ORDINANCE NO. 348.4286

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 affect the Alberhill Zoning Area, the zone or zones as shown on the map entitled “Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 2.2126, Change of Zone Case No. 6809,” which map is made part of this ordinance.

Section 2. Article XVIIa of Ordinance No. 348 is amended by adding thereto a new Section 17.99 to read as follows:

SECTION 17.99 SP ZONE REQUIREMENTS AND STANDARDS FOR SPECIFIC PLAN NO. 333.

a. Planning Area 1

(1) The uses permitted in Planning Area 1 of Specific Plan No. 333 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. (1), (3), (6), and (7); c; and d. shall not be permitted.

(2) The development standards for Planning Area 1 of Specific Plan No. 333 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), (3) 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. 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 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 setback shall be a minimum of fifteen feet (15'), except that any front facing garage door shall be setback a minimum of 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 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 show on any Specific Plan of Highways, whichever is nearer the proposed structure, upon which the main building sides.

f. The rear yard shall not be less than fifteen usable feet (15') for one-story homes and twenty feet (20') for two-story homes. For purposes of this standard only, the term “usable” shall be defined as any portion of the rear yard with a slope of less than a four (4) to one (1) ratio.

g. Chimneys, entertainment niches, and fireplaces shall be allowed to encroach into side yards a minimum of two feet (2') on only one (1) side yard of any home. 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.

In addition, the following standard shall also apply:

AA. In no case shall more than fifty percent (50%) of any lot be covered by buildings for one-story buildings or shall more than forty-five percent (45%) of any lot be covered by buildings for two-story buildings.

(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 1A, 3A and 4A
(1) The uses permitted in Planning Areas 1A, 3A and 4A of Specific Plan No. 333 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), (7), and (8); b.(1); and c.(1) shall not be permitted. In addition, the permitted uses shall include undeveloped open space and drainage facilities.

(2) The development standards for Planning Areas 1A, 3A and 4A of Specific Plan No. 333 shall be the same as those standards set forth 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.

c. Planning Area 2

(1) The uses permitted in Planning Area 2 of Specific Plan No. 333 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. (1), (3), (6) and (7); c; and d. shall not be permitted.

(2) The development standards for Planning Area 2 of Specific Plan No. 333 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), (3) and (4) shall be deleted and replaced by the following:

a. Lot area shall be not less than six thousand (6000) 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 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 setback shall be a minimum of fifteen feet (15'), except that any front facing garage door shall be setback a minimum of 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 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 show on any Specific Plan of Highways, whichever is nearer the proposed structure, upon which the main building sides.

f. The rear yard shall not be less than fifteen usable feet (15') for one-story homes and twenty feet (20') for two-story homes. For purposes of this standard only, the term “usable” shall be defined as any portion of the rear yard with a slope of less than a four (4) to one (1) ration.

g. Chimneys, entertainment niches, and fireplaces shall be allowed to encroach into side yards a minimum of two feet (2') on only one (1) side yard of any home. 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.

In addition, the following standard shall also apply:

AA. In no case shall more than fifty percent (50%) of any lot be covered by buildings, for one-story buildings or shall more than forty-five percent (45%) of any lot be covered by buildings for two-story buildings.

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

d. Planning Area 3

(1) The uses permitted in Planning Area 3 of Specific Plan No. 333 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. (1), (3), (6), and (7); c; and d. shall not be permitted.
(1) The development standards for Planning Area 3 of Specific Plan No. 333 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.e.(1), (2), (3) and (4) shall be deleted and replaced by the following:

a. The front yard setback shall be a minimum of fifteen feet (15’), except that any front facing garage door shall be setback a minimum of 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.

b. 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 show on any Specific Plan of Highways, whichever is nearer the proposed structure, upon which the main building sides.

c. The rear yard shall not be less than fifteen usable feet (15’) for one-story homes and twenty feet (20’) for two-story homes. For the purposes of this standard only the term “usable” shall be defined as any portion of the rear yard with a slope of less than a four (4) to one (1) ratio.

d. Chimneys, entertainment niches, and fireplaces shall be allowed to encroach into side yards a minimum of two feet (2’) on only one (1) side yard of any home. 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.

In addition, the following standard shall also apply:

AA. In no case shall more than fifty percent (50%) of any lot be covered by buildings, for one-story buildings or shall more than forty-five percent (45%) of any lot be covered by buildings for two-story buildings.

(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 Area 4
(1) The uses permitted in Planning Area 4 of Specific Plan No. 333 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. (1), (3), (6), and (7); c; and d. shall not be permitted.

(2) The development standards for Planning Area 4 of Specific Plan No. 333 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), (2), (3) and (4) 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 setback shall be a minimum of fifteen feet (15’), except that any front facing garage door shall be setback a minimum of 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.

c. 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 show on any Specific Plan of Highways, whichever is nearer the proposed structure, upon which the main building sides.

d. The rear yard shall not be less than fifteen usable feet (15’) for one-story homes and twenty feet (20’) for two-story homes. For purposes of this standard only, the term “usable” shall be defined as any portion of the rear yard with a slope of less than four (4) to one (1) ratio.

e. Chimneys, entertainment niches, and fireplaces shall be allowed to encroach into side yards a minimum of two feet (2’) on only one (1) side yard of any home. 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.

In addition, the following standard shall also apply.

AA. In no case shall more than fifty percent (50%) of any lot be covered by buildings, for one-story buildings or shall more than forty-five percent (45%) of any lot be covered by buildings for two-story buildings.

f. **Planning Area 5**

(1) The uses permitted in Planning Area 5 of Specific Plan No. 333 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), (3), (6) and (8); and b.(1); and c.(1) shall not be permitted. In addition, the permitted uses identified under Section 8.100.a. shall also include parks.

(2) The development standards for Planning Area 5 of Specific Plan No. 333 shall be the same as those standards set forth 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.

g. **Planning Area 6**

(1) The uses permitted in Planning Area 6 of Specific Plan No. 333 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), (7), and (8); b.(1); and c.(1) shall not be permitted. In addition, the permitted uses shall include undeveloped open space.

(2) The development standards for Planning Area 6 of Specific Plan No. 333 shall be the same as those standards set forth in Article VIIIe, Section 8.101 of Ordinance No. 348.

(3) Except as proved 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 [Signature]
Chairman, Board of Supervisors – Marion Ashley

ATTEST:

Nancy Romero
Clerk of the Board

By [Signature]
Deputy

[SEAL]

APPROVED AS TO FORM:

November 30, 2004

By [Signature]
KARIN WATTS-BAZAN
Deputy County Counsel

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LEGEND

SP ZONE SPECIFIC PLAN (SP 333)

MAP NO. 2.2176
CHANGE OF OFFICIAL ZONING PLAN
AMENDING MAP NO. 2
ORDINANCE NO. 348
CHANGE OF ZONE CASE NO. 6829
APPROVED BY ORDINANCE NO. 348-286
APRIL 19, 2003
RIVERSIDE COUNTY BOARD OF SUPERVISORS
STATE OF CALIFORNIA
COUNTY OF RIVERSIDE

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county held on April 19, 2005, the foregoing ordinance consisting of 3 Sections was adopted by the following vote:

AYES: Buster, Wilson, and Ashley
NAYS: None
ABSENT: Tavaglione and Stone

DATE: April 19, 2005

Seal

NANCY ROMERO
Clerk of the Board

BY: [Signature]
Deputy

Item 3.31