ZONING ORDINANCE
COUNTY OF RIVERSIDE

Ordinance No. 348
Effective January 31, 1949

PRICE, ONE DOLLAR

For Information Regarding County Zoning Call
THE RIVERSIDE COUNTY PLANNING COMMISSION
Court House, Riverside, California
Phone: Riverside 4000, Extension 239
ORDINANCE NO. 348

AN ORDINANCE PROVIDING FOR THE CREATION AND ESTABLISHMENT OF ZONES IN THE UNINCORPORATED AREA OF THE COUNTY OF RIVERSIDE, DEFINING, CLASSIFYING, RESTRICING AND REGULATING LAND USES AND PRESCRIBING AREA REQUIREMENTS AND CLASSES OF USES OF BUILDINGS, STRUCTURES, IMPROVEMENTS AND PREMISES IN THE SEVERAL ZONES; REPEALING ORDINANCES NO. 341 AND NO. 341-A.

THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DOES ORDAIN AS FOLLOWS:

ARTICLE I.

In order to classify, restrict, regulate and encourage the orderly use of land in the County of Riverside and to conserve and promote public health, peace, safety, comfort, convenience, and general welfare, there is hereby adopted and established an official land use plan for the said County of Riverside. This plan is adopted as a part of the Master Plan of Land Use (submitted to the "Conservation and Planning Act" of the State of California) for the unincorporated area of the County of Riverside.

SECTION 1. LAND USE ORDINANCE. This ordinance shall be known and cited as the Riverside County Zoning Ordinance.

SECTION 1.1 All zoning shall be considered as a part of the Master Plan of Land Use for the said County of Riverside and shall be in accordance with the "Conservation and Planning Act" of the State of California.

SECTION 1.2 The said Planning Commission shall be in full force and effect.

ARTICLE II.

U ZONE (UNIVERSITIES AND COLLEGES)

Zone U is intended as a district wherein a college or university, offering a four-year course and authorized by law to confer a recognized degree, shall be established. Except as provided elsewhere herein, any and every building and all premises or lands in Zone U shall be used or occupied by a college or university, and every building shall be erected, constructed, and occupied by the college or university. Only for the following purposes:

1. A single-family dwelling, two-family dwelling, bungalow court, clubhouse, apartments, residential hotels, fraternal organizations, clubs, lodges, boardinghouses, lodginghouses:
M-3: A person shall not, without first having obtained a permit therefor, use any premises or erect any building in Zone M-3 which is designed, occupied or used or intended to be occupied or used for any of the following businesses, occupations or purposes:

1. Abattoir (slaughterhouse).
2. Airport or landing field.
3. Auto wrecking yard.
4. Boiler shop or works.
5. Bone and tallow rendering.
8. Building or structure partially or wholly under construction.
9. Building or structure designed or occupied for any purpose within a building or building or behind compact walls not less than six (6) feet in height.
11. Sawmill pit, commercial.
12. Saw cutting yard.
13. Sugar refinery.
14. Flour and meal mill.
15. Warehouse, commercial, except in conjunction with farming.
16. Storage, stacking, or handling of railroad cars of any description.
17. Manufacture of explosives.
18. Incineration, reduction, or burning of rubbish or garbage.
20. Manufacture of explosive material.
22. Public utilities availing private property and not designed or intended primarily to serve the area through which the utility passes.
23. Race track, except for contests between live animals.
24. Rifle range, including pistol range.
25. Rock quarry or quarrying.
26. Quarry for gravel pit.
27. Rolling mill.
28. Auto wrecking yard.
29. Salt works.
30. Sand blasting plant.
31. Incineration or burning of trash.
32. Smelting.
33. Rubber.
34. Dry cleaning.
35. Commercial cattle feeding yard.
36. Commercial cow yard.
37. Mariculture plant.
38. Tannery.
39. Shoe repair shop.
40. Wool cleaning and dyeing.
41. Nail factory.
42. Incineration, reduction or burning of rubbish or garbage.
43. Pulp mill.
44. Sawmill.
45. Brick, tile and terra cotta.
46. Manufacturing of matches.
47. Construction of buildings.
48. Manufacturing of glass.
49. Manufacturing of paper.
50. Manufacturing of rubber goods.
51. Manufacturing of cement.
52. Manufacturing of plastic materials.
53. Manufacturing of glass products.
54. Manufacturing of paper products.
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96. Manufacturing of cement.
97. Manufacturing of plastic materials.
98. Manufacturing of glass products.
100. Manufacturing of rubber goods.

SECTION 3.3. PERMIT PROCEDURE.

The Commission shall have authority to establish any use referred to in this Article and shall make written applications therefor in accordance with the rules and regulations prescribed by the Commission. Such application shall state the name and address of the person or corporation to whom the permit is addressed, the nature of the proposed use, the location and size of the premises, and the purpose or purposes for which such buildings or premises are designed or intended to be occupied or used.

The Commission, in exercising its discretion, shall have authority to grant or deny such permits, and for or under such restrictions or conditions as it deems necessary or advisable in the public welfare.

The Board of Supervisors shall have authority to grant such permits as it deems necessary or advisable in the public welfare.
from the Commission before granting, denying, revoking, modifying or revoking a permit, but shall not consider any statement, argument or evidence of any kind or nature whatsoever except such report and the findings as to facts as may be made by the public hearing. The notice of the time and place of which shall be given to all persons by publication in a newspaper of general circulation, not less than five (5) days prior to such hearing, and notice to the applicant, where issuance of a permit is requested, or to the person owning the property the permit for which is requested or sought to be revoked or modified, not less than five (5) days prior to such hearing, either by personal service as required for the service of summons or by first class mail, postage prepaid.

SECTION 3.3 REQUEST FOR PUBLIC HEARING BEFORE BOARD OF SUPERVISORS. Within ten (10) days after the Commission has notified the Board of Supervisors in writing of its recommendation, a request for public hearing before the Board of Supervisors may be made by the applicant or any owner of property within five hundred (500) feet of the exterior boundaries of the property described in which the permit was granted or is sought to be revoked or modified, or to the person owning the property the permit for which is requested or sought to be revoked or modified.

SECTION 3.5 ACTION BY BOARD OF SUPERVISORS. The decision of the Board of Supervisors upon the application for permission to grant or revoke a permit shall be final and conclusive as to all things involved.

ARTICLE IV:

ZONE DISTRICTS OFFICIAL ZONE PLANS

That whenever a comprehensive and zoned specific zoning plan has been duly and regularly adopted pursuant to the provisions of the State Conservation and Planning Act or pursuant to any other comprehensive and specific zoning plan adopted by the Board, the same shall be deemed to have been adopted by a map described and designated area within the unincorporated territory of the County, and such area shall be deemed to be designated by the Board of Supervisors as a part of this or any other zoned districts, and given appropriate section number designation.

That the following described and designated areas, as further identified by maps thereof, which are hereby designated and adopted, shall be deemed to be the zoned districts as herein described and designated in the following table:

<table>
<thead>
<tr>
<th>Article V. ZONE DISTRICTS</th>
<th>R-1 ZONE (ONE-FAMILY DWELLINGS)</th>
</tr>
</thead>
<tbody>
<tr>
<td>A. ZONE WITHIN THE COUNTY</td>
<td>R-2 Multiple-Family Dwellings</td>
</tr>
<tr>
<td>B. ZONE OUTSIDE THE COUNTY</td>
<td>R-3 General Residential</td>
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<tr>
<td>C. ZONE OUTSIDE THE COUNTY</td>
<td>R-4 Restricted Commercial</td>
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<td>D. ZONE OUTSIDE THE COUNTY</td>
<td>R-5 Industrial</td>
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<tr>
<td>E. ZONE OUTSIDE THE COUNTY</td>
<td>R-6 Light Agriculture</td>
</tr>
<tr>
<td>F. ZONE OUTSIDE THE COUNTY</td>
<td>R-7 Watercourse Area</td>
</tr>
</tbody>
</table>

The following regulations shall apply in all R-1 Zones:

SECTION 6.1 USES PERMITTED

(a) A one-family dwelling of a permanent nature only and a permanent location.
(b) Greenhouses and fruit and vegetable gardening, nurseries and greenhouses used only for purposes of propagation and culture.
including the wholesaling of products thereof, but not including any sale from the premises nor any sign or displays.

The keeping of poultry for domestic, noncommercial use only.

(6) A single-family dwelling may not be customarily conducted within a dwelling by the inhabitants thereof where no assistance, except from the owner himself, is involved therefor, where there is no external evidence of such home occupation or where the lot size is not more than the minimum size of residential area as provided in the ordinance, the Planning Commission, in its discretion, may waive such minimum size of residential area as provided in the ordinance, the Planning Commission, in its discretion, may waive such minimum size of residential area as provided in the ordinance.

SECTION 6.7 ADJACENT DWELLINGS ON A LOT. When more than one family dwelling is erected on a lot in an R-1 zone, each such lot shall be of the same size as the frontage area or more, the owner of such lot shall file in the office of the Planning Commission, for the administrative records and for verification of compliance, a plot plan showing the size of said lot, the use and location of said buildings thereon, and the area provided for each family dwelling as required by this ordinance.

SECTION 6.8 AUTOMOBILE STOR­AGE SPACE REQUIRED. (See Sec. 18.12)

ARTICLE VII.

R-2 ZONE (MULTIPLE FAMILY DWELLINGS)

The following regulations shall apply to all R-2 Zones.

SECTION 7.1 USES PERMITTED. (a) Any use permitted in the R-1 Zone.
(b) Any use permitted in the R-2 Zone.
(c) Any use permitted in the R-3 Zone.
(d) Any use permitted in the R-4 Zone.
(e) Any use permitted in the R-5 Zone.
(f) Any use permitted in the R-6 Zone.
(g) Any use permitted in the R-7 Zone.

SECTION 7.2 BUILDING HEIGHT LIMIT. The same as in R-1 Zones. (See Sec. 18.6)

SECTION 7.3 REQUIRED LOT AREA. The same as in R-1 Zones. (See Sec. 18.3)

SECTION 7.4 FRONT YARD REQUIRE­MENTS. The same as in R-1 Zones. (See Sec. 18.4)

SECTION 7.5 SIDE YARDS REQUIRE­MENTS. The same as in R-1 Zones. (See Sec. 18.5)

SECTION 7.6 REAR YARD REQUIRE­MENTS. The same as in R-1 Zones. (See Sec. 18.6)

SECTION 7.7 LOT COVERAGE PERM­ITTED. In no case shall more than sixty (60) per cent of the lot be covered by buildings.

SECTION 7.8 AUTOMOBILE STOR­AGE SPACE REQUIRED. (See Sec. 18.12)

ARTICLE VIII.

R-3 ZONES (GENERAL RESIDENTIAL)

The following regulations shall apply to all R-3 Zones.

SECTION 8.1 USES PERMITTED. (a) Any use permitted in the R-3 Zones.
(b) Hotels, resort hotels and auto courts.
(c) Club, lodge halls, fraternity and sorority houses.
(d) Clinics, professional offices, medical and dental offices, hospitals and nursing homes.
(e) Hom estates, noncommercial use only.
(f) Commercial use only.
(g) Accessory buildings and uses, including guest buildings, provided there is a main building on the lot.
(h) Public functions and uses, provided a permit has been granted pursuant to the provisions of Article XII.

If, on the effective date of this ordinance, any temporary one-family dwelling shall exist on the rear half of a lot in Zone R-1, a one-family dwelling may be erected and maintained on the rear portion of the same lot in the manner provided herein, whereupon said temporary one-family dwelling shall cease to be the status of a nonconforming use.

SECTION 8.2 BUILDING HEIGHT LIMIT. Not exceeding forty-five (45) feet.

SECTION 8.3 REQUIRED LOT AREA. The same as in R-1 Zones. (See Sec. 18.3)

SECTION 8.4 FRONT YARD REQUIRE­MENTS. The same as in R-1 Zones. (See Sec. 18.4)

SECTION 8.5 SIDE YARDS REQUIRE­MENTS. The same as in R-1 Zones. (See Sec. 18.5)

SECTION 8.6 REAR YARD REQUIRE­MENTS. The same as in R-1 Zones. (See Sec. 18.6)

SECTION 8.7 LOT COVERAGE PERM­ITTED. Not exceeding sixty (60) per cent of the lot shall be covered by buildings.

SECTION 8.8 AUTOMOBILE STOR­AGE SPACE REQUIRED. (See Sec. 18.12)

ARTICLE IX.

C-P ZONES (RESTRICTED COMMERCIAL)

The following regulations shall apply to all C-P Zones.

SECTION 9.1 USES PERMITTED. (a) Any use permitted in the C-P Zones.
(b) The sale of goods from the premises; provided not more than twenty-five (25) per cent of the ground floor area of any building may be used for such purpose and that the total horsepower in electric motors operating therein with such use shall not exceed fifteen (15) horsepower. Provided, however, that such use shall not be nearer than fifty (50) feet to any residential zone.

SECTION 9.2 USES PROHIBITED. (a) Any use not specifically set forth in Article X.
(b) Except as otherwise provided, no one-story building shall be erected on a lot where a building exceeding one story in height shall be constructed.

SECTION 9.3 DWELLING OVER COMMERCIAL USE. Where a dwelling is desired, there shall be no yard requirements.

SECTION 9.4 BUILDING HEIGHT LIMIT. Four (4) stories and not exceeding sixty (60) feet.

SECTION 9.5 FRONT YARD RE­QUIRE­MENT. None, except that no building shall be erected or altered so as to encroach upon any existing or proposed future street line as shown on any official plans of the County.

ARTICLE X.

C-1 ZONE (GENERAL COMMERCIAL)

The following regulations shall apply in all C-1 Zones.

SECTION 10.1 USES PERMITTED. (a) Any use permitted in the C-1 Zones.
(b) Any use permitted in the C-P Zones.

SECTION 10.2 OFF-STREET PARKING REQUIRE­MENTS. Before any building or structure is hereafter erected, or a lot hereafter used in Zone C-1, a plot plan showing location of proposed buildings and development of the property shall be submitted to the Planning Commission. Said plot plan shall show that the development will be in accordance with said standards:

(a) Where the property abuts upon a State highway or a primary County highway, provide a service road parallel to and at the same distance from the street as provided for in the street signs; provided, however, that no building or structure shall be erected on a lot where a building exceeding one story in height shall be constructed, except that such use shall not be nearer than thirty (30) feet to any residential zone.

The service
road or roads required by this section shall be effectively separated from the main roadway by a planning strip or other suitable barrier and shall be designed and located so as to provide the principal means of access to abutting premises.

(b) Provide off-street automobile storage space on the same or adjacent lot with the building or buildings it is intended to serve. Such storage space shall be graded and surfaced so as to provide proper drainage and to prevent dust arising therefrom, and shall have an area at least equal to the floor area of the building or buildings under consideration. Wherever a drawing is available, the Commission shall determine by resolution whether the proper area thereon is a commercial or manufacturing use which such storage space is located in the C-P Zone, which provides less than one thousand (1,000) square feet of such automobile storage space, including driveways, and turning areas. Two or more commercial uses may cooperate in the provision of automobile storage space required by this provision, provided the nearest boundary of such storage space is not more than three hundred (300) feet from any such commercial use it is intended to serve.

c) Provide adequate loading space on private property for standing, and for loading and unloading service for any commercial use. The receipt or distribution of vehicles of materials or property. Such loading space shall be of such size, and so located and designed as to avoid undue interference with the use of public streets and alleys, and shall be provided and designated to provide proper drainage and prevent dust arising therefrom.

d) Providing off-street storage space shall be given for residential use and for places of public assembly. The loading space shall be located contiguous to the use it is intended to serve, may be included in the computing required loading space.

ARTICLE XII.

10.3 BUILDING HEIGHT LIMIT. Four (4) stories and not exceeding sixty (60) feet.

10.2 USES PERMITTED. (a) Any use permitted in M-1 Zone.
(b) Any use for which a permit is required under Article XIII, and such permits may be granted by the Planning Commission. Off-street automobile storage space shall be provided contiguous to the use it is intended to serve, may be included in the computing required loading space.

ARTICLE XIII.

A-1 ZONE — (LIGHT AGRICULTURE)

That for the protection and development of agricultural areas of the County, plans shall be prepared and formulated respecting the land regulations which shall apply in an A-1 Zone, Light Agriculture, and after submission and approval an applicable plan will be adopted by amendment hereof.

ARTICLE XIV.

A-2 ZONE — (HEAVY AGRICULTURE)

That for the protection and development of agricultural areas of the County, plans shall be prepared and formulated respecting the land regulations which shall apply in an A-2 Zone, Heavy Agriculture, and after submission and approval an applicable plan will be adopted by amendment hereof.

ARTICLE XV.

W ZONES (WATERCOURSE AREA)

That plans shall be prepared and formulated respecting the land use regulations which shall apply in the W Zone, (Watercourse) and after detailed study and analysis an applicable plan will be adopted by amendment hereof.

ARTICLE XVI.

1 ZONE (INTERIM)

The Board of Supervisors finds that there are areas in the unincorporated County territory where, because of the rural character of the area, it is necessary to create an interim zone classification to be known as "Zones of the same kind and purpose as those which have been adopted by the Commission shall apply. Other uses not included in the comprehensive zoning plan are subject to the regulations established for the principal use.

SECTION 16.1 INITIATION OF PROPOSED ZONING PLAN.

Upon receipt of a petition as set forth in this section, the Board of Supervisors shall proceed immediately to prepare a tentative, comprehensive zoning plan for the district described in the petition. Together with the existing zoning map, it may be necessary for the purpose of this plan to require a detailed study and analysis of the property owners in the district and the character of said district until necessary studies, findings, and hearings can be held to effect a comprehensive plan in accordance with the State Conservation and Planning Act.

SECTION 16.2 COMBINED ZONE CLASSIFICATION.

That the proposed zoning classifications for the area A-1 Zone, Light Agriculture, and after submission and approval the applicable plan will be adopted by amendment hereof.
ARTICLE XVII.

PUBLIC FUNCTIONS OR USES

SECTION 17.1 SCOPE AND CONDITIONS.
The following functions or uses may be allowed when not expressly prohibited by the local zoning ordinance: (1) Any building or land or any portion thereof shall hereafter be used or occupied by a religious or educational institution, public utility, governmental or non-profit organization, or for public or semipublic uses such as recreation, education, art, culture, and education, provided that such use is not inconsistent with the general welfare and does not appear to be detrimental to the public health, safety, or general welfare of the community. (2) The use of any building or land or any portion thereof for any purpose other than those specifically mentioned in this ordinance shall be subject to approval by the Commission or its duly appointed representatives. (3) The use of any building or land or any portion thereof for any purpose other than those specifically mentioned in this ordinance shall be subject to approval by the Commission or its duly appointed representatives.

SECTION 17.2 SCOPE.
No building or land or any portion thereof shall hereafter be used or occupied except in compliance with the provisions of this ordinance.

SECTION 17.3 LESSEE RESTRICTIONS.
The express enumeration and authorization in this ordinance of a particular use of any building or land or any portion thereof, and the prohibition of other uses, shall be understood to mean that no other uses shall be allowed unless specifically permitted by this ordinance.

SECTION 17.4 ADDITIONAL PERMITTED USES.
Use other than those specifically mentioned in this ordinance and authorized by the Commission shall be permitted in accordance with the provisions of this ordinance.

SECTION 17.5 ADDITIONAL EXCLUDED USES.
Use other than those specifically mentioned in this ordinance and authorized by the Commission shall be prohibited from any zone except as otherwise provided in this ordinance.

SECTION 17.6 NONCONFORMING BUILDINGS AND USES.
Nonconforming buildings and uses existing on the effective date of this ordinance shall continue to be used and maintained in a manner consistent with their existing use, except as otherwise provided in this ordinance.

SECTION 17.7 BUILDINGS UNDER CONSTRUCTION.
Any building under construction shall be used for any purpose other than that for which it is being constructed unless permission is granted by the Commission.

SECTION 17.8 RECONSTRUCTION.
The reconstruction of any building shall be subject to the approval of the Commission or its duly appointed representatives.

SECTION 17.9 NONCONFORMING USES RESULTING FROM AMENDMENTS.
The provisions of this ordinance that become ineffective or cease to have force and effect as of the effective date of any amendment to this ordinance shall not be considered nonconforming uses.

SECTION 17.10 LOCATION OF DWELLINGS.
Every dwelling constructed subsequent to the effective date of this ordinance shall be located in a manner consistent with the provisions of this ordinance.

SECTION 17.11 SIZE OF DWELLINGS.
Size of dwellings shall be limited to one dwelling unit per dwelling space, as defined in Section 17.12.

SECTION 17.12 AUTOMOBILE STORAGE CAPACITY.
Spaces provided for the storage of motor vehicles in excess of that permitted by the Commission shall be subject to the approval of the Commission.

SECTION 17.13 SALE OF A PORTION OF A LOT.
When a lot is divided into smaller parcels, the minimum size of each parcel shall be as specified in this ordinance.

ARTICLE XVIII.

GENERAL PROVISIONS

SECTION 18.1 CONFLICTING REGULATIONS.
Wherever any provision of this ordinance conflicts with any other law, ordinance, regulation or resolution, the provisions of this ordinance shall be controlling.

SECTION 18.2 SCOPE AND CONDITIONS.
The following functions or uses may be allowed when not expressly prohibited by the local zoning ordinance: (1) Any building or land or any portion thereof shall hereafter be used or occupied by a religious or educational institution, public utility, governmental or non-profit organization, or for public or semipublic uses such as recreation, education, art, culture, and education, provided that such use is not inconsistent with the general welfare and does not appear to be detrimental to the public health, safety, or general welfare of the community. (2) The use of any building or land or any portion thereof for any purpose other than those specifically mentioned in this ordinance shall be subject to approval by the Commission or its duly appointed representatives. (3) The use of any building or land or any portion thereof for any purpose other than those specifically mentioned in this ordinance shall be subject to approval by the Commission or its duly appointed representatives.

SECTION 18.3 ADDITIONAL PERMITTED USES.
Use other than those specifically mentioned in this ordinance and authorized by the Commission shall be permitted in accordance with the provisions of this ordinance.

SECTION 18.4 ADDITIONAL EXCLUDED USES.
Use other than those specifically mentioned in this ordinance and authorized by the Commission shall be prohibited from any zone except as otherwise provided in this ordinance.

SECTION 18.5 NONCONFORMING BUILDINGS AND USES.
Nonconforming buildings and uses existing on the effective date of this ordinance shall continue to be used and maintained in a manner consistent with their existing use, except as otherwise provided in this ordinance.

SECTION 18.6 BUILDINGS UNDER CONSTRUCTION.
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SECTION 18.7 RECONSTRUCTION.
The reconstruction of any building shall be subject to the approval of the Commission or its duly appointed representatives.

SECTION 18.8 NONCONFORMING USES RESULTING FROM AMENDMENTS.
The provisions of this ordinance that become ineffective or cease to have force and effect as of the effective date of any amendment to this ordinance shall not be considered nonconforming uses.

SECTION 18.9 LOCATION OF DWELLINGS.
Every dwelling constructed subsequent to the effective date of this ordinance shall be located in a manner consistent with the provisions of this ordinance.

SECTION 18.10 SIZE OF DWELLINGS.
Size of dwellings shall be limited to one dwelling unit per dwelling space, as defined in Section 18.12.

SECTION 18.11 AUTOMOBILE STORAGE CAPACITY.
Spaces provided for the storage of motor vehicles in excess of that permitted by the Commission shall be subject to the approval of the Commission.

SECTION 18.12 SALE OF A PORTION OF A LOT.
When a lot is divided into smaller parcels, the minimum size of each parcel shall be as specified in this ordinance.

ARTICLE XIX.

GENERAL PROVISIONS

SECTION 19.1 CONFLICTING REGULATIONS.
Wherever any provision of this ordinance conflicts with any other law, ordinance, regulation or resolution, the provisions of this ordinance shall be controlling.

SECTION 19.2 SCOPE AND CONDITIONS.
The following functions or uses may be allowed when not expressly prohibited by the local zoning ordinance: (1) Any building or land or any portion thereof shall hereafter be used or occupied by a religious or educational institution, public utility, governmental or non-profit organization, or for public or semipublic uses such as recreation, education, art, culture, and education, provided that such use is not inconsistent with the general welfare and does not appear to be detrimental to the public health, safety, or general welfare of the community. (2) The use of any building or land or any portion thereof for any purpose other than those specifically mentioned in this ordinance shall be subject to approval by the Commission or its duly appointed representatives. (3) The use of any building or land or any portion thereof for any purpose other than those specifically mentioned in this ordinance shall be subject to approval by the Commission or its duly appointed representatives.

SECTION 19.3 ADDITIONAL PERMITTED USES.
Use other than those specifically mentioned in this ordinance and authorized by the Commission shall be permitted in accordance with the provisions of this ordinance.

SECTION 19.4 ADDITIONAL EXCLUDED USES.
Use other than those specifically mentioned in this ordinance and authorized by the Commission shall be prohibited from any zone except as otherwise provided in this ordinance.

SECTION 19.5 NONCONFORMING BUILDINGS AND USES.
Nonconforming buildings and uses existing on the effective date of this ordinance shall continue to be used and maintained in a manner consistent with their existing use, except as otherwise provided in this ordinance.

SECTION 19.6 BUILDINGS UNDER CONSTRUCTION.
Any building under construction shall be used for any purpose other than that for which it is being constructed unless permission is granted by the Commission.

SECTION 19.7 RECONSTRUCTION.
The reconstruction of any building shall be subject to the approval of the Commission or its duly appointed representatives.

SECTION 19.8 NONCONFORMING USES RESULTING FROM AMENDMENTS.
The provisions of this ordinance that become ineffective or cease to have force and effect as of the effective date of any amendment to this ordinance shall not be considered nonconforming uses.

SECTION 19.9 LOCATION OF DWELLINGS.
Every dwelling constructed subsequent to the effective date of this ordinance shall be located in a manner consistent with the provisions of this ordinance.

SECTION 19.10 SIZE OF DWELLINGS.
Size of dwellings shall be limited to one dwelling unit per dwelling space, as defined in Section 19.12.

SECTION 19.11 AUTOMOBILE STORAGE CAPACITY.
Spaces provided for the storage of motor vehicles in excess of that permitted by the Commission shall be subject to the approval of the Commission.

SECTION 19.12 SALE OF A PORTION OF A LOT.
When a lot is divided into smaller parcels, the minimum size of each parcel shall be as specified in this ordinance.

ARTICLE XX.

GENERAL PROVISIONS

SECTION 20.1 CONFLICTING REGULATIONS.
Wherever any provision of this ordinance conflicts with any other law, ordinance, regulation or resolution, the provisions of this ordinance shall be controlling.

SECTION 20.2 SCOPE AND CONDITIONS.
The following functions or uses may be allowed when not expressly prohibited by the local zoning ordinance: (1) Any building or land or any portion thereof shall hereafter be used or occupied by a religious or educational institution, public utility, governmental or non-profit organization, or for public or semipublic uses such as recreation, education, art, culture, and education, provided that such use is not inconsistent with the general welfare and does not appear to be detrimental to the public health, safety, or general welfare of the community. (2) The use of any building or land or any portion thereof for any purpose other than those specifically mentioned in this ordinance shall be subject to approval by the Commission or its duly appointed representatives. (3) The use of any building or land or any portion thereof for any purpose other than those specifically mentioned in this ordinance shall be subject to approval by the Commission or its duly appointed representatives.

SECTION 20.3 ADDITIONAL PERMITTED USES.
Use other than those specifically mentioned in this ordinance and authorized by the Commission shall be permitted in accordance with the provisions of this ordinance.

SECTION 20.4 ADDITIONAL EXCLUDED USES.
Use other than those specifically mentioned in this ordinance and authorized by the Commission shall be prohibited from any zone except as otherwise provided in this ordinance.

SECTION 20.5 NONCONFORMING BUILDINGS AND USES.
Nonconforming buildings and uses existing on the effective date of this ordinance shall continue to be used and maintained in a manner consistent with their existing use, except as otherwise provided in this ordinance.

SECTION 20.6 BUILDINGS UNDER CONSTRUCTION.
Any building under construction shall be used for any purpose other than that for which it is being constructed unless permission is granted by the Commission.

SECTION 20.7 RECONSTRUCTION.
The reconstruction of any building shall be subject to the approval of the Commission or its duly appointed representatives.

SECTION 20.8 NONCONFORMING USES RESULTING FROM AMENDMENTS.
The provisions of this ordinance that become ineffective or cease to have force and effect as of the effective date of any amendment to this ordinance shall not be considered nonconforming uses.

SECTION 20.9 LOCATION OF DWELLINGS.
Every dwelling constructed subsequent to the effective date of this ordinance shall be located in a manner consistent with the provisions of this ordinance.

SECTION 20.10 SIZE OF DWELLINGS.
Size of dwellings shall be limited to one dwelling unit per dwelling space, as defined in Section 20.12.

SECTION 20.11 AUTOMOBILE STORAGE CAPACITY.
Spaces provided for the storage of motor vehicles in excess of that permitted by the Commission shall be subject to the approval of the Commission.

SECTION 20.12 SALE OF A PORTION OF A LOT.
When a lot is divided into smaller parcels, the minimum size of each parcel shall be as specified in this ordinance.

ARTICLE XXI.

GENERAL PROVISIONS

SECTION 21.1 CONFLICTING REGULATIONS.
Wherever any provision of this ordinance conflicts with any other law, ordinance, regulation or resolution, the provisions of this ordinance shall be controlling.
SECTION 18.15 YARD REQUIREMENTS. No required yard or other open space shall be less than five feet, and no building hereafter erected, shall be erected on a lot providing a required yard or other open space for any other purpose, except as set forth in this section.

SECTION 18.16 TRANSFER OF RESIDENTIAL REQUIREMENTS. Where any dwelling is erected on a lot in a zone other than R-1, R-2, or R-3, and attached by an adjoining lot or existing building, or any building hereafter erected, shall be provided at the required yard or other open space for any other purpose, except as set forth in this section.

SECTION 18.17 ACCESSORY USES. The express enumeration of permitted uses in all districts shall be construed to include necessary accessory uses.

SECTION 18.18 LOCATION OF DETACHED ACCESSORY BUILDINGS. The provisions of this section do not apply to A-1 or A-2 zones. A detached accessory building shall be constructed on a lot in accordance with the regulations set forth in this section, provided that such building shall be:

(a) A detached accessory building shall be located on a lot at least one-half (1/2) of the required rear yard.

(b) No detached accessory building shall be located on a lot more than five feet (5') from the front half of an adjacent lot.

(c) The building shall be located on a lot at least one-half (1/2) of the required rear yard.

(d) In the case of a corner lot, no detached accessory building shall be located on a lot at least one-half (1/2) of the required rear yard.

(e) In the case of a lot with less than two (2) streets, no accessory building shall be located on a lot at least one-half (1/2) of the required rear yard.

(f) In the case of through lots, no accessory building shall be located on a lot at least one-half (1/2) of the required rear yard.

SECTION 18.19 YARD ENCROACHMENTS. Where yards are required by this ordinance, they shall be open and unobstructed from the ground to the sky, except as follows:

(a) No encroachments shall be found in a required yard for a distance of not less than twenty (20') feet.

(b) Corners, canopies, or other similar architectural features not providing additional floor space within the building may extend into a required yard not to exceed one hundred (100) feet. The required yard may extend three (3') feet into the required yard, but not over a covered but enclosed passenger landing or exterior stairway. The required yard provides not less than five (5') feet in depth and does not exceed twenty (20') feet.

SECTION 18.20 HEIGHT EXCEPTIONS.

(a) Public or semi-public buildings in zones R-1, R-2, R-3, or R-4, may be erected to a height of not exceeding four (4') stories or sixty (60') feet when the required yard is an additional one (1') foot for each four (4') feet in height in excess of thirty-five (35') feet.

(b) Structures necessary for the maintenance and operation of a building and flagpoles, wireless masts, chimneys or similar structures shall not exceed the prescribed height limits where such structures do not provide additional floor space.

SECTION 18.21 THROUGH LOTS REGULATIONS. On through lots, either lot line separating such lot from a street may be designated as the front lot line, except where the front half of a required lot is not less than one hundred (100) feet in length, or where the required yard is a depth of not more than seventy-five (75') feet in length.

Through lots having a front yard (150') feet or more in depth may be improved as necessary with such necessary work as may be required by the same regulations applying to the street upon which each such half faces.

SECTION 18.22 LOTS RECORDED. Any lot shown or which an official subdivision map or record of survey map duly approved and recorded, such map or record of survey map shall be a true and accurate representation of the buildings described, such map or record of survey map shall be a true and accurate representation of the buildings described, such map or record of survey map shall be a true and accurate representation of the buildings described.

SECTION 18.23 BUILDING PERMIT REQUIRED. A building permit shall be required for the erection of any building or structure established by the provisions of the ordinance, except in any M-3 Zone. A fee of Two Hundred Dollars ($200.00) shall be charged for such permit.

ARTICLE XIX.

VARIANCES

The following regulations shall apply to the granting of all variances:

SECTION 19.1 INITIATION OF PROCEEDINGS. When such difficulties, unnecessary hardships or results inconsistent with the general purposes of this ordinance occur through a strict interpretation, the Board of Supervisors or the Commission, or its own motion may, or upon the verified application of any property owner or owners shall, in specific cases, by special process, in the granting of a variance from the provisions of this Ordinance, take such action as may be necessary to assure that the spirit and purpose of the Ordinance will be observed, public safety and welfare secured, and justice done. All actions of the Board of Supervisors and the Commission shall be construed as administrative acts for the purpose of this Ordinance, and the intent and purpose of this Ordinance shall be construed as amendments to the provisions of this Ordinance or as a change of zone.

SECTION 19.2—NECESSARY CONDITION. Before any variance may be granted it shall be affirmatively shown:

(a) That there are special circumstances attached to the property referred to in the application or motion, which do not apply generally to other properties in the same district.

(b) That the granting of such variance is necessary to do substantial justice and to avoid practical difficulty, unnecessary hardship or results inconsistent with the general purpose of this Ordinance.

(c) That the granting of the variance will not result in material damage to any general circulation area; or, to other property in the vicinity, or be detrimental to the public health, safety or welfare.

(d) That the variance may be granted to permit a use essential to the prosecution of public health, safety or welfare.

(e) That the variance may be granted to permit a use essential to the prosecution of public health, safety or welfare.

For the granting of the variance, the Board of Supervisors or the Commission, or any property owner or property owner's agent, shall have the power to file an application for a variance.

The Board of Supervisors or the Commission, or any property owner or property owner's agent, shall have the power to file an application for a variance.

SECTION 19.3 FILING OF APPLICATION FOR VARIANCE. Applications for variances shall be made to the Board of Supervisors or the Commission, or any property owner or property owner's agent, and further provided that such applications shall be in the form, and shall contain such information as the Board of Supervisors or the Commission, or any property owner or property owner's agent, shall have the power to file an application for a variance.

The Board of Supervisors or the Commission, or any property owner or property owner's agent, shall have the power to file an application for a variance.

The Board of Supervisors or the Commission, or any property owner or property owner's agent, shall have the power to file an application for a variance.

SECTION 19.4 INFORMATION REQUIRED WITH APPLICATION FOR VARIANCE. The application for variance shall contain the following information, or such facts as the Board of Supervisors or the Commission, or any property owner or property owner's agent, shall have the power to file an application for a variance.

(a) A reference to the specific provisions of this ordinance from which such property is sought to be exempted.

(b) Evidence of the ability and intention to undertake the proposed work, with actual construction work in accordance with the approved plans.

(c) Evidence of the ability and intention to undertake the proposed work, with actual construction work in accordance with the approved plans.

SECTION 19.5 INVESTIGATION OF APPLICATION FOR VARIANCE. The application for variance shall be referred to the Board of Supervisors or the Commission, or any property owner or property owner's agent, shall have the power to file an application for a variance.

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may establish conditions under which a lot or parcel of land may be used or occupied, or a building shall be altered, or make requirements as to the architectural, height, location, or area of buildings or dwelling units, parking areas, and conditions of operation for or in such buildings or structures. (See "Supervisors of such variance.")

SECTION 18.10 NOTICE OF DECISION. A written report of the decision of the Board of Supervisors shall be filed within ten (10) days after the Board of Supervisors has reached a decision, and within three (3) days after the filing of such an appeal, the Board of Supervisors shall hold a public hearing on the appeal, not less than ten (10) days before the Board of Supervisors shall hold a public hearing on the appeal. After hearing such appeal the Board of Supervisors may recommend a change of regulations prescribed for such property.

SECTION 18.15 VARIANCES WHICH MAY BE GRANTED WITHOUT HEARING AND REDUCTION OF FILING FEE. Notwithstanding any other provisions of this article, the Board of Supervisors may, if it so elects, act on the following without a public hearing as required in this article:
(a) Allow a reduction of lot area regulations where, in its judgment, the shape of the building site, topography, the location of existing buildings, or otherwise, it is necessary that there be a strict compliance with said regulations in order to prevent practical difficulty or hardship.
(b) Allow the extension of a zone where the boundary lines of said zone are divided into lots in one ownership at the time of passage of this ordinance.
(c) Permit the reconstruction or remodeling of a nonconforming building where, in its judgment, such reconstruction or remodeling will bring such building into conformance with such zoning ordinance.
(d) Allow the construction of commercial buildings with side walks, arcades and similar architectural features where such construction requires a variance of yard or setback regulations and is in conformity with the general purpose and plan of the land or building site. The Board of Supervisors may by a vote of two-thirds of its total membership, fix the fee for such variance, not more than one hundred and twenty ($120.00) dollars.
(e) Where a petition is made without hearing, the filing fee shall be reduced to Five Dollars ($5.00).
SECTION 21.15 BUILDING HEIGHT.
The vertical distance measured from the average level of the highest and lowest points of the lot covered by the building to the uppermost portion of the building.

SECTION 21.16 BUILDING SITE. The area covered by a building or buildings together with any corridor, walk, or open space between the same.

SECTION 21.17 BUILDING COURT. Any space or area of land used or designed to accommodate two or more camping parties, including tents or other camping outfits.

SECTION 21.18 BUILDING SETBACK LINE. The distance between the proposed building line and the street.

SECTION 21.19 BUILDING, MAIN. A building in which is conducted the main business of the lot on which it is situated.

SECTION 21.20 BUILDING SITE. The area occupied by a building or buildings together with any corridor, walk, or open space between the same.

SECTION 21.21 CLINIC. A place used for the care and treatment of sick and infirm persons and those who are in need of medical treatment, but who are not provided with board or room, for the primary purpose of relief.

SECTION 21.22 CLINIC. A non-profit association of persons who are bona fide members paying regular dues, and who are organized for some common purpose, but not including a school or college.

SECTION 21.23 COMMISSION. The Riverside County Planning Commission.

SECTION 21.24 COMPENSATION. The word "compensation" means any and all compensation.

SECTION 21.25 COUNTY. The County of Riverside.

SECTION 21.26 COURT. An open unoccupied space other than a street or lot on the same lot with a building, and which is bounded on two (2) or more sides by such building or buildings.

SECTION 21.27 DWELLING. A building designed or designed for residential purposes, and multiple dwellings but not including hotels, auto courts, boarding or lodging houses.

SECTION 21.28 DWELLING UNIT. A building or portion thereof used by one (1) family and containing but one (1) kitchen.

SECTION 21.29 DWELLING, ONE FAMILY. A building containing but one (1) family, including domestic employees of such family.

SECTION 21.30 DWELLING, MULTIPLE FAMILY. A building or portion thereof used to house two (2) or more families, including domestic employees of each family, living independently of each other, and doing their own cooking.

SECTION 21.31 DWELLING, GUEST. A building which is occupied by not more than one family and one (1) or more persons more than one (1) but not more than one (1) per room or family, including domestic employees of the family living independently of each other, and doing their own cooking.

SECTION 21.32 EDUCATIONAL INSTITUTIONS. Schools, colleges, and universities, including general living quarters as determined by the California State Board of Education.

SECTION 21.33 ERECTED. The word "erected" includes built, bought, or added to, altered, constructed, reconstructed, moved upon, or erected on the land, required or a building.

SECTION 21.34 FAMILY. An individual or two (2) or more persons or groups of not more than five (5) per person, excluding servants, who are related by blood or marriage or who presently maintain a single house-keeping unit in a dwelling unit.

SECTION 21.35 GARAGE, PRIVATE. An accessory building or a main building or portion thereof, used for the shelter or storage of self-propelled vehicles, used or owned by the occupants of a building or portion thereof, and wherein there is no service or storage for compensation.

SECTION 21.36 GARAGE, PUBLIC. Any building, except one herein defined as a private garage, used for the storage of self-propelled vehicles, used or owned by the occupants of a building or portion thereof, and wherein there is no service or storage for compensation.

SECTION 21.37 GARAGE, STORAGE. Any building or portion thereof used for the storage of self-propelled vehicles other than one herein defined as a public garage or private garage, used only for the storage of self-propelled vehicles.

SECTION 21.38 HOTEL, PRIVATE. A building designed for or occupied as the more or less temporary abode of individuals who are not related and not more than one (1) family, including domestic employees of the family living independently of each other, and doing their own cooking.

SECTION 21.39 HOTEL, RESORT. A hotel, including all accessory buildings, and all building sites, and having a building site or hotel grounds containing not less than one hundred (100) square feet. Such hotel may have accessory cooking facilities and for the convenience of the guests there shall be an entrance directly to such commercial unit, provided such commercial uses shall not occupy more than twenty (20) per cent of the ground floor area of such hotel building.

SECTION 21.40 JUNK YARD. A parcel of land used for the storage, disposal, or accumulation of scrap metal or other scrap materials.

SECTION 21.41 KITCHEN. Any room in a building or dwelling unit which is used for cooking or preparation of food.

SECTION 21.42 LABOR CAMP. Any building or group of buildings where any number of farm help is housed where the farm labor is employed principally in the general area of the building site.

SECTION 21.43 LOADING SPACE. Any area of a lot used or intended to be used for the temporary parking of a commercial vehicle while loading or unloading material.

SECTION 21.44 LOT. (1) A parcel of real property as shown on a delineated parcel map recorded in the Office of the County Recorder of Riverside County; or (2) a parcel of real property not delineated and measured with, and which is not less than six thousand (6,000) square feet, and abutting upon a street or alley and held under separation from an adjacent proper prior to the effective date of this ordinance, or (3) a parcel of real property not delineated and measured with, and which is not less than six thousand (6,000) square feet, and abutting upon a street or alley, if the same was a portion of a larger piece of real property held undetained for the same ownership prior to the effective date of this ordinance.

SECTION 21.45 LOT AREA. The total horizontal area within the lot lines of a lot.

SECTION 21.46 LOT, CORNER. A lot located at the junction of two or more intersecting streets having an angle of not less than sixty (60) degrees with a boundary line thereof bordering on the streets.

SECTION 21.47 LOT LINES. The boundary lines of lots are:

Front Lot Line: The line dividing a lot from the street. On a corner lot only one (1) street line shall be considered as a front lot line, and shall be determined by the Commissioner.

Rear Lot Line: The line opposite the front lot line.

Side Lot Lines: Any lot lines other than the front lot line or the rear lot line.

SECTION 21.48 LOT, REVERSED CORNER. A lot the lot line of which is substantially a continuation of the line of the lot upon which it reaps.

SECTION 21.49 LOT, INTERIOR. A lot other than a corner lot.

SECTION 21.50 LOT, KEY. The first lot to the rear of a reversed corner lot and not separated by an alley.

SECTION 21.51 LOT, THROUGH. An interior lot having frontage on two (2) parallel or approximately parallel streets.

SECTION 21.52 NON-CONFORMING USE. The use of a building which was legal when established, but which because of the provisions of this ordinance conflicts with the provisions of this ordinance applicable to the district in which such building is situated.

SECTION 21.53 NON-CONFORMING BUILDING. A building which was legal when established, but which because of the provisions of this ordinance conflicts with the provisions of this ordinance applicable to the district in which such use is located.

SECTION 21.54 OCCUPANCY CHANGE. The occupant of a building or structure, or a portion thereof, shall mean a discontinuance of the existing use and the institution thereof of a use of a different kind or class.

SECTION 21.55 OCCUPIED. The word "occupied" means used or intended to be used.

SECTION 21.56 OUTDOOR ADVERTISING OR SIGN. As defined by the Business and Professional Code of the State of California.

SECTION 21.57 PARKING AREA. A parking area, including the use of more than four (4) automobiles for public use, whether free or for compensation, or for accommodation for clients or customers.

SECTION 21.58 PERSON. The word "person" includes associate, corporation, partnership, co-partnership, or joint venture.

SECTION 21.59 PLACE OF PUBLIC ASSEMBLY. Any place designed for uses for gathering of twenty (20) or more persons in one room wherein such gathering is a public assembly hall.
ARTICLE XXII.
ENFORCEMENT, LEGAL PROCEDURE AND PENALTIES

SECTION 22.1 ENFORCEMENT. The Sheriff, Building Inspector, County Clerk, and all officials charged with the issuance of licenses and permits shall enforce the provisions of this ordinance.

SECTION 22.2 NO BUILDING PERMIT NOT TO BE ISSUED. No building permit shall be issued for the erection or use of any part thereof, or for the use of any land which is not in accordance with the provisions of this ordinance. Any permit issued contrary to the provisions of this ordinance shall be void and of no effect.

SECTION 22.3 LEGAL PROCEDURE. Any building or structure erected or maintained, or any use or occupancy, contrary to the provisions of this ordinance shall be and the same is hereby declared to be unlawful and a public nuisance and the District Attorney shall, upon order of the Board of Supervisors, immediately commence action or proceedings for the abatement, removal and enjoinment thereof, in the manner provided by law, and shall take such other action as may apply to such court or courts as may have jurisdiction to grant such relief as will abate or remove such building structure or use and restrain and enjoin any person from setting up, erecting or maintaining such building structure, or use or any property contrary to the provisions of the ordinance or by action or suit in the name of and in behalf of the district of every citizen to participate and assist the County Supervisors in the enforcement of the provisions of this ordinance.

ARTICLE XXIII.
VALIDITY

This ordinance, and the various parts, sections and clauses thereof are hereby declared to be severable. If any part, sentence, paragraph, section, or clause thereof is adjudged unconstitutional or invalid, the remainder of this ordinance, and any part thereof which is not in accordance with the provisions of this ordinance shall be void and of no effect.

SECTION 22.4 REMEDIES. All remedies provided for herein shall be cumulative and not exclusive.

SECTION 22.5 PENALTIES. Any person, firm or corporation violating any of the provisions of this ordinance or of any permit or exception granted pursuant thereto shall be deemed guilty of a misdemeanor and upon conviction thereof, shall be punishable by a fine of not exceeding one hundred dollars ($100.00), or by imprisonment in the County Jail for not to exceed six (6) months, or by both such fine and imprisonment, or by both such fine and a building or structure or use and any portion thereof during which any violation of this ordinance continues, shall be deemed to constitute a separate offense and upon conviction for each such offense, shall be punishable as herein provided.

SECTION 22.6 SALE OF COPIES. Copies of this zoning ordinance may be sold by the County Clerk at the uniform charge of one dollar ($1.00) per copy and all moneys received therefrom shall be paid into the County Treasury as prescribed by law.

SECTION 22.7 TRAILER PARK. Any building or use or use or any portion thereof during which any violation of this ordinance continues, shall be deemed to constitute a separate offense and upon conviction for each such offense, shall be punishable as herein provided.
Adopted by resolution of the Riverside County Planning Commission, Riverside County, California, on December 20, 1948.

Chairman, Board of Supervisors

Riverside County, California.

OFFICIAL ZONING PLAN
RIVERSIDE COUNTY
CALIFORNIA

MAP NO. 1
ZONE "U"
(UNIVERSITY AND COLLEGE)

SCALE

Adopted by Ordinance Number 348 on December 31, 1948.

Chairman, Board of Supervisors

Riverside County, California.

OFFICIAL ZONING PLAN
RIVERSIDE COUNTY
CALIFORNIA

MAP NO. 2
ZONE M-3
(REGULATED INDUSTRIAL)

SCALE

Adopted by resolution of the Riverside County Planning Commission, Riverside County, California, on December 20, 1948.

Chairman, Board of Supervisors

Riverside County, California.