

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

ORDINANCE NO. 348.4547
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. 30., as amended, are further amended by placing in effect in the Bermuda Dunes District the zone or zones as shown on the map entitled, "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 30.091 Change of Zone Case No. 7263," which map is made a part of this ordinance.

Section 2. Article XVIIa of Ordinance No. 348 is amended by adding thereto a new Section 17.108 to read as follows:

SECTION 17.108 S.P. ZONE REQUIREMENTS AND STANDARDS FOR SPECIFIC PLAN NO. 338.

a. Planning Area 1.

(1) The uses permitted in Planning Area 1 of Specific Plan No. 338 shall be the same as those permitted in Article VIII, Section 8.1 of Ordinance 348, except that those permitted uses pursuant to Article VIII, Section 8.1.a. (2), (3), (11), (13), (14), (17), (18), (19), (20), (21), (22), (23), (24), (25), (26), (27), (28); and Section 8.1.b. (1), (2) shall not be permitted. The permitted uses identified under Section 8.1.a. shall also include timeshare units.

(2) The development standards for Planning Area 1 of Specific Plan No. 338 shall be the same as those standards identified in Article VIII, Section 8.2 of Ordinance No. 348 except that the development standards set forth in Article VIII, Section 8.2.a.,b.,c., d., e., f., shall be deleted and replaced with the following:

A. There is no minimum lot area.

B. Building setbacks are measured from the property line. The minimum front yard setback from an arterial shall be ten feet (10'). The minimum front yard setback from a collector/local road shall be seven feet (7'). The front yard setback from a boulevard shall be a minimum five feet (5') to a maximum of ten feet (10'). The minimum

1 garage setback from a private drive shall be three feet (3').

2 C. Building setbacks are measured from the property line. The minimum
3 exterior side yard setback from an arterial shall be ten feet (10'). The minimum exterior
4 side yard setback from a collector/local road shall be seven feet (7'). The minimum
5 exterior side yard setback from a boulevard shall be five feet (5') to a maximum of ten feet
6 (10'). The minimum side yard setback from a private drive shall be eight feet (8'). The
7 minimum side yard setback from an interior drive shall be a minimum of zero feet (0') or a
8 maximum of fifteen feet (15') for SFA townhomes or a minimum of twenty feet (20')
9 building separation for multi-family attached units.

10 D. There is no maximum building coverage for SFA townhomes. The
11 maximum building coverage for multi-family attached units will be sixty percent (60%).

12 E. There is no maximum floor area to lot area ratio.

13 F. All buildings and structures shall not exceed seventy feet (70') in height. In
14 Zone C as identified in the Riverside County Airport Land Use Compatibility Plan for the
15 Bermuda Dunes Airport, buildings shall be limited to no more than three (3) stories.

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

18 b. Planning Area 2.

19 (1) The uses permitted in Planning Area 2 of Specific Plan No. 338 shall be the same
20 as those permitted in Article VII, Section 7.1 of Ordinance 348, except that those permitted uses
21 pursuant to Article VII, Section 7.1.a. (2), (3), (4), (10), (11), (12); Section 7.1.b. (2), (3), (5), (6),
22 (7), (9); and Section 7.1.c. (1) shall not be permitted. The permitted uses identified under Section
23 7.1.a. shall also include timeshare units.

24 (2) The development standards for Planning Area 2 of Specific Plan No. 338 shall be
25 the same as those standards identified in Article VII, Section 7.2 thru 7.11 of Ordinance No. 348
26 except that the development standards set forth in Article VII, Section 7.2, 7.3, 7.4, 7.5, 7.6, 7.7,
27 7.9, and 7.10 shall be deleted and replaced with the following:

28 A. All buildings and structures shall not exceed thirty-five feet (35') in height.

1 B. Lot area shall be no less than two thousand (2,000) square feet.

2 C. Building setbacks are measured from the property line. The minimum front
3 yard setback from an arterial shall be twelve feet (12'). The minimum front yard setback
4 from a collector road shall be ten feet (10'). The minimum front yard setback from a local
5 road shall be eight feet (8'). The minimum front yard setback from an interior drive shall
6 be eight feet (8').

7 D. Building setbacks are measured from the property line. The minimum
8 exterior side yard setback from an arterial shall be twelve feet (12'). The minimum
9 exterior side yard setback from a collector road shall be ten feet (10'). The minimum
10 exterior side yard setback from a local road shall be eight feet (8'). The minimum side
11 yard setback from a private drive shall be eight feet (8'). The minimum side yard setback
12 from an interior drive shall be four feet (4').

13 E. Building setbacks are measured from the property line. The minimum rear
14 yard setback from an interior drive shall be four feet (4').

15 F. In no case shall more than seventy percent (70%) of any lot be covered by
16 buildings.

17 G. In zero lot line conditions an eight feet (8') minimum building separation
18 shall apply.

19 H. Every main building hereafter erected or structurally altered shall have a lot
20 or building site area of not less than two thousand (2,000) square feet for each dwelling
21 unit in such main building.

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

24 c. Planning Area 3.

25 (1) The uses permitted in Planning Area 3 of Specific Plan No. 338 shall be the same
26 as those permitted in Article IXd, Section 9.72 of Ordinance 348, except that those permitted uses
27 pursuant to Article IXd, Section 9.72.a. (1), (10); and Section 9.72.b. (1), (4), (5) shall not be
28 permitted. The permitted uses identified under Section 9.72.a. shall also include administrative

1 and professional offices, including but not limited to business, law, medical, dental, chiropractic,
2 architectural, engineering, community planning, and real estate offices, in which some activities
3 may be carried on catering to retail sales and some stock of goods may be maintained for sale.

4 (2) The development standards for Planning Area 3 of Specific Plan No. 338 shall be
5 the same as those standards identified in Article IXd, Section 9.73 of Ordinance No. 348 except
6 that the development standards set forth in Article IXd, Section 9.73.b., c., m., shall be deleted and
7 replaced with the following:

8 A. Building setbacks are measured from the property line. The minimum
9 setback from an arterial (Varner Road) shall be ten feet (10'). The minimum setback from
10 a collector/local road shall be ten feet (10'). The minimum setback from a boulevard shall
11 be five feet (5') to a maximum of ten feet (10'). The minimum setback from an interior
12 drive shall be ten feet (10'). Setback areas may be used for driveways, parking, and
13 landscaping.

14 B. The height of structures, including buildings, shall be as follows: Structures
15 and buildings shall not exceed sixty feet (60'). In Zone C as identified in the Riverside
16 County Airport Land Use Compatibility Plan for the Bermuda Dunes Airport, buildings
17 shall be limited to no more than three (3) stories.

18 C. Access shall be allowed from residential streets.

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

21 d. Planning Area 4.

22 (1) The uses permitted in Planning Area 4 of Specific Plan No. 338 shall be the same
23 as those permitted in Article IX, Section 9.1 of Ordinance 348, except that those permitted uses
24 pursuant to Article IX, Section 9.1.a. (1), (3), (5), (7), (8), (17), (19), (29), (30), (33), (36), (42),
25 (43), (50), (51), (54), (59), (61), (64), (66), (79), (80), (84), (89), (91), (92), (93), (94), (95);
26 Section 9.1.b. (3), (6), (7), (9), (10), (11), (12), (15), (16), (18), (19), (20); and Section 9.1.d. (1),
27 (2), (3), (4), (6), (7), (9), (10), (11), (12), (14), (15), (16), (18) shall not be permitted. The
28 permitted uses identified under Section 9.1.a. shall also include timeshare units; residences and

1 offices above primary retail level; public fairs; and parks.

2 (2) The development standards for Planning Area 4 of Specific Plan No. 338 shall be
3 the same as those standards identified in Article IX, Section 9.4 of Ordinance No. 348 except that
4 the development standards set forth in Article IX, Section 9.4.b., c., shall be deleted and replaced
5 with the following:

6 A. Building setbacks are measured from the Right-Of-Way. The minimum
7 setback from an arterial (Varner Road) shall be twenty feet (20'). The setback from the
8 "Main Street/Promenade" shall be a minimum of zero feet (0') to a maximum of eighteen
9 feet (18'). The setback from a collector street shall be a minimum of five feet (5') to a
10 maximum of fifteen feet (15'). The setback from a local street shall be a minimum of ten
11 feet (10') to a maximum of twenty feet (20'). The minimum setback from a private drive
12 or internal property line shall be ten feet (10').

13 B. No building or structure shall exceed seventy feet (70') in height. In Zone
14 C as identified in the Riverside County Airport Land Use Compatibility Plan for the
15 Bermuda Dunes Airport, buildings shall be limited to no more than three (3) stories.

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

18 e. Planning Area 5.

19 (1) The uses permitted in Planning Area 5 of Specific Plan No. 338 shall be the same
20 as those permitted in Article IXb, Section 9.50 of Ordinance 348, except that those permitted uses
21 pursuant to Article IXb, Section 9.50.a. (1), (7), (18), (30), (31), (32), (43), (44), (52), (55), (61),
22 (64), (69), (82), (83), (91), (93), (95), (97), (102); and Section 9.50.b. (1), (2), (3), (5), (6), (7), (8),
23 (9), (12), (13), (14), (15), (16), (17), (18), (19) shall not be permitted.

24 (2) The development standards for Planning Area 5 of Specific Plan No. 338 shall be
25 the same as those standards identified in Article IXb, Section 9.53 of Ordinance No. 348 except
26 that the development standards set forth in Article IXb, Section 9.53.c., shall be deleted and
27 replaced with the following:

28 A. No building or structure shall exceed seventy feet (70') in height. In Zone

1 C as identified in the Riverside County Airport Land Use Compatibility Plan for the
2 Bermuda Dunes Airport, buildings shall be limited to no more than three (3) stories.

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

5 d. Planning Area 6.

6 (1) The uses permitted in Planning Area 6 of Specific Plan No. 338 shall be the same
7 as those permitted in Article VIIIe, Section 8.100 of Ordinance 348, except that those permitted
8 uses pursuant to Article VIIIe, Section 8.100.a. (1), (3), (5), (8); Section 8.100.b (1); and Section
9 8.100.c. (1) shall not be permitted. The permitted uses identified under Section 8.100.a. shall also
10 include basketball courts, volleyball courts, tennis courts, amphitheaters and fountains.

11 (2) The development standards for Planning Area 6 of Specific Plan No. 338 shall be
12 the same as those standards identified in Article VIIIe, Section 8.101. of Ordinance No. 348 except
13 that the development standards set forth in Article VIIIe, Section 8.101. b., shall be deleted and
14 replaced with the following:

15 A. Building setbacks are measured from the property line. The minimum
16 setback from a collector shall be fourteen feet (14'). The minimum setback from a local
17 street shall be fourteen feet (14'). The minimum setback from an interior road shall be ten
18 feet (10'). The minimum setback from the property line shall be twelve feet (12').

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

21
22
23 ///

24 ///

25 ///

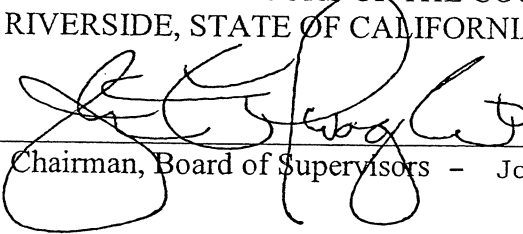
26 ///

27 ///


28 ///

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

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

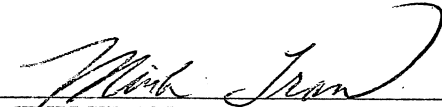
4
5 By: 
6 Chairman, Board of Supervisors - John Tavaglione

7 ATTEST:
8 NANCY ROMERO
9 Clerk to the Board

10 By: 
11 Deputy

12 (SEAL)

13
14 APPROVED AS TO FORM:
15 November 15, 2007

16
17 By: 
18 MINH TRAN
19 Deputy County Counsel

20
21
22
23 G:\Property\MDKing\SPECIFIC PLAN ZONING ORDINANCES\SP 338 CZ 7263.doc
24
25
26
27
28

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

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 27, 2007, the foregoing ordinance consisting of 3 Sections was adopted by the following vote:

AYES: Buster, Tavaglione, Stone, Wilson, and Ashley
NAYS: None
ABSENT: None

DATE: November 27, 2007

NANCY ROMERO
Clerk of the Board

By: *Diana DeBlum*
Deputy

SEAL