ORDINANCE NO. 348.3479

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 4.5 of Ordinance No. 348, and
University Zoning Plan Map No. 5, as amended, are further amended
by placing in effect the zone or zones as shown on the map
entitled "Change of Official Zoning Plan, University District,
Map No. 5.015, Change of Zone Case No. 5512," 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 17.64 to read as follows:

Section 17.64. SP ZONE REQUIREMENTS AND STANDARDS FOR
SPECIFIC PLAN NO. 250.

a. Planning Areas 1 and 15.

(1) The uses permitted in Planning Areas 1 and 15
of Specific Plan No. 250 shall be the same as those uses
permitted in Article VIII, Section 8.1 of Ordinance No.
348 except the uses permitted pursuant to 8.1.a.(1),
(3), (4), (5), (6), (7), (8), (9), (10), (11), (12) and
(13); c.; d.(1), (2), (3), (4) and (5); and f. shall not
be permitted. In addition, the permitted uses
identified under Section 8.1.a. shall include two (2)
family dwellings, multiple family dwellings, and

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bungalow courts.

(2) The development standards for Planning Areas 1 and 15 of Specific Plan No. 250 shall be the same as those standards identified in Article VIII, Section 8.2 of Ordinance No. 348 except that the development standards set forth in Article VIII, Section 8.2.b. and c. shall be deleted and replaced by the following:

A. The front yard shall have a minimum average setback of twenty feet (20'), however in no case shall the front yard be less than fifteen feet (15'). The front setback shall be measured from any existing or future street line as shown on any specific street plan of the County.

B. The interior side yard and interior rear yard shall be not less than ten feet (10'). The interior rear setback shall be measured from the existing rear lot line or from any recorded alley or easement.

C. The street side yard and street rear yard shall be not less than fifteen feet (15'). The street side setback and street rear yard setback shall be measured from any existing or future street line as shown on any specific street plan of the County.

D. No structural encroachments shall be permitted in the front, side or rear yard except as provided in Section 18.19 of Ordinance No. 348.

In addition, the following standards shall also apply:
AA. Every main building hereafter erected or structurally altered shall have a lot area of not less than two thousand seven hundred (2,700) square feet for each dwelling unit in such main building.

BB. The minimum building separation shall be as follows:

1. Front to Front: twenty feet (20') for one-story buildings, plus five feet (5') for each additional story.

2. Front to Rear and Rear to Rear: fifteen feet (15') for one-story buildings, plus five feet (5') for each additional story.

3. Side to Front and Side to Rear: ten feet (10') for one-story buildings, plus five feet (5') for each additional story.

4. Where oblique building alignments are used, the minimum building separation may be reduced by twenty-five percent (25%).

5. Garages or covered carport structures shall have a minimum building separation of five feet (5').

CC. Residential development including, but not limited to, statutory and nonstatutory condominium, cluster housing, townhomes, and community apartment projects shall be developed in conformance with the standards for Planned Residential Development, Section 18.5 or 18.6 of Ordinance No. 348. If any discrepancies occur
between the development standards set forth in Section 8.2 of this ordinance and the development standards set forth in Section 18.5 or 18.6, compliance with the most restrictive standard will be required.

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

b. Planning Areas 2, 4 and 13.

(1) The uses permitted in Planning Areas 2, 4 and 13 of Specific Plan No. 250 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. (30), (32), (52) and (98); and b.(1) through (21) shall not be permitted. In addition, the permitted uses identified under Section 9.50.a. shall also include veterinary clinics and animal hospitals, provided the entire use is to be conducted within an enclosed, air-conditioned building with no outside runs; automobile mechanical wash facilities, provided all equipment, supplies, and activities shall be contained within an enclosed building with only sufficient openings for ingress and egress of automobiles; park and ride facilities; outdoor seating areas in connection with restaurants and delicatessens; health and exercise centers, provided all facilities are located within an enclosed building; indoor vehicle sales, rental and service establishments, including but not limited to,
automobiles, trucks, recreational vehicles, travel
trailers, mobilehomes, motorcycles, scooters, golf carts
or boats.

(2) The development standards for Planning Areas
2, 4 and 13 of Specific Plan No. 250 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.

c. Planning Area 3

(1) The uses permitted in Planning Area 3 of
Specific Plan No. 250 shall be the same as those uses
permitted in Article VII, Section 7.1 of Ordinance No.
348, except that the uses permitted pursuant to Sections
7.1.a.; b.(1), (2), (4) and (5); c.; d.; e.; f.; g.; and
h. shall not be permitted. In addition, the permitted
uses identified under Section 7.1 shall include
accessory buildings to a specific permitted use,
provided that the accessory building is established as
an incidental use to a principal use and does not change
the character of that use.

(2) The development standards for Planning Area 3
of Specific Plan No. 250 shall be the same as those
standards identified in Article VII, Sections 7.2
through 7.9 of Ordinance No. 348.

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

d.  Planning Area 5.

(1) The uses permitted in Planning Area 5 of Specific Plan No. 250 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 Sections 9.50.a.(1), (2), (3), (4), (5), (6), (7), (11), (12), (13), (14), (15), (16), (18), (19), (23), (25), (26), (27), (29), (30), (31), (32), (37), (38), (40), (41), (43), (44), (45), (46), (48), (49), (50), (52), (54), (55), (56), (58), (59), (61), (62), (64), (66), (67), (69), (71), (72), (75), (76), (77), (79), (80), (81), (83), (84), (85), (86), (87), (88), (89), (91), (92), (93), (94), (95), (96) and (98); and b.(1) through (21) shall not be permitted.

(2) The development standards for Planning Area 5 of Specific Plan No. 250 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.

e.  Planning Areas 6A, 6B, 6C, 6D and 6E.

(1) The uses permitted in Planning Areas 6A, 6B, 6C, 6D and 6E of Specific Plan No. 250 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) through (5) and b.
shall not be permitted. In addition, the permitted uses identified under Section 8.100.a. shall also include undeveloped open space; multi-purpose trails; and drainage control facilities.

(2) The development standards for Planning Areas 6A, 6B, 6C, 6D and 6E of Specific Plan No. 250 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.

f. Planning Area 7.

(1) The uses permitted in Planning Area 7 of Specific Plan No. 250 shall be the same as those uses permitted in Article IXd, Section 9.72 of Ordinance No. 348. In addition, the permitted uses identified under Section 9.72.a. shall also include County governmental offices; public libraries; fire stations; sheriff stations; day care centers; and animal shelters.

(2) The development standards for Planning Area 7 of Specific Plan No. 250 shall be the same as those uses permitted in Article IXd, Section 9.73 of Ordinance No. 348.

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

g. Planning Area 8.

(1) The uses permitted in Planning Area 8 of
Specific Plan No. 250 shall be the same as those uses permitted in Article IXd, Section 9.72 of Ordinance No. 348.

(2) The development standards for Planning Area 8 of Specific Plan No. 250 shall be the same as those standards identified in Article IXd, Section 9.73 of Ordinance No. 348.

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

h. Planning Areas 9, 11 and 14.

(1) The uses permitted in Planning Areas 9, 11 and 14 of Specific Plan No. 250 shall be the same as those uses permitted in Article X, Section 10.1 of Ordinance No. 348. In addition, the permitted uses identified under Section 10.1 shall also include park and ride facilities.

(2) The development standards for Planning Areas 9, 11 and 14 of Specific Plan No. 250 shall be the same as those standards identified in Article X, Sections 10.2 through 10.4 of Ordinance No. 348.

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

i. Planning Areas 10 and 12.

(1) The uses permitted in Planning Areas 10 and 12 of Specific Plan No. 250 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), (3), (6), and (7); and b.(1); shall not be permitted. In addition, the permitted uses identified under Section 8.100.a. shall also include parks, multi-purpose athletic fields and recreation areas.

(2) The development standards for Planning Areas 10 and 12 of Specific Plan No. 250 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 VIIe of Ordinance No. 348.

j. Planning Area 13a.

(1) The uses permitted in Planning Area 13a of Specific Plan No. 250 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. (9), (30), (32), (52), (74), (97) and (98); and b. (1) through (23) shall not be permitted. In addition, the permitted uses identified under Section 9.50.a. shall also include veterinary clinics and animal hospitals, provided the entire use is to be conducted within an enclosed, air-conditioned building with no outside runs; automobile mechanical wash facilities, provided all equipment, supplies, and activities shall be contained with an enclosed building with only sufficient openings for ingress and egress of
automobiles; park and ride facilities; restaurants and other eating establishments, excluding drive-in or fast-food restaurants; outdoor seating areas in connection with restaurants and delicatessens; health and exercise centers, provided all facilities are located within an enclosed building; indoor vehicle sales, rentals, and service establishments, including but not limited to, automobiles, trucks, recreational vehicles, travel trailers, mobilehomes, motorcycles, scooters, golf carts or boats. The permitted uses identified under Section 9.50.b. shall also include banks and financial institutions; gas service stations, not including the concurrent sale of beer and wine for off-premises consumption; and drive-in or fast-food restaurants.

(2) The development standards for Planning Area 13a of Specific Plan No. 250 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.

k. Planning Areas 16 and 17.

(1) The uses permitted in Planning areas 16 and 17 of Specific Plan No. 250 shall be the same as those uses permitted in Article VII, Section 7.1 of Ordinance No. 348, except that the uses permitted pursuant to Section 7.1.a.; b.(1), (2), (3) and (5); c.; d.; e.; f.; and g.
shall not be permitted. In addition, the permitted uses identified under Section 7.1.a. shall also include one (1) family dwellings.

(2) The development standards for Planning Areas 16 and 17 of Specific Plan No. 250 shall be the same as those standards identified in Article VII, Section 7.2 through Section 7.11 of Ordinance No. 348, except that the development standard set forth in Article VII, Section 7.3 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.

In addition, the following standards shall also apply:

AA. Any residential development which includes a residential lot between five thousand (5,000) and seven thousand two hundred (7,200) square feet in size shall be required to comply with Section 7.11 of Ordinance No. 348.

BB. Any residential development which includes lots greater than seven thousand two hundred (7,200) square feet in size shall not be required to comply with the provisions of Section 7.11 of Ordinance No. 348.

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

Section 3. This ordinance shall take effect thirty days after its adoption.

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

By _____________________________
Chairman, Board of Supervisors

ATTEST: 11/24/92

GERALD A. MALONEY
Clerk of the Board

By: _____________________________
Deputy

(SEAL)

KWB:cg/5601it
REV-12/20/91
jf:11/4/92
STATE OF CALIFORNIA  
COUNTY OF RIVERSIDE  

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county held on November 24, 1992, the foregoing ordinance consisting of Three sections was adopted by the following vote:

AYES: Supervisors Dunlap, Ceniceros, Younglove, Abraham, Larson
NOES: None
ABSENT: None

DATE: November 24, 1992

(Signature)

GERALD A. MALONEY
Clerk of the Board

BY:  
Deputy

Item 3.25
CHANGE OF OFFICIAL ZONING PLAN

UNIVERSITY DISTRICT

CHANGE OF ZONE CASE NO. 5512
AMENDING ORDINANCE NO. 348
ADOPTED BY ORDINANCE NO. 3483479 ON NOVEMBER 24, 1992

RIVERSIDE COUNTY BOARD OF SUPERVISORS