

1 in width. Side yards on corner and reversed corner lots shall be not less than ten
2 (10') from the existing street line or from any future street line as shown on any Specific
3 Plan of Highways, whichever is nearer the proposed structure, upon which the main
4 building sides, except where the lot is less than fifty feet (50') wide, the yard need not
5 exceed twenty percent (20%) of the width of the lot.

6 E. The rear yard shall not be less than ten feet (10') if adjacent to Tualota
7 Creek, a park, a school site, or open space area designated in Specific Plan No. 184.
8 Otherwise, the rear yard shall not be less than fifteen feet (15').

9 F. Chimneys and fireplaces shall be allowed to encroach into side yards a
10 maximum of two feet (2'). No other structural encroachments shall be permitted in the
11 front, rear or side yard except as provided for in Section 18.19 of Ordinance No. 348.
12 In addition, the following development standard shall also apply:

13 AA. Lot coverage shall not exceed sixty percent (60%).

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

16 b. Planning Areas 2 and 5

17 (1) The uses permitted in Planning Areas 2 and 5 of Specific Plan No. 184 shall be
18 the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that
19 uses permitted pursuant to Section 6.1.a.(2) and (3); Section 6.1.b.(1) and (3); and Section
20 6.1.d. shall not be permitted.

21 (2) The development standards for Planning Areas 2 and 5 of Specific Plan No. 184
22 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348,
23 except that the development standards set forth in Article VI, Section 6.2.e.(2) and (3) shall be
24 deleted and replaced by the following:

25 A. Side yards on interior and through lots shall be not less than five feet (5')
26 in width. Side yards on corner and reversed corner lots shall be not less than ten feet
27 (10') from the existing street line or from any future street line as shown on any Specific
28 Plan of Highways, whichever is nearer the proposed structure, upon which the main

1 building sides, except where the lots is less than fifty feet (50') wide, the yard need not
2 exceed twenty percent (20%) of the width of the lot.

3 B. The rear yard shall be not less than twenty feet (20').

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

6 c. Planning Areas 3, 9, 10, 11, 12 and 16.

7 (1) The uses permitted in Planning Areas 3, 9, 10, 11, 12 and 16 of Specific Plan
8 No. 184 shall be the same as those uses permitted in Article VI, Section 6.2 of Ordinance No.
9 348, except that the development standards set forth in Article VI, Section 6.1.a.(2) and (3);
10 Section 6.2.b.(1) and (3); and Section 6.1.d. shall not be permitted.

11 (2) The development standards for Planning Areas 3, 9, 10, 11, 12 and 16 of
12 Specific Plan No. 184 shall be the same as those standards identified in Article VI, Section 6.2
13 of Ordinance No. 348, except that the development standards set forth in Article VI, Section
14 6.2.b., c., d. and e.(2) and (4) shall be deleted and replaced by the following:

15 A. Lot area shall be not less than four thousand (4,000) square feet. The
16 minimum lot area shall be determined by excluding that portion of a lot that is used
17 solely for access to the portion of a lot used as a building site.

18 B. The minimum average width of that portion of a lot to be used as a
19 building site shall be forty feet (40') with a minimum average depth of seventy-five feet
20 (75'). That portion of a lot used for access on "flag" lots shall have a minimum width
21 of twenty feet (20').

22 C. The minimum frontage of a lot shall be forty feet (40'), except that lots
23 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five feet
24 (35'). Lot frontage along curvilinear streets may be measured at the building setback
25 in accordance with zone development standards.

26 D. Side yards on interior and through lots shall be not less than five feet (5')
27 in width. Side yards on corner and reversed corner lots shall be not less than ten feet
28 (10') from the existing street line or from any future street line as shown on any Specific

1 Plan of Highways, whichever is nearer the proposed structure, upon which the r
2 building sides, except where the lot is less than fifty feet (50') wide, the yard need not
3 exceed twenty percent (20%) of the width of the lot.

4 E. Chimneys and fireplaces shall be allowed to encroach into side yards a
5 maximum of two feet (2') . No other structural encroachments shall be permitted in the
6 front, rear or side yard except as provided for in Section 18.19 of Ordinance No. 348.
7 In addition, the following development standard shall also apply:

8 AA. Lot coverage shall not exceed sixty-five percent (65%).

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

11 d. Planning Areas 4, 8 and 13

12 (1) The uses permitted in Planning Areas 4, 8 and 13 of Specific Plan No. 184 shall
13 be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348
14 except that uses permitted pursuant to Section 8.100.a.(1) and b. shall not be permitted.
15 In addition, the permitted uses identified under Section 8.100 shall also include parks and
16 playgrounds and trails.

17 (2) The development standards for Planning Area 4, 8 and 13 of Specific Plan No.
18 184 shall be the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance
19 No. 348.

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

22 e. Planning Areas 6A, 6B, 6C, 6D, 14, 15 and 18.

23 (1) The uses permitted in Planning Areas 6A, 6B, 6C, 6D, 14, 15 and 18 of Specific
24 Plan 184 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance
25 No. 348 except that the uses pursuant to Section 8.100.a.(1), (2), (4), (5), (6) and (7) and
26 Section 8.100.b. shall not be permitted. In addition, the permitted uses identified under Section
27 8.100.a. shall also include trails.

28 (2) The development standards for Planning Areas 6A, 6B, 6C, 6D, 14, 15 and 18

1 of Specific Plan No. 184 shall be the same as those standards identified in Article VIIIe, Section
2 8.101 of Ordinance No. 384.

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

5 Section 2. This ordinance shall take effect 30 days after its adoption.

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

8 By *Robert A. Buster*
9 Chairman

10 ATTEST: 6/17/97

11 GERALD A. MALONEY
12 Clerk of the Board

13 By *Margie Logan*
14 Deputy

15 (SEAL)

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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 June 17, 1997, the foregoing ordinance consisting of Two sections was adopted by the following vote:

- AYES: Tavaglione, Venable, Wilson, Mullen
- NOES: Buster
- ABSENT: None

DATE: June 17, 1997

 (Seal)

GERALD A. MALONEY
Clerk of the Board
BY: *[Signature]*
Deputy