ORDINANCE NO. 348.4135

AN ORDINANCE OF THE COUNTY OF RIVERSIDE

AMENDING ORDINANCE NO. 348 RELATING TO ZONING

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

Section 1. Article XVIIa, Section 17.91 of Ordinance No. 348 is amended to read as follows:

Section 17.91 SP ZONE REQUIREMENTS AND STANDARDS FOR SPECIFIC PLAN NO. 313.

a. Planning Areas 1.1A, 9, 9A, 12, 13, 13A, 17, 18, 21, and 22.

(1) The uses permitted in Planning Areas 1.1A, 9, 9A, 12, 13, 13A, 17, 18, 21, and 22 of Specific Plan No. 313 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), (6), and (8); b.(1); and c.(1) shall not be permitted. In addition, the permitted uses identified under Section 8.100.a. shall also include open space.

(2) The development standards for Planning Areas 1.1A, 9, 9A, 12, 13, 13A, 17, 18, 21 and 22 of Specific Plan No. 313 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.

b. Planning Area 2.

(1) The uses permitted in Planning Area 2 of Specific Plan No. 313 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), (5), and (7); (3) and (5); and c. shall not be permitted.

(2) The development standards for Planning Area 2 of Specific Plan No. 313 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that the development standards set forth in Article VI, Section 6.2.b. and e.(1) and (2) shall be deleted and replaced by the following:

A. Lot area shall be not less than six thousand five hundred (6,500) 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 front yard shall not be 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 to the proposed structure.

C. Side yards on interior and through lots shall be not less than five feet (5’), except where a fireplace, media niche, or other architectural projection occurs, in which case the side yard shall be not less than three feet (3’). 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 structures upon which the main building sides, except that where the lot is less than fifty feet (50’) wide, the yard not exceed twenty percent (20%) of the width of the lot.

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

c. Planning Areas 3 and 16.

(1) The uses permitted in Planning Areas 3 and 16 of Specific Plan No. 313 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), (6) and (8); b. (1); and c.(1) shall not be permitted. In addition, the permitted uses identified under Section 8.100.a. shall also include public parks and play grounds.

(2) The development standards for Planning Areas 3 and 16 of Specific Plan No. 313 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.

d. Planning Area 4.

(1) The uses permitted in Planning Area 4 of Specific Plan No. 313 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), (5) and (7); b.(1), (3), and (5); c.; and e. shall not be permitted.

(2) The development standards for Planning Area 4 of Specific Plan No. 313 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) and (2) shall be deleted and replaced by the following:

A. Lot area shall be not less than five thousand five hundred (5,500) 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 the lot to be used as a building site shall be fifty feet (50’) with a minimum average depth of one hundred feet (100’). “Flag” lots shall not be permitted.

C. The minimum frontage of a lot shall be fifty feet (50’); except that lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five feet (35’). Lot frontage along curvilinear streets may be measured at the building setback in accordance with zone development standards.

D. The front yard shall not be 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 to the proposed structure.

E. Side yards on interior and through lots shall be not less than five feet (5’), except where a fireplace, media niche, or other architectural projection occurs, in which case the side yard shall be not less than three feet (3’). 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.

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

e. **Planning Areas 5 and 14.**

(1) The uses permitted in Planning Areas 5 and 14 of Specific Plan No. 313 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), (5) and (7); b.(1), (3), and (5); c.; and e. shall not be permitted.

(2) The development standards for Planning Areas 5 and 14 of Specific Plan No. 313 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) and (2) shall be deleted and replaced by the following:

A. Lot area shall be not less than five thousand (5,000) square feet. The minimum lot area shall be determined by excluding that portion of a lot that is used solely for access to the portion of a lot used as a building site.

B. The minimum average width of that portion of the lot to be used as a building site shall be fifty feet (50’) with a minimum average depth of one hundred feet (100’). “Flag” lots shall not be permitted.

C. The minimum frontage of a lot shall be fifty feet (50’), except that lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five feet (35’). Lot frontage along curvilinear streets may be measured at the building setback in accordance with zone development standards.

D. The front yard shall not be 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 to the proposed structure.

E. Side yards on interior and through lots shall be not less than five feet (5’), except where a fireplace, media niche, or other architectural projection occurs, in which case the side yard shall be not less than three feet (3’). 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.

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


(1) The uses permitted in Planning Area 6 of Specific Plan No. 313 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), (5), and (7); b.(1), (3) and (5); c; and e. shall not be
permitted. In addition, the permitted uses identified under Section 6.1.a. shall also include public
schools.

(2) The development standards for Planning Area 6 of Specific Plan No. 313 shall be
the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that
the development standard set forth in Article VI, Section 6.2.b. and e. (1) and (2) shall be deleted
and replaced by the following:

A. Lot area shall be not less than eight thousand (8,000) 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 front yard shall not be 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 to the proposed structure.

C. Side yards on interior and through lots shall be not less than five feet (5'),
except where a fireplace, media niche, or other architectural projection occurs, in which
case the side yard shall be not less than three feet (3'). 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 structures upon which the main building sides, except that where the lot is less
than fifty feet (50') wide, the yard not exceed twenty percent (20%) of the width of the lot.
(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 7, 20 and 23.

(1) The uses permitted in Planning Areas 7, 20 and 23 of Specific Plan No. 313 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses permitted pursuant to Section 6.1.b.(3) and (5); c.; and e. shall not be permitted.

(2) The development standards for Planning Areas 7, 20 and 23 of Specific Plan No. 313 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that the development standards set forth in Article VI, Section 6.2.b. and c. shall be deleted and replaced by the following:

A. Lot area shall be not less than twenty-two thousand (22,000) 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 the lot to be used as a building site shall be one hundred feet (100') with a minimum average depth of one hundred feet (100'). "Flag" lots shall not be permitted.

(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 8, 15 and 19.

(1) The uses permitted in Planning Areas 8, 15 and 19 of Specific Plan No. 313 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), (5), and (7); b.(1), (3) and (5); and c.; and e. shall not be permitted.

(2) The development standards for Planning Areas 8, 15 and 19 of Specific Plan No. 313 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that the development standard set forth in Article VI, Section 6.2.b. and e. (1) and (2) shall be deleted and replaced by the following:

A. Lot area shall be not less than eight thousand (8,000) 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 front yard shall not be 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 to the proposed structure.

C. Side yards on interior and through lots shall be not less than five feet (5'), except where a fireplace, media niche, or other architectural projection occurs, in which case the side yard shall be not less than three feet (3'). 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 structures upon which the main building sides, except that where the lot is less than fifty feet (50') wide, the yard not exceed twenty percent (20%) of the width of the lot.

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

i. Planning Area 10.

(1) The uses permitted in Planning Area 10 of Specific Plan No 313 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), (5) and (7); b.(1), (3) and (5); c. and e. shall not be permitted.

(2) The development standards for Planning Area 10 of Specific Plan No. 313 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that the development standard set forth in Article VI, Section 6.2.b. and e. (1) and (2) shall be deleted and replaced by the following:

A. Lot area shall be not less than seven thousand (7,000) 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 front yard shall not be 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 to the proposed structure.

C. Side yards on interior and through lots shall be not less than five feet (5'), except where a fireplace, media niche, or other architectural projection occurs, in which case the side yard shall be not less than three feet (3'). 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 structures upon which the main building sides, except that where the lot is less than fifty feet (50') wide, the yard not exceed twenty percent (20%) of the width of the lot.

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

j. **Planning Area 11.**

(1) The uses permitted in Planning Area 11 of Specific Plan No. 313 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), (5) and (7); b.(1), (3) and (5); and c.; and e. shall not be permitted.

(2) The development standards for Planning Area 11 of Specific Plan No. 313 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that the development standard set forth in Article VI, Section 6.2.b. and e. (1) and (2) 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 front yard shall not be 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 to the proposed structure.

C. Side yards on interior and through lots shall be not less than five feet (5'), except where a fireplace, media niche, or other architectural projection occurs, in which case the side yard shall be not less than three feet (3'). 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 structures upon which the main building sides, except that where the lot is less than fifty feet (50') wide, the yard not exceed twenty percent (20%) of the width of the lot.

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

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

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

By

(Seal)

By

Chairman, Board of Supervisors

John Tavaglione

ATTEST:

NANCY ROMERO

Clerk to the Board

By

(SEAL)

By

Deputy

Karina Watts-Boze

Deputy County Counsel

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AUG 26 2003
STATE OF CALIFORNIA

COUNTY OF RIVERSIDE

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county held on
August 26, 2003, the foregoing ordinance consisting of 3 Sections was adopted by the following
vote:

AYES: Buster, Tavaglione, Venable and Wilson

NOES: None

ABSENT: Ashley

DATE: August 26, 2003

NANCY ROMERO
Clerk to the Board

BY: 
Depuyo

Seal

Item 2.15