

Dated:                       
Kecia Haber-Ihem  
Clerk of the Board of Supervisors  
County of Riverside, California

ORDINANCE NO. 348.4804

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 Elsinore Area Plan, the zone or zones as shown on the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 2.2374, Change of Zone Case No. 7143," 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 17.122 to read as follows:

"Section 17.122 SP ZONE REQUIREMENTS AND STANDARDS FOR SPECIFIC PLAN NO. 364.

a. Planning Area 1

(1) The uses permitted in Planning Area 1 of Specific Plan No. 364 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. (5), (7), (13), (16), (23), (25), (28), (30), (31), (32), (52), (55), (64), (77), (80), (82), (85), (93), (98), and (99); and b. (1), (2), (3), (5), (7), (8), (9), (10), (13), (15), (16), (17), (18), (19), (25) and (26) shall not be permitted. In addition, the uses permitted under Section 9.50.a. shall include combined residential/commercial development, attached clustered residential development, detached clustered residential development, medical and dental offices, real estate offices, public schools and congregate care residential facilities.

(2) The development standards for commercial development within Planning Area 1 of Specific Plan No. 364 shall be the same as those standards identified in Article IXb, Section 9.53 of Ordinance No. 348.

1 (3) The development standards for combined residential/commercial  
2 development in Planning Area 1 of Specific Plan No. 364 shall be the same as those  
3 standards identified in Article VIII, Section 8.2 of Ordinance No. 348, except that the  
4 development standards set forth in Article VIII, Section 8.2 a., b., c., d., e., and f. shall be  
5 deleted and replaced with the following:

- 6 A. The minimum lot width shall be sixty feet (60').
- 7 B. The front of the building shall not be less than ten feet (10') from the  
8 property line.
- 9 C. The side yard shall not be less than five feet (5').
- 10 D. Except for lots with alleys, the rear yard shall not be less than ten feet (10').  
11 Lots with alleys have no rear yard requirements.
- 12 E. Where the front, side or rear yard is adjacent to a residential lot with a  
13 minimum lot size of half an acre or larger, all buildings shall not be less  
14 than twenty-five feet (25') from the adjacent residential property line.
- 15 F. The maximum building height shall be fifty feet (50').
- 16 G. Fireplaces and air conditioning units shall be allowed to encroach into the  
17 required front, side or rear setbacks a maximum of two feet (2'). No air  
18 conditioning units are permitted in the front of a residential building.  
19 Encroachments for balconies, porches, decks and attached patio covers shall  
20 be allowed to encroach into the required front and rear setbacks a maximum  
21 of seven feet (7'). No other structural encroachments shall be permitted in  
22 the front, side or rear yard except as provided for in Section 18.19 of  
23 Ordinance No. 348.
- 24 H. Trash collection areas shall be screened by landscaping or architectural  
25 features in such a manner as not to be visible from a public street or from  
26 any adjacent residential area.
- 27 I. Outside storage areas are prohibited.
- 28

1 J. All lighting fixtures, including spot lights, electrical reflectors and other  
2 means of illumination for signs, buildings, landscaping, parking, loading,  
3 unloading and similar areas, shall be focused, directed and arranged to  
4 prevent glare or direct illumination on residential uses.

5 (4) The development standards for detached clustered residential development  
6 in Planning Area 1 of Specific Plan No. 364 shall be the same as those standards identified  
7 in Article VII of Ordinance No. 348 except Sections 7.2, 7.3, 7.4, 7.5, 7.6, 7.7, 7.8, 7.9,  
8 7.10, and 7.11 of Ordinance No. 348 shall be deleted and replaced with the following:

- 9 A. The minimum lot size shall be 7,200 square feet.
- 10 B. The minimum lot width shall be thirty-one feet (31').
- 11 C. The minimum front yard setback (to a habitable portion of the main  
12 building) shall be five feet (5') from the right of way.
- 13 D. The minimum setback for a porch shall be five feet (5') from the right of  
14 way.
- 15 E. The minimum distance between the front of a building and any adjacent  
16 building shall be twenty feet (20') at the first story and thirty feet (30') at  
17 the second story, regardless of lot lines.
- 18 F. For motor courts, which shall be defined herein as single family detached  
19 homes grouped around a common private drive, all side yards shall not be  
20 less than four feet (4').
- 21 G. For garden courts, which shall be defined herein as single family detached  
22 homes grouped around a private lawn, side yards on corner lots shall not be  
23 less than five feet (5') and interior side yards shall not be less than four feet  
24 (4').
- 25 H. The minimum rear yard for garden courts shall be five feet (5').
- 26 I. The minimum rear yard for motor courts shall be eight feet (8').
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1 J. Driveways 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  
3 (18') are prohibited.

4 K. The minimum distance between the front of a building to the side of another  
5 building shall be twenty feet (20').

6 L. The minimum distance between the side of a building and the rear of  
7 another building shall be ten feet (10').

8 M. The minimum distance between the rear of a building and the rear of  
9 another building shall be fifteen feet (15').

10 N. The minimum distance between the rear of a building and the rear of  
11 another building across an alley or motor court shall be thirty feet (30').

12 O. The minimum distance between the rear of a building and any adjacent  
13 building (not including detached garages on the same lot) shall be ten feet  
14 (10') at the first story, twenty feet (20') at the second story, and thirty feet  
15 (30') between garages, regardless of lot lines.

16 P. The maximum lot coverage shall be 60%.

17 Q. The maximum building height shall be forty feet (40').

18 R. The minimum private open space shall be one hundred eighty square feet  
19 (180') with a minimum width of twelve feet (12') and length of ten feet  
20 (10').

21 (5) The development standards for attached clustered residential development  
22 in Planning Area 1 of Specific Plan No. 364 shall be the same as those standards identified  
23 in Article VII of Ordinance No. 348 except Sections 7.2, 7.3, 7.4, 7.5, 7.6, 7.7, 7.8, 7.9,  
24 7.10, and 7.11 of Ordinance No. 348 shall be deleted and replaced with the following:

25 A. The minimum lot size shall be 5,000 square feet.

26 B. The minimum lot width shall be sixty feet (60').

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- 1 C. The minimum front yard setback (to a habitable portion of the main
- 2 building) shall be ten feet (10') from the right of way.
- 3 D. For townhomes, which shall be defined herein as multi-family attached row
- 4 homes with garages typically in the rear of the building, the minimum
- 5 setback for porches shall be five feet (5') from the property line.
- 6 E. For courtyards, which shall be defined herein as multi-family attached row
- 7 homes grouped around a common private drive or along a drive lane, the
- 8 minimum setback for porches shall be twelve feet (12') from the property
- 9 line.
- 10 F. For townhomes and courtyards, side yards shall not be less than ten feet
- 11 (10').
- 12 G. For townhomes, the distance between buildings shall not be less than
- 13 twenty-five feet (25').
- 14 H. For courtyards, the distance between buildings shall not be less than twenty
- 15 feet (20').
- 16 I. The rear yard distance between buildings (to habitable portion of the main
- 17 building) shall not be less than twenty feet (20').
- 18 J. Driveways shall be less than three feet (3') in length or at least eighteen feet
- 19 (18') in length; driveway lengths between three feet (3') and eighteen feet
- 20 (18') are prohibited.
- 21 K. The minimum private open space shall be one hundred square feet (100')
- 22 with a minimum width of ten feet (10') and length of eight feet (8').
- 23 L. The maximum building height shall be forty-eight feet (48').
- 24 (6) The development standards for congregate care residential facilities within

25 Planning Area 1 of Specific Plan No. 364 shall be the same standards as those identified in  
26 Article XIXe, Section 19.102 of Ordinance No. 348.

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

4 b. Planning Area 2

5 (1) The uses permitted in Planning Area 2 of Specific Plan No. 364 shall be the  
6 same as those uses permitted in Article VII, Section 7.1 of Ordinance No. 348 except that  
7 the uses permitted in Section 7.1.a.(1), (2), (3), (4), (6), (7), (8), (9), (10), (11), and (12);  
8 Section 7.1.b.(2), (3), (5), (6), (7), (8), (9), and (10); and Section 7.1.c.(1) and (2) shall not  
9 be permitted. In addition, the uses permitted under Section 7.1.b. shall include public  
10 schools, detached clustered residential development and attached clustered residential  
11 development.

12 (2) The development standards for detached clustered residential development in  
13 Planning Area 2 of Specific Plan No. 364 shall be the same as those standards identified in  
14 Article VII of Ordinance 348 except Sections 7.2, 7.3, 7.4, 7.6, 7.7, 7.8, 7.9, 7.10, and 7.11  
15 of Ordinance No. 348 shall be deleted and replaced with the following:

- 16 A. The minimum lot size shall be 7,200 square feet.  
17 B. The minimum lot width shall be thirty-one feet (31').  
18 C. The minimum front yard setback (to a habitable portion of the main  
19 building) shall be five feet (5') from the right of way.  
20 D. The minimum setback for a porch shall be five feet (5') from the right of  
21 way.  
22 E. The minimum distance between the front of a building and any adjacent  
23 building shall be twenty feet (20') at the first story and thirty feet (30') at  
24 the second story, regardless of lot lines.  
25 F. All side yards for motor courts shall not be less than four feet (4').  
26 G. All side yards for garden courts shall not be less than five feet (5').  
27 H. The rear yard for garden courts shall not be less than five feet (5').  
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- 1 I. The rear yard for motor courts shall not be less than eight feet (8').
- 2 J. Driveways shall be less than three feet (3') in length or at least eighteen feet
- 3 (18') in length; driveway lengths between three feet (3') and eighteen feet
- 4 (18') are prohibited.
- 5 K. The minimum distance between the front of a building and the side of a
- 6 building shall be twenty feet (20').
- 7 L. The minimum distance between the front of a building and the side of
- 8 another building shall be ten feet (10').
- 9 M. The minimum distance between the rear of a building and the rear of
- 10 another building shall be fifteen feet (15').
- 11 N. The minimum distance between the rear of a building and the rear of
- 12 another building across an alley or motor court shall be thirty feet (30').
- 13 O. The minimum distance between the rear of a building and any adjacent
- 14 building (not including detached garages on the same lot) shall be ten feet
- 15 (10') at the first story, twenty feet (20') at the second story, and thirty feet
- 16 (30') between garages, regardless of lot lines.
- 17 P. The maximum coverage shall be 60%.
- 18 Q. The maximum building height shall be forty feet (40').
- 19 R. The minimum private open space shall be one hundred eighty square feet
- 20 (180') with a minimum width of twelve feet (12') and length of ten feet
- 21 (10').

22 (3) The development standards for attached clustered residential development in

23 Planning Area 2 of Specific Plan No. 364 shall be the same as those standards identified in

24 Article VII of Ordinance No. 348 except Sections 7.2, 7.3, 7.4, 7.5, 7.6, 7.7, 7.8, 7.9, 7.10,

25 and 7.11 of Ordinance No. 348 shall be deleted and replaced with the following:

- 26 A. The minimum lot size shall be 7,200 square feet.
- 27 B. The minimum lot width shall be sixty feet (60').
- 28

- 1 C. The minimum front yard setback (to a habitable portion of the main  
2 building) shall be ten feet (10') from the right of way.
- 3 D. The minimum setback for townhome porches shall be five feet (5') from the  
4 right of way.
- 5 E. The minimum setback for courtyard porches shall be twelve feet (12') from  
6 the right of way.
- 7 F. Side yards on corner lots (facing street) shall not be less than ten feet (10'),  
8 with five feet (5') of public space and five feet (5') of private space.
- 9 G. For townhomes and courtyards, interior side yards shall not be less than ten  
10 feet (10').
- 11 H. For townhomes, the distance between buildings shall not be less than  
12 twenty-five feet (25').
- 13 I. For courtyards, the distance between buildings shall not be less than twenty  
14 feet (20').
- 15 J. The rear yard (to the habitable portion of the main building) shall not be  
16 less than ten feet (10').
- 17 K. The minimum distance between the rear of a building and the rear of  
18 another building shall be twenty feet (20').
- 19 L. Driveways shall be less than three feet (3') in length, or at least eighteen  
20 feet (18') in length; driveway lengths between three feet (3') and eighteen  
21 feet (18') are prohibited.
- 22 M. The minimum private open space shall be one hundred square feet (100')  
23 with a minimum width of ten feet (10') and length of eight feet (8').
- 24 N. The maximum building height shall be forty-eight feet (48').
- 25 (4) Except as provided above, all other zoning requirements shall be the same as  
26 those requirements identified in Article VII of Ordinance No. 348.

27 c. Planning Areas 3 and 5



1 (1) The uses permitted in Planning Areas 3 and 5 of Specific Plan No. 364  
2 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348,  
3 except that the uses permitted pursuant to Section 6.1.a.(2), (3), (5), (7) and (8); Section  
4 6.1.b.(3), (4), (5), and (6); Section 6.1.c.(1); and Section 6.1.e.(1) shall not be permitted.  
5 In addition, the uses permitted under Section 6.1.b. shall include public schools, detached  
6 clustered residential development and attached clustered residential development.

7 (2) The development standards for residential development in Planning Area 3  
8 and 5 of Specific Plan No. 364 shall be the same as those standards identified in Article VI,  
9 Section 6.2 of Ordinance No. 348, except that the development standards set forth in  
10 Section 6.2.a, b, c, d, e(1), e(2), e(3), and e(4) shall be deleted and replaced with the  
11 following:

- 12 A. The minimum lot size shall be 4,000 square feet for Planning Area 3 and  
13 5,000 square feet for Planning Area 5.
- 14 B. The minimum lot width for standard lots shall be fifty feet (50').
- 15 C. The minimum lot width for lots along a cul-de-sac shall be thirty-five feet  
16 (35').
- 17 D. The minimum front yard setback (to a habitable portion of the main  
18 building) shall be twelve feet (12') from the right of way.
- 19 E. The minimum setback for front-entry garages shall be twenty feet (20')  
20 from the right of way and fifteen feet (15') for side-entry garages.
- 21 F. The minimum front yard setback for porches shall be eight feet (8') from  
22 the right of way.
- 23 G. Side yards for interior lots shall be not less than five feet (5').
- 24 H. Side yards on corner lots (facing street) shall not be less than ten feet (10')  
25 with five feet (5') of public space and five feet (5') of private space.
- 26 I. Fireplaces and air conditioning units shall be allowed to encroach into the  
27 required side yard setback a maximum of two feet (2'). Covered Patios,  
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1 balconies and decks shall be allowed to encroach into the required rear yard  
2 setback a maximum of five feet (5'). No other structure encroachment shall  
3 be permitted in the front, side, or rear yard, except as provided for in  
4 Section 18.19 of Ordinance No. 348.

5 J. The rear yard shall not be less than fifteen feet (15').

6 K. The maximum building height shall be forty feet (40').

7 L. The maximum lot coverage shall be 60% for single story dwellings and  
8 50% for two story dwellings.

9 M. All playground equipment and public gathering areas within Planning Areas  
10 3 and 5 shall be shaded in accordance with the Shade Standards described in  
11 Section IV.E.2 of Specific Plan No. 364.

12 (3) The development standards for detached clustered residential development in  
13 Planning Areas 3 and 5 of Specific Plan No. 364 shall be the same as those standards  
14 identified in Section Article VI, 6.2 of Ordinance No. 348, except that the development  
15 standards set forth in Section 6.2.a, b, c, d, e(1), e(2), e(3), and e(4) shall be deleted and  
16 replaced with the following:

17 A. The minimum lot size shall be 3,000 square feet.

18 B. The minimum lot width for standard lots shall be twenty-five feet (25'). The  
19 minimum lot width for lots along a cul-de-sac shall be twenty feet (20').

20 C. The minimum front yard setback (to a habitable portion of the main  
21 building) shall be ten feet (10') from the right of way.

22 D. The minimum front yard setback from the right of way to garages shall be  
23 twenty feet (20').

24 E. Covered porches and balconies may encroach into the required front yard  
25 setback a maximum of five feet (5'). No other structure encroachment shall  
26 be permitted in the front, side, or rear yard, except as provided for in  
27 Section 18.19 of Ordinance No. 348.  
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- 1 F. The side yard shall not be less than four feet (4').
- 2 G. The rear yard shall not be less than five feet (5').
- 3 H. The minimum setback for garages located to the rear of lot shall be two feet
- 4 (2') from the property line.
- 5 I. The minimum distance between the rear of a building and any adjacent
- 6 building (not including detached garages on the same lot) shall be ten feet
- 7 (10') at the first story and twenty feet (20') at the second story, regardless of
- 8 lot lines.
- 9 J. The minimum private open space shall be four hundred (400) square feet
- 10 with a minimum width of fifteen feet (15') and length of fifteen feet (15').
- 11 K. The maximum lot coverage shall be 60%.

12 (4) The development standards for attached clustered residential development in  
13 Planning Areas 3 and 5 of Specific Plan No. 364 shall be the same as those standards  
14 identified in Article VII of Ordinance No. 348, except that the development standards set  
15 forth in 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  
16 shall be deleted and replaced with the following:

- 17 A. The minimum lot size shall be 7,200 square feet.
- 18 B. The minimum lot width shall be thirty-one feet (31').
- 19 C. The minimum front yard setback (to a habitable portion of the main
- 20 building) shall be eight feet (8') from the right of way.
- 21 D. The minimum setback from the right of way to front entry garages shall be
- 22 twenty feet (20').
- 23 E. Covered porches and balconies may encroach into the required front yard
- 24 setback a maximum of two feet (2'). Covered patios, balconies and decks
- 25 may encroach into the required rear yard setback a maximum of four feet
- 26 (4'). No other structure encroachment shall be permitted in the front, side,
- 27 or rear yard, except as provided for in Section 18.19 of Ordinance No. 348.

- 1 F. The minimum distance between the front of a building and any adjacent  
2 building shall be twenty feet (20'), regardless of lot lines.
- 3 G. Side yards on corner lots (facing street) shall not be less than ten feet (10')  
4 with five feet (5') of public space and five feet (5') of private space.
- 5 H. Side yards for interior lots shall not be less than five feet (5').
- 6 I. The rear yard shall not be less than eight feet (8').
- 7 J. Driveways shall be less than three feet (3') in length or at least eighteen feet  
8 (18') in length; driveway lengths between three feet (3') and eighteen feet  
9 (18') are prohibited.
- 10 K. The minimum distance between the front of a building and the side of  
11 another building shall be twenty feet (20').
- 12 L. The minimum distance between the side of a building and the side of  
13 another building shall setback shall be ten feet (10').
- 14 M. The minimum distance between the rear of a building and the rear of  
15 another building shall be fifteen feet (15').
- 16 N. The minimum distance between the rear of a building and the rear of  
17 another building across alley or motor court shall be thirty feet (30').
- 18 O. The minimum private open space shall be two hundred (200) square feet  
19 with a minimum width of ten feet (10') and length of ten feet (10').
- 20 P. The maximum lot coverage shall be 60%.
- 21 Q. The maximum building height shall be forty feet (40').

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

24 d. Planning Area 4A

25 (1) The uses permitted in Planning Area 4A of Specific Plan No. 364 shall be the  
26 same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except  
27 that the uses permitted in Section 8.100.a., b., and c. shall not be permitted. In addition,  
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1 the permitted uses identified under Section 8.100.a. shall also include public schools,  
2 public parks, private recreation areas, and trails.

3 (2) The development standards for Planning Area 4A of Specific Plan No. 364 shall  
4 be the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No.  
5 348.

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

8 e. Planning Area 4B

9 (1) The uses permitted in Planning Area 4B of Specific Plan No. 364 shall be  
10 the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348,  
11 except that the uses permitted in Section 8.100.a., b., and c., shall not be permitted. In  
12 addition, the permitted uses identified under Section 8.100.a. shall also include public  
13 schools, non-commercial community centers, libraries, and senior centers.

14 (2) The development standards for Planning Area 4B of Specific Plan No. 364  
15 shall be the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance  
16 No. 348.

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

19 f. Planning Area 6 and 7

20 (1) The uses permitted in Planning Areas 6 and 7 of Specific Plan No. 364 shall  
21 be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348,  
22 except that the uses permitted pursuant to Section 8.100.a., b., and c. shall not be  
23 permitted. In addition, the permitted uses identified under Section 8.100.a. shall also  
24 include natural open space, overlooks, and trails.

25 (2) The development standards for Planning Areas 6 and 7 of Specific Plan No.  
26 364 shall be the same as those standards identified in Article VIIIe, Section 8.101 of  
27 Ordinance No. 348.

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

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

5  
6 BOARD OF SUPERVISORS OF THE COUNTY  
OF RIVERSIDE, STATE OF CALIFORNIA

7  
8 By: *Marion Aschley*  
Chairman

9 ATTEST:  
10 CLERK OF THE BOARD:  
KECIA HARPER-IHEM

11 By: *Kecia Harper-Ihem*  
Deputy

12  
13 (SEAL)

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16  
17 APPROVED AS TO FORM

18 September 10, 2015

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21 By: *Michelle Clack*  
MICHELLE CLACK  
Deputy County Counsel

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STATE OF CALIFORNIA        )  
  )        ss  
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

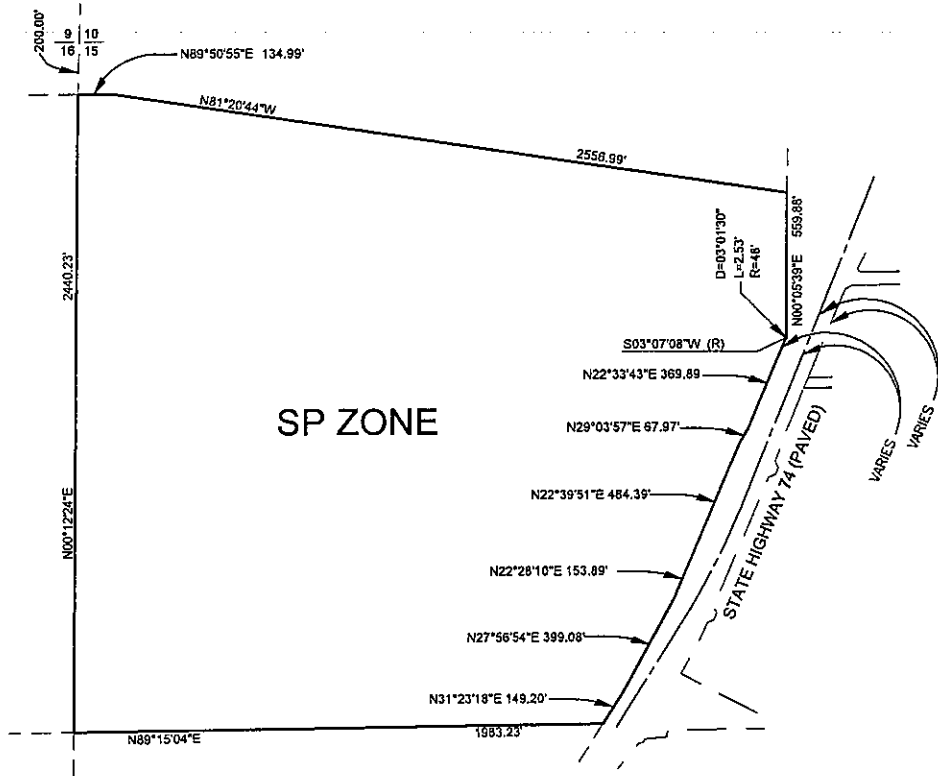
DATE:           September 22, 2015

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

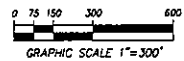
SEAL

# MEADOWBROOK ZONING AREA

SEC. 15 T.5S., R.4W. S.B.B. & M.



**SP ZONE** SPECIFIC PLAN (SP00354)



MAP NO. 2.2374  
CHANGE OF OFFICIAL ZONING PLAN  
AMENDING  
MAP NO. 2, ORDINANCE NO 348  
CHANGE OF ZONE CASE NO. 7143  
ADOPTED BY ORDINANCE NO. 348.4804

RIVERSIDE COUNTY BOARD OF SUPERVISORS