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ORDINANCE NO. 348.3479

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 4.5 of Ordinance No. 348, and  
University Zoning Plan Map No. 5, as amended, are further amended  
by placing in effect the zone or zones as shown on the map  
entitled "Change of Official Zoning Plan, University District,  
Map No. 5.015, Change of Zone Case No. 5512," 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 17.64 to read as follows:

Section 17.64. SP ZONE REQUIREMENTS AND STANDARDS FOR  
SPECIFIC PLAN NO. 250.

a. Planning Areas 1 and 15.

(1) The uses permitted in Planning Areas 1 and 15  
of Specific Plan No. 250 shall be the same as those uses  
permitted in Article VIII, Section 8.1 of Ordinance No.  
348 except the uses permitted pursuant to 8.1.a.(1),  
(3), (4), (5), (6), (7), (8), (9), (10), (11), (12) and  
(13); c.; d.(1), (2), (3), (4) and (5); and f. shall not  
be permitted. In addition, the permitted uses  
identified under Section 8.1.a. shall include two (2)  
family dwellings, multiple family dwellings, and

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bungalow courts.

(2) The development standards for Planning Areas 1 and 15 of Specific Plan No. 250 shall be the same as those standards identified in Article VIII, Section 8.2 of Ordinance No. 348 except that the development standards set forth in Article VIII, Section 8.2.b. and c. shall be deleted and replaced by the following:

A. The front yard shall have a minimum average setback of twenty feet (20'), however in no case shall the front yard be less than fifteen feet (15'). The front setback shall be measured from any existing or future street line as shown on any specific street plan of the County.

B. The interior side yard and interior rear yard shall be not less than ten feet (10'). The interior rear setback shall be measured from the existing rear lot line or from any recorded alley or easement.

C. The street side yard and street rear yard shall be not less than fifteen feet (15'). The street side setback and street rear yard setback shall be measured from any existing or future street line as shown on any specific street plan of the County.

D. No structural encroachments shall be permitted in the front, side or rear yard except as provided in Section 18.19 of Ordinance No. 348.

In addition, the following standards shall also apply:

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AA. Every main building hereafter erected or structurally altered shall have a lot area of not less than two thousand seven hundred (2,700) square feet for each dwelling unit in such main building.

BB. The minimum building separation shall be as follows:

1. Front to Front: twenty feet (20') for one-story buildings, plus five feet (5') for each additional story.

2. Front to Rear and Rear to Rear: fifteen feet (15') for one-story buildings, plus five feet (5') for each additional story.

3. Side to Front and Side to Rear: ten feet (10') for one-story buildings, plus five feet (5') for each additional story.

4. Where oblique building alignments are used, the minimum building separation may be reduced by twenty-five percent (25%).

5. Garages or covered carport structures shall have a minimum building separation of five feet (5').

CC. Residential development including, but not limited to, statutory and nonstatutory condominium, cluster housing, townhomes, and community apartment projects shall be developed in conformance with the standards for Planned Residential Development, Section 18.5 or 18.6 of Ordinance No. 348. If any discrepancies occur

1                   between the development standards set forth in  
2                   Section 8.2 of this ordinance and the development  
3                   standards set forth in Section 18.5 or 18.6,  
4                   compliance with the most restrictive standard will  
5                   be required.

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

9                   b.    Planning Areas 2, 4 and 13.

10                   (1) The uses permitted in Planning Areas 2, 4 and  
11                   13 of Specific Plan No. 250 shall be the same as those  
12                   uses permitted in Article IXb, Section 9.50 of Ordinance  
13                   No. 348, except that the uses permitted pursuant to  
14                   Section 9.50.a. (30), (32), (52) and (98); and b.(1)  
15                   through (21) shall not be permitted. In addition, the  
16                   permitted uses identified under Section 9.50.a. shall  
17                   also include veterinary clinics and animal hospitals,  
18                   provided the entire use is to be conducted within an  
19                   enclosed, air-conditioned building with no outside runs;  
20                   automobile mechanical wash facilities, provided all  
21                   equipment, supplies, and activities shall be contained  
22                   within an enclosed building with only sufficient  
23                   openings for ingress and egress of automobiles; park and  
24                   ride facilities; outdoor seating areas in connection  
25                   with restaurants and delicatessens; health and exercise  
26                   centers, provided all facilities are located within an  
27                   enclosed building; indoor vehicle sales, rental and  
28                   service establishments, including but not limited to,

1 automobiles, trucks, recreational vehicles, travel  
2 trailers, mobilehomes, motorcycles, scooters, golf carts  
3 or boats.

4 (2) The development standards for Planning Areas  
5 2, 4 and 13 of Specific Plan No. 250 shall be the same  
6 as those standards identified in Article IXb, Section  
7 9.53 of Ordinance No. 348.

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

11 c. Planning Area 3

12 (1) The uses permitted in Planning Area 3 of  
13 Specific Plan No. 250 shall be the same as those uses  
14 permitted in Article VII, Section 7.1 of Ordinance No.  
15 348, except that the uses permitted pursuant to Sections  
16 7.1.a.; b.(1), (2), (4) and (5); c.; d.; e.; f.; g.; and  
17 h. shall not be permitted. In addition, the permitted  
18 uses identified under Section 7.1 shall include  
19 accessory buildings to a specific permitted use,  
20 provided that the accessory building is established as  
21 an incidental use to a principal use and does not change  
22 the character of that use.

23 (2) The development standards for Planning Area 3  
24 of Specific Plan No. 250 shall be the same as those  
25 standards identified in Article VII, Sections 7.2  
26 through 7.9 of Ordinance No. 348.

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

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identified in Article VII of Ordinance No. 348.

d. Planning Area 5.

(1) The uses permitted in Planning Area 5 of Specific Plan No. 250 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 Sections 9.50.a.(1), (2), (3), (4), (5), (6), (7), (11), (12), (13), (14), (15), (16), (18), (19), (23), (25), (26), (27), (29), (30), (31), (32), (37), (38), (40), (41), (43), (44), (45), (46), (48), (49), (50), (52), (54), (55), (56), (58), (59), (61), (62), (64), (66), (67), (69), (71), (72), (75), (76), (77), (79), (80), (81), (83), (84), (85), (86), (87), (88), (89), (91), (92), (93), (94), (95), (96) and (98); and b.(1) through (21) shall not be permitted.

(2) The development standards for Planning Area 5 of Specific Plan No. 250 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 of Ordinance No. 348.

e. Planning Areas 6A, 6B, 6C, 6D and 6E.

(1) The uses permitted in Planning Areas 6A, 6B, 6C, 6D and 6E of Specific Plan No. 250 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 Sections 8.100.a. (1) through (5) and b.

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shall not be permitted. In addition, the permitted uses identified under Section 8.100.a. shall also include undeveloped open space; multi-purpose trails; and drainage control facilities.

(2) The development standards for Planning Areas 6A, 6B, 6C, 6D and 6E of Specific Plan No. 250 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.

f. Planning Area 7.

(1) The uses permitted in Planning Area 7 of Specific Plan No. 250 shall be the same as those uses permitted in Article IXd, Section 9.72 of Ordinance No. 348. In addition, the permitted uses identified under Section 9.72.a. shall also include County governmental offices; public libraries; fire stations; sheriff stations; day care centers; and animal shelters.

(2) The development standards for Planning Area 7 of Specific Plan No. 250 shall be the same as those uses permitted 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.

g. Planning Area 8.

(1) The uses permitted in Planning Area 8 of

1 Specific Plan No. 250 shall be the same as those uses  
2 permitted in Article IXd, Section 9.72 of Ordinance No.  
3 348.

4 (2) The development standards for Planning Area 8  
5 of Specific Plan No. 250 shall be the same as those  
6 standards identified in Article IXd, Section 9.73 of  
7 Ordinance No. 348.

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

11 h. Planning Areas 9, 11 and 14.

12 (1) The uses permitted in Planning Areas 9, 11 and  
13 14 of Specific Plan No. 250 shall be the same as those  
14 uses permitted in Article X, Section 10.1 of Ordinance  
15 No. 348. In addition, the permitted uses identified  
16 under Section 10.1 shall also include park and ride  
17 facilities.

18 (2) The development standards for Planning Areas  
19 9, 11 and 14 of Specific Plan No. 250 shall be the same  
20 as those standards identified in Article X, Sections  
21 10.2 through 10.4 of Ordinance No. 348.

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

25 i. Planning Areas 10 and 12.

26 (1) The uses permitted in Planning Areas 10 and 12  
27 of Specific Plan No. 250 shall be the same as those uses  
28 permitted in Article VIIIE, Section 8.100 of Ordinance



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No. 348, except that the uses permitted pursuant to Sections 8.100.a.(1), (3), (6), and (7); and b.(1); shall not be permitted. In addition, the permitted uses identified under Section 8.100.a. shall also include parks, multi-purpose athletic fields and recreation areas.

(2) The development standards for Planning Areas 10 and 12 of Specific Plan No. 250 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.

j. Planning Area 13a.

(1) The uses permitted in Planning Area 13a of Specific Plan No. 250 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. (9), (30), (32), (52), (74), (97) and (98); and b. (1) through (23) shall not be permitted. In addition, the permitted uses identified under Section 9.50.a. shall also include veterinary clinics and animal hospitals, provided the entire use is to be conducted within an enclosed, air-conditioned building with no outside runs; automobile mechanical wash facilities, provided all equipment, supplies, and activities shall be contained with an enclosed building with only sufficient openings for ingress and egress of

1 automobiles; park and ride facilities; restaurants and  
2 other eating establishments, excluding drive-in or  
3 fast-food restaurants; outdoor seating areas in  
4 connection with restaurants and delicatessens; health  
5 and exercise centers, provided all facilities are  
6 located within an enclosed building; indoor vehicle  
7 sales, rentals, and service establishments, including  
8 but not limited to, automobiles, trucks, recreational  
9 vehicles, travel trailers, mobilehomes, motorcycles,  
10 scooters, golf carts or boats. The permitted uses  
11 identified under Section 9.50.b. shall also include  
12 banks and financial institutions; gas service stations,  
13 not including the concurrent sale of beer and wine for  
14 off-premises consumption; and drive-in or fast-food  
15 restaurants.

16 (2) The development standards for Planning Area  
17 13a of Specific Plan No. 250 shall be the same as those  
18 standards identified in Article IXb, Section 9.53 of  
19 Ordinance No. 348.

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

23 k. Planning Areas 16 and 17.

24 (1) The uses permitted in Planning areas 16 and 17  
25 of Specific Plan No. 250 shall be the same as those uses  
26 permitted in Article VII, Section 7.1 of Ordinance No.  
27 348, except that the uses permitted pursuant to Section  
28 7.1.a.; b.(1), (2), (3) and (5); c.; d.; e.; f.; and g.

1 shall not be permitted. In addition, the permitted uses  
2 identified under Section 7.1.a. shall also include one  
3 (1) family dwellings.

4 (2) The development standards for Planning Areas  
5 16 and 17 of Specific Plan No. 250 shall be the same as  
6 those standards identified in Article VII, Section 7.2  
7 through Section 7.11 of Ordinance No. 348, except that  
8 the development standard set forth in Article VII,  
9 Section 7.3 shall be deleted and replaced by the  
10 following:

11 A. Lot area shall be not less than five  
12 thousand (5,000) square feet. The minimum lot area  
13 shall be determined by excluding that portion of a  
14 lot that is used solely for access to the portion  
15 of a lot used as a building site.

16 In addition, the following standards shall also apply:

17 AA. Any residential development which  
18 includes a residential lot between five thousand  
19 (5,000) and seven thousand two hundred (7,200)  
20 square feet in size shall be required to comply  
21 with Section 7.11 of Ordinance No. 348.

22 BB. Any residential development which  
23 includes lots greater than seven thousand two  
24 hundred (7,200) square feet in size shall not be  
25 required to comply with the provisions of Section  
26 7.11 of Ordinance No. 348.

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

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identified in Article VII of Ordinance No. 348.

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

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

By *Astoria A. Lass*  
Chairman, Board of Supervisors

ATTEST: *11/24/92*

GERALD A. MALONEY  
Clerk of the Board

By: *Margaret [Signature]*  
Deputy

(SEAL)

KWB:cg/560lit  
REV-12/20/91  
jf:11/4/92

*11/24/92 3.25*

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STATE OF CALIFORNIA )  
COUNTY OF RIVERSIDE ) ss.

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county held on November 24, 1992, the foregoing ordinance consisting of Three sections was adopted by the following vote:

AYES: Supervisors Dunlap, Cenicerros, Younglove, Abraham, Larson  
NOES: None  
ABSENT: None

DATE: November 24, 1992

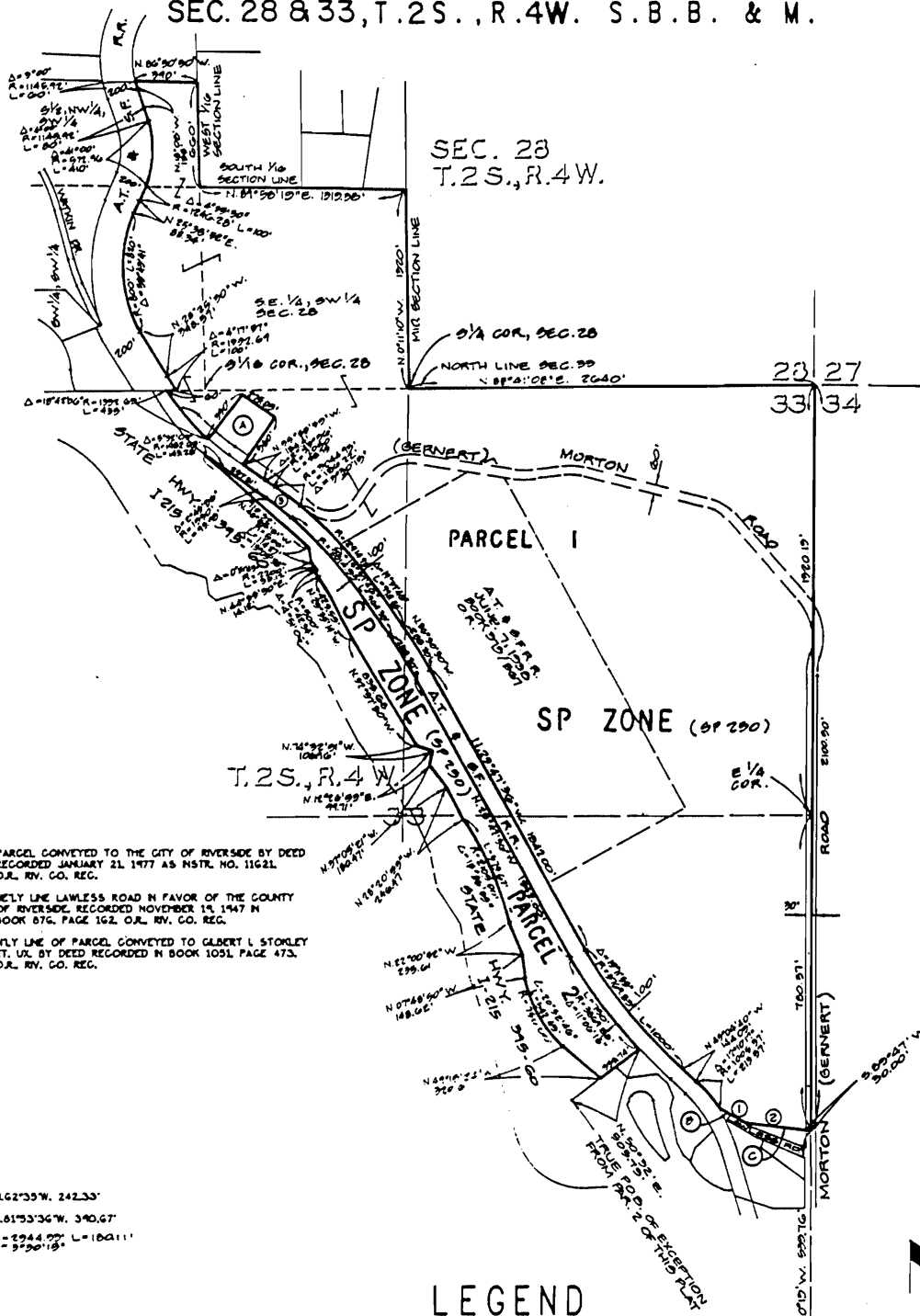
(Seal)

GERALD A. MALONEY  
Clerk of the Board

BY: *Ausar Hunt*  
Deputy

Item 3.25

SEC. 28 & 33, T. 2 S., R. 4 W. S. B. B. & M.

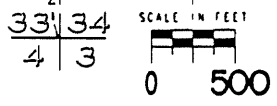


- (A) PARCEL CONVEYED TO THE CITY OF RIVERSIDE BY DEED RECORDED JANUARY 21 1977 AS INSTR. NO. 11621 O.R. RV. CO. REC.
- (B) NELY LINE LAWLESS ROAD IN FAVOR OF THE COUNTY OF RIVERSIDE RECORDED NOVEMBER 19 1947 IN BOOK 87C, PAGE 162, O.R. RV. CO. REC.
- (C) NLY LINE OF PARCEL CONVEYED TO GILBERT L. STORLEY ET. UX. BY DEED RECORDED IN BOOK 1031, PAGE 473, O.R. RV. CO. REC.

- (1) N. 62° 33' W. 242.33'
- (2) N. 61° 53' 36" W. 340.67'
- (3) A = 1944.07' L = 1001.11'  
Δ = 350° 19'

**SP ZONE**

LEGEND  
SPECIFIC PLAN



MAP NO. 5.015  
**CHANGE OF OFFICIAL ZONING PLAN**  
**UNIVERSITY**  
**DISTRICT**  
 CHANGE OF ZONE CASE NO. 5512  
 AMENDING ORDINANCE NO. 348  
 ADOPTED BY ORDINANCE NO. 348.3479  
 ON NOVEMBER 24, 1992