

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

3 C. The minimum average lot width of that portion of a lot to be used as a
4 building site shall be forty (40') feet with a minimum average depth of one hundred (100')
5 feet. Flag lots shall not be permitted.

6 D. The minimum frontage of a lot shall be forty (40') feet, except that lots
7 fronting on a knuckle or cul de sac may have a minimum frontage of thirty-five (35') feet.
8 Lot frontage along curvilinear streets may be measured at the building setback in
9 accordance with those standards identified in Article VI., Section 6.2 of Ordinance No.
10 348.

11 E. Minimum Yard requirements are as follows:

12 (1) The front yard shall not be less than fifteen (15') feet, measured
13 from the existing or future street line to the porches, patios, and covered entries of
14 the main structure shown in the Specific Plan.

15 (2) The front yard shall not be less than seventeen (17') feet, measured
16 from the existing or future street line to the street-facing garage door of the main
17 structure shown in the Specific Plan.

18 (3) Side yards on interior and through lots shall be not less than five (5')
19 feet, with a minimum separation of ten (10') feet between dwelling units on
20 adjoining properties. Side yards on corner and reversed corner lots shall not be
21 less than fifteen (15') feet from the existing or future street line as shown in the
22 Specific Plan.

23 (4) The rear yard shall not be less than ten (10') feet, except when the
24 rear yard abuts a golf course or open space, then the rear yard shall not be less than
25 thirteen (13') feet.

26 (5) No structural encroachments shall be permitted in the front, side or
27 rear yards except as follows:
28

1 (a) Architectural Projections which are exterior ornamentation
2 that do not provide additional floor space within the building may extend
3 into a required yard not to exceed two (2') feet. Eaves may extend into a
4 required yard up to three (3') and the street side yard up to two (2') feet.
5 The distance between any architectural projections and a property line shall
6 not be less than three (3') feet. The aggregate length of all architectural
7 projections shall exceed neither a total length of twenty (20') feet nor fifty
8 (50%) percent of the wall in which they are located. Encroachments into
9 the side yard may only occur in one side yard, and the side yard into which
10 a gate opens (for access into the rear yard) must maintain a minimum of
11 five (5') feet in width.

12 (b) Ground mounted air conditioner and pool or spa equipment;
13 screen walls up to forty-eight (48") inches in height may encroach into a
14 street side or rear yard four (4') feet and an interior side yard three feet six
15 inches (3'6"); said equipment shall not be permitted in a front yard setback.

16 F. Automobile storage shall be provided as required by Article XVIII. Section
17 18.12 of Ordinance No. 348, except for the existing golf course which shall maintain the
18 existing number of parking spaces.

19 G. In no case shall more than sixty (60%) percent of any lot be covered by
20 main buildings, garages, accessory buildings/guest dwellings and other structures.

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

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

3
4 BOARD OF SUPERVISORS OF THE COUNTY
5 OF RIVERSIDE, STATE OF CALIFORNIA

6 By Bob Buster
7 Chairman, Board of Supervisors
8 Bob Buster

9 ATTEST:

10 NANCY ROMERO
11 Clerk to the Board

12 By Nancy Romero
13 (Deputy)

14 (SEAL)

15 APPROVED AS TO FORM
16 May 11, 2006

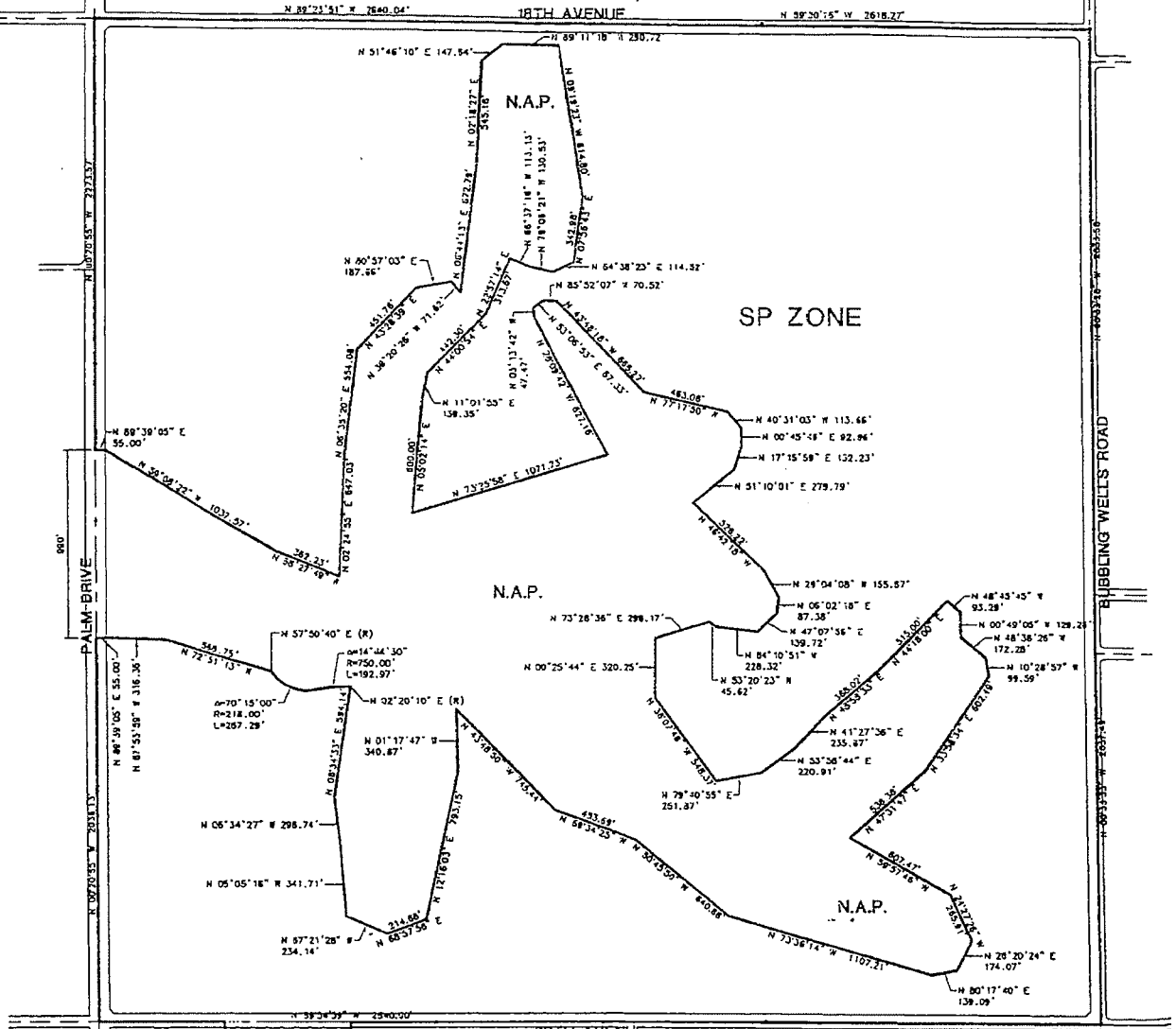
17
18 By David H. K. Huff
19 DAVID H. K. HUFF
20 Deputy County Counsel

21
22 EACH DOCUMENT TO WHICH THIS CERTIFICATE IS
23 ATTACHED IS CERTIFIED TO BE A FULL, TRUE AND
24 CORRECT COPY OF THE ORIGINAL ON FILE AND OF
25 RECORD IN MY OFFICE

26 Dated May 23 2007
27 Nancy Romero
28 Clerk of the Board of Supervisors
County of Riverside, California
By Nancy Romero

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SEC. 17, 18, 19, T. 35, R. 5 E., S.B.B. & M



**CHANGE OF OFFICIAL ZONING PLAN
PASS AND DESERT
DISTRICT**

CHANGE OF ZONE CASE NO. 6876
AMENDING ORDINANCE NO. 348
ADOPTED BY ORDINANCE NO. 348.4437
OCTOBER 31, 2006

- APN: 657-460-007
- APN: 657-460-009
- APN: 657-470-005
- APN: 657-470-006
- APN: 657-470-007
- APN: 660-040-003

RIVERSIDE COUNTY BOARD OF SUPERVISORS

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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 October 31, 2006, the foregoing ordinance consisting of 3 Sections was adopted by the following vote:

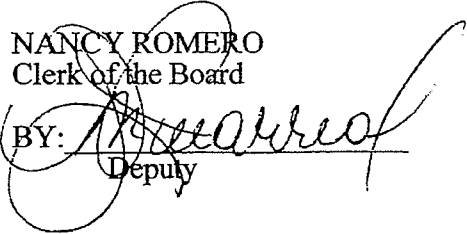
AYES: Buster, Tavaglione, Stone, Wilson and Ashley

NAYS: None

ABSENT: None

DATE: October 31, 2006

NANCY ROMERO
Clerk of the Board

BY: 
Deputy

SEAL