ORDINANCE NO. 348.4814

AN ORDINANCE OF THE COUNTY OF RIVERSIDE

AMENDING ORDINANCE NO. 348 RELATING TO ZONING

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

Section 1. Section 4.1 of Ordinance No. 348 and Official Zoning Plan Map No. 2, as amended, are further amended by placing in effect in the Rancho California Area the zone or zones as shown on the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348 Map No. 2.2381, Change of Zone Case No. 7806," which map is made a part of this ordinance.

Section 2. Article XVIIa Section 17.70 of Ordinance No. 348 is hereby amended in its entirety to read as follows:

Section 17.70 SP ZONE REQUIREMENTS AND STANDARDS FOR SPECIFIC PLAN NO. 265.

a. Planning Area 1.

(1) The uses permitted in Planning Area 1 of Specific Plan No. 265 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. through 4. and 6.; d) 1. through 4.; f) 1.; g) 1. and 5.; h) 1., 2., 7. and 8.; i) 1. and 2.; k) 2., 4., 5., 6., 7. and 8.; m) 1., 4. and 9.; Section 11.2.b. (2) c), i), k), 1), o), s), t), u), v), w), x) and y); Section 11.2.c. 2), 3), 6), 7), 8), 9), 10), 11), 13), 14), 15), 16) and 17); and Section 11.2.e. shall not be permitted. In addition, the permitted uses identified under section 11.2.b. of Ordinance No. 348 shall also include telephone exchanges and switching equipment, post offices, fire and police stations, water and gas company service facilities, parcel delivery services, golf courses and driving ranges.

(2) The development standards for Planning Area 1 of Specific Plan No. 265 shall be the same as those standards identified in Article XI, Section 11.4 of Ordinance No. 348 except that the development standard set forth in Article XI, Section 11.4.a. shall be deleted and replaced by the following:

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A. The minimum lot size shall be twenty thousand square feet (20,000') with a minimum average width of seventy-five feet (75').

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

b. Planning Area 2.

(1) The uses permitted in Planning Area 2 of Specific Plan No. 265 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. through 4. and 6.; d) 1. through 4.; f) 1.; g) 1. and 5.; h) 1., 2., 7. and 8.; i) 1. and 2.; k) 2., 4., 5., 6., 7. and 8.; m) 1., 2. and 9.; Section 11.2.b. (2) c), i), k), 1), o), s), t), u), v), w), x) and y); Section 11.2.c. (2), (3), (6), (7); (8), (9), (10), (11), (13), (14), (15), (16) and (17); and Section 11.2.e. shall not be permitted. In addition, the permitted uses identified under section 11.2.b. of Ordinance 348 shall also include aircraft taxiways, telephone exchanges and switching equipment, post offices, fire and police stations, water and gas company service facilities, and parcel delivery services.

(2) The development standards for Planning Area 2 of Specific Plan No. 265 shall be the same as those standards identified in Article XI, Section 11.4 of Ordinance No. 348 except that the development standard set forth in Article XI, Section 11.4.a. shall be deleted and replaced by the following:

A. The minimum lot size shall be twenty thousand square feet (20,000') with a minimum average width of seventy-five feet (75').

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

c. Planning Area 3.

(1) The uses permitted in Planning Area 3 of Specific Plan No. 265 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. through 4. and 6.; d) 1. through 4.; f) 1.; g) 1. and 5.;
h) 1. through 9.; i) 1., 2. and 5.; k) 1. through 8.; m) 1., 4. and 9.; Section 11.2.b. (2), (c), (i), (k), (1),
o), (s), (t), u), (v), (w), x) and y); Section 11.2.c. (2), (3), (6) and (17); and Section 11.2.e. shall not be permitted.

(2) The development standards for Planning Area 3 of Specific Plan No. 265 shall be
the same as those standards identified in Article XI, Section 11.4 of Ordinance No. 348.

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

d. **Planning Areas 4, 6, and 7.**

(1) The uses permitted in Planning Areas 4, 6, and 7 of Specific Plan No. 265 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. through 4. and 6.; d) 1. through 4.; f) 1.; g) 1.
and 5.; h) 1. through 9.; i) 1., 2. and 5.; k) 1. through 8.; m) 1., 4. and 9.; Section 11.2.b. (2), (c), (i),
(k), (1), (o), (s), (t), u), (v), (w), x) and y); Section 11.2.c. (2), (3), (6) and (17); and Section 11.2.e. shall not be permitted. In addition, the permitted uses identified under Section 11.2.c. shall include
organic fertilizer production, composting and recycling of green waste, not including food waste.

(2) The development standards for Planning Areas 4, 6, and 7 of Specific Plan No. 265
shall be the same as those standards identified in Article XI, Section 11.4 of Ordinance No. 348.

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

e. **Planning Area 5.**

(1) The uses permitted in Planning Area 5 of Specific Plan No. 265 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. through 4. and 6.; d) 1. through 4.; f) 1.; g) 1. and 5.;
h) 1. through 9.; i) 1., 2. and 5.; k) 1. through 8.; m) 1., 4. and 9.; Section 11.2.b. (2), (c), (i), (k), (1),
o), (s), (t), u), (v), (w), x) and y); Section 11.2.c. (2), (3), (6) through (17); and Section 11.2.e. shall not be permitted.
(2) The development standards for Planning Area 5 of Specific Plan No. 265 shall be the same as those standards identified in Article XI, Section 11.4 of Ordinance No. 348.

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

g. Planning Area 8.

(1) The uses permitted in Planning Area 8 of Specific Plan No. 265 shall be the same as those permitted in Article IXd, Section 9.72 of Ordinance No. 348 except that the uses permitted pursuant to Section 9.72.a.(2), (9) and (10) and Section 9.72.b. (4) shall not be permitted.

(2) The development standards for Planning Area 8 of Specific Plan No. 265 shall be the same as those standards identified in Article IXd, Section 9.73 of Ordinance No. 348, except that the development standards set forth in Article IXd, Section 9.73.b. shall be deleted and replaced by the following:

A. Where the front, side or rear yard adjoins a street, the minimum setback shall be twenty-five feet (25') from the property line.

B. 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, W-2-M or SP with a residential zone, the minimum setback shall be twenty-five feet (25') from the property line.

C. Where the front, side, or rear yard adjoins a lot zoned other than R-R, R-1, R-A, R-2, R-3, R-4, R-6, R-T, R-T-R, W-2, W-2-M, or SP with a residential zone, there is no minimum setback.

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

(1) The uses permitted in Planning Areas 9 and 11 of Specific Plan No. 265 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. (2), (3), (6), (7), (12), (13), (16), (18), (20), (21),
(25), (26), (27), (31), (32), (34), (35), (36), (38), (40), (42), (43), (45), (46), (47), (48), (52), (53),
(58), (62), (64), (65), (67), (68), (70), (76), (77), (78), (79), (80), (83), (84), (86), (87), (89), (92),
(93), (95), (96), (97), (98) and (101) and b.(1) through (6), (8), (10), (11), (13) through (20), (22)
and (23) shall not be permitted.

(2) The development standards for Planning Areas 9 and 11 of Specific Plan No. 265 shall be the same as those standards identified in Article IXb Section 9.53 of Ordinance No. 348 except that the development standards set forth in Article IXb, Section 9.53.b. shall be deleted and
replaced by the following:

A. Where the front, side or rear yard adjoins a street, the minimum setback shall be twenty-five feet (25') from the property line.

B. 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.

C. Where the front, side, or rear yard adjoins a lot zoned other than 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, there is no
minimum setback.

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

h. Planning Area 10.

(1) The uses permitted Planning Area 10 of Specific Plan No. 265 shall be the same as
those uses permitted in Article IXb, Section 9.50 of Ordinance No. 348.

(2) The development standards for Planning Area 10 of Specific Plan No. 265 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.

i. Planning Areas 12 and 13.
(1) The uses permitted in Planning Areas 12 and 13 of Specific Plan No. 265 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 (100) and (102) shall not be permitted. In addition, the permitted uses identified under Section 9.50.a. of Ordinance No. 348 shall also include law, medical, dental, chiropractic, architectural, engineering, community planning, and real estate offices. In addition, the permitted uses identified under Section 9.50.b. of Ordinance No. 348 shall include health and exercise centers, provided all facilities are located within an enclosed building.

(2) The development standards for Planning Areas 12 and 13 of Specific Plan No. 265 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.

j. Planning Areas 14 and 17.

(1) The uses permitted in Planning Areas 14 and 17 of Specific Plan No. 265 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), (12); b. (3), (5), (6), (7) and (9); and c. (1) and (2) shall not be permitted. In addition, the uses permitted under Section 7.1.b shall include private recreational parks/areas.

(2) The development standards for Planning Areas 14 and 17 of Specific Plan No. 265 shall be the same as those standards identified in Article VII of Ordinance No. 348 except Sections 7.2, 7.3, 7.4, 7.5, 7.6, 7.7, 7.8, 7.9, 7.10, and 7.11 of Ordinance No. 348 shall be deleted and replaced with the following development standards:

A. The minimum lot size shall be four thousand five hundred square feet (4,500’).

B. The minimum lot width shall be forty-five feet (45’).

C. The front yard setback shall be a minimum of fifteen feet (15’).
D. The minimum corner side yard setback shall be ten feet (10’). All other side yard setbacks shall be five feet (5’). The minimum side yard distance between structures shall be at least ten feet (10’).

E. The minimum rear yard setback shall be fifteen feet (15’).

F. The minimum garage setback shall be eighteen feet (18’).

G. The maximum building height shall be thirty-five feet (35’).

H. The maximum lot coverage shall be 60% for single story buildings and 50% for two story buildings. Lot coverage includes, but is not limited to, garages, covered porches, and balconies.

I. Encroachments for fireplaces, air conditioning units and media centers shall not exceed more than two feet (2’) into the front, side, or rear setbacks. No air conditioning units shall be permitted in front of the structure. Encroachments for balconies, porches, decks, and attached patio covers shall not exceed ten feet (10’) into the front or rear setback. The side yard with gate access shall at all times maintain a five feet (5’) clearance regardless of encroachments. 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. All playground equipment shall be shaded in accordance with the Shade Standards described in Section IV.E.3 of Specific Plan No. 265.

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

k. Planning Area 15.

(1) The uses permitted in Planning Area 15 of Specific Plan No. 265 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), (6), (8), (9), (10), (11) and (12); b.(1), (2), (3), (5), (6), (7), (8), (9) and (10); and c.(1) and (2) shall not be permitted. In addition, the uses
permitted under Section 7.1.a shall include single-family detached dwellings with zero lot lines
and Section 7.1.b shall include private recreational parks/areas.

(2) The development standards for Planning Area 15 of Specific Plan No. 265 shall be
the same as those standards identified in Article VII of Ordinance 348, except that the
development standards set forth in Section 7.3, 7.4, 7.9, 7.10, and 7.11 of Ordinance No. 348 shall
be deleted and replaced with the following:

A. The minimum lot size shall be three thousand seven hundred and eighty square feet
   (3,780’).

B. The minimum lot width shall be forty-two feet (42’) and minimum frontage on cul-
de-sac shall be twenty-two-feet (22’).

C. The minimum front facing street setback shall be ten feet (10’).

D. The minimum front entry garage setback shall be twenty feet (20’) and side entry
garage setback shall be fifteen feet (15’).

E. The minimum street side setbacks shall be ten feet (10’) and interior side setbacks
   shall be at least five feet (5’).

F. The minimum rear setback shall be ten feet (10’) when building element is twenty
   feet (20’) in width or less otherwise it shall be fifteen feet (15’).

G. There shall be a minimum twenty feet (20’) separation between the second stories
   of adjacent buildings.

H. Encroachments for balconies, porches, decks, and attached patio covers shall not
   exceed five feet (5’) into the rear setback. 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.

I. Any driveway shall be less than three feet (3’) in length or at least eighteen feet
   (18’) in length; driveway lengths between three feet (3’) and eighteen feet (18’) are
   not permitted.
(3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VII of Ordinance No. 348.

1. **Planning Area 16.**

   (1) The uses permitted in Planning Area 16 of Specific Plan No. 265 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), (12); b. (3), (5), (6), (7) and (9); and c. (l) and (2) shall not be permitted. In addition, the uses permitted under Section 7.1.b shall include private recreational parks/areas.

   (2) The development standards for Planning Area 16 of Specific Plan No. 265 shall be the same as those standards identified in Article VII of Ordinance 348, except that the development standards set forth in Section 7.3, 7.4, 7.9, 7.10, and 7.11 of Ordinance No. 348 shall be deleted and replaced with the following:

   **A.** The minimum lot size shall be four thousand five hundred square feet (4,500').

   **B.** The minimum lot width shall be thirty-eight feet (38') and minimum frontage on cul-de-sac shall be twenty-two feet (22').

   **C.** The minimum front facing street setback shall be eighteen feet (18').

   **D.** The minimum front entry garage setback shall be eighteen feet (18').

   **E.** The minimum street side setbacks shall be five feet (5') and interior side setbacks shall be at least five feet (5').

   **F.** The minimum rear setback shall be five feet (5').

   **G.** There shall be a minimum twenty feet (20') separation between the second stories of adjacent buildings.

   **H.** Encroachments for balconies, porches, decks, and attached patio covers shall not exceed five feet (5') into the rear setback. 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.
I. Any driveway shall be less than three feet (3') in length or at least eighteen feet (18') in length; driveway lengths between three feet (3') and eighteen feet (18') are not permitted.

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

m. Planning Areas 18, 19, 20, 21, and 23.

(1) The uses permitted in Planning Areas 18, 19, 20, 21, and 23 of Specific Plan No. 265 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, 2, 5, 7 and 8; b.; and c. shall not be permitted. In addition, the permitted uses identified under Section 8.100.a. shall also include natural open space and trails.

(2) The development standards for Planning Areas 18, 19, 20, 21, and 23 of Specific Plan No. 265 shall be the same as those standards identified in Article VIIIe 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.

n. Planning Area 22.

(1) The uses permitted in Planning Area 22 of Specific Plan No. 265 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, 2, 5, 7; b.; and c. shall not be permitted. In addition, the permitted uses identified under Section 8.100.a. shall also include parks and trails.

(2) The development standards for Planning Area 22 of Specific Plan No. 265 shall be the same as those standards identified in Article VIIIe of Ordinance No. 348 with the addition of the following standard:

A. All playground equipment shall be shaded in accordance with the Shade Standards described in Section IV.E.3 of Specific Plan No. 265.
(3) Except as provided above, all other zoning requirements shall be the same as those set forth in Article VIII of Ordinance 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
Marion Ashley

ATTEST:
CLERK OF THE BOARD
KECIA HARPER-IHEM

By: Deputy

(SEAL)

APPROVED AS TO FORM:
September 10, 2015

By: MICHELLE CLACK
Deputy County Counsel

G:\PROPERTY\MCLACK\PLANNING AND LAND USE\SPECIFIC PLANS\FINAL FORMATTED ZONING ORDINANCE FOR SP NO. 265 AT 7-10-15.DOCX

09.22.15 3-25
STATE OF CALIFORNIA
COUNTY OF RIVERSIDE

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county held on September 22, 2015, the foregoing ordinance consisting of 3 Sections was adopted by the following vote:

AYES: Jeffries, Tavaglione, Washington, Benoit and Ashley

NAYS: None

ABSENT: None

DATE: September 22, 2015

KECIA HARPER-IHEM
Clerk of the Board

BY: [Signature]
Deputy

Item 3-25