ORDINANCE NO. 348.2914

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 4.55 of Ordinance No. 348, and Perris
Reservoir Zoning Plan Map No. 55, as amended, are further amended
by placing in effect the zone or zones as shown on the map
entitled "Change of Official Zoning Plan, Perris Reservoir
District, Map No. 55.034, Change of Zone Case No. 5123," 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 17.31 to read as follows:

SECTION 17.31. SP ZONE REQUIREMENTS AND STANDARDS FOR
SPECIFIC PLAN NO. 183.

a. Planning Area 1.

(1) The uses permitted in Planning Area 1 of
Specific Plan No. 183 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)(3) shall not be permitted. In addition, the
permitted uses identified under Section 6.1(a) shall also
include noncommercial community association recreation
and assembly buildings and facilities.
(2) The development standards for Planning Area 1 of Specific Plan No. 183 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(a), (b), (d), and (e) (2) and (3) are deleted and replaced by the following:

A. Building height shall not exceed thirty feet (30').

B. Lot area shall be not less than six thousand (6,000) square feet. The minimum 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.

C. The minimum frontage of a lot shall be forty feet (40'), except that lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five feet (35').

D. Side yards on interior and through lots shall be not less than five feet (5'). 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 be not less than fifteen feet (15').

In addition, the following standard shall also apply:

AA. No lot shall have more than fifty percent (50%) of its net area covered by buildings or structures.

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

b. Planning Area 2.

(1) The uses permitted in Planning Area 2 of Specific Plan No. 183 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348 except that the use permitted pursuant to Section 6.1(b)(3) shall not be permitted. In addition, the permitted uses identified under Section 6.1(a) shall also include noncommercial community association recreation and assembly buildings and facilities.

(2) The development standards for Planning Area 2 of Specific Plan No. 183 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(a), (b), (d), and (e) (2) and (3) are deleted and replaced by the following:

A. Building height shall not exceed thirty feet (30').

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

C. The minimum frontage of a lot shall be
forty feet (40'), except that lots fronting on
knuckles or cul-de-sacs may have a minimum frontage
of thirty-five feet (35').

D. Side yards on interior and through lots
shall be not less than five feet (5'). 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 be not less than
fifteen feet (15').

In addition, the following standard shall also apply:

AA. No lot shall have more than fifty
percent (50%) 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.

c. Planning Area 3.

(1) The uses permitted in Planning Area 3 of
Specific Plan No. 183 shall be the same as those uses permitted in Article IXb, Section 9.50 of Ordinance No. 348, except that the uses permitted pursuant to Section 9.50(a)(55) and (64) and Section 9.50(b) (1) (5), (7), (10), (13), (15), (16), (17), (19) (20), and (21) shall not be permitted.

(2) The development standards for Planning Area 3 of Specific Plan No. 183 shall be the same as those standards identified in Article IXb, Section 9.53 of Ordinance No. 348 except that the development standards set forth in Article IXb, Section 9.53(b) and (c) are deleted and replaced by the following:

A. For buildings which do not exceed thirty-five feet (35') in height, the minimum front and rear yard setbacks shall be thirty feet (30') and the minimum side yard setback shall be ten feet (10'). Any portion of a building which exceeds thirty-five feet (35') in height shall be set back 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 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.

B. All buildings and structures shall not exceed thirty-five feet (35') in height, unless a height up to seventy-five feet (75') is specifically permitted under the provisions of Section 18.34 of Ordinance No. 348.

In addition, the following standard shall also apply:

AA. No lot shall have more than fifty percent (50') 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 IXb of Ordinance No. 348.

d. Planning Area 4.

(1) The uses permitted in Planning Area 4 of Specific Plan No. 183 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 natural open space: field, tree and bush crops; flower and vegetable gardening; public parks and public playgrounds.

(2) The development standards for Planning Area 4 of Specific Plan No. 183 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 VIIle of Ordinance No. 348.

e. **Planning Area 5.**

   (1) The uses permitted in Planning Area 5 of Specific Plan No. 183 shall be the same as the uses permitted in Article IXb, Section 9.50 of Ordinance No. 348 except that uses permitted pursuant to Section 9.50(a)(1) through (99) inclusive and Section 9.50(b)(1) through (14) inclusive and (16), (17), (18), (19) and (21) shall not be permitted.

   (2) The development standards for Planning Area 5 of Specific Plan No. 183 shall be the same as those standards identified in Article IXb, Section 9.53 of Ordinance No. 348.

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

f. **Planning Area 6.**

   (1) The uses permitted in Planning Area 6 of Specific Plan No. 183 shall be the same as those uses permitted in Article VIIle, Section 8.100 of Ordinance No. 348. In addition, the permitted uses identified under Section 8.100(a) shall also include natural open space; a borrow site for grading operations; waste treatment plant disposal and emergency storage facilities; field, tree and bush crops; flower and vegetable gardening; public parks and public playgrounds; public and private waterworks facilities.
(2) The development standards for Planning Area 6 of Specific Plan No. 183 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.

g. Planning Area 7.

(1) The uses permitted in Planning Area No. 7 of Specific Plan No. 183 shall be the same as those uses permitted in Article VIIie, Section 8.100 of Ordinance No. 348 except that the uses permitted pursuant to Section 8.100(a)(1), (2), (3), (4), and (5) and Section 8.100(b) shall not be permitted. In addition, the permitted uses identified under Section 8.100(a) shall also include waste treatment plant disposal and emergency storage facilities; and public and private waterworks facilities.

(2) The development standards for Planning Area 7 of Specific Plan No. 183 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.

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

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

By _________________________________ Chairman

ATTEST:

GERALD A. MALONEY
Clerk of the Board

By: _________________________________ Deputy

(SEAL)