ORDINANCE NO. 348.4186

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 Mead Valley District the zone or zones as shown on map entitled “Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 62.016, Change of Zone Case No. 6681,” which map is made a part of this ordinance.

Section 2. Article XVIIa of Ordinance No. 348 is amended by adding a new Section 17.97.

SP ZONE REQUIREMENTS AND STANDARDS FOR SPECIFIC PLAN NO. 229.

a. Planning Areas 1 and 5.
   (1) The uses permitted in Planning Areas 1 and 5 of Specific Plan No. 229 shall be the same as those uses permitted in Article IXb, Section 9.50 of Ordinance No. 348.
   (2) The development standards for Planning Areas 1 and 5 of Specific Plan No. 229 shall be the same as those standards set forth 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.

b. Planning Areas 2 and 9.
   (1) The uses permitted in Planning Areas 2 and 9 of Specific Plan No. 229 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.a.(2) and (3); and b.(3), (5), (7), and (8) shall not be permitted. In addition, the permitted uses identified under Section 6.1.a. shall include the non-commercial keeping of horses on lots not less than twenty thousand (20,000) square feet in area and one hundred feet (100’) in width provided they are kept not less than one hundred feet (100’) from any street and twenty feet (20’) from any property line. A maximum of two horses per twenty thousand (20,000) square feet and, in any event, not more than four horses on a lot will be permitted.
(2) The development standards for Planning Areas 2 and 9 of Specific Plan No. 229 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that the development standard set forth in Article VI, Section 6.2.b. shall be deleted and replaced with the following:

A. The minimum lot size shall be twenty thousand (20,000) 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.

(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 Areas 3, 7, and 8.

(1) The uses permitted in Planning Areas 3, 7, and 8 of Specific Plan No. 229 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 of Ordinance No. 348, except that the uses permitted pursuant to Section 6.1.a.(2) and (3); and b.(3), (5), (7) and 8 shall not be permitted.

(2) The development standards for Planning Areas 3, 7, and 8 of Specific Plan No. 229 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that the development standard set forth in Section 6.2.b. shall be deleted and replaced by the following:

A. The minimum lot size shall be twelve thousand (12,000) 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.

(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 Area 4.

(1) The uses permitted in Planning Area 4 of Specific Plan No. 229 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 Sections 8.100.a.(1), (2), (3), (4), (5), (6),(7) and (8); b.(1); and c. (1) shall not be permitted. In addition, the permitted uses identified under Section 8.100.a. shall include
public schools.

(2) The development standards for Planning Area 4 of Specific Plan No. 229 shall be the same as those standards identified in Article VIII.e, 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.e of Ordinance No. 348.

e. Planning Areas 6, 8A and 10.

(1) The uses permitted in Planning Areas 6, 8A, and 10 of Specific Plan No. 229 shall be the same as those uses permitted in Article VIII.e, Section 8.100 of Ordinance No. 348, except that uses permitted pursuant to Sections 8.100.a.(1), (2), (3), (4), (5), (6),(7) and (8) shall not be permitted. In addition, the permitted uses identified under Section 8.100.a. shall also include open space and trails.

(2) The development standards for Planning Areas 6, 8A and 10 of Specific Plan No. 229 shall be the same as those standards identified in Article VIII.e, Section 8.101 of Ordinance No. 348.

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

f. Planning Areas 11 and 12.

(1) The uses permitted in Planning Areas 11 and 12 of Specific Plan No. 229 shall be the same as those uses permitted in Article VIII.e, Section 8.100 of Ordinance No. 348, except that the uses permitted pursuant to Section 8.100.a. (1), (2), (6) and (8); b.(1); and c.(1) shall not be permitted. In addition, the permitted uses identified under Section 8.100.a. shall also include parks.

(2) The development standards for Planning Areas 11 and 12 of Specific Plan No. 229 shall be the same as those standards identified in Article VIII.e., 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.e. 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

By: ROY WILSON
Chairman, Board of Supervisors

ATTEST:
NANCY ROMERO
Clerk to the Board

By: Deputy

(SEAL)

APPROVED AS TO FORM AND CONTENT:
April 29, 2004

By: KARIN WATTS-BAZAN
Deputy County Counsel
LEGEND

SPECIFIC PLAN (SP 229 A1)

MAP NO. 62.016

CHANGE OF OFFICIAL ZONING PLAN

MEAD VALLEY

DISTRICT

CHANGE OF ZONE CASE NO. 06681

AMENDING ORDINANCE NO. 348

ADOPTED BY ORDINANCE NO. 348.4186

MAY 4, 2004

RIVERSIDE COUNTY BOARD OF SUPERVISORS