ORDINANCE NO. 348.3999

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. Sections 4.2 and 4.30 of Ordinance No. 348, and Official Zoning Plan Map Nos. 2, and 30, as amended, are further amended by placing in effect in the West Chuckawalla Area and Bermuda Dunes District the zone or zones as shown on the map entitled “Change of Official Zoning Plan Amending Ordinance No. 348, Map Nos. 2.1976, and 30.072, Change of Zone Case No. 6579,” which map is made a part of this ordinance.

Section 2. Section 17.58 of Ordinance No. 348 is hereby amended to read as follows:

Section 17.58. SP ZONE REQUIREMENTS AND STANDARDS FOR SPECIFIC PLAN NO. 281.

a. Planning Areas 1, 18 and 33.

(1) The uses permitted in Planning Areas 1, 18 and 33 of Specific Plan No. 281 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), (3), (4), (5) and (8); b.(1); and c.(1) shall not be permitted. In addition, the permitted uses identified under Section 8.100.a. shall include golf courses, golf course maintenance buildings, golf practice ranges, lakes, and manned gate houses.

(2) The development standards for Planning Areas 1, 18 and 33 of Specific Plan No. 281 shall be the same 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.c. and d. shall be deleted.

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

b. Planning Areas 2, 19 and 30.

(1) The uses permitted in Planning Areas 2, 19 and 30 of Specific Plan No. 281 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) and (3); and b.(1) shall not be permitted. In
addition, the permitted uses identified under Section 8.100.a. shall also include golf clubhouses
with customary retail and restaurant facilities, lakes, community recreation and assembly building
and facilities, and sports and fitness facilities.

(2) The development standards for Planning Areas, 2, 19 and 30 of Specific Plan No.
281 shall be the same standards as those identified in Article VIIIe, Section 8.101 of Ordinance
No. 348.

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

c. Planning Areas 3, 4 and 31.

(1) The uses permitted in Planning Areas, 3, 4 and 31 of Specific Plan No. 281 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; b.(2); c.; e.(1) and (2); and h. shall not be permitted. In
addition, the permitted uses identified under Section 7.1.a. shall include accessory buildings/guest
dwellings. For purposes of this ordinance, an accessory building/guest dwelling shall be defined
as a subordinate building or a part of the main building on the same lot that is used exclusively by
members of the single family occupying the main building for purposes incidental to the main
building or for housing themselves and their nonpaying guests. For purposes of this ordinance,
nonpaying guests shall include permitted health care residents as defined in Section 51.3 of the
California Civil Code, but shall exclude all other employees or service providers of any type or
nature whatsoever. An accessory building/guest dwelling does not include a mobile home, whether
with or without a foundation, and does not include any building containing kitchen facilities.
Furthermore, the permitted uses identified under Section 7.1.b. shall include real estate sales
offices, recreation and assembly buildings including a landmark tower, single family dwellings
and parking lots only for the above listed permitted uses pursuant to the provisions of Section
18.12 of Ordinance No. 348.

(2) The development standards for Planning Areas 3, 4 and 31 of Specific Plan No.
shall be the same as those standards identified in Article VII of Ordinance No. 348 except that the development standards set forth in Article VII, Section 7.2; 7.3 ≥ 7.6; 7.7; and 7.11 shall be deleted and replaced by the following:

A. Building height shall not exceed two (2) stories, with a maximum height of thirty-five feet (35’) except that the permitted landmark tower may exceed the prescribed height limitations by up to fifty-five feet (55’) provided the structure is not used for any type of signage and the height is approved pursuant to Section 18.34 of Ordinance No. 348.

B. 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.

C. In no case shall more than fifty percent (50%) of any lot be collectively covered by main buildings, accessory buildings/guest dwellings and other structures; however, where a cluster housing design is utilized, main buildings, accessory buildings/guest dwellings and other structures may collectively occupy no more than sixty percent (60%) of the lot on which they are situated.

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

In addition, the following standards shall also apply:

AA. Only sectional roll-up type garage doors shall be permitted within Planning Areas 3, 4 and 31.

BB. Each rear yard shall have a minimum of eight hundred (800) square feet of useable area. Useable area is defined as lot area exclusive of manufactured slopes.

CC. Garage shall be set back a minimum of twenty-four feet (24’) from the face of the curb.

DD. Bay windows or other architectural projections may encroach two feet (2’) into the front, side and rear setbacks. Mechanical equipment and associated screen walls may encroach five feet (5’) into the required side yard setback. Such mechanical and screen wall encroachments shall be limited to one side yard only of any lot. When such
mechanical and screen wall encroachments exist in adjacent side yards, said mechanical equipment and associated screen walls shall be located no closer than four feet (4') in any direction to the mechanical equipment and associated screen walls of the adjacent lot. Structural encroachments for bathtubs, closets, storage spaces and similar uses may encroach two feet (2') into side setbacks. In no event shall there be less than eight feet (8') between a structural encroachment on one lot and a structural encroachment on any adjacent lot. Further, in no event shall such structural encroachments occupy cumulatively more than twenty feet (20') along any side yard area. 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.

EE. Where a zero lot line design is utilized, the alternate side yard shall be not less than ten feet (10') in width.

FF. Section 18.25 of Ordinance No. 348 shall be deleted and replaced by the following:

1. Private swimming pools and spas for the exclusive use by members of the single family that occupy the premises and their nonpaying guests shall be located no nearer than three feet (3') to any property line or dwelling; however, where the property line of the lot abuts a golf course, common areas, or greenbelt areas, there shall be no minimum setback from said property line.

GG. The development standards for accessory buildings, set forth in Section 18.18 of Ordinance No. 348 shall be deleted and replaced by the following:

1. The minimum yard setbacks, as provided herein for Planning Areas 3, 4 and 31, shall apply to accessory buildings/guest dwellings.

2. Accessory buildings/guest dwellings shall be no nearer than five feet (5') to any main building.

3. Accessory buildings/guest dwellings shall be no larger than four hundred (400) square feet.

HH. Where a cluster housing design is utilized, the following development
standards shall also apply and, to the extent there is a conflict, supersede other standards for Planning Areas 3, 4 and 31:

1. Front yards shall be a minimum of ten feet (10’); provided, however garages shall be set back a minimum of twenty-two feet (22’) from the face of the curb where a sidewalk abuts the curb, and eighteen feet (18’) from the face of the curb or common driveway where no sidewalk abuts the curb or common driveway.

2. Side yards shall be a minimum of fifteen feet (15’) for lots which have side yards adjacent to streets with a planned right of way of one hundred ten feet (110’) or greater. There shall be no other side or rear yard set back requirements; however, buildings and structures on any lot shall be separated by no less than eight feet (8’) from buildings and structures on any other adjacent lot.

3. The combined side and rear yard areas for each lot, including side yards, rear yards and courtyards, shall have a minimum of eight hundred (800) square feet of usable area. Usable area is defined as lot area exclusive of manufactured slopes.

(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 5, 6, 7, 8A, 9, 12, 13, 14, 20, 21, 22, 23, 24, 25, 26, 27, 28 and 29.

(1) The uses permitted in Planning Areas 5, 6, 7, 8A, 9, 12, 13, 14, 20, 21, 22, 23, 24, 25, 26, 27, 28 and 29 of Specific Plan No. 281 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.; b.(1), (2), (3), (4) and (5); c.; e.(1) and (2); f. and h. shall not be permitted. In addition, the permitted uses identified under Section 7.1.a. shall include accessory buildings/guest dwellings. For purposes of this ordinance, an accessory building/guest dwelling shall be defined as a subordinate building or a part of the main building on the same lot that is used exclusively by members of the single family occupying the main building for purposes incidental to the main building or for housing themselves and their nonpaying guests. For purposes of this ordinance, nonpaying guests shall include permitted health care residents as defined in Section 51.3 of the
California Civil Code, but shall exclude all other employees or other service providers or any type or nature whatsoever. An accessory building/guest dwelling does not include a mobilehome, whether with or without a foundation, and does not include any building containing kitchen facilities. Furthermore, the permitted uses identified under Section 7.1.b. shall include single family and two (2) family dwellings.

(2) The development standards for Planning Areas 5, 6, 7, 8A, 9, 12, 13, 14, 20, 21, 22, 23, 24, 25, 26, 27, 28 and 29 shall be the same as those standards identified in Article VII, Sections 7.2 through 7.10 of Ordinance No. 348 except that the development standards set forth in Article VII, Section 7.2; 7.3; 7.6; 7.7; and 7.11 shall be deleted and replaced by the following:

A. Building height shall not exceed one (1) story, with a maximum height of twenty-two feet (22').

B. 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.

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

D. In no case shall more than fifty percent (50%) of any lot be collectively covered by main buildings, accessory buildings/guest dwellings and other structures; however, where a cluster housing design is utilized, main buildings, accessory building/guest dwellings and other structures may collectively occupy no more than sixty percent (60%) of the lot on which they are situated.

In addition, the following standard shall also apply:

AA. Only sectional roll-up type garage doors shall be permitted within Planning Areas 5, 6, 7, 8A, 9, 12, 13, 14, 20, 21, 22, 23, 24, 25, 26, 27, 28 and 29.

BB. Side yards shall be a minimum of fifteen feet (15') for lots which have side yards adjacent to streets with a planned right of way of one hundred ten feet (110') or greater.

CC. Garages shall be set back a minimum of twenty-four feet (24') from the face of the curb.
DD. Bay windows or other architectural projections may encroach two feet (2') into the front, side and rear setbacks. Mechanical equipment and associated screen walls may encroach five feet (5') into the required side yard setback. Such mechanical and screen wall encroachments shall be limited to one side yard only of any lot. When such mechanical and screen wall encroachments shall be limited to one side yard only of any lot. When such mechanical and screen wall encroachments exist in adjacent side yards, said mechanical equipment and associated screen walls shall be located no closer than four feet (4') in any direction to the mechanical equipment and associated screen walls of the adjacent lot. Structural encroachments for bathtubs, closets, storage spaces and similar uses may encroach two feet (2') into side setbacks. In no event shall there be less than eight feet (8') between a structural encroachment on one lot and a structural encroachment on any adjacent lot. Further, in no event shall such structural encroachments occupy cumulatively more than twenty feet (20') along any side yard area. No other structural encroachments shall be permitted in the front, rear or side yards except as provided for in Section 18.19 of Ordinance No. 348.

EE. Where a zero lot line design is utilized, the alternate side yard shall be not less than ten feet (10') in width.

FF. Section 18.25 of Ordinance No. 348 shall be deleted and replaced by the following:

1. Private swimming pools and spas for the exclusive use by members of the single family that occupy the premises and their nonpaying guests shall be located no nearer than three feet (3') to any property line or dwelling; however, where the property line of the lot abuts a golf course, common areas or greenbelt areas, there shall be no minimum setback from said property line.

GG. The development standards for accessory buildings, set forth in Section 18.18 of Ordinance No. 348 shall be deleted and replaced by the following:

1. The minimum yard setbacks, as provided herein for Planning Areas 5, 6, 7, 8A, 9, 12, 13, 14, 20, 21, 22, 23, 24, 25, 26, 27, 28 and 29 shall apply to
accessory buildings/guest dwellings.

2. Accessory buildings/guest dwelling shall be no nearer than five feet (5') to any main building.

3. Accessory buildings/guest dwellings shall be no larger than four hundred (400) square feet.

HH. Were a cluster housing design is utilized, the following development standards shall also apply and, to the extent there is a conflict, supersede other standards for Planning Areas 5, 6, 7, 8A, 9, 12, 13, 14, 20, 21, 22, 23, k ≥ 24, 26, 27, 28 and 29:

1. Front yards shall be a minimum of ten feet (10'); provided, however garages shall be set back a minimum of twenty-two feet (22') from the face of the curb where a sidewalk abuts the curb, and eighteen feet (18') from the face of the curb or common driveway where no sidewalk abuts the curb or common driveway.

2. Side yards shall be a minimum of fifteen feet (15') for lots which have side yards adjacent to streets with a planned right of way of one hundred ten feet (110') or greater. There shall be no other side or rear yard set back requirements; however, buildings and structures on any lot shall be separated by no less than eight feet (8') from buildings and structures on any other adjacent lot.

3. The combined side and rear yard areas for each lot, including side yards, rear yards and courtyards, shall have a minimum of eight hundred (800) square feet of usable area. Usable area is defined as lot area exclusively of manufactured slopes.

(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 Area 8B.

(1) The uses permitted in Planning Area 8B of Specific Plan No. 281 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), and (7); and b.(1) shall not be permitted. In addition, the permitted uses identified under Section 8.100.a. shall include
undeveloped open space and government buildings including fire stations and libraries.

(2) The development standards for Planning Areas 8B of Specific Plan No. 281 shall be the same as those standards identified in Article VIIIe, Section 8.101 or 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.

f. Planning Areas 11, and 34.

(1) The uses permitted in Planning Areas 11 and 34 of Specific Plan No. 281 shall be the same as those uses permitted in Article VII, Section 7.1 or Ordinance No. 348 except that the uses permitted pursuant to Section 7.1.a.; b.(2), (3) and (4); c.; e.(1) and (2); f.; and h. shall not be permitted. In addition, the permitted uses identified under Section 7.1.a. shall include accessory buildings/guest dwellings. For purposes of this ordinance, an accessory building/guest dwelling shall be defined as a subordinate building or a part of the main building on the same lot that is used exclusively by members of the single family occupying the main building for purposes incidental to the main building or for housing themselves and their nonpaying guests. For purposes of this ordinance, nonpaying guests shall include permitted health care residents as defined in Section 51.3 of the California Civil Code, but shall exclude all other employees or service providers of any type or nature whatsoever. An accessory building/guest dwelling does not include a mobilehome, whether with or without a foundation, and does not include any building containing kitchen facilities. Furthermore, the permitted uses identified under Section 7.1.b. shall also include single family dwellings.

(2) The development standards for Planning Areas 11 and 34 of Specific Plan No. 281 shall be the same as those standards identified in Article VII, Sections 7.2 through 7.10 of Ordinance No. 348 except that the development standards set forth in Article VII, Sections 7.2; 7.3; 7.6; 7.7; and 7.11 shall be deleted and replaced by the following:

A. Building height shall not exceed two (2) stories, with a maximum height of thirty-five feet (35').

B. Lot area shall be not less than for 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.

C. The rear yard shall be not less than fifteen feet (15’).

D. In no case shall more than fifty percent (50%) of any lot be collectively covered by main buildings, accessory buildings/guest dwellings and other structures; however, where a cluster housing design is utilized, main buildings, accessory building/guest dwellings and other structures may collectively occupy no more than sixty percent (60%) of the lot on which they are situated.

In addition, the following standards shall also apply:

AA. Only sectional roll-up type garage doors shall be permitted within Planning Areas 11 and 34.

BB. Side yards shall be a minimum of fifteen feet (15’) for lots which have side yards adjacent to streets with a planned right of way of one hundred ten feet (110’’) or greater.

CC. Each rear yard shall have a minimum of eight hundred (800) square feet of useable area. Useable area is defined as lot area exclusive of manufactured slopes.

DD. Garages shall be set back a minimum of twenty-four feet (24’) from the face of the curb when adjacent to a street.

EE. Bay windows or other architectural projections may encroach two feet (2’) into the front, side and rear setbacks. Mechanical equipment and associated screen walls may encroach five feet (5’) into the required side yard setback. Such mechanical equipment and screen wall encroachments shall be limited to one side yard only of any lot. When such mechanical and screen encroachments exist in adjacent side yards, said mechanical equipment and associated screen walls shall be located no closer than four feet (4’) in any direction to the mechanical equipment and associated screen walls of the adjacent lot. Structural encroachments for bathtubs, closets, storage spaces and similar uses may encroach two feet (2’) into side setbacks. In no event shall there be less than eight feet (8’) between a structural encroachments shall be permitted in the front, rear or side yards except as provided for in Section 18.19 of Ordinance No. 348.
FF. Section 18.25 of Ordinance No. 348 shall be deleted and replaced by the following:

1. Private swimming pools and spas for the exclusive use by members of the single family that occupy the premises and their nonpaying guests shall be located no nearer than three feet (3’) to any property line or dwelling; however, where the property line of the lot abuts a golf course, common areas, or greenbelt areas, there shall be no minimum setback from said property line.

GG. The development standards for accessory buildings, set forth in Section 18.18 of Ordinance No. 348 shall be deleted and replaced by the following:

1. The minimum yard setbacks, as provided herein for Planning Areas 11 and 34, shall apply to accessory buildings/guest dwellings.

2. Accessory buildings/guest dwellings shall be no nearer than five feet (5’) to any main building.

3. Accessory buildings/guest dwellings shall be no larger than four hundred (400) square feet.

HH. Where a cluster housing design is utilized, the following development standards shall also apply and, to the extent there is a conflict, supersede other standards for Planning Areas 11 and 34:

1. Front yards shall be a minimum of ten feet (10’); provided, however garages shall be set back a minimum of twenty-two feet (22’) from the face of the curb where a sidewalk abuts the curb, and eighteen feet (18’) from the face of the curb or common driveway where no sidewalk abuts the curb or common driveway.

2. Side yards shall be a minimum of fifteen feet (15’) for lots which have side yards adjacent to streets with a planned right of way of one hundred ten feet (110’) or greater. There shall be no other side or rear yard set back requirements; however, buildings and structures on any lot shall be separated by no less than eight feet (8’) from buildings and structures on any other adjacent lot.

3. The combined side and rear yard areas for each lot, including side
yards, rear yards and courtyards, shall have a minimum of eight hundred (800) square feet of usable area. Usable area is defined as lot area exclusive of manufactured slopes.

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

g. Planning Areas 10A and 10B.

(1) The uses permitted in Planning Areas 10A and 10B of Specific Plan No. 281 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.(1), (3), (4), (6), (7), (8), (9), (10), (11), (12), (13); b.; c.; d.(1), (2), (3), (4) and (5); e.; and f. shall not be permitted. In addition, the permitted uses identified under Section 8.1.a. shall include two (2) family dwellings and accessory buildings/guest dwellings. For purposes of this ordinance, an accessory building/guest dwelling shall be defined as a subordinate building or a part of the main building on the same lot, that is used exclusively by members of the single family occupying the main building for purposes incidental to the main building or for housing themselves and their nonpaying guests. For purposes of this ordinance, nonpaying guests shall include permitted health care residents as defined in Section 51.3 of the California Civil Code, but shall exclude all other employees or service providers of any type or nature whatsoever. An accessory building/guest dwelling does not include a mobilehome, whether with or without a foundation, and does not include any building containing kitchen facilities.

(2) The development standards for Planning Areas 10A and 10B of Specific Plan No. 281 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. and d. shall be deleted and replaced by the following:

A. The minimum lot area shall be three thousand five hundred (3,500) square feet with a minimum average width of thirty-five feet (35’) and a minimum average depth of one hundred feet (100’), unless different minimums are specifically required in a particular area.
B. In no case shall more than fifty percent (50%) of any lot be collectively covered by main buildings, accessory buildings/guest dwellings and other structures; however, where a cluster housing design is utilized, main buildings, accessory buildings/guest dwellings and other structures may collectively occupy no more than sixty percent (60%) of the lot on which they are situated.

In addition, the following standards shall also apply:

AA. Section 18.25 of Ordinance No. 348 shall be deleted and replaced by the following:

1. Private swimming pools and spas for the exclusive use by members of the single family that occupy the premises and their nonpaying guests shall be located no nearer than three feet (3’) to any property line or dwelling; however, where the property line of the lot abuts a golf course, common areas, or greenbelt area, there shall be no minimum setback from said property line.

BB. The development standards for accessory buildings, set forth in Section 18.18 of Ordinance No. 348 shall be deleted and replaced by the following:

CC. Where a cluster housing design is utilized, the following development standards shall also apply and, to the extent there is a conflict, supersed other standards for Planning Areas 10A and 10B:

1. Front yards shall be a minimum of ten feet (10’); provided, however garages shall be set back a minimum of twenty-two feet (22’) from the face of the curb where a sidewalk abuts the curb, and eighteen feet (18’) from the face of the curb or common driveway where no sidewalk abuts the curb or common driveway.

2. Side yards shall be a minimum of fifteen feet (15’) for lots which have side yards adjacent to streets with a planned right of way of one hundred ten feet (110’) or greater. There shall be no other side or rear yard set back requirements; however, buildings and structures on any lot shall be separated by no less than eight feet (8’) from buildings and structures on any other adjacent lot.

3. The combined side and rear yards areas for each lot, including side
yards, rear yards and courtyards, shall have a minimum of eight hundred (800) square feet of usable area. Usable area is defined as lot area exclusive of manufactured slopes.

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

h. Planning Areas 15 and 16.

(1) The uses permitted in Planning Areas 15 and 16 of Specific Plan No. 281 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.(7), (17), (32), (49), (55), (59) and (64); b.(2), (3), (5), (7), (8), (12), (13), (15), (17), (18), (19), and (21) shall not be permitted. In addition, the permitted uses identified under Section 9.50.a shall also include real estate sales offices and public utility facilities. For Planning Area 15 of Specific Plan No 281, the permitted uses identified under section 9.50.a. shall also include houses of worship.

(2) The development standards for Planning Areas 15 and 16 of Specific Plan No. 281 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 yards adjoins any planned or existing public or private street or 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 residential use, the minimum setback shall be twenty-five feet (25') from the property line. Any portion of a building which exceeds thirty-five feet (35’) in height shall be set back from the front, rear and side lot lines an additional two feet (2’) for each foot by which the height exceeds thirty-five feet (35’). The front setback shall be measured from the specific plan street line. The rear setback shall be the same as required from the front setback. Each side setback shall be measured from the side lot line or from the specific plan street line.

(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 17 and 32.**

(1) The uses permitted in Planning Area 17 of Specific Plan No. 281 shall be the same as those uses permitted in Article IX, Section 9.1 of Ordinance No. 348 except that uses permitted pursuant to Section 9.1.a.(2), (3), (4), (6), (7), (8), (10), (11), (12), (13), (14), (15), (16), (17), (18), (19), (20), (21), (22), (23), (24), (25), (26), (27), (28), (29), (30), (31), (32), (33), (34), (35), (36), (37), (38), (39), (40), (41), (42), (43), (44), (45), (46), (47), (48), (49), (50), (51), (52), (53), (54), (55), (56), (57), (58), (59), (60), (61), (62), (63), (64), (65), (66), (67), (68), (69), (70), (71), (72), (73), (74), (75), (76), (77), (78), (79), (80), (81), (82), (83), (84), (85), (86), (87), (88), (89), (90), (91), (92), (93), (94), (95), and (96); b.(1), (2), (3), (4), (5), (6), (7), (8), (9), (10), (11), (12), (13), (14), (15), (18), (19), (20); d.(1), (2), (3), (4), (5), (6), (7), (8), (9), (10), (11), (12), (13), (14), (15), and (17); e.(1); and f. shall not be permitted. In addition, the permitted uses identified under Section 9.1.a shall also include police and fire stations, libraries, educational institutions, museums, post offices, houses of worship, golf course maintenance facilities and public utility facilities. The permitted uses identified under Section 9.1.d. shall also include recreational vehicle storage.

(2) The development standards for Planning Area 17 and 32 of Specific Plan No. 281 shall be the same as those standards identified in Article IX, Section 9.4 of Ordinance No. 348, except that the development standard set forth in Article IX, Section 9.4.b. shall be deleted and replaced by the following:

A. Where the front, side, or rear yard adjoins any planned or existing public or private street or 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 residential use, the minimum setback shall be twenty-five feet (25') from the property line. Any portion of a building which exceeds thirty-five feet (35') in height shall be set back from the front, rear and side lot lines an additional two feet (2') for each foot by which the height exceeds thirty-feet (35'). The front setback shall be measured from the specific plan street line. 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
requirements shall be the same as required for the front setback. Each side setback shall be measured from the side lot line, or from the specific plan street line.

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

j. Accessory Building/Guest Dwelling Restriction

Notwithstanding any provision in this ordinance identifying accessory building/guest dwellings as a permitted use in a particular planning area, the maximum number of accessory buildings/guest dwellings allowed within the boundaries of Specific Plan No. 281 shall not exceed ten percent (10%) of the total numbers of dwelling units approved.

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

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

Chairman, Board of Supervisors

ATTEST:
GERALD A. MALONEY
Clerk of the Board

By
Deputy

(SEAL)

APPROVED AS TO FORM AND CONTENT:
May 29, 2001

By
Karin Watts-Bazan
Deputy County Counsel

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CHANGE OF OFFICIAL ZONING PLAN
WEST CHUCKAWALLA AREA
BERMUDA DUNES DISTRICT
CHANGE OF ZONE CASE NO. 6579
AMENDING ORDINANCE 348
ADOPTED BY ORDINANCE NO. 348.3999
JUNE 5, 2001
RIVERSIDE COUNTY BOARD OF SUPERVISORS
CHANGE OF OFFICIAL ZONING PLAN
WEST CHUCKAWALLA AREA
BERMUDA DUNES DISTRICT
CHANGE OF ZONE CASE NO. 6579
AMENDING ORDINANCE 348
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SPECIFIC PLAN (NO. 281)
MAP NO. 2.1976
MAP NO. 30.072

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SEE SHEET NO. 5 FOR ANNOTATION TABLES
SP ZONE SPECIFIC PLAN (NO. 281)
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