

1 8.100.a. shall also include open space.

2 (2) The development standards for Planning Areas 2A, 2B, 2C, 2D, 2E and 2F Specific
3 Plan No. 312 shall be the same as those standards identified in Article VIIIe, Section 8.101 of
4 Ordinance No. 348.

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

7 c. Planning Areas 3A, 3B, 3C, 3D and 3E.

8 (1) The uses permitted in Planning Areas 3A, 3B, 3C, 3D and 3E of Specific Plan No.
9 312 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No.
10 348, except that the uses permitted pursuant to Section 8.100.a.(1), (2), (3), (4), (5), (6), (7), and
11 (8); b.(1); and c.(1) shall not be permitted. In addition, the permitted uses identified under Section
12 8.100.a. shall also include open space detention facilities.

13 (2) The development standards for Planning Areas 3A, 3B, 3C, 3D and 3E of Specific
14 Plan No. 312 shall be the same as those standards identified in Article VIIIe, Section 8.101 of
15 Ordinance No. 348.

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

18 d. Planning Area 4.

19 (1) The uses permitted in Planning Area 4 of Specific Plan No. 312 shall be the same
20 as those uses permitted in Article IXb, Section 9.50 of Ordinance No. 348, except that use
21 permitted pursuant to Section 9.50.b.(13) shall not be permitted. In addition, the permitted uses
22 identified under Section 9.50.a. shall also include libraries and fire stations.

23 (2) The development standards for Planning Area 4 of Specific Plan No. 312 shall be
24 the same as those standards identified in Article IXb, Section 9.53 of Ordinance No. 348.

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

27 e. Planning Area 5, 6, 9, 11, 13, 14, 17, 23, 27, and 31.

28 (1) The uses permitted in Planning Areas 5, 6, 9, 11, 13, 14, 17, 23, 27, and 31 of

1 Specific Plan No. 312 shall be the same as those uses permitted in Article VI, Section 6.1 of
2 Ordinance No. 348, except that the uses permitted pursuant to Section 6.1.a.(3) and (4), b.(1) and
3 (3) and e. shall not be permitted.

4 (2) The development standards for Planning Areas 5, 6, 9, 11, 13, 14, 17, 23, 27, and
5 31 of Specific Plan No. 312 shall be the same as those standards identified in Article VI, Section
6 6.2 of Ordinance No. 348, except that the development standards set forth in Article VI, Section
7 6.2.b., and e.(4) shall be deleted and replaced by the following:

8 A. Lot area shall not be less than six thousand (6,000) square feet. The
9 minimum lot area shall be determined by excluding that portion of a lot that is used solely
10 for access to the portion of a lot used as a building site.

11 B. Chimneys and fireplaces shall be allowed to encroach into side yards a
12 maximum of two feet (2'). No other structural encroachments shall be permitted in the
13 front, side or rear yard except as provided for in Section 18.19 of Ordinance No. 348.

14 In addition, the following development standards shall also apply:

15 AA. Interior side yards may be reduced to accommodate zero lot line
16 situations, except that, in no case shall the reduction in the side yard areas reduce
17 the separation between structures to less than ten feet (10').

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

20 f. Planning Areas 10, 12, 18, 20, 21, 25, 26, 28, 29 and 30.

21 (1) The uses permitted in Planning Areas 10, 12, 18, 20, 21, 25, 26, 28, 29 and 30 of
22 Specific Plan No. 312 shall be the same as those uses permitted in Article VI, Section 6.1 of
23 Ordinance No. 348, except that the uses permitted pursuant to Section 6.1.a.(3) and (4), b.(1) and
24 (3) and e. shall not be permitted.

25 (2) The development standards for Planning Areas 10, 12, 18, 20, 21, 25, 26, 28, 29
26 and 30 of Specific Plan No. 312 shall be the same as those standards identified in Article VI,
27 Section 6.2 of Ordinance No. 348, except that the development standard set forth in Article VI,
28 Section 6.2.e.(4) shall be deleted and replaced by the following:

1 A. Chimneys and fireplaces shall be allowed to encroach into side yards a
2 maximum of two feet (2'). No other structural encroachments shall be permitted in the
3 front, side or rear yard except as provided for in Section 18.19 of Ordinance No. 348.

4 In addition, the following development standards shall also apply:

5 AA. The interior side yards may be reduced to accommodate zero lot line
6 or common wall situations, except that, in no case shall the reduction in the side
7 yard areas reduce the separation between structures to less than ten feet (10').

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

10 g. Planning Areas 7, 15, 16, 32 and 33.

11 (1) The uses permitted in Planning Areas 7, 15, 16, 32 and 33 of Specific Plan No. 312
12 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except
13 that the uses permitted pursuant to Section 6.1.a.(3) and (4), b.(1) and (3) and e. shall not be
14 permitted.

15 (2) The development standards for Planning Areas 7, 15, 16, 32 and 33 of Specific
16 Plan No. 312 shall be the same as those standards identified in Article VI, Section 6.2 of
17 Ordinance No. 348, except that the development standards set forth in Article VI, Section 6.2.b.
18 and e.(4) shall be deleted and replaced by the following:

19 A. Lot area shall be not less than eight thousand (8,000) square feet. The
20 minimum lot area shall be determined by excluding that portion of a lot that is used solely
21 for access to the portion of a lot used as a building site.

22 B. Chimneys and fireplaces shall be allowed to encroach into side yards a
23 maximum of two feet (2'). No other structural encroachments shall be permitted in the
24 front, side, or rear yard except as provided for in Section 18.19 of Ordinance No. 348.

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

27 h. Planning Areas 8 and 22.

28 (1) The uses permitted in Planning Areas 8 and 22 of Specific Plan No. 312 shall be

1 the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except that
2 the uses permitted pursuant to Section 8.100.a.(1), (2), (6) and (8); b.(1); and c.(1) shall not be
3 permitted. In addition, the permitted uses identified under Section 8.100.a. shall also include
4 public parks and trails.

5 (2) The development standards for Planning Areas 8 and 22 of Specific Plan No. 312
6 shall be the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No.
7 348.

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

10 i. Planning Area 19.

11 (1) The uses permitted in Planning Area 19 of Specific Plan No. 312 shall be the same
12 as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348 except that the uses
13 permitted pursuant to Section 6.1.a.(3) and (4), and b.(1) and (3) shall not be permitted. In
14 addition, the permitted uses identified under Section 6.1.a. shall include public schools.

15 (2) The development standards for Planning Area 19 of Specific Plan No. 312 shall be
16 the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that
17 the development standards set forth in Section 6.2.b. and e.(4) shall be deleted and replaced by the
18 following.

19 A. Lot area shall not be less than six thousand (6,000) square feet. The
20 minimum lot area shall be determined by excluding that portion of a lot that is used solely for
21 access to the portion of a lot used as a building site.

22 B. Chimneys and fireplaces shall be allowed to encroach into side yards a
23 maximum of two feet (2'). No other structural encroachments shall be permitted in the
24 front, side or rear yard except as provided for in Section 18.19 of Ordinance No. 348.

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

26 AA. Interior side yards may be reduced to accommodate zero lot line or common
27 wall situations, except that, in no case shall the reduction in the side yard areas reduce the
28 separation between structures to less than ten feet (10').

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

3 j. Planning Area 24

4 (1) The uses permitted in Planning Area 24 of Specific Plan No. 312 shall be the same
5 as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses
6 permitted pursuant to Section 6.1.a.(3) and (4) and b.(1) and (3) shall not be permitted. In
7 addition, the permitted uses identified under Section 6.1.a. shall include public schools.

8 (2) The development standards for Planning Area 24 of Specific Plan No. 312 shall be
9 the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that
10 the development standards set forth in Section 6.2.e.(4) shall be deleted and replaced by the
11 following:

12 A. Chimneys and fireplaces shall be allowed to encroach into side yards a
13 maximum of two feet (2'). No other structural encroachments shall be permitted in the
14 front, side or rear yard except as provided for in Section 18.19 or Ordinance No. 348.

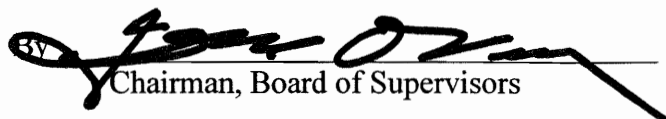
15 In addition, the following development standard shall apply:

16 AA. Interior side yards may be reduced to accommodate zero lot line or
17 common wall situations, except that in no case shall the reduction in the side yard
18 areas reduce the separation between structures to less than ten feet (10').

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

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

22 BOARD OF SUPERVISORS OF THE COUNTY
23 OF RIVERSIDE, STATE OF CALIFORNIA

24
25 
26 Chairman, Board of Supervisors

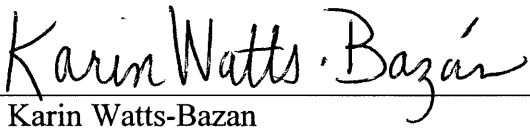
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ATTEST:
GERALD A. MALONEY
Clerk of the Board

By 
Deputy

(SEAL)

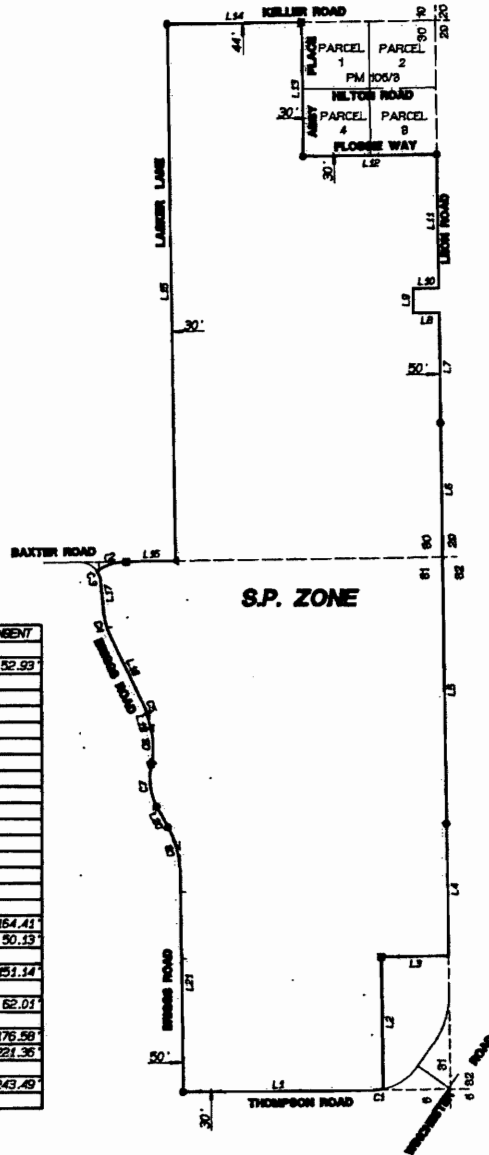
APPROVED AS TO FORM AND CONTENT:
May 22, 2001

By 
Karin Watts-Bazan
Deputy County Counsel

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FRENCH VALLEY ZONING AREA

SECTIONS 30, 31 - T6S, RSW, S.B.B.&M



BOUNDARY LINE/CURVE DATA

SEGMENT	CHORD BEARINGS	LENGTH	RADIUS	DELTA	TANGENT
L1	N89°27'14"E	1925.74			
C1	S83°57'24"W	105.54	550.00	30°59'39"	52.93'
L2	S00°42'39"E	1345.85			
L3	S89°26'49"W	669.85			
L4	S00°42'23"E	1312.25			
L5	S00°42'39"E	2640.51			
L6	S00°41'46"E	1323.80			
L7	S00°41'46"E	1064.60			
L8	S89°14'24"W	259.00			
L9	N00°41'46"W	239.00			
L10	N89°14'24"E	259.00			
L11	N00°41'46"E	1323.80			
L12	S89°15'04"W	1327.02			
L13	N00°45'32"W	1323.83			
L14	N89°15'45"E	1328.45			
L15	N00°48'29"W	5295.21			
L16	N89°13'14"E	489.90			
C2	N72°34'59"E	349.52	550.00	33°17'09"	164.41'
C3	N49°39'28"W	88.29	200.00	28°08'29"	50.13'
L17	S05°55'14"E	262.79			
C4	N45°00'10"W	259.45	850.00	20°08'53"	151.14'
L18	S26°05'07"E	709.91			
C5	N21°04'22"W	123.70	700.00	10°07'30"	62.01'
L19	N45°57'37"W	144.21			
C6	N01°46'08"W	345.95	700.00	28°18'58"	176.58'
C7	N07°53'40"W	424.19	600.00	40°30'03"	221.36'
L20	N28°08'41"W	231.19			
C8	N14°27'37"W	477.58	1000.00	27°22'08"	243.49'
L21	S00°46'34"E	2169.57			

LEGEND

S.P. ZONE **SPECIFIC PLAN**

MAP NO. 2, 1974

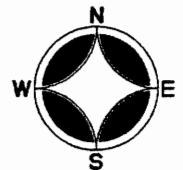
CHANGE OF OFFICIAL ZONING PLAN AMENDING

MAP NO. 2, ORDINANCE NO. 348
CHANGE OF ZONE CASE NO. 6383
ADOPTED BY ORDINANCE NO. 348.3996

JUNE 5, 2001

RIVERSIDE COUNTY BOARD OF SUPERVISORS

ASSESSORS BOOK / PAGE NO.
BOOK 467 / PAGES 130, 140, 220 & 230



SCALE: 1"=800'

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STATE OF CALIFORNIA)
)
COUNTY OF RIVERSIDE) ss.

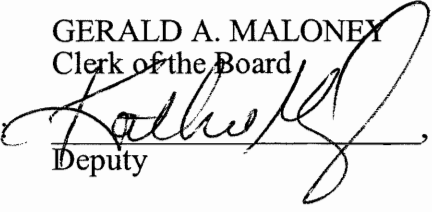
I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county held on June 5, 2001, the foregoing ordinance consisting of 3 sections was adopted by the following vote:

AYES: Buster, Tavaglione, Venable, Wilson and Mullen

NOES: None

ABSENT: None

DATE: June 5, 2001

GERALD A. MALONEY
Clerk of the Board
BY: 
Deputy