

Proposition R

TAXPAYERS' INITIATIVE ORDINANCE TO REDUCE COSTLY URBAN SPRAWL BY PRESERVING RIVERSIDE'S CITRUS AND AGRICULTURAL LANDS, ITS UNIQUE HILLS, ARROYOS, AND VICTORIA AVENUE

THE PEOPLE OF THE CITY OF RIVERSIDE, STATE OF CALIFORNIA, DO ORDAIN AS FOLLOWS:

Section 1. The people of the City of Riverside find that the City's present general plan and growth policies permit disorderly development and have caused conditions harmful to the public health, safety and general welfare. The City's plans and policies reduce the availability of public funds to maintain essential public services for present and future City residents. Tax dollars are being diverted to extend costly new services to outlying subdivisions. Overcrowding of schools, reduced police and fire protection, flood hazards, insufficient sewage treatment capacity, heavy traffic, air pollution, energy waste, deterioration of older neighborhoods, and increased utility and service fees are the result.

These plans and policies also destroy the city's remaining citrus groves, agricultural land, natural resources, and historic Victoria Avenue. Our hills, ridgelines, arroyos, and watersheds are being bulldozed. All these are priceless and irreplaceable civic amenities which enhance the quality of life and which we wish to preserve for ourselves and future generations.

Section 2. The people hereby declare that the foregoing conditions can be avoided or alleviated by the adoption and implementation of this Ordinance.

Section 3. Except as stated herein, the Residential Agricultural (RA) Zone, as set forth in the Riverside Municipal Code on May 15, 1979, is hereby applied to:

- a. all property lying in the Riverside Arlington Heights Greenbelt within the area enclosed by a line beginning on the centerline of Washington Street 712 feet northwesterly of its intersection with the centerline of Victoria Avenue, then proceeding southwesterly parallel to and 712 feet northwesterly of the centerline of Victoria Avenue to the centerline of Harrison Street, along the centerline of Harrison Street northwesterly to the southeasterly property line of the Riverside Canal, along the property line of the Riverside Canal southwesterly to the City Limits, along the City Limits in a generally easterly direction to the centerline of Washington Street, then northerly along the centerline of Washington Street to the point of beginning.
- b. all property zoned Residential Agricultural on May 15, 1979, lying in the Arlanza-La Sierra area of Riverside within the area enclosed by a line beginning on the centerline of Tyler Street at its intersection with the centerline of Arlington Avenue, then proceeding northerly along the centerline of Tyler Street to its connection with the

northwesterly line of the old Ohio Avenue (vacated) right-of-way, then proceeding northeasterly along the northwesterly line of the old Ohio Avenue (vacated) right-of-way to the City Limits, then westerly and southerly along the City Limits to the centerline of Arlington Avenue, then easterly along the centerline of Arlington Avenue to the point of beginning.

The text of the RZ Zone as of May 15, 1979, shall be the zone text to be applied to the property described herein, except that one single family dwelling shall be permitted per lot and the minimum area of each such lot shall be five acres. The uses permitted in the RA Zone as of May 15, 1979, shall be the uses allowable, except that those uses defined in Paragraphs 6 and 12 of Section 19.08.020 of the Municipal Code shall not be allowed unless mandated by State Law.

Residential subdivisions which have been issued building permits as of the date this Ordinance is enacted shall be exempt from the requirements of this Section provided that substantial investment toward actual construction has been made under the permit within one-hundred twenty days of the issuance of the building permit.

Individuals may construct one single family dwelling on a lot of less than five acres existing as of May 15, 1979, in the RA Zone created herein if such individuals occupy the residence after construction. To aid in the implementation of this Section, the City shall adopt a policy that will continue to make water and electricity available for agricultural use.

Section 4. The Residential Conservation (RC) Zone as described in the Riverside Municipal Code on May 15, 1979, is hereby applied to all property having an average natural slope of 15 percent or more, except that all lots having an average natural slope of 15 to 30 percent shall be limited to one single family dwelling per two acres. Lots having an average natural slope of greater than 30 percent shall be limited to one single family dwelling per five acres. Further, the uses permitted in the RA Zone as of May 15, 1979, shall be the uses allowable in the RC Zone, except that those uses defined in Paragraphs 6 and 12 of Section 19.08.020 of the Municipal Code shall not be permitted unless mandated by State law.

Residential subdivisions which have been issued building permits as of the date this Ordinance is enacted shall be exempt from the requirements of this Section provided that substantial investment toward actual construction has been made under the permit within one-hundred twenty days from the issuance of the building permit.

Individuals may construct one single family dwelling on a lot existing as of May 15, 1979, in the RC Zone created herein of less than the minimum lot size required by this Section if such individuals occupy the residence after construction.

This Section shall not apply to land zoned RC prior to May 15, 1979.

Notwithstanding any provision of this Section to the contrary, if property otherwise subject to this Section is also subject to the RA Zoning pursuant to Section 3 of this initiative, then the provisions of Section 3 shall prevail.

Section 5. This Ordinance does not apply to the restoration or rehabilitation of, or to any additions to, residential dwellings existing prior to, or under construction on, the date of enactment of this Ordinance or to dwellings later constructed in accordance with this Ordinance.

Section 6. The City's General Plan shall be amended in the manner required by law to conform with these provisions. To the extent that any policy or provision of this Ordinance is not self-executing, the City Council shall promptly enact such regulations and ordinances as may be necessary to carry out the directives and intent hereof.

Section 7. These provisions are minimum requirements for the promotion of the public health, safety and general welfare. This Ordinance may be amended by a two-thirds affirmative vote of the City Council only to further its purposes. This Ordinance may be amended or repealed by a vote of the people.

Section 8. If any portion of this Ordinance is held invalid, the remaining portions shall survive intact, because it is expressly declared that this Ordinance would have been prepared, submitted and approved irrespective of the fact that any section or portion thereof might be held invalid.