ORDINANCE NO. 348.4291
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 4.2 of Ordinance No. 348, and Official Zoning Plan Map No. 2, as amended, are further amended by placing in effect in the Alberhill Area the zone or zones as shown on the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 3.2129, Change of Zone Case No. 6777," which map is made a part of this ordinance.

SECTION 2. Section 17.40 of Ordinance No. 348 is hereby amended in its entirety to read as follows:

SECTION 17.40 SP ZONE REQUIREMENTS AND STANDARDS FOR SPECIFIC PLAN NO. 152.

a. Planning Area 1.

(1) The uses permitted in Planning Area 1 of Specific Plan No. 152 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses permitted pursuant to Section 6.1.b.(1) and (3) shall not be permitted.

(2) The development standards for Planning Area 1 of Specific Plan No. 152 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348 except that the development standards set forth in Article VI, Section 6.2 c., d., and e.(1), (2), (3) and (4) shall be deleted and replaced by the following:

A. The minimum average width of that portion of a lot to be used as a building site shall be sixty feet (60') with a minimum average depth of one hundred feet (100'). That portion of a lot used for access on "flag" lots shall have a minimum width of twenty feet (20').

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

C. The front yard shall be not less than ten feet (10'), measured from the existing street line or from any future street line as shown on any Specific Plan of...
Highways, whichever is nearer the proposed structure.

D. Side yards on interior and through lots shall be not less than five feet (5'). However, if a zero-lot line design is utilized, the alternate side yard may not be less than ten feet (10'). Side yards on corner and reversed corner lots shall be not less than ten feet (10') from the existing street line or from any future street line as shown on any Specific Plan of Highways, whichever is nearer the proposed structure, upon which the main building sides, except that where the lot is less than fifty feet (50') wide, the yard need not exceed twenty percent (20%) of the width of the lot.

E. The rear yard shall not be less than fifteen feet (15').

F. Chimneys and fireplaces may encroach two feet (2') into the required setbacks. No other structural encroachments shall be permitted in the front, rear or side yard except as provided for in Section 18.19 of Ordinance No. 348.

In addition, the following standards shall also apply:

AA. No lot shall have more than sixty percent (60%) of its net area covered by buildings or structures.

BB. No garage shall be situated closer than thirty feet (30') from the face of the curb, except that garages that are entered via the side and those with roll-up type garage doors may be located twenty-eight feet (28') from the curb.

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

b. Planning Areas 2, 4, 8, 9 and 23:

(1) The uses permitted in Planning Areas 2, 4, 8, 9 and 23 of Specific Plan No. 152 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses permitted pursuant to Section 6.1.b.(1) and (3) shall not be permitted. In addition, the permitted uses identified under Section 6.1.a. shall also include undeveloped open space.

(2) The development standards for Planning Areas 2, 4, 8, 9 and 23 of Specific Plan No. 152 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348 except that the development standards set forth in Article VI, Section 6.2.b., c., d., and e.(1), (2).
(3), and (4) shall be deleted and replaced by the following:

A. Lot area shall be not less than five thousand (5,000) square feet. The minimum lot area shall be determined by excluding that portion of a lot that is used solely for access to the portion of a lot used as a building site.

B. The minimum average width of that portion of a lot to be used as a building site shall be thirty-five feet (35') with a minimum average depth of eighty feet (80'). That portion of a lot used for access on "flag" lots shall have a minimum width of twenty feet (20').

C. The minimum frontage of a lot shall be thirty-five feet (35'), except that lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty feet (30').

D. The front yard shall be not less than ten feet (10'), measured from the existing street line or from any future street line as shown on any Specific Plan of Highways, whichever is nearer the proposed structure.

E. Side yards on interior and through lots shall be not less than five feet (5'). However, if a zero-lot line design is utilized, the alternate side yard may not be less than ten feet (10'). Side yards on corner and reversed corner lots shall be not less than ten feet (10') from the existing street line or from any future street line as shown on any Specific Plan of Highways, whichever is nearer the proposed structure, upon which the main building sides, except that where the lot is less than fifty feet (50') wide, the yard need not exceed twenty percent (20%) of the width of the lot.

F. The rear yard shall not be less than fifteen feet (15').

G. Chimneys and fireplaces may encroach two two feet (2') into the required setbacks. No other structural encroachments shall be permitted in the front, rear or side yard except as provided for in Section 18.19 of Ordinance No. 348.

In addition, the following standards shall also apply:

AA. No lot shall have more than sixty percent (60%) of its net area covered by buildings or structures.

BB. No garage shall be situated closer than thirty feet (30') from the face of the
curb, except that garages that are entered via the side and those with roll-up type garage
doors may be located twenty-eight feet (28') from the curb.

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

c. Planning Area 3

(1) The uses permitted in Planning Area 3 of Specific Plan No. 152 shall be the same
as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses
permitted pursuant to Section 6.1.b.(1) and (3) shall not be permitted. In addition, the permitted
uses identified under Section 6.1.a. shall also include undeveloped open space.

(2) The development standards for Planning Area 3 of Specific Plan No. 152 shall be
the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348 except that
the development standards set forth in Article VI, Section 6.2.b., c., d., and e.(1), (2), (3), and (4)
shall be deleted and replaced by the following:

A. Lot area shall be not less than four thousand five hundred (4,500) square
feet. The minimum lot area shall be determined by excluding that portion of a lot that is
used solely for access to the portion of a lot used as a building site.

B. The minimum average width of that portion of a lot to be used as a building
site shall be thirty-five feet (35') with a minimum average depth of eighty feet (80'). That
portion of a lot used for access on "flag" lots shall have a minimum width of twenty feet
(20').

C. The minimum frontage of a lot shall be thirty-five feet (35'), except that lots
fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty feet (30').

D. The front yard shall be not less than ten feet (10'), measured from the
existing street line or from any future street line as shown on any Specific Plan of
Highways, whichever is nearer the proposed structure.

E. Side yards on interior and through lots shall be not less than five feet (5').
However, if a zero-lot line design is utilized, the alternate side yard may not be less than
ten feet (10'). Side yard's on corner and reversed corner lots shall be not less than ten feet
(10') from the existing street line or from any future street line as shown on any Specific
Plan of Highways, whichever is nearer the proposed structure, upon which the main
building sides, except that where the lot is less than fifty feet (50') wide, the yard need not
exceed twenty percent (20%) of the width of the lot.

F. The rear yard shall not be less than fifteen feet (15').

G. Chimneys and fireplaces may encroach two two feet (2') into the required
setbacks. No other structural encroachments shall be permitted in the front, rear or side
yard except as provided for in Section 18.19 of Ordinance No. 348.

In addition, the following standards shall also apply:

AA. No lot shall have more than sixty percent (60%) of its net area covered by
buildings or structures.

BB. No garage shall be situated closer than thirty feet (30') from the face of the
curb, except that garages that are entered via the side and those with roll-up type garage
doors may be located twenty-eight feet (28') from the curb.

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

d. Planning Areas 5 and 7.

(1) The uses permitted in Planning Areas 5 and 7 of Specific Plan No. 152 shall be the
same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses
permitted pursuant to Section 6.1.b.(1) and (3) shall not be permitted.

(2) The development standards for Planning Areas 5 and 7 of Specific Plan No. 152
shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348
except that the development standards set forth in Article VI, Section 6.2.b., c., d., and e.(1), (2),
(3), and (4) shall be deleted and replaced by the following:

A. Lot area shall be not less than six thousand (6,000) square feet. The
minimum lot area shall be determined by excluding that portion of a lot that is used solely
for access to the portion of a lot used as a building site.

B. The minimum average width of that portion of a lot to be used as a building
site shall be thirty-five feet (35') with a minimum average depth of eighty feet (80'). That portion of a lot used for access on "flag" lots shall have a minimum width of twenty feet (20').

C. The minimum frontage of a lot shall be thirty-five feet (35'), except that lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty feet (30').

D. The front yard shall be not less than ten feet (10'), measured from the existing street line or from any future street line as shown on any Specific Plan of Highways, whichever is nearer the proposed structure.

E. Side yards on interior and through lots shall be not less than five feet (5'). However, if a zero-lot line design is utilized, the alternate side yard may not be less than ten feet (10'). Side yards on corner and reversed corner lots shall be not less than ten feet (10') from the existing street line or from any future street line as shown on any Specific Plan of Highways, whichever is nearer the proposed structure, upon which the main building sides, except that where the lot is less than fifty feet (50') wide, the yard need not exceed twenty percent (20%) of the width of the lot.

F. The rear yard shall not be less than fifteen feet (15').

G. Chimneys and fireplaces may encroach two two feet (2') into the required setbacks. No other structural encroachments shall be permitted in the front, rear or side yard except as provided for in Section 18.19 of Ordinance No. 348.

In addition, the following standards shall also apply:

AA. No lot shall have more than sixty percent (60%) of its net area covered by buildings or structures.

BB. No garage shall be situated closer than thirty feet (30') from the face of the curb, except that garages that are entered via the side and those with roll-up type garage doors may be located twenty-eight feet (28') from the curb.

(3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VI of Ordinance No. 348.
e. **Planning Area 6**

(1) The uses permitted in Planning Area 6 of Specific Plan No. 152 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses permitted pursuant to Section 6.1.b.(1) and (3) shall not be permitted.

(2) The development standards for Planning Area 6 of Specific Plan No. 152 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348 except that the development standards set forth in Article VI, Section 6.2.b., c., d., and e.(1), (2), (3), and (4) shall be deleted and replaced by the following:

A. Lot area shall be not less than five thousand (5,000) square feet. The minimum lot area shall be determined by excluding that portion of a lot that is used solely for access to the portion of a lot used as a building site.

B. The minimum average width of that portion of a lot to be used as a building site shall be fifty feet (50') with a minimum average depth of ninety feet (90'). That portion of a lot used for access on "flag" lots shall have a minimum width of twenty feet (20').

C. The minimum frontage of a lot shall be thirty-five feet (35'), except that lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty feet (30').

D. The front yard shall be not less than ten feet (10'), measured from the existing street line or from any future street line as shown on any Specific Plan of Highways, whichever is nearer the proposed structure.

E. Side yards on interior and through lots shall be not less than five feet (5') However, if a zero-lot line design is utilized, the alternate side yard may not be less than ten feet (10'). Side yards on corner and reversed corner lots shall be not less than ten feet (10') from the existing street line or from any future street line as shown on any Specific Plan of Highways, whichever is nearer the proposed structure, upon which the main building sides, except that where the lot is less than fifty feet (50') wide, the yard need not exceed twenty percent (20%) of the width of the lot.

F. The rear yard shall not be less than fifteen feet (15').
G. Chimneys and fireplaces may encroach two feet (2') into the required setbacks. No other structural encroachments shall be permitted in the front, rear or side yard except as provided for in Section 18.19 of Ordinance No. 348.

In addition, the following standards shall also apply:

AA. No lot shall have more than sixty percent (60%) of its net area covered by buildings or structures.

BB. No garage shall be situated closer than thirty feet (30') from the face of the curb, except that garages that are entered via the side and those with roll-up type garage doors may be located twenty-eight feet (28') from the curb.

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


(1) The uses permitted in Planning Areas 10 and 13 of Specific Plan No. 152 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses permitted pursuant to Section 6.1.b.(1) and (3) shall not be permitted. In addition, the permitted uses identified under Section 6.1.a. shall include undeveloped open space.

(2) The development standards for Planning Areas 10 and 13 of Specific Plan No. 152 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348 except that the development standards set forth in Article VI, Section 6.2.b., c., d., and e.(1), (2), (3), and (4) shall be deleted and replaced by the following:

A. Lot area shall be not less than six thousand (6,000) square feet. The minimum lot area shall be determined by excluding that portion of a lot that is used solely for access to the portion of a lot used as a building site.

B. The minimum average width of that portion of a lot to be used as a building site shall be fifty feet (50') with a minimum average depth of ninety feet (90'). That portion of a lot used for access on “flag” lots shall have a minimum width of twenty feet (20').

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

D. The front yard shall be not less than ten feet (10'), measured from the existing street line or from any future street line as shown on any Specific Plan of Highways, whichever is nearer the proposed structure.

E. Side yards on interior and through lots shall be not less than five feet (5'). However, if a zero-lot line design is utilized, the alternate side yard may not be less than ten feet (10'). Side yards on corner and reversed corner lots shall be not less than ten feet (10') from the existing street line or from any future street line as shown on any Specific Plan of Highways, whichever is nearer the proposed structure, upon which the main building sides, except that where the lot is less than fifty feet (50') wide, the yard need not exceed twenty percent (20%) of the width of the lot.

F. The rear yard shall not be less than fifteen feet (15').

G. Chimneys and fireplaces may encroach two feet (2') into the required setbacks. No other structural encroachments shall be permitted in the front, rear or side yard except as provided for in Section 18.19 of Ordinance No. 348.

In addition, the following standards shall also apply:

AA. No lot shall have more than sixty percent (60%) of its net area covered by buildings or structures.

BB. No garage shall be situated closer than thirty feet (30') from the face of the curb, except that garages that are entered via the side and those with roll-up type garage doors may be located twenty-eight feet (28') from the curb.

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

g. Planning Areas 11 and 12.

(1) The uses permitted in Planning Areas 11 and 12 of Specific Plan No. 152 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses permitted pursuant to Section 6.1.b.(1) and (3) shall not be permitted. In addition, the permitted uses identified under Section 6.1.a. shall also include undeveloped open space.
(2) The development standards for Planning Areas 11 and 12 of Specific Plan No. 152 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348 except that the development standards set forth in Article VI, Section 6.2 b., c., d., and e. (1), (2), (3), and (4) shall be deleted and replaced by the following:

A. Lot area shall be not less than five thousand (5,000) square feet. The minimum lot area shall be determined by excluding that portion of a lot that is used solely for access to the portion of a lot used as a building site.

B. The minimum average width of that portion of a lot to be used as a building site shall be fifty feet (50') with a minimum average depth of ninety feet (90'). That portion of a lot used for access on "flag" lots shall have a minimum width of twenty feet (20').

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

D. The front yard shall be not less than ten feet (10'), measured from the existing street line or from any future street line as shown on any Specific Plan of Highways, whichever is nearer the proposed structure.

E. Side yards on interior and through lots shall be not less than five feet (5'). However, if a zero-lot line design is utilized, the alternate side yard may not be less than ten feet (10'). Side yards on corner and reversed corner lots shall be not less than ten feet (10') from the existing street line or from any future street line as shown on any Specific Plan of Highways, whichever is nearer the proposed structure, upon which the main building sides, except that where the lot is less than fifty feet (50') wide, the yard need not exceed twenty percent (20%) of the width of the lot.

F. The rear yard shall not be less than fifteen feet (15').

G. Chimneys and fireplaces may encroach two feet (2') into the required setbacks. No other structural encroachments shall be permitted in the front, rear or side yard except as provided for in Section 18.19 of Ordinance No. 348.

In addition, the following standards shall also apply:

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AA. No lot shall have more than sixty percent (60%) of its net area covered by buildings or structures.

PP. No garage shall be situated closer than thirty feet (30') from the face of the curb, except that garages that are entered via the side and those with roll-up type garage doors may be located twenty-eight feet (28') from the curb.

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

h. Planning Areas 14, 15 and 18.

(1) The uses permitted in Planning Areas 14, 15 and 18 of Specific Plan No. 152 shall be the same as those uses permitted in Article VIIe, Section 8.100 of Ordinance No. 348. In addition, the permitted uses identified under Section 8.100 a. shall also include public parks and undeveloped open space.

(2) The development standards for Planning Areas 14, 15 and 18 of Specific Plan No. 152 shall be the same as those standards identified in Article VIIe, Section 8.101 of Ordinance No. 348.

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

i. Planning Area 16.

(1) The uses permitted in Planning Area 16 of Specific Plan No. 152 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses permitted pursuant to Section 6.1 b. (1) shall not be permitted.

(2) The development standards for Planning Area 16 of Specific Plan No. 152 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348 except that the development standards set forth in Article VI, Section 6.2 b., c., and d. shall be deleted and replaced by the following:

A. Lot area shall be not less than one-half (1/2) acre. The minimum lot area shall be determined by excluding that portion of a lot that is used solely for access to the portion of a lot area as a building site.
B. The minimum average width of that portion of a lot to be used as a building site shall be seventy feet (70') with a minimum average depth of one hundred feet (100'). The portion of a lot used for access on "flag" lots shall have a minimum width of twenty feet (20').

C. The minimum frontage of a lot shall be seventy feet (70'), except that lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five feet (35'). In addition, the following standard shall also apply:

AA. No lot shall have more than twenty-five percent (25%) of its net area covered by buildings or structures.

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

j. **Planning Area 17.**

(1) The uses permitted in Planning Area 17 of Specific Plan No. 152 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses permitted pursuant to Section 6.1.b.1(1) shall not be permitted.

(2) The development standards for Planning Area 17 of Specific Plan No. 152 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348 except that the development standards set forth in Article VI, Section 6.2.b., c., and d. shall be deleted and replaced by the following:

A. Lot area shall be not less than five (5) acres. The minimum lot area shall be determined by excluding that portion of a lot that is used solely for access to the portion of a lot used as a building site.

B. The minimum average width of that portion of a lot to be used as a building site shall be seventy feet (70') with a minimum average depth of one hundred feet (100'). The portion of a lot used for access on "flag" lots shall have a minimum width of twenty feet (20').

C. The minimum frontage of a lot shall be seventy feet (70'), except that lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty feet (30').
In addition, the following standard shall also apply:

AA. No lot shall have more than twenty-five percent (25%) of its net area covered by buildings or structures.

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

k. Planning Area 19.

(1) The uses permitted in Planning Area 19 of Specific Plan No. 152 shall be the same as those uses permitted in Article XV, Section 15.1 of Ordinance No. 348, except that the uses permitted pursuant to Section 15.1.a., b.(4), c.(3), (5), and (6); d.(1) through (21), (26) and (27); and e.(1) shall not be permitted. In addition, the permitted uses identified under Section 15.1.c. shall also include wastewater treatment facilities.

(2) The development standards for Planning Area 19 of Specific Plan No. 152 shall be the same as those standards identified in Article XV, Section 15.2 of Ordinance No. 348. In addition, the following standards shall also apply:

A. No lot shall have more than sixty percent (60%) of its net area covered by buildings or structures.

B. There are no yard requirements for buildings which do not exceed thirty-five feet (35’) in height. Any portion of a building which exceeds thirty-five feet (35’) in height shall be setback from the front, rear and side lot lines not less than two feet (2’), for each foot by which the height exceeds thirty-five feet (35’). The front setback shall be measured from the specific plan street line. The rear setback shall be measured from the existing rear lot line or from any recorded alley or easement, if the rear lot line adjoins a street, the rear setback requirement shall be the same as required for a front setback. Each side setback shall be measured from the side lot line, or from the specific plan street line.

(3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article XV of Ordinance No. 348.
l. Planning Area 20.

(1) The uses permitted in Planning Area 20 of Specific Plan No. 152 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348. In addition, the permitted uses identified under Section 8.100.a. shall also include park and recreation centers and parks.

(2) The development standards for Planning Area 20 of Specific Plan No. 152 shall be the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No. 348.

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

m. Planning Area 21.

(1) The uses permitted in Planning Area 21 of Specific Plan No. 152 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348. In addition, the permitted uses identified under Section 8.100.a. shall also include schools.

(2) The development standards for Planning Area 21 of Specific Plan No. 152 shall be the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No. 348.

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

n. Planning Area 22.

(1) The uses permitted in Planning Area 22 of Specific Plan No. 152 shall be the same as those uses permitted in Article VIIIl, Section 8.1 of Ordinance No. 348, except that the uses permitted pursuant to Section 8.1.a.(2), (3), (4), (5), (11), (19), (20), (21), (25), (27) and (28) and b.(1) shall not be permitted.

(2) The development standards for Planning Area 22 of Specific Plan No. 152 shall be the same as those standards identified in Article VIIIl, Section 8.2 of Ordinance No. 348.

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

o. Planning Area 24.

(1) The uses permitted in Planning Area 24 of Specific Plan No. 152 shall be the same
as those uses permitted pursuant to Article VIII, Section 8.100 of Ordinance No. 348, except that
the uses permitted pursuant to Section 8.100.a(1), (6) and (8); b.; and c. shall not be permitted.

(2) The development standards for Planning Area 24 of Specific Plan No. 152 shall be
the same as those standards identified in Article VIII, Section 8.101 of Ordinance No. 348.

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


(1) The uses permitted in Planning Area 25 of Specific Plan No. 152 shall be the same
as those uses permitted pursuant to Article VIII, Section 8.100 of Ordinance No. 348, except that
the uses permitted pursuant to Section 8.100.a(1) through (8); b.; and c. shall not be permitted.
In addition, the permitted uses identified under Section 8.100.a. shall also include open space.

(2) The development standards for Planning Area 25 of Specific Plan No. 152 shall be
the same as those standards identified in Article VIII, Section 8.101 of Ordinance No. 348.

(3) Except as provided above, all other zoning requirements shall be the same as those
requirements identified in Article VIII of Ordinance No. 348.
SECTION 3. This ordinance shall take effect 30 days after its adoption.

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

ATTEST:

BY: Marion Ashley
Chairman - Marion Ashley

NANCY ROMERO
Clerk of the Board

BY: [Signature]
Deputy

(SEAL)

APPROVED AS TO FORM
COUNTY COUNSEL
April 21, 2005

BY: [Signature]
Karim Watts-Bazan
Deputy County Counsel

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