

1 c. Planning Areas 5, 17 and 21.

- 2 (1) The uses permitted in Planning Areas 5, 17 and 21 of Specific Plan No. 284 shall
3 be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance
4 No. 348, except that the uses permitted pursuant to Section 8.100.a.(1), (6) and
5 (8); b.(1); and c.(1) shall not be permitted. In addition, the permitted uses
6 identified under Section 8.100 shall include public parks, public playgrounds,
7 private recreation centers, trails, pools, tennis courts, gazebos and shade
8 structures.
- 9 (2) The development standards for Planning Areas 5, 17 and 21 of Specific Plan No.
10 248 shall be the same as those development standards identified in Article VIIIe,
11 Section 8.101 of Ordinance No. 348.
- 12 (3) Except as provided above, all other zoning requirements shall be the same as
13 those requirements identified in Article VIIIe of Ordinance No. 348.

14 d. Planning Area 6.

- 15 (1) The uses permitted in Planning Area 6 of Specific Plan No. 284 shall be the same
16 as those uses permitted in Article VIII, Section 8.1 of Ordinance No. 348.
- 17 (2) The development standards for Planning Area 6 of Specific Plan No. 284 shall be
18 the same as those development standards identified in Article VIII, Section 8.2 of
19 Ordinance No. 348, except that the development standards set forth in Article
20 VIII, Section 8.2 a., b., c., and f. shall be deleted and replaced, respectively, by the
21 following:
- 22 a. The minimum lot area shall be not less than four thousand five hundred
23 (4,500) square feet with a minimum average width of forty feet (40') and a
24 minimum average depth of eighty feet (80').
- 25 b. The minimum front yard shall be eight feet (8') measured from any
26 existing or future street line as shown on any specific street plan of the
27 County. The minimum rear yard shall be ten feet (10') measured from the
28 existing rear lot line or easement.

1 c. The minimum side yard shall be five feet (5') for interior lots and eight
2 (8') for corner and reversed corner lots.

3 f. All buildings shall not exceed two stories with a maximum height of
4 thirty-five feet (35').

5 (3) The residential uses within Planning Area 6 of Specific Plan No. 284 shall also be
6 subject to the development standards for Planned Residential Developments set
7 forth in Article XVIII, Section 18.5 of Ordinance No. 348 except that the
8 development standards set forth in Section 18.5 b. and c. shall be deleted and
9 replaced, respectively, with the following:

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

14 c. Building setbacks from a project's interior streets and boundary lines shall
15 be eight feet (8'). The minimum building setback from interior drives shall
16 be five feet (5').

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

19 e. Planning Areas 7, 9, 14, 15, 16 and 18.

20 (1) The uses permitted in Planning Area 7, 9, 14, 15, 16 and 18 of Specific Plan No.
21 284 shall be the same as those uses permitted in Article VI, Section 6.1 or
22 Ordinance No. 348, expect that uses permitted pursuant to Section 6.1.b.(1) and
23 (3); and d. shall not be permitted. In addition, the permitted uses identified under
24 Section 6.1 shall also include public schools.

25 (2) The development standards for Planning Areas 7, 9, 14, 15, 16 and 18 of Specific
26 Plan No. 284 shall be the same as those development standards identified in
27 Article VI, Section 6.2 of Ordinance No. 348, except that the development
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standards set forth in Article VI, Section 6.2.e.(3) and (4) shall be deleted and replaced, respectively, by the following:

- (3) The rear yard shall be not less than twenty feet (20’).
- (4) Chimneys and fireplaces shall be allowed to encroach into side yards a maximum of two feet (2’). No other structural encroachments shall be permitted in the front, side or rear 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.

f. Planning Areas 8, 10, and 19.

- (1) The uses permitted in Planning Areas 8, 10, and 19 of Specific Plan No. 284 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) and (3) shall not be permitted.
- (2) The development standards for Planning Areas 8, 10, and 19 of Specific Plan No. 284 shall be the same as those development 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), (3), and (4); and g., shall be deleted and replaced, respectively, by the following:
 - b. 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.
 - c. 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 eighty feet (80’). That portion of a lot used for access on “flag” lots shall have a minimum width of twenty feet (20’).
 - d. The minimum frontage of a lot shall be forty feet (40’), except that lots fronting on knuckles or cul-de-sacs may have a minimum frontage of

1 thirty-five (35'). Lot frontage along curvilinear streets may be measured at
2 the building setback in accordance with zone development standards.

3 e. Side yards on interior and through lots shall be not less than five feet (5')
4 in width. Side yards on corner and reversed corner lots shall be not less
5 than ten feet (10') from the existing street line or from any future street
6 line as shown on any Specific Plan of Highways, whichever is nearer the
7 proposed structure, upon which the main building sides.

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

10 g. Planning Area 11.

11 (1) The uses permitted in Planning Area 11 of Specific Plan No. 284 shall be the
12 same as those uses permitted in Article VIII, Section 8.1 of Ordinance No. 348.

13 (2) The development standards for Planning Area 11 of Specific Plan No. 284 shall
14 be the same as those development standards identified in Article VIII, Section 8.2
15 of Ordinance No. 348.

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

18 h. Planning Areas 12A and 12B.

19 (1) The uses permitted in Planning Areas 12A and 12B of Specific Plan No. 284 shall
20 be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance
21 No. 348, except that the uses permitted pursuant to Sections 8.100.a.(1), (2), (6),
22 (8) and (9); and b.(1); and c.(1) shall not be permitted. In addition, the permitted
23 uses identified under Section 8.100.a. shall also include swim lagoons, trails, and
24 walkways.

25 (2) The development standards for Planning Areas 12A and 12B of Specific Plan No.
26 284 shall be the same as those development standards identified in Article VIIIe,
27 Section 8.101 of Ordinance No. 348.
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1 (3) Except as provided above, all other zoning requirements shall be the same as
2 those requirements identified in Article VIIIe of Ordinance No. 348.

3 i. Planning Areas 13 and 20.

4 (1) The uses permitted in Planning Areas 13 and 20 of Specific Plan No. 284 shall be
5 the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348,
6 except that the uses permitted pursuant to Section 6.1.b.(1) and (3) shall not be
7 permitted.

8 (2) The development standards for Planning Areas 13 and 20 of Specific Plan No.
9 284 shall be the same as those development standards identified in Article VI,
10 Section 6.2 of Ordinance No. 348, except that the development standards set forth
11 in Article VI, Section 6.2.b.; c.; d.; e.(2), (3), and (4); and g. shall be deleted and
12 replaced, respectively, by the following:

- 13 b. Lot area shall be not less than six thousand (6,000) square feet. The
14 minimum lot area shall be determined by excluding that portion of a lot
15 that is used solely for access to the portion of a lot used as a building site.
- 16 c. The minimum average width of that portion of the lot to be used as a
17 building site shall be fifty feet (50') with a minimum average depth of one
18 hundred feet (100'). "Flag" lots shall not be permitted.
- 19 d. The minimum frontage of a lot shall be fifty feet (50'), except that lots
20 fronting on knuckles or cul-de-sacs may have a minimum frontage of
21 thirty-five (35'). Lot frontage along curvilinear streets may be measured at
22 the building setback in accordance with zone development standards.
- 23 e.(2) Side yards on interior and through lots shall be not less than five feet (5')
24 in width. Side yards on corner and reversed corner lots shall be not less
25 than ten feet (10') from the existing street line or from any future street
26 line as shown on any Specific Plan of Highways, whichever is nearer the
27 proposed structure, upon which the main building sides.
- 28 e.(3) The rear yard shall be not less than twenty feet (20').

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

g. In no case shall more than forty-five percent (45%) of any lot be covered for lots with one story buildings or more than forty percent (40%) of any lot be covered for lots with 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.

j. Planning Areas 22 and 23.

(1) The uses permitted in Planning Areas 22 and 23 of Specific Plan No. 284 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(30), (52); and b.(7) shall not be permitted. In addition, the uses permitted under Section 9.50.a of Ordinance No. 348 shall include fitness centers.

(2) The development standards for Planning Areas 22 and 23 of Specific Plan No. 284 shall be the same as those development standards identified in Article IXb, Section 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.”

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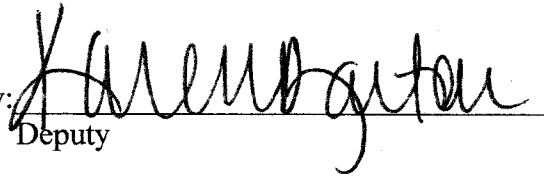
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Section 2. This ordinance shall take effect 30 days after its adoption.

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

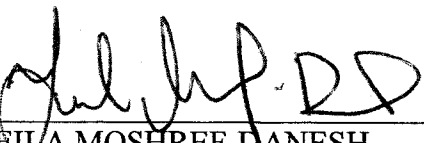
By  _____
Chairman, Board of Supervisors -

ATTEST:
KECIA R. HARPER
Clerk of the Board

By:  _____
Deputy

(SEAL)

APPROVED AS TO FORM
April 4, 2019

By:  _____
LEILA MOSHREF-DANESH
Deputy County Counsel

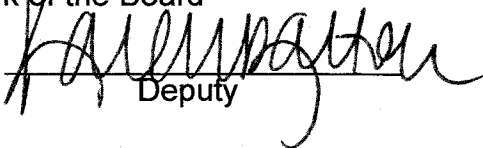
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STATE OF CALIFORNIA)
)
COUNTY OF RIVERSIDE) ss

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county held on April 16, 2019, the foregoing ordinance consisting of 2 Sections was adopted by the following vote:

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

DATE: April 16, 2019

KECIA R. HARPER
Clerk of the Board
BY: 
Deputy

SEAL

Item 21.1