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- A. Building height shall not exceed three (3) stories with a maximum height of forty feet (40').
- B. Lot Area shall not be less than two thousand (2,000) square feet.
- C. The minimum average width of each lot shall be thirty-five feet (35') and the minimum average depth shall be fifty-eight feet (58').
- D. The minimum frontage of a lot shall be thirty-five feet (35'), except that lots fronting on knuckles or cul-de-sacs shall have a minimum frontage of thirty feet (30'). Lot frontage along curvilinear streets shall be measured at the building setback in accordance with zone development standards.
- E. Front yards shall not be less than three feet (3'), 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 to the proposed structure.
- F. Side yards on interior and through lots shall be not less than three feet (3'). Side yards on corner and reverse corner lots shall not be less than five feet (5') 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 to the proposed structure, upon which the building sides.
- G. Rear yards shall be not less than three feet (3'), except that the second floor living space and balconies located in the rear yard shall be permitted within one foot (1') of the rear property line.
- H. Fireplaces, media niches, bay windows, porches, window boxes and similar architectural features shall be allowed to encroach on a maximum of two and one-half feet (2.5') into setbacks. At least one side of the structure shall maintain a four-foot (4') setback

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regardless of encroachments. No second floor structural encroachments shall be permitted within one foot (1') of the rear property line. No other structural encroachments shall be permitted in the front, rear, or side yard setback except as provided for in Section 18.19 of Ordinance No. 348.

I. In no case shall more than seventy-five percent (75%) of any lot be covered by a dwelling.

J. Tandem garages are permitted.

(3) The development standards for attached two-family and multi-family homes in Planning Areas 1, 6, 7, and 11 of Specific Plan No. 288, shall be the same as those standards identified in Article XVIII, Section 18.5 of Ordinance No. 348 except that the standards set forth in Section 18.5.b., c., e., and j. shall be deleted and replaced with the following:

A. The height of buildings shall not exceed forty-five feet (45').

B. The distance between buildings shall be no less than six feet (6').

C. The minimum building setbacks from a project's exterior streets and boundary lines shall be two and one-half feet (2.5'). The minimum building setback from interior drives shall be three feet (3'), except that second floor living space and balconies located in the rear yard shall be permitted within one foot (1') of the rear property line.

D. The number of dwelling units in one building shall not exceed eighteen (18) units.

E. Pedestrian walkways with a minimum width of four feet (4') shall be installed between the dwelling units and the recreational areas of the project.

F. No dwelling shall be constructed unless it has a minimum floor living area of not less than 750 square feet. Porches, garages, patios,

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2 and similar features, whether attached or detached to a dwelling,
3 shall not be included when calculating the floor living area.

4 G. Tandem garages are permitted.

5 (4) Except as provided above, all other zoning requirements shall be the same
6 as those requirements identified in Article VI and in Article XVIII, Section
7 18.5 of Ordinance No. 348.

8 b. Planning Areas 2, 8, 15 and 17.

9 (1) The uses permitted in Planning Areas 2, 8, 15 and 17 of Specific Plan No.
10 288 shall be the same as those uses permitted in Article VIII.e, Section
11 8.100 of Ordinance No. 348, except that the uses permitted pursuant to
12 Section 8.100.a.(1) and (9);b.(1); and c.(1) shall not be permitted. In
13 addition, the permitted uses identified under Section 8.100.a. shall also
14 include public parks and playgrounds.

15 (2) The development standards for Planning Areas 2, 8, 15 and 17 of Specific
16 Plan No. 288 shall be the same as those standards identified in Article
17 VIII.e, Section 8.101 of Ordinance No. 348.

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

20 c. Planning Areas 3 and 9.

21 (1) The uses permitted in Planning Areas 3 and 9 of Specific Plan No. 288 shall
22 be the same as those uses permitted in Article IX.b, Section 9.50 of
23 Ordinance No. 348, except that the uses permitted pursuant to Section
24 9.50.b.(1), (7), (13), and (19), shall not be permitted.

25 (2) The development standards for Planning Areas 3 and 9 of Specific Plan No.
26 288 shall be the same as those standards identified in Article IX.b, Section
27 9.53 of Ordinance No. 348. Additionally, the development standards shall
28 also include the following:

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2 i) All commercial areas shall contain at least one enclosure for the
3 collection of recyclable materials.

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

6 d. Planning Areas 4, 5, 12 and 13.

7 (1) The uses permitted in Planning Areas 4, 5, 12 and 13 of Specific Plan No.
8 288 shall be the same as those uses permitted in Article VIII.e, Section
9 8.100 of Ordinance No. 348, except that the uses permitted pursuant to
10 Section 8.100.a.(1), (2), (3) and (9); c.(1) shall not be permitted. In addition,
11 the permitted uses identified under Section 8.100.a. shall include open
12 space, trails, paseos and hiking areas.

13 (2) The development standards for Planning Areas 4, 5, 12 and 13 of Specific
14 Plan No. 288 shall be the same as those standards identified in Article
15 VIII.e, Section 8.101 of Ordinance No. 348.

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

18 e. Planning Areas 10 and 16.

19 (1) The uses permitted in Planning Areas 10 and 16 of Specific Plan No. 288
20 shall be the same as those uses permitted in Article VI, Section 6.1 of
21 Ordinance No. 348, except that the uses permitted pursuant to Section 6.1.a.
22 (2) and (3); b.(1) and (3); and c.(1) shall not be permitted. In addition, the
23 uses permitted under Section 6.1.a. shall include parks, open space trails,
24 and temporary real estate tract offices located within a subdivision to be
25 used only for and during the original sale of the subdivision, but not to
26 exceed a period of five (5) years in any event.

27 (2) The development standards for detached single-family residential lots
28 within Planning Areas 10 and 16 of Specific Plan No. 288 shall be the same

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2 as those standards identified in Article VI, Section 6.2 of Ordinance No.
3 348, except that the development standards set forth in Article VI, Section
4 6.2. b., c., d. and e. (1), (2), (3) and (4) shall be deleted and replaced by the
5 following:

- 6 A. Lot area shall be not less than two thousand (2,800) square feet. The
7 minimum lot area shall be determined by excluding that portion of a
8 lot used solely for access to the portion of a lot used as a building
9 site.
- 10 B. The minimum average width of that portion of a lot to be used as a
11 building site shall be forty feet (40') with a minimum average depth
12 of seventy feet (70').
- 13 C. The minimum frontage of a lot shall be thirty five feet (35'), except
14 that lots fronting on knuckles or cul-de-sacs may have a minimum
15 frontage of thirty feet (30'). Lot frontage along curvilinear streets
16 may be measured at the building setback in accordance with zone
17 development standards.
- 18 D. Front yards shall be not less than ten feet (10'), measured from the
19 existing street line or from any future street line as shown on any
20 Specific Plan of Highways, whichever is nearer the proposed
21 structure. Porches in the front of the structure may encroach five feet
22 (5') into the front yard setback.
- 23 E. Side yards on interior and through lots shall be not less than five feet
24 (5'). Side yards on corner and reverse corner lots shall be not less
25 than ten feet (10') from the existing street line or from any future
26 street line as shown on any Specific Plan of Highways, whichever is
27 nearer the proposed structure, upon which the main building sides.
- 28 F. Rear yards shall be not less than 10 feet (10'), except that the second

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2 floor living space and balconies located in the rear yard shall be
3 permitted within one foot (1') of the rear property line, and garages
4 shall be permitted within five feet (5') of the rear property line.

5 G. Fireplaces, media niches, bay windows, porches, window boxes, and
6 similar architectural features shall be allowed to encroach a
7 maximum of two and one half feet (2.5') into setbacks. At least one
8 side of the structure shall maintain a four foot (4') setback regardless
9 of encroachments. No second floor structural encroachments shall
10 be permitted within one foot (1') of the rear property line. No other
11 structural encroachments shall be permitted in the front, rear or side
12 yard except as provided for in Section 18.19 of Ordinance No. 348.

13 H. In no case shall more than sixty percent (60%) of any lot be covered
14 by a dwelling footprint.

15 (3) The development standards for detached single-family homes within
16 Planning Areas 10 and 16 of Specific Plan No. 288 shall be the same
17 standards as those identified in Article XVIII, Section 18.5 of Ordinance
18 No. 348 except that the development standards set forth in Article XVIII,
19 Section 18.5.b. and c. shall be deleted and replaced by the following:

20 A. Building height shall not exceed three stories, with a maximum
21 height of 40 feet (40').

22 B. Lot Area shall not be less than two thousand (2,000) square feet.

23 C. The minimum average width of each lot shall be thirty-five feet
24 (35') and the minimum average depth shall be fifty-eight feet (58').

25 D. The minimum frontage of a lot shall be thirty-five feet (35'), except
26 that lots fronting on knuckles or cul-de-sacs shall have a minimum
27 frontage of thirty feet (30'). Lot frontage along curvilinear streets
28 shall be measured at the building setback in accordance with zone

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2 development standards.

3 E. Front yards shall not be less than three feet (3'), measured from the
4 existing street right-of-way or from any future street right-of-way as
5 shown on any specific plan of highways, whichever is nearer to the
6 proposed structure.

7 F. Side yards on interior and through lots shall be not less than three
8 feet (3'). Side yards on corner and reverse corner lots shall not be
9 less than five feet (5') from the existing street right-of-way or from
10 any future street right-of-way as shown on any specific plan of
11 highways, whichever is nearer to the proposed structure, upon which
12 the building sides.

13 G. Rear yards shall be not less than three feet (3'), except that the
14 second floor living space and balconies located in the rear yard shall
15 be permitted within one foot (1') of the rear property line.

16 H. Fireplaces, media niches, bay windows, porches, window boxes, and
17 similar architectural features shall be allowed to encroach a
18 maximum of two feet and one-half (2.5') into setbacks. At least one
19 side of the structure shall maintain a four-foot (4') setback
20 regardless of encroachments. No second floor structural
21 encroachments shall be permitted within one foot (1') of the rear
22 property line. No other structural encroachments shall be permitted
23 in the front, rear or side yard setback except as provided for in
24 Section 18.19 of Ordinance No. 348.

25 I. In no case shall more than seventy-five percent (75%) of any lot be
26 covered by a dwelling.

27 J. Tandem garages are permitted.

28 (4) Except as provided above, all other zoning requirements shall be the same

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2 as those requirements identified in Article XVIII and Article XVIII, Section
3 18.5 of Ordinance No. 348.

4 f. Planning Area 14.

5 (1) The uses permitted in Planning Area 14 of Specific Plan No. 288 shall be
6 the same as those uses permitted in Article VI, Section 6.1 of Ordinance
7 No. 348, except that the uses permitted pursuant to Section 6.1.a.(2) and (3);
8 b.(1) and (3); and c.(1) shall not be permitted. In addition, the uses
9 permitted under Section 6.1.a. shall include parks, open space trails and
10 temporary real estate tract offices located within a subdivision to be used
11 only for and during the original sale of the subdivision, but not to exceed a
12 period of five (5) years in any event.

13 (2) The development standards for detached single-family residential lots
14 within Planning Area 14 of Specific Plan No. 288 shall be the same as those
15 standards identified in Article VI, Section 6.2 of Ordinance No. 348, except
16 that the development standards set forth in Article VI, Section 6.2. b., c., d.,
17 and e.(1), (2), (3) and (4) shall be deleted and replaced by the following:

18 A. Lot area shall be not less than three thousand five hundred (3,500)
19 square feet. The minimum lot area shall be determined by excluding
20 that portion of a lot used solely for access to the portion of a lot used
21 as a building site.

22 B. The minimum average width of that portion of a lot to be used as a
23 building site shall be forty feet (40') with a minimum average depth
24 of eighty feet (80').

25 C. The minimum frontage of a lot shall be thirty five feet (35'), except
26 that lots fronting on knuckles or cul-de-sacs may have a minimum
27 frontage of thirty feet (30'). Lot frontage along curvilinear streets
28 may be measured at the building setback in accordance with zone

1
2 development standards.

3 D. Front yards shall be not less than ten feet (10'), measured from the
4 existing street line or from any future street line as shown on any
5 Specific Plan of Highways, whichever is nearer the proposed
6 structure. Porches in the front of the structure may encroach five feet
7 (5') into the front yard setback.

8 E. Side yards on interior and through lots shall be not less than five feet
9 (5'). Side yards on comer and reverse corner lots shall be not less
10 than ten feet (10') from the existing street line or from any future
11 street line as shown on any Specific Plan of Highways, whichever is
12 nearer the proposed structure, upon which the main building sides.

13 F. Rear yards shall be not less than 10 feet (10'), except that the second
14 floor living space and balconies located in the rear yard shall be
15 permitted within one foot (1') of the rear property line, and garages
16 shall be permitted within five feet (5') of the rear property line.

17 G. Fireplaces, media niches, bay windows, porches, window boxes, and
18 similar architectural features shall be allowed to encroach a
19 maximum of two and one half feet (2.5') into setbacks. At least one
20 side of the structure shall maintain a four-foot (4') setback
21 regardless of encroachments. No second floor structural
22 encroachments shall be permitted within one foot (1') of the rear
23 property line. No other structural encroachments shall be permitted
24 in the front, rear or side yard except as provided for in Section 18.19
25 of Ordinance No. 348.

26 H. In no case shall more than sixty percent (60%) of any lot be covered
27 by a dwelling footprint.

28 I. Tandem garages are permitted.

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


6 Section 3. This ordinance shall take effect 30 days after its adoption.

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

9
10 By: 
Chairman
John J. Benoit


11 ATTEST: Kecia Harper-Ihem

12 CLERK OF THE BOARD:

13
14 By: 
Deputy

15
16
17 (SEAL)

18
19 APPROVED AS TO FORM:
20 December 9, 2013

21
22 By: 
MICHELLE P. CLACK
23 Deputy County Counsel

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25
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27 MPC:mld
12/03/13

28 G:\PROPERTY\MDUSEK\MPC\SP288 ORD FOR MPC 112713.DOC


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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 December 17, 2013, the foregoing ordinance consisting of 3 Sections was adopted by the following vote:

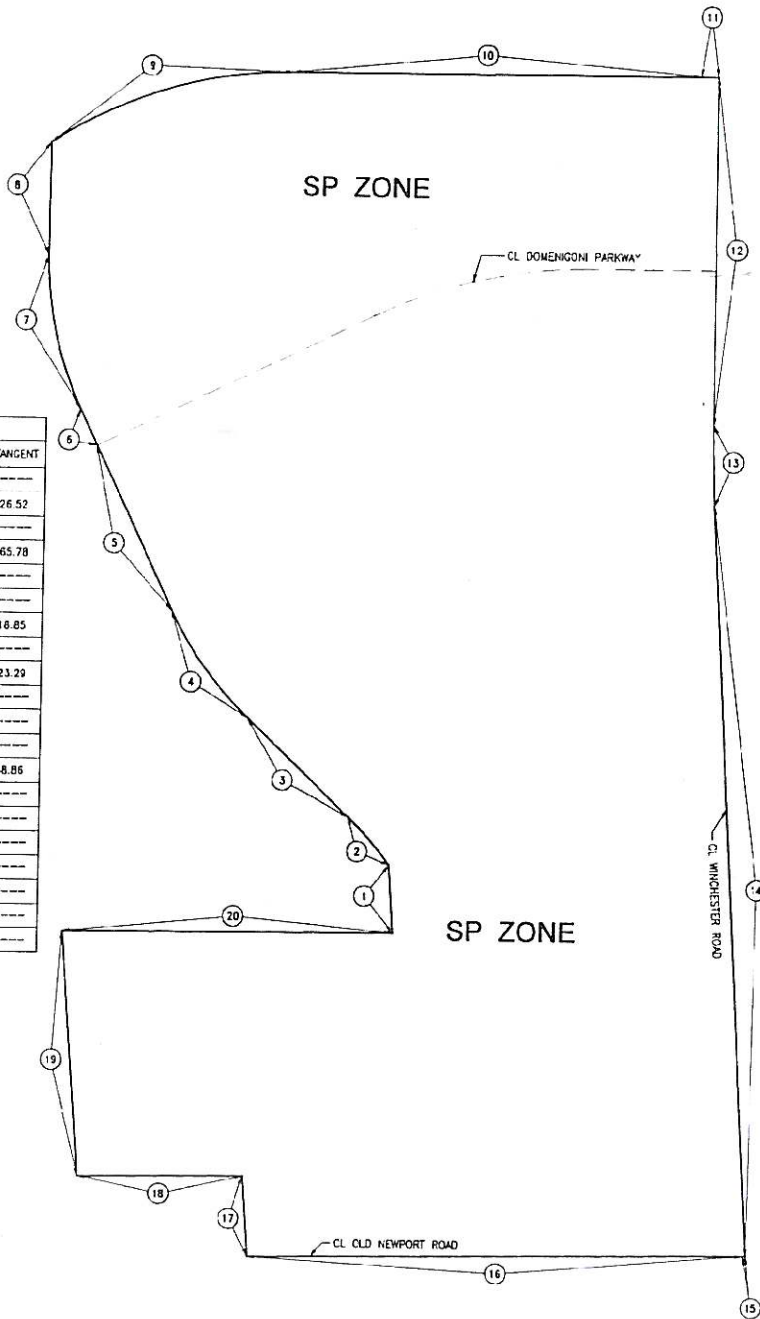
AYES: Jeffries, Stone, Benoit and Ashley
NAYS: None
ABSENT: Tavaglione

DATE: December 17, 2013

KECIA HARPER-IHEM
Clerk of the Board
BY: 
Deputy

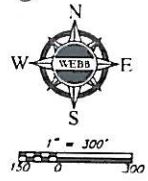
SEAL

WINCHESTER AREA
NE 1/4 OF SEC. 33, T. 5S, R. 2W.



LINE #/CURVE #	LENGTH	DIRECTION/DELTA	RADIUS	TANGENT
1	268.03	N04° 03' 38"W	----	----
2	252.36	N41° 51' 36"W	1400.00	126.52
3	555.08	N47° 01' 26"W	----	----
4	525.32	N36° 16' 28"W	1400.00	265.78
5	716.72	S25° 31' 30"E	----	----
6	154.63	S25° 31' 30"E	----	----
7	627.00	S12° 41' 42"E	1400.00	318.85
8	443.77	S00° 08' 07"W	----	----
9	1016.64	S72° 56' 43"W	1740.00	523.29
10	1632.02	S89° 41' 01"W	----	----
11	67.00'	N89° 49' 53"E	----	----
12	1375.80	N00° 10' 07"W	----	----
13	317.65	N01° 39' 51"W	6000.00	158.86
14	2977.11	N03° 12' 23"W	----	----
15	9.920	S89° 04' 25"W	----	----
16	1972.60	N89° 09' 28"E	----	----
17	322.71	S04° 13' 24"E	----	----
18	658.72	N87° 17' 46"E	----	----
19	971.92	S04° 27' 46"E	----	----
20	1324.08	S89° 30' 58"W	----	----

LEGEND
SP ZONE SPECIFIC PLAN (SP00288A2)



MAP NO. 2.2356
CHANGE OF OFFICIAL ZONING PLAN
AMENDING
MAP NO. 2 ORDINANCE NO. 348

CHANGE OF ZONE CASE NO. 07767
ADOPTED BY ORDINANCE NO. 348.4772
DECEMBER 17, 2013
RIVERSIDE COUNTY BOARD OF SUPERVISORS

ASSESSORS PARCEL NO. 461-210-019, 461-220-007,
461-220-003, 461-220-004, 461-220-005,
461-220-006