

ORDINANCE NO. 449.238  
AN ORDINANCE OF THE COUNTY OF RIVERSIDE  
EXTENDING INTERIM ZONING RELATING TO  
THE REGULATION OF GUEST DWELLINGS

The Board of Supervisors of the County of Riverside ordains as follows:

Section 1. Notwithstanding any provision of County law to the contrary, Ordinance No. 449.237 is hereby extended for twenty-one (21) months and seventeen (17) days from the date of its expiration, during which time no land use permit shall be approved or issued for guest dwelling applications within Riverside County.

Section 2. This ordinance shall apply to applications for guest dwellings that were filed, but not finally approved, prior to the effective date of Ordinance No. 449.236, excepting therefrom applications that were filed prior to the effective date of said ordinance when the property described in the application is at least one acre in size.

Section 3. Pursuant to Section 65858 of the Government Code and Section 20.4 of Ordinance No. 348, this ordinance is hereby declared to be an urgency measure and shall take effect upon its adoption. It shall be of no further force or effect twenty-one (21) months and seventeen (17) days from the date of expiration of Ordinance No. 449.237. In adopting this ordinance, the Board finds that there is a current and immediate threat to public health, safety and welfare because such land use applications have recently increased significantly in all districts of the County, resulting in increased population density and rendering an unprecedented burden on infrastructure in numerous locations. As such, the Board also finds that these land use permits may be in conflict with a contemplated zoning proposal which is currently being considered and studied by the Riverside County Planning Department which will assure the proper application of the guest dwelling zoning provision within all General Plan land use designations. This proposal would require any guest dwelling be proportionate in size to the main structure, would limit each lot to either one guest dwelling or one second unit permit, and require possible deed restrictions.

Section 4. In adopting this ordinance, the Board reports that measures will be taken to alleviate the condition which shall include, but not be limited to, the study and formulation of an amendment to Ordinance No. 348 which will provide the appropriate use of the guest dwelling provision as per the vision of the Riverside County General Plan.

Section 5. At least ten (10) days prior to the expiration of this ordinance, the Planning Director shall make a written report to the Board describing therein all measures taken to alleviate the condition which led to the adoption of this ordinance.

**Adopted:** 449.236 Item 3.129 of 07/29/2008 (Eff: Immediately)

**Amended:** 449.237 Item 16.8 of 09/02/2008 (Eff: Immediately)  
449.238 Item 16.5 of 09/30/2008 (Eff: Immediately)