ORDINANCE NO. 348.3898

AN ORDINANCE OF THE COUNTY OF RIVERSIDE

AMENDING ORDINANCE NO. 348 RELATING TO ZONING

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

Section 1. Section 4.2 of Ordinance No. 348, and official Zoning Plan Map No. 2, as amended, are further amended by placing in effect in the Homeland area the zone or zones as shown on the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 2.1936, Change of Zone Case No. 6319," which map is made a part of this ordinance.

Section 2. Article XVIIa of Ordinance No. 348 is amended by adding thereto a new Section 17.88 to read as follows:

Section 17.88 SP ZONE REQUIREMENTS AND STANDARDS FOR SPECIFIC PLAN NO. 307.

a. Planning Areas 1, 10, 13 and 14.

(1) The uses permitted in Planning Areas 1, 10, 13 and 14 of Specific Plan No. 307 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses permitted pursuant to Section 6.1.a.(3) and (4), b.(1) and (3) and d. shall not be permitted. In addition, the permitted uses identified under Section 6.1.a. shall include public schools, parks and playgrounds.

(2) The development standards for Planning Areas 1, 10, 13 and 14 of Specific Plan No. 307 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.c. and e.(4) shall be deleted and replaced by the following:

A. The minimum average width of that portion of a lot to be used as a building site shall be sixty feet (60') with a minimum average depth of one hundred feet (100'). "Flag" lots shall not be permitted.

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

In addition, the following development standards shall also apply:

AA. Lots shall have a minimum usable pad area of not less than six thousand (6,000) square feet.

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

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

b. Planning Areas 2, 15 and 17.

(1) The uses permitted in Planning Areas 2, 15 and 17 of Specific Plan No. 307 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses permitted pursuant to Section 6.1.a. (3) and (4), b. (1) and (3) and d. shall not be permitted. In addition, the permitted uses identified under Section 6.1.a. shall include public schools, parks and playgrounds.

(2) The development standards for Planning Areas 2, 15 and 17 of Specific Plan No. 307 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that the development standards set forth in Article VI, Section 6.2.b., c., d., and e.(1), (2), 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. Lots shall have a minimum width of forty feet (40') measured along the thirteen (13) foot average building setback line; provided, however, that lots situated along street knuckles and cul-de-sac bulbs shall have not less than twenty feet (20') of frontage measured along the face of curb. Lots situated along collector roadways shall have a minimum width of fifty (50') feet measured along the 15 foot
average building setback line. The minimum average depth for all lots shall be eighty feet (80'). "Flag" lots shall not be permitted.

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 minimum front yard setback shall be thirteen feet (13'). Front-entry garages may encroach into the front yard setback but shall be set back a minimum of eighteen feet (18'). Side-entry garages shall be setback a minimum of ten feet (10'). The front setback shall be measured from the existing street line or from any future street line as shown on any specific plan of highways, whichever is nearer the proposed structure.

E. Side yards on interior and through lots shall be not less than five feet (5') in width. Side yards on corner and reversed corner lots shall be not less than ten feet (10') from the existing street line or from any future street line as shown on any specific plan of highways, whichever is nearer the proposed structure, upon which the main building sides, except that where the lot is less than fifty feet (50') wide, the yard need not exceed twenty percent (20%) of the width of the lot.

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

In addition, the following development standard shall also apply:

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

BB. Lots shall have a minimum usable pad area of not less than four thousand five hundred (4,500) square feet.

CC. Building separation between dwelling units shall not be less than ten
feet (10') for dwellings up to fifteen feet (15') in overall height. Building separation shall be increased by one (1) foot for each foot by which any adjoining building exceeds fifteen feet (15') in overall height. Attached garages may encroach a maximum of five (5') feet into the required building separation provided no living portions of adjoining dwellings encroach into the required building separation and provided building separation between structures is not reduced below ten feet. Building separation shall mean the distance between the structural portions of adjoining dwellings as measured from that point where the dwellings are nearest; provided, however, that a yard encroachment permitted under Section 18.19 of this ordinance shall not be considered a structural portion for the determination of building separation.

DD. 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.

(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 Area 3.

(1) The uses permitted in Planning Area 3 of Specific Plan No. 307 shall be the same as those uses permitted in Article IXb, Section 9.50 of Ordinance No. 348 except that uses permitted pursuant to Section 9.50.a. (19), (25), (30), (43), (44), (49), (50), (52), (54), (64), (69), (71), (72), (80), and (85), b. (1), (2), (6), (7), (9), (13), (17), and (18) shall not be permitted. In addition, the permitted uses identified under Section 9.50.a. shall also include libraries, fire stations, and public parks, public playgrounds, and paseos/trails.

(2) The development standards for Planning Area 3 of Specific Plan No. 307 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.

d. Planning Area 4.
(1) The uses permitted in Planning Area 4 of Specific Plan No. 307 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. (19), (20), (22) and (24), and b.(1) and (3) shall not be permitted.

(2) The development standards for Planning Area 4 of Specific Plan No. 307 shall be the same as those standards identified in Article VIII, Section 8.2 of Ordinance No. 348.

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

e. **Planning Areas 5, 9, 19, and 21.**

(1) The uses permitted in Planning Areas 5, 9, 19 and 21 of Specific Plan No. 307 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 6. and b. (1) shall not be permitted. In addition, the permitted uses identified under Section 8.100.a. shall also include public parks and trails.

(2) The development standards for Planning Areas 5, 9, 19 and 21 of Specific Plan No. 307 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.

f. **Planning Areas 6, 7, 8 and 18.**

(1) The uses permitted in Planning Areas 6, 7, 8 and 18 of Specific Plan No. 307 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348 except that the uses permitted pursuant to Section 6.1.a. (3) and (4), b. (1) and (3) and d. shall not be permitted. In addition, the permitted uses identified under Section 6.1.a. shall also include public schools.

(2) The development standards for Planning Areas 6, 7, 8, and 18 of Specific Plan No. 307 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that the development standards set forth in Section 6.2.e.(4) shall
be deleted and replaced by the following:

A. Chimneys and fireplaces shall be allowed to encroach into side yards a maximum of two feet (2'). No other structural encroachments shall be permitted in the front, 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.

g. Planning Areas 11 and 12.

(1) The uses permitted in Planning Areas 11 and 12 of Specific Plan No. 307 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses permitted pursuant to Section 6.1.a.(3) and (4), b.(1) and (3) and d. shall not be permitted. In addition, the permitted uses identified under Section 6.1.a. shall include public schools, parks and playgrounds.

(2) The development standards for Planning Areas 11 and 12 of Specific Plan No. 307 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that the development standards set forth in Article VI, Section 6.2.b., c., d., and e.(1), (2), 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 eighty feet (80'). "Flag" lots shall not be permitted.

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 minimum front yard setback shall be fifteen feet (15'). Front-
entry garages shall be set back a minimum of eighteen feet (18'). Side-entry garages may encroach into the front yard setback but shall be setback a minimum of ten feet (10'). The front setback shall be measured from the existing street line or from any future street line as shown on any specific plan of highways, whichever is nearer the proposed structure.

E. Side yards on interior and through lots shall be not less than five feet (5') in width. Side yards on corner and reversed corner lots shall be not less than ten feet (10') from the existing street line or from any future street line as shown on any specific plan of highways, whichever is nearer the proposed structure, upon which the main building sides, except that where the lot is less than fifty feet (50') wide, the yard need not exceed twenty percent (20%) of the width of the lot.

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

In addition, the following development standard shall also apply:

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

BB. Interior side yards may be reduced to accommodate zero lot line or common wall situations, except that, in no case shall the reduction in the side yard areas reduce the separation between structures to less than ten feet.

CC. Lots shall have a minimum usable pad area of not less than five thousand (5,000) square feet.

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

h. Planning Areas 16 and 20.

(1) The uses permitted in Planning Areas 16 and 20 of Specific Plan No. 307 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, 6 and b. (1) shall not be permitted. In addition, the permitted uses identified under Section 8.100.a. shall also include open space and trails.

(2) The development standards for Planning Areas 16 and 20 of Specific Plan No. 307 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.

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

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

By
Chairman, Board of Supervisors

ATTEST:
GERALD A. MALONEY
Clerk of the Board

By
Deputy
(SEAL)
RANCHO CALIFORNIA AREA
SEC'S. 10, 15, 16 AND 22, T. 7 S., R. 2 W., S.B.B. & M.

SP ZONE
1376.61 ACRES NET

LEGEND

SP ZONE SPECIFIC PLAN (SP 307)

MAP NO. 2.1936
CHANGE OF OFFICIAL ZONING PLAN
AMENDING
MAP NO. 2, ORDINANCE NO. 348
CHANGE OF ZONE CASE NO. 6319
AMENDING ORDINANCE NO. 348
ADOPTED BY ORDINANCE NO. 348.398
NOVEMBER 16, 1999
RIVERSIDE COUNTY BOARD OF SUPERVISORS

II-40
STATE OF CALIFORNIA

COUNTY OF RIVERSIDE

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county held on December 14, 1999, the foregoing ordinance consisting of 3 sections was adopted by the following vote:

AYES: Venable, Wilson and Mullen

NOES: None

ABSENT: Buster and Tavaglione

DATE: December 14, 1999

GERALD A. MALONEY
Clerk of the Board

By: Deputy

Item 3.38