19), (22) and (23) shall not be permitted. In addition,
the permitted uses identified under Section 9.50.a. shall also include multiple
family dwellings, medical and dental offices, real estate offices, and
congregate care residential facilities.

(2) Any land division application submitted within Planning Area 31A of Specific
Plan No. 260 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. 260 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 include:

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 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:

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) useable rear yard area and depth; and
   (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 evaluations, 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 31A of Specific Plan No. 260 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 multiple family dwellings or apartments.

(4) The development standards for residential uses and combined residential and commercial uses within Planning Area 31A of Specific Plan No. 260 shall be as follows:

A. The minimum lot area shall be seven thousand two hundred (7,200)
square feet with a minimum average width of sixty feet (60') and a
minimum average depth of one hundred feet (100') for all permitted
uses, unless different minimums are specifically required in a
particular area.

B. The minimum front and rear yards shall be ten feet (10') for buildings
that do not exceed thirty-five feet (35') in height. Any portion of a
building which exceeds thirty-five feet (35') in height shall be set back
from the front and rear lot lines no less than ten feet (10') plus two feet
(2') for each foot by which the height exceeds thirty-five feet (35').
The front setback shall be measured from any existing or future street
line as shown on any specific street plan of the County. The rear
setback shall be measured from the existing rear lot line or from any
recorded alley or easement; if the rear line adjoins a street, the rear
setback requirement shall be the same as required for a front setback.

C. The minimum side yard shall be five feet (5') for buildings that do not
exceed thirty-five feet (35') in height. Any portion of a building which
exceeds thirty-five feet (35') in height shall be set back from each side
lot line five feet (5') plus two feet (2') for each foot by which the height
exceeds thirty-five feet (35'); if the side yard adjoins a street, the side
setback requirement shall be the same as required for a front setback.

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

D. No lot shall have more than fifty percent (50%) of its net area covered
with buildings or structures.

E. The maximum ratio of floor area to lot area shall not be greater than
two to one (2:1), not including basement floor area.

F. All buildings and structures shall not exceed fifty feet (50') 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.

G. Automobile storage space shall be provided as required by Section 18.12 of Ordinance No. 348.

H. 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.

I. Where the front, side or rear yard adjoins a lot zoned R-R, 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.

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

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

L. 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.

M. Outside storage areas are prohibited.

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

O. 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.

o. **Planning Area 34.**

(1) The uses permitted in Planning Area 34 of Specific Plan No. 260 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); and d. shall not be permitted.

(2) The development standards for Planning Area 34 of Specific Plan No. 260 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) and (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 eighty feet (80'). 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 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.

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.

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

p. Planning Area 33A.

(1) The uses permitted in Planning Area 33A of Specific Plan No. 260 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. and b. shall not be permitted. In addition, the permitted uses identified under Section 8.100.a. shall also include trails.

(2) The development standards for Planning Area 33A of Specific Plan No. 260 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.
q. Planning Area 36.

(1) The uses permitted in Planning Area 36 of Specific Plan No. 260 shall be the same as those uses permitted in Article XVb, Section 15.200 of Ordinance No. 348, except that the uses permitted pursuant to Section 15.20.c(4), (6), (11), (12), and (14) shall not be permitted.

(2) The development standards for Planning Area 36 of Specific Plan No. 260 shall be the same as those standards identified in Article XVb, Section 15.201 of Ordinance No. 348, except that the development standards set forth in Article XVb, Section 15.201 a. 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 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.

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

r. Planning Area 39.

(1) The uses permitted in Planning Area 39 of Specific Plan No. 260 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); and d. shall not be permitted. In addition, the permitted uses identified under Section 6.1.a. shall also include public schools.

(2) The development standards for Planning Area 39 of Specific Plan No. 260 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) and (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 eighty feet (80’). 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-five feet (45’), 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 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.

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.

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 one-story buildings in no case shall more than forty-five (45%) of any lot be covered by buildings for lots with two-story buildings.
(3) Except as provided above, all other zoning requirements shall be the same as those
requirements identified in Article VI of Ordinance No. 348.

Section 2. This Ordinance shall take effect 30 days after its date of adoption.

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

By: [signature]
Chairman, Board of Supervisors

ATTEST:
CLERK OF THE BOARD:

By: [signature]
Deputy

APPROVED AS TO FORM
April 3, 2008

[Signature]
David H. K. Huff
Deputy County Counsel

DHKH:mdk
12/03/07
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