

ORDINANCE NO. 348.4465

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 of Ordinance No. 348 is amended by adding thereto a new Section 17.67 to read as follows:

SECTION 17.67. SP ZONE REQUIREMENTS AND STANDARDS FOR SPECIFIC PLAN NO. 251.

a. Planning Areas 1, 2, and 4.

(1) The uses permitted in Planning Areas 1, 2, and 4 of Specific Plan No. 251, shall be the same as those uses permitted in Article VII, Section 7.1 of Ordinance No. 348 except that the uses permitted pursuant to Section 7.1.a. (2), (3), (4), (10), (11) and (12); b. (1), (2), (5), (7) and (9); and c. shall not be permitted.

(2) The development standards for Planning Areas 1, 2, and 4 of Specific Plan No. 251 shall be the same as those standards identified in Article VII, Sections 7.2 through 7.11 of Ordinance No. 348, except that the development standards set forth in Article VII, Sections 7.3, 7.4, 7.5, 7.6, 7.7 and 7.11 shall be deleted and replaced by the following:

A. The minimum lot area shall be not less than four thousand (4,000) 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 as measured to a street-facing garage door shall be not less than twenty (20') feet, 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 garage door.

C. The front yard as measured to all other portions of the first story of a structure, which includes a side entry garage, shall be not less than ten (10') feet, 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.

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.
Date: 03/13/07
Kerley Thornton
Clerk of the Board of Supervisors
County of Riverside, California

1 D. The front yard setback as measured to porches, patios, covered entries or
2 second story cantilevered elements shall be not less than seven (7') feet measured
3 from the existing street line or from any future street line as shown on any Specific
4 Plan of Highways, whichever is nearer the proposed structure.

5 E. Side yards on interior and through lots shall be not less than four (4') feet,
6 with a minimum separation of eight (8') feet between structures on adjoining
7 properties. Side yard setbacks on corner or reverse corner lots shall not be less than
8 ten feet (10') from the existing street line or any future street line as shown on any
9 Specific Plan of Highways, whichever is nearer the proposed structure upon which
10 the main building sides.

11 F. Chimneys, fireplaces, media niches, bay windows or similar architectural
12 features may encroach two (2') feet into a five-foot side yard setback and also may
13 encroach one (1') feet into a four-foot side yard setback, provided that a three (3')
14 foot minimum clearance shall be maintained on one side yard of a non two-pack
15 lot. For the purposes of any two-pack lot, one side yard setback shall be a
16 minimum of five (5') feet with no architectural feature encroachments being
17 allowed so as to permit adequate access to the rear yard. An air conditioning unit
18 not affixed to a dwelling shall only be permitted to encroach into the side yard
19 setback to the same extent as noted herein for architectural features.

20 G. The rear yard shall not be less than fifteen (15') feet, except that where a
21 garage is located in the rear yard, then the rear yard shall not be less than three (3')
22 feet. In addition, the rear yard shall not be less than ten (10') feet when measured
23 from the second story of a structure.

24 H. Chimneys, fireplaces, media niches, bay windows or similar architectural
25 features may encroach two (2') feet into the required rear setback. For a rear yard
26 in which no garage is located, patio covers may encroach ten (10') feet into the rear
27 yard. Air conditioning units not affixed to a dwelling shall be permitted to
28 encroach five (5') feet into the rear yard. No other structural encroachments shall

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

3 In addition, the following standards shall apply:

4 AA. In no case shall more than sixty (60%) percent of any lot be covered
5 by buildings or structures for lots with multiple story dwelling units. Additionally,
6 in no case shall more than seventy (70%) percent of any lot be covered by buildings
7 or structures for lots with single-story dwelling units.

8 BB. Each lot shall have a minimum net useable area of three thousand
9 five hundred (3,500) square feet. For purposes of this section, minimum useable
10 area shall be defined as lot area exclusive of any manufactured slopes.

11 CC. The minimum average width of a lot shall be thirty-five (35') feet
12 with a minimum average depth of seventy-five (75') feet. "Flag" lots shall not be
13 permitted.

14 DD. The minimum frontage of a lot shall be thirty-five (35') feet, except
15 that lots fronting on knuckles or cul-de-sac may have a minimum frontage of thirty
16 (30') feet. Lot frontage along curvilinear streets may be measured at the building
17 setback in accordance with zone development standards.

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

20 b. Planning Area 3.

21 (1) The uses permitted in Planning Area 3 of Specific Plan No. 251 shall be the same
22 as those uses permitted in Article VII, Section 7.1 of Ordinance No. 348 except that the
23 uses permitted pursuant to Section 7.1.a. (2), (3), (4), (10), (11) and (12); b. (1), (2), (5),
24 (7) and (9); and c. shall not be permitted.

25 (2) The development standards for Planning Area 3 of Specific Plan No. 251 shall be
26 the same as those standards identified in Article VII, Sections 7.2 through 7.11 of
27 Ordinance No. 348, except that the development standards set forth in Article VII, Sections
28 7.3, 7.4, 7.5, 7.6, 7.7 and 7.11 shall be deleted and replaced by the following:

1 A. The minimum lot area shall be not less than four thousand five hundred
2 (4,500) square feet. The minimum lot area shall be determined by excluding that
3 portion of a lot that is used solely for access to the portion of a lot used as a
4 building site.

5 B. The front yard as measured to a street-facing garage door shall be not less
6 than twenty (20') feet, measured from the existing street line or from any future
7 street line as shown on any Specific Plan of Highways, whichever is nearer the
8 proposed garage door.

9 C. The front yard as measured to all other portions of the first story of a
10 structure, which includes a side entry garage, shall be not less than ten (10') feet,
11 measured from the existing street line or from any future street line as shown on
12 any Specific Plan of Highways, whichever is nearer the proposed structure.

13 D. The front yard setback as measured to porches, patios, covered entries or
14 second story cantilevered elements shall be not less than seven (7') feet measured
15 from the existing street line or from any future street line as shown on any Specific
16 Plan of Highways, whichever is nearer the proposed structure.

17 E. Side yards on interior and through lots shall be not less than four (4') feet,
18 with a minimum separation of eight (8') feet between structures on adjoining
19 properties. Side yard setbacks on corner or reverse corner lots shall not be less than
20 ten feet (10') from the existing street line or any future street line as shown on any
21 Specific Plan of Highways, whichever is nearer the proposed structure upon which
22 the main building sides.

23 F. Chimneys, fireplaces, media niches, bay windows or similar architectural
24 features may encroach two (2') feet into a five-foot side yard setback and also may
25 encroach one (1') feet into a four-foot side yard setback, provided that a three (3')
26 foot minimum clearance shall be maintained on one side yard of a non two-pack
27 lot. For the purposes of any two-pack lot, one side yard setback shall be a
28 minimum of five (5') feet with no architectural feature encroachments being

1 allowed so as to permit adequate access to the rear yard. An air conditioning unit
2 not affixed to a dwelling shall only be permitted to encroach into the side yard
3 setback to the same extent as noted herein for architectural features.

4 G. The rear yard shall not be less than fifteen (15') feet except that where a
5 garage is located in the rear yard, then the rear yard shall not be less than three (3')
6 feet. In addition, the rear yard shall not be less than ten (10') feet when measured
7 from the second story of a structure.

8 H. Chimneys, fireplaces, media niches, bay windows or similar architectural
9 features may encroach two (2') feet into the required rear setback. For a rear yard
10 in which no garage is located, patio covers may encroach ten (10') feet into the rear
11 yard. Air conditioning units not affixed to a dwelling shall be permitted to
12 encroach five (5') feet into the rear yard. No other structural encroachments shall
13 be permitted in the front, side or rear yard except as provided for in Section 18.19
14 of Ordinance No. 348.

15 In addition, the following standards shall apply:

16 AA. In no case shall more than sixty (60%) percent of any lot be covered
17 by buildings or structures for lots with multiple story dwelling units. Additionally,
18 in no case shall more than seventy (70%) percent of any lot be covered by
19 buildings or structures for lots with single story dwelling units.

20 BB. Each lot shall have a minimum net useable area of four thousand
21 (4,000) square feet. For purposes of this section, minimum useable area shall be
22 defined as lot area exclusive of any manufactured slopes.

23 CC. The minimum average width of a lot shall be forty (40') feet with a
24 minimum average depth of eighty (80') feet. "Flag" lots shall not be permitted.

25 DD. The minimum frontage of a lot shall be forty (40') feet, except that
26 lots fronting on knuckles or cul-de-sac may have a minimum frontage of thirty-five
27 (35') feet. Lot frontage along curvilinear streets may be measured at the building
28 setback in accordance with zone development standards.

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

3 c. Planning Areas 5 and 7.

4 (1) The uses permitted in Planning Areas 5 and 7 of Specific Plan No. 251, shall be the
5 same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348 except
6 that the uses permitted pursuant to Section 8.100.a.1 shall not be permitted. In addition,
7 the permitted uses identified under Section 8.100.a. shall also include parks.

8 (2) The development standards for Planning Areas 5 and 7 of Specific Plan No. 251
9 shall be the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance
10 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 d. Planning Area 6.

14 (1) The uses permitted in Planning Area 6 of Specific Plan No. 251 shall be the same
15 as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348 except that
16 the uses permitted pursuant to Section 8.100.a.1., 2., 3., 5 and 6.; and b.1. shall not be
17 permitted. In addition, the permitted uses identified under Section 8.100.a. shall include
18 natural open space.

19 (2) The development standards for Planning Area 6 of Specific Plan No. 251 shall be
20 the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No.
21 348.

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

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