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ORDINANCE NO. 348.3829

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 4.38 of Ordinance No. 348, and Prado-Mira Loma Zoning Plan Map No. 38.043, as amended, are further amended by placing in effect in the zone or zones as shown on the map entitled "Change of Official Zoning Plan, Prado-Mira Loma District, Map No. 38.043, Change of Zone Case No. 6326," which map is made a part of this ordinance.

Section 2. Section 17.79 of Ordinance No. 348 is hereby amended to read as follows:

Section 17.79 SP ZONE REQUIREMENTS AND STANDARDS FOR SPECIFIC PLAN NO. 300.

a. Planning Area 1.

(1) The uses permitted in Planning Area 1 of Specific Plan No. 300 shall be the same as those uses permitted in Article IX, Section 9.1 of Ordinance No. 348, except that uses permitted pursuant to Section 9.1.a.(1), (5), (6), (8), (17), (22), (23), (25), (29), (30), (33), (35), (43), (49), (50), (51), (59), (61), (68), (69), (80), (83), (84), (91), (93), (94), (95), and (96); b.(1), (3), (4), (7), (8), (10), (11a), (11c), (12), (18), (19), and (20); and d.(2), (3), (4), (6), (7), (9), (10), (11), (12), (13), (14), (15), and (16) shall not be permitted. In addition, the permitted uses identified under Section 9.1.d. shall include day care centers, convenience stores with or without the sale of motor vehicle fuel, gasoline service stations with or without the concurrent sale of beer and wine for off-premises consumption, and liquid petroleum service stations with or without the concurrent sale of beer and wine for off-premises consumption, provided the total capacity of all tanks shall

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1 not exceed 10,000 gallons.

2 (2) The development standards for Planning Area 1 of Specific Plan No. 300
3 shall be the same as those standards identified in Article IX, Section 9.4 of Ordinance No.
4 348, except that the development standards set forth in Article IX, Section 9.4.e. shall be
5 deleted and replaced by the following:

6 A. All roof mounted mechanical equipment shall be screened from view.

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

9 b. Planning Area 2

10 (1) The uses permitted in Planning Area 2 of Specific Plan No. 300 shall be the
11 same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that
12 the uses permitted pursuant to Section 6.1.a.(3) and (4) b.(2) and d. shall not be permitted.
13 In addition, the permitted uses identified under Section 6.1.b. shall include congregate care
14 residential facilities developed in accordance with the standards and provisions set forth
15 in Article XIXe of Ordinance No. 348, temporary real estate tract offices located within
16 a subdivision to be used during the original sale of subdivisions within Specific Plan No.
17 300, schools, public parks, public playgrounds including playground equipment and
18 facilities, sports fields, private recreation areas and facilities, and open space. In
19 addition, the permitted uses identified under Section 6.1.c. shall include day care centers,
20 churches and golf courses and country clubs.

21 (2) The development standards for Planning Area 2 of Specific Plan No. 300
22 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No.
23 348, except that the development standards set forth in Article VI, Section 6.2.b. and c.
24 shall be deleted and replaced by the following:

25 A. Lot area shall be not less than six thousand (6,000) square feet. The
26 minimum lot area shall be determined by excluding that portion of a lot that is used
27 solely for access to the portion of a lot used as a building site.

28 B. The minimum average width of that portion of a lot to be used as

1 a building site shall be fifty feet (50') with a minimum average depth of eighty-five
2 feet (85'). "Flag" lots shall not be permitted.

3 In addition, the following development standard shall also apply:

4 AA. In no case shall more than fifty percent (50%) of any lot be covered
5 by buildings or structures.

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

8 c. Planning Areas 3 and 8

9 (1) The uses permitted in Planning Areas 3 and 8 of Specific Plan No. 300 shall
10 be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348,
11 except that the uses permitted pursuant to Section 6.1.a.(3) and (4) b.(2) and d. shall not
12 be permitted. In addition, the permitted uses identified under Section 6.1.b. shall include
13 congregate care residential facilities developed in accordance with the standards and
14 provisions set forth in Article XIXe of Ordinance No. 348, temporary real estate offices
15 located within a subdivision to be used during the original sale of subdivisions within
16 Specific Plan No. 300, sports fields, schools, public parks, public playgrounds including
17 playground equipment and facilities, private recreation areas and facilities, and open space.
18 In addition, the permitted uses identified under Section 6.1.c. shall include day care
19 centers, churches and golf courses and country clubs.

20 (b) The development standards for Planning Areas 3 and 8 of Specific Plan No.
21 300 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance
22 No. 348, except that the development standards set forth in Article VI, Section 6.2.a., b.,
23 c., and d., shall be deleted and replaced by the following:

24 A. Building height shall not exceed two (2) stories, with a maximum
25 height of thirty feet (30').

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

1 C. The minimum average width of that portion of a lot to be used as
2 a building site shall be fifty feet (50') with a minimum average depth of eighty-five
3 feet (85'). "Flag" lots shall not be permitted.

4 D. The minimum frontage of a lot shall be fifty feet (50'), except that
5 lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-
6 five feet (35'). Lot frontage along curvilinear streets may be measured at the
7 building setback in accordance with zone development standards.

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

10 d. Planning Area 4

11 (1) The uses permitted in Planning Area 4 of Specific Plan No. 300 shall be the
12 same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that
13 uses permitted pursuant to Section 6.1.a.(3) and (4), b(2) and d. shall not be permitted.
14 In addition, the permitted uses identified under Section 6.1.b. shall include congregate care
15 residential facilities developed in accordance with the standards and provisions set forth
16 in Article XIXe of Ordinance No. 348, temporary real estate tract offices located within
17 a subdivision to be used during the original sale of subdivisions within Specific Plan No.
18 300, schools, public parks, public playgrounds including playground equipment and
19 facilities, sports fields, private recreation areas and facilities, and open space. In
20 addition, the permitted uses identified under Section 6.1.c. shall include day care centers,
21 churches and golf courses and country clubs.

22 (b) The development standards for Planning Area 4 of Specific Plan No. 300
23 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No.
24 348, except that the development standards set forth in Article VI, Section 6.2.a., b., c.,
25 and d., shall be deleted and replaced by the following:

26 A. Building height shall not exceed two (2) stories, with a maximum
27 height of thirty feet (30').

28 B. Lot area shall be not less than five thousand five hundred (5,500)

1 square feet. The minimum lot area shall be determined by excluding that portion
2 of a lot that is used solely for access to the portion of a lot used as a building site.

3 C. The minimum average width of that portion of a lot to be used as
4 a building site shall be fifty feet (50') with a minimum average depth of eighty-five
5 feet (85'). "Flag" lots shall not be permitted.

6 D. The minimum frontage of a lot shall be fifty feet (50'), except that
7 lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-
8 five feet (35'). Lot frontage along curvilinear streets may be measured at the
9 building setback in accordance with zone development standards.

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

12 e. Planning Areas 5, 13A, 13B, 17B and 18B

13 (1) The uses permitted in Planning Areas 5, 13A, 13B, 17B and 18B of Specific
14 Plan No. 300 shall be the same as those uses permitted pursuant to Article VIIIe, Section
15 8.100 of Ordinance No. 348, except that the uses permitted pursuant to Section
16 8.100.a.(1) and (2) and b.(1) shall not be permitted. In addition, the permitted uses
17 identified under Section 8.100.a. shall include public parks, public playgrounds and open
18 space.

19 (2) The development standards for Planning Areas 5, 13A, 13B, 17B and 18B
20 of Specific Plan No. 300 shall be the same as those standards identified in Article VIIIe,
21 Section 8.101 of Ordinance No. 348.

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

24 f. Planning Area 6

25 (1) The uses permitted in Planning Area 6 of Specific Plan No. 300 shall be the
26 same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that
27 the uses permitted pursuant to Section 6.1.a.(3) and (4) and d. shall not be permitted. In
28 addition, the permitted uses identified under Section 6.1.a. shall also include public

1 schools.

2 (2) The development standards for Planning Area 6 of Specific Plan No. 300
3 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No.
4 348, except that the development standards set forth in Article VI, Section 6.2.a., b., c.
5 and d. shall be deleted and replaced by the following:

6 A. Building height shall not exceed two (2) stories, with a maximum
7 height of thirty feet (30').

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

11 C. The minimum average width of that portion of a lot to be used as
12 a building site shall be fifty feet (50') with a minimum average depth of eighty-five
13 feet (85'). "Flag" lots shall not be permitted.

14 D. The minimum frontage of a lot shall be fifty feet (50'), except that
15 lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-
16 five feet (35'). Lot frontage along curvilinear streets may be measured at the
17 building set back in accordance with zone development standards.

18 g: Planning Areas 7 and 12

19 (1) The uses permitted in Planning Areas 7 and 12 of Specific Plan No. 300
20 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348,
21 except that uses permitted pursuant to Section 6.1.a.(3) and (4), and d. shall not be
22 permitted.

23 (2) The development standards for Planning Areas 7 and 12 of Specific Plan
24 No. 300 shall be the same as those standards identified in Article VI, Section 6.2 of
25 Ordinance No. 348, except that the development standards set forth in Article VI, Section
26 6.2.a., b., c., and d., shall be deleted and replaced by the following:

27 A. Building height shall not exceed two (2) stories, with a maximum
28 height of thirty feet (30').

1 B. Lot area shall be not less than six thousand five hundred (6,500)
2 square feet. The minimum lot area shall be determined by excluding that portion
3 of a lot that is used solely for access to the portion of a lot used as a building site.

4 C. The minimum average width of that portion of a lot to be used as
5 a building site shall be fifty feet (50') with a minimum average depth of eighty-five
6 feet (85'). "Flag" lots shall not be permitted.

7 D. The minimum frontage of a lot shall be fifty feet (50'), except that
8 lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-
9 five feet (35'). Lot frontage along curvilinear streets may be measured at the
10 building setback in accordance with zone development standards.

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

13 h. Planning Area 11

14 (1) The uses permitted in Planning Area 11 of Specific Plan No. 300 shall be
15 the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except
16 that uses permitted pursuant to Section 6.1.a.(3) and (4), and d. shall not be permitted.

17 (2) The development standards for Planning Area 11 of Specific Plan No. 300
18 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No.
19 348, except that the development standards set forth in Article VI, Section 6.2.a., c., and
20 d., shall be deleted and replaced by the following:

21 A. Building height shall not exceed two (2) stories, with a maximum
22 height of thirty feet (30').

23 B. The minimum average width of that portion of a lot to be used as
24 a building site shall be fifty feet (50') with a minimum average depth of eighty-five
25 feet (85'). "Flag" lots shall not be permitted.

26 C. The minimum frontage of a lot shall be fifty feet (50'), except that
27 lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-
28 five feet (35'). Lot frontage along curvilinear streets may be measured at the

1 building setback in accordance with zone development standards.

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

4 i. Planning Area 15.

5 (1) The uses permitted in Planning Area 15 of Specific Plan No. 300 shall be
6 the same as those uses permitted in Article VIIIId, Section 8.91 of Ordinance No. 348,
7 except that the uses permitted pursuant to Section 8.91.b., d. and g(1) shall not be
8 permitted. In addition, the permitted uses identified under Section 8.91.c. shall include
9 home occupations and open space; the permitted uses identified under Section 8.91.f.
10 shall include schools and day care centers; and the permitted uses identified under Section
11 8.91.g. shall include congregate care residential facilities developed in accordance with the
12 standards and provisions set forth in Article XIXE of Ordinance No. 348 and temporary
13 real estate offices located within a subdivision to be used during the original sale of
14 subdivisions within Specific Plan No. 300.

15 (2) The development standards for Planning Area 15 of Specific Plan No. 300
16 shall be the same as those standards identified in Article VIIIId, Sections 8.93, 8.94 and
17 8.95 of Ordinance No. 348, except that the development standards set forth in Article
18 VIIIId, Section 8.93.a. and c. shall be deleted and replaced by the following:

19 A. The minimum overall area for each dwelling unit, exclusive of the
20 area used for commercial purposes and area set aside for street rights of way, but
21 including recreation and service areas shall be six thousand (6,000) square feet.
22 Recreation and service areas for Planning Area 15 may include Planning Areas 17B
23 and 18B of Specific Plan No. 300.

24 B. All buildings and structures shall not exceed forty feet (40') in
25 height, unless a height up to seventy-five feet (75') is specifically permitted under
26 the provisions of Section 18.34 of this ordinance.

27 In addition, the following standards shall also apply:

28 AA. "Flag" lots shall not be permitted.

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BB. A minimum of twenty-five percent (25%) of the dwelling units shall be single story dwelling units.

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

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

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

By Robert A. Buster
Chairman, Board of Supervisors
ROBERT A. BUSTER

ATTEST: 4/21/98
GERALD A. MALONEY
Clerk of the Board

By Margie Rozema
Deputy

(SEAL)

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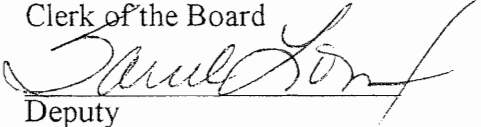
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STATE OF CALIFORNIA)
)
COUNTY OF RIVERSIDE) ss.

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county held on April 21, 1998, the foregoing ordinance consisting of 3 sections was adopted by the following vote:

- AYES: Buster, Venable and Mullen
- NOES: None
- ABSENT: Tavaglione and Wilson

DATE: April 21, 1998

GERALD A. MALONEY
Clerk of the Board
BY: 
Deputy