

Dated \_\_\_\_\_  
Kecia Harper-Ihem  
Clerk of the Board of Supervisors  
County of Riverside, California

ORDINANCE NO. 348.4814

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 zone or zones as shown on the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348 Map No. 2.2381, Change of Zone Case No. 7806," which map is made a part of this ordinance.

Section 2. Article XVIIa Section 17.70 of Ordinance No. 348 is hereby amended in its entirety to read as follows:

Section 17.70 SP ZONE REQUIREMENTS AND STANDARDS FOR SPECIFIC PLAN NO. 265.

a. Planning Area 1.

(1) The uses permitted in Planning Area 1 of Specific Plan No. 265 shall be the same as those uses permitted in Article XI, Section 11.2 of Ordinance No. 348, except that the uses permitted pursuant to Section 11.2.b. (1) c) 1. through 4. and 6.; d) 1. through 4.; f) 1.; g) 1. and 5.; h) 1., 2., 7. and 8.; i) 1. and 2.; k) 2., 4., 5., 6., 7. and 8; m) 1., 4. and 9.; Section 11.2.b. (2) c), i), k), 1), o), s), t), u), v), w), x) and y); Section 11.2.c. 2), 3), 6), 7), 8), 9), 10), 11), 13), 14), 15), 16) and 17); and Section 11.2.e. shall not be permitted. In addition, the permitted uses identified under section 11.2.b. of Ordinance No. 348 shall also include telephone exchanges and switching equipment, post offices, fire and police stations, water and gas company service facilities, parcel delivery services, golf courses and driving ranges.

(2) The development standards for Planning Area 1 of Specific Plan No. 265 shall be the same as those standards identified in Article XI, Section 11.4 of Ordinance No. 348 except that the development standard set forth in Article XI, Section 11.4.a. shall be deleted and replaced by the following:

1  
2 A. The minimum lot size shall be twenty thousand square feet (20,000') with a  
3 minimum average width of seventy-five feet (75 ').

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

6 b. Planning Area 2.

7 (1) The uses permitted in Planning Area 2 of Specific Plan No. 265 shall be the same  
8 as those uses permitted in Article XI, Section 11.2 of Ordinance No. 348, except that the uses  
9 permitted pursuant to Section 11.2.b. (1) c) 1. through 4. and 6.; d) 1. through 4.; f) 1.; g) 1. and 5.;  
10 h) 1., 2., 7. and 8.; i) 1. and 2.; k) 2., 4., 5., 6., 7. and 8.; m) 1., 2. and 9.; Section 11.2.b. (2) c), i),  
11 k), 1), o), s), t), u), v), w), x) and y); Section 11.2.c. (2), (3), (6), (7); (8), (9), (10), (11), (13), (14),  
12 (15), (16) and (17); and Section 11.2.e. shall not be permitted. In addition, the permitted uses  
13 identified under section 11.2.b. of Ordinance 348 shall also include aircraft taxiways, telephone  
14 exchanges and switching equipment, post offices, fire and police stations, water and gas company  
15 service facilities, and parcel delivery services.

16 (2) The development standards for Planning Area 2 of Specific Plan No. 265 shall be  
17 the same as those standards identified in Article XI, Section 11.4 of Ordinance No. 348 except that  
18 the development standard set forth in Article XI, Section 11.4.a. shall be deleted and replaced by  
19 the following:

20 A. The minimum lot size shall be twenty thousand square feet (20,000') with a  
21 minimum average width of seventy-five feet (75 ').

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

24 c. Planning Area 3.

25 (1) The uses permitted in Planning Area 3 of Specific Plan No. 265 shall be the same  
26 as those uses permitted in Article XI, Section 11.2 of Ordinance No. 348, except that the uses  
27 permitted pursuant to Section 11.2.b. (1) c) 1. through 4. and 6.; d) 1. through 4.; f) 1.; g) 1. and 5.;

1 h) 1. through 9.; i) 1., 2. and 5.; k) 1. through 8.; m) 1., 4. and 9.; Section 11.2.b. (2), c), i), k), 1),  
2 o), s), t), u), v), w), x) and y); Section 11.2.c. (2), (3), (6) and (17); and Section 11.2.e. shall not be  
3 permitted.

4 (2) The development standards for Planning Area 3 of Specific Plan No. 265 shall be  
5 the same as those standards identified in Article XI, Section 11.4 of Ordinance No. 348.

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

8 d. Planning Areas 4, 6, and 7.

9 (1) The uses permitted in Planning Areas 4, 6, and 7 of Specific Plan No. 265 shall be  
10 the same as those uses permitted in Article XI, Section 11.2 of Ordinance No. 348, except that the  
11 uses permitted pursuant to Section 11.2.b. (1) c) 1. through 4. and 6.; d) 1. through 4.; f) 1.; g) 1.  
12 and 5.; h) 1. through 9.; i) 1., 2. and 5.; k) 1. through 8.; m) 1., 4. and 9.; Section 11.2.b. (2), c), i),  
13 k), 1), o), s), t), u), v), w), x) and y); Section 11.2.c. (2), (3), (6) and (17); and Section 11.2.e. shall  
14 not be permitted. In addition, the permitted uses identified under Section 11.2.c. shall include  
15 organic fertilizer production, composting and recycling of green waste, not including food waste.

16 (2) The development standards for Planning Areas 4, 6, and 7 of Specific Plan No. 265  
17 shall be the same as those standards identified in Article XI, Section 11.4 of Ordinance No. 348.

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

20 e. Planning Area 5.

21 (1) The uses permitted in Planning Area 5 of Specific Plan No. 265 shall be the same  
22 as those uses permitted in Article XI, Section 11.2 of Ordinance No. 348, except that the uses  
23 permitted pursuant to section 11.2.b. (1) c) 1. through 4. and 6.; d) 1. through 4.; f) 1.; g) 1. and 5.;  
24 h) 1. through 9.; i) 1., 2. and 5.; k) 1. through 8.; m) 1., 4. and 9.; Section 11.2.b. (2), c), i), k), 1),  
25 o), s), t), u), v), w), x) and y); Section 11.2.c. (2), (3), (6) through (17); and Section 11.2.e. shall  
26 not be permitted.

1           (2)     The development standards for Planning Area 5 of Specific Plan No. 265 shall be  
2 the same as those standards identified in Article XI, Section 11.4 of Ordinance No. 348.

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

5 f.     Planning Area 8.

6           (1)     The uses permitted in Planning Area 8 of Specific Plan No. 265 shall be the same  
7 as those permitted in Article IXd, Section 9.72 of Ordinance No. 348 except that the uses  
8 permitted pursuant to Section 9.72.a.(2), (9) and (10) and Section 9.72.b. (4) shall not be  
9 permitted.

10          (2)     The development standards for Planning Area 8 of Specific Plan No. 265 shall be  
11 the same as those standards identified in Article IXd, Section 9.73 of Ordinance No. 348, except  
12 that the development standards set forth in Article IXd, Section 9.73.b. shall be deleted and  
13 replaced by the following:

14           A.     Where the front, side or rear yard adjoins a street, the minimum setback shall be  
15 twenty-five feet (25') from the property line.

16           B.     Where the front, side or rear yard adjoins a lot zoned R-R, R-1, R-A, R-2, R-3, R-4,  
17 R-6, R-T, R-T-R, W-2, W-2-M or SP with a residential zone, the minimum setback  
18 shall be twenty-five feet (25') from the property line.

19           C.     Where the front, side, or rear yard adjoins a lot zoned other than R-R, R-1, R-A, R-  
20 2, R-3, R-4, R-6, R-T, R-T-R, W-2, W-2-M, or SP with a residential zone, there is  
21 no minimum setback.

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

24 g.     Planning Areas 9 and 11.

25          (1)     The uses permitted in Planning Areas 9 and 11 of Specific Plan No. 265 shall be  
26 the same as those uses permitted in Article IXb, Section 9.50 of Ordinance No. 348, except that  
27 the uses permitted pursuant to Section 9.50.a. (2), (3), (6), (7), (12), (13), (16), (18), (20), (21),  
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1 (25), (26), (27), (31), (32), (34), (35), (36), (38), (40), (42), (43), (45), (46), (47), (48), (52), (53),  
2 (58), (62), (64), (65), (67), (68), (70), (76), (77), (78), (79), (80), (83), (84), (86), (87), (89), (92),  
3 (93), (95), (96), (97), (98) and (101) and b.(1) through (6), (8), (10), (11), (13) through (20), (22)  
4 and (23) shall not be permitted.

5 (2) The development standards for Planning Areas 9 and 11 of Specific Plan No. 265  
6 shall be the same as those standards identified in Article IXb Section 9.53 of Ordinance No. 348  
7 except that the development standards set forth in Article IXb, Section 9.53.b. shall be deleted and  
8 replaced by the following:

9 A. Where the front, side or rear yard adjoins a street, the minimum setback shall be  
10 twenty-five feet (25') from the property line.

11 B. Where the front, side or rear yard adjoins a lot zoned R-R, R-1, R-A, R-2, R-3, R-4,  
12 R-6, R-T, R-T-R, W-2-M, or SP with a residential use, the minimum setback shall  
13 be twenty-five feet (25') from the property line.

14 C. Where the front, side, or rear yard adjoins a lot zoned other than R-R, R-1, R-A, R-  
15 2, R-3, R-4, R-6, R-T, R-T-R, W-2-M, or SP with a residential use, there is no  
16 minimum setback.

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

19 h. Planning Area 10.

20 (1) The uses permitted Planning Area 10 of Specific Plan No. 265 shall be the same as  
21 those uses permitted in Article IXb, Section 9.50 of Ordinance No. 348.

22 (2) The development standards for Planning Area 10 of Specific Plan No. 265 shall be  
23 the same as those standards identified in Article IXb, Section 9.53 of Ordinance No. 348.

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

26 i. Planning Areas 12 and 13.

1 (1) The uses permitted in Planning Areas 12 and 13 of Specific Plan No. 265 shall be  
2 the same as those uses permitted in Article IXb, Section 9.50 of Ordinance No. 348, except that  
3 the uses permitted pursuant to Section 9.50.a (100) and (102) shall not be permitted. In addition,  
4 the permitted uses identified under Section 9.50.a. of Ordinance No. 348 shall also include law,  
5 medical, dental, chiropractic, architectural, engineering, community planning, and real estate  
6 offices. In addition, the permitted uses identified under Section 9.50.b. of Ordinance No. 348 shall  
7 include health and exercise centers, provided all facilities are located within an enclosed building.

8 (2) The development standards for Planning Areas 12 and 13 of Specific Plan No. 265  
9 shall be the same as those standards identified in Article IXb, Section 9.53 of Ordinance No. 348.

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

12 j. Planning Areas 14 and 17.

13 (1) The uses permitted in Planning Areas 14 and 17 of Specific Plan No. 265 shall be  
14 the same as those uses permitted in Article VII, Section 7.1 of Ordinance No. 348, except that the  
15 uses permitted pursuant to Section 7.1.a. (2), (3), (4), (10), (11), (12); b. (3), (5), (6), (7) and (9);  
16 and c. (1) and (2) shall not be permitted. In addition, the uses permitted under Section 7.1.b shall  
17 include private recreational parks/areas.

18 (2) The development standards for Planning Areas 14 and 17 of Specific Plan No. 265  
19 shall be the same as those standards identified in Article VII of Ordinance No. 348 except  
20 Sections 7.2, 7.3, 7.4, 7.5, 7.6, 7.7, 7.8, 7.9, 7.10, and 7.11 of Ordinance No. 348 shall be deleted  
21 and replaced with the following development standards:

- 22 A. The minimum lot size shall be four thousand five hundred square feet (4,500').  
23 B. The minimum lot width shall be forty-five feet (45').  
24 C. The front yard setback shall be a minimum of fifteen feet (15').  
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- 1 D. The minimum corner side yard setback shall be ten feet (10'). All other side yard  
2 setbacks shall be five feet (5'). The minimum side yard distance between structures  
3 shall be at least ten feet (10')
- 4 E. The minimum rear yard setback shall be fifteen feet (15').
- 5 F. The minimum garage setback shall be eighteen feet (18').
- 6 G. The maximum building height shall be thirty-five feet (35').
- 7 H. The maximum lot coverage shall be 60% for single story buildings and 50% for  
8 two story buildings. Lot coverage includes, but is not limited to, garages, covered  
9 porches, and balconies.
- 10 I. Encroachments for fireplaces, air conditioning units and media centers shall not  
11 exceed more than two feet (2') into the front, side, or rear setbacks. No air  
12 conditioning units shall be permitted in front of the structure. Encroachments for  
13 balconies, porches, decks, and attached patio covers shall not exceed ten feet (10')  
14 into the front or rear setback. The side yard with gate access shall at all times  
15 maintain a five feet (5') clearance regardless of encroachments. No other structural  
16 encroachments shall be permitted in the front, rear or side yard except as provided  
17 for in Section 18.19 of Ordinance No. 348.
- 18 J. All playground equipment shall be shaded in accordance with the Shade Standards  
19 described in Section IV.E.3 of Specific Plan No. 265.

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

22 k. Planning Area 15.

23 (1) The uses permitted in Planning Area 15 of Specific Plan No. 265 shall be the same  
24 as those uses permitted in Article VII, Section 7.1 of Ordinance No. 348, except that the uses  
25 permitted pursuant to Section 7.1. a.(2), (3), (4), (6), (8), (9), (10), (11) and (12); b.(1), (2), (3),  
26 (5), (6), (7), (8), (9) and (10); and c.(1) and (2) shall not be permitted. In addition, the uses  
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1 permitted under Section 7.1.a shall include single-family detached dwellings with zero lot lines  
2 and Section 7.1.b shall include private recreational parks/areas.

3 (2) The development standards for Planning Area 15 of Specific Plan No. 265 shall be  
4 the same as those standards identified in Article VII of Ordinance 348, except that the  
5 development standards set forth in Section 7.3, 7.4, 7.9, 7.10, and 7.11 of Ordinance No. 348 shall  
6 be deleted and replaced with the following:

- 7 A. The minimum lot size shall be three thousand seven hundred and eighty square feet  
8 (3,780').
- 9 B. The minimum lot width shall be forty-two feet (42') and minimum frontage on cul-  
10 de-sac shall be twenty two-feet (22').
- 11 C. The minimum front facing street setback shall be ten feet (10').
- 12 D. The minimum front entry garage setback shall be twenty feet (20') and side entry  
13 garage setback shall be fifteen feet (15').
- 14 E. The minimum street side setbacks shall be ten feet (10') and interior side setbacks  
15 shall be at least five feet (5').
- 16 F. The minimum rear setback shall be ten feet (10') when building element is twenty  
17 feet (20') in width or less otherwise it shall be fifteen feet (15').
- 18 G. There shall be a minimum twenty feet (20') separation between the second stories  
19 of adjacent buildings.
- 20 H. Encroachments for balconies, porches, decks, and attached patio covers shall not  
21 exceed five feet (5') into the rear setback. No other structural encroachments shall  
22 be permitted in the front, rear or side yard except as provided for in Section 18.19  
23 of Ordinance No. 348.
- 24 I. Any driveway shall be less than three feet (3') in length or at least eighteen feet  
25 (18') in length; driveway lengths between three feet (3') and eighteen feet (18') are  
26 not permitted.



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 1. Planning Area 16.

4 (1) The uses permitted in Planning Area 16 of Specific Plan No. 265 shall be the same  
5 as those uses permitted in Article VII, Section 7.1 of Ordinance No. 348, except that the uses  
6 permitted pursuant to Section 7.1. a. (2), (3), (4), (10), (11), (12); b. (3), (5), (6), (7) and (9); and c.  
7 (1) and (2) shall not be permitted. In addition, the uses permitted under Section 7.1.b shall include  
8 private recreational parks/areas.

9 (2) The development standards for Planning Area 16 of Specific Plan No. 265 shall be  
10 the same as those standards identified in Article VII of Ordinance 348, except that the  
11 development standards set forth in Section 7.3, 7.4, 7.9, 7.10, and 7.11 of Ordinance No. 348 shall  
12 be deleted and replaced with the following:

- 13 A. The minimum lot size shall be four thousand five hundred square feet (4,500’).
- 14 B. The minimum lot width shall be thirty-eight feet (38’) and minimum frontage on  
15 cul-de-sac shall be twenty-two feet (22’).
- 16 C. The minimum front facing street setback shall be eighteen feet (18’).
- 17 D. The minimum front entry garage setback shall be eighteen feet (18’).
- 18 E. The minimum street side setbacks shall be five feet (5’) and interior side setbacks  
19 shall be at least five feet (5’).
- 20 F. The minimum rear setback shall be five feet (5’).
- 21 G. There shall be a minimum twenty feet (20’) separation between the second stories  
22 of adjacent buildings.
- 23 H. Encroachments for balconies, porches, decks, and attached patio covers shall not  
24 exceed five feet (5’) into the rear setback. No other structural encroachments shall  
25 be permitted in the front, rear or side yard except as provided for in Section 18.19  
26 of Ordinance No. 348.

1 I. Any driveway shall be less than three feet (3') in length or at least eighteen feet  
2 (18') in length; driveway lengths between three feet (3') and eighteen feet (18') are  
3 not permitted.

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

6 m. Planning Areas 18, 19, 20, 21, and 23.

7 (1) The uses permitted in Planning Areas 18, 19, 20, 21, and 23 of Specific Plan No.  
8 265 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348  
9 except that the uses permitted pursuant to Section 8.100.a.1, 2, 5, 7 and 8; b.; and c. shall not be  
10 permitted. In addition, the permitted uses identified under Section 8.100.a. shall also include  
11 natural open space and trails.

12 (2) The development standards for Planning Areas 18, 19, 20, 21, and 23 of Specific  
13 Plan No. 265 shall be the same as those standards identified in Article VIIIe 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 VIIIe of Ordinance No. 348.

17 n. Planning Area 22.

18 (1) The uses permitted in Planning Area 22 of Specific Plan No. 265 shall be the same  
19 as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348 except that the uses  
20 permitted pursuant to Section 8.100.a.1, 2, 5, 7; b.; and c. shall not be permitted. In addition, the  
21 permitted uses identified under Section 8.100.a. shall also include parks and trails.

22 (2) The development standards for Planning Area 22 of Specific Plan No. 265 shall be  
23 the same as those standards identified in Article VIIIe of Ordinance No. 348 with the addition of  
24 the following standard:

25 A. All playground equipment shall be shaded in accordance with the Shade Standards  
26 described in Section IV.E.3 of Specific Plan No. 265.

1 (3) Except as provided above, all other zoning requirements shall be the same as those  
2 set forth in Article VIII of Ordinance 348.

3 Section 3. This ordinance shall take effect 30 days after its adoption.  
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6 BOARD OF SUPERVISORS OF THE COUNTY  
7 OF RIVERSIDE, STATE OF CALIFORNIA

8 By: Marion Ashley  
9 Chairman, Board of Supervisors  
10 Marion Ashley

11 ATTEST:  
12 CLERK OF THE BOARD  
13 KECIA HARPER-IHEM

14 By: Karen Bayton  
15 Deputy

16  
17 (SEAL)  
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20 APPROVED AS TO FORM:  
21 September 10, 2015

22 By: Michelle Clack  
23 MICHELLE CLACK  
24 Deputy County Counsel  
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STATE OF CALIFORNIA            )  
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COUNTY OF RIVERSIDE        )

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county held on September 22, 2015, the foregoing ordinance consisting of 3 Sections was adopted by the following vote:

AYES:                   Jeffries, Tavaglione, Washington, Benoit and Ashley  
NAYS:                   None  
ABSENT:                None

DATE:           September 22, 2015

KECIA HARPER-IHEM  
Clerk of the Board  
BY: *Karupgatan*  
Deputy

SEAL