

1 ORDINANCE NO. 348.4647

2
3 AN ORDINANCE OF THE COUNTY OF RIVERSIDE

4 AMENDING ORDINANCE NO. 348

5 RELATING TO ZONING

6
7 The Board of Supervisors of the County of Riverside ordains as follows:

8 Section 1. Subsection c. of Section 18.18 of Ordinance No. 348 is amended to read as
9 follows:

10 “c. PERMIT REQUIREMENT. In any residential zone or where the principal
11 use of a lot is a dwelling, the approval of a plot plan pursuant to Section
12 18.30 of this ordinance shall be required for either: (1) a detached accessory
13 building with a floor area of 651 square feet or more; or (2) a detached
14 accessory building with a floor area of 120 square feet or more on a lot
15 which already has one or more existing or approved detached accessory
16 buildings with a floor area of 120 square feet or more. Notwithstanding the
17 above, the approval of a plot plan shall not be required for a detached
18 accessory building with a floor area of less than 1,201 square feet if the
19 detached accessory building is located on a lot larger than one acre, is
20 setback from all lot lines a minimum of 50 feet, and there are no other
21 detached accessory buildings with a floor area of 120 square feet or more
22 already approved or existing on the lot. All plot plans required pursuant to
23 this subsection shall be subject to the hearing requirements of Section 18.30
24 d.(2). In addition to all other requirements, a plot plan for a detached
25 accessory building located less than 30 feet from the main building may be
26 approved only if it is found that the detached accessory building is
27 compatible with the architecture of the main building and consistent with
28 the character of the surrounding neighborhood. In addition to all other

1 requirements, a plot plan for a detached accessory building located 30 feet
2 or more from the main building may be approved only if it is found that the
3 detached accessory building is consistent with the character of the
4 surrounding neighborhood.”

5 Section 2. This ordinance shall take effect thirty (30) days after its adoption.

6
7 BOARD OF SUPERVISORS OF THE COUNTY
OF RIVERSIDE, STATE OF CALIFORNIA

8
9 By: _____
10 Chairman

11 ATTEST:

12 CLERK OF THE BOARD

13
14 By: _____
15 Deputy

16 (SEAL)

17
18 APPROVED AS TO FORM

19 _____, 2009

20
21
22 By: _____
23 TIFFANY N. NORTH
Deputy County Counsel

24 TNN:mdk
25 04/27/09
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