

ORDINANCE NO. 348.3790  
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. Sections 4.2 of Ordinance No. 348, and Official Zoning Plan Map No.2, as amended, are further amended by placing in effect in the Winchester Area the zone or zones as shown on the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No.2.1899, Change of Zone Case No. 5947," 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 17.77 to read as follows:

Section 17.77 SP ZONE REQUIREMENTS AND STANDARDS FOR SPECIFIC PLAN NO. 288.

a. Planning Areas 1 and 3

(1) The uses permitted in Planning Areas 1 and 3 of Specific Plan No. 288 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses permitted pursuant to Section 6.1.a (2) and (3), b.(1) and (3) and d. shall not be permitted.

(2) The development standards for Planning Areas 1 and 3 of Specific Plan No. 288 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that the development standards set forth in Article VI, Section 6.2.a., b., c., d. and e.(1), (2) and (4) shall be deleted and replaced by the following:

A. Building height shall not exceed two (2) stories, with a maximum height of thirty-five feet (35').

B. Lot area shall be not less than five thousand (5,000) square feet. The minimum lot area shall be determined by excluding that portion of a lot used solely for access to the portion of a lot used as a building site.

C. The minimum average width of that portion of a lot to be used as a

1 building site shall be forty feet (40') with a minimum average depth of ninety feet  
2 (90'). That portion of a lot used for access on "flag" lots shall have a minimum  
3 width of twenty feet (20').

4 D. The minimum frontage of a lot shall be thirty feet (30'), except that  
5 lots fronting on knuckles or cul-de-sacs may have a minimum frontage of twenty-  
6 five feet (25'). Lot frontage along curvilinear streets may be measured at the  
7 building setback in accordance with zone development standards.

8 E. The front yard shall be not less than fifteen feet (15'), measured from  
9 the existing street line or from any future street line as shown on any Specific  
10 Plan of Highways, whichever is nearer the proposed structure.

11 F. Side yards on interior and through lots shall be not less than five feet  
12 (5'). Side yards on corner and reverse corner lots shall be not less than ten feet  
13 (10') from the existing street line or from any future street line as shown on any  
14 Specific Plan of Highways, whichever is nearer the proposed structure, upon  
15 which the main building sides.

16 G. Fireplaces and roof eaves may encroach two feet (2') into side yard  
17 setbacks. No other structural encroachments shall be permitted in the front, rear  
18 or side yard except as provided for in Section 18.19 of Ordinance No. 348.

19 In addition, the following development standard shall apply:

20 AA. Lot coverage shall not exceed sixty percent (60%) for one (1) story  
21 buildings and fifty percent (50%) for two (2) story buildings.

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

24 b. Planning Areas 2 and 7

25 (1) The uses permitted in Planning Areas 2 and 7 of Specific Plan No. 288  
26 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance  
27 No. 348, except that the uses permitted pursuant to Section 8.100.a.(1) and (2), and b.1  
28 shall not be permitted. In addition, the permitted uses identified under Section 8.100.a.

1 shall also include public parks and public playgrounds.

2 (2) The development standards for Planning Areas 2 and 7 of Specific Plan  
3 No. 288 shall be the same as those standards identified in Article VIIIe, Section 8.101  
4 of Ordinance No. 348.

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

7 c. Planning Area 4

8 (1) The uses permitted in Planning Area 4 of Specific Plan No. 288 shall be  
9 the same as those uses permitted in Article IX, Section 9.50 of Ordinance No. 348,  
10 except that the uses permitted pursuant to Section 9.50.b.(1), (7), (13) and (19) shall not  
11 be permitted.

12 (2) The development standards for Planning Area 4 of Specific Plan No. 288  
13 shall be the same as those standards identified in Article IX, Section 9.53 of Ordinance  
14 No. 348.

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

17 d. Planning Areas 5 and 6B

18 (1) The uses permitted in Planning Areas 5 and 6B of Specific Plan No. 288  
19 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No.  
20 348, except that the uses permitted pursuant to Section 6.1.a. (2) and (3), b.(1) and (3)  
21 and d. shall not be permitted.

22 (2) The development standards for Planning Areas 5 and 6B of Specific Plan  
23 No. 288 shall be the same as those standards identified in Article VI, Section 6.2 of  
24 Ordinance No. 348, except that the development standards set forth in Article VI, Section  
25 6.2.a., b., c., d. and e.(1), (2) and (4) shall be deleted and replaced by the following:

26 A. Building height shall not exceed two (2) stories, with a maximum  
27 height of thirty-five feet (35').

28 B. Lot area shall be not less than six thousand (6,000) square feet. The

1 minimum lot area shall be determined by excluding that portion of a lot that is  
2 used solely for access to the portion of a lot used as a building site.

3 C. The minimum average width of that portion of a lot to be used as a  
4 building site shall be fifty feet (50') with a minimum average depth of ninety feet  
5 (90'). That portion of a lot used for access on "flag" lots shall have a minimum  
6 width of twenty feet (20').

7 D. The minimum frontage of a lot shall be forty feet (40') except that lots  
8 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty feet  
9 (30'). Lot frontage along curvilinear streets may be measured at the building  
10 setback in accordance with zone development standards.

11 E. The front yard shall be not less than eighteen feet (18') measured from  
12 the existing street line or from any future street line as shown on any Specific  
13 Plan of Highways, whichever is nearer the proposed structure.

14 F. Side yards on interior and through lots shall be not less than five feet  
15 (5'). Side yards on corner and reverse corner lots shall be not less than ten feet  
16 (10') from the existing street line or from any future street line as shown on any  
17 Specific Plan of Highways, whichever is nearer the proposed structure, upon  
18 which the main building sides.

19 G. Fireplaces and roof eaves may encroach two feet (2') into side yard  
20 setbacks. No other structural encroachments shall be permitted in the front, rear  
21 or side yard except as provided for in Section 18.19 of Ordinance No. 348.  
22 In addition the following development standard shall also apply:

23 AA. Lot coverage shall not exceed fifty percent (50%) for one (1) story  
24 buildings and forty percent (40%) for two (2) story buildings.

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

27 e. Planning Area 6A

28 (1) The uses permitted in Planning Area 6A of Specific Plan No. 288 shall be

1 the same as those uses permitted in Article VIII, Section 8.1 of Ordinance No. 348,  
2 except that the uses permitted pursuant to Section 8.1.d.(1) shall not be permitted. In  
3 addition, the permitted uses identified under Section 8.1.a. shall also include non-  
4 commercial community association recreation and assembly buildings and facilities.

5 (2) The development standards for Planning Area 6A of Specific Plan No. 288  
6 shall be the same as those standards identified in Article VIII, Section 8.2 of Ordinance  
7 No. 348, except that the development standards set forth in Article VIII, Section 8.2.d.  
8 shall be deleted and replaced by the following:

9 A. No lot shall have more than sixty percent (60%) of its net area  
10 covered with buildings or structures.

11 f. Planning Areas 8 and 10

12 (1) The uses permitted in Planning Areas 8 and 10 of Specific Plan No. 288 shall  
13 be the same as those uses permitted in Article IV, Section 6.1 of Ordinance No. 348,  
14 except that the uses permitted pursuant to Section 6.1.a.(2) and (3), b.(1) and (3) and d.  
15 shall not be permitted.

16 (2) The development standards for Planning Areas 8 and 10 of Specific Plan No.  
17 288 shall be the same as those standards identified in Article VI, Section 6.2 of  
18 Ordinance No. 348, except that the development standards set forth in Article VI, Section  
19 6.2.a., b., c., d. and e.(1), (2) and (4) shall be deleted and replaced by the following:

20 A. Building height shall not exceed two (2) stories, with a maximum  
21 height of thirty-five feet (35').

22 B. The minimum frontage of a lot shall be fifty feet (50'), except that lots  
23 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty feet  
24 (30'). Lot frontage along curvilinear streets may be measured at the building  
25 setback in accordance with zone development standards.

26 C. The front yard shall be not less than fifteen feet (15'), measured from  
27 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.

1 D. Side yards on interior and through lots shall be not less than five feet  
2 (5'). Side yards on corner and reverse corner lots shall be not less than ten feet  
3 (10') from the existing street line or from any future street line as shown on any  
4 Specific Plan of Highways, whichever is nearer the proposed structure, upon  
5 which the main building sides.

6 E. Fireplaces and roof eaves may encroach two feet (2') into side yard  
7 setbacks. No other structural encroachments shall be permitted in the front, rear,  
8 or side yard except as provided for in Section 18.19 of Ordinance No. 348.

9 In addition, the following development standard shall also apply:

10 AA. Lot coverage shall not exceed forty percent (40%) for one (1) story  
11 buildings and thirty-five percent (35%) for two (2) story buildings.

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

14 g. Planning Area 9.

15 (1) The uses permitted in Planning Area 9 of Specific Plan No. 288 shall be  
16 the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except  
17 that the uses permitted pursuant to Section 6.1.a.(2) and (3), b.(1) and (3) and d. shall  
18 not be permitted.

19 (2) The development standards for Planning Area 9 of Specific Plan No. 288  
20 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance  
21 No. 348, except that the development standards set forth in Article VI, Section 6.2.a.,  
22 b., d. and e.(1), (2) and (4) shall be deleted and replaced by the following:

23 A. Building height shall not exceed two (2) stories, with a maximum  
24 height of thirty-five feet (35').

25 B. Lot area shall be not less than six thousand five hundred (6,500)  
26 square feet. The minimum lot area shall be determined by excluding that portion  
27 of a lot that is used solely for access to the portion of a lot used as a building  
28 site.

1 C. The minimum frontage of a lot shall be fifty feet (50'), except that  
2 lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty  
3 feet (30'). Lot frontage along curvilinear streets may be frontage of thirty feet  
4 (30'). Lot frontage along curvilinear streets may be measured at the building  
5 setback in accordance with zone development standards.

6 D. The front yard shall be not less than fifteen feet (15'), measured  
7 from the existing street line or from any future street line as shown on any  
8 Specific Plan of Highways, whichever is nearer the proposed structure.

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

14 F. Fireplaces and roof eaves may encroach two feet (2') into side yard  
15 setbacks. No other structural encroachments shall be permitted in the front, rear,  
16 or side yard except as provided for in Section 18.19 of Ordinance No. 348.  
17 In addition, the following development standard shall also apply:

18 AA. Lot coverage shall not exceed forty percent (40%) for one (1) story  
19 buildings and thirty-five percent (35%) for two (2) story buildings.

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

22 h. Planning Area 11

23 (1) The uses permitted in Planning Area 11 of Specific Plan No. 288 shall be  
24 the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348,  
25 except that uses pursuant to Section 8.100.a.(1), (2), (3), (4), (5), (6) and (7) and b.1  
26 shall not be permitted. In addition, the permitted uses identified under Section 8.100.a.  
27 shall also include open space.

28 (2) The development standards for Planning Area 11 of Specific Plan No. 288

1 shall be the same as those standards identified in Article VIIIe, Section 8.101 of  
2 Ordinance No. 348.

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

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

8  
9 By Robert A. Buster  
Chairman, Board of Supervisors  
**ROBERT A. BUSTER**

10 ATTEST: APR 29 1997

11 GERALD A. MALONEY  
12 Clerk of the Board

13 By Margie [Signature]  
14 Deputy

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STATE OF CALIFORNIA )  
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COUNTY OF RIVERSIDE )

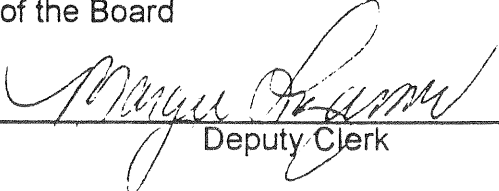
I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county held on April 29, 1997, the foregoing ordinance consisting of Three sections was adopted by said Board by the following vote:

AYES:           Supervisors Buster, Tavaglione, Venable, Wilson and Mullen  
NOES:           None  
ABSENT:       None

Dated: April 29, 1997

GERALD A. MALONEY,  
Clerk of the Board

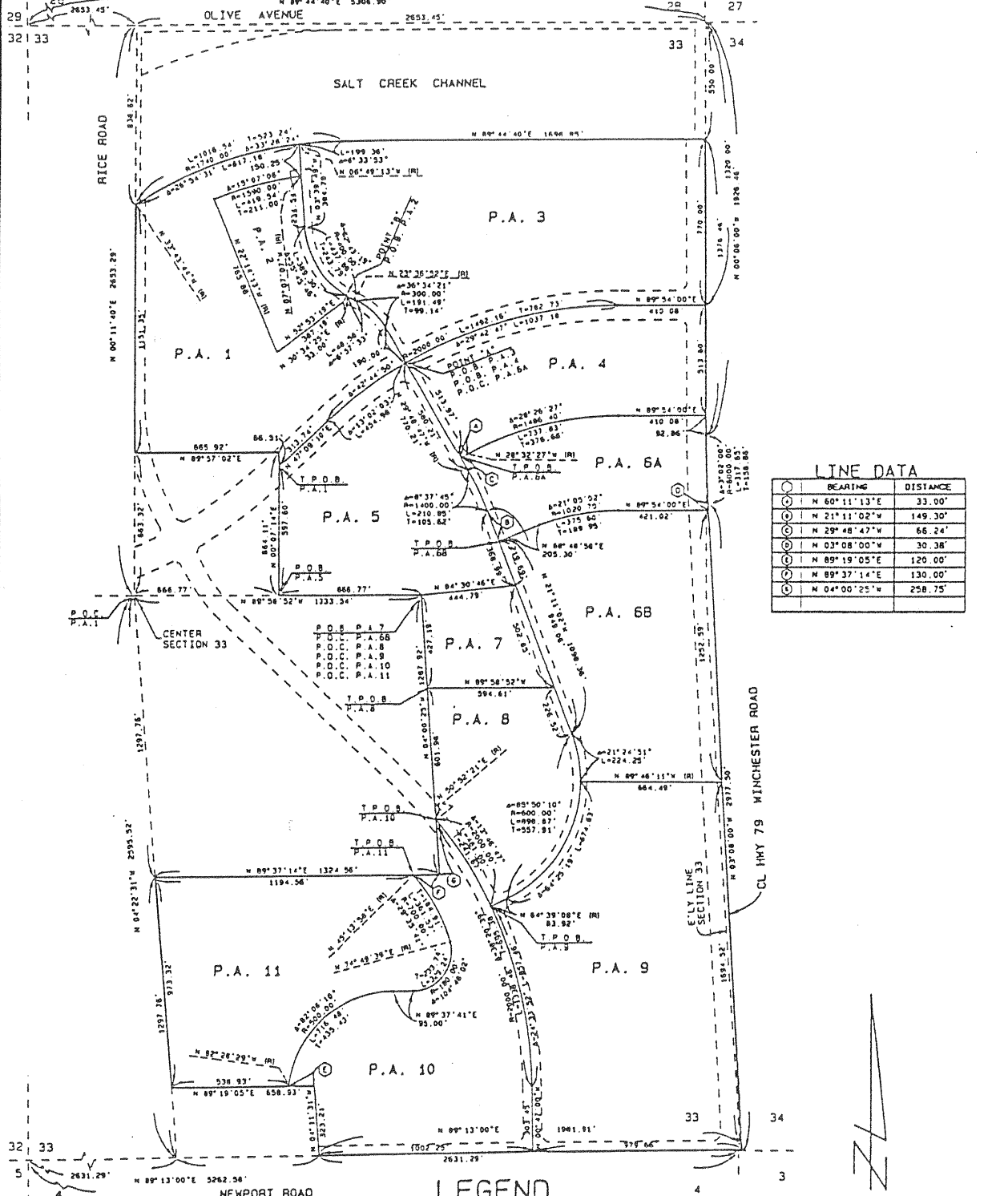
(Seal)

BY:   
Deputy Clerk

WINCHESTER AREA

SEC. 33, T.5 S., R.2 W., S.B.B. & M.

N 89° 44' 40" E 5306.90'

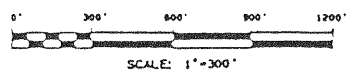


LINE DATA

BEARING	DISTANCE
N 60° 11' 13" E	33.00'
N 21° 11' 02" W	149.30'
N 29° 48' 47" W	66.24'
N 03° 08' 00" W	30.38'
N 89° 19' 05" E	120.00'
N 89° 37' 14" E	130.00'
N 04° 00' 25" W	258.75'

LEGEND

SP ZONE      SPECIFIC PLAN



MAP NO.2189  
 CHANGE OF OFFICIAL ZONING PLAN  
 AMENDING  
 MAP NO.2 ORDINANCE NO. 348  
 CHANGE OF ZONE CASE NO. 5947  
 AMENDING ORDINANCE NO. 348  
 ADOPTED BY ORDINANCE NO. 348.3790  
 ON APRIL 29,1997  
 RIVERSIDE COUNTY BOARD OF SUPERVISORS