ORDINANCE NO. 348.4700

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 4.1 of Ordinance No. 348, and Official Zoning Map No. 2, as amended, are further amended by placing in effect in the Homeland Zoning Area, the zone or zones as shown on the map entitled “Change of Official Zoning Plan Amending Ordinance 348, Map No. 2.2327, Change of Zone Case No. 7076,” 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 17.115 to read as follows:

SECTION 17.115 S.P. ZONE REQUIREMENTS AND STANDARDS FOR SPECIFIC PLAN NO. 344.

a. Planning Areas 1 and 11

(1) The uses permitted in Planning Areas 1 and 11 of Specific Plan No. 344 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 Sections 6.1.a.(2) and (9), and b.(1), (3), and (5), and c.(1) shall not be permitted.

(2) The development standards for Planning Areas 1 and 11 of Specific Plan No. 344 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, Sections 6.2.a., 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 twenty thousand (20,000) square feet.

B. The minimum average width of that portion of a lot to be used as a building site shall be one hundred feet (100’) with a minimum average depth of one hundred sixty feet (160’).
C. Minimum lot frontage shall be seventy-five feet (75’), except for lots fronting on knuckles or cul-de-sac lots, which shall have a minimum lot frontage of forty feet (40’).

D. The maximum building height shall be forty feet (40’). The maximum wall/fence height shall be seven feet (7’).

E. Front yard setbacks shall be a minimum of thirty feet (30’) as measured from the existing street right-of-way or from any future street right-of-way as shown on any specific plan of highways, whichever is nearer the proposed structure.

F. Side yard setbacks shall be a minimum of fifteen feet (15’) for interior lots and a minimum of twenty feet (20’) for corner lots.

G. Rear yard setbacks shall be a minimum of thirty feet (30’) feet as measured from the rear lot line.

H. Fireplaces, media niches, AC units, and pot shelves may encroach a maximum of two and a half feet (2.5’) into the side yard setback. Porches may encroach into front yard and side yard setbacks by ten feet (10’). Garages may encroach into the rear yard setback by ten feet (10’).

I. A minimum of two parking spaces shall be provided within a garage for each dwelling unit.

J. Pad area shall not be less than six thousand five hundred (6,500) 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.

b. Planning Areas 2, 8, and 10

(1) The uses permitted in Planning Areas 2, 8, and 10 of Specific Plan No. 344 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 Sections 6.1.a.(2), (3), (5), (7), (8), and (9), and b.(1), (3), and (5), and c.(1) shall not be permitted.
(2) The development standards for Planning Areas 2, 8, and 10 of Specific Plan No. 344 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, Sections 6.2.a., 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 seven thousand (7,000) square feet.

B. The minimum average width of that portion of a lot to be used as a building site shall be sixty-five feet (65’) with a minimum average depth of ninety-five feet (95’).

B. Minimum lot frontage shall be sixty feet (60’), except for lots fronting on knuckles or cul-de-sac lots, which shall have a minimum lot frontage of thirty-five feet (35’).

C. The maximum building height shall be forty feet (40’). The maximum wall/fence height shall be seven feet (7’).

D. Front yard setbacks shall be a minimum of eighteen feet (18’) as measured from the existing street right-of-way or from any future street right-of-way as shown on any specific plan of highways, whichever is nearer the proposed structure.

E. Side yard setbacks shall be a minimum of five feet (5’) for interior lots and a minimum of ten feet (10’) for corner lots.

F. Rear yard setbacks shall be a minimum of fifteen feet (15’) as measured from the rear lot line.

G. Fireplaces, media niches, AC units, and pot shelves may encroach a maximum of two and a half feet (2.5’) into the side yard setback. Living areas may encroach two feet (2’) into the front yard setback. Porches may encroach seven feet (7’) into the front yard setback. Side entry garages may encroach eight feet (8’) into the front yard setback.

H. A minimum of two parking spaces shall be provided within a garage for each dwelling unit.

I. Pad area shall not be 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.

c. Planning Area 3

(1) The uses permitted in Planning Area 3 of Specific Plan No. 344 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 Sections 6.1.a.(2), (3), (5), (7), (8), and (9), and b.(1), (3), and (5), and c.(1) shall not be permitted.

(2) The development standards for Planning Area 3 of Specific Plan No. 344 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, Sections 6.2.a., 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 (6,000) square feet.

B. The minimum average width of that portion of a lot to be used as a building site shall be fifty-five feet (55’’) with a minimum average depth of ninety-five feet (95’’).

C. Minimum lot frontage shall be fifty-five feet (55’’), except for lots fronting on knuckles or cul-de-sac lots which shall have a minimum lot frontage of thirty-five feet (35’’).

D. The maximum building height shall be forty feet (40’’) feet. The maximum wall/fence height shall be seven feet (7’’).

E. Front yard setbacks shall be a minimum of eighteen feet (18’’) as measured from the existing street right-of-way or from any future street right-of-way as shown on any specific plan of highways, whichever is nearer the proposed structure.

F. Side yard setbacks shall be a minimum of five feet (5’’) feet for interior lots and a minimum of ten feet (10’’) for corner lots.

G. Rear yard setbacks shall be a minimum of fifteen feet (15’’) as measured from the rear lot line.

H. Fireplaces, media niches, AC units, and pot shelves may encroach a maximum of two and a half feet (2.5’’) into the side yard setback. Living areas may
encroach two feet (2') into the front yard setback. Porches may encroach seven feet (7') into the front yard setback. Side entry garages may encroach eight feet (8') into the front yard setback.

I. A minimum of two parking spaces shall be provided within a garage for each dwelling unit.

J. Pad area shall not be less than four thousand (4,000) 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.

d. Planning Areas 4 and 5

(1) The uses permitted in Planning Areas 4 and 5 of Specific Plan No. 344 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 Sections 6.1.a.(2), (3), (5), (7), (8), and (9), and b.(1), (3), and (5), and c.(1)

(2) The development standards for Planning Areas 4 and 5 of Specific Plan No. 344 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, Sections 6.2.a., 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 four thousand five hundred (4,500) square feet.

B. The minimum average width of that portion of a lot to be used as a building site shall be forty-five feet (45') with a minimum average depth of ninety feet (90').

C. Minimum lot frontage shall be forty feet (40'), except for lots fronting on knuckles or cul-de-sac lots which shall have a minimum lot frontage of thirty feet (30').

D. The maximum building height shall be forty feet (40'). The maximum wall/fence height shall be seven feet (7').

E. Front yard setbacks shall be a minimum of eighteen feet (18') as measured from the existing street right-of-way or from any future street right-of-way as shown on any specific plan of highways, whichever is nearer the proposed structure.
F. Side yard setbacks shall be a minimum of five feet (5') for interior lots and a minimum of ten feet (10') for corner lots.

G. Rear yard setbacks shall be a minimum of ten feet (10') as measured from the rear lot line.

H. Fireplaces, media niches, AC units, and pot shelves may encroach a maximum of two and a half feet (2.5') into the side yard setback. Living areas may encroach three feet (3') into the front yard setback. Porches may encroach eight feet (8') into the front yard setback. Side entry garages may encroach eight feet (8') into the front yard setback.

I. A minimum of two parking spaces shall be provided within a garage for each dwelling unit.

J. Pad area shall not be less than three thousand five hundred (3,500) 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.

e. Planning Areas 6 and 7

(1) The uses permitted in Planning Areas 6 and 7 of Specific Plan No. 344 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 Sections 6.1.a.(2), (3), (5), (7), (8), and (9), and b.(1), (3), and (5), and c.(1) shall not be permitted.

(2) The development standards for Planning Areas 6 and 7 of Specific Plan No. 344 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, Sections 6.2.a., 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 four thousand (4,000) square feet.

B. The minimum average width of that portion of a lot to be used as a building site shall be forty-five feet (45') with a minimum average depth of ninety feet (90') feet.
C. Minimum lot frontage shall be forty feet (40’), except for lots fronting on knuckles or cul-de-sac lots which shall have a minimum lot frontage of thirty feet (30’).

D. The maximum building height shall be forty feet (40’). The maximum wall/fence height shall be seven feet (7’).

E. Front yard setbacks shall be a minimum of eighteen feet (18’) as measured from the existing street right-of-way or from any future street right-of-way as shown on any specific plan of highways, whichever is nearer the proposed structure.

F. Side yard setbacks shall be a minimum of five feet (5’) for interior lots and a minimum of ten feet (10’) for corner lots.

G. Rear yard setbacks shall be a minimum of ten feet (10’) as measured from the rear lot line.

H. Fireplaces, media niches, AC units, and pot shelves may encroach a maximum of two and a half feet (2.5’) into the side yard setback. Living areas may encroach three feet (3’) into the front yard setback. Porches may encroach eight feet (8’) into the front yard setback. Side entry garages may encroach eight feet (8’) into the front yard setback.

I. A minimum of two parking spaces shall be provided within a garage for each dwelling unit.

J. Pad area shall not be less than three thousand four hundred (3,400) 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.

f. Planning Area 9

(1) The uses permitted in Planning Area 9 of Specific Plan No. 344 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 Sections 6.1a.(2), (3), (5), (7), (8), and (9), and b.(1), (3), and (5), and c.(1) shall not be permitted.
(2) The development standards for Planning Area 9 of Specific Plan No. 344 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, Sections 6.2.a., 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.

B. The minimum average width of that portion of a lot to be used as a building site shall be forty-five feet (45’) with a minimum average depth of ninety feet (90’) feet.

C. Minimum lot frontage shall be forty-five feet (45’), except for lots fronting on knuckles or cul-de-sac lots which shall have a minimum lot frontage of thirty feet (30’).

D. The maximum building height shall be forty feet (40’). The maximum wall/fence height shall be seven feet (7’).

E. Front yard setbacks shall be a minimum of eighteen feet (18’) as measured from the existing street right-of-way or from any future street right-of-way as shown on any specific plan of highways, whichever is nearer the proposed structure.

F. Side yard setbacks shall be a minimum of five feet (5’) for interior lots and a minimum of ten feet (10’) for corner lots.

G. Rear yard setbacks shall be a minimum of fifteen feet (15’) as measured from the rear lot line.

H. Fireplaces, media niches, AC units, and pot shelves may encroach a maximum of two and a half feet (2.5’) into the side yard setback. Living areas may encroach three feet (3’) into the front yard setback. Porches may encroach eight feet (8’) into the front yard setback. Side entry garages may encroach eight feet (8’) into the front yard setback.

I. A minimum of two parking spaces shall be provided within a garage for each dwelling unit.

J. Pad area shall not be less than four thousand (4,000) 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.
g. **Planning Areas 12 and 13**

(1) The uses permitted in Planning Areas 12 and 13, of Specific Plan No. 344 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.b. shall include schools and day care centers.

(2) The development standards for Planning Areas 12 and 13 of Specific Plan No. 344 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348 for the development of a school or day care center.

(3) For uses other than the development of a school or daycare center, the development standards for Planning Areas 12 and 13 of Specific Plan No. 344 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, Sections 6.2.a., b., c., d., and e.(1), (2), (3), and (4) shall be deleted and replaced by the following for the development of a one family dwelling:

A. Lot area shall be not less than four thousand five hundred (4,500) square feet.

B. The minimum average width of that portion of a lot to be used as a building site shall be forty-five feet (45’) with a minimum average depth of one hundred feet (100’) feet.

C. Minimum lot frontage shall be forty feet (40’), except for lots fronting on knuckles or cul-de-sac lots which shall have a minimum lot frontage of thirty feet (30’).

D. The maximum building height shall be forty feet (40’). The maximum wall/fence height shall be seven feet (7’).

E. Front yard setbacks shall be a minimum of eighteen feet (18’) as measured from the existing street right-of-way or from any future street right-of-way as shown on any specific plan of highways, whichever is nearer the proposed structure.

F. Side yard setbacks shall be a minimum of five feet (5’) for interior lots and a minimum of ten feet (10’) for corner lots.

G. Rear yard setbacks shall be a minimum of ten feet (10’) as measured from the rear lot line.
H. Fireplaces, media niches, AC units, and pot shelves may encroach a maximum of two and a half feet (2.5') into the side yard setback. Living areas may encroach three feet (3') into the front yard setback. Porches may encroach 8 feet into the front yard setback. Side entry garages may encroach eight feet (8') into the front yard setback.

I. A minimum of two parking spaces shall be provided within a garage for each dwelling unit.

J. Pad area shall not be less than three thousand five hundred (3,500) square feet.

(4) 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 14, 15, 16, 17, 18A, 18B, 18C, 18D, 19, 21A, and 21B

(1) The uses permitted in Planning Areas 14, 15, 16, 17, 18A, 18B, 18C, 18D, 19, 21A, and 21B of Specific Plan No. 344 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348. In addition, the permitted uses identified under Section 8.100.a. shall include equestrian staging areas and recreation centers.

(2) The development standards for Planning Areas 14, 15, 16, 17, 18A, 18B, 18C, 18D, 19, 21A, and 21B of Specific Plan No. 344 shall be the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No. 348, except that the development standards set forth in Article VIIIe, Section 8.101. b. shall be deleted and replaced by the following:

A. Any proposed building shall be setback a minimum of twenty feet (20') feet from the existing street right-of-way or from any future street right-of-way as shown on any specific plan of highways, whichever is nearer the proposed structure.

B. Any proposed building shall be setback a minimum of 10 feet from any lot line.

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

i. Planning Areas 20A and 20B
(1) The uses permitted in Planning Areas 20A and 20B of Specific Plan No. 344 shall be the same as those uses permitted in Article XVI, Section 16.2 of Ordinance No. 348, except that the uses permitted pursuant to Sections 16.2.a.(1), (2), (3), (4), (5) and (7); b.(1), (2), (3), (4), (5), (6), and (8); c.(2); d.(1); and e. shall not be permitted.

(2) The development standards for Planning Areas 20A and 20B of Specific Plan No. 344 shall be the same as those standards identified in Article XVI, Section 16.4 of Ordinance No. 348.

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

j. Planning Areas 22A, 22B, 22C, and 22D

(1) The uses permitted in Planning Areas 22A, 22B, 22C, and 22D of Specific Plan No. 344 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348.

(2) The development standards for Planning 22A, 22B, 22C, and 22D of Specific Plan No. 344 shall be the same as those standards identified in Article VIIIe, Section 8.100 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 Marion Ashley
Chairman, Board of Supervisors
Marion Ashley

ATTEST:
CLERK TO THE BOARD
Kecia Harper-Them

By (Deputy)
(SEAL)

APPROVED AS TO FORM:
May 3, 2010

By Larisa R-Mckenna
Deputy County Counsel

EACH DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED IS CERTIFIED TO BE A FULL, TRUE AND CORRECT COPY OF THE ORIGINAL ON File AND OF RECORD IN MY OFFICE.
Dated: December 14, 2010

Kecia Harper-Them
Clerk to the Board of Supervisors
County of Riverside, California

By: Deputy
STATE OF CALIFORNIA                             ss
COUNTY OF RIVERSIDE                             ss

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county
held on May 25, 2010, the foregoing ordinance consisting of 3 Sections was adopted by
the following vote:

AYES:                Buster, Tavaglione, Stone, Benoit, and Ashley

NAYS:                None

ABSENT:              None

DATE:                May 25, 2010

KECIA HARPER-IHEM
Clerk of the Board

BY: [Signature]
Deputy

SEAL

Item 3.52
MAP NO. 2.2527
CHANGE OF OFFICIAL ZONING PLAN
AMENDING
MAP NO. 2, ORDINANCE NO. 348
CHANGE OF ZONE CASE NO. 7076
ADOPTED BY ORDINANCE NO. 348.4700
MAY 25, 2010
RIVERSIDE COUNTY BOARD OF SUPERVISORS

A.P.N.: 327-150-005, 327-150-006, 327-150-006