ORDINANCE NO. 348.4076

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 El Cerrito district and the Glen Ivy area the zone or zones as shown on the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No.2.2021, Change of Zone Case No. 6441," 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 17.94 to read as follows:

SECTION 17.94 SP ZONE REQUIREMENTS AND STANDARDS FOR SPECIFIC PLAN NO. 317.

a. Planning Area 1.

(1) The uses permitted in Planning Area 1 of Specific Plan No. 317 shall be the same as those uses permitted in Article IXb, Section 9.50 of Ordinance No. 348, except that the uses pursuant to Section 9.50.a.(1), (3), (5), (7), (11), (13), (16), (22), (22), (25), (28), (29), (30), (31), (32), (43), (44), (45), (46), (47), (49), (50), (51), (52), (53), (54), (58), (61), (64), (65), (68), (72), (73), (77), (80), (82), (83), (85), (86), (87), (88), (89), (91), (93), (94), (95), (96), (99), and (101), Section 9.50.b.(1), (2), (3), (5), (6), (7), (9), (10), (11), (12), (13), (14), (15), (16), (17), (18), (19), (20), and (24) shall not be permitted. In addition, those uses allowed in Section 9.50.a. shall also include camera and film sales and exchanges, civic and/or public facilities (including but not limited to fire stations, libraries, public schools and post offices), decorating or drapery stores, dental offices, medical offices, professional offices, recycling collection facilities, and video rental stores; and the uses allowed in Section 9.50.b. shall include animal hospitals for veterinary care and treatment of household pets, excluding boarding or kennel services.

(2) The development standards for Planning Area 1 of Specific Plan No. 317 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, respectively of Ordinance No. 348.

b. Planning Area 2A.

(1) The uses permitted in Planning Area 2A of Specific Plan No. 317 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.(5) and (7), Section 6.1.b.(1), (3) and (5), Section 6.1.c., and Section 6.1.e shall not be permitted.

(2) The development standards for Planning Area 2A of Specific Plan No. 317 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. and c.(3) shall be deleted and replaced by the following:

A. Lot area shall be not less than one 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 used as a building site.

B. The rear yard shall not be less than twenty (20) feet.

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

c. Planning Area 2B.

(1) The uses permitted in Planning Area 2B of Specific Plan No. 317 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.(5) and (7), Section 6.1.b.(1), (3) and (5), Section 6.1.c., and Section 6.1.e shall not be permitted.

(2) The development standards for Planning Area 2B of Specific Plan No. 317 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. and c.(3) shall be deleted and replaced by the following:

A. Lot area shall be not less than ten thousand (10,000) 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 rear yard shall not be less than twenty (20) feet.

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

d. Planning Area 3.

(1) The uses permitted in Planning Area 3 of Specific Plan No. 317 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.(5) and (7), Section 6.1.b.(1), (3) and (5), Section 6.1.c., and Section 6.1.e shall not be permitted.

(2) The development standards for Planning Area 3 of Specific Plan No. 317 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. and e.(3) shall be deleted and replaced by the following:

A. Lot area shall be not less than 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.

B. The rear yard shall not be less than twenty (20) feet.

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

e. Planning Areas 4 and 9.

(1) The uses permitted in Planning Areas 4 and 9 of Specific Plan No. 317 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.(3), (5) and (7), Section 6.1.b.(1), (3), and (5), Section 6.1.c., and Section 6.1.e shall not be permitted.

(2) The development standards for Planning Areas 4 and 9 of Specific Plan No. 317 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. 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.

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

f. Planning Areas 5A, 5B, 7, and 8.

(1) The uses permitted in Planning Areas 5A, 5B, 7 and 8 of Specific Plan No. 317 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.(3), (5) and (7), Section 6.1.b.(1), (3), and (5), Section 6.1.c. and Section 6.1.e shall not be permitted.

(2) The development standards for Planning Areas 5A, 5B, 7 and 8 of Specific Plan No. 317 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. shall be deleted and replaced by the following:

A. Lot area shall be not less than eight thousand (8,000) 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.

g. Planning Area 6.

(1) The uses permitted in Planning Area 6 of Specific Plan No. 317 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.(5) and (7), Section 6.1.b.(1), (3) and (5), Section 6.1.c., and Section 6.1.e shall not be permitted.

(2) The development standards for Planning Area 6 of Specific Plan No. 317 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. and e.(3) shall be deleted and replaced by the following:

A. Lot area shall be not less than ten thousand (10,000) 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 rear yard shall not be less than twenty (20) feet.

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

h. **Planning Areas 10, 11, 12 and 13.**

(1) The uses permitted in Planning Areas 10, 11, 12 and 13 of Specific Plan No. 317 shall be the same as those uses permitted in Article VIIIc, Section 8.100 of Ordinance No. 348, except that the uses permitted pursuant to Section 8.100.a.(8) shall not be permitted. In addition, the permitted uses identified under Section 8.100.a.(4) shall also include “open space, public parks, playgrounds and trails”; and the permitted uses identified under Section 8.100.a.(6) shall be deleted and replaced with “Water pipelines, water conduits, water tanks or reservoirs, water wells, and appurtenant pumping and water production facilities”.

(2) The development standards for Planning Areas 10, 11, 12 and 13 of Specific Plan No. 317 shall be the same as those standards identified in Article VIIIc, 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

By

Chairman, Board of Supervisors
BOB BUSTER

ATTEST:
NANCY ROMERO
Clerk to the Board

(SEAL)

FORM APPROVED
COUNTY COUNSEL

JUN 24 2002

BY
STATE OF CALIFORNIA  
COUNTY OF RIVERSIDE  

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county held on June 25, 2002, the foregoing ordinance consisting of 3 Sections was adopted by the following vote:

AYES: Buster, Tavaglione, Venable and Wilson

NOES: None

ABSENT: Mullen

DATE: June 25, 2002

NANCY ROMERO  
Clerk to the Board

BY:  
Deputy

Item 3.60