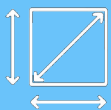


# PROPERTY RIGHTS & ALLOWED USES



The Naked Value of Any  
Property Lies in Its  
Entitlement Rights...

This property allows  
construction of up to:



270873<sup>sqft</sup>  
MAX FLOOR AREA

[See More](#)

# THE GOOD NEWS REPORT

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## The Good News - In Naked Truth

A

### DIMENSIONS & SETBACKS

**395.40' X 384.50'**  
LOT DIMENSIONS

**152038<sup>sqft</sup>**  
LOT AREA

**R-A - Residential Agricultural**  
ZONING

Required minimum distance between building and property lines.

| SETBACK    | DISTANCE             | WHAT IT MEANS                             |
|------------|----------------------|-------------------------------------------|
| Front Yard | 20 <sup>ft</sup>     | Distance from street/front property line  |
| Side Yards | 5 <sup>ft</sup> Each | Distance from side neighbors (both sides) |
| Rear Yard  | 15 <sup>ft</sup>     | Distance from rear property line          |

B

### ALLOWABLE USES

Land uses permitted under the R-A zoning classification.

#### PERMITTED BY RIGHT (Code section in brackets)

List may be truncated due to length. Consult Zoning Code for complete listing.

- An additional one-family mobile home, excluding the principal dwelling, shall be allowed for each ten (10) acres being farmed [Riverside County Ord. 348 §17.32.010 A.17]
- Child day care center [Riverside County Ord. 348 §17.32.010 B.4]
- Employee housing meeting the requirements, as determined by the planning director, set forth in Health and Safety Code Section 17021.8, as may be amended, or consisting of no more... [Riverside County Ord. 348 §17.32.010 A.21]
- Home occupations [Riverside County Ord. 348 §17.32.010 A.5]
- One mobile home, as a principal residence only [Riverside County Ord. 348 §17.32.010 A.14]
- One-family dwellings [Riverside County Ord. 348 §17.32.010 A.1]
- Planned residential developments [Riverside County Ord. 348 §17.32.010 A.6]
- A temporary stand, not exceeding two hundred (200) square feet in area, used exclusively for the sale of products grown on the premises, and a sign, not to exceed six square feet... [Riverside County Ord. 348 §17.32.010 A.12]
- Beauty shops operated from a home by its inhabitants where no assistants are employed and the on-site sign is unlighted and does not exceed two square feet in area [Riverside County Ord. 348 §17.32.010 B.1]
- Farms or establishments for the selective or experimental breeding and raising of cattle, sheep, goats, and other farm stock or animals subject to the permissible number, condition... [Riverside County Ord. 348 §17.32.010 A.13]

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- Field crops, and vegetables gardening, tree crops, and greenhouses used only for purposes of propagation and culture, including the sale thereof from the premises and one unlighted... [Riverside County Ord. 348 §17.32.010 A.2]
- Future Farmers of America (FFA) or 4-H projects conducted by the occupants of the premises [Riverside County Ord. 348 §17.32.010 A.10]
- Poultry, crowing fowl and rabbits for the use of the occupants of the premises only [Riverside County Ord. 348 §17.32.010 A.8]
- Public parks and public playgrounds, golf courses with standard length fairways, and country clubs [Riverside County Ord. 348 §17.32.010 B.3]
- Temporary real estate tract offices located within a subdivision, to be used only for and during the original sale of the subdivision, but not to exceed a period of two years in an... [Riverside County Ord. 348 §17.32.010 B.2]

### CONDITIONAL USE PERMIT REQUIRED [Code section in brackets]

Uses not permitted by right as discussed above may require issuance of a Conditional Use Permit by the responsible governmental agency.

- Mobilehome parks, developed pursuant to Chapter 17.264 [Riverside County Ord. 348 §17.32.010 C.1]
- Employee housing not meeting the requirements set forth in Health and Safety Code Section
- Churches, temples and other places of religious worship [Riverside County Ord. 348 §17.32.010 D.1]

## C

### ADU REGULATIONS

The following highlights regulations applicable to the construction of an ADU on your property. Always consult with the Planning Department, applicable governmental agencies, and qualified professionals before proceeding with any development project.

#### LOCAL ADU REGULATIONS

Accessory Dwelling Unit (ADU) Regulations in Lake Mathews, Riverside County, CA

Code Reference: Riverside County Code of Ordinances Title 17 Chapter 17.294 (Additional Residential Accommodations)

**Allowed Zones:** Permitted by-right on lots zoned for one-family dwellings or multiple-family dwellings (with exceptions for water/sewer-constrained lots and lots lacking required permits). MOG units and ranchets only within the Eastern Coachella Valley; MOG units may also be permitted on lots zoned for nonresidential uses if they meet the MOG definition.

**Allowed on SF Lot:** One-family dwelling lot: one attached or interior additional residential accommodation per lot, OR one detached additional residential accommodation per lot (not a combination). Second units, guest quarters, junior ADUs and ADUs are allowed on one-family lots.

**Allowed on MF Lot:** Multiple-family dwelling lot: one interior ADU per lot or a quantity up to 25 percent of the existing units, whichever is greater; PLUS two detached ADUs per lot. Only ADUs are allowed on multiple-family lots (junior ADUs and guest quarters are not).

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## *The Good News - In Naked Truth*

**Maximum Size (Detached):** Detached ADU: maximum floor area shall not exceed 1,000 square feet.

**Maximum Size (Attached):** Attached/interior ADU on a one-family lot: max 50 percent of the primary dwelling's floor area, but at least 800 sq ft and never more than 1,000 sq ft. On a multiple-family lot: max 1,000 sq ft.

**Maximum JADU Size:** Junior ADU: max 50 percent of the primary dwelling's floor area, and in no event more than 500 square feet.

**Height Limit:** Attached and detached ADU: maximum height 16 feet (locally stated). Interior ADU and junior ADU: within one story/floor of the building. Guest quarters: per applicable zoning classification. Second units: no greater than the height of the primary one-family dwelling.

**Setbacks:** Attached/detached ADU: side and rear setbacks no less than 4 feet; front per applicable zoning. Interior ADU/junior ADU: front, side and rear per applicable zoning, except any egress/ingress expansion must keep a minimum 4-foot side and rear setback. Second units, guest quarters, and ranchets: per applicable zoning. MOG units: per Title 25 CCR.

**Parking Requirements:** Per Chapter 17.188. Interior ADU within an existing structure, junior ADU, or guest quarter: no parking required (no replacement parking for converted spaces, except guest-quarter conversions replaced 1:1). Interior ADU in a new structure, attached or detached ADU: one regular or tandem space per unit, waivable (e.g., within half mile of transit, historic district, on-street-permit area, or within one mile of car share). Second unit: one space per one-bedroom unit, two spaces for two+ bedrooms.

**Owner Occupancy:** ADU: NOT required if permitted between January 1, 2020 and June 1, 2025; required if the ADU is permitted after June 1, 2025 (sunset). Junior ADU, second unit, and guest quarter: owner-occupancy required. Owner-occupancy does not apply if the owner is a governmental agency, land trust, housing organization, or similar.

**Impact Fees:** Impact and connection fees calculated in accordance with applicable state and local laws, including Gov. Code §§65852.2 and 65852.22 and Riverside County Ordinance No. 659. Attached/interior ADU or junior ADU need not install a new/separate utility connection (may be required if built concurrently with a new one-family dwelling).

**Approval Type:** Ministerial / by-right: no discretionary land use permit (e.g., plot plan or CUP) is required for an additional residential accommodation. Applications must include a site design plan demonstrating compliance with development standards. ADU or junior ADU applications shall be acted upon within sixty (60) days of submittal.

### **CALIFORNIA STATE ADU LAW**

California Government Code §66310 et seq. (formerly §65852.2) establishes statewide minimum standards for Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs). Local jurisdictions may not impose requirements more restrictive than state law.

#### [Size Limits](#)

## The Good News - In Naked Truth

- Detached ADU: Up to 1,200 sq ft (state minimum allowance)
- Attached ADU: Up to 1,200 sq ft or 50% of primary dwelling living area, whichever is less
- Local agencies must allow at least an 800 sq ft ADU regardless of lot size or FAR limits
- JADU: Maximum 500 sq ft, must be within existing or proposed single-family dwelling

### Setback Requirements

- Detached ADU: 4 ft side and rear setbacks (state maximum local agencies can require)
- ADU above garage: 4 ft side and rear setbacks
- Garage conversion: No setback required for existing legally permitted structure
- ADU within existing footprint: No additional setbacks required

### Height Limits

- Detached ADU: 16 ft minimum allowance (local agencies must permit)
- ADU above garage: 18 ft minimum allowance
- Within 1/2 mile of major transit: 18 ft minimum (2 stories if detached)
- Attached ADU: 25 ft or zone maximum, whichever is lower

### Parking Requirements

- No parking required if within 1/2 mile of public transit stop
- No parking required if within 1 block of car share vehicle
- No parking required for ADU conversions of existing space
- No replacement parking required when converting garage to ADU
- Otherwise: Maximum 1 space per ADU (may be tandem, in setbacks)

### Number Allowed

- Single-family lot: 1 ADU + 1 JADU (both permitted by right)
- Multi-family lot: Up to 25% of existing units as conversions (minimum 1) + 2 detached ADUs
- SB 9 lots: ADUs may be combined with lot split provisions

### Other Requirements

- Owner occupancy: Not required for ADUs; may be required for JADUs
- Rental term: Minimum 30 days (no short-term vacation rentals)
- Sale: ADU cannot be sold separately from primary residence (except AB 1033 provisions)
- Approval: Ministerial (no discretionary review); 60-day approval timeline
- Impact fees: Exempt for ADUs under 750 sq ft; proportional for larger ADUs
- Fire sprinklers: Not required unless required for primary residence

## D

### DEVELOPMENT POTENTIAL

Percentage of lot used in potential development scenario

## The Good News - In Naked Truth



Buildable Area: Single-floor footprint as % of lot | Setback Loss: Lot area consumed by required setbacks | Width/Depth Usage: Usable dimension vs. total

### E

## POTENTIAL DEVELOPMENT SCENARIO

Required minimum distance between building and property lines

| PARAMETER       | VALUE      | EXPLANATION                                                    |
|-----------------|------------|----------------------------------------------------------------|
| Stories         | 2 stories  | estimated                                                      |
| Building Height | 50ft       | Maximum allowed height per zoning code                         |
| Max Floor Area  | 270873sqft | Maximum interior space across all floors                       |
| Buildable Area  | 135437sqft | Maximum buildable lot area (may be subject to coverage limits) |
| FAR Achieved    | 1.78       | Floor Area Ratio = Total Floor Area/Lot Area                   |

### F

## CONSIDERATIONS

Factors that may influence design decisions for this property

Setbacks consume approximately 11% of the lot area, shaping building placement while still allowing flexibility within the permitted design envelope.

Narrow side setbacks (5.0 ft) may limit window placement on neighboring walls, while still allowing effective light, ventilation, and privacy solutions.

Height allowance (50.0 ft) may permit vaulted ceilings or rooftop features, supporting flexibility in interior volume and roof design.

Buildable width (377.4 ft) may favor front-to-back room arrangements, supporting efficient planning and flexible interior layouts.

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A multi-story approach could expand the program to approximately 270,873 sq ft, unlocking considerably more usable space than a single-story layout.

Consider a multi-story development to optimize site utilization.

Conduct geotechnical and environmental due diligence to confirm site suitability.

Verify utility capacity and connection requirements to ensure adequate service for the development.

Review neighborhood context and applicable design guidelines; some areas may have restrictions such as historic preservation limits or oversight by architectural review boards.

Consult with a qualified architect and planning consultant to guide design and regulatory compliance.

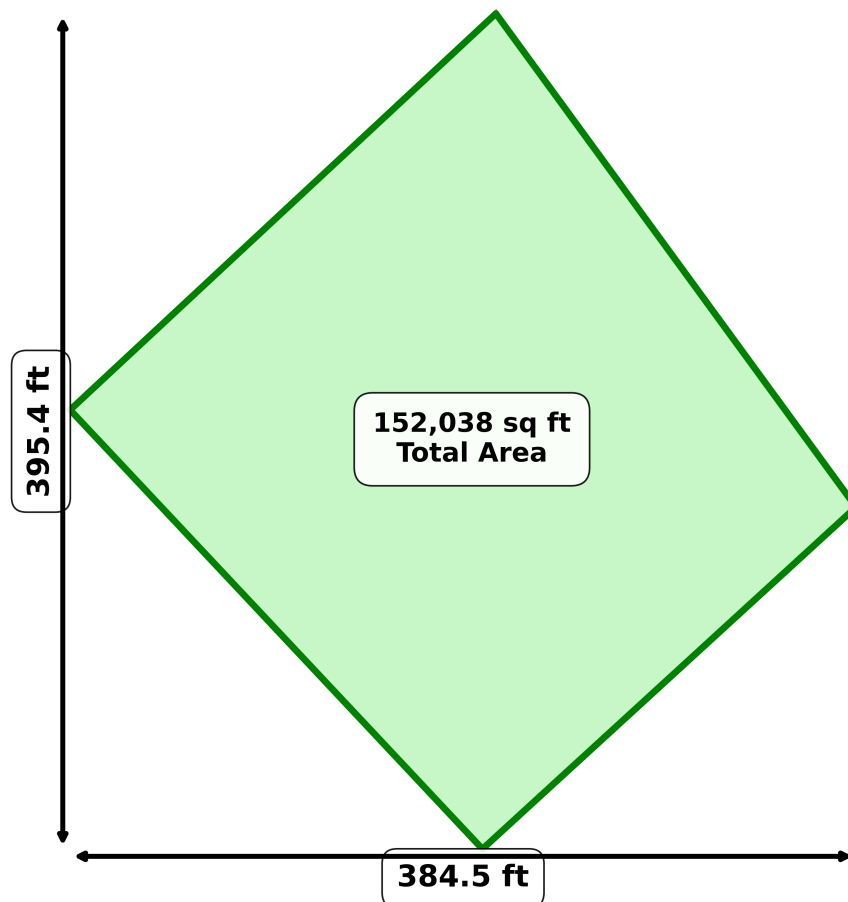
Verify current zoning with local planning department to ensure alignment with development potential.

DISCLAIMER: This analysis is based on spatial database information and standard zoning requirements. Actual development potential may be subject to additional restrictions including overlay zones, CC&Rs, Planned Development standards and regulations, Specific Plan standards and regulations, easements, environmental regulations, hillside regulations, and building codes. In cases where Planned Development or Specific Plan standards are unavailable, overarching and/or like zoning districts may be utilized. This report is for informational purposes only. Always consult with the Planning Department, applicable governmental agencies, and qualified professionals before proceeding with any development project.

G

## PROPERTY OUTLINE

### Property Outline - Parcel 286200023 395.4' x 384.5' (152,038 sq ft)

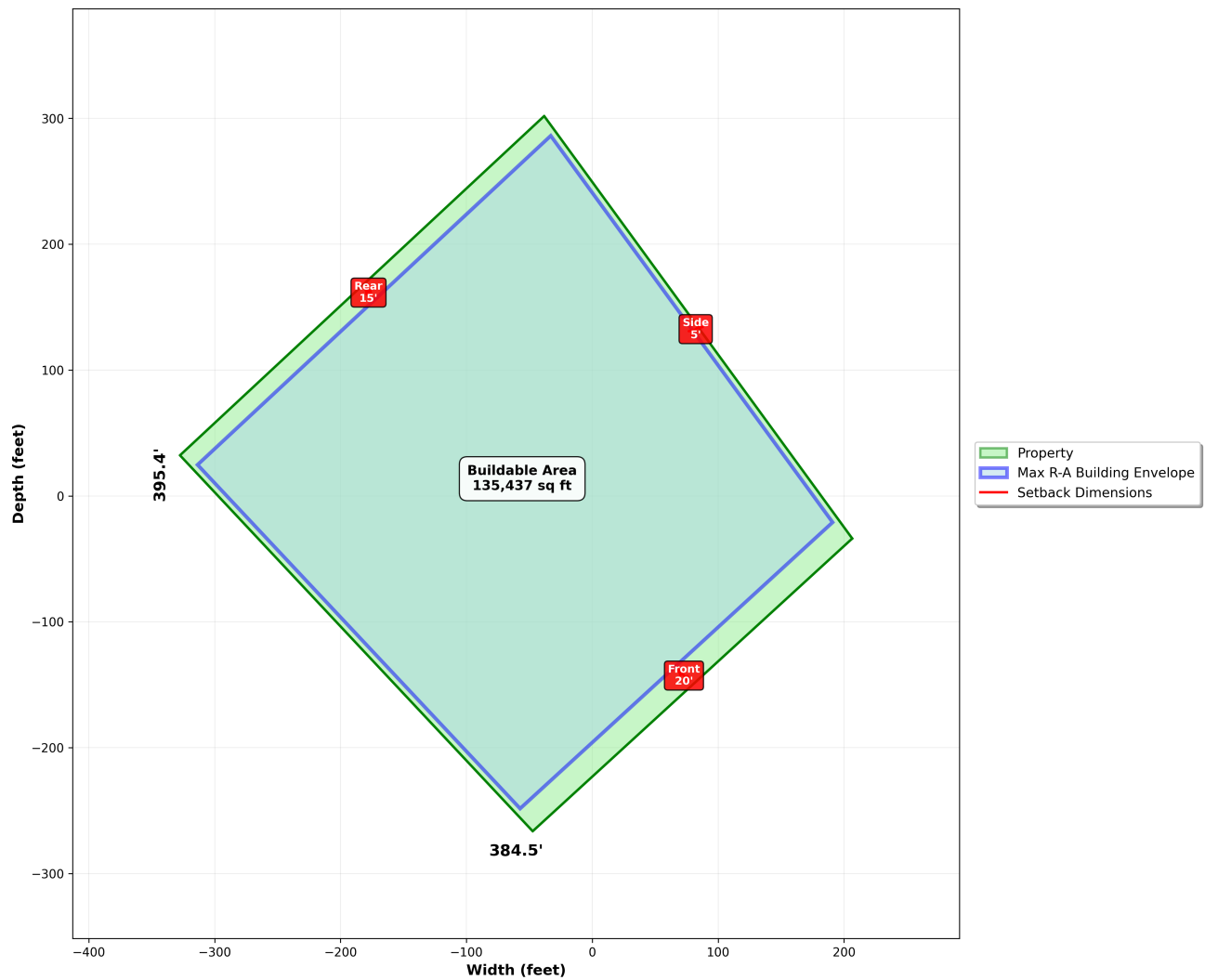


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## SITE PLAN

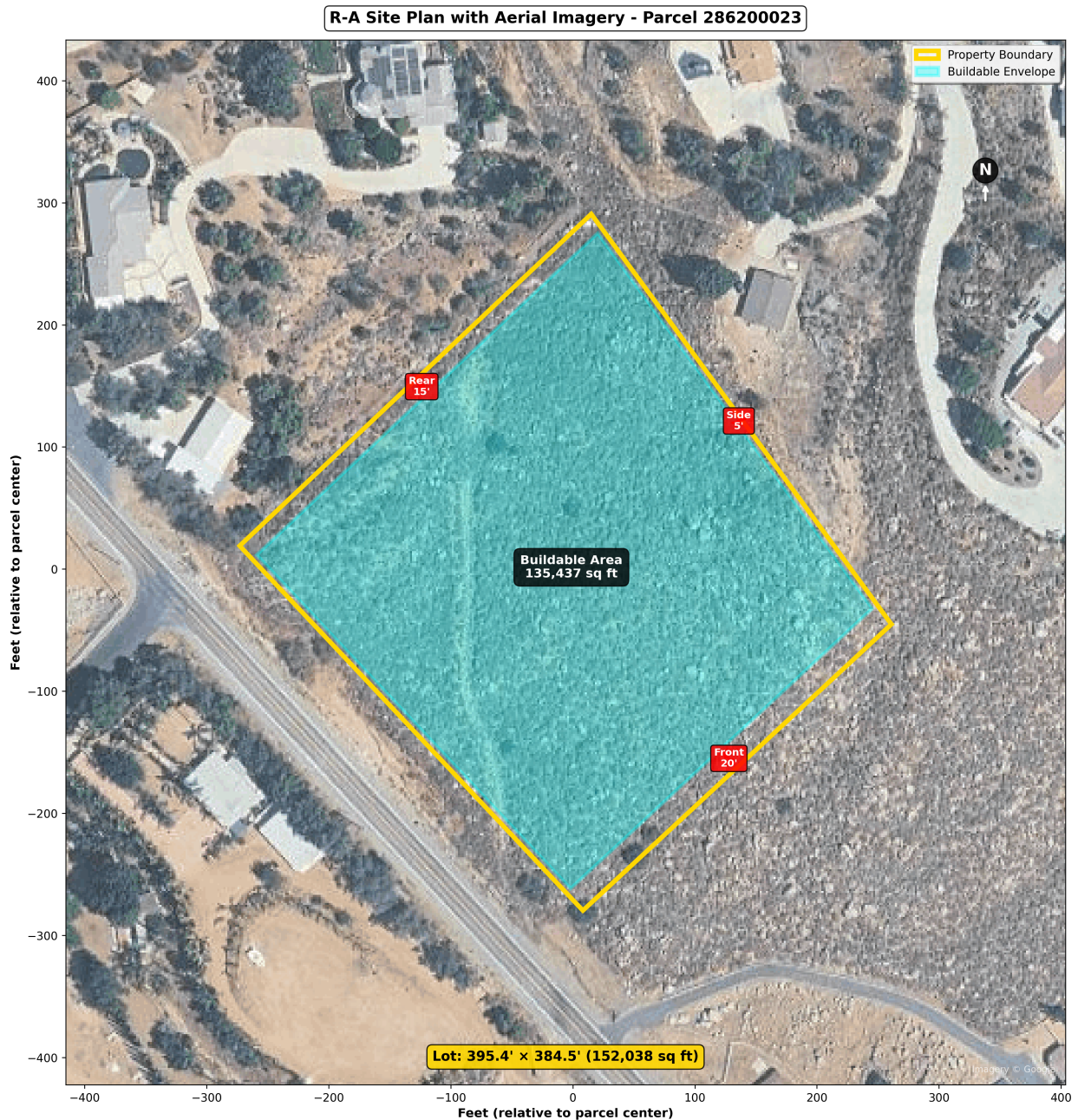
**R-A Zoning Site Plan - Parcel 286200023**  
**Lot Size: 395.4' x 384.5' (152,038 sq ft)**



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## SITE PLAN AERIAL VIEW



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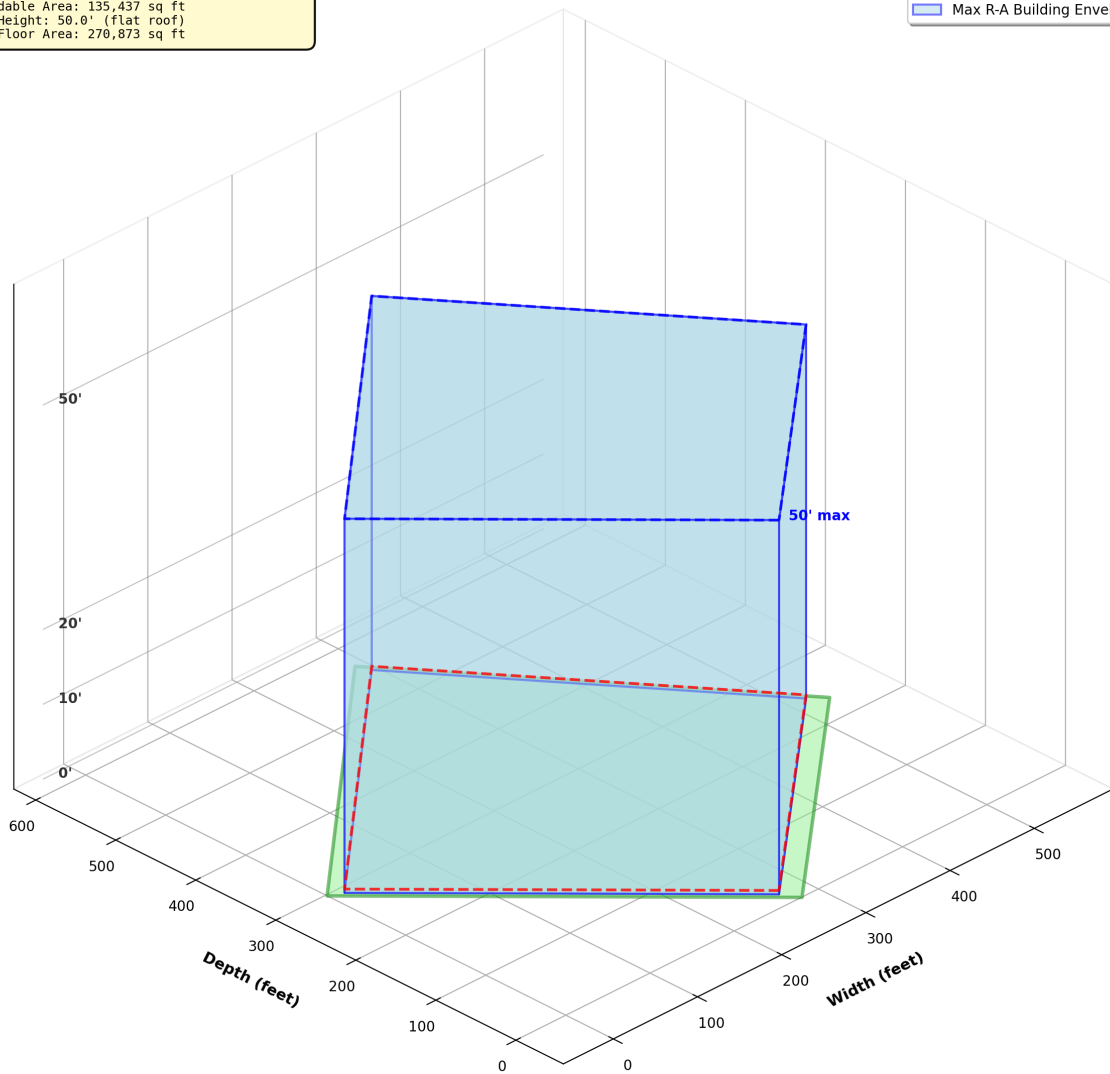


## 3D BUILDING ENVELOPE

### Maximum R-A Building Envelope - Parcel 286200023 Lot: 395.4' x 384.5' (152,038 sq ft)

Zone: R-A (Residential Agricultural)  
Setbacks: Front 20.0', Sides 5.0', Rear 15.0'  
Buildable Area: 135,437 sq ft  
Max Height: 50.0' (flat roof)  
Max Floor Area: 270,873 sq ft

Property Boundary  
Setback Lines  
Max R-A Building Envelope



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## GLOSSARY OF TERMS

### LOT / PARCEL TERMS

**Total Lot Area:**

The complete area of the property parcel as recorded in official records, measured in square feet.

**Buildable Area:**

The portion of the lot where construction is permitted after applying all required setbacks. Also called 'building envelope footprint.'

**Lot Width:**

The horizontal dimension of the lot, typically measured along the front property line (street-facing).

**Lot Depth:**

The vertical dimension of the lot, measured perpendicular to the front property line.

### SETBACK TERMS

**Front Setback:**

Required minimum distance between the front property line (usually the street) and any building.

**Side Setback:**

Required minimum distance between side property lines and any building. Applies to both sides.

**Rear Setback:**

Required minimum distance between the rear property line and any building.

**Setback Loss:**

The percentage of total lot area that cannot be built upon due to setback requirements.

### DEVELOPMENT METRICS

**FAR (Floor Area Ratio):**

Total building floor area divided by lot area. A FAR of 1.0 means floor area equals lot size; 2.0 means twice the lot size across multiple floors.

**Max Floor Area:**

Maximum total interior space permitted, calculated as buildable footprint × number of stories.

**Building Height:**

Maximum vertical dimension from grade to roof peak or parapet, as defined by local zoning code.

**Stories:**

Number of floor levels above grade that can be built within height restrictions.

### EFFICIENCY METRICS

**Buildable Area %:**

Buildable footprint as a percentage of total lot area. Shows single-floor building capacity.

**Width/Depth Usage:**

Percentage of lot width or depth remaining after setbacks are applied.

### ECONOMIC TERMS

**Est. Construction Cost:**

Rough estimate based on maximum floor area x assumed cost per square foot. Actual costs vary significantly by location, materials, and finishes.

**Cost/Lot SF:**

Construction cost divided by total lot area. Useful for comparing development intensity across different lot sizes.

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No determination is made and no opinion is expressed, or intended, by this Report concerning the need to purchase any

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