

1 ORDINANCE NO. 348.4959

2 AN ORDINANCE OF THE COUNTY OF RIVERSIDE
3 AMENDING ORDINANCE NO. 348 RELATING TO ZONING
4

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

6 Section 1. Section 4.1 of Ordinance No. 348, and Official Zoning Plan Map No. 40, as
7 amended, are further amended by placing in effect in the Thousand Palms District the zone or zones as
8 shown on the map entitled, "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 40.051
9 Change of Zone Case No. CZ2000025," and establishing the boundaries of the Planning Areas within
10 Specific Plan No. 343, which map is made a part of this ordinance.

11 Section 2. Section 17.105 of Article XVIIa of Ordinance No. 348 is hereby amended in
12 its entirety to read as follows:

13 "SECTION 17.105 SP ZONE REQUIREMENTS AND STANDARDS FOR SPECIFIC
14 PLAN NO. 343.

15 a. Planning Area 1.

16 (1) The uses permitted in Planning Area 1 of Specific Plan No. 343 shall be the same as
17 those permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except that
18 those permitted uses pursuant to Section 8.100.a.(2), (4), and (8); Section 8.100.b.(1)
19 and Section 8.100.c.(1) shall not be permitted.

20 (2) The development standards for Planning Area 1 of Specific Plan No. 343 shall be the
21 same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No.
22 348 except that the development standards set forth in Section 8.101.b. and e. shall
23 be deleted and replaced, respectively, with each of the following:

24 b. Yards. Whenever a building is to be constructed on a lot in this zone, it shall
25 have a front yard, side yard and rear yard, each of which shall be not less than
26 25 feet. If more than one building is constructed on one lot, there shall be not
27 less than 25 feet separation between the buildings.

28 e. All buildings and structures shall not exceed 75 feet in height.

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

3 b. Planning Area 2.

4 (1) The uses permitted in Planning Area 2 of Specific Plan No. 343 shall be the same as
5 those permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except that
6 those permitted uses pursuant to Section 8.100.a.(2), (4), and (8); Section 8.100.b.(1)
7 and Section 8.100 c.(1) shall not be permitted. The permitted uses identified under
8 Section 8.100.a. shall also include golf related offices, restaurants, lounges, and
9 banquet facilities.

10 (2) The development standards for Planning Area 2 of Specific Plan No. 343 shall be the
11 same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No.
12 348 except that the development standards set forth in Section 8.101.b. and e. shall
13 be deleted and replaced, respectively, with each of the following:

14 b. Yards. Whenever a building is to be constructed on a lot in this zone, it shall
15 have a front yard, side yard and rear yard, each of which shall be not less than
16 25 feet. If more than one building is constructed on one lot, there shall be not
17 less than 25 feet separation between the buildings.

18 e. All buildings and structures shall not exceed 75 feet in height.

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

21 c. Planning Area 3.

22 (1) The uses permitted in Planning Area 3 of Specific Plan No. 343 shall be the same as
23 those permitted in Article IXa, Section 9.25 of Ordinance No. 348, except that those
24 permitted uses pursuant to Section 9.25.a.(1), (2), (3), and (8) shall not be permitted.
25 The permitted uses identified under Section 9.25.a. shall also include restaurants,
26 bars, spas, conference and meeting rooms.

27 (2) The development standards for Planning Area 3 of Specific Plan No. 343 shall be the
28 same as those standards identified in Article IXa, Section 9.26 of Ordinance No. 348

1 except that the development standards set forth in Section 9.26.b. and c. shall be
2 deleted and replaced, respectively, with each of the following:

3 b. If a lot adjoins a lot zoned C-T, C-1, C-P, C-P-S, M-SC, M-M, or M-H, there
4 is no side, front or rear yard requirement for buildings. Setbacks shall not
5 increase with building heights.

6 c. All building and structures shall not exceed 100 feet in height.

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

9 d. Planning Area 4.

10 (1) The uses permitted in Planning Area 4 of Specific Plan No. 343 shall be the same as
11 those permitted in Article VII, Section 7.1 of Ordinance No. 348, except that those
12 permitted uses pursuant to Section 7.1.a.(2), (3), (4), (10), (11), and (12); Section
13 7.1.b.(3), (5), (6), (7), and (9); and Section 7.1.c.(1) and (2) shall not be permitted.

14 (2) The development standards for Planning Area 4 of Specific Plan No. 343 shall be the
15 same as those standards identified in Article VII of Ordinance No. 348 except that
16 the development standards set forth in Section 7.2 and Section 7.10 shall be deleted
17 and replaced, respectively, with each of the following:

18 SECTION 7.2. Building Height Limit. Building height shall not exceed six stories,
19 with a maximum height of 75 feet.

20 SECTION 7.10. Area Per Dwelling Unit. Every main building hereafter erected or
21 structurally altered shall have a lot or building site area of not less than 1500 square
22 feet for each dwelling unit in such main building.

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

25 e. Planning Area 5.

26 (1) The uses permitted in Planning Area 5 of Specific Plan No. 343 shall be the same as
27 those permitted in Article IXa, Section 9.25 of Ordinance No. 348, except that those
28 permitted uses pursuant to Section 9.25.a.(1), (2), (3), and (8) shall not be permitted.

1 The permitted uses identified under Section 9.25.a. shall also include restaurants,
2 bars, spas, conference and meeting rooms.

3 (2) The development standards for Planning Area 5 of Specific Plan No. 343 shall be the
4 same as those standards identified in Article IXa, Section 9.26 of Ordinance No. 348
5 except that the development standards set forth in Section 9.26.b. and c. shall be
6 deleted and replaced, respectively, with each of the following:

7 b. If a lot adjoins a lot zoned C-T, C-1, C-P, C-P-S, M-SC, M-M, or M-H, there
8 is no side, front or rear yard requirement for buildings. Setbacks shall not
9 increase with building heights.

10 c. All building and structures shall not exceed 100 feet in height.

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

13 f. Planning Areas 6a and 6b.

14 (1) The uses permitted in Planning Areas 6a and 6b of Specific Plan No. 343 shall be the
15 same as those permitted in Article VII, Section 7.1 of Ordinance No. 348, except that
16 those permitted uses pursuant to Section 7.1.a.(2), (3), (4), (10), (11), and (12);
17 Section 7.1.b.(3), (5), (6), (7), and (9); and Section 7.1.c.(1) and (2) shall not be
18 permitted.

19 (2) The development standards for Planning Areas 6a and 6b of Specific Plan No. 343
20 shall be the same as those standards identified in Article VII of Ordinance No. 348
21 except that the development standards set forth in Section 7.2 and Section 7.10 shall
22 be deleted and replaced, respectively, with each of the following:

23 SECTION 7.2. Building Height Limit. Building height shall not exceed six stories,
24 with a maximum height of 75 feet.

25 SECTION 7.10. Area Per Dwelling Unit. Every main building hereafter erected or
26 structurally altered shall have a lot or building site area of not less than 1500 square
27 feet for each dwelling unit in such main building.

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

requirements identified in Article VII of Ordinance No. 348.

g. Planning Area 7.

(1) The uses permitted in Planning Area 7 of Specific Plan No. 343 shall be the same as those permitted in Article IX, Section 9.1 of Ordinance No. 348, except that those permitted uses pursuant to Section 9.1.a.(1), (3), (5), (7), (8), (14), (15), (17), (19), (29), (30), (33), (39), (42), (51), (54), (61), (64), (80), (84), (91), (92), (93), and (94); Section 9.1.b.(3), (4), (6), (7), (9), (10), (11), (12), (13), (16), (18), (19), and (20); and Section 9.1.c.(1), (2), (5), (6), (7), (8), (9), (10), (11), (12), (13), (14), (15), (16), (17), and (18) shall not be permitted but shall permit heliports. The permitted uses identified under Section 9.1.a. shall also include residences and offices above parking and primary retail level, with the first floor above parking dedicated exclusively to retail; and public fairs.

(2) The development standards for Planning Area 7 of Specific Plan No. 343 shall be the same as those standards identified in Article IX, Section 9.4 of Ordinance No. 348 except that the development standards set forth in Section 9.4.c. shall be deleted and replaced the following:

c. No building or structure shall exceed sixty (60') feet in height, unless a greater height structure is approved pursuant to Section 18.34 of this ordinance. In no event, however, shall a building or structure exceed seventy-five (75') feet in height, unless a variance is approved pursuant to Section 18.27 of this ordinance.

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

h. Planning Area 8.

(1) The uses permitted in Planning Area 8 of Specific Plan No. 343 shall be the same as those permitted in Article X, Section 10.1 of Ordinance No. 348, except that those permitted uses pursuant to Section 10.1.a.(1)a)1., (1)a)2., (1)a)3., (1)a)4., (1)a)5., (1)b)1., (1)b)2, (1)d)1., (1)d)2.a., (1)d)2.b, (1)d)5., (1)d)6., (1)d)7., (1)e)1., (1)e)2.,

1 (1)g)4., (1)g)10., (2)k), (2)n), (2)o), and (2)p); Section 10.1.b.(1) and (3); and Section
2 1.c. shall not be permitted.

3 (2) The development standards for Planning Area 8 of Specific Plan No. 343 shall be the
4 same as those standards identified in Article X, Section 10.4 of Ordinance No. 348
5 except that the development standards set forth in Section 10.4.a., d., e., f., g., and
6 m., shall be deleted and replaced, respectively, with each of the following:

7 a. The minimum lot size shall be 10,000 square feet with a minimum average
8 lot width of 100 feet.

9 d. A minimum 25 foot setback shall be required on any public street.

10 e. There are no sideyard setbacks.

11 f. There are no rear yard setbacks.

12 g. A minimum 25 foot setback shall be required on any boundary where the
13 industrial property abuts a residential or commercially zoned property.

14 m. All onsite signs shall be in conformance with the sign program the sign
15 program guidelines approved for Specific Plan No. 343, which are
16 incorporated herein by reference.

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

19 i. Planning Area 9.

20 (1) The uses permitted in Planning Area 9 of Specific Plan No. 343 shall be the same as
21 those permitted in Article IXd, Section 9.72 of Ordinance No. 348, except that those
22 permitted uses pursuant to Section 9.72.a.(10); and Section 9.72.b.(4) shall not be
23 permitted.

24 (2) The development standards for Planning Area 9 of Specific Plan No. 343 shall be the
25 same as those standards identified in Article IXd, Section 9.73 of Ordinance No. 348
26 except that the development standards set forth in Section 9.73.c., l., and m., shall be
27 deleted and replaced, respectively, with each of the following:

28 c. Height Requirements. Structures and buildings shall not exceed 50 feet

1 unless a height up to 75 feet is granted pursuant to Section 18.34 of Ordinance
2 No. 348.

3 l. All onsite signs shall be in conformance with the sign program
4 guidelines approved for Specific Plan No. 343, which are
5 incorporated herein by reference.

6 m. Access shall be allowed from residential streets.

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

9 j. Planning Area 10.

10 (1) The uses permitted in Planning Area 10 of Specific Plan No. 343 shall be the same
11 as those permitted in Article IXb, Section 9.50 of Ordinance No. 348, except that
12 those permitted uses pursuant to Section 9.50.a.(6), (14), (16), (18), (19), (30), (31),
13 (32), (37), (43), (52), (55), (59), (64), (83), (95), and (102); and Section 9.50.b.(1),
14 (2), (3), (5), (6), (7), (8), (9), (13), (14), (15), (16), (17), (18), and (19) shall not be
15 permitted. The permitted uses identified under Section 9.50.a. shall also include
16 public fairs and automobile rentals.

17 (2) The development standards for Planning Area 10 of Specific Plan No. 343 shall be
18 the same as those standards identified in Article IXb, Section 9.53 of Ordinance No.
19 348.

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

22 k. Planning Area 11.

23 (1) The uses permitted in Planning Area 11 of Specific Plan No. 343 shall be the same
24 as those permitted in Article IX, Section 9.1 of Ordinance No. 348, except that those
25 permitted uses pursuant to Section 9.1.a.(1), (2), (3), (4), (5), (7), (8), (9), (11), (12),
26 (14), (15), (16), (17), (18), (19), (22), (23), (25), (26), (27), (28), (29), (30), (31),
27 (32), (33), (35), (36), (37), (39), (40), (41), (42), (43), (44), (45), (46), (47), (48),
28 (49), (50), (51), (52), (53), (54), (55), (56), (57), (59), (60), (61), (62), (63), (64),

1 (65), (66), (67), (69), (72), (73), (74), (77), (78), (79), (80), (81), (82), (84), (85),
2 (86), (87), (88), (89), (90), (91), (92), (93), (94), (95), (96) and (97); Section 9.1.b.(1),
3 (2), (3), (4), (5), (6), (7), (8), (9), (10), (11), (12), (13), and (16); and Section 9.1.d(1),
4 (2), (3), (4), (5), (6), (7), (9), (10), (11), (12), (13), (14), (15), (17), (18), (19) and
5 (20) shall not be permitted. In addition, uses permitted in Section 9.1.a. shall also
6 include onsite digital signs.

7 (2) The development standards for Planning Area 11 of Specific Plan No. 343 shall be
8 the same as those standards identified in Article IX, Section 9.4 of Ordinance No.
9 348 except that the development standards set forth in Section 9.4.c. shall be deleted
10 and replaced with the following:

11 c. No building or structure shall exceed seventy (70') feet in height, unless a
12 greater height structure is approved pursuant to Section 18.34 of this
13 ordinance. In no event, however, shall a building or structure exceed seventy-
14 five (75') feet in height, unless a variance is approved pursuant to Section
15 18.27 of this ordinance.

16 In addition, the following standards shall also apply:

17 AA. Onsite signs in Planning Area 11 of Specific Plan No. 343 shall be processed
18 in compliance with those provisions and standards identified in Article XIX
19 of Ordinance No. 348 and the sign program guidelines approved for Specific
20 Plan No. 343, which are incorporated herein by reference. If there is an
21 inconsistency between Article XIX and the sign program guidelines, the sign
22 program guidelines shall control.

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

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

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

By: Karen S. Spiegel

KAREN SPIEGEL

Chair, Board of Supervisors

ATTEST:
Clerk of the Board

By: Priscilla Kasso
Deputy

(SEAL)

APPROVED AS TO FORM:

Date: June 21, 2021

By: Michelle Clack
MICHELLE CLACK
Chief Deputy County Counsel

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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 29, 2021, the foregoing ordinance consisting of 3 Sections was adopted by the following vote:

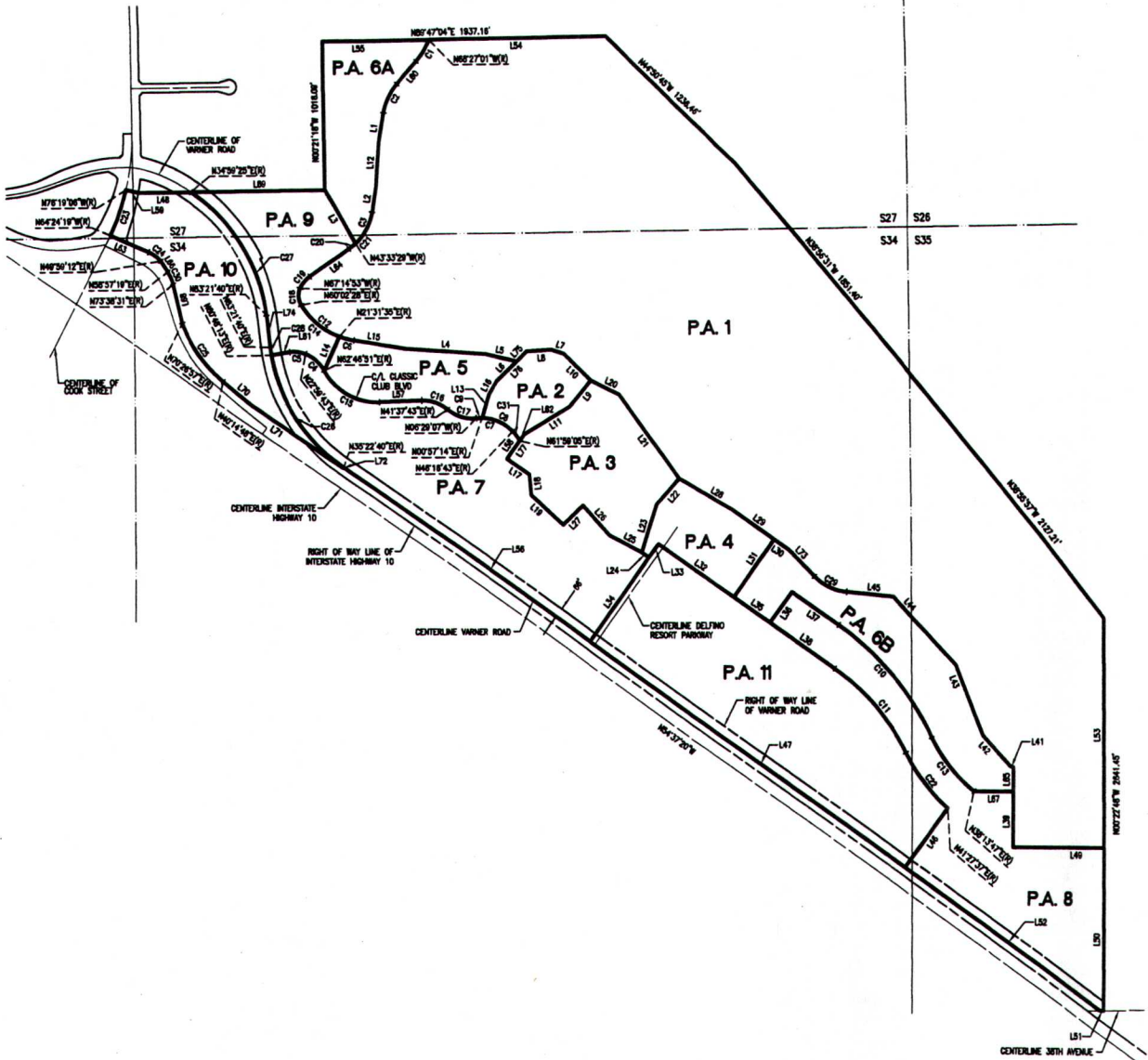
AYES: Jeffries, Spiegel, Washington, Perez and Hewitt
NAYS: None
ABSENT: None

DATE: June 29, 2021

KECIA R. HARPER
Clerk of the Board

BY: 
Deputy

SEAL

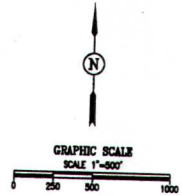


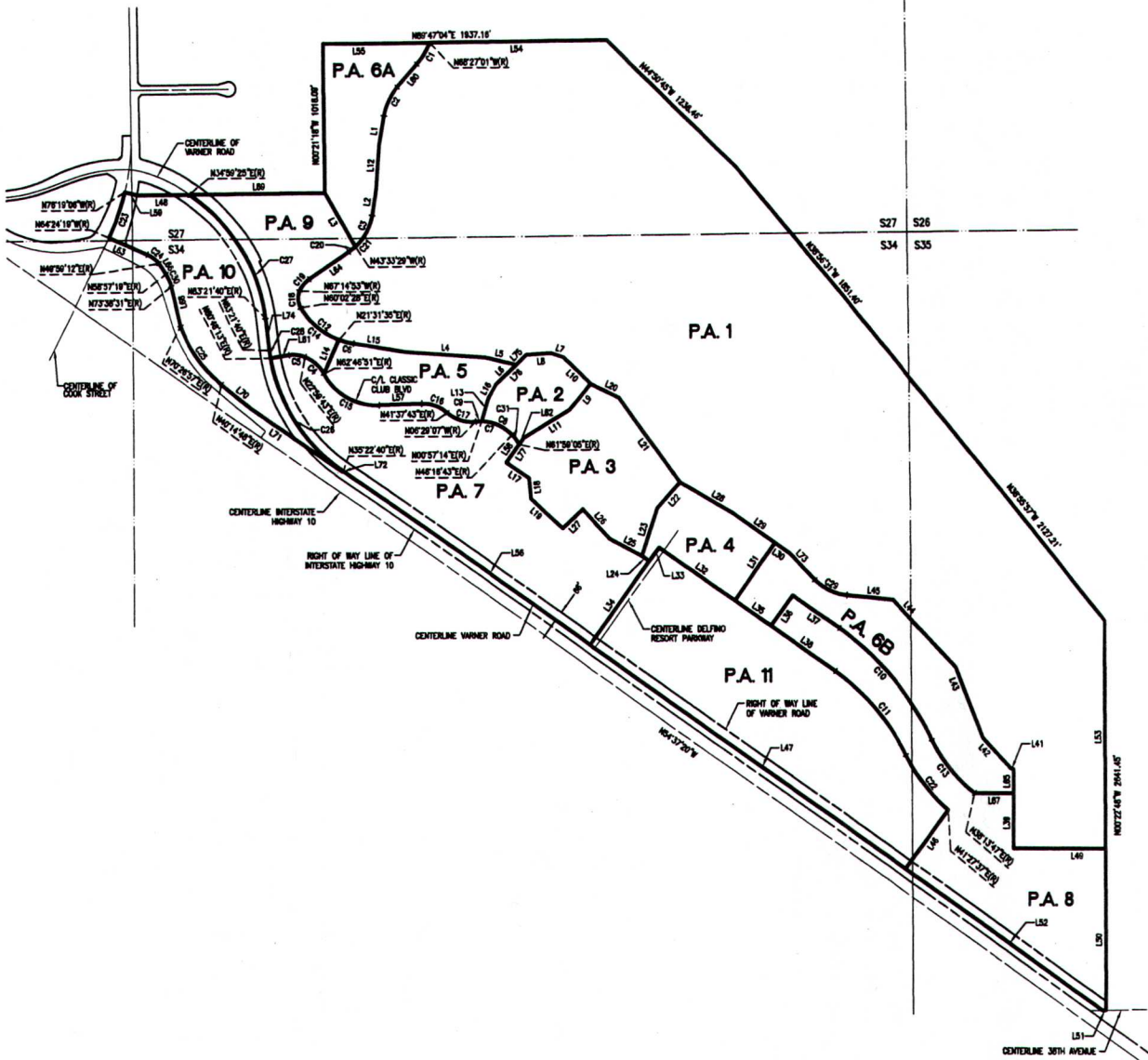
SP ZONE SPECIFIC PLAN (SP343 A2)

MAP NO. 40.051
 CHANGE OF OFFICIAL ZONING PLAN
**THOUSAND PALMS
 DISTRICT**

CHANGE OF ZONE CASE NO. CZ2000025
 AMENDING ORDINANCE NO. 348
 ADOPTED BY ORDINANCE NO. 348.4959
 (DATE): _____
 RIVERSIDE COUNTY BOARD OF SUPERVISORS

APN: 695100001 THROUGH 015 & 017





SP ZONE

SPECIFIC PLAN (SP343 A2)

MAP NO. 40.051
 CHANGE OF OFFICIAL ZONING PLAN
**THOUSAND PALMS
 DISTRICT**

CHANGE OF ZONE CASE NO. CZ2000025
 AMENDING ORDINANCE NO. 348
 ADOPTED BY ORDINANCE NO.348.4959
 (DATE): _____

RIVERSIDE COUNTY BOARD OF SUPERVISORS

