

1 ORDINANCE NO. 348.4057

2 AN ORDINANCE OF THE COUNTY OF RIVERSIDE

3 AMENDING ORDINANCE NO. 348 RELATING TO ZONING

4 The Board of Supervisors of the County of Riverside Ordains as Follows:

5 Section 1. Section 4.2 of Ordinance No. 348, and Official Zoning Plan Map No.2, as amended,
6 are further amended by placing in effect in the Rancho California and French Valley area the zone or
7 zones as shown on the map entitled, "Change of Official Zoning Plan Amending Ordinance No. 348, Map
8 No. 2.2023 Change of Zone Case No. 6527," which map is made a part of this ordinance.
9

10 Section 2. Article XVIIa of Ordinance No. 348 is amended by adding thereto a new Section 17.95
11 to read as follows:

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

14 a. Planning Areas 1, 2 and 3.

15 (1) The uses permitted in Planning Areas 1, 2, and 3 of Specific Plan No. 322
16 shall be the same as those uses permitted in Article IX, Section 9.1 of Ordinance No. 348, except
17 that uses permitted pursuant to Section 9.1.a. (29), (51), and (93), and Section 9.2.d. (2), (3), and
18 (7) shall not be permitted.
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20 (2) The development standards for Planning Areas 1, 2, and 3 of Specific Plan
21 No. 322 shall be the same as those standards identified in Article IX, Section 9.2 of Ordinance No.
22 348.
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24 (3) Except as provided above, all other zoning requirements shall be the same as those
25 requirements identified in Article IX, Section 9.25 of Ordinance No. 348.

26 b. Planning Area 4.

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

4 (2) The development standards for Planning Area 4 of Specific Plan No. 322 shall be
5 the same as those standards identified in Article IXb, Section 9.53 of Ordinance No. 348 except
6 that the development standard set forth in 9.53.a. shall be deleted and replaced by the following:
7

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

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

11 c. Planning Area 5.

12 (1) The uses permitted in Planning Area 5 of Specific Plan No. 322 shall be the same
13 as those uses permitted in Article IXb, Section 9.50.a. of Ordinance No. 348 except that uses
14 permitted pursuant to Section 9.50.a (3), (6), (29), (30), (31), (37), (49), (50), (52), (62), (64), (67),
15 (75), (91), and (94) and b.(1), (1), (6), (9), and (13) shall not be permitted. In addition, the
16 permitted uses identified under Section 9.50.a. shall also include recreational vehicle parks.
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18 (2) The development standards for Planning Area 5 of Specific Plan No. 322 shall be
19 the same as those standards identified in Article IXb, Section 9.53 of Ordinance No. 348 except
20 that the development standard set forth in 9.53.a. shall be deleted and replaced by the following:
21

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

23 (3) Except as provided above, all other zoning requirements shall be the same as those
24 requirements identified in Article VIIIe of Ordinance No. 348.
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26 d. Planning Areas 6 and 7.

27 (1) The uses permitted in Planning Areas 6 and 7 of Specific Plan No.322 shall be the
28 same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No.348, except

1 that the uses permitted pursuant to Section 8.100.a. (1), (2), (3), (4), (5), (7), and (8); b.; and c.
2 shall not be permitted.

3 (2) The development standards for Planning Areas 6 and 7 of Specific Plan No. 322
4 shall be the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No.
5 348.

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7 (3) Except as provided above, all other zoning requirements shall be the same as those
8 requirements identified in Article VIIIe, Section 8.101 of Ordinance No. 348.

9 e. Planning Area 8.

10 (1) The uses permitted in Planning Area 8 of Specific Plan No. 322 shall be the same
11 as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except that the uses
12 permitted pursuant to Section 8.100.a. (1), (2), (3), (4), (5), (7), and (8); b; and c shall not be
13 permitted. In addition, the permitted uses under Section 8.100.a. shall include water tanks.

14
15 (2) The development standards for Planning Area 8 of Specific Plan No. 322 shall be
16 the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No. 348.

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18 (3) Except as provided above, all other zoning requirements shall be the same as those
19 requirements identified in Article VIIIe, Section 8.101 of Ordinance 348.

20 f. Planning Area 9.

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

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26 (2) The development standards for Planning Area 9 of Specific Plan No. 322
27 shall be the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No.
28 348.

1 (3) Except as provided above, all other zoning requirements shall be the same as those
2 requirements identified in Article VIIIe, Section 8.101 of Ordinance 348.

3 g. Planning Areas 10 and 11.

4 (1) The uses permitted in Planning Areas 10 and 11 of Specific Plan No. 322 shall be
5 the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that uses
6 permitted pursuant to Section 6.1.a.(2), (3), (4), and (6); Section 6.1.b. (1), (3), and (5); Section
7 6.1.c; and Section 6.1.e shall not be permitted.

8 (2) The development standards for Planning Areas 10 and 11 of Specific Plan No.
9 322 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No.
10 348.

11 h. Planning Area 13.

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

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

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

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

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1 Section 3. This ordinance shall take effect 30 days after its adoption.
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6 BOARD OF SUPERVISORS OF THE COUNTY OF
7 RIVERSIDE, STATE OF CALIFORNIA

8 By *Bob Buster*
9 Chairman, Board of Supervisors
10 **BOB BUSTER**

11 ATTEST:

12 NANCY ROMERO
13 Clerk to the Board

14 By *Nancy Romero*
15 Deputy

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17 (SEAL)
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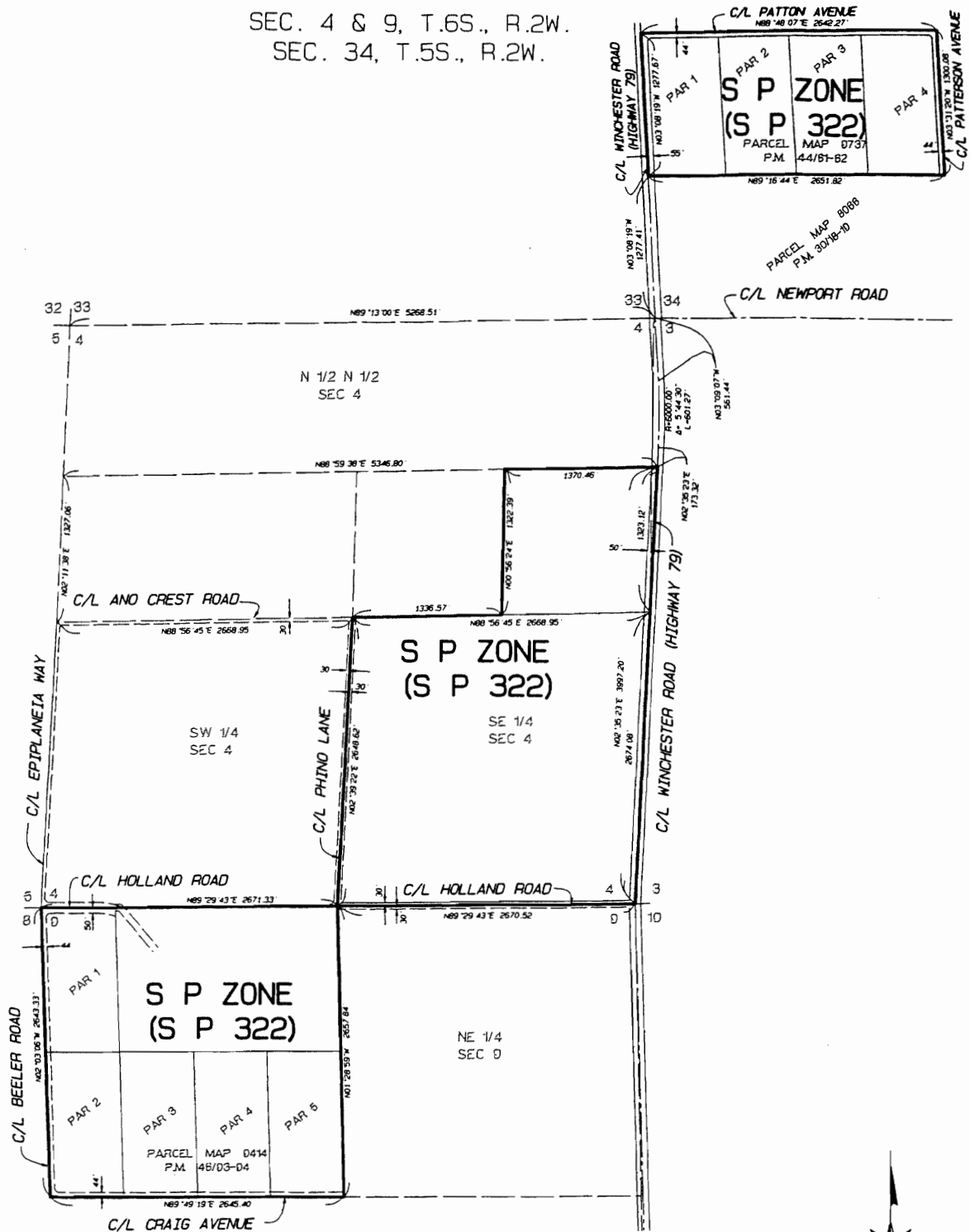
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21 FORM APPROVED
22 COUNTY COUNSEL

23 JUN 24 2002

24 BY *K. Watts Bay*
25
26
27
28

SEC. 4 & 9, T.6S., R.2W.
 SEC. 34, T.5S., R.2W.



S P ZONE
 SPECIFIC PLAN

MAP NO. **2.2023**

**CHANGE OF OFFICIAL ZONING PLAN
 AMENDING**

MAP NO. 2 ORDINANCE NO. 348

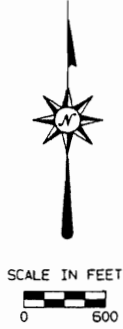
CHANGE OF ZONE CASE NO. 6527

AMENDING ORDINANCE NO. 348

ADOPTED BY ORDINANCE NO. 348 **4078**

ADOPTION DATE JUNE 25, 2002

RIVERSIDE COUNTY BOARD OF SUPERVISORS



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465-190-057, 058, 059 & 060
 466-050-013
 466-150-010, 012, 017, 018, 019, 020
 466-360-020

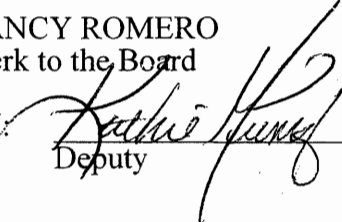
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STATE OF CALIFORNIA)
)
COUNTY OF RIVERSIDE) ss.

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county held on 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