

CHAPTER II E
OPEN SPACE ZONES

1.0 The Open Space 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. **N-A: Natural Assets** used to designated areas that are to be set aside as natural conservation. This zone is encouraged to be used in areas that are a part of National Forests, National Parks, or conserved as part of either the Western Riverside County Multi-Species Habitat Conservation Plan or the Coachella Valley Multi-Species Habitat Conservation Plan. In general, the use of this zone is encouraged for those properties owned by a Conservation Agency, the State of California, or the federal government of the United States of America. *This zone is allowed in every Foundation Component of the General Plan, but is encouraged in the Open Space Foundation Component.*
- B. **W-1: Watercourse, Watershed, and Conservation Areas** There are some areas of the County which ~~under present conditions~~ are not suited for permanent occupancy or residency by persons for the reason that they are subject to periodic flooding and other hazards. *Additionally, this zone is used to designate areas of permanent waterflow, lakes, or other areas of natural conservation. Certain land uses pertaining to natural resource utilization or human enjoyment of the natural environment are allowed. This zone is allowed in every Foundation Component of the General Plan, but is encouraged in the Open Space Foundation Component.*

~~The provisions of this article are temporary in nature, awaiting detailed plans of development for the lands and areas so classified. The regulations of this article shall apply to lands so classified until either (1) a drainage and storm water control plan approved by the Planning Commission and the Board of Supervisors shall have been carried out and put into effect, or (2) the lands have been subdivided and a final subdivision map placed on record in accordance with the applicable state and county regulations, including approval by the Planning Commission and Board of Supervisors. In either of these two instances, the property may thereafter be reclassified into any other zone pursuant to regular zoning procedure;~~

- C. **R-5: Open Area Combining Zone – Residential Developments** *is to be used within residential developments to depict areas that are not to be developed for human habitation, and instead are to be used for open space areas purposes. As such, both passive and active open space areas are encouraged in this zone. This zone is generally compatible with the Community Development Foundation Component of the General Plan.*

SECTION 2.0 USES PERMITTED IN THE N-A ZONE.

- A. The following uses are permitted by right:

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1. Agriculture, Type 1 (Light) (field crops - no processing, personal gardens)
 2. Agriculture, Type 2 (Medium) (nurseries, greenhouses, processing of crops on a commercial scale)
 3. Community Care Facilities - Sober Living Home (19.101)
 4. Community Care Facilities (19.101A, B, C, D); Developmentally Disabled (19.102A) - (6 or fewer persons)
 5. One-family dwellings (operator / proprietor / caretaker)
 6. Open Space - Public Preserve (MSHCP dedicated lands)
- 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. Open Space - Public Passive Recreation (Trails, Picnic Areas, etc)
 2. Wireless communication facilities, co-located
- C. Uses Permits with Optional Public Hearing.** The following uses are permitted provided a use permit has been granted pursuant to the provisions of Chapter I, Article 10, Section C, Subsection 3 of this ordinance, and as defined in Chapter IV of this ordinance:
1. Kennel, Class I
 2. Kennel, Class II
- 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, and as defined in Chapter IV of this ordinance.
1. Advertising, Type 2 (Medium) (associated with structures or businesses on-site)
 2. Cannabis - Cultivation, indoor (specialty cottage) (up to 500 s.f. of canopy) (State license 1C) *<Pending approval by the Board of Supervisors of Ord. 348.4862; remove if the Board does not adopt 348.4862>*
 3. 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>*
 4. 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*

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Board does not adopt 348.4862>

5. Cattery
6. Churches, temples, and other places of religious worship
7. Day Care, (Type 3) Child (commercial)
8. One-family dwellings, additional per 10 acres of land
9. WECS, Accessory; including other ancillary activities - generation of 100KW or less (18.42 of 348)
10. Wireless Communication facilities, Concealed
11. Wireless communication facilities, disguised

E. Conditional Use Permit. The following uses are permitted provided a Conditional Use Permit has been approved pursuant to the provisions of Section Chapter I, Article 10, Section B and as defined in Chapter IV of this ordinance:

1. Airports / landing field / heliports
2. Animal Keeping, Type 1 (light) (personal pets, grazing)
3. Animal Keeping, Type 3 (heavy) (including dairies, poultry /egg ranches, and slaughtering)
4. Community Care Facilities - Congregate Living Care (7+ persons) (19.102)
5. Community Care Facilities (19.101A, B, C, D); Developmentally Disabled (19.102A) - (7 or more persons)
6. Mining Operations, subject to further requirements from Ord. 555
7. Mobilehome Parks (19.91)
8. Open Space - Public Active Recreation (Public Parks / Playgrounds / Outdoor Recreation)
9. Raw material extraction and processing (lumber mills, mineral extraction not subject to Ord. 555, commercial water wells, oil rigs)
10. Recreation, commercial outdoor

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11. Recreational Vehicle Parks
12. Solar power plants on a lot 10 acres or larger
13. Transient Occupancy Establishments, Type 3 (heavy) (hotels, motels, resort hotels and guest ranches)(no residence on site; 6 or more guest rooms)

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. There are no accessory uses specifically allowed in this zone. However, the Zoning Administrator may determine that a proposed use is considered accessory to the main use already established on the property.

SECTION 3.0 DEVELOPMENT STANDARDS IN THE N-A ZONE.

- A. Lot Size.** The minimum lot size shall be 20 acres square feet.
- B. Lot Average Width:** The average width of a lot shall be no less than 0 feet.
- C. Lot Average Depth:** The average depth of a lot shall be no less than 0 feet.
- D. Lot Frontage:** The minimum frontage of a lot shall be no less than 0 feet.
- E. Building Height:** The maximum building height shall be 20 feet.
- F. Lot Coverage Maximum:** The maximum coverage of a lot shall be no greater than 10% of the lot.
- G. Setbacks, front:** The front yard shall be not less than 100 feet.
- H. Setbacks, side:** Side yards on interior and through lots shall not be less than 50 feet.
- I. Setbacks, rear:** Rear yards shall not be less than 100 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 W-1 ZONE.

- A.** The following uses are permitted 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 use permit has been granted pursuant to the provisions of Chapter I, Article 10, Section C, Subsection 3 of this ordinance, and as defined in Chapter IV of this ordinance:
 1. None

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- 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, and as defined in Chapter IV of this ordinance.
1. Advertising, Type 2 (Medium) (associated with structures or businesses on-site)
 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 approved pursuant to the provisions of Section Chapter I, Article 10, Section B and as defined in Chapter IV of this ordinance:
1. Airports / landing field / heliports
 2. Mining Operations, subject to further requirements from Ord. 555
 3. Raw material extraction and processing (lumber mills, mineral extraction not subject to Ord. 555, commercial water wells, oil rigs)
 4. Recreation, commercial outdoor
 5. Recreational Vehicle Parks
 6. Solar power plants on a lot 10 acres or larger
 7. WECS and WECS arrays - Commercial; no limit to power output (18.41)
 8. 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. There are no accessory uses specifically allowed in this zone. However, the Zoning Administrator may determine that a proposed use is considered accessory to the main use already established on the property.

SECTION 5.0. DEVELOPMENT STANDARDS IN THE W-1 ZONE.

- A. Lot Size.** The minimum lot size shall be 0 square feet.
- B. Lot Average Width:** The average width of a lot shall be no less than 0 feet.
- C. Lot Average Depth:** The average depth of a lot shall be no less than 0 feet.
- D. Lot Frontage:** The minimum frontage of a lot shall be no less than 0 feet.

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- 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 10% 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. 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 purposes.

SECTION 6.0 USES PERMITTED IN THE R-5 ZONE.

- A.** The following uses are permitted 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. Open Space - Public Passive Recreation (Trails, Picnic Areas, etc)
- C. Uses Permits with Optional Public Hearing.** The following uses are permitted provided a use permit has been granted pursuant to the provisions of Chapter I, Article 10, Section C, subsection 3 of this ordinance, and as defined in Chapter IV of this ordinance:
 - 1. Wireless communication facilities, co-located
- 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, and as defined in Chapter IV of this ordinance.
 - 1. Advertising, Type 2 (Medium) (associated with structures or businesses on-site)
 - 2. Cemeteries, mortuaries, crematories and mausoleums (including pet or human)
 - 3. Day Care, (Type 3) Child (commercial)
 - 4. Open Space - Public Active Recreation (Public Parks / Playgrounds / Outdoor Recreation)
 - 5. Recreation, commercial outdoor
 - 6. WECS, Accessory; including other ancillary activities - generation of 100KW or less (18.42 of 348)

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- 7. Wireless Communication facilities, Concealed
 - 8. Wireless communication facilities, disguised
- E. Conditional Use Permit.** The following uses are permitted provided a Conditional Use Permit has been approved pursuant to the provisions of Section Chapter I, Article 10, Section B and as defined in Chapter IV of this ordinance:
- 1. Churches, temples, and other places of religious worship
- 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.
- 1. Donation Bins

SECTION 7.0 DEVELOPMENT STANDARDS IN THE R-5 ZONE.

- A. Lot Size.** The minimum lot size shall be 0 square feet.
- B. Lot Average Width:** The average width of a lot shall be no less than 0 feet.
- C. Lot Average Depth:** The average depth of a lot shall be no less than 0 feet.
- D. Lot Frontage:** The minimum frontage of a lot shall be no less than 0 feet.
- E. Building Height:** The maximum building height shall be a maximum of height of 20 feet.
- F. Lot Coverage Maximum:** The maximum coverage of a lot shall be no greater than 10% 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. 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.

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

USES	N-A	W-1	R-5
Advertising, Type 2 (Medium) (associated with structures or businesses on-site)	U	U	U
Agriculture, Type 1 (Light) (field crops - no processing, personal gardens)	P	P	
Agriculture, Type 2 (Medium) (nurseries, greenhouses, processing of crops on a commercial scale)	P		
Airports / landing field / heliports	C	C	
Animal Keeping, Type 1 (light) (personal pets, grazing)	C		

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Animal Keeping, Type 2 (medium) (raising of animals for commercial use - no slaughtering / processing of animals on an industrial scale)	C		
Animal Keeping, Type 3 (heavy) (including dairies, poultry /egg ranches, and slaughtering)	C		
Cannabis - Cultivation, indoor (specialty cottage) (up to 500 s.f. of canopy) (State license 1C)	U		
Cannabis - Cultivation, indoor (specialty) (500 - 5,000 s.f. of canopy) (State license 1A)	U		
Cannabis - Cultivation, indoor (small) (5001 - 10,000 s.f. of canopy) (State license 2A)	U		
Cattery	U		
Cemeteries, mortuaries, crematories and mausoleums (including pet or human)			U
Churches, temples, and other places of religious worship	U		C
Community Care Facilities - Congregate Living Care (7+ persons) (19.102)	C		
Community Care Facilities - Sober Living Home (19.101)	P		
Community Care Facilities (19.101A, B, C, D); Developmentally Disabled (19.102A) - (6 or fewer persons)	P		
Community Care Facilities (19.101A, B, C, D); Developmentally Disabled (19.102A) - (7 or more persons)	C		
Day Care, (Type 3) Child (commercial)	U		U
Kennel, Class I	U*		
Kennel, Class II	U*		
Mining Operations, subject to further requirements from Ord. 555	SMP C	SMP C	
Mobilehome Parks (19.91)	C		
One-family dwellings (operator / proprietor / caretaker)	P		
One-family dwellings, additional per 10 acres of land	U		
Open Space - Public Active Recreation (Public Parks / Playgrounds / Outdoor Recreation)	C		U
Open Space - Public Passive Recreation (Trails, Picnic Areas, etc)	M		P- M
Open Space - Public Preserve (MSHCP dedicated lands)	P		
Raw material extraction and processing (lumber mills, mineral extraction not subject to Ord. 555, commercial water wells, oil rigs)	C	C	
Recreation, commercial outdoor	C	C	U
Recreational Vehicle Parks	C	C	
Solar power plants on a lot 10 acres or larger	C	C	
Transient Occupancy Establishments, Type 3 (heavy) (hotels, motels, resort hotels and guest ranches)(no residence on site; 6 or more guest rooms)	C		

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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	U*
Wireless Communication facilities, Concealed	U	U	U
Wireless communication facilities, disguised	U	U	U
Wireless communication facilities, other		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	N-A	W-1	R-5
Lot Size.	20 acres	0	0
Lot Average Width:	0	0	0
Lot Average Depth:	0	0	0
Frontage:	0	0	0
Building Height:	20 feet	50 feet	20 feet
Lot Coverage Maximum:	10	10	10
Setbacks, front:	100	50	50
Setbacks, side:	50	50	50
Setbacks, rear:	100	50	50
Open Space / Landscape minimum:	5	0	0