

CHAPTER II E
NATURAL RESOURCES ZONES

- 1.0 The Natural Resources Zones are intended to designate areas for the extraction, processing and utilization of natural resources for human use. Each of the zones in this chapter addresses a unique need in Riverside County for certain types of natural resource utilization. The purpose of each resource zone is as follows:
- A. **M-R: Mineral Resources** *designates areas of importance to Riverside County for its extraction and processing of raw materials. Mining and related operations are encouraged in this zone. The M-R zone is considered to be generally consistent with the Community Development Foundation Component of the General Plan.*
 - B. **M-R-A: Mineral Resources and Related Manufacturing** *allows for areas of mineral extraction, along with related ancillary industrial processing of those materials. Mining and related operations are encouraged in this zone. The M-R-A zone is considered to be generally consistent with the Community Development Foundation Component of the General Plan.*
 - C. **W-E: Wind Energy Resource** There are some areas of the County which by virtue of strong prevailing winds and the absence of extensive development are ideally suited for large scale development of wind energy. The Riverside County General Plan provides the basis for the development of this resource. The provisions of this article are intended to recognize this unique wind resource in the County and the need for the development of alternative energy sources.

SECTION 2.0 USES PERMITTED IN THE M-R ZONE.

- A. **Uses by Right.**
 - 1. Advertising, Type 3 (Heavy) (outdoor advertising displays)
 - 2. Agriculture, Type 1 (Light) (field crops - no processing, personal gardens)
- B. **Minor Use Permit.** The following uses are permitted provided a minor use permit has been granted pursuant to the provisions of Chapter I, Article 10, Section D of this ordinance, and as defined in Chapter IV of this ordinance:
 - 1. Wireless communication facilities, co-located
- C. **Uses Permits with Optional Public Hearing.** The following uses are permitted provided a minor use permit has been granted pursuant to the provisions Chapter I, Article 10, Section C, Subsection 3, and as defined in Chapter IV of this ordinance:
 - 1. None
- D. **Use Permit.** The following uses are permitted provided a use permit has been granted

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pursuant to the provisions of Chapter I, Article 10, Section C of this ordinance, and as defined in Chapter IV of this ordinance:

1. Cannabis - Cultivation, indoor (specialty) (500 - 5,000 s.f. of canopy) (State license 1A) <Pending approval by the Board of Supervisors of Ord. 348.4862; remove if the Board does not adopt 348.4862>
 2. Cannabis - Cultivation, indoor (small) (5001 - 10,000 s.f. of canopy) (State license 2A) <Pending approval by the Board of Supervisors of Ord. 348.4862; remove if the Board does not adopt 348.4862>
 3. Cannabis - Cultivation, indoor (other) (greater than 10,000 s.f. of canopy)(CA license 3A, 4) <Pending approval by the Board of Supervisors of Ord. 348.4862; remove if the Board does not adopt 348.4862>
 4. Cannabis - Manufacturing, Non-volatile solvents (CA license 6) <Pending approval by the Board of Supervisors of Ord. 348.4862; remove if the Board does not adopt 348.4862>
 5. Cannabis - Testing / Laboratory (CA license 8) <Pending approval by the Board of Supervisors of Ord. 348.4862; remove if the Board does not adopt 348.4862>
 6. Cannabis - Dispensary (CA license 10, 10A) <Pending approval by the Board of Supervisors of Ord. 348.4862; remove if the Board does not adopt 348.4862>
 7. Cannabis - Distributor (CA license 11) <Pending approval by the Board of Supervisors of Ord. 348.4862; remove if the Board does not adopt 348.4862>
 8. Cannabis - Transporter (CA license 12) <Pending approval by the Board of Supervisors of Ord. 348.4862; remove if the Board does not adopt 348.4862>
 9. Cannabis - Micro-Business (CA license 13) <Pending approval by the Board of Supervisors of Ord. 348.4862; remove if the Board does not adopt 348.4862>
 10. Mining Operations, subject to further requirements from Ord. 555
 11. One-family dwellings (operator / proprietor / caretaker)
 12. WECS, Accessory; including other ancillary activities - generation of 100KW or less (18.42 of 348)
 13. Wireless Communication facilities, Concealed
 14. Wireless communication facilities, disguised
- E. **Conditional Use Permit.** The following uses are permitted provided a conditional use permit has been granted pursuant to the provisions of Chapter I, Article 10, Section B of this ordinance, and as defined in Chapter IV of this ordinance:
1. Agriculture, Type 3 (Heavy) (fertilizer/sewage sludge -- storage / processing)
 2. Solar power plants on a lot 10 acres or larger
 3. Wireless communication facilities, other
- F. **Accessory Uses.** An accessory use to a permitted use is allowed provided the accessory use is incidental to, and does not alter the character of, the principal permitted use. The following uses are allowed as accessory uses:
1. none

SECTION 3.0 DEVELOPMENT STANDARDS IN THE M-R ZONE.

- A. **Lot Size.** The minimum lot size shall be 5 acres gross.
- B. **Lot Average Width:** The average width of a lot shall be no less than 200 feet.
- C. **Lot Average Depth:** The average depth of a lot shall be no less than 200 feet.
- D. **Lot Frontage:** The minimum lot frontage of a lot shall be no less than 40 feet.
- E. **Building Height:** The maximum building height shall be 50 feet.
- F. **Lot Coverage Maximum:** The maximum coverage of a lot shall be no greater than 100% of the lot.
- G. **Setbacks, front:** The front yard shall be not less than 50 feet.
- H. **Setbacks, side:** Side yards on interior and through lots shall not be less than 50 feet. Side yards on corner and reverse corner lots shall not be less than 50 feet.
- I. **Setbacks, rear:** Rear yards shall not be less than 50 feet.
- J. **Open Space / Landscape minimum:** A minimum of 0 % of the project area shall be set aside for landscaping or open space purposes.

SECTION 4.0. USES PERMITTED IN THE M-R-A ZONE.

- A. **Uses by Right.**
 - 1. Agriculture, Type 1 (Light) (field crops - no processing, personal gardens)
- B. **Minor Use Permit.** The following uses are permitted provided a minor use permit has been granted pursuant to the provisions of Chapter I, Article 10, Section D of this ordinance, and as defined in Chapter IV of this ordinance:
 - 1. Wireless communication facilities, co-located
- C. **Uses Permits with Optional Public Hearing.** The following uses are permitted provided a minor use permit has been granted pursuant to the provisions Chapter I, Article 10, Section C, Subsection 3, and as defined in Chapter IV of this ordinance:
 - 1. None
- D. **Use Permit.** The following uses are permitted provided a use permit has been granted pursuant to the provisions of Chapter I, Article 10, Section C of this ordinance, and as defined in Chapter IV of this ordinance:
 - 1. Cannabis - Cultivation, indoor (specialty) (500 - 5,000 s.f. of canopy) (State license 1A) <Pending approval by the Board of Supervisors of Ord. 348.4862; remove if the Board does not adopt 348.4862>
 - 2. Cannabis - Cultivation, indoor (small) (5001 - 10,000 s.f. of canopy) (State license 2A) <Pending approval by the Board of Supervisors of Ord. 348.4862; remove if the Board does not adopt 348.4862>
 - 3. Cannabis - Cultivation, indoor (other) (greater than 10,000 s.f. of canopy)(CA license 3A, 4) <Pending approval by the Board of Supervisors of Ord. 348.4862; remove if the Board does not adopt 348.4862>

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4. Cannabis - Manufacturing, Non-volatile solvents (CA license 6) <Pending approval by the Board of Supervisors of Ord. 348.4862; remove if the Board does not adopt 348.4862>
 5. Cannabis - Testing / Laboratory (CA license 8) <Pending approval by the Board of Supervisors of Ord. 348.4862; remove if the Board does not adopt 348.4862>
 6. Cannabis - Dispensary (CA license 10, 10A) <Pending approval by the Board of Supervisors of Ord. 348.4862; remove if the Board does not adopt 348.4862>
 7. Cannabis - Distributor (CA license 11) <Pending approval by the Board of Supervisors of Ord. 348.4862; remove if the Board does not adopt 348.4862>
 8. Cannabis - Transporter (CA license 12) <Pending approval by the Board of Supervisors of Ord. 348.4862; remove if the Board does not adopt 348.4862>
 9. Cannabis - Micro-Business (CA license 13) <Pending approval by the Board of Supervisors of Ord. 348.4862; remove if the Board does not adopt 348.4862>
 10. Mining Operations, subject to further requirements from Ord. 555
 11. WECS, Accessory; including other ancillary activities - generation of 100KW or less (18.42 of 348)
 12. Wireless Communication facilities, Concealed
 13. Wireless communication facilities, disguised
- E. **Conditional Use Permit.** The following uses are permitted provided a conditional use permit has been granted pursuant to the provisions of Chapter I, Article 10, Section B of this ordinance, and as defined in Chapter IV of this ordinance:
1. Agriculture, Type 3 (Heavy) (fertilizer/sewage sludge -- storage / processing)
 2. Solar power plants on a lot 10 acres or larger
 3. Wireless communication facilities, other
- F. **Accessory Uses.** An accessory use to a permitted use is allowed provided the accessory use is incidental to, and does not alter the character of, the principal permitted use. The following uses are allowed as accessory uses:
1. None

SECTION 5.0. DEVELOPMENT STANDARDS IN THE M-R-A ZONE.

The following standards of development shall apply in the M-R-A Zone:

- A. **Lot Size.** The minimum lot size shall be 5 acres gross.
- B. **Lot Average Width:** The average width of a lot shall be no less than 200 feet.
- C. **Lot Average Depth:** The average depth of a lot shall be no less than 200 feet.
- D. **Lot Frontage:** The minimum lot frontage of a lot shall be no less than 40 feet.
- E. **Building Height:** The maximum building height shall be 50 feet.
- F. **Lot Coverage Maximum:** The maximum coverage of a lot shall be no greater than 100% of the lot.
- G. **Setbacks, front:** The front yard shall be not less than 50 feet.
- H. **Setbacks, side:** Side yards shall not be less than 50 feet.

- I. **Setbacks, rear:** Rear yards shall not be less than 50 feet.
- J. **Open Space / Landscape minimum:** A minimum of 0% of the project area shall be set aside for landscaping or open space purposes.

SECTION 6.0 USES PERMITTED IN THE W-E ZONE.

- A. **Uses by Right.**
 - 1. None
- B. **Minor Use Permit.** The following uses are permitted provided a minor use permit has been granted pursuant to the provisions of Chapter I, Article 10, Section D of this ordinance, and as defined in Chapter IV of this ordinance:
 - 1. Wireless communication facilities, co-located
- C. **Uses Permits with Optional Public Hearing.** The following uses are permitted provided a minor use permit has been granted pursuant to the provisions Chapter I, Article 10, Section C, Subsection 3, and as defined in Chapter IV of this ordinance:
 - 1. None
- D. **Use Permit.** The following uses are permitted provided a use permit has been granted pursuant to the provisions of Chapter I, Article 10, Section C of this ordinance, and as defined in Chapter IV of this ordinance:
 - 1. One-family dwellings (operator / proprietor / caretaker)
 - 2. WECS, Accessory; including other ancillary activities - generation of 100KW or less (18.42 of 348)
 - 3. Wireless Communication facilities, Concealed
 - 4. Wireless communication facilities, disguised
- E. **Conditional Use Permit.** The following uses are permitted provided a conditional use permit has been granted pursuant to the provisions of Chapter I, Article 10, Section B of this ordinance, and as defined in Chapter IV of this ordinance:
 - 1. Raw material extraction and processing (lumber mills, mineral extraction not subject to Ord. 555, commercial water wells, oil rigs)
 - 2. Solar power plants on a lot 10 acres or larger
 - 3. WECS and WECS arrays - Commercial; no limit to power output (18.41)
 - 4. Wireless communication facilities, other
- F. **Accessory Uses.** An accessory use to a permitted use is allowed provided the accessory use is incidental to, and does not alter the character of, the principal permitted use. The following uses are allowed as accessory uses:
 - 1. None

SECTION 7.0 DEVELOPMENT STANDARDS IN THE W-E ZONE.

- A. Lot Size.** The minimum lot size shall be 20,000 square feet.
- B. Lot Average Width:** The average width of a lot shall be no less than 100 feet.
- C. Lot Average Depth:** The average depth of a lot shall be no less than 150 feet.
- D. Lot Frontage:** The minimum frontage of a lot shall be no less than 40 feet.
- E. Building Height:** The maximum building height shall be a maximum of height of 500 feet.
- F. Lot Coverage Maximum:** The maximum coverage of a lot shall be no greater than 100% of the lot.
- G. Setbacks, front:** The front yard shall be not less than 50 feet.
- H. Setbacks, side:** Side yards on interior and through lots shall not be less than 50 feet.
- I.** Side yards on corner and reverse corner lots shall not be less than 50 feet.
- J. Setbacks, rear:** Rear yards shall not be less than 50 feet.
- K. Open Space / Landscape minimum:** A minimum of 0 % of the project area shall be set aside for landscaping or open space purposes.

EXCERPT FROM APPENDIX A, ALLOWABLE USES (for ease of use and review only, not to be included in final version of this Article)

USES	M-R	M-R-A	W-E
Advertising, Type 3 (Heavy) (outdoor advertising displays)	P		
Agriculture, Type 1 (Light) (field crops - no processing, personal gardens)	P	P	
Agriculture, Type 3 (Heavy) (fertilizer/sewage sludge -- storage / processing)	C	C	
Cannabis - Cultivation, indoor (specialty) (500 - 5,000 s.f. of canopy) (State license 1A)	U	U	
Cannabis - Cultivation, indoor (small) (5001 - 10,000 s.f. of canopy) (State license 2A)	U	U	
Cannabis - Cultivation, indoor (other) (greater than 10,000 s.f. of canopy)(CA license 3A, 4)	U	U	
Cannabis - Manufacturing, Non-volatile solvents (CA license 6)	U	U	
Cannabis - Manufacturing, Volatile solvents (CA license 7)	U	U	
Cannabis - Testing / Laboratory (CA license 8)	U	U	
Cannabis - Dispensary (CA license 10, 10A)	U	U	
Cannabis - Distributor (CA license 11)	U	U	
Cannabis - Transporter (CA license 12)	U	U	
Cannabis - Micro-Business (CA license 13)	U	U	
Mining Operations, subject to further requirements from Ord. 555	U	U	
One-family dwellings (operator / proprietor / caretaker)	U		U
Raw material extraction and processing (lumber mills, mineral extraction not subject to Ord. 555, commercial water wells, oil rigs)			C

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Solar power plants on a lot 10 acres or larger	C	C	C
WECS and WECS arrays - Commercial; no limit to power output (18.41)			C
WECS, Accessory; including other ancillary activities - generation of 100KW or less (18.42 of 348)	U	U	U
Wireless communication facilities, co-located	M	M	M
Wireless Communication facilities, Concealed	U	U	U
Wireless communication facilities, disguised	U	U	U
Wireless communication facilities, other	C	C	C

EXCERPT FROM APPENDIX B; DEVELOPMENT STANDARDS (for ease of use and review only, not to be included in final version of this Article)

Standard	M-R	M-R-A	W-E
Lot Size	5 acres	5 acres	20,000
Lot Average Width	200	200	100
Lot Average Depth	200	200	150
Lot Frontage	40	40	40
Building Height	50	50	500
Lot Coverage Maximum	100	100	0
Setbacks, front	50	50	50
Setbacks, side	50	50	50
Setbacks, rear	50	50	50
Open Space / Landscaping Minimum	0	0	0