

1 **V. SPECIFIC PLAN ZONING**

2 **ORDINANCE NO. 348.4326**

3 **AN ORDINANCE OF THE COUNTY OF RIVERSIDE**

4 **AMENDING ORDINANCE NO. 348 RELATING TO ZONING**

5 **The Board of Supervisors of the County of Riverside Ordains as Follows:**

6
7 **Section 1. Section 4.2 of Ordinance No. 348, and Official Zoning Plan Map No.**
8 **15.046, as amended, are further amended by placing in effect in the Rubidoux District the**
9 **zone or zones as shown on the map entitled, "Change of Official Zoning Plan Amending**
10 **Ordinance No. 348, Map No. 15.046 Change of Zone Case No. 06893," which map is made a**
11 **part of this ordinance.**

12 **Section 2. Article XVIIa of Ordinance No. 348 is amended by adding thereto a new**
13 **Section 17.102 to read as follows:**

14 **SECTION 17.102 S.P. ZONE REQUIREMENTS AND STANDARDS FOR**
15 **SPECIFIC PLAN NO. 337.**

16 **a. Planning Area 1.**

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18 **(1) The uses permitted in Planning Area 1 of Specific Plan No. 337 shall be**
19 **the same as those standards permitted in Article IX, Section 9.1 of Ordinance No.**
20 **348, except that those permitted uses pursuant to Article IX, Section 9.1.a(1), (2), (3),**
21 **(4), (5), (6), (7), (8), (9), (10), (11), (12), (13), (14), (15), (16), (17), (18), (19), (20), (21),**
22 **(22), (23), (24), (25), (26), (27), (28), (29), (30), (31), (32), (33), (35), (36), (37), (38),**
23 **(39), (40), (41), (42), (43), (44), (45), (46), (47), (48), (49), (50), (51), (52), (53), (54),**
24 **(55), (56), (57), (58), (59), (60), (61), (62), (63), (64), (65), (66), (67), (68), (69), (70),**
25 **(71), (73), (74), (75), (76), (78), (79), (80), (81), (82), (83), (84), (85), (89), (90), (91),**
26 **(92), (93), (94), (95), Section 9.1.b(2), (3), (4), (5), (6), (7), (8), (9), (10), (11), (12), (13),**
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1 (15), (18), (19), (20), Section 9.1.d(1), (2), (3), (4), (5), (6), (7), (8), (9), (10), (11), (12),
2 (13), (14), (15), (16), (17), (18), shall not be permitted.

3 (2) The development standards for Planning Area 1 of Specific Plan No.
4 337 shall be the same as those standards permitted in Article IX, Section 9.4 of
5 Ordinance No. 348 except that the development standards set forth in Article IX,
6 Section 9.4.b. shall be deleted and replaced with the following:
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8 A. The minimum building setback from residential property lines
9 shall be not less than thirty-five feet (35'). Additionally, any portion of a building
10 which exceeds thirty-five feet (35') in height shall be set back from the front, rear
11 and side lot lines not less than two feet (2') for each foot by which the height exceeds
12 thirty-five feet (35'). The front setback shall be measured from the specific plan
13 street line. The rear setback shall be measured from the existing rear lot line or
14 from any recorded alley or easement; if the rear line adjoins a street, the rear
15 setback requirement shall be the same as required for a front setback. Each side
16 setback shall be measured from the side lot line, or from the specific plan street line.
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18 (3) All other zoning requirements for Planning Area 1 of Specific Plan No.
19 337 shall be the same as those requirements identified in Article IX of Ordinance No.
20 348.
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22 b. Planning Areas 2, 5, 8, 12, 20, 21 and 22.

23 (1) The uses permitted in Planning Areas 2, 5, 8, 12, 20, 21 and 22 of
24 Specific Plan No. 337 shall be the same as those uses permitted in Article VIIIe,
25 Section 8.100 of Ordinance No. 348. The permitted uses identified in Section 8.100
26 shall also include parks.
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1 (2) The development standards for Planning Areas 2, 5, 8, 12, 20, 21 and
2 22 of Specific Plan No. 337 shall be the same as those standards identified in Article
3 VIIIe, Section 8.101 of Ordinance No. 348.

4 (3) All other zoning requirements for Planning Areas 2, 5, 8, 12, 20, 21
5 and 22 of Specific Plan No. 337 shall be the same as those requirements identified in
6 Article VIIIe of Ordinance No. 337.

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8 c. Planning Areas 3a, 3b, 7, 9 and 13.

9 (1) The uses permitted in Planning Areas 3a, 3b, 7, 9 and 13 of Specific
10 Plan No. 337 shall be the same as those standards permitted in Article VI, Section 6.1
11 of Ordinance 348, except that the uses permitted subject to Section 6.1.a.(3), (5), and
12 (7); Section 6.1.b.(1), (3) and (5); and Section 6.1.c.(1) shall not be permitted.

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14 (2) The development standards for Planning Areas 3a, 3b, 7, 9 and 13 of
15 Specific Plan No. 337 shall be the same standards as those identified in Article VI,
16 Section 6.2, except that the development standards set forth in Article VI, Section
17 6.2.b., c., d., e.(1), (2) and (4), and g. shall be deleted and replaced with the following:

18 A. Lot area shall be not less than seven thousand (7,000) square feet.

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

21 B. The minimum average width of that portion of the lot to be used as
22 a building site shall be fifty-five feet (55') with a minimum depth of ninety feet
23 (90') measured from the existing street line or from any future street line as
24 shown on any Specific Plan of Highways, whichever is nearer to the proposed
25 structure.
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1 **C. The minimum frontage of a lot shall be fifty-five feet (55'), except**
2 **that lots fronting on knuckles or cul-de-sacs shall have a minimum frontage of**
3 **forty feet (40').**

4 **D. The front yard shall not be less than fifteen feet (15'), measured**
5 **from the existing street line or from any future street line as shown on any**
6 **Specific Plan of Highways, whichever is nearer the proposed structure. In**
7 **addition, garages fronting the street shall be setback a minimum of twenty**
8 **feet (20') from the aforementioned existing or future street line.**

9 **E. Side yards shall not be less than ten feet (10') where adjacent to a**
10 **private or public street; and not less than five feet (5') from a side property**
11 **line where not adjacent to a private or public street.**

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

16 **G. In no case shall more than fifty percent (50 %) of any lot be**
17 **covered by buildings or structures that are single story and no more**
18 **than forty-five percent (45%) of any lot covered by buildings or**
19 **structures that are two-story.**

20 **(3) All other zoning requirements for Planning Areas 3a, 3b, 7, 9 and 13 of**
21 **Specific Plan No. 337 shall be the same as those requirements identified in**
22 **Article VI of Ordinance No 348.**

23 **d. Planning Areas 6a and 10.**
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1 **(1) The uses permitted in Planning Areas 6a and 10 of Specific Plan No.**
2 **337 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance**
3 **348, except that the uses permitted subject to Section 6.1.a.(3), (5), and (7); Section**
4 **6.1.b(1), (3) and (5); and Section 6.1.c.(1) shall not be permitted.**

5 **(2) The development standards for Planning Areas 6a and Omit 10 of**
6 **Specific Plan No. 337 shall be the same standards as those identified in Article VI,**
7 **Section 6.2, except that the development standards set forth in Article VI, Section**
8 **6.2.b., c., d., e.(1), (2) and (4,) and g. shall be deleted and replaced with the following:**

9 **A. Lot area shall be not less than five thousand five hundred (5,500)**
10 **square feet. The minimum lot area shall be determined by excluding that**
11 **portion of a lot that is used solely for access to the portion of a lot used as a**
12 **building site.**

13 **B. The minimum average width of that portion of the lot to be used as**
14 **a building site shall be fifty feet (50') with a minimum average depth of**
15 **eighty-five feet (85') measured from the existing street line or from any future**
16 **street line as shown on any Specific Plan of Highways, whichever is nearer to**
17 **the proposed structure.**

18 **C. The minimum frontage of a lot shall be fifty feet (50'), except that**
19 **lots fronting on knuckles or cul-de-sacs shall have a minimum frontage of**
20 **thirty-five feet (35').**

21 **D. The front yard shall not be less than fifteen feet (15'), measured**
22 **from the existing street line or from any future street line as shown on any**
23 **Specific Plan of Highways, whichever is nearer the proposed structure. In**
24

1 addition, garages fronting the street shall be setback a minimum of twenty
2 feet (20') from the aforementioned existing or future street line.

3 E. Side yards shall not be less than ten feet (10') where adjacent to a
4 private or public street; and not less than five feet (5') from a side property
5 where not adjacent to a private or public street.

6 F. Chimneys and fireplaces, bay windows, and other architectural
7 features shall be permitted to encroach into side yards a maximum of two feet
8 (2'). No other structural encroachments shall be permitted in front, side, or
9 rear yard, except as provided for in Section 18.19 of Ordinance No. 348.

10 G. In no case shall more than fifty percent (50 %) of any lot be
11 covered by buildings or structures that are single story and no more than
12 forty-five percent (45%) of any lot covered by buildings or structures that are
13 two-story.

14 (3) All other zoning requirements for Planning Areas 6a and 10 of Specific
15 Plan No. 337 shall be the same as those requirements identified in Article VI of
16 Ordinance No. 348.

17 e. Planning Areas 6b and 11.

18 (1) The uses permitted in Planning areas 6b and 11 of Specific Plan No.
19 337 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance
20 348, except that the uses permitted subject to Section 6.1.a.(3), (5) and (7); Section
21 6.1.b(1), (3) and (5); and Section 6.1.c.(1) shall not be permitted.

22 (2) The development standards for Planning Areas 6b and 11 of Specific
23 Plan No. 337 shall be the same standards as those identified in Article VI, Section
24

1 6.2, except that the development standards set forth in Article VI, Section 6.2.b., c.,
2 d., e.(1), (2) and (4), and g. shall be deleted and replaced with the following:

3 A. Lot area shall be not less than six thousand (6,000) square feet.

4 The minimum lot area shall be determined by excluding that portion of a lot
5 that is used solely for access to the portion of a lot used as a building site.
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7 B. The minimum average width of that portion of the lot to be used as
8 a building site shall be fifty-five feet (55') with a minimum depth of eighty-
9 five feet (85') measured from the existing street line or from any future street
10 line as shown on any Specific Plan of Highways, whichever is nearer to the
11 proposed structure.
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13 C. The minimum frontage of a lot shall be fifty-five feet (55'), except
14 that lots fronting on knuckles or cul-de-sacs shall have a minimum frontage of
15 thirty-five feet (35').

16 D. The front yard shall not be less than fifteen feet (15'), measured
17 from the existing street line or from any future street line as shown on any
18 Specific Plan of Highways, whichever is nearer the proposed structure. In
19 addition, garages fronting the street shall be setback a minimum of twenty
20 feet (20') from the aforementioned existing or future street line.
21

22 E. Side yards shall not be less than ten feet (10') where adjacent to a
23 private or public street; and not less than five feet (5') from a side property
24 where not adjacent to a private or public street.

25 F. Chimneys and fireplaces, bay windows, and other architectural
26 features shall be permitted to encroach into side yards a maximum of two feet
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1 (2'). No other structural encroachments shall be permitted in front, side, or
2 rear yard, except as provided for in Section 18.19 of Ordinance No. 348.

3 G. In no case shall more than fifty percent (50 %) of any lot be
4 covered by buildings or structures that are single story and no more than
5 forty-five percent (45%) of any lot covered by buildings or structures that are
6 two-story.
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8 (3) All other zoning requirements for Planning Areas (3a, 3b, 7, 9 and 13
9 of Specific Plan No. 337 shall be the same as those requirements identified in Article
10 VI of Ordinance No. 348.

11 f. Planning Areas 14 and 15.

12 (1) The uses permitted in Planning Areas 14 and 15 of Specific Plan No.
13 337 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance
14 348, except that the uses permitted subject to Section 6.1.a.(3), (5) and (7); Section
15 6.1.b.(1), (3) and (5): and Section 6.1.c.(1) shall not be permitted.
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17 (2) The development standards Planning Areas 14 and 15 of Specific Plan
18 No. 337 shall be the same standards as those identified in Article VI, Section 6.2,
19 except that the development standards set forth in Article VI, Section 6.2.b., c., d.,
20 e.(1), (2) and (4), and g. shall be deleted and replaced with the following:
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22 A. Lot area shall be not less than five thousand (5,000) square feet.

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

25 B. The minimum average width of that portion of the lot to be used as
26 a building site shall be forty-five feet (45') with a minimum depth of eighty-
27 five feet (85') measured from the existing street line or from any future street
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1 line as shown on any Specific Plan of Highways, whichever is nearer to the
2 proposed structure.

3 C. The minimum frontage of a lot shall be forty-five feet (45'), except
4 that lots fronting on knuckles or cul-de-sacs shall have a minimum frontage of
5 thirty-five feet (35').

6
7 D. The front yard shall not be less than fifteen feet (15'), measured
8 from the existing street line or from any future street line as shown on any
9 Specific Plan of Highways, whichever is nearer the proposed structure. In
10 addition, garages fronting the street shall be setback a minimum of twenty
11 feet (20') from the aforementioned existing or future street line.

12
13 E. Side yards shall not be less than ten feet (10') where adjacent to a
14 private or public street; and not less than five feet (5') from a side property
15 where not adjacent to a private or public street.

16 F. Chimneys and fireplaces, bay windows, and other architectural
17 features shall be permitted to encroach into side yards a maximum of two feet
18 (2'). No other structural encroachments shall be permitted in front, side, or
19 rear yard, except as provided for in Section 18.19 of Ordinance No. 348.

20 G. In no case shall more than sixty percent (60 %) of any lot be
21 covered by buildings or structures that are single story and no more than fifty
22 percent (50%) of any lot covered by buildings or structures that are two-
23 story.
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25 (3) All other zoning requirements for Planning Areas 14 and 15 of Specific
26 Plan No. 337 shall be the same as those requirements identified in Article VI of
27 Ordinance No. 348.
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1 **g. Planning Areas 16 and 18**

2 **(1) The uses permitted in Planning Areas 16 and 18 of Specific Plan No. 337 shall**
3 **be the same as those uses permitted in Article VIIIId, Section 8.91 of Ordinance 348,**
4 **except that the uses permitted pursuant to Section 8.91.f shall not be permitted.**

5 **(2) The development standards for Planning Areas 16 and 18 of Specific**
6 **Plan No. 337 shall be the same standards as those identified in Article VIIIId, Section**
7 **8.93 of Ordinance No. 348, except that Article VIIIId., Sections 8.93.a., b., and d. shall**
8 **be deleted and replaced with the following:**

9 **A. The minimum overall area for each dwelling unit, exclusive of the**
10 **area set aside for street rights of way, but including recreation and service**
11 **areas, shall be three thousand six hundred thirty (3,630) square feet.**

12 **B. The minimum lot area for the individual lots used as a residential**
13 **building site shall be two thousand three hundred (2,300) square feet. The**
14 **minimum width of each lot shall be thirty-five feet (35') and the minimum**
15 **depth shall be fifty-eight feet (58').**

16 **C. The front yard shall be not less than eight feet (8') measured from**
17 **the existing street line or from any future street line as shown on any Specific**
18 **Plan of Highways, whichever is nearer to the proposed structure. Side yards**
19 **on interior and through lots shall be not less than four feet (4'). Side yards on**
20 **corner and reverse corner lots shall be not less than ten feet (10') from the**
21 **existing street line or from any future street line as shown on any Specific**
22 **Plan of Highways, whichever is nearer to the proposed structure, upon which**
23 **the main building sides. The rear yard shall not be less than fifteen feet (15').**
24 **A patio, patio cover, second floor balconies, and garages located in the rear**
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1 yard may extend into a rear yard ten feet (10') from the rear property line.
2 Swimming pools and related equipment may extend into the rear yard within
3 five feet 5') of the rear property line. Rear loaded garages shall be not less
4 than three feet (3') from the rear property line or from the private alley
5 access drive.
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7 **In addition, the following standards shall apply:**

8 **AA. Fireplaces, media niches, bay windows, window boxes and**
9 **similar architectural features shall be allowed to encroach a maximum**
10 **of one foot (1') into setbacks. Media niches shall be a maximum of**
11 **eight feet (8') in width. Encroachments into side yard setbacks shall**
12 **be permitted on only one side yard of any dwelling unit. No other**
13 **structural encroachments shall be permitted in the front, rear or side**
14 **yard setbacks.**
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16 **BB. The minimum frontage of a lot shall be thirty-five feet**
17 **(35'). Lot frontage along curvilinear streets may be measured at the**
18 **building setback in accordance with zone development standards.**
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20 **CC. In no case shall more than seventy-five percent (75%) of**
21 **any lot be covered by buildings or structures.**

22 **(3) The residential uses within Planning Areas 16 and 18 of Specific Plan**
23 **No. 337 shall also be subject to the standards for Planned Residential Developments**
24 **set forth in Article XVIII, Section 18.5 of Ordinance No. 348 except that the**
25 **standards set forth in Section 18.5b., c., and e. shall be deleted and replaced with the**
26 **following:**
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1 A. Not less than twenty percent (20%) of a project area shall be used
2 for open area or recreational facilities, or a combination thereof. The net
3 area of a project shall be determined by excluding all streets, drives, and
4 automobile storage areas. The height of buildings shall not exceed forty-five
5 feet (45'). The distance between buildings shall be ten feet (10')

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7 B. Building setbacks from a project's exterior streets and boundary
8 lines shall be five feet (5'). The minimum building setback from interior
9 drives shall be three feet (3').

10 C. The number of dwelling units in one building shall not exceed
11 eighteen (18). Residential buildings shall have a minimum floor living area as
12 set for the in Section 18.11 of Ordinance No. 348.

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14 D. In addition, each residential unit shall have a minimum outdoor
15 usable area, excluding slopes, of one hundred fifty (150) square feet.

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

18 h. Planning Area 17.

19 (1) The uses permitted in Planning Area 17 of Specific Plan No. 337 shall
20 be the same as those standards permitted in Article IX, Section 9.1 of Ordinance No.
21 348 except that the permitted uses pursuant to Section 9.1.a.(29) and (93); 9.1.b.(7),
22 (11)a., (12), (18) and (19); 9.1.d.(2) and (3), shall not be permitted.

23
24 (2) The development standards for Planning Area 17 of Specific Plan No.
25 337 shall be the same as those standards identified in Article IX, Section 9.4, of
26 Ordinance No. 348.

27 i. Planning Area 19.
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1 **(1) The uses permitted in Planning Area 19 of Specific Plan No. 337 shall**
2 **be the same as those standards permitted in Article VIIIId, Section 8.91 of Ordinance**
3 **No. 348, except that the use permitted pursuant to Section 8.91.f shall not be**
4 **permitted**

5 **(2) The development standards for Planning Area 19 of Specific Plan No.**
6 **337 shall be the same as those standards identified in Article XIIIId, Section 8.93 of**
7 **Ordinance No. 348, except that Article VIIIId, Sections 8.93.a., b., and d. shall be**
8 **deleted and replaced with the following:**

9 **A. The minimum overall area for each dwelling unit, exclusive of the**
10 **area set aside for street rights of way, but including recreation and service**
11 **areas, shall be two thousand one hundred seventy eight (2,178) square feet.**

12 **B. The minimum lot area for the individual lots used as a residential**
13 **building site shall be one thousand five hundred (1,500) square feet. The**
14 **minimum width of each lot shall be twenty-five feet (25') and the minimum**
15 **depth shall be forty-five feet (45').**

16 **C. The front yard shall be not less than eight feet (8') measured from**
17 **the existing street line or from any future street line as shown on any Specific**
18 **Plan of Highways, whichever is nearer to the proposed structure. Side yards**
19 **on interior and through lots shall be not less than four feet (4'). Side yards on**
20 **corner and reverse corner lots shall be not less than ten feet (10') from the**
21 **existing street line or from any future street line as shown on any Specific**
22 **Plan of Highways, whichever is nearer to the proposed structure, upon which**
23 **the main building sides. The rear yard shall not be less than ten feet (10'). A**
24 **patio, patio cover, second floor balconies, and garages located in the rear yard**
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1 **may extend into a rear yard five feet (5') from the rear property line.**

2 **Swimming pools and related equipment may extend into the rear yard within**
3 **five feet (5') of the rear property line. Rear loaded garages shall be not less**
4 **than three feet (3') from the rear property line or from the private alley**
5 **access drive.**

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7 **In addition, the following standards shall apply:**

8 **AA. Fireplaces, media niches, bay windows, window boxes and**
9 **similar architectural features shall be allowed to encroach a maximum**
10 **of one foot (1') into setbacks. Media niches shall be a maximum of**
11 **eight feet (8') in width. Encroachments into side yard setbacks shall be**
12 **permitted on only one side yard of any dwelling unit. No other**
13 **structural encroachments shall be permitted in the front, rear or side**
14 **yard setbacks.**

15
16 **BB. The minimum frontage of a lot shall be twenty-five feet**
17 **(25'). Lot frontage along curvilinear streets may be measured at the**
18 **building setback in accordance with zone development standards.**

19 **CC. In no case shall more than seventy-five percent (75%) of**
20 **any lot be covered by buildings or structures.**

21
22 **(3) The residential uses within Planning Areas 19 of Specific Plan No. 337**
23 **shall also subject to the standards for Planned Residential Developments set forth in**
24 **Article XVIII, Section 18.5 of Ordinance No. 348 except that standards set forth in**
25 **Section 18.5.b., c., and e. shall be deleted and replaced with the following:**

26 **A. Not less than fifty percent (50%) of a project area shall be used for**
27 **open area or recreational facilities, or a combination thereof. The**
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net area of a project shall be determined by excluding all streets, drives, and automobile storage areas. The height of buildings shall not exceed forty-five feet (45'). The distance between buildings shall be ten feet (10').

B. Building setbacks from a project's exterior streets and boundary lines shall be fifteen feet (15'). The minimum building setback from interior drives shall be ten feet (10').

C. The number of dwelling units in one building shall not exceed eighteen (18). Residential buildings shall have a minimum floor living area as set for the in Section 18.11 of Ordinance No. 348.

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

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

**BOARD OF SUPERVISORS FOR THE
COUNTY

OF RIVERSIDE, STARE OF CALIFORNIA**

By: _____

Chairman, Board of Supervisors

ATTEST:

**NANCY ROMERO
Clerk of the Board**

By: _____
Deputy

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(SEAL)

APPROVED AS TO FORM AND CONTENT:

_____, 2005

By: _____

KARIN WATTS-BAZAN
Deputy County Counsel