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ORDINANCE NO. 348.3323

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 17.39 of Ordinance No. 348 is
amended in its entirety to read as follows:

SECTION 17.39 SP ZONE REQUIREMENTS AND STANDARDS FOR
SPECIFIC PLAN NO. 140W.

a. Planning Area 1.

(1) The uses permitted in Planning Area 1 of
Specific Plan No. 140W shall be the same as those uses
permitted in Article VI, Section 6.1 of Ordinance No.
348.

(2) The development standards for Planning Area 1
of Specific Plan No. 140W shall be the same as those
standards identified in Article VI, Section 6.2 of
Ordinance No. 348 except that Section 6.2.b. shall be
deleted and replaced by the following:

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

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

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1 identified in Article VI of Ordinance No. 348.

2 b. Planning Area 2.

3 (1) The uses permitted in Planning Area 2 of
4 Specific Plan No. 140W shall be the same as those uses
5 permitted in Article VI, Section 6.1 of Ordinance No.
6 348.

7 (2) The development standards for Planning Area 2
8 of Specific Plan No. 140W shall be the same as those
9 standards identified in Article VI, Section 6.2 of
10 Ordinance No. 348 except that Section 6.2.b. shall be
11 deleted and replaced by the following:

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

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

20 c. Planning Area 3.

21 (1) The uses permitted in Planning Area 3 of
22 Specific Plan No. 140W shall be the same as those uses
23 permitted in Article VI, Section 6.1 of Ordinance No.
24 348.

25 (2) The development standards for Planning Area 3
26 of Specific Plan No. 140W shall be the same as those
27 standards identified in Article VI, Section 6.2 of
28 Ordinance No. 348.

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

4 d. Planning Area 4.

5 (1) The uses permitted in Planning Area 4 of
6 Specific Plan No. 140W shall be the same as those uses
7 permitted in Article VI, Section 6.1 of Ordinance No.
8 348.

9 (2) The development standards for Planning Area 4
10 of Specific Plan No. 140W shall be the same as those
11 standards identified in Article VI, Section 6.2 of
12 Ordinance No. 348.

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

16 e. Planning Area 5.

17 (1) The uses permitted in Planning Area 5 of
18 Specific Plan No. 140W shall be the same as those uses
19 permitted in Article VIIIE, Section 8.100 of Ordinance
20 No. 348. In addition, the permitted uses identified
21 under Section 8.100.a. shall also include public
22 schools, public parks and public playgrounds.

23 (2) The development standards for Planning Area 5
24 of Specific Plan No. 140W 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 f. Planning Area 6.

3 (1) The uses permitted in Planning Area 6 of
4 Specific Plan No. 140W shall be the same as those uses
5 permitted in Article VIIIe, Section 8.100 of Ordinance
6 No. 348. In addition the permitted uses identified
7 under Section 8.100.a. shall also include public parks
8 and undeveloped open space.

9 (2) The development standards for Planning Area 6
10 of Specific Plan No. 140W shall be the same as those
11 standards identified in Article VIIIe, Section 8.101 of
12 Ordinance No. 348.

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

16 g. Planning Area 7.

17 (1) The uses permitted in Planning Area 7 of
18 Specific Plan No. 140W shall be the same as those uses
19 permitted in Article IXb, Section 9.50 of Ordinance No.
20 348, except that the uses permitted pursuant to Section
21 9.50.a.(5), (13), (16), (23), (30), and (64) shall not
22 be permitted.

23 (2) The development standards for Planning Area 7
24 of Specific Plan No. 140W shall be the same as those
25 standards identified in Article IXb, Section 9.53 of
26 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 IXb of Ordinance No. 348.

Section 2. This ordinance shall take effect 30 days
after its adoption.

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

By *[Signature]*
Chairman, Board of Supervisors

ATTEST:

GERALD A. MALONEY
Clerk of the Board
By *[Signature]*
Deputy

(SEAL)

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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 July 9, 19 91, the foregoing ordinance consisting of Two sections was adopted by said Board by the following vote:

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

Dated: 7/9/91

GERALD A. MALONEY
Clerk of the Board

(Seal)

By: *Thomasine D'Alida*, Deputy

#3.1c