

## Chapter 19.148

## ORANGECREST SPECIFIC PLAN ZONE (OSP)

- 19.148.010 Purpose.**
- 19.148.020 Permitted Land Uses**
- 19.148.030 Development Standards**
- 19.148.040 Interpretations**
- 19.148.050 Design Review**

**19.148.010 Purpose.**

- A. The Orangecrest Specific Plan (OSP) Zone is established to create a diverse area where people live, shop and enjoy recreational facilities.
- B. The Orangecrest Specific Plan Zone allows a broad range of residential uses with office and retail uses spaced throughout. The Orangecrest Specific Plan, as adopted by the City Council on December 3, 1985 and as may be amended from time to time, sets forth the land use regulations and development standards applicable to all properties within the Orangecrest Specific Plan Zone. Where any conflict exists between the regulations and standards contained in the Orangecrest Specific Plan and provisions of this Zoning Code, the more restrictive regulations or standards shall apply.
- C. As specified in the Orangecrest Specific Plan, the Zone is divided into subdistricts, each with varying uses and development standards. (Ord. 7331 §11, 2016; Ord. 6966 §1, 2007)

**19.148.020 Permitted Land Uses.**

All permitted and conditionally permitted uses for each subdistrict are listed in the adopted Orangecrest Specific Plan. Any use which is prohibited by state and/or federal law is also strictly prohibited. (Ord. 7331 §11, 2016; Ord. 7064 §8, 2010; Ord. 6966 §1, 2007)

**19.148.030 Development Standards.**

Site development standards required for each subdistrict are set forth in the adopted Orangecrest Specific Plan. (Ord. 7331 §11, 2016; Ord. 6966 §1, 2007)

**19.148.040 Interpretations.**

Any standard or regulation not specifically covered by the Orangecrest Specific Plan shall be subject to the provisions of this Zoning Code and the Riverside Municipal Code. Interpretations may be made by the Community & Economic Development Director or his/her designee or referred to the Planning Commission if not specifically covered in the City's existing regulations pursuant to the procedures set forth in Chapter 19.060 (Interpretation of Code). (Ord. 7331 §11, 2016; Ord. 6966 §1, 2007)

**19.148.050 Design Review.**

Design guidelines for each subdistrict and general design guidelines that apply to all subdistricts are set forth in the adopted Orangecrest Specific Plan. Any new building, structure, sign, or exterior alteration of an existing building, structure, or sign shall require design review approval as required by the adopted Orangecrest Specific Plan. (Ord. 7331 §11, 2016; Ord. 6966 §1, 2007)