

ORDINANCE NO. 348.4557

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 4.1 of Ordinance No. 348, and Official Zoning Plan Map No. 2, as amended, are further amended by placing in effect in the Rancho California Area, the zone or zones as shown on the map entitled, "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 2.2260 Change of Zone Case No. 6922," 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 17.109 to read as follows:

SECTION 17.109 S.P. ZONE REQUIREMENTS AND STANDARDS FOR SPECIFIC PLAN NO. 340.

a. Planning Area 1.

(1) The uses permitted in Planning Area 1 of Specific Plan No. 340 shall be the same as those permitted in Article VIII, Section 8.1 of Ordinance No. 348, except that those permitted uses pursuant to Article VIII, Section 8.1.a (2), (3), (11), (13), (14), (17), (18), (19), (20), (21), (22), (23), (24), (25), (26), (27), and (28); Section 8.1.b (1), (2), and (3); and Section 8.1.c shall not be permitted. In addition, the permitted uses identified under Section 8.1.a shall include alley-loaded residential units, attached single-family residential units, and residential condominium units.

(2) The development standards for Planning Area 1 of Specific Plan No. 340 shall be the same as those standards identified in Article VIII, Section 8.2 of Ordinance No. 348 except that the development standards set forth in Article VIII, Section 8.2., b., c., and c. shall be

1 deleted and replaced with the following:

- 2 A. The front yard setback when facing a public street shall be
3 twenty feet (20') minimum to right-of-way line.
- 4 B. The front yard setback when facing a private street shall be
5 twelve feet (12') minimum to curb face (parking may
6 encroach).
- 7 C. The rear yard setback when facing a public street shall be
8 fifteen feet (15') minimum to right-of-way line.
- 9 D. The rear yard setback when facing a private street or
10 driveway shall be five feet (5') minimum to curb face.
- 11 E. The rear yard setback when facing an autocourt shall be zero
12 feet (0').
- 13 F. The side yard setback when facing a public street shall be
14 fifteen feet (15') minimum to right-of-way line.
- 15 G. The side yard setback when facing a private street or
16 driveway shall be five feet (5') minimum to curb face.
- 17 H. The side yard setback when facing an autocourt shall be zero
18 feet (0').
- 19 I. Architectural features such as fireplaces or bay windows may
20 encroach up to three feet (3') into a setback.

21 (3) In addition, the following standards shall apply:

- 22 A. The minimum floor area for a one-bedroom unit shall be
23 seven hundred fifty (750) square feet. The minimum floor
24 area for a two-bedroom unit shall be nine hundred (900)
25 square feet. The minimum floor area for a three-bedroom
26 unit shall be one thousand one hundred fifty (1, 150) square
27 feet.
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B. The minimum building separation between one-story buildings shall be ten feet (10'). The minimum building separation between two-story buildings shall be fifteen feet (15'). The minimum building separation between three-story buildings shall be twenty feet (20').

C. The minimum private open space on the first floor shall be eighty (80) square feet per unit. The minimum private open space on the second floor shall be forty (40) square feet per unit. The minimum private open space on the third floor shall be forty (40) square feet per unit.

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

b. Planning Area 2.

(1) The uses permitted in Planning Area 2 of Specific Plan No. 340 shall be the same as those permitted in Article VI, Section 6.1 of Ordinance No. 348, except that those permitted uses pursuant to Article VI, Section 6.1.a. (2), (3), (5), (7), (8), and (9); Section 6.1.b. (1), (3), and (5); Section 6.1.c. (1); and Section 6.1.e. (1) shall not be permitted. In addition, the permitted uses identified under Section 6.1.a. shall include alley-loaded residential units, attached single-family residential units, residential condominium units, congregate care residential facilities, and accessory buildings to a specific permitted use, provided that the accessory building is established as an ancillary use and does not change the character of that use.

(2) The development standards for Planning Area 2 of Specific Plan No. 340 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that the development

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standards set forth in Article VI, Section 6.2., a., b., c., d., and e. shall be deleted and replaced with the following:

- A. Building height shall not exceed a maximum height of thirty-five feet (35').
- B. The minimum lot size shall be two thousand seven hundred thirty (2,730) square feet.
- C. The minimum lot width shall be thirty feet (30'). The minimum lot depth shall be ninety one feet (91').
- D. The front yard setback when facing a street shall be fifteen feet (15') minimum to curb face.
- E. The front yard setback when facing a paseo shall be fifteen feet (15') minimum to centerline of paseo.
- F. The side yard setback shall be four feet (4') minimum to property line.
- G. The rear yard setback shall be three feet (3') minimum to curb face.
- H. Architectural features such as fireplaces, bay windows, covered entries, patios or porches may encroach up to three feet (3') into a setback.

(3) In addition, the following standards shall apply:

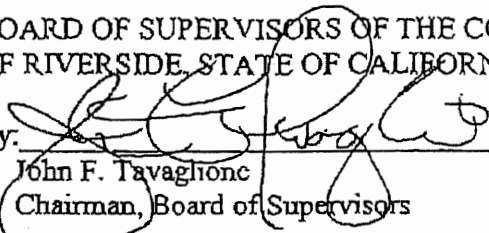
- A. Target floor area ratio shall be 0.50. Maximum floor area ratio shall be 0.75. Maximum lot coverage shall be 0.50.
- B. The minimum side to side building separation shall be eight feet (8').
- C. The minimum building separation along alleys (garage door face to garage door face) shall be thirty feet (30').
- D. The minimum building separation along alleys (landscape area to landscape area) shall be twenty four feet (24').

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- E. The minimum building separation across paseo areas shall be a minimum of thirty feet (30') building to building and a minimum of twenty four feet (24') between encroachments (patios, porches and covered entries).
- F. The minimum private open space shall be 12 feet x 14 feet (168 square feet).
- G. Each alley-loaded lot shall provide a minimum of twenty (20) square feet of landscaping at the rear of the lot.
- H. A side yard easement dedication for the use and enjoyment of the adjacent unit shall be provided. The building setback shall be four feet (4') from the property line for a total of eight feet (8') between units. The unit which has ground floor access and a patio location shall have use of the four feet (4') side yard easement from the property line to the adjacent building footprint. The unit adjacent to the patio-accessible unit shall only be permitted window locations six feet (6') above the floor line on the first and second floors.
- I. A common-use easement dedication for public/common use of alleys, driveways, open space (paseos), and recreation areas (pocket parks) shall be provided. The common-use easement shall be a minimum of twelve feet (12') wide and shall be provided for at the front and rear of the lot. The common-use easement shall be held in the name of the homeowners' association for the enjoyment and use of project residents. The common-use easements shall be recorded at the time of final tract map and incorporated into the recorded condominium plan for the project.
- J. Automobile storage space shall be provided as required by

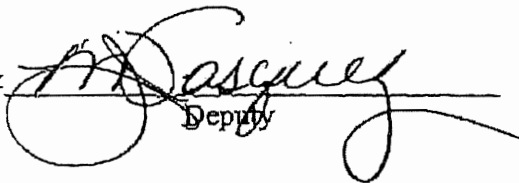
Section 3. This ordinance shall take effect 30 days after its adoption.

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

By: 
John F. Tavaglione
Chairman, Board of Supervisors

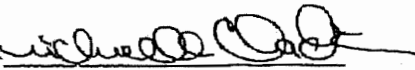
ATTEST:

CLERK OF THE BOARD
NANCY ROMERO,

By: 
Deputy

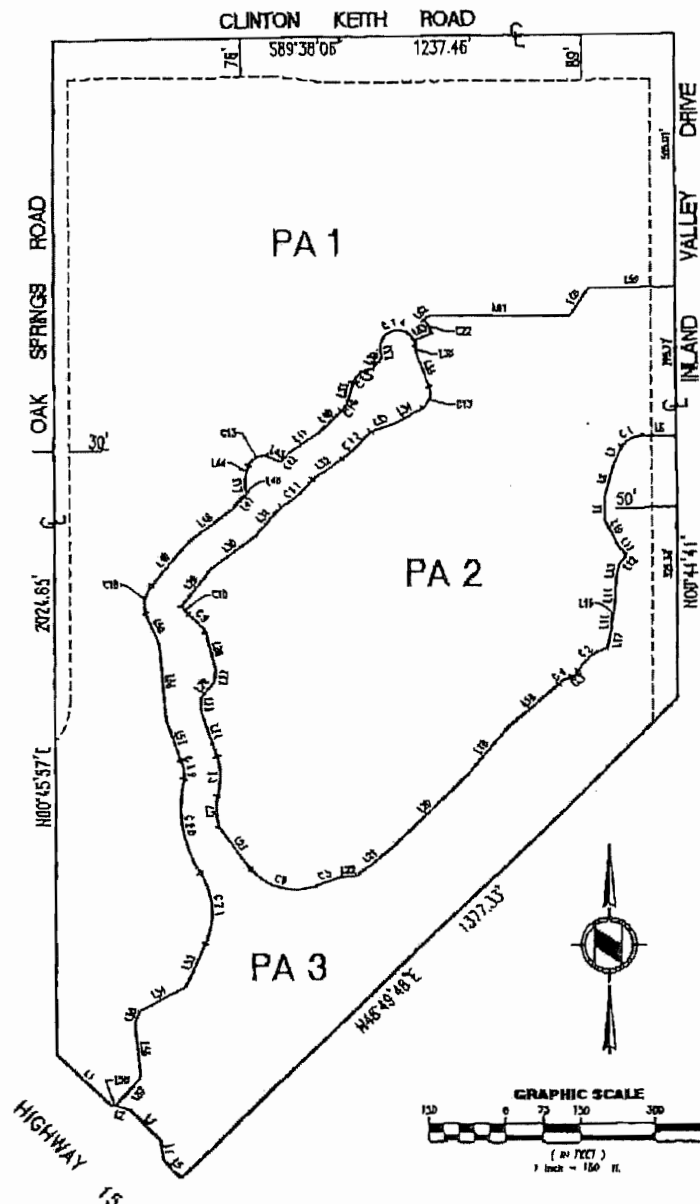
(Seal)

APPROVED AS TO FORM
December 12, 2007

By: 
MICHELLE P. CLACK
Deputy County Counsel

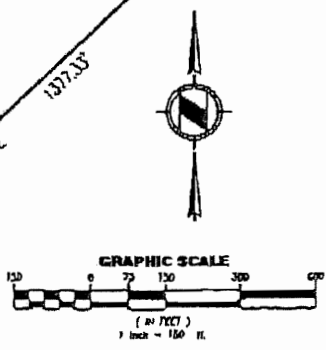
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12/12/07
G:\Property\MDKing\SPECIFIC PLAN ZONING ORDINANCES\SP 340 CZ 8922.060607.doc

RANCHO CALIFORNIA AREA
SEC. 6, T. 7 S. R. 3 W. S.B.B & M.



| LINE | LENGTH | BEARING |
|------|--------|-------------|
| L1 | 149.11 | S43°55'41"E |
| L2 | 37.68 | S72°50'29"E |
| L3 | 88.89 | S43°39'07"E |
| L4 | 36.21 | S05°50'27"E |
| L5 | 52.50 | S40°05'11"E |
| L6 | 57.00 | N89°15'18"W |
| L7 | 38.08 | S26°13'54"W |
| L8 | 74.66 | S15°24'56"W |
| L9 | 40.71 | S08°00'00"E |
| L10 | 53.67 | S29°10'46"E |
| L11 | 32.87 | S12°40'07"E |
| L12 | 22.89 | S40°48'54"W |
| L13 | 33.74 | S17°24'07"W |
| L14 | 58.99 | S01°33'57"W |
| L16 | 32.35 | S01°36'48"W |
| L17 | 36.20 | S12°05'36"W |
| L18 | 139.57 | S20°31'47"W |
| L19 | 122.36 | S40°27'04"W |
| L20 | 208.27 | S45°28'11"W |
| L21 | 93.28 | S51°23'50"W |
| L22 | 77.85 | S87°37'54"W |
| L23 | 105.06 | N05°26'17"E |
| L24 | 83.47 | N08°06'20"W |
| L25 | 28.38 | N09°50'58"W |
| L26 | 40.21 | N47°14'47"E |
| L27 | 75.75 | N07°07'30"E |
| L28 | 77.99 | N13°25'14"W |
| L29 | 84.98 | N09°22'22"E |
| L30 | 110.11 | N01°16'25"E |
| L31 | 75.03 | N41°45'16"E |
| L32 | 77.80 | N55°52'20"E |
| L33 | 51.75 | N77°46'30"E |
| L34 | 61.05 | N62°00'12"E |
| L35 | 72.00 | N19°54'41"W |
| L37 | 19.07 | S00°05'57"E |
| L38 | 24.47 | S42°11'30"W |
| L39 | 35.82 | S16°14'27"W |
| L40 | 56.88 | S42°22'28"W |
| L41 | 77.17 | S25°53'51"W |
| L42 | 22.34 | S41°24'07"E |
| L43 | 29.24 | N63°20'06"E |
| L45 | 22.00 | S00°00'00"E |
| L47 | 46.82 | S42°21'34"W |
| L48 | 111.92 | S54°05'08"W |
| L46 | 111.52 | S38°17'45"W |
| L50 | 56.99 | S23°08'07"E |
| L51 | 149.99 | S04°01'56"E |
| L52 | 86.83 | S17°43'22"E |
| L53 | 84.80 | S26°13'28"W |
| L54 | 102.83 | S63°14'20"W |
| L56 | 74.84 | S29°09'20"W |
| L56 | 108.37 | S05°06'47"E |
| L57 | 71.32 | S40°59'42"W |
| L59 | 174.45 | N89°15'18"W |
| L58 | 66.94 | S35°44'23"W |
| L61 | 278.57 | N89°15'18"W |
| L62 | 12.00 | S47°47'45"W |
| L63 | 38.35 | S87°41'20"W |

| CURVE | LENGTH | RADIUS | TANGENT | DELTA |
|-------|--------|--------|---------|------------|
| C1 | 49.34 | 21.72 | 27.11 | 257°19'13" |
| C2 | 78.07 | 34.85 | 41.37 | 47°13'21" |
| C4 | 23.23 | 38.41 | 13.07 | 36°41'09" |
| C5 | 58.71 | 304.48 | 28.44 | 10°40'17" |
| C6 | 138.70 | 116.71 | 78.66 | 68°02'28" |
| C8 | 78.76 | 145.10 | 40.82 | 31°29'42" |
| C9 | 48.14 | 123.04 | 24.80 | 22°54'21" |
| C11 | 83.87 | 179.37 | 42.72 | 28°47'26" |
| C12 | 77.19 | 732.80 | 38.63 | 5°07'03" |
| C14 | 108.36 | 35.00 | 41.34 | 179°01'48" |
| C19 | 38.56 | 83.82 | 19.80 | 34°36'51" |
| C20 | 194.80 | 247.51 | 102.81 | 65°06'46" |
| C21 | 164.23 | 157.21 | 80.86 | 56°29'47" |



LEGEND
SP ZONE SPECIFIC PLAN (SP 340)

MAP NO. 2.2260
CHANGE OF OFFICIAL ZONING PLAN
AMENDING
MAP NO. 2, ORDINANCE NO. 348
CHANGE OF ZONE CASE NO. 6922
ADOPTED BY ORDINANCE NO. 348.4557
DECEMBER 18, 2007
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 December 18, 2007, the foregoing ordinance consisting of 3 Sections was adopted by the following vote:

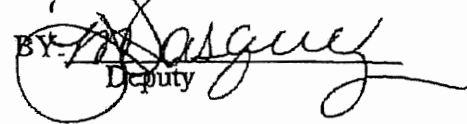
AYES: Buster, Tavaglione, Stone, Wilson, and Ashley

NAYS: None

ABSENT: None

DATE: December 18, 2007

NANCY ROMERO
Clerk of the Board

BY: 
Deputy

SEAL