ORDINANCE NO. 348.4709

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 4.1 of Ordinance No. 348, and Official Zoning Plan Map No.2., as amended, are further amended by placing in effect in the Glen Ivy Zoning Area, the zone or zones as shown on the map entitled “Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 2.2328, Change of Zone Case No. 7365”, 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 17.116 to read as follows:

Section 17.116 SP ZONE REQUIREMENTS AND STANDARDS FOR SPECIFIC PLAN NO. 353.

a. Planning Area 1.

(1) The uses permitted in Planning Area 1 of Specific Plan No. 353 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), (55), (61), (64), (75); b.(7) and (9) shall not be permitted. Additionally, hospitals and clinics shall be prohibited.

(2) The development standards for Planning Area 1 of Specific Plan No. 353 shall be the same as those standards identified in Article IXb, Section 9.53 of Ordinance No. 348, with the exception of the following standards:

A. Roof-Mounted Equipment: All roof-mounted mechanical equipment shall be screened from the ground elevation view from the adjacent public roadway and Interstate 15.
B. Signage: All signage shall be in conformance to the Serrano Commerce Center Specific Plan No. 353 Comprehensive Signage Program, as approved by the Riverside County Planning Department.

C. Outside Storage: If a non-screened outdoor general retail area is proposed, the exhibit area shall be identified on the plot plan and shall be set back a minimum of ten feet (10') from the street line.

(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 Area 2.

(1) The uses permitted in Planning Area 2 of Specific Plan No. 353 shall be the same as those permitted in Article X, Section 10.1. of Ordinance No. 348, except that the uses permitted pursuant to Section 10.1.a.(2) (k) and (l); b.(1) and (2) shall not be permitted.

(2) The development standards for Planning Area 2 of Specific Plan No. 353 shall be the same as those standards identified in Article X, Section 10.4 of Ordinance No. 348, with the exception of the following standards:

A. Minimum Yard Requirements: If the front of a structure is adjacent to a street, the front setback shall be twenty-five feet (25') from the street line. If the front of a structure is adjacent to a non-residential land uses, there shall be no minimum front setback. The rear setback shall be fifteen feet (15'). If a side of a structure is adjacent to a street, the side setback shall be twenty-five feet (25') from the street line. If the side of a structure is adjacent to a non-residential land uses, there shall be no minimum side setback.

B. Minimum Lot Dimensions: There shall be no minimum lot area and no minimum average lot width.
C. Roof-Mounted Equipment: All roof-mounted mechanical equipment shall be screened from the ground elevation view from the adjacent public roadway, including Interstate 15.

D. Signage: All signage shall be in conformance to the Serrano Commerce Center Specific Plan No. 353 Comprehensive Signage Program, as approved by the Riverside County Planning Department.

E. Outside Storage: If a non-screened outdoor general retail area is proposed, the exhibit area shall be identified on the plot plan and shall be set back minimum of ten feet (10') from the street line.

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

c. Planning Areas 3, 4, 5, 6, 7, 8, 9, 10 and 11.

(1) The uses permitted in Planning Areas 3, 4, 5, 6, 7, 8, 9, 10 and 11 of Specific Plan No. 353 shall be the same as those uses permitted in Article X, Section 10.1. of Ordinance No. 348, except that the uses permitted pursuant to Section 10.1.a.(2) (k) and (l); b.(1) and (2) shall not be permitted.

(2) The development standards for Planning Areas 3, 4, 5, 6, 7, 8, 9, 10 and 11 of Specific Plan No. 353 shall be the same as those standards identified in Article X, Section 10.4 of Ordinance No. 348, with the exception of the following standards:

A. Minimum Yard Requirements: If the side of a structure is adjacent to a street, the side setback shall be twenty-five feet (25') from the street line. If the side of a structure is adjacent to a non-residential uses, there shall be no minimum side setback.
B. Building Height: The maximum building height shall be fifty feet (50’), unless an exception pursuant to Section 18.34 of Ordinance No. 348 is obtained.

C. Roof-Mounted Equipment: All roof-mounted mechanical equipment shall be screened from the ground elevation view from the adjacent public roadway, including Interstate 15.

D. Signage: All signage shall be in conformance to the Serrano Commerce Center Specific Plan No. 353 Comprehensive Signage Program, as approved by the Riverside County Planning Department.

E. Outside Storage: If a non-screened outdoor general retail area is proposed, the exhibit area shall be identified on the plot plan and shall be set back a minimum of ten feet (10’) from the street line.

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

d. Planning Area 12.

(1) The uses permitted in Planning Area 12 of Specific Plan No. 353 shall be the same as those uses permitted in Article XVI, Section 16.1 of Ordinance No. 348, except that the uses permitted pursuant to Section 16.2.a. (1), (2), (3), (4), (5), (6), (7); b. (1), (2), (3), (4), (5), (6), (8), (9); c. (1) and (2); d. (1); and e. shall not be permitted. In addition, the permitted uses identified under Section 16.2 also shall include Open Space-Conservation.

(2) The development standards for Planning Area 12 of Specific Plan No. 353 shall be the same as those standards identified in Article XVI, Section 16.4 of Ordinance No. 348.

(3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article XVI of Ordinance No. 348.
e. Planning Areas 13A, 13B, 13C and 13D.

(1) The uses permitted in Planning Areas 13A, 13B, 13C and 13D of Specific Plan No. 353 shall be the same as those uses permitted in Article XVI, Section 16.1 of Ordinance No. 348, except that the uses permitted pursuant to Section 16.2.a.(1), (2), (3), (4), (5), (7); b.(1), (2), (3), (4), (5), (6), (8), (9); c.(1) and (2); d. (1); and e. shall not be permitted. In addition, the permitted uses identified under Section 16.2 also include Open Space-Water, including flood control channels.

(2) The development standards for Planning Areas 13A, 13B, 13C and 13D of Specific Plan No. 353 shall be the same as those standards identified in Article XVI, Section 16.4 of Ordinance No. 348.

(3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article XVI of Ordinance No. 348.
Section 3. This ordinance shall take affect 30 days after its adoption.

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

By: Marion Ashley
Chairman, Board of Supervisors
Marion Ashley

ATTEST: Kecia Harper-Ithem

CLERK OF THE BOARD

By: Deputy

(Seal)

APPROVED AS TO FORM
April 28, 2010

MICHELLE CLACK
Deputy County Counsel

MPC:md
04/2/10
G:\PROPERTY\MDUSEK\SPECIFIC PLAN ZONING ORDINANCES\SP 353 CZ 7365.042210.DOC
STATE OF CALIFORNIA  )  ss
COUNTY OF RIVERSIDE  )

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county held on September 28, 2010, the foregoing ordinance consisting of 3 Sections was adopted by the following vote:

AYES: Buster, Stone, Benoit, and Ashley

NAYS: None

ABSENT: Tavaglione

DATE: September 28, 2010

KECIA HARPER-IHEM
Clerk of the Board

BY: Deputy

SEAL

Item 3.72
GLEN IVY AREA
PORTIONS OF SECTIONS 34 & 35, TOWNSHIP 4 SOUTH, RANGE 6 WEST, S.B.M.
AND A PORTION OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 6 WEST, S.B.M.

SP ZONE
(SP353)

SPECIFIC PLAN (SP353)
MAP NO. 2.2328
CHANGE OF OFFICIAL ZONING PLAN
AMENDING
MAP NO. 2, ORNODANCE NO. 348
CHANGE OF ZONE CASE NO. 7385

ADOPTED BY ORDINANCE NO. 348.4709
SEPTEMBER 28, 2010
RIVERSIDE COUNTY BOARD OF SUPERVISORS

SCALE 1" = 400'