

ORDINANCE NO. 348.4941

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 Plan Map No. 2, as amended, are further amended by placing in effect in the Rancho California Area the map entitled "Change of Official Zoning Plan Amending Map No.2, Ordinance No. 348, Map No. 2.2451, Change of Zone Case No. 1900017," which is made a part of this ordinance, and establishes the boundaries of Planning Area 40 and Planning Area 41 of Specific Plan No. 286 as amended.

Section 2. Article XVIIa Section 17.76 of Ordinance No. 348.4941 is hereby amended to read as follows:

"SECTION 17.76 SP ZONE REQUIREMENTS AND STANDARDS FOR SPECIFIC PLAN NO. 286.

a. Planning Areas 1, 3, and 6.

- (1) The uses permitted in Planning Areas 1, 3, and 6 of Specific Plan No. 286 shall be the same as those standards identified in Article VI, Section 6.1 of Ordinance No. 348., except that uses permitted pursuant to Section 6.1.b.(1) and (3) and d. shall not be permitted.
- (2) The development standards for Planning Areas 1, 3, and 6 of Specific Plan 286 shall be the same as those permitted 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. The minimum front yard setback to a habitable portion of the main building shall be fifteen feet (15') measured from the right-of-way.
  - B. The minimum front yard setback for garages shall be twenty feet (20') measured from the right-of-way.
  - C. Lot area shall be not less than five thousand (5,000) square feet. The

1 minimum lot area shall be determined by excluding that portion of a lot that  
2 is used solely for access to the portion of a lot used as a building site.

3 D. The minimum average width of that portion of a lot to be used as a building  
4 site shall be fifty feet (50') with a minimum average depth of eighty feet  
5 (80'). That portion of a lot used for access on "flag" lots shall have  
6 minimum width of twenty feet (20').

7 E. The minimum frontage of a lot shall be forty feet (40') except that lots  
8 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-  
9 five (35') and flag lots may have a minimum frontage of twenty (20') feet.

10 F. Side yards on interior and through lots shall be not less than five feet (5') in  
11 width.

12 G. Side yards on corner and reversed corner lots shall be not less than ten feet  
13 (10') from the existing street line or from any future street line as shown on  
14 any Specific Plan of Highways, whichever is nearer the proposed structure,  
15 upon which the main building sides, except where the lot is less than fifty  
16 feet (50') wide, the yard need not exceed twenty percent (20%) of the width  
17 of the lot.

18 H. The rear yard shall be not less than fifteen feet (15') if adjacent to a  
19 greenbelt or other open space identified in Specific Plan No. 286.

20 Otherwise, the rear yard shall not be less than twenty feet (20').

21 I. Chimneys and fireplaces shall be allowed to encroach into side yards a  
22 maximum of two feet (2'). No other structural encroachments shall be  
23 permitted in the front, rear or side yard except as provided for in Section  
24 18.19 of Ordinance No. 348.

25 In addition, the following standard shall also apply:

26 AA. Lot coverage shall not exceed fifty percent (50%) for one-story buildings.

27 (3) Except as provided above, all other zoning requirements shall be the same as those  
28 requirements identified in Article VI of Ordinance 348.

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2 b. Planning Areas 2A, 2C, 20, 22, 25, 35A, 35B, 52A and 52B.

- 3 (1) The uses permitted in Planning Areas 2A, 2C, 20, 22, 25, 35A, 35B, 52A and 52B  
4 of Specific Plan No. 286 shall be the same as those uses permitted in Article VIIIe,  
5 Section 8.100 of Ordinance No. 348, except that uses permitted pursuant to Section  
6 8.100.a.(1), (2), (3), (4), (5), and (8); and b.(1); and c.(1) shall not be permitted. In  
7 addition, the permitted uses identified under Section 8.100.a. shall include  
8 undeveloped open space and drainage areas.
- 9 (2) The development standards for Planning Areas 2A, 2C, 20, 22, 25, 35A, 35B, 52A  
10 and 52B of Specific Plan No. 286 shall be the same as those standards identified in  
11 Article VIIIe, Section 8.101 of Ordinance No. 348.
- 12 (3) Except as provided above, all other zoning requirements shall be the same as those  
13 requirements identified in Article VIIIe of Ordinance No. 348.

14 c. Planning Areas 4, 27, and 34.

- 15 (1) The uses permitted in Planning Areas 4, 27, and 34 of Specific Plan No. 286 shall  
16 be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No.  
17 348, except that uses permitted pursuant to Section 6.1.b.(1) and (3) and d. shall not  
18 be permitted.
- 19 (2) The development standards for Planning Areas 4, 27, and 34 of Specific Plan No.  
20 286 shall be the same as those standards identified in Article VI, Section 6.2 of  
21 Ordinance No. 348, except that the development standards set forth in Article VI,  
22 Section 6.2.c. and e.(3) and (4) shall be deleted and replaced by the following:
- 23 A. The minimum average width of that portion of a lot to be used as a building  
24 site shall be one hundred (100') feet with a minimum average depth of one  
25 hundred fifty (150') feet.
- 26 B. The rear yard shall be not less than fifty (50') feet.
- 27 C. Chimneys and fireplaces shall be allowed to encroach into side yards a  
28 maximum of two (2') feet. No other structural encroachments shall be

1 permitted in the front, rear or side yard except as provided for in Section  
2 18.19 of Ordinance No. 348.

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

5 d. Planning Areas 5A, 5B, 7, 10B, 12A, 13A, 13B, 14A, 14B, 21A, 21B, 23, 24, 32, 37, 38,  
6 and 44.

7 (1) The uses permitted in Planning Areas 5A, 5B, 7, 10B, 12A, 13A, 13B, 14A, 14B,  
8 21A, 21B, 23, 24, 32, 37, 38, and 44 of Specific Plan No. 286 shall be the same as  
9 those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that  
10 uses permitted pursuant to Section 6.1.b.(1) and (3) and d. shall not be permitted.  
11 In addition, the permitted uses identified under Section 6.1.a shall also include  
12 public parks and public playgrounds.

13 (2) The development standards for Planning Areas 5A, 5B, 7, 10B, 12A, 13A, 13B,  
14 14A, 14B, 21A, 21B, 23, 24, 32, 37, 38, and 44 of Specific Plan No. 286 shall be  
15 the same as those standards identified in Article VI, Section 6.2 of Ordinance No.  
16 348, except that the development standards set forth in Article VI, Section 6.2.e.(3)  
17 and (4) shall be deleted and replaced by the following:

18 A. The rear yard shall be not less than twenty (20) feet.

19 B. Chimneys and fireplaces shall be allowed to encroach into side yards a  
20 maximum of two (2) feet. No other structural encroachments shall be  
21 permitted in the front, rear or side yard except as provided for in Section  
22 18.19 of Ordinance No. 348.

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

25 e. Planning Area 8.

26 (1) The uses permitted in Planning Area 8 of Specific Plan No. 286 shall be the same  
27 as those uses permitted in Article IXb, Section 9.50 of Ordinance No. 348 except  
28 that the uses permitted pursuant to Section 9.50.a.(30), (52), and (64) shall not be

1 permitted. In addition, the permitted uses identified under Section 9.50.b. shall  
2 include mini-warehouses, trailer and boat storage, recreational vehicle storage, and  
3 vehicle storage.

4 (2) The development standards for Planning Area 8 of Specific Plan No. 286 shall be  
5 the same as those standards identified in Article IXb, Section 9.53 of Ordinance  
6 No. 348.

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

9 f. Planning Area 9.

10 (1) The uses permitted in Planning Area 9 of Specific Plan No. 286 shall be the same  
11 as those uses permitted in Article VIII, Section 8.1 of Ordinance No. 348.

12 (2) The development standards for Planning Areas 9 of Specific Plan No. 286 shall be  
13 the same as those standards identified in Article VIII, Section 8.2 of Ordinance No.  
14 348.

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

17 g. Planning Areas 10A, 11, 19, 31, 39 and 42.

18 (1) The uses permitted in Planning Areas 10A, 11, 19, 31, 39 and 42 of Specific Plan  
19 No. 286 shall be the same as those standards identified in Article VI, Section 6.1 of  
20 Ordinance No. 348, except that uses permitted pursuant to Section 6.1.b.(1) and (3)  
21 and d. shall not be permitted.

22 (2) The development standards for Planning Areas 10A, 11, 19, 31, 39 and 42 of  
23 Specific Plan 286 shall be the same as those permitted in Article VI, Section 6.2 of  
24 Ordinance No. 348, except that the development standards set forth in Article VI,  
25 Section 6.2.b., c., d. and e.(2), (3) and (4) shall be deleted and replaced by the  
26 following:

27 A. Lot area shall be not less than five thousand (5,000) square feet. The  
28 minimum lot area shall be determined by excluding that portion of a lot that

1 is used solely for access to the portion of a lot used as a building site.

2 B. The minimum average width of that portion of a lot to be used as a building  
3 site shall be fifty feet (50') with a minimum average depth of eighty feet  
4 (80'). That portion of a lot used for access on "flag" lots shall have  
5 minimum width of twenty feet (20').

6 C. The minimum frontage of a lot shall be forty feet (40') except that lots  
7 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-  
8 five (35') and except that "flag" lots may have a minimum frontage of  
9 twenty (20') feet. Lot frontage along curvilinear streets may be measured at  
10 the building setback in accordance with zone development standards.

11 D. Side yards on interior and through lots shall be not less than five feet (5') in  
12 width. Side yards on corner and reversed corner lots shall be not less than  
13 ten feet (10') from the existing street line or from any future street line as  
14 shown on any Specific Plan of Highways, whichever is nearer the proposed  
15 structure, upon which the main building sides, except where the lot is less  
16 than fifty feet (50') wide, the yard need not exceed twenty percent (20%) of  
17 the width of the lot.

18 E. The rear yard shall be not less than fifteen feet (15') if adjacent to a  
19 greenbelt or other open space identified in Specific Plan No. 286.  
20 Otherwise, the rear yard shall not be less than twenty feet (20').

21 F. Chimneys and fireplaces shall be allowed to encroach into side yards a  
22 maximum of two feet (2'). No other structural encroachments shall be  
23 permitted in the front, rear or side yard except as provided for in Section  
24 18.19 of Ordinance No. 348.

25 In addition, the following standard shall also apply:

26 AA. Lot coverage shall not exceed fifty percent (50%) for one-story buildings.

27 (3) Except as provided above, all other zoning requirements shall be the same as those  
28 requirements identified in Article VI of Ordinance 348.

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2 h. Planning Areas 12B, 16A, 16B, 26A, 33 and 45.

- 3 (1) The uses permitted in Planning Areas 12B, 16A, 16B, 26A, 33, and 45 of Specific  
4 Plan No. 286 shall be the same as those uses permitted in Article VIIIe, Section  
5 8.100 of Ordinance No. 348, except that uses permitted pursuant to Section  
6 8.100.a.(1), (2), and (6) and b.(1) shall not be permitted. In addition, the permitted  
7 uses identified under Section 8.100.a. shall include public parks and trails.  
8 (2) The development standards for Planning Areas 12B, 16A, 16B, 26A, 33, and 45 of  
9 Specific Plan No. 286 shall be the same as those standards identified in Article  
10 VIIIe, Section 8.101 of Ordinance No. 348.  
11 (3) Except as provided above, all other zoning requirements shall be the same as those  
12 requirements identified in Article VIIIe of Ordinance No. 348.

13 i. Planning Areas 15, 26B and 46.

- 14 (1) The uses permitted in Planning Areas 15, 26B and 46 of Specific Plan No. 286  
15 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance  
16 No. 348. In addition, the permitted uses identified under Section 6.1.a. shall also  
17 include public schools.  
18 (2) The development standards for Planning Areas 15, 26B and 46 of Specific Plan No.  
19 286 shall be the same as those standards identified in Article VI, Section 6.2 of  
20 Ordinance No. 348, except that the development standards set forth in Article VI,  
21 Section 6.2.e.(3) and (4) shall be deleted and replaced by the following:  
22 A. The rear yard shall be not less than twenty (20') feet.  
23 B. Chimneys and fireplaces shall be allowed to encroach into side yards a  
24 maximum of two (2') feet. No other structural encroachments shall be  
25 permitted in the front, rear or side yard except as provided for in Section  
26 18.19 of Ordinance No. 348.  
27 (3) Except as provided above, all other zoning requirements shall be the same as those  
28 requirements identified in Article VI of Ordinance No. 348.

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2 j. Planning Area 18.

3 (1) The uses permitted in Planning Area 18 of Specific Plan No. 286 shall be the same  
4 as those uses permitted in Article IXb, Section 9.50 of Ordinance No. 348, except  
5 that the uses permitted pursuant to Section 9.50.a.(11), (23), (30), (32), (52) and  
6 (64); b.(5) and (7) shall not be permitted. In addition, the permitted uses identified  
7 under Section 9.50.a. shall also include single-family dwellings, multiple family  
8 dwellings, congregate care residential facilities, public and private recreation areas,  
9 and paseos/trails.

10 (2) The developments standards for commercial uses within Planning Area 18 of  
11 Specific Plan No. 286 shall be the same as those standards identified in Article IXb,  
12 Section 9.53 of Ordinance No. 348. For purposes of this ordinance amendment, a  
13 commercial use shall be defined as development that included any permitted use  
14 other than single-family dwellings, multiple family dwelling or apartments.

15 (3) The development standards for residential uses and combined residential and  
16 commercial uses within Planning Area 18 of Specific Plan No. 286 shall be as  
17 follows:

18 A. Lot area shall be not less than seven thousand two hundred (7,200) square  
19 feet for detached single-family dwellings with a minimum average width of  
20 sixty feet (60') and a minimum average depth of one hundred feet (100').

21 B. The minimum front and rear yards shall be twenty feet (20') and ten feet  
22 (10') respectively for single-family dwellings. The minimum front and rear  
23 yards shall be ten feet (10') for all other permitted uses that do not exceed  
24 thirty-five feet (35') in height. Any portion of a building that exceeds thirty-  
25 five feet (35') in height shall be set back from the front and rear lot lines no  
26 less than ten feet (10') plus two (2') feet for each foot by which the height  
27 exceeds thirty-five feet (35'). The front setback shall be measured from any  
28 existing or future street line as shown on any specific street plan of the



1 County. The rear setback shall be measured from the existing rear lot line  
2 or from any recorded alley or easement; if the rear line adjoins a street, the  
3 rear setback requirement shall be the same as required for a front setback.

4 C. The minimum side yard shall be five feet (5') for buildings that do not  
5 exceed thirty-five feet (35') in height. Any portion of a building that  
6 exceeds thirty-five feet (35') in height shall be set back from each side lot  
7 line five feet (5') plus two feet (2') for each foot by which the height exceeds  
8 thirty-five feet (35'). If the side yard adjoins a street, the side setback  
9 requirement shall be the same as required for a front setback. No structural  
10 encroachments shall be permitted in the front, side or rear yards except as  
11 provided in Section 18.19 of Ordinance No. 348.

12 D. No structural encroachments shall be permitted in the front, side, or rear  
13 yard except as provided in Section 18.19 of Ordinance No. 348.

14 E. No lot shall have more than fifty percent (50%) of its net area covered with  
15 building or structures.

16 F. The maximum ratio of floor area to lot area shall not be greater than two to  
17 one (2:1), not including basement floor area.

18 G. All buildings and structures shall not exceed fifty feet (50') in height, unless  
19 a height up to seventy-five feet (75') is specifically permitted under the  
20 provisions of Section 18.34 of Ordinance No. 348.

21 H. Automobile storage space shall be provided as required by Section 18.12 of  
22 Ordinance No. 348.

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

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

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

- L. 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.
- M. Outside storage areas are prohibited.
- N. Utilities shall be installed underground except that electrical lines rated at 33kV or greater may be installed above ground.
- O. All lighting fixtures, including spot lights, 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 to direct illumination on residential uses.

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

k. Planning Areas 28 and 30.

- (1) The uses permitted in Planning Areas 28 and 30 of Specific Plan No. 286 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that uses permitted pursuant to Section 6.1.b.(1) and (3) and d. shall not be permitted.
- (2) The development standards for Planning Areas 28 and 30 of Specific Plan No. 286 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.(2) and (3) shall be deleted and replaced by the following:
  - A. Lot area shall be not less than twenty thousand (20,000) 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 one hundred feet (100') with a minimum average depth of one hundred fifty feet (150'). That portion of a lot used for access on "flag" lots

1 shall have a minimum width of twenty feet (20').

2 C. The side yard shall not be less than ten feet (10').

3 D. The rear yard shall not be less than fifty feet (50').

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

6 1. Planning Area 29.

7 (1) The uses permitted in Planning Area 29 of Specific Plan No. 286 shall be the same  
8 as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that  
9 uses permitted pursuant to Section 6.1.b.(I) and (3) and d. shall not be permitted.

10 (2) The development standards for Planning Area 29 of Specific Plan No. 286 shall be  
11 the same as those standards identified in Article VI, Section 6.2 of Ordinance No.  
12 348, except that the development standards set forth in Article VI, Section 6.2.b.,  
13 c., d. and e.(2), (3) and (4) shall be deleted and replaced by the following:

14 A. Lot area shall be not less than two and one-half (2 1/2) gross acres. The  
15 minimum lot area shall be determined by excluding that portion of a lot that  
16 is used solely for access to the portion of a lot used as a building site.

17 B. The minimum average width of that portion of a lot to be used as a building  
18 site shall be fifty feet (50') with a minimum average depth of eighty feet  
19 (80').

20 C. The minimum frontage of a lot shall be forty feet (40').

21 D. Side yards on interior and through lots shall be not less than five feet (5') in  
22 width. Side yards on corner and reversed corner lots shall be not less than  
23 ten feet (10') from the existing street line or from any future street line as  
24 shown on any Specific Plan of Highways, whichever is nearer the proposed  
25 structure, upon which the main building sides, except where the lot is less  
26 than fifty feet (50') wide, the yard need not exceed twenty percent (20%) of  
27 the width of the lot.

28 E. The rear yard shall be not less than fifteen feet (15') if adjacent to a

1 greenbelt or other open space identified in Specific Plan No. 286.

2 Otherwise, the rear yard shall not be less than twenty feet (20').

- 3 F. Chimneys and fireplaces shall be allowed to encroach into side yards a  
4 maximum of two (2) feet. No other structural encroachments shall be  
5 permitted in the front, rear or side yard except as provided for in Section  
6 18.19 of Ordinance No. 348.

7 In addition, the following standard shall also apply:

8 AA. Lot coverage shall not exceed fifty percent (50%).

- 9 (3) Except as provided above, all other zoning requirements shall be the same as those  
10 requirements identified in Article VI of Ordinance 348.

11 m. Planning Area 36.

12 (1) The uses permitted in Planning Area 36 of Specific Plan No. 286 shall be the same  
13 as those uses permitted in Article IXb, Section 9.50 of Ordinance No. 348 except  
14 that the uses permitted pursuant to Section 9.50.a.(30), (52), and (64) shall not be  
15 permitted.

16 (2) The development standards for Planning Area 36 of Specific Plan No. 286 shall be  
17 the same as those standards identified in Article IXb, Section 9.53 of Ordinance  
18 No. 348.

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

21 n. Planning Area 40.

22 (1) The uses permitted in Planning Area 40 of Specific Plan No. 286 shall be the same  
23 as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that  
24 uses permitted pursuant to Section 6.1.A.(3), (5), (7), (8), and (9); B.(5) and (6);  
25 C.(1); and E.(1). shall not be permitted.

26 (2) The development standards for Planning Area 40 of Specific Plan No. 286 shall be  
27 the same as those standards identified in Article VI, Section 6.2 of Ordinance No.  
28 348, except that the development standards set forth in Article VI, Section 6.2. A.,

1 B., C., D., E., F., and G. shall be deleted and replaced by the following:

2 A. Building height shall not exceed three stories, with a maximum height of  
3 forty (40') feet.

4 B. Lot area shall be not less than two thousand seven hundred (2,700) square  
5 feet.

6 C. The minimum average width of that portion of a lot to be used as a building  
7 site shall be forty feet (40') with a minimum average depth of sixty-eight  
8 feet (68'). That portion of a lot used for access on flag lots shall have  
9 minimum width of twenty feet (20').

10 D. The minimum frontage of a lot shall be forty feet (40') except that lots  
11 fronting on knuckles or cul-de-sacs may have a minimum frontage of  
12 twenty feet (20') and flag lots may have a minimum frontage of twenty feet  
13 (20'). The minimum frontage of each abutting lot utilizing shared private  
14 driveways shall be fifteen (15') feet, provided that the combined frontage of  
15 these abutting lots have a minimum combined frontage of thirty-five feet  
16 (35').

17 E. Minimum yard requirements are as follows:

18 1. The minimum front yard setback to a habitable portion of the main  
19 building shall be eight feet (8') measured from edge of the right-of-  
20 way or the back of sidewalk for a private residential street. The  
21 minimum front yard setback to side-in garages shall be eight feet  
22 (8'). The minimum front yard setback to front facing garages shall  
23 be eighteen feet (18').

24 2. Side yards on interior and through lots shall be not less than three  
25 feet (3') in width. Side yards on corner and reversed corner lots shall  
26 be not less than ten feet (10').

27 3. The rear yard shall be not less than ten feet (10').

28 4. Chimneys, fireplaces, and other unhabitable architectural features

1 that extend beyond the building face shall be allowed to encroach  
2 into setbacks a maximum of two feet (2') provided there is a  
3 minimum setback of three feet (3') provided from the edge of  
4 foundation to the property line. No other structural encroachments  
5 shall be permitted in the front, rear or side yard except as provided  
6 for in Section 18.19 of Ordinance No. 348.

7 F. Each dwelling unit shall provide a minimum of two (2) garage spaces.

8 G. In no case shall more than eighty percent (80%) of any lot be covered by  
9 dwelling.

10 In addition, the following standard shall also apply:

11 AA. No Parking curb striping shall be provided at the outside curve of knuckle  
12 and corner conditions.

13 BB. Zero-inch, mountable, or rolled curbs shall be provided at knuckle and  
14 corner conditions to allow for fire apparatus turning movements.

15 CC. Shared private driveways are allowed from a private street to serve a  
16 maximum of two (2) dwelling units, provided that the shared driveway is no  
17 less than twenty (20') feet wide for its entire length.

18 (3) Except as provided above, all other zoning requirements shall be the same as those  
19 requirements identified in Article VI of Ordinance 348.

20 o. Planning Area 41.

21 (1) The uses permitted in Planning Area 41 of Specific Plan No. 286 shall be the same  
22 as those uses permitted in Article VIII, Section 8.1 of Ordinance No. 348.

23 (2) The development standards for Planning Areas 41 of Specific Plan No. 286 shall be  
24 the same as those standards identified in Article VIII, Section 8.2 of Ordinance No.  
25 348.

26 (3) The residential uses within Planning Area 41 of Specific Plan No. 286 shall also be  
27 subject to the standards for Planned Residential Developments set forth in Article  
28 XVIII, Section 18.5 of Ordinance 348 except that the standards set forth in Section

1 18.5 b. and c. shall be deleted and replaced with the following:

2 A. Not less than 20 percent (20%) of a project area shall be used for open area  
3 or recreational facilities, or a combination thereof. The height of buildings  
4 shall not exceed thirty-five feet (35') and the distance between buildings  
5 shall be ten feet (10').

6 B. Building setbacks from a project's interior streets and boundary lines shall  
7 be eight feet (8'). The minimum building setback from interior drives shall  
8 be five feet (5').

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

11 p. Planning Area 43.

12 (1) The uses permitted in Planning Area 43 of Specific Plan No. 286 shall be the same  
13 as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that  
14 uses permitted pursuant to Section 6.1.b.(1) and (3) and d. shall not be permitted.

15 (2) The development standards for Planning Area 43 of Specific Plan No. 286 shall be  
16 the same as those standards identified in Article VI, Section 6.2 of Ordinance No.  
17 348, except that the development standards set forth in Article VI, Section 6.2.b.,  
18 c., d. and e.(2), (3) and (4) shall be deleted and replaced by the following:

19 A. Lot area shall be not less than four (4) acres gross. The minimum lot area  
20 shall be determined by excluding that portion of a lot that is used solely for  
21 access to the portion of a lot used as a building site.

22 B. The minimum average width of that portion of a lot to be used as a building  
23 site shall be fifty feet (50') with a minimum average depth of eighty feet  
24 (80').

25 C. The minimum frontage of a lot shall be forty feet (40').

26 D. Side yards on interior and through lots shall be not less than five feet (5') in  
27 width. Side yards on corner and reversed corner lots shall be not less than  
28 ten feet (10') from the existing street line or from any future street line as

1 shown on any Specific Plan of Highways, whichever is nearer the proposed  
2 structure, upon which the main building sides, except where the lot is less  
3 than fifty feet (50') wide, the yard need not exceed twenty percent (20%) of  
4 the width of the lot.

5 E. The rear yard shall be not less than fifteen feet (15') if adjacent to a  
6 greenbelt or other open space identified in Specific Plan No. 286.  
7 Otherwise, the rear yard shall not be less than twenty feet (20').

8 F. Chimneys and fireplaces shall be allowed to encroach into side yards a  
9 maximum of two feet (2'). No other structural encroachments shall be  
10 permitted in the front, rear or side yard except as provided for in Section  
11 18.19 of Ordinance No. 348.

12 In addition, the following standard shall also apply:

13 AA. Lot coverage shall not exceed fifty percent (50%).

14 (3) Except as provided above, all other zoning requirements shall be the same as those  
15 requirements identified in Article VI of Ordinance 348.

16 q. Planning Areas 47, 49, 50, and 51.

17 (1) The uses permitted in Planning Areas 47, 49, 50, and 51 of Specific Plan No. 286  
18 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance  
19 No. 348, except that uses permitted pursuant to Section 6.1.b.(1) and (3) and d.  
20 shall not be permitted.

21 (2) The development standards for Planning Areas 47, 49, 50, and 51 of Specific Plan  
22 No. 286 shall be the same as those standards identified in Article VI, Section 6.2 of  
23 Ordinance No. 348, except that the development standards set forth in Article VI,  
24 Section 6.2.c., and e.(3) and (4) shall be deleted and replaced by the following:

25 A. The minimum average width of that portion of a lot to be used as a building  
26 site shall be sixty feet (60') with a minimum average depth of one hundred  
27 feet (100'). However, for areas immediately adjacent to low density  
28 residential as shown on Figure 4-10 of Specific Plan No. 286, the minimum



1 average width of that portion of the lot to be used as a building site shall be  
2 one hundred feet (100') with a minimum average depth of one hundred fifty  
3 feet (150'). That portion of a lot used for access on "flag" lots shall have  
4 minimum width of twenty feet (20').

5 B. The rear yard shall be not less than twenty feet (20'). However, for areas  
6 immediately adjacent to low-density residential as shown on Figure 4-10 of  
7 Specific Plan No. 286, the rear yard shall not be less than fifty feet (50').

8 C. Chimneys and fireplaces shall be allowed to encroach into side yards a  
9 maximum of two feet (2'). No other structural encroachments shall be  
10 permitted in the front, rear or side yard except as provided for in Section  
11 18.19 of Ordinance No. 348.

12 (3) Except as provided above, all other zoning requirements shall be the same as those  
13 requirements identified in Article VI of Ordinance 348.

14 r. Planning Area 48.

15 (1) The uses permitted in Planning Area 48 of Specific Plan No. 286 shall be the same  
16 as those uses permitted in Article IXb, Section 9.50 of Ordinance No. 348, except  
17 that the uses permitted pursuant to Section 9.50.a.(14), (19), (22), (25), (29),(30),  
18 (37), (41), (43), (44), (49), (50), (52), (54), (62), (64), (69), (71), (72), (80), (85),  
19 and (91); b.(1), (2), (6), (7), (9), (13), (17), and (18) shall not be permitted.


20 (2) The development standards for Planning Area 48 of Specific Plan No. 286 shall be  
21 the same as those standards identified in Article IXb, Section 9.53 of Ordinance  
22 No. 348.

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

1           Section 3. This ordinance shall take effect thirty (30) days after its adoption.

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

4   By:   
5   Chairman, Board of Supervisors

6  
7           By:   
8           Deputy

9  
10       (SEAL)

11  
12  
13       APPROVED AS TO FORM

14       October 27, 2020

15  
16       By:   
17       AARON C. GETTIS  
18       Supervising Deputy County Counsel

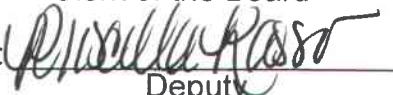
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STATE OF CALIFORNIA        )  
  )  
COUNTY OF RIVERSIDE        )        SS

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county held on November 10, 2020, the foregoing ordinance consisting of 3 Sections was adopted by the following vote:

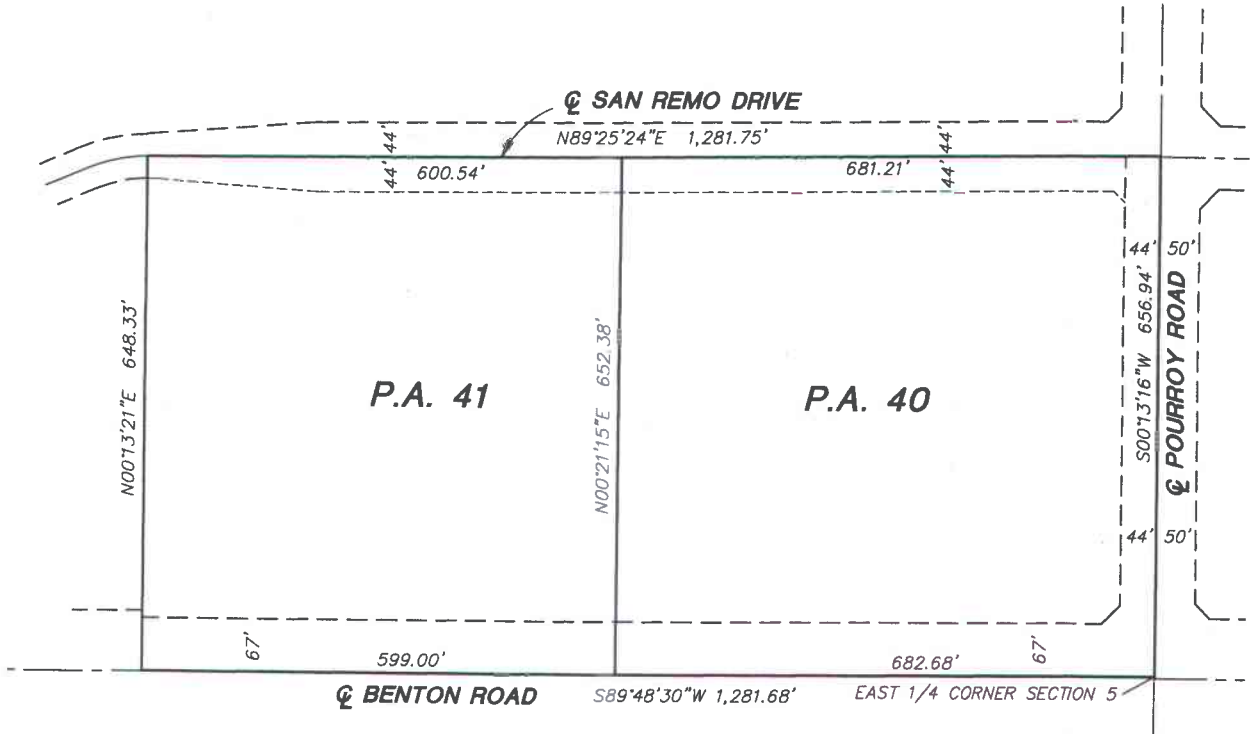
AYES:                   Jeffries, Spiegel, Washington, Perez and Hewitt  
NAYS:                   None  
ABSENT:                 None

DATE:           November 10, 2020

KECIA R. HARPER  
Clerk of the Board  
BY:   
Deputy

SEAL

RANCHO CALIFORNIA AREA  
SECTION 5, T. 7 S., R. 2 W., S.B.M.



**SP ZONE** SPECIFIC PLAN (SP00286 A7)

MAP NO. 2.2451  
CHANGE OF OFFICIAL ZONING PLAN  
AMENDING  
MAP NO. 2 ORDINANCE NO. 348  
CHANGE OF ZONE CASE NO. 1900017

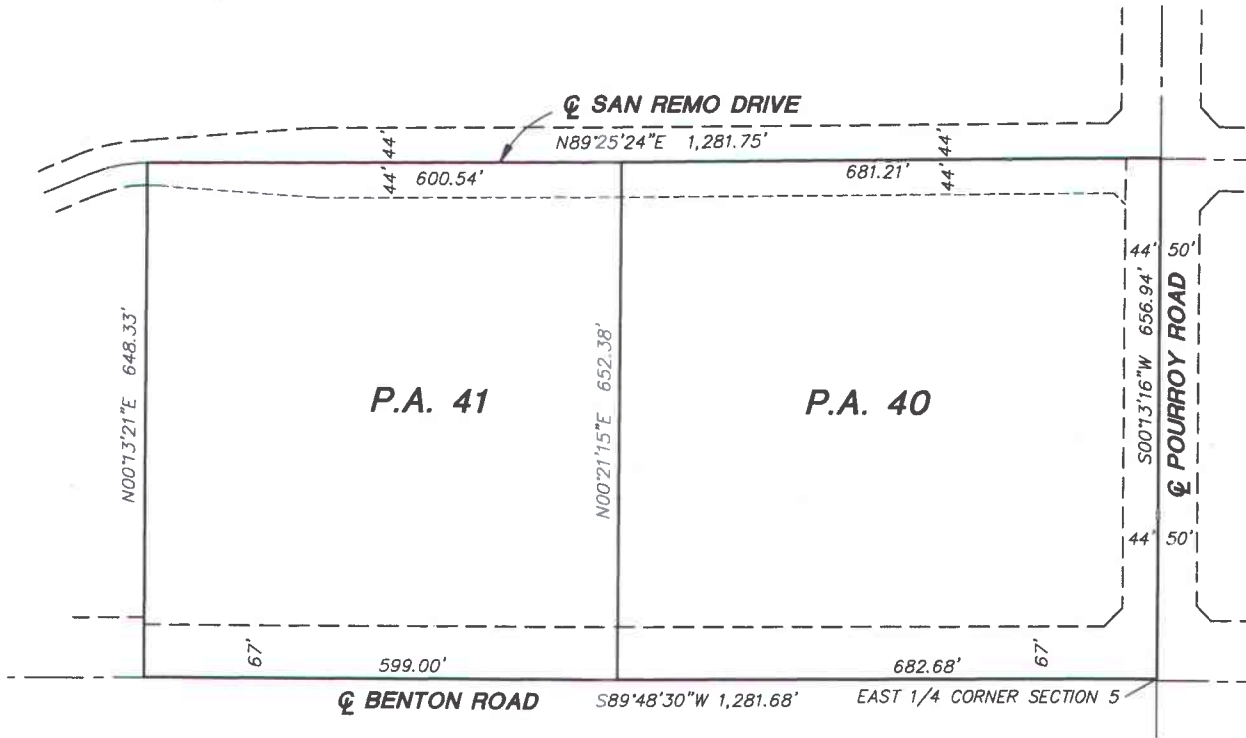
ADOPTED BY ORDINANCE NO. 348.4941  
(DATE: \_\_\_\_\_)



APN: 963-100-008

RIVERSIDE COUNTY BOARD OF SUPERVISORS

RANCHO CALIFORNIA AREA  
SECTION 5, T. 7 S., R. 2 W., S.B.M.



**SP ZONE** SPECIFIC PLAN (SP00286 A7)

MAP NO. 2.2451  
CHANGE OF OFFICIAL ZONING PLAN  
AMENDING  
MAP NO. 2 ORDINANCE NO. 348  
CHANGE OF ZONE CASE NO. 1900017

ADOPTED BY ORDINANCE NO. 348.4941  
(DATE: \_\_\_\_\_)

RIVERSIDE COUNTY BOARD OF SUPERVISORS



APN: 963-100-008

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ORDINANCE NO. 348.4937

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 Plan Map No. 2, as amended, are further amended by placing in effect in the Lower Coachella Valley District, the zone or zones as shown on the map entitled "Change of Official Zoning Plan Amending Map No. 2 Ordinance No. 348, Map No. 41.096, Change of Zone Case No. 07927" which map is made a part of this ordinance.

Section 2. This ordinance shall take effect 30 days after its adoption.

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


By:   
Chairman, Board of Supervisors

ATTEST:  
KECIA R. HARPER  
Clerk of the Board

By: 

(SEAL)

APPROVED AS TO FORM  
October 22, 2020

By:   
MELISSA R. CUSHMAN  
Deputy County Counsel