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ORDINANCE NO. 348.4286

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 4.2 of Ordinance No. 348 and Official Zoning Plan Map No. 2., as amended, are further amended by placing in affect the Alberhill Zoning Area, the zone or zones as shown on the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 2.2126, Change of Zone Case No. 6809," which map is made part of this ordinance.

Section 2. Article XVIIa of Ordinance No. 348 is amended by adding thereto a new Section 17.99 to read as follows:

SECTION 17.99 SP ZONE REQUIREMENTS AND STANDARDS FOR
SPECIFIC PLAN NO. 333.

a. Planning Area 1

(1) The uses permitted in Planning Area 1 of Specific Plan No. 333 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.b.(1), (3), (6), and (7); c; and d. shall not be permitted.

(2) The development standards for Planning Area 1 of Specific Plan No. 333 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.b.; c.; d.; and e.(1), (2), (3) and (4) shall be deleted and replaced by the following:

a. 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 that is used solely for access to the portion of a lot used as a building site.

b. The minimum average width of that portion of a lot to be used as a building site shall be fifty feet (50') with a minimum average depth of one hundred feet (100').

"Flag" lots shall not be permitted.

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- 1 c. The minimum frontage of a lot shall be fifty feet (50'), except that lots fronting on
2 knuckles or cul-de-sacs may have a minimum frontage of thirty-five feet (35').
3 Lot frontage along curvilinear streets may be measured at the building setback in
4 accordance with zone development standards.
- 5 d. The front yard setback shall be a minimum of fifteen feet (15'), except that any
6 front facing garage door shall be setback a minimum of twenty feet (20'),
7 measured from the existing street line or from any future street line as shown on
8 any 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 feet (5') in
10 width. Side yards on corner and reversed corner lots shall be not less than ten feet
11 (10') from the existing street line or from any future street line as show on any
12 Specific Plan of Highways, whichever is nearer the proposed structure, upon
13 which the main building sides.
- 14 f. The rear yard shall not be less than fifteen usable feet (15') for one-story homes
15 and twenty feet (20') for two-story homes. For purposes of this standard only, the
16 term "usable" shall be defined as any portion of the rear yard with a slope of less
17 than a four (4) to one (1) ratio.
- 18 g. Chimneys, entertainment niches, and fireplaces shall be allowed to encroach into
19 side yards a minimum of two feet (2') on only one (1) side yard of any home. No
20 other structural encroachments shall be permitted in the front, rear or side yard
21 except as provided for in Section 18.19 of Ordinance No. 348.

22 In addition, the following standard shall also apply:

23 AA. In no case shall more than fifty percent (50%) of any lot be covered by buildings
24 for one-story buildings or shall more than forty-five percent (45%) of any lot be
25 covered by buildings for two-story buildings.

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

28 b. Planning Areas 1A, 3A and 4A

- 1 (1) The uses permitted in Planning Areas 1A, 3A and 4A of Specific Plan No. 333 shall be
2 the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348,
3 except that the uses permitted pursuant to Section 8.100.a.(1), (2), (3), (4), (5), (6), (7),
4 and (8); b.(1); and c.(1) shall not be permitted. In addition, the permitted uses shall
5 include undeveloped open space and drainage facilities.
- 6 (2) The development standards for Planning Areas 1A, 3A and 4A of Specific Plan No. 333
7 shall be the same as those standards set forth in Article VIIIe, Section 8.101 of
8 Ordinance No. 348.
- 9 (3) Except as provided above, all other zoning requirements shall be the same as those
10 requirements identified in Article VIIIe of Ordinance No. 348.

11 c. Planning Area 2

- 12 (1) The uses permitted in Planning Area 2 of Specific Plan No. 333 shall be the same as
13 those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses
14 permitted pursuant to Section 6.1.b. (1), (3), (6) and (7); c; and d. shall not be permitted.
- 15 (2) The development standards for Planning Area 2 of Specific Plan No. 333 shall be the
16 same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348,
17 except that the development standards set forth in Article VI, Section 6.2.b.; c.; d.; and
18 e.(1), (2), (3) and (4) shall be deleted and replaced by the following:
- 19 a. Lot area shall be not less than six thousand (6000) square feet. The minimum lot
20 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. The minimum average width of that portion of a lot to be used as a building site
23 shall be fifty feet (50') with a minimum average depth of one hundred feet (100').
24 "Flag" lots shall not be permitted.
- 25 c. The minimum frontage of a lot shall be fifty feet (50'), except that lots fronting on
26 knuckles or cul-de-sacs may have a minimum frontage of thirty-five feet (35').
27 Lot frontage along curvilinear streets may be measured at the building setback in
28 accordance with zone development standards.

- 1 d. The front yard setback shall be a minimum of fifteen feet (15'), except that any
2 front facing garage door shall be setback a minimum of twenty feet (20'),
3 measured from the existing street line or from any future street line as shown on
4 any Specific Plan of Highways, whichever is nearer the proposed structure.
- 5 e. Side yards on interior and through lots shall be not less than five feet (5') in
6 width. Side yards on corner and reversed corner lots shall be not less than ten feet
7 (10') from the existing street line or from any future street line as show on any
8 Specific Plan of Highways, whichever is nearer the proposed structure, upon
9 which the main building sides.
- 10 f. The rear yard shall not be less than fifteen usable feet (15') for one-story homes
11 and twenty feet (20') for two-story homes. For purposes of this standard only, the
12 term "usable" shall be defined as any portion of the rear yard with a slope of less
13 than a four (4) to one (1) ration.
- 14 g. Chimneys, entertainment niches, and fireplaces shall be allowed to encroach into
15 side yards a minimum of two feet (2') on only one (1) side yard of any home. No
16 other structural encroachments shall be permitted in the front, rear or side yard
17 except as provided for in Section 18.19 of Ordinance No. 348.

18 In addition, the following standard shall also apply:

- 19 AA. In no case shall more than fifty percent (50%) of any lot be covered by buildings,
20 for one-story buildings or shall more than forty-five percent (45%) of any lot be
21 covered by buildings for two-story buildings.

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

24 d. Planning Area 3

- 25 (1) The uses permitted in Planning Area 3 of Specific Plan No. 333 shall be the same
26 as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except
27 that the uses permitted pursuant to Section 6.1.b. (1), (3), (6), and (7); c; and d. shall
28 not be permitted.

1 (1) The development standards for Planning Area 3 of Specific Plan No. 333 shall be the
2 same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348,
3 except that the development standards set forth in Article VI, Section 6.2.e.(1), (2), (3)
4 and (4) shall be deleted and replaced by the following:

- 5 a. The front yard setback shall be a minimum of fifteen feet (15'), except that any
6 front facing garage door shall be setback a minimum of twenty feet (20'),
7 measured from the existing street line or from any future street line as shown on
8 any Specific Plan of Highways, whichever is nearer the proposed structure.
- 9 b. Side yards on interior and through lots shall be not less than five feet (5') in
10 width. Side yards on corner and reversed corner lots shall be not less than ten feet
11 (10') from the existing street line or from any future street line as show on any
12 Specific Plan of Highways, whichever is nearer the proposed structure, upon
13 which the main building sides.
- 14 c. The rear yard shall not be less than fifteen usable feet (15') for one-story homes
15 and twenty feet (20') for two-story homes. For the purposes of this standard only
16 the term "usable" shall be defined as any portion of the rear yard with a slope of
17 less than a four (4) to one (1) ratio.
- 18 d. Chimneys, entertainment niches, and fireplaces shall be allowed to encroach into
19 side yards a minimum of two feet (2') on only one (1) side yard of any home. No
20 other structural encroachments shall be permitted in the front, rear or side yard
21 except as provided for in Section 18.19 of Ordinance No. 348.

22 In addition, the following standard shall also apply:

23 AA. In no case shall more than fifty percent (50%) of any lot be covered b y buildings,
24 for one-story buildings or shall more than forty-five percent (45%) of any lot be
25 covered by buildings for two-story buildings.

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

28 e. Planning Area 4

- 1 (1) The uses permitted in Planning Area 4 of Specific Plan No. 333 shall be the same
2 as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except
3 that the uses permitted pursuant to Section 6.1.b. (1), (3), (6), and (7); c; and d.
4 shall not be permitted.
- 5 (2) The development standards for Planning Area 4 of Specific Plan No. 333 shall be
6 the same as those standards identified in Article VI, Section 6.2 of Ordinance No.
7 348, except that the development standards set forth in Article VI, Section 6.2.b.;
8 and e. (1), (2), (3) and (4) shall be deleted and replaced by the following:
- 9 a. Lot area shall be not less than eight thousand (8,000) square feet. The
10 minimum lot area shall be determined by excluding that portion of a lot
11 that is used solely for access to the portion of a lot used as a building site.
- 12 b. The front yard setback shall be a minimum of fifteen feet (15'), except that
13 any front facing garage door shall be setback a minimum of twenty feet
' (20'), measured from the existing street line or from any future street line
15 as shown on any Specific Plan of Highways, whichever is nearer the
16 proposed structure.
- 17 c. Side yards on interior and through lots shall be not less than five feet (5')
18 in width. Side yards on corner and reversed corner lots shall be not less
19 than ten feet (10') from the existing street line or from any future street
20 line as show on any Specific Plan of Highways, whichever is nearer the
21 proposed structure, upon which the main building sides.
- 22 d. The rear yard shall not be less than fifteen usable feet (15') for one-story
23 homes and twenty feet (20') for two-story homes. For purposes of this
24 standard only, the term "usable" shall be defined as any portion of the rear
25 yard with a slope of less than four (4) to one (1) ratio.
- 26 e. Chimneys, entertainment niches, and fireplaces shall be allowed to
27 encroach into side yards a minimum of two feet (2') on only one (1) side
28 yard of any home. No other structural encroachments shall be permitted

1 in the front, rear or side yard except as provided for in Section 18.19 of
2 Ordinance No. 348.

3 In addition, the following standard shall also apply:

4 AA. In no case shall more than fifty percent (50%) of any lot be covered by buildings,
5 for one-story buildings or shall more than forty-five percent (45%) of any lot be
6 covered by buildings for two-story buildings.

7 f. Planning Area 5

8 (1) The uses permitted in Planning Area 5 of Specific Plan No. 333 shall
9 be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance
10 No. 348 except that the uses permitted pursuant to Section 8.100.a.(1), (3), (6) and
11 (8); and b.(1); and c.(1) shall not be permitted. In addition, the permitted uses
12 identified under Section 8.100.a. shall also include parks.

13 (2) The development standards for Planning Area 5 of Specific Plan No. 333 shall be
14 the same as those standards set forth in Article VIIIe, Section 8.101 of Ordinance
15 No. 348.

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

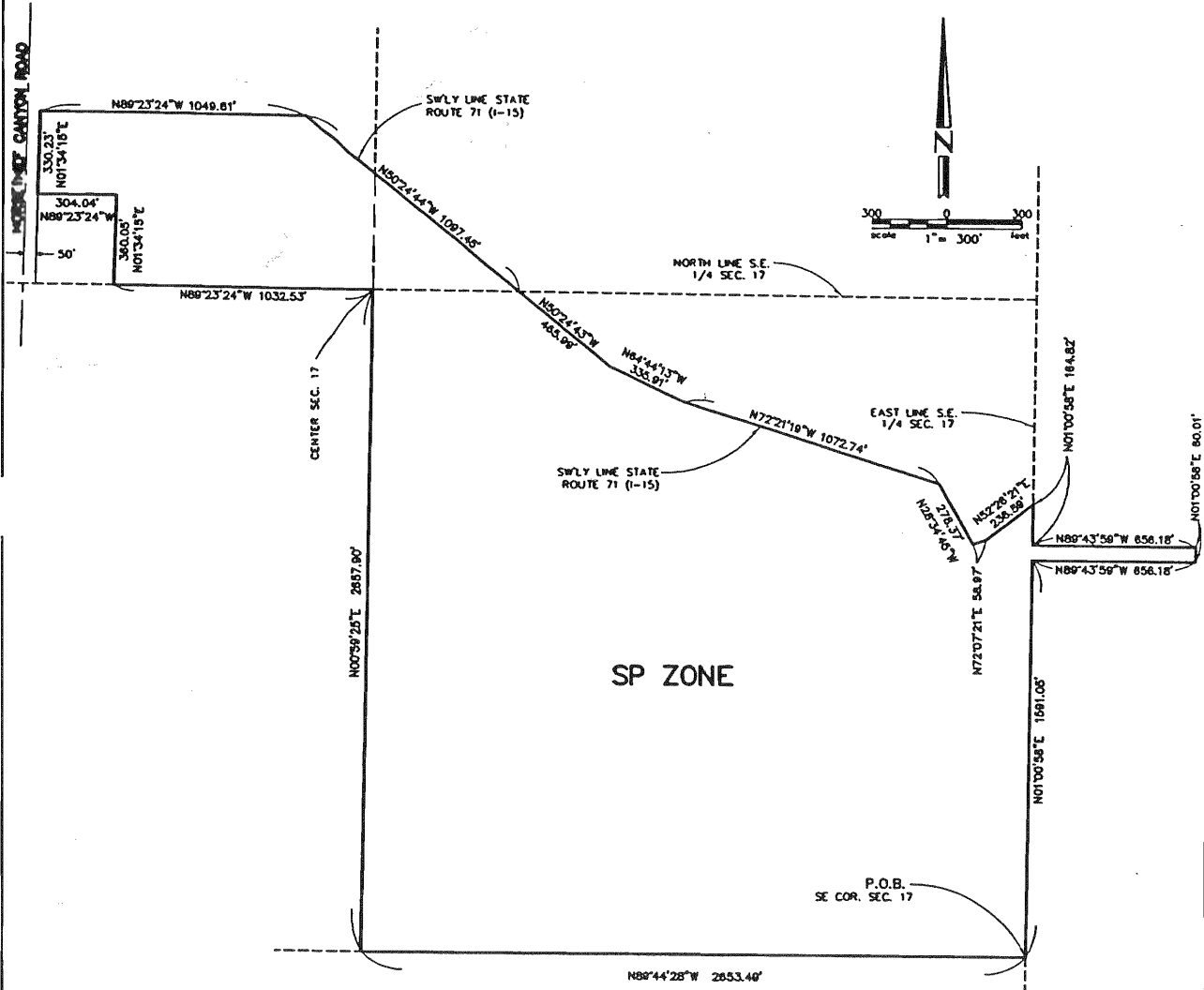
18 g. Planning Area 6

19 (1) The uses permitted in Planning Area 6 of Specific Plan No. 333 shall be the same
20 as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348
21 except that the uses permitted pursuant to Section 8.100.a(1), (2), (3), (4), (5), (6),
22 (7), and (8); b.(1); and c.(1) shall not be permitted. In addition, the permitted uses
23 shall include undeveloped open space.

24 (2) The development standards for Planning Area 6 of Specific Plan No. 333 shall be
25 the same as those standards set forth in Article VIIIe, Section 8.101 of Ordinance
26 No. 348.

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

ALBERHILL AREA
SECS. 16 & 17, T. 5 S., R. 5 W., S. B. M.



LEGEND
SP ZONE SPECIFIC PLAN (SP 333)

MAP NO. 2.2126
CHANGE OF OFFICIAL ZONING PLAN
AMENDING MAP NO. 2
ORDINANCE NO. 348
 CHANGE OF ZONE CASE NO. 6809
 ADOPTED BY ORDINANCE NO. 348.4286
 APRIL 19, 2005
 RIVERSIDE COUNTY BOARD OF SUPERVISORS

APN 391-140-019
 APN 391-100-025
 APN 391-480-019
 APN 391-140-006

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 April 19, 2005, the foregoing ordinance consisting of 3 Sections was adopted by the following vote:

AYES: Buster, Wilson, and Ashley

NAYS: None

ABSENT: Tavaglione and Stone

DATE: April 19, 2005

NANCY ROMERO
Clerk of the Board

BY: *Amy Aldana*
Deputy

Seal