ORDINANCE NO. 348.4057

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 Rancho California and French Valley area the zone or zones as shown on the map entitled, “Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 2.2023 Change of Zone Case No. 6527,” 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 17.95 to read as follows:

SECTION 17.95 S.P. ZONE REQUIREMENTS AND STANDARDS FOR SPECIFIC PLAN NO. 322.

a. Planning Areas 1, 2 and 3.

(1) The uses permitted in Planning Areas 1, 2, and 3 of Specific Plan No. 322 shall be the same as those uses permitted in Article IX, Section 9.1 of Ordinance No. 348, except that uses permitted pursuant to Section 9.1.a. (29), (51), and (93), and Section 9.2.d. (2), (3), and (7) shall not be permitted.

(2) The development standards for Planning Areas 1, 2, and 3 of Specific Plan No. 322 shall be the same as those standards identified in Article IX, Section 9.2 of Ordinance No. 348.

(3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article IX, Section 9.25 of Ordinance No. 348.

b. Planning Area 4.

(1) The uses permitted in Planning Area 4 of Specific Plan No. 322
shall be the same as those uses permitted in Article IXb, Section 9.50.a. of Ordinance No. 348 except that uses permitted pursuant to Section 9.50.a (3), (6), (29), (30), (31), (37), (49), (50), (52), (62), (64), (67), (75), (91), and (94) and b.(1), (1), (6), (9), and (13) shall not be permitted.

(2) The development standards for Planning Area 4 of Specific Plan No. 322 shall be the same as those standards identified in Article IXb, Section 9.53 of Ordinance No. 348 except that the development standard set forth in 9.53.a. shall be deleted and replaced by the following:

A. The minimum lot area shall be ten thousand (10,000) square feet.

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

c. Planning Area 5.

(1) The uses permitted in Planning Area 5 of Specific Plan No. 322 shall be the same as those uses permitted in Article IXb, Section 9.50.a. of Ordinance No. 348 except that uses permitted pursuant to Section 9.50.a (3), (6), (29), (30), (31), (37), (49), (50), (52), (62), (64), (67), (75), (91), and (94) and b.(1), (1), (6), (9), and (13) shall not be permitted. In addition, the permitted uses identified under Section 9.50.a. shall also include recreational vehicle parks.

(2) The development standards for Planning Area 5 of Specific Plan No. 322 shall be the same as those standards identified in Article IXb, Section 9.53 of Ordinance No. 348 except that the development standard set forth in 9.53.a. shall be deleted and replaced by the following:

A. The minimum lot area shall be ten thousand (10,000) square feet.

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

d. Planning Areas 6 and 7.

(1) The uses permitted in Planning Areas 6 and 7 of Specific Plan No.322 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), (5), (7), and (8); b.; and c. shall not be permitted.

(2) The development standards for Planning Areas 6 and 7 of Specific Plan No. 322 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, Section 8.101 of Ordinance No. 348.

e. **Planning Area 8.**

(1) The uses permitted in Planning Area 8 of Specific Plan No. 322 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), (5), (7), and (8); b.; and c. shall not be permitted. In addition, the permitted uses under Section 8.100.a. shall include water tanks.

(2) The development standards for Planning Area 8 of Specific Plan No. 322 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, Section 8.101 of Ordinance 348.

f. **Planning Area 9.**

(1) The uses permitted in Planning Area 9 of Specific Plan No. 322 shall be the same as those uses permitted in Article VIIIe, Section 8.100.a. of Ordinance No. 348, except that uses permitted pursuant to Section 8.100.a. (1) and (8); b.; and c. shall not be permitted. In addition, the permitted uses under Section 8.100.a. shall also include public parks and trails.

(2) The development standards for Planning Area 9 of Specific Plan No. 322 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 VII, Section 8.101 of Ordinance 348.

g. Planning Areas 10 and 11.

(1) The uses permitted in Planning Areas 10 and 11 of Specific Plan No. 322 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that uses permitted pursuant to Section 6.1.a.(2), (3), (4), and (6); 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 10 and 11 of Specific Plan No. 322 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348.

h. Planning Area 13.

(1) The uses permitted in Planning Area 13 of Specific Plan No. 322 shall be the same as those uses permitted in Article VIb, Section 6.50.a., except that uses permitted pursuant to Section 6.50.a. (2), (8), (9), (12), (15), (16), and (19), and Section 6.50.b. (1), and (3), Sections 6.50.c, d, and e shall not be permitted. Additionally, those uses listed in Section 6.50.a.(7) shall be limited to the non-commercial keeping of horses.

(2) The development standards for Planning Area 13 of Specific Plan No. 322 shall be the same as those standards identified in Article VIb, Sections 6.51, 6.53, and 6.54 of Ordinance No. 348. In addition, the following development standard shall also be applicable:

A. Minimum lot size shall be one (1) acre gross, with a minimum width of one hundred feet (100') and a minimum depth of one hundred fifty feet (150').

(3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VIb 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 Bob Buster
Chairman, Board of Supervisors
BOB BUSTER

ATTEST:
NANCY ROMERO
Clerk to the Board

(SEAL)

FORM APPROVED
COUNTY COUNSEL

JUN 2-4 2002
K. Watts Bay
CHANGE OF OFFICIAL ZONING PLAN
AMENDING
MAP NO. 2 ORDINANCE NO. 348
CHANGE OF ZONE CASE NO. 6527
AMENDING ORDINANCE NO. 348
ADOPTED BY ORDINANCE NO. 348 4078
ADOPTION DATE JUNE 25, 2002
RIVERSIDE COUNTY BOARD OF SUPERVISORS
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 3.59