ORDINANCE NO. 348

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. Article XVIIa of Ordinance No. 348 is hereby amended to read as follows:

SECTION 17.90 SP ZONE REQUIREMENTS AND STANDARDS FOR SPECIFIC PLAN NO. 323.

a. Planning Area 1.

(1) The uses permitted in Planning Area 1 of Specific Plan No. 323 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348. In addition, the permitted uses identified under Section 6.1 shall include open space, public schools and multi-purpose trails.

(2) The development standards for Planning Area 1 of Specific Plan No. 323 shall be the same as those development standards contained in Article VI, Section 6.2 of Ordinance No. 348.

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

b. Planning Area 2.

(1) The uses permitted in Planning Area 2 of Specific Plan No. 323 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348. In addition, the permitted uses identified under 6.1 shall include open space, water reservoirs and multi-purpose trails.

(2) The development standards for Planning Area 2 of Specific Plan No. 323 shall be the same as those development standards contained in Article VI, Section 6.2 of Ordinance No. 348.

(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. 323 shall be the same
as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348. In addition, the permitted uses identified under Section 6.1.a shall include open space, water reservoirs and multi-purpose trails; and the permitted uses identified under Section 6.1.b shall include equestrian centers.

(2) The development standards for Planning Area 3 of Specific Plan No. 323 shall be the same as those development standards contained in Article VI, Section 6.2 of Ordinance No. 348.

(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 Areas 4, 5, and 6.

(1) The uses permitted in Planning Areas 4, 5, and 6 of Specific Plan No. 323 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348. In addition, the permitted uses identified under Section 6.1 shall include open space and multi-purpose trails.

(2) The development standards for Planning Areas 4, 5, and 6 of Specific Plan No. 323 shall be the same as those development standards contained in Article VI, Section 6.2 of Ordinance No. 348.

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

e. Planning Area 4A.

(1) The uses permitted in Planning Area 4A of Specific Plan No. 323 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.b. include wastewater treatment plants and related facilities.

(2) The development standards for Planning Area 4A of Specific Plan No. 323 shall be the same as those development standards contained in Article X, Section 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.

f. **Planning Area 7.**

(1) The uses permitted in Planning Area 7 of Specific Plan No. 323 shall be the same as those uses in Article VI, Section 6.1 of Ordinance No. 348.

(2) The development standards for Planning Area 7 of Specific Plan No. 323 shall be the same as those development standards contained in Article VI, Section 6.2 of Ordinance No. 348.

(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 8.**

(1) The uses permitted in Planning Area 8 of Specific Plan No. 323 shall be the same as those uses permitted in Article IXd, Section 9.72 of Ordinance No. 348, except that the uses permitted pursuant to Section 9.72.a. (3), (4), (5), (6) and (7), and Section 9.72.b. (4) and (6) shall not be permitted. In addition, the permitted uses identified under Section 9.72.a shall include parks, parking lots, and pharmacies without drive-up window service; and under Section 9.72.b. shall include assisted living and nursing homes.

(2) The development standards for Planning Area 8 of Specific Plan No. 327 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 Area 9.**

(1) The uses permitted in Planning Area 9 of Specific Plan No. 323 shall be the same as those uses permitted pursuant to Article XIII of Ordinance No. 348, except that the uses permitted pursuant to Section 13.1.a. (1), (2), (3), (4), (5), (6), (7), (8), (9), (10), (11), (12), (13), (14), (15), and (16); b. (1), (2), (3), (4), (5), (6), (7), (8), (9), and 10; c. (1), (2), (3), (4), (5), (6), (7), (8), (9), (10), and (11); d.; and e. shall be permitted. In addition, the permitted uses identified under Section 13.1.a. shall include natural open space and multi-purpose trails.
(2) The development standards for Planning Area 9 of Specific Plan No. 323 shall be the same as those standards identified in Article XIII, Section 13.2 of Ordinance No. 348.

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

Section 3. This ordinance shall take effect thirty (30) days after its adoption.

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

BY

Chairman, Board of Supervisors

ATTEST:

NANCY ROMERO
Clerk of the Board

By __________________________
(Deputy)

(SEAL)

APPROVED AS TO FORM
February 20, 2007

By __________________________
DAVID H. K. HUFF
Deputy County Counsel