

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

ORDINANCE NO. 348.2914

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 4.55 of Ordinance No. 348, and Perris Reservoir Zoning Plan Map No. 55, as amended, are further amended by placing in effect the zone or zones as shown on the map entitled "Change of Official Zoning Plan, Perris Reservoir District, Map No. 55.034, Change of Zone Case No. 5123," 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 17.31 to read as follows:

SECTION 17.31. SP ZONE REQUIREMENTS AND STANDARDS FOR SPECIFIC PLAN NO. 183.

a. Planning Area 1.

(1) The uses permitted in Planning Area 1 of Specific Plan No. 183 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(b)(3) shall not be permitted. In addition, the permitted uses identified under Section 6.1(a) shall also include noncommercial community association recreation and assembly buildings and facilities.

1 (2) The development standards for Planning Area 1  
2 of Specific Plan No. 183 shall be the same as those  
3 standards identified in Article VI, Section 6.2 of  
4 Ordinance No. 348 except that the development standards  
5 set forth in Article VI, Section 6.2(a), (b), (d), and  
6 (e) (2) and (3) are deleted and replaced by the following:

7 A. Building height shall not exceed thirty  
8 feet (30').

9 B. Lot area shall be not less than six  
10 thousand (6,000) square feet. The minimum area  
11 shall be determined by excluding that portion of a  
12 lot that is used solely for access to the portion  
13 of a lot used as a building site.

14 C. The minimum frontage of a lot shall be  
15 forty feet (40'), except that lots fronting on  
16 knuckles or cul-de-sacs may have a minimum frontage  
17 of thirty-five feet (35').

18 D. Side yards on interior and through lots  
19 shall be not less than five feet (5'). Side yards  
20 on corner and reversed corner lots shall be not  
21 less than ten feet (10') from the existing street  
22 line or from any future street line as shown on any  
23 Specific Plan of Highways, whichever is nearer the  
24 proposed structure, upon which the main building  
25 sides, except that where the lot is less than fifty  
26 feet (50') wide the yard need not exceed twenty  
27 percent (20%) of the width of the lot.  
28

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

E. The rear yard shall be not less than fifteen feet (15').

In addition, the following standard shall also apply:

AA. No lot shall have more than fifty percent (50%) of its net area covered by buildings or structures.

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

b. Planning Area 2.

(1) The uses permitted in Planning Area 2 of Specific Plan No. 183 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348 except that the use permitted pursuant to Section 6.1(b)(3) shall not be permitted. In addition, the permitted uses identified under Section 6.1(a) shall also include noncommercial community association recreation and assembly buildings and facilities.

(2) The development standards for Planning Area 2 of Specific Plan No. 183 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(a), (b), (d), and (e) (2) and (3) are deleted and replaced by the following:

A. Building height shall not exceed thirty feet (30').

B. Lot area shall be not less than six thousand (6,000) square feet. The minimum area

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

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.

C. The minimum frontage of a lot shall be forty feet (40'), except that lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five feet (35').

D. Side yards on interior and through lots shall be not less than five feet (5'). Side yards on corner and reversed corner lots shall be not less than ten feet (10') from the existing street line or from any future street line as shown on any Specific Plan of Highways, whichever is nearer the proposed structure, upon which the main building sides, except that where the lot is less than fifty feet (50') wide the yard need not exceed twenty percent (20%) of the width of the lot.

E. The rear yard shall be not less than fifteen feet (15').

In addition, the following standard shall also apply:

AA. No lot shall have more than fifty percent (50%) of its net area covered by buildings or structures.

(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

1 Specific Plan No. 183 shall be the same as those uses  
2 permitted in Article IXb, Section 9.50 of Ordinance No.  
3 348, except that the uses permitted pursuant to Section  
4 9.50(a)(55) and (64) and Section 9.50(b) (1) (5), (7),  
5 (10), (13), (15), (16), (17), (19) (20), and (21) shall  
6 not be permitted.

7 (2) The development standards for Planning Area 3  
8 of Specific Plan No. 183 shall be the same as those  
9 standards identified in Article IXb, Section 9.53 of  
10 Ordinance No. 348 except that the development standards  
11 set forth in Article IXb, Section 9.53(b) and (c) are  
12 deleted and replaced by the following:

13 A. For buildings which do not exceed  
14 thirty-five feet (35') in height, the minimum front  
15 and rear yard setbacks shall be thirty feet (30')  
16 and the minimum side yard setback shall be ten feet  
17 (10'). Any portion of a building which exceeds  
18 thirty-five feet (35') in height shall be set back  
19 from the front, rear and side lot lines not less  
20 than two feet (2') for each foot by which the  
21 height exceeds thirty-five feet (35'). The front  
22 setback shall be measured from the specific plan  
23 street line. The rear setback shall be measured  
24 from the existing rear lot line or from any  
25 recorded alley or easement; if the rear line  
26 adjoins a street, the rear setback requirement  
27 shall be the same as required for a front setback.  
28

1 Each side setback shall be measured from the side  
2 lot line or from the specific plan street line.

3 B. All buildings and structures shall not  
4 exceed thirty-five feet (35') in height, unless a  
5 height up to seventy-five feet (75') is  
6 specifically permitted under the provisions of  
7 Section 18.34 of Ordinance No. 348.

8 In addition, the following standard shall also apply:

9 AA. No lot shall have more than fifty percent  
10 (50%) of its net area covered by buildings or  
11 structures.

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

15 d. Planning Area 4.

16 (1) The uses permitted in Planning Area 4 of  
17 Specific Plan No. 183 shall be the same as those uses  
18 permitted in Article VIIIe, Section 8.100 of Ordinance  
19 No. 348. In addition, the permitted uses identified  
20 under Section 8.100(a) shall also include natural open  
21 space; field, tree and bush crops; flower and vegetable  
22 gardening; public parks and public playgrounds.

23 (2) The development standards for Planning Area 4  
24 of Specific Plan No. 183 shall be the same as those  
25 standards identified in Article VIIIe, Section 8.101 of  
26 Ordinance No. 348.

27 (3) Except as provided above, all other zoning  
28 requirements shall be the same as those requirements

1 identified in Article VIIIe of Ordinance No. 348.

2 e. Planning Area 5.

3 (1) The uses permitted in Planning Area 5 of  
4 Specific Plan No. 183 shall be the same as the uses  
5 permitted in Article IXb, Section 9.50 of Ordinance No.  
6 348 except that uses permitted pursuant to Section  
7 9.50(a)(1) through (99) inclusive and Section 9.50(b)(1)  
8 through (14) inclusive and (16), (17), (18), (19) and  
9 (21) shall not be permitted.

10 (2) The development standards for Planning Area 5  
11 of Specific Plan No. 183 shall be the same as those  
12 standards identified in Article IXb, Section 9.53 of  
13 Ordinance No. 348.

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

17 f. Planning Area 6.

18 (1) The uses permitted in Planning Area 6 of  
19 Specific Plan No. 183 shall be the same as those uses  
20 permitted in Article VIIIe, Section 8.100 of Ordinance  
21 No. 348. In addition, the permitted uses identified  
22 under Section 8.100(a) shall also include natural open  
23 space; a borrow site for grading operations; waste  
24 treatment plant disposal and emergency storage  
25 facilities; field, tree and bush crops; flower and  
26 vegetable gardening; public parks and public playgrounds;  
27 public and private waterworks facilities.

28

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

(2) The development standards for Planning Area 6 of Specific Plan No. 183 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.

g. Planning Area 7.

(1) The uses permitted in Planning Area No. 7 of Specific Plan No. 183 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), and (5) and Section 8.100(b) shall not be permitted. In addition, the permitted uses identified under Section 8.100(a) shall also include waste treatment plant disposal and emergency storage facilities; and public and private waterworks facilities.

(2) The development standards for Planning Area 7 of Specific Plan No. 183 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.

////  
////  
////



1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

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

ATTEST:

GERALD A. MALONEY  
Clerk of the Board

By: \_\_\_\_\_ Deputy

(SEAL)

KLW:cg:bln  
3778LIT  
11/7/88

