

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



1-1

On motion of Supervisor Jeffries, seconded by Supervisor Washington and duly carried by unanimous vote, IT WAS ORDERED, FOUND AND DETERMINED that the following ordinances were duly published:

<u>ORDINANCE</u>	<u>DATE</u>	<u>NEWSPAPER</u>
No. 348.4856	August 3, 2017	The Press-Enterprise

Roll Call:

Ayes: Jeffries, Tavaglione, Washington, Perez and Ashley  
Nays: None  
Absent: None

I hereby certify that the foregoing is a full, true and correct copy of an order made and entered on December 5, 2017 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors  
Dated: December 5, 2017  
Kecia Harper-Ihem, Clerk of the Board of Supervisors, in and  
for the County of Riverside, State of California.

(seal)

BY:  Deputy

AGENDA NO.

1-1

ATTACHMENTS FILED WITH  
THE CLERK OF THE BOARD

# THE PRESS-ENTERPRISE

1825 Chicago Ave, Suite 100  
Riverside, CA 92507  
951-684-1200  
951-368-9018 FAX

## PROOF OF PUBLICATION (2010, 2015.5 C.C.P)

Publication(s): The Press-Enterprise

### PROOF OF PUBLICATION OF

Ad Desc.: Adoption of Ord. No. 348.4856 /

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper in general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

08/03/2017

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Date: August 03, 2017  
At: Riverside, California

Legal Advertising Representative, The Press-Enterprise

BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE  
PO BOX 1147  
RIVERSIDE, CA 92502

Ad Number: 0010989523-01

P.O. Number:

Ad Copy:

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

## ORDINANCE NO. 348.4856 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 18.50 of Article XVIII of Ordinance No. 348 is amended to read as follows:

### "SECTION 18.50

#### A. INTENT.

The Board of Supervisors has enacted the following provisions to establish minimum development standards for the placement of metal shipping containers within the unincorporated areas of Riverside County. These standards are designed to enhance the aesthetic appearance of the community, preserve property values and protect health, safety and welfare.

#### B. PERMITTED ZONING AND DEVELOPMENT STANDARDS.

Placement of metal shipping containers shall be subject to the following limitations:

1. Metal shipping containers shall not be allowed as a principal use in any zone.
  2. Metal shipping containers shall be an accessory use for storage and shall not be used for habitable space.
  3. Except as otherwise provided, metal shipping containers shall be allowed in all zones on a temporary basis during construction, grading operations or agricultural operations when utilized solely for the storage of supplies and equipment that are used for the construction, grading or agricultural operations on that site.
  4. In commercial and industrial zones, placement of metal shipping containers as an accessory use is permitted provided a plot plan has been approved pursuant to the provisions of Section 18.30 of this ordinance or the placement of metal shipping containers has been approved as part of an approved plot plan, conditional use permit or public use permit.
  5. Except as otherwise provided in subsections B.2, B.3 and B.5. of section 18.50, the placement of metal shipping containers shall be allowed in all zones as an accessory use subject to the following development standards:
    - a. No more than one metal shipping container is allowed on lots 1 gross acre or greater but less than 2 gross acres.
    - b. No more than two metal shipping containers are allowed on lots 2 gross acres or greater but less than 5 gross acres.
    - c. No more than three metal shipping containers are allowed on lots 5 gross acres or greater but less than 10 gross acres.
    - d. No more than five metal shipping containers are allowed on lots 10 gross acres or greater.
    - e. The size of a metal shipping container shall not exceed 40-feet (length) by 10-feet (width) by 10-feet (height) and the storage area shall not exceed four hundred square feet (400').
    - f. No metal shipping container shall be placed on the top of another metal shipping container.
    - g. A principal building, dwelling unit or agricultural operation shall be located on the lot.
    - h. Placement shall be to the rear of the principal building or dwelling unit on the rear half of the lot.
    - i. Metal shipping containers shall be painted a neutral earth-tone color or a color consistent with the principal building or dwelling unit.
    - j. The minimum side and rear setback shall be 25 feet for lots 1 gross acre or greater but less than 2 gross acres.
    - k. The minimum side and rear setback shall be 50 feet for lots 2 gross acres or greater.
    - l. Metal shipping containers located on lots less than 5 gross acres shall be fully screened by an opaque fence or fast growing landscaping.
    - m. Metal shipping containers shall not be located within an area that includes sensitive habitat, biological resources or historical resources.
  6. The quantity of metal shipping containers may exceed the amount set forth in subsection B.4. of section 18.50 provided a plot plan has been approved pursuant to the provisions of Section 18.30 of this ordinance or the placement of metal shipping containers has been approved as part of an approved plot plan, conditional use permit or public use permit.
- C. EXCEPTION. The provisions of this section shall not apply in the A-2, A-P or A-D zones or to lots 10 gross acres or greater located in the A-1 zone, and the placement of metal shipping containers shall be permitted in these zones and on these lots in the A-1 zone."

Section 2. If any provision, clause, sentence or paragraph of this ordinance or the application thereof to any person or circumstances shall be held invalid, such invalidity shall not affect the other provisions of this ordinance which can be given effect without the invalid provision or application, and to this end, the provisions of this ordinance are hereby declared to be severable.

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

John F. Tavaglione, Chairman of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on July 25, 2017, the foregoing Ordinance consisting of three (3) sections was adopted by said Board by the following vote:

AYES: Jeffries, Tavaglione, Washington, Perez and Ashley  
NAYS: None  
ABSENT: None

Kecia Harper-Ihem, Clerk of the Board  
By: Cecilia Gil, Board Assistant

RECEIVED RIVERSIDE COUNTY  
CLERK/BOARD OF SUPERVISORS  
2017 AUG - 8 AM 11:22