ORDINANCE NO. 348, 4 0 41

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. 22003, as amended, are further amended by placing in effect in the Winchester/French Valley Area the zone or zones as shown on the map entitled, "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 2.2003, Change of Zone Case No. 6359," 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 17.92 to read as follows:

SECTION 17.92 SP ZONE REQUIREMENTS AND STANDARDS FOR SPECIFIC PLAN NO. 310.

a. Planning Area 1.

(1) The uses permitted in Planning Area 1 of Specific Plan No. 310 shall be the same as those uses permitted in Article XIII, Section 13.1 of Ordinance No. 348 except that the uses set forth in Section 13.1.a.(1), (11), (12), (14), and (15); b.(1), (2), (3), (4), (5), (7), (8), (9) and (10); c.(1), (2), (3), (4), (6), (7), (9) and (11); and d. shall not be permitted. In addition, the permitted uses identified under Section 13.1.a. shall also include vineyards, turf crops, parks and museums with related visitor serving concessions.

No use, other than an agricultural use and any use incidental thereto permitted in Article XIII, Section 13.1 of Ordinance No. 348 including vineyards and turf crops shall be permitted within Planning Area 1 of Specific Plan No. 310 until such time as Map No. 60 of Winchester Agricultural Preserve No. 2 has been diminished or disestablished in this planning area and any corresponding Williamson Act contract is no longer in effect for this planning area. Prior to issuance of a grading permit for any other than the aforementioned agricultural uses within Planning Area 1 of Specific Plan No. 310, all agricultural uses including uses incidental thereto within this planning area shall cease and shall no longer be a permitted use.
(2) The development standards for agricultural uses and incidental uses thereto within Planning Area 1 of Specific Plan No. 310 shall be the same as those standards identified in Article XIII, Section 13.2 of Ordinance No. 348.

(3) The development standards for uses other than agricultural uses within Planning Area 1 of Specific Plan No. 310 shall be the same as those standards identified in Article VIIIe. Section 8.101 of Ordinance No. 348.

(4) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article XIII of Ordinance No. 348 for agricultural uses and incidental uses thereto and Article VIIIe of Ordinance No. 348 for all other uses.

b. Planning Areas 2 and 4.

(1) The uses permitted in Planning Areas 2 and 4 of Specific Plan No. 310 shall be the same as those uses permitted in Article XIII, Section 13.1 of Ordinance No. 348, except that the uses permitted pursuant to Section 13.1.a. (11), (14), and (15); b. (7), and (10); c. (1), (3), (6), (7), (9) and (11); and d. shall not be permitted. In addition, the permitted uses identified under Section 13.1.a. shall include vineyards and turf crops; the permitted uses identified under Section 13.1.b. shall include multiple family dwellings, medical clinics, hospitals, well sites, public schools and all the uses set forth in Article IXb, Section 9.50.a. of Ordinance No. 348; and the permitted uses identified under Section 13.1.c. shall include all the uses set forth in Article IXb, Section 9.50.b. of Ordinance No. 348.

No use, other than an agricultural use and any use incidental thereto permitted in Article XIII, Section 13.1 of Ordinance No. 348 including vineyards and turf crops shall be permitted within Planning Areas 2 and 4 of Specific Plan No. 310 until such time as Map No. 60 of Winchester Agricultural Preserve No. 2 has been diminished or disestablished in these planning areas and any corresponding Williamson Act contract is no longer in effect for these planning areas. Prior to issuance of a grading permit for uses other than the aforementioned agricultural uses within Planning Areas 2 and 4 of Specific Plan No. 310, all agricultural uses including uses incidental thereto within these planning areas shall cease and shall no longer be a permitted use.
(2) Any land division application submitted within Planning Areas 2 and 4 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. 310 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 easements, if any;

ii. building footprints;

iii. floor plan assignments;

iv. pad elevations, street grades and all cut and fill slopes in excess of one (1) 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. description of residential floor plans and their mix;

ii. 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.
(f) building square-footage for commercial and residential uses. in a fencing plan including details of proposed materials to be used:
iv. dimensioned conceptual floor plans and elevations, including details of proposed materials for elevations, and square-footages and heights of individual units; and
v. a proposed phasing plan showing the planned sequence of subdivision map recordation and development.

(3) The development standards for agricultural uses and incidental uses thereto within Planning Areas 2 and 4 of Specific Plan No. 310 shall be the same as those standards identified in Article XIII, Section 13.2 of Ordinance No. 348.

(4) The development standards for commercial uses within Planning Areas 2 and 4 of Specific Plan No. 310 shall be the same as those standards identified in Article IXb, Section 9.53 of Ordinance No. 348. For purposes of this ordinance, a commercial use shall be defined development which includes any permitted use other than an agricultural use, single family dwellings, multiple family dwellings or apartments.

(5) The development standards for residential uses and combined residential and commercial uses within Planning Areas 2 and 4 of Specific Plan No. 310 shall be as follows:

A. Lot area shall be not less than four thousand (4,000) square feet for detached single family dwellings and five (5) acres for all other permitted uses. The minimum lot area shall be determined by excluding that portion of a lot that is used solely for access to the portion of a lot used as a building site.

B. Lots shall have a minimum width of forty feet (40') measured along the twenty-two (22) foot average building setback line; provided, however, that lots situated along street knuckles and cul-de-sac bulbs shall have not less than thirty-five feet (35') of frontage measured along the face of the curb.

C. Lots situated along collector roadways shall have a minimum width of fi
feet (50') measured along the twenty-two (22) foot average building setback line.

D. New property lines shall be located at the tops of slopes except along street rights-of-way where the standards of Ordinance No. 461 shall apply and in zero lot line situations.

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

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

G. Building separation between dwelling units shall be not less than ten feet (10') for dwellings up to twenty-eight feet (28') in overall height. Building separation shall be increased by one (1) foot for each foot by which any adjoining building exceeds twenty-eight feet (28') in overall height. Attached garages may encroach a maximum of five feet (5') into the required building separation provided no living portions of adjoining dwellings encroach into the required building separation and provided building separation between structures is not reduced below ten feet (10'). Building separation shall mean the distance between the structural portions of adjoining dwellings as measured from that point where the dwellings are nearest; provided, however, that a yard encroachment permitted under Section 18.19 shall not be considered a structural portion for the determination of building separation.

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

I. Interior side yards may be reduced to accommodate zero lot line or common wall situations, except that, in no case shall the reduction in side yard areas reduce the required separation between detached structures.

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

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

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

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

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

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

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

Q. Outside storage areas are prohibited.

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

S. All lighting fixtures, including spotlights, 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 XIII of Ordinance No. 348 for agricultural uses and Article IXb of Ordinance No. 348 for all other uses.


(1) The uses permitted in Planning Areas 3, 25 and 28 of Specific Plan No. 310 shall be the same as those uses permitted in Article XIII, Section 13.1 of Ordinance No. 348 except that the uses permitted pursuant to Section 13.1.a.(1), (12), (14) and (15): b.(3), (5), (7), (8) and (9); c.(1), (2), (3), (4), (6), (7) and (11); and d. shall not be permitted. In addition, the permitted uses identified under Section 13.1.a. shall include vineyards and turf crops; the permitted uses identified under Section 13.1.b. shall include all uses set forth in Article IXb, Section 9.50.a. of Ordinance No. 348; and the permitted uses identified under Section 13.1.c. shall include all uses set forth in Article IXb, Section 9.50.b. of Ordinance No. 348.

No use, other than an agricultural use and any use incidental thereto permitted in Article XIII, Section 13.1 of Ordinance No. 348 including vineyards and turf crops shall be permitted within Planning Areas 3, 25 and 28 of Specific Plan No. 310 until such time as Map No. 60 of Winchester Agricultural Preserve No. 2 has been diminished or disestablished in these planning areas and any corresponding Williamson Act contract is no longer in effect for these planning areas. Prior to issuance of a grading permit for uses other than the aforementioned agricultural uses within Planning Areas 3, 25 and 28 of Specific Plan No. 310, all agricultural uses including uses incidental thereto within these planning areas shall cease and shall no longer be a permitted use.

(2) The development standards for agricultural uses and incidental uses thereto within Planning Areas 3, 25 and 28 of Specific Plan No. 310 shall be the same as those standards

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identified in Article XIII, Section 13.2 of Ordinance No. 348.

(3) The development standards for uses other than agricultural uses within Planning Areas 3, 25 and 28 of Specific Plan No. 310 shall be the same as those standards identified in Article IXb, Section 9.53 of Ordinance No. 348.

(4) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article XIII of Ordinance No. 348 for agricultural uses and Article IXb of Ordinance No. 348 for all other uses.

d. Planning Area 5.

(1) The uses permitted in Planning Area 5 of Specific Plan No. 310 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), (6) and (8); b.(1); and c.(1) shall not be permitted. In addition, the permitted uses identified under Section 8.100 shall also include field crops, flower and vegetable gardening, vineyards, turf crops, tree crops, and greenhouses used only for purposes of propagation and culture, including the sale thereof from the premises and one unlighted sign that does not exceed two (2) square feet in size pertaining to the sale of products as interim uses; parks, libraries; community halls; and police and fire stations.

(2) The development standards for Planning Area 5 of Specific Plan No. 310 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.

e. Planning Area 6.

(1) The uses permitted in Planning Area 6 of Specific Plan No. 310 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), (6) and (8); b.(1); and c.(1) shall not be permitted. In addition, the permitted uses identified under Section 8.100 shall also include field crops, flower and vegetable gardening, vineyards, turf crops, tree crops, and greenhouses used only for purposes of propagation and culture, including the sale thereof from the premises and one unlighted sign that does not exceed two (2) square feet in size pertaining to the sale of products as
interim uses; parks; and ball fields.

(2) The development standards for Planning Area 6 of Specific Plan No. 310 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 VIIe of Ordinance No. 348.

f. Planning Areas 7 and 34.

(1) The uses permitted in Planning Areas 7 and 34 of Specific Plan No. 310 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348. In addition, the permitted uses identified under Section 6.1.a. shall also include vineyards and turf crops used only for purposes of propagation and culture, including the sale thereof from the premises and one unlighted sign that does not exceed two (2) square feet in size pertaining to the sale of products; schools; parking; and ball fields.

(2) The development standards for Planning Areas 7 and 34 of Specific Plan No. 310 shall be the same as those standards set forth in Article VI, Section 6.2 of Ordinance No. 348 except that the development standards set forth in Article VI, Section 6.2.a.; c.; d.; and e.(1), (2), (3) and (4) shall be deleted and replaced by the following:

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

B. 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'). That portion of a lot used for access on flag lots shall have a minimum width of thirty-five feet (35').

C. The minimum frontage of a lot shall be sixty feet (60'), 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 fifteen feet (15') 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

F. The rear yard shall be not less than twenty feet (20').

G. Porches, bays and balconies may encroach ten feet (10') into the required front and rear setbacks. 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 8, 15, 17, 21, 22, and 23.

(1) The uses permitted in Planning Areas 8, 15, 17, 21, 22, and 23 of Specific Plan No. 31 shall be the same as those uses permitted in Article XIII, Section 13.1 of Ordinance No. 348 except that the uses permitted pursuant to Section 13.1.a. (11), (14) and (15); b. (1), (2), (3), (4), (5), (6), (7), (8), (9) and (10); c. (1), (2), (3), (4), (6), (7), (9) and (11); and d. shall not be permitted. In addition the permitted uses identified under Section 13.1.a. shall include vineyards, turf crops and all uses set forth in Article Mild, Section 8.91.b., c., d., and e. of Ordinance No. 348: the permitted use identified under Section 13.1.b. shall include all uses set forth in Article VIIIId, Section 8.91.g. of Ordinance No. 348; and the permitted uses identified under Section 13.1.c. shall include all uses set forth in Article VIIIId, Section 8.91.f. of Ordinance No. 348.

No use, other than an agricultural use and any use incidental thereto permitted in Article XIII, Section 13.1 of Ordinance No. 348 including vineyards and turf crops shall be permitted within Planning Areas 8, 15, 17, 21, 22 and 23 of Specific Plan No. 310 until such time as Map No. 60 of Winchester Agricultural Preserve No. 2 has been diminished or disestablished in the planning areas and any corresponding Williamson Act contract is no longer in effect for the planning areas. Prior to issuance of a grading permit for uses other than the aforementioned
agricultural uses within Planning Areas 8, 15, 17, 21, 22 and 23 of Specific Plan No. 310. all agricultural uses including uses incidental thereto within these planning areas shall cease and shall no longer be a permitted use.

(2) The development standards for agricultural uses and incidental uses thereto within Planning Areas 8, 15, 17, 21, 22 and 23 of Specific Plan No. 310 shall be the same as those standards set forth in Article XIII, Section 13.2 of Ordinance No. 348.

(3) The development standards for uses other than agricultural uses within Planning Areas 8, 15, 17, 21, 22 and 23 of Specific Plan No. 310 shall be the same as those standards set forth in Article VIIIId, Sections 8.93, 8.94, 8.95 and 8.96 of Ordinance No. 348.

(4) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article XIII of Ordinance No. 348 for agricultural uses and Article VIIIId of Ordinance No. 348 for all other uses.

h. Planning Areas 9, 10, 11 and 33.

(1) The uses permitted in Planning Areas 9, 10, 11 and 33 of Specific Plan No. 310 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348. In addition, the permitted uses identified under Section 6.1.a.(2) shall also include vineyards and turf crops as interim uses.

(2) The development standards for Planning Areas 9, 10, 11 and 33 of Specific Plan No. 310 shall be the same as those standards set forth in Article VI, Section 6.2 of Ordinance No. 348 except that the development standards set forth in Article VI, Section 6.2.a.; c.; d.; and e.(1), (2), (3) and (4) shall be deleted and replaced by the following:

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

B. 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'). That portion of a lot used for access on flag lots shall have a minimum width of thirty feet (30').

C. The minimum frontage of a lot shall be sixty feet (60'), 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 fifteen feet (15') 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.

F. The rear yard shall be not less than twenty feet (20').

G. Porches, bays and balconies may encroach ten feet (10') into the required front 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.

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

Planning Areas 12, 14, 29 and 37

(1) The uses permitted in Planning Areas 12, 14, 29 and 37 of Specific Plan No. 310 shall be the same as those uses permitted in Article XIII, Section 13.1 of Ordinance No. 348 except that the uses permitted pursuant to Section 13.1.a. (11), (14) and (15); b. (1), (2), (3) (4), (5), (7), (8), (9) and (10); c. (1), (2), (3), (4), (6), (7), (9) and (11); and d. shall not be permitted. In addition, the permitted uses identified under Section 13.1.a. shall include vineyards, turf crops and all uses set forth in Article VIII.d. Section 8.91.b., c., d., and e. of Ordinance No. 348; the permitted uses identified under Section 13.1.b. shall include all uses set forth in Article VIII.d, Section 8.91.g. of Ordinance No. 348; and the permitted uses identified under Section 13.1.c. shall include all uses set forth in Article VIII.d, Section 8.91.f. of Ordinance No. 348.

No use, other than an agricultural use and any use incidental thereto permitted in Article
XIII, Section 13.1 of Ordinance No. 348 including vineyards and turf crops shall be permitted within Planning Areas 12, 14, 29 and 37 of Specific Plan No. 310 until such time as Map No. 60 of Winchester Agricultural Preserve No. 2 has been diminished or disestablished in these planning areas and any corresponding Williamson Act contract is no longer in effect for these planning areas. Prior to issuance of a grading permit for uses other than the aforementioned agricultural uses within Planning Areas 12, 14, 29 and 37 of Specific Plan No. 310, all agricultural uses including uses incidental thereto within these planning areas shall cease and shall no longer be a permitted use.

(2) The development standards for agricultural uses and incidental uses thereto within Planning Areas 12, 14, 29 and 37 of Specific Plan No. 310 shall be the same as those standards set forth in Article XIII, Section 13.2 of Ordinance No. 348.

(3) The development standards for uses other than agricultural uses within Planning Areas 12, 14, 29 and 37 of Specific Plan No. 310 shall be the same as those standards set forth in Article VIIIId, Sections 8.93, 8.94, 8.95 and 8.96 of Ordinance No. 348.

(4) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article XIII of Ordinance No. 348 for agricultural uses and Article VIIIId of Ordinance No. 348 for all other uses.


(1) The uses permitted in Planning Area 13 of Specific Plan No. 310 shall be the same as those uses permitted in Article XIII, Section 13.1 of Ordinance No. 348 except that the uses permitted pursuant to Section 13.1.a. (11), (14) and (15); b. (1), (2), (3), (4), (5), (7), (8), (9) and (10); c. (1), (2), (3), (4), (6), (7), (9) and (11); and d. shall not be permitted. In addition, the permitted uses identified under Section 13.1.a. shall include vineyards, turf crops, schools, parks, picnic facilities, ball fields and parking and all uses set forth in Article VIIIId, Section 8.91.b., c., d., and e. of Ordinance No. 348: the permitted uses identified under Section 13.1.b. shall include all uses set forth in Article VIIIId, Section 8.91.g. of Ordinance No. 348; and the permitted uses identified under Section 13.1.c. shall include all uses set forth in Article VIIIId, Section 8.91.f. of Ordinance No. 348.
No use, other than an agricultural use and any use incidental thereto permitted in Article XIII, Section 13.1 of Ordinance No. 348 including vineyards and turf crops shall be permitted within Planning Area 13 of Specific Plan No. 310 until such time as Map No. 60 of Winchester Agricultural Preserve No. 2 has been diminished or disestablished in this planning area and any corresponding Williamson Act contract is no longer in effect for this planning area. Prior to issuance of a grading permit for uses other than the aforementioned agricultural uses within Planning Area 13 of Specific Plan No. 310, all agricultural uses including uses incidental thereto within this planning area shall cease and shall no longer be a permitted use.

(2) The development standards for agricultural uses and incidental uses thereto within Planning Areas 13 of Specific Plan No. 310 shall be the same as those standards set forth in Article XIII, Section 13.2 of Ordinance No. 348.

(3) The development standards for uses other than agricultural uses within Planning Area 13 of Specific Plan No. 310 shall be the same as those standards set forth in Article VIIIId, Sections 8.93, 8.94, 8.95 and 8.96 of Ordinance No. 348.

(4) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article XIII of Ordinance No. 348 for agricultural uses and Article VIIIId of Ordinance No. 348 for all other uses.

k. Planning Areas 16, 18, and 19.

(1) The uses permitted in Planning Areas 16, 18 and 19 of Specific Plan No. 310 shall be the same as those uses permitted in Article XIII, Section 13.1 of Ordinance No. 348 except that the uses set forth in Section 13.1.a.(1), (11), (12), (14), and (15); b.(1), (2), (3), (4), (5), (7), (8), (9) and (10); c.(1), (2), (3), (4), (6), (7), (9) and (11); and d. shall not be permitted. In addition, the permitted uses identified under Section 13.1.a. shall also include vineyards, turf crops, undeveloped open space, hiking and equestrian trails and facilities, arboretums, well sites, and apiaries.

No use, other than an agricultural use and any use incidental thereto permitted in Article XIII, Section 13.1 of Ordinance No. 348 including vineyards, turf crops, arboretums and apiaries shall be permitted within Planning Areas 16, 18 and 19 of Specific Plan No. 310 until such time as
Map No. 60 of Winchester Agricultural Preserve No. 2 has been diminished or disestablished in these planning areas and any corresponding Williamson Act contract is no longer in effect for these planning areas. Prior to issuance of a grading permit for uses other than the aforementioned agricultural uses within Planning Areas 16, 18 and 19 of Specific Plan No. 310, all agricultural uses including uses incidental thereto within these planning areas shall cease and shall no longer be permitted use.

(2) The development standards for agricultural uses and incidental uses thereto within Planning Areas 16, 18 and 19 of Specific Plan No. 310 shall be the same as those standards identified in Article XIII, Section 13.2 of Ordinance No. 348.

(3) The development standards for uses other than agricultural uses within Planning Areas 16, 18 and 19 of Specific Plan No. 310 shall be the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No. 348.

(4) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article XIII of Ordinance No. 348 for agricultural uses and incidental uses thereto and Article VIIIe of Ordinance No. 348 for all other uses.

1. Planning Area 20.

(1) The uses permitted in Planning Area 20 of Specific Plan No. 310 shall be the same as those uses permitted in Article XIII, Section 13.1 of Ordinance No. 348 except that the uses set forth in Section 13.1.a.(1), (11), (12), (14), and (15); b.(1), (2), (3), (4), (5), (7), (8), (9) and (10); c.(1), (2), (3), (4), (6), (7), (9) and (11); and d. shall not be permitted. In addition, the permitted uses identified under Section 13.1.a. shall also include vineyards, turf crops, golf course and appurtenant facilities, including clubhouses with customary retail shop and restaurant facilities, golf maintenance facilities, undeveloped open space, hiking and equestrian trails and facilities, arboretums, well sites, and apiaries.

No use, other than an agricultural use and any use incidental thereto permitted in Article XIII, Section 13.1 of Ordinance No. 348 including vineyards, turf crops, arboretums and apiaries shall be permitted within Planning Area 20 of Specific Plan No. 310 until such time as Map No. 60 of Winchester Agricultural Preserve No. 2 has been diminished or disestablished in this planning area.
area and any corresponding Williamson Act contract is no longer in effect for this planning area.

Prior to issuance of a grading permit for uses other than the aforementioned agricultural uses within Planning Area 20 of Specific Plan No. 310, all agricultural uses including uses incidental thereto within these planning areas shall cease and shall no longer be a permitted use.

(2) The development standards for agricultural uses and incidental uses thereto within Planning Area 20 of Specific Plan No. 310 shall be the same as those standards identified in Article XIII, Section 13.2 of Ordinance No. 348.

(3) The development standards for uses other than agricultural uses within Planning Area 20 of Specific Plan No. 310 shall be the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No. 348.

(4) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article XII of Ordinance No. 348 for agricultural uses and incidental uses thereto and Article VIIIe of Ordinance No. 348 for all other uses.

m. Planning Areas 24 and 27.

(1) The uses permitted in Planning Areas 24 and 27 of Specific Plan No. 310 shall be the same as those uses permitted in Article XIII, Section 13.1 of Ordinance No. 348 except that the uses permitted pursuant to Section 13.1.a.(1), (12), (14) and (15); b.(3), (5), (7), (8) and (9); c.(1), (2), (3), (4), (6), (7) and (11); and d. shall not be permitted. In addition, the permitted uses identified under Section 13.1.a. shall include vineyards and turf crops; the permitted uses identified under Section 13.1.b. shall include all uses set forth in Article IXb, Section 9.50.a. of Ordinance No. 348; and the permitted uses identified under Section 13.1.c. shall include all uses set forth in Article IXb, Section 9.50.b. of Ordinance No. 348.

No use, other than an agricultural use and any use incidental thereto permitted in Article XIII, Section 13.1 of Ordinance No. 348 including vineyards and turf crops shall be permitted within Planning Areas 24 and 27 of Specific Plan No. 310 until such time as Map No. 60 of Winchester Agricultural Preserve No. 2 has been diminished or disestablished in these planning areas and any corresponding Williamson Act contract is no longer in effect for these planning areas.

Prior to issuance of a grading permit for uses other than the aforementioned agricultural
uses within Planning Areas 24 and 27 of Specific Plan No. 310, all agricultural uses includin¹ use:
incidental thereto within these planning areas shall cease and shall no longer be a permitted use.

(2) The development standards for agricultural uses and incidental uses thereto within
Planning Areas 24 and 27 of Specific Plan No. 310 shall be the same as those standards identified in
Article XIII, Section 13.2 of Ordinance No. 348.

(3) The development standards for uses other than agricultural uses within Planning
Areas 24 and 27 of Specific Plan No. 310 shall be the same as those standards identified in Article
IXb, Section 9.53 of Ordinance No. 348.

(4) Except as provided above, all other zoning requirements shall be the same as those
requirements identified in Article XIII of Ordinance No. 348 for agricultural uses and Article IXb of
Ordinance No. 348 for all other uses.


(1) The uses permitted in Planning Area 26 of Specific Plan No. 310 shall be the same
as those uses permitted in Article IXb, Section 9.50 of Ordinance No. 348. In addition, the
permitted uses identified under Section 9.50 shall also include field crops, flower and vegetable
gardening, vineyards, turf crops, tree crops, and greenhouses used only for purposes of propagation
and culture, including the sale thereof from the premises and one unlighted sign that does no
exceed two (2) square feet in size pertaining to the sale of products as interim uses.

(2) The development standards for Planning Area 26 of Specific Plan No. 310 shall be
the same as those standards identified in Article IXb, Section 9.51 and 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.

o. Planning Areas 30 and 31.

(1) The uses permitted in Planning Areas 30 and 31 of Specific Plan No. 310 shall be the
same as those uses permitted in Article XIII, Section 13.1 of Ordinance No. 348 except that the use:
permitted pursuant to Section 13.1.a. (11), (14) and (15); b. (1), (2), (3), (4), (5), (7), (8), (9) and (10)
c. (1), (2), (3), (4), (6), (7), (9) and (11); and d. shall not be permitted. In addition, the
permitted uses identified under Section 13.1.a shall include vineyards, turf crops and all uses set forth in Article VI, Section 6.1.a. of Ordinance No. 348: the permitted uses identified under Section 13.1.b. shall include all uses set forth in Article VI, Section 6.1.b. of Ordinance No. 348: and the permitted uses identified under Section 13.1.c. shall include all uses set forth in Article VI, Section 6.1.c. of Ordinance No. 348.

No use, other than an agricultural use and any use incidental thereto permitted in Article XIII, Section 13.1 of Ordinance No. 348 including vineyards and turf crops shall be permitted within Planning Areas 30 and 31 of Specific Plan No. 310 until such time as Map No. 60 of Winchester Agricultural Preserve No. 2 has been diminished or disestablished in these planning areas and any corresponding Williamson Act contract is no longer in effect for these planning areas. Prior to issuance of a grading permit for uses other than the aforementioned agricultural uses within Planning Areas 30 and 31 of Specific Plan No. 310, all agricultural uses including uses incidental thereto within these planning areas shall cease and shall no longer be a permitted use.

(2) The development standards for agricultural uses and incidental uses thereto within Planning Areas 30 and 31 of Specific Plan No. 310 shall be the same as those standards set forth in Article XIII, Section 13.2 of Ordinance No. 348.

(3) The development standards for uses other than agricultural uses within Planning Areas 30 and 31 of Specific Plan No. 310 shall be the same as those standards set forth in Article VI, Section 6.2 of Ordinance No. 348 except that the development standards set forth in Article VI, Section 6.2.b.; c.; d.; and e.(1), (2), (3) and (4) shall be deleted and replaced by the following:

A. Lot area shall be not less than 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.

B. The minimum average width of that portion of a lot to be used as a building site shall be seventy feet (70') 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 thirty feet (30').

C. The minimum frontage of a lot shall be seventy feet (70'), except that lots
fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five feet (35').
Lot frontage along curvilinear streets may be measured at the building setback in accordance
with zone development standards.

D. The front yard shall be not less than twenty feet (20'), measured from the
existing street line or from any future street line as shown on any specific plan of highways
whichever is nearer the proposed structure.

E. Side yards on interior and through lots shall be not less than ten feet (10') in
width. Side yards on corner and reversed corner lots shall be not less than twenty-five feet
(25') 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

F. The rear yard shall be not less than twenty feet (20').

G. Porches, bays and balconies may encroach ten feet (10') into the required front
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.

(4) Except as provided above, all other zoning requirements shall be the same as those
requirements identified in Article XIII of Ordinance No. 348 for agricultural uses and Article VI of:
Ordinance No. 348 for all other uses.

p. Planning Area 32.

(1) The uses permitted in Planning Area 32 of Specific Plan No. 310 shall be the same as
those uses permitted in Article VI, Section 6.1 of Ordinance No. 348. In addition, the permitted uses:
identified under Section 6.1.a.(2) shall also include vineyards and turf crops.

2) The development standards for Planning Area 32 of Specific Plan No. 310 shall be the
same as those standards set forth in Article VI, Section 6.2 of Ordinance No 48 except that the
development standards set forth in Article VI, Section 6.2.b.; c.; d.; and c.(1 ). (2), (3) and (4) 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.

B. The minimum average width of that portion of a lot to be used as a building site shall be seventy feet (70') 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 thirty feet (30').

C. The minimum frontage of a lot shall be seventy feet (70'), except that lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five feet (35'). Lot frontage along curvilinear streets may be measured at the building setback in accordance with zone development standards.

D. The front yard shall be not less than twenty feet (20'), measured from the existing street line or from any future street line as shown on any specific plan of highways, whichever is nearer the proposed structure.

E. Side yards on interior and through lots shall be not less than ten feet (10') in width. Side yards on corner and reversed corner lots shall be not less than twenty-five feet (25') 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.

F. The rear yard shall be not less than twenty feet (20').

G. Porches, bays and balconies may encroach ten feet (10') into the required front 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.

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

q. Planning Areas 35 and 36.

(1) The uses permitted in Planning Areas 35 and 36 of Specific Plan No. 310 shall be the same as those uses permitted in Article IXb, Section 9.50 of Ordinance No. 348, except that the uses permitted pursuant to Section 9.50.a.(11), (13), (23), (28), (30), (43), (52), and (64); b.(5) and (19) shall not be permitted. In addition, the permitted uses identified under Section 9.50.a.
shall also include single family dwellings, multiple family dwellings, parking, hospitals, medical
clinics, libraries and schools. Furthermore, the permitted uses identified under Section 9.50 shall
also include field crops, flower and vegetable gardening, vineyards, turf crops, tree crops, and
greenhouses used only for purposes of propagation and culture, including the sale thereof from the
premises and one unlighted sign that does not exceed two (2) square feet in size pertaining to the
sale of products as interim uses.

(2) Any land division application submitted within Planning Areas 35 and 36 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. 310 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 easements, if any;

ii. building footprints:

iii. floor plan assignments;

iv. pad elevations, street grades and all cut and fill slopes in excess of
one (1) 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. description of residential floor plans and their mix:

ii. 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.
   (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 elevation, including details of proposed materials for elevations, and square-footages and heights of individual units; and

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

(3) The development standards for commercial uses within Planning Areas 35 and Specific Plan No. 310 shall be the same as those standards identified in Article IXb, Section 9.53 of Ordinance No. 348. For purposes of this ordinance, a commercial use shall be defined as any permitted use other than and agricultural use, single family dwellings, multiple family dwellings or apartments.

(4) The development standards for residential uses and combined residential and commercial uses within Planning Areas 35 and 36 of Specific Plan No. 310 shall be as follows:

A. Lot area shall be not less than four thousand (4,000) square feet for detached single family dwellings and five (5) acres for all other permitted uses. The minimum lot area shall be determined by excluding that portion of a lot that is used solely for access to the portion of a lot used as a building site.

B. Lots shall have a minimum width of forty feet (40') measured along the twenty-two (22) foot average building setback line; provided, however, that lots situated along street knuckles and cul-de-sac bulbs shall have not less than thirty-five feet (35') f
frontage measured along the face of the curb.

C. Lots situated along collector roadways shall have a minimum width of fifty feet (50') measured along the twenty-two (22) foot average building setback line.

D. New property lines shall be located at the tops of slopes except along street rights-of-way where the standards of Ordinance No. 461 shall apply and in zero lot line situations.

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

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

G. Building separation between dwelling units shall be not less than ten feet (10') for dwellings up to twenty-eight feet (28') in overall height. Building separation shall be increased by one (1) foot for each foot by which any adjoining building exceeds twenty-eight feet (28') in overall height. Attached garages may encroach a maximum of five feet (5') into the required building separation provided no living portions of adjoining dwellings encroach into the required building separation and provided building separation between structures is not reduced below ten feet (10'). Building separation shall mean the distance between the structural portions of adjoining dwellings as measured from that point where the dwellings are nearest; provided, however, that a yard encroachment permitted under Section 18.19 shall not be considered a structural portion for the determination of building separation.
H. Rear yards shall be a minimum of twenty feet (20'). Rear yards shall be a minimum of forty feet (40') for lots which have rear yards adjacent to streets with a planned width of one hundred ten feet (110') or greater, state highways, or freeways.

I. Interior side yards may be reduced to accommodate zero lot line or common wall situations, except that, in no case shall the reduction in side yard areas reduce the required separation between detached structures.

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

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

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

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

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

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

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

Q. Outside storage areas are prohibited.

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

S. All lighting fixtures, including spotlights, 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.

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

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

[Signature]
Chairman, Board of Supervisors
James A. Venable

ATTEST:

GERALD A. MALONEY
Clerk of the Board

APPROVED AS TO FORM AND CONTENT
COUNTY COUNSEL
December 11, 2001

BY: [Signature]
Karin Watts-Bazan
Deputy County Counsel