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# ZONING ORDINANCE COUNTY OF RIVERSIDE

Ordinance No. 348

Effective January 31, 1949

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PRICE, ONE DOLLAR

For Information Regarding County Zoning Call  
THE RIVERSIDE COUNTY PLANNING COMMISSION  
Court House, Riverside, California  
Phone: Riverside 4000, Extension 239

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## ORDINANCE NO. 348

### AN ORDINANCE PROVIDING FOR THE CREATION AND ESTABLISHMENT OF ZONES IN THE UNINCORPORATED AREA OF THE COUNTY OF RIVERSIDE, DEFINING, CLASSIFYING, RESTRICTING 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 (pursuant to the “Conservation and Planning Act” of the State of California) for the unincorporated area of the County of Riverside.

**SECTION 1.1 LAND USE ORDINANCE.** This ordinance shall be known and cited as the Riverside County Zoning Ordinance.

**SECTION 1.2** It is further declared that the progressive adoption by ordinances of official plans under this Master Plan of Land Use shall place various portions of the unincorporated territory of Riverside County into the respective zones applicable thereto as soon as the due and careful consideration by the Planning Commission and by the Board of Supervisors will permit; and that said Planning Commission shall work in conjunction with and at the request of property owners in the por-

tions affected. It is intended that eventually comprehensive and well-considered plans shall be created and adopted for the entire unincorporated area of the County of Riverside.

**SECTION 1.3** That prior to and pending the adoption by ordinances of official plans for comprehensive and detailed zone classifications throughout the County of Riverside, the entire unincorporated area of said County shall be and is hereby placed into Zone M-3 (Regulated Industrial), as hereinafter defined in Article III of this ordinance, with the exception of that specific area which is hereinafter designated and described in Article IV, and declared to be in Zone U (University and College Zone), as defined in Article II hereof.

**SECTION 1.4** If any provision of this ordinance or the application thereof to any person or circumstance is held invalid, the remainder of the ordinance and the application of such provision to other persons or circumstances shall not be affected thereby.

**SECTION 1.5** That this ordinance be and the same is hereby substituted for Ordinances No. 341 and No. 341-a, and said Ordinances No. 341 and No. 341-a are hereby expressly repealed; provided, however, that such substitution and repeal shall not be deemed to ratify or legalize any violation of any provision of said Ordinances No. 341 or No. 341-a, nor to affect nor prevent the prosecution or punishment of any person, firm, or corporation for any act done or committed in violation of any provision of said ordinances prior to the taking effect of this ordinance, and shall not affect any prosecution which may be pending in any court for the violation of any provision of said ordinances; and further provided that as to any such violation of said ordinances and as to any such prosecution and punishment and as to any such pending prosecution, said ordinances shall be deemed to continue and 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 or degrees, is or may be established. Except as subsequently provided elsewhere herein, any and every building and all premises or lands in Zone U shall be used or occupied and any and every building shall be erected, constructed, established, altered, enlarged, moved into or within said Zone U exclusively and only for the following purposes:

1. A single-family dwelling, two-family dwellings, duplex, multiple-family dwelling, bungalow courts, clubhouses, apartments, residential hotels, fraternal organizations, clubs, lodges, boardinghouses, lodginghouses,

dormitories, and buildings required for university purposes.

2. Parks, playgrounds, public schools, public libraries, museums and stadiums.

3. Retail stores and shops limited to use as needed to serve a residential district, such as banks, beauty parlors, barbershops, conservatories, tearooms, restaurants or cafes, provided no sale or consumption of intoxicating liquor is permitted in connection therewith, dressmaking, millinery, shoe and tailor shops of a retail nature, professional and business offices, messenger, telephone and telegraph offices, retail sale of bakery products, drugs, groceries, dressed meats, dry goods, clothing, notions, stationery, books, confectionery, jewelry, objects of art, antiques, and similar goods, wares and merchandise.

4. Such business uses as: Amusement place within a building, assembly hall, auto paint and repair shop, cleaning and dyeing, retail gasoline and fuel oil station, ice delivery station, laundry, needle and millinery craft, newspaper and job printing, plumbing shop, public garage, restaurants, shoe repair, shop for custom work, theater, paint and paperhanging.

5. Agricultural uses, including all uses or enterprises customarily carried on in the field of general agriculture and not obnoxious or detrimental to the public welfare.

6. Accessory buildings, home occupancy and uses customarily incident to any of the above-permitted uses.

In Zone U:

(a) All lots or sites used for residential purposes shall have at least a sixty-foot (60') frontage and shall contain at least nine thousand (9,000) square feet, provided this limitation shall not apply to any lot appearing of record on a plat filed in the office of the County Recorder prior to the date of this ordinance.

(b) A front yard shall be required of not less than twenty-five (25) feet;

(c) Side yards of not less than ten (10) feet on each side shall be required;

(d) Height of buildings shall not exceed two and one-half stories nor in any case thirty-six (36) feet in height.

## ARTICLE III.

### M-3 ZONE — (REGULATED INDUSTRIAL)

All the unincorporated territory of the County which is not included under the terms of this ordinance in any other zone is hereby designated and classified as M-3 Zone.

The restrictions pertaining to other zone classifications shall not be deemed or construed to apply to land or property in Zone M-3. The restrictions applicable to land use in M-3 Zone shall be only as hereinafter in this Article specifically set forth.

#### SECTION 3.1. USES FOR WHICH A PERMIT IS REQUIRED IN ZONE

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, except where carried on wholly within a building or buildings or behind compact walls not less than six (6) feet in height.
4. Blast furnace.
5. Borrow pit, commercial.
6. Boiler shop or works.
7. Commercial cattle feeding yard or sales or auction yard. This does not include cattle feeding in conjunction with farming operations nor community auction and sales yards.
8. Cemetery, pet or human.
9. Coke ovens.
10. Drive-in theater.
11. Fat rendering.
12. Fish cannery.
13. Gas, storage of, in excess of one thousand (1,000) cubic feet.
14. Incineration, reduction or dumping of offal, garbage or refuse on a commercial scale.
15. Junk yard or storage, except where carried on wholly within a building or buildings or behind compact walls not less than six (6) feet in height.
16. Lumber mill.
17. Manufacture of:
  - (1) Acetylene gas
  - (2) Acid
  - (3) Ammonia
  - (4) Asphalt or products
  - (5) Asbestos
  - (6) Brick, tile or terra cotta
  - (7) Babbit metal
  - (8) Bleaching powder
  - (9) Carbon, lampblack or graphite
  - (10) Cement
  - (11) Celluloid
  - (12) Chlorine gas
  - (13) Coal tar or products
  - (14) Creosote or products
  - (15) Explosives
  - (16) Fireworks
  - (17) Fertilizer, including open storage on a commercial scale.
  - (18) Gas, illuminating.
  - (19) Gelatine
  - (20) Glucose
  - (21) Glue or size
  - (22) Guncotton or products.
  - (23) Gypsum
  - (24) Insulating material (Such as "Rock Wool," and similar products.)
  - (25) Lime or products.
  - (26) Matches
  - (27) Phenol
  - (28) Pickles
  - (29) Plaster of Paris
  - (30) Poison
  - (31) Potash
  - (32) Pulp, paper and strawboard.
  - (33) Rubber.
  - (34) Sauerkraut
  - (35) Soap, except by cold process.
  - (36) Tar or asphalt roofing
  - (37) Turpentine
  - (38) Vinegar
18. Meat packing plant.
19. Oil reclaiming plant.
20. Ore reduction plant.
21. Petroleum refinery.
22. Public utilities traversing pri-

vate property and not designed or intended primarily to serve the area so traversed.

23. Race track, except for contests between human beings only.

24. Rifle range, including pistol range.

25. Rock crusher or quarry.

26. Rock, sand or gravel pit.

27. Rolling mill.

28. Rubber reclaiming plant.

29. Salt works.

30. Sand blasting plant.

31. Sewer farm or sewage disposal.

32. Smelting.

33. Stockyards, commercial, except in conjunction with farming.

34. Storage of petroleum products above ground in excess of one thousand (1,000) barrels.

35. Storage or baling of rags or paper except wholly within a building or behind a compact wall not less than six (6) feet in height.

36. Tannery.

37. Trailer court.

38. Wool pulling or scouring plant.

39. Wood or bone distillation.

That this section shall not be interpreted or construed to require a permit in the carrying on of any of the aforementioned businesses, occupations or purposes where such businesses, occupations or purposes are merely incidental or accessory to a farming or domestic operation.

#### SECTION 3.2 PERMIT PROCEDURE.

Any person desiring a permit to establish any use referred to in this Article shall make written application therefor to the Commission on forms which shall be provided by the County for this purpose. Such application shall state the name and address of the applicant therefor; evidence that he is the owner of the premises involved or that he has the permission of the owner to make such application; the address, if any, together with the general location and legal description of the premises upon which such business, occupation or purpose is to be established; the nature of the business, occupation or purpose for which such building or premises is to be erected or used.

Upon the filing of an application for a permit, the Commission or its duly authorized representative shall fix a time and place for a public hearing thereon before the Commission not less than ten (10) days nor more than forty (40) days thereafter. Thereupon notice shall be made of such hearing to the County Health Officer and the Chief Engineer of the Riverside County Flood Control and Water Conservation District, the Riverside County Agricultural Commissioner and such other public officials as in the opinion of the Commission may be affected by the proposed use. The aforementioned officers and others, prior to the date of such hearing, shall furnish the Commission with a report thereon concerning the effect, if any, the granting of the permit might have on the public health, safety and general welfare.

Not later than five (5) days prior to the date of such hearing on the granting of a permit, the Commission shall:

(a) Cause a copy of notice of such hearing to be published once in a newspaper of general circulation in the County;

(b) Cause a post card notice to be mailed to the owners of all property within a distance of five hundred (500) feet from the exterior boundaries of the premises involved in the application, and the owners of such other property as in the judgment of the Commission might be affected by the establishment of the use requested; as such owners are shown by the latest assessment roll of the County.

Within forty (40) days after the conclusion of the public hearing, the Commission shall report to the Board of Supervisors its findings as to whether the erection or use of such building or premises for the business, occupation, or purpose designated in the manner set forth in the application, or under restrictions or conditions will endanger the public health or safety or conflict with or be adverse to the general welfare.

The Commission shall also recommend to the Board of Supervisors the granting of such permit as applied for or under such restrictions or conditions as it finds necessary to prevent such use from becoming a menace to or endangering the public health, safety or general welfare; or shall recommend denial thereof.

The Commission, in recommending action by the Board of Supervisors on a permit, shall transmit to the Board of Supervisors:

(a) A summary of the testimony presented before the Commission.

(b) All reports and exhibits introduced in evidence.

(c) All reports made to the Commission.

Within forty (40) days after receiving the recommendation and other required material from the Commission, the Board of Supervisors shall determine whether the proposed use requested in the application for a permit, together with such conditions or restrictions as may have been recommended by the Commission, will or will not endanger the public health or safety or conflict with or be adverse to the general welfare, and shall grant such permit as applied for subject to such conditions and restrictions as it shall find to be necessary or shall deny the permit accordingly.

The secretary of the Commission shall keep a permanent and accurate account of all deposits received under this Article III, giving the name of the applicant upon whose account such deposit is made, and the date and amount thereof, together with the location of the premises to which they relate. In the event that the actual cost of the publication in this Article provided for shall be more than the amount deposited by the applicant, such applicant shall be required to deposit the deficiency; if less, the unused balance of such deposit shall be refunded in the same manner provided for by law for the repayment of trust monies.

The Board of Supervisors may hear and consider evidence in addition to the report and supporting material

from the Commission before granting, denying, revoking, modifying or refusing to revoke any permit, but shall not consider any statement, argument or evidence of any kind or nature whatsoever except such report and summary except at a public hearing, 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 in question, or to the person owning the property the permit affecting which it is sought to revoke or modify, not less than five (5) days prior to such hearing, either by personal service as required for the serving 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 such application. Such request shall be presented in writing to the County Clerk.

At its next regular meeting after the filing of such a request, the Board of Supervisors shall set a date for public hearing thereon, not less than ten (10) days nor more than forty (40) days thereafter. The Board of Supervisors shall give notice of such hearing in the manner provided for notice of public hearing before the Commission as set forth in Section 3.2. The Board of Supervisors at such public hearing shall proceed to hear any person or persons interested. After hearing such request, the Board of Supervisors may sustain the recommendation of the Commission by a majority vote, or may reverse or modify such recommendation by a three-fifths (3/5) vote.

**SECTION 3.4 PROCEDURE FOR REVOCATION OF PERMITS.** The Commission on its own motion may, and upon the direction of the Board of Supervisors shall, hold a hearing upon the revocation of a permit hereafter granted by or pursuant to the provisions of this Article.

The Commission shall serve upon the owner of the property for which a permit has been granted, written notice of the time and place of the hearing, either in the manner required for the service of summons or by registered mail, postage prepaid. The Commission shall also give the same notice of such hearing as is required of a hearing for the granting of a permit after application.

A permit may be revoked after the Board of Supervisors finds:

(a) That the use is detrimental to the public health, safety or is a public nuisance.

(b) That the permit was obtained by fraud.

(c) That the use for which the permit was granted is not being exercised.

(d) That the use for which the permit was granted has ceased or has been suspended for one year or more.

After a hearing upon the revocation of a permit, the Commission shall report to the Board of Supervisors its findings as to facts which it has found, except that if the Commission has held such hearings on its own motion and is of the opinion that the permit should not be revoked nor modified, the Commission need not so report. If in its report the Commission shall recommend that the permit be revoked, modified or allowed to be unchanged, such recommendations shall be accompanied by a summary of the testimony received at such hearings. Upon receipt of such report, the Board of Supervisors shall determine the facts and shall revoke, modify or allow to remain unchanged the permit accordingly. The Board of Supervisors may also set the matter for hearing before itself and receive additional testimony as hereinabove provided for the granting of permits.

**SECTION 3.5 FILING FEES AND DEPOSITS.** For the purposes of defraying the expenses involved in investigating matters connected with applications and the granting of permits pursuant to this Article, each such application shall be accompanied by a filing fee of Ten Dollars (\$10.00), which shall be paid into the Salary Fund of the County.

In addition, the Commission shall require the applicant to deposit Ten Dollars (\$10.00) or such sum as is estimated to be ample to cover publication costs involved.

**SECTION 3.6 ACTION BY BOARD OF SUPERVISORS.** The decision of the Board of Supervisors upon an application or upon the revocation of a permit is final and conclusive as to all things involved.

## ARTICLE IV.

### ZONED DISTRICTS — OFFICIAL ZONING PLANS

That whenever a comprehensive and specific zoning plan has been duly and regularly adopted pursuant to the provisions of the State Conservation and Planning Act pertaining to a described and designated area within the unincorporated territory of the County, and such area has been properly defined and identified by a map, designated by a number, the zoned area shall be adopted and listed as a part of this Article IV, entitled Zoned Districts, and given appropriate section number hereunder.

That the following described and designated areas, as further identified by maps thereof, which are hereto attached and made a part hereof, are hereby adopted pursuant to the provisions of this ordinance:

**SECTION 4.1 MAP NO. 1.** The following-described area, as delineated on map attached hereto and made a part hereof, which for purposes of this ordinance is designated as "Map No. 1, Zone U — University and College

Zone," is hereby declared and designated to be in Zone U:

Beginning at a point on the easterly boundary of the City of Riverside, said point being the southwest corner of Sec. 6, T. 3 S., R. 4 W., S.B.B. & M.; Thence north on the easterly boundary of the City of Riverside being the westerly boundary of Sec. 6, T. 3 S., R. 4 W., S.B.B. & M., and the westerly boundary of Sections 31, 30 and 19, T. 2 S., R. 4 W., S.B.B. & M., 4 miles to the northwest corner of said Section 19; Thence continuing northerly on said City limits and the westerly boundary of Sec. 18, T. 2 S., R. 4 W., S.B.B. & M., a distance of about 2750 feet to the center line of the Atchison, Topeka and Santa Fe Railroad; thence northeasterly along the center line of said Railroad to the northerly boundary of said Sec. 18; Thence east on the north boundary of Sections 18, 17 and 16, T. 2 S., R. 4 W., S.B.B. & M., to the northeast corner of the W-1/2 of said Section 16, said line being in part identical with the center line of Palmyrita Avenue; Thence South following one-half section lines through the center of Sections 16, 21, 28 and 33, T. 2 S., R. 4 W., S.B.B. & M., and Section 4, T. 3 S., R. 4 W., S.B.B. & M., a distance of 5 miles to the southeast corner of the W-1/2 of said Section 4, then west on the southerly boundary of Sections 4, 5 and 6 T. 3 S., R. 4 W., S.B.B. & M., 2 1/2 miles to a point on the easterly boundary of the City of Riverside at the southwest corner of said Section 6, the point of beginning.

**SECTION 4.2 MAP NO. 2.** That unless and until a specific plan of detailed zoning has been adopted for a designated and defined area of the unincorporated territory the entire unincorporated area of the County, except the area designated as constituting Zone U, shall be and is hereby designated and declared to be in Zone M-3 (Regulated Industrial). A map of the unincorporated territory of the County, designating areas placed into Zone M-3, is hereunto attached, made a part hereof, and for the purposes of this ordinance designated as Map No. 2—Zone M-3, (Regulated Industrial).

## ARTICLE V.

### ZONE DISTRICTS

For the purpose of providing in this ordinance a uniform basis for future specific and detailed zoning plans and for the progressive and eventual adoption of such plans in designated areas of the County, as referred to in Articles I and IV hereof, it is hereby declared that any such plans may include, in addition to Zone M-3 and Zone U heretofore adopted by the provisions of Article IV of this ordinance, any or all, or any combination of the following zones:

#### SECTION 5.1. ZONES:

R-1 Single-Family Dwellings

R-2 Multiple-Family Dwellings  
R-3 General Residential  
C-1 General Commercial  
C-P Restricted Commercial  
M-1 Light Manufacturing  
M-2 Industrial  
M-3 Regulated Industrial  
A-1 Light Agriculture  
A-2 Heavy Agriculture  
W Watercourse Area  
I Interim  
U University and College

The areas in the future assigned to these zones, the designation of the same and the exact boundaries of the zones, shall be shown upon a map, which shall be attached and made a part of this ordinance as provided in Article IV hereof. Said map shall be designated as the "Official Zoning Plan" and said map and its proper notices, references and other material shown thereon shall be as much a part of this ordinance as if the matters and information set forth by said map were fully described herein.

**SECTION 5.2 UNCERTAINTY AS TO ZONE BOUNDARIES.** Where uncertainty exists as to the boundaries of any zone shown on the Official Zoning Plan, the following rules shall apply:

(a) Where district boundaries are indicated as approximately following street lines, alley lines, or lot lines, such lines shall be construed to be such boundaries.

(b) In unsubdivided property or where the district boundary line divides a lot, the location of such boundary, unless the same is indicated by specific dimensions, shall be determined by use of the scale appearing on the Official Zoning Plan.

(c) In case any further uncertainty exists, the Commission shall interpret the intent of the Official Zoning Plan as to the location of such zone boundaries.

(d) Where any public street or alley or other public right of way is hereafter vacated or abandoned, the land formerly in such street, alley or right of way shall be included within the district of the adjoining property on either side; and in the event such street, alley or right of way was a district boundary line between two or more different districts, the new district boundary line shall be the former center line of such street, alley or right of way.

## ARTICLE VI.

### R-1 ZONE (ONE-FAMILY DWELLINGS)

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

#### SECTION 6.1 USES PERMITTED

(a) A one-family dwelling of a permanent character and placed in a permanent location.

(b) Private garage for the accommodation of not more than four (4) automobiles.

(c) Agriculture and horticulture, flower 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 signs or displays.

(d) The keeping of poultry for domestic, noncommercial use only.

(e) Home occupations customarily conducted within a dwelling by the inhabitants thereof where no assistants are employed and where there is no external evidence of such home occupation except a nameplate not exceeding two (2) square feet in area.

(f) One sign not exceeding six (6) square feet in area appertaining only to the lease, hire or sale of the particular lot or building upon which displayed.

(g) Public parks and public playgrounds, golf courses with standard length fairways, and country clubs.

(h) Accessory buildings and uses, including a guest dwelling, provided there is a main building on the lot.

(i) Public functions and uses, provided a permit has been granted pursuant to the provisions of Article XVII.

(j) If, on the effective date of this ordinance, a 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 front portion of the same lot in the manner provided herein, whereupon said temporary one-family dwelling shall assume the status of a nonconforming use.

**SECTION 6.2 BUILDING HEIGHT LIMIT.** Two and one-half (2½) stories but not exceeding thirty-five (35) feet.

**SECTION 6.3 REQUIRED LOT AREA.** Six thousand (6,000) square feet; the minimum lot frontage shall be sixty (60) feet, and the minimum depth shall be one hundred (100) feet.

**SECTION 6.4 FRONT YARD REQUIRED.** Twenty (20) feet, except as provided in Section 18.19. The front yard shall be measured from any existing street line or from any future street line as shown on any official street plan of the County.

**SECTION 6.5 SIDE YARDS REQUIRED**

(a) On interior and through lots, ten (10) per cent of the width of the lot, provided no side yard shall be less than three (3) feet and need not exceed five (5) feet.

(b) On corner and reversed corner lots, the side yard shall be ten (10) feet from the street line upon which the main building sides except that where a corner or reversed corner lot is less than fifty (50) feet wide, such side yard need not exceed twenty (20) per cent of the width of the lot. The interior side yard for such lots shall be the same as for interior lots, provided, however, that no accessory building on the rear of such lots may project beyond the front yard line on the lots in the rear unless it is found by the Commission or its authorized representative that this regulation cannot reasonably be complied with.

**SECTION 6.6 REAR YARD REQUIRED.** Ten (10) feet, except as

provided in Section 18.19.

**SECTION 6.7 ADDITIONAL DWELLINGS ON A LOT.** When more than one (1) single-family dwelling is erected on a lot in an R-1 zone, which lot has twice the required area or more, the owner of such lot shall file in the office of the Commission for the administrative records and for revision and verification of compliance, a plot plan showing the size of said lot, the use and locations of all buildings thereon, and the area provided for each single-family dwelling as required by this ordinance. In the event the plan shows that the proposed development will not maintain the character and integrity of the zone in which such dwelling is to be erected, or will be detrimental to the welfare of the community, the Commission may require such revision of the plan as may be necessary to correct these conditions. Each area shown on said plot plan and approved by the Commission as a building site, shall be permanently maintained.

**SECTION 6.8 AUTOMOBILE STORAGE SPACE REQUIRED.** (See Section 18.12)

## ARTICLE VII.

### R-2 ZONE (MULTIPLE FAMILY DWELLINGS)

The following regulations shall apply in all R-2 Zones:

**SECTION 7.1 USES PERMITTED.** (a) Any use permitted in the R-1 Zone.

(b) Two (2) family dwellings, multiple family dwellings, bungalow courts and apartment houses.

(c) Boarding, rooming and lodging houses.

(d) Churches, educational institutions, public libraries, museums and art galleries not operated for compensation or profit.

**SECTION 7.2 BUILDING HEIGHT LIMIT.** The same as in R-1 Zones. (See Sec. 6.2)

**SECTION 7.3 REQUIRED LOT AREA.** The same as for R-1 Zones (See Sec. 6.3)

**SECTION 7.4 FRONT YARD REQUIRED.** The same as in R-1 Zones. (See Sec. 6.4)

**SECTION 7.5 SIDE YARDS REQUIRED.** The same as in R-1 Zones. (See Sec. 6.5)

**SECTION 7.6 REAR YARD REQUIRED.** The same as in R-1 Zones. (See Sec. 6.6)

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

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

**SECTION 7.9 DISTANCE REQUIRED BETWEEN MAIN BUILDINGS.** No two-story main building shall be closer than fifteen (15) feet to any other main building on the same lot and no one-story building shall be closer than ten (10) feet to any other one-story main building on the same lot.

**SECTION 7.10 AREA PER DWELLING UNIT.** Every main building hereafter erected or structurally altered shall have a lot or building site area of not less than two thousand (2,000) square feet for each dwelling unit in such main building.

## 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 R-2 Zones.

(b) Hotels, resort hotels and auto courts.

(c) Clubs, lodge halls, fraternity and sorority houses.

(d) Clinics, professional offices, medical and dental offices, hospitals and sanitariums.

**SECTION 8.2 BUILDING HEIGHT LIMIT.** Three (3) stories and not exceeding forty-five (45) feet.

**SECTION 8.3 REQUIRED LOT AREA.** The same as in R-1 Zones. (See Sec. 6.3)

**SECTION 8.4 FRONT YARD REQUIRED.** Ten (10) feet. The front yard shall be measured from any existing street line or from any future street line as shown on any official street plan of the County.

**SECTION 8.5 SIDE YARDS REQUIRED.** The same as in R-1 Zones. (See Sec. 6.5)

**SECTION 8.6 REAR YARD REQUIRED.** The same as in R-1 Zones. (See Sec. 6.6)

**SECTION 8.7 LOT COVERAGE PERMITTED.** The same as in R-2 Zones. (See Sec. 7.9)

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

**SECTION 8.9 DISTANCE BETWEEN MAIN BUILDINGS.** The same as in R-2 Zones. (See Sec. 7.5)

The required distance shall be the same for three-story buildings as for two-story buildings.

## ARTICLE IX.

### C-1 ZONE (GENERAL COMMERCIAL)

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

### SECTION 9.1 USES PERMITTED

(a) Any use permitted in the R-3 Zone.

(b) Stores, shops and premises for the conduct of general retail or wholesale business.

(c) Light manufacturing incidental to 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 operated in connection with such use shall not exceed five (5) horsepower and provided further, that such use shall not be nearer than fifty (50) feet to any residential zone.

### SECTION 9.2 USES PROHIBITED.

(a) General manufacturing uses as set forth in Article XI.

(b) Any use for which a permit is required under Article III.

(c) Dairies and hog ranches. Where uncertainty exists, the Commission shall determine by resolution of record the proper zone in which a commercial or manufacturing use shall be classified.

**SECTION 9.3 DWELLING OVER COMMERCIAL USE.** Where a dwelling is erected over a commercial use 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 REQUIRED.** 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-P ZONES -- (RESTRICTED COMMERCIAL)

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

### SECTION 10.1 USES PERMITTED.

(a) Any use permitted in the C-1 Zones.

**SECTION 10.2 OFF-STREET PARKING AND SITE DEVELOPMENT REQUIREMENTS.** Before any building or structure is hereafter erected, or a lot hereafter used in Zone C-P, a plot plan, showing location of proposed buildings and development of the property shall be approved by the Planning Commission. Said plot plan shall show that the development will conform with the following minimum standards:

(a) Where the property abuts upon a State highway or a primary County highway, provide a service road not less than 40 feet in width, parallel with and adjacent to the street upon which the property fronts. In the event the property fronts on two or more streets, the County Board of Supervisors, after recommendation by the Planning Commission, may require service road facilities on more than one street frontage. The service

road or roads required by this section shall be effectively separated from the main roadway by a planting strip or other suitable barrier and shall be designed and arranged so as to provide the principal means of access to abutting commercial areas.

(b) Provide off-street automobile storage space on the same or adjacent lot or parcel of land as the building or buildings it is intended to serve. Such automobile 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 used for commercial purposes, exclusive of storage and warehousing, and shall be readily accessible to passenger automobiles of average size, under their own power. In no event shall any use be established in Zone C-P 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 section, 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 involving the receipt or distribution by vehicles of materials or merchandise. 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 graded and surfaced to provide proper drainage and prevent dust arising therefrom.

(d) Providing adequate off-street automobile storage space for residential uses and for places of public assembly, located within the C-P Zone, as may be required by the Planning Commission. Off-street automobile storage space suitably located contiguous to the use it is designed to serve may be included in computing required loading space.

(e) Provide that the architectural and general appearance of all buildings and grounds shall be in keeping with good architectural and landscaping practice and such as not to be detrimental to the general welfare of the community in which the development is located.

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

## ARTICLE XI.

### M-1 ZONES (LIGHT MANUFACTURING)

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

**SECTION 11.1 USES PERMITTED.**

(a) Any use permitted in the C-1 Zone.

(b) Light manufacturing uses including lumber yards, dog and cat hospitals, machine shops, furniture

and cabinet manufacturing, metal working shops and the like.

**SECTION 11.2 USES PROHIBITED.**

(a) Any use for which a permit is required under Article III.

(b) Dairies and hog ranches.

Where uncertainty exists, the Commission shall determine by resolution of record the proper zone in which a commercial or manufacturing use shall be classified.

**SECTION 11.3 BUILDING HEIGHT LIMIT.** Four (4) stories and not exceeding sixty (60) feet.

**SECTION 11.4 DWELLING OVER COMMERCIAL OR MANUFACTURING USE.** Where a dwelling is erected over a commercial or manufacturing use there shall be no yard requirements.

**SECTION 11.5 FRONT YARD REQUIRED.** 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 XII.

### M-2 ZONES (INDUSTRIAL)

The following regulations shall apply in all M-2 Zones:

**SECTION 12.1 USES PERMITTED.**  
(a) Any use permitted in M-1 Zones.

(b) Any use for which a permit is required under Article III shall be automatically permitted without such permit in M-2 Zones except where the exterior boundaries of the lot upon which such use is to be located are nearer than five hundred (500) feet to any residential zone. Where any such boundary is nearer than the said five hundred (500) feet to any residential zone, a permit shall first be secured as provided in Article III.

(c) Auditoriums which are an accessory use to a use permitted in M-2 Zones.

(d) Union halls and labor temples.

**SECTION 12.2 USES PROHIBITED.**

(a) Dwellings, except on the same lot as a factory or industry and used exclusively by a caretaker or superintendent of such factory and by his family.

(b) Places of public assembly, churches, schools, hospitals, hotels, sanitariums, and the like.

**SECTION 12.3 FRONT YARD REQUIRED.** 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 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 use regulations which shall apply in an A-1 Zone, Light Agriculture, and after detailed study and analysis, an applicable plan will be adopted by amendment hereto.

## ARTICLE XIV.

### A-2 ZONES — (HEAVY AGRICULTURE)

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

## ARTICLE XV.

### W ZONES (WATERCOURSE AREA)

That plans shall be prepared and formulated respecting appropriate land use regulation which shall apply in a W Zone (Watercourse); and, after detailed study and analysis, an applicable plan will be adopted by amendment hereto.

## ARTICLE XVI.

### I ZONE (INTERIM)

The Board of Supervisors finds that there are some areas in the unincorporated County territory which, because of imminent development, will need immediate regulations to insure a well-ordered growth.

Therefore, for the public safety and interest, health, comfort, convenience, preservation of the public peace, morals, order and the public welfare, there is hereby created an interim zone classification to be known as "Zone I," which shall have the following regulations:

**SECTION 16.1 INITIATION OF PROCEEDINGS:** Upon the verified petition of a substantial number of representative property owners of any unincorporated County territory or district, filed with the Commission, setting forth the approximate boundaries of the proposed zone, together with the general type of regulations desired, the Commission shall make such investigation of facts as will enable it to recommend an interim plan to the Board of Supervisors, which, in the opinion of the Commission, will reasonably preserve and maintain the character of said district until necessary studies, meetings and hearings can be held pursuant to effecting a comprehensive plan in accordance with the State Conservation and Planning Act.

**SECTION 16.2 COMBINING WITH OTHER ZONES:** The "I" or Interim Zone classification may be combined with one or more of the other zone

classifications set forth in Article V in order to impose all the regulations of both the "I" and such other zone classification as it may be combined with, for example—"I"-A-1 Zone would mean that all the regulations in the A-1 Zone would apply to the area so zoned, etc.

**SECTION 16.3 DURATION OF INTERIM ZONING:** An interim zoning plan may be enacted for a period of not to exceed one year, except that such period may be extended for not to exceed one additional year if it is shown that good reason exists for the necessity of such extended period and, further, that the Commission recommends such extension.

**SECTION 16.4 PERMITS FOR NON-CONFORMING USES:** Any property owner or owners may file with the Commission, on forms provided by the County for this purpose, an application to erect a building or use property in a manner that does not conform to the regulations of the Interim Zone. The Commission may act on such application with or without holding a public hearing.

Before approving or denying any such application, the Commission shall cause to be made such investigations of fact as will assure the carrying-out of the intent and purposes of the Interim Zoning Ordinance and shall include in its action a report of its reasons therefor.

**SECTION 16.5 ADOPTION OF INTERIM ZONING PLAN BY BOARD OF SUPERVISORS:** The Board of Supervisors shall adopt an interim zoning plan by ordinance. It shall not be necessary to publish a map of said district showing the interim zoning plan; however, the Board of Supervisors may publish such map if it so elects. Otherwise, sufficient description of the district shall be given in the ordinance to determine its purpose and boundaries.

**SECTION 16.6 PREPARATION OF COMPREHENSIVE ZONING PLAN:** Upon receipt of a petition as set forth in Section 16.1, the Commission shall proceed immediately to prepare a tentative comprehensive zoning plan for the district described in the petition, together with such adjoining areas as it may deem necessary for the purposes of study. Such tentative plan shall be submitted to the property owners in the district at public meetings and otherwise for their suggestions and scrutiny. Changes may be made in such plan by the Commission from time to time and such plan shall be used as the basis for consideration of application for permits as set forth in Section 16.4.

**SECTION 16.7 OFFICIAL ACTION ON PROPOSED ZONING PLAN:** At the earliest practicable time following receipt of a petition as set forth in Section 16.1, the Commission shall hold public hearings on a proposed comprehensive zoning plan pursuant to the provisions of the State Conservation and Planning Act. It shall thereafter make its recommendations to the Board of Supervisors who shall take appropriate action on the matter.



## ARTICLE XVII.

### PUBLIC FUNCTIONS OR USES

**SECTION 17.1 SCOPE AND CONDITIONS.** The following functions or uses may be allowed when not expressly permitted in any district when by specific action by resolution of record in each instance, the Commission and Board of Supervisors shall have determined that such use is necessary and not detrimental to the welfare of a particular community. Conditions may be specified to which such approval is subject and no such use shall be established or maintained in a manner inconsistent to or in violation of such conditions.

**SECTION 17.2 USES PERMITTED.** The following uses may be permitted under this Article:

- (1) Any use necessary to the maintenance of the public health convenience or general welfare.
- (2) Churches, temples or other places used exclusively for religious worship.
- (3) Public utility uses, both public and privately owned.
- (4) Educational institutions.
- (5) Governmental and civic uses.
- (6) Hospitals, sanitariums, convalescent and rest homes.
- (7) Clubs, museums and libraries.
- (8) Institutions of a philanthropic nature.
- (9) Real estate tract offices.
- (10) Athletic, sport and recreation uses.
- (11) Storage garages.
- (12) Resort hotels and guest ranches, and such other uses as in the opinion of the Commission are similar to the ones hereinabove set forth.

**SECTION 17.3 HEARING REQUIRED.** Upon the verified petition to establish a use set forth in Section 17.2 the Commission shall hold a public hearing thereon. Notice of such public hearing shall be made as provided in Article XIX of this ordinance and the applicant shall pay a fee sufficient to cover the cost of publication and mailing for the required notice of such hearing. The Commission from time to time shall fix the amount of the filing fee by resolution.

**SECTION 17.4 DURATION OF PERMIT.** Any permit granted under the provisions of this Article shall be used within one (1) year, otherwise it shall become null and void and have no force or effect whatever. By "use" is meant substantial construction of facilities and improvements required by the permit.

## ARTICLE XVIII.

### GENERAL PROVISIONS

**SECTION 18.1 CONFLICTING REGULATIONS.** Wherever any provision of this ordinance imposes more stringent requirements, regulations, restrictions or limitations than are imposed or required by the provisions of any other law, ordinance, restriction or

covenant, then the provisions of this ordinance shall govern.

**SECTION 18.2 SCOPE.** No building or land or any portion thereof shall hereafter be erected or used except in conformity with the provisions of this ordinance.

**SECTION 18.3 LESSER RESTRICTIVE USES IN MORE RESTRICTIVE ZONES.** The express enumeration and authorization in this ordinance of a particular class of building or use in any zone shall be deemed a prohibition of such building or use in all more restrictive zones, except as otherwise specified.

**SECTION 18.4 ADDITIONAL PERMITTED USES.** Uses other than those specifically mentioned in this ordinance as uses permitted in each of the zones also may be allowed therein, provided such additional uses are similar to those mentioned and are, in the opinion of the Commission as evidenced by resolution of record, not more obnoxious or detrimental to the welfare of the community than the permitted uses specifically mentioned for any zone.

**SECTION 18.5 ADDITIONAL EXCLUDED USES.** Uses other than those specifically mentioned in this ordinance as uses excluded from any zone also may be excluded therefrom, provided such additional uses are, in the opinion of the Commission as evidenced by resolution of record, equally or more obnoxious or detrimental to the welfare of the community than the excluded uses specifically mentioned for any zone.

**SECTION 18.6 NONCONFORMING BUILDINGS AND USES.** The following regulations shall apply to all nonconforming buildings and uses existing on the effective date of this ordinance:

(a) Any nonconforming building may be continued and maintained provided there are no structural alterations except as provided in Sections 18.7 and 18.8 of this ordinance.

(b) Any nonconforming use may be continued provided there is no increase of the space devoted to such use.

(c) Any part of a building or land occupied by a nonconforming use which is changed to or replaced by a use conforming to the provisions of this ordinance as they apply to the particular zone shall not thereafter be used or occupied by a nonconforming use.

(d) Any part of a building or land occupied by a nonconforming use, which use is discontinued for one (1) year or more, shall thereafter be used in conformity with the provisions of this ordinance and the nonconforming right shall be lost.

(e) A nonconforming use of property may be changed to another nonconforming use of a more restrictive classification, provided no structural alterations are made, and that application is made to the Commission for the change of use and allowed by resolution of record.

**SECTION 18.7 BUILDINGS UNDER CONSTRUCTION.** Any building for which a permit has been issued under the provisions of earlier ordinances of the County in conflict herewith, and on which substantial construction has been performed by integration of materials on the site before the effective date of this ordinance, may nevertheless be continued and completed in accordance with the plans and specifications upon which the permit was issued.

**SECTION 18.8 RECONSTRUCTION OF DAMAGED NONCONFORMING BUILDINGS.** The provisions of this ordinance shall not prevent the reconstruction, repairing or rebuilding and continued use of any nonconforming building damaged by fire, explosion or acts of God or the enemy subsequent to the effective date of this ordinance, wherein the cost of such reconstruction, repairing or rebuilding does not exceed seventy-five (75) per cent of the reasonable value of such building at the time such damage occurred.

**SECTION 18.9 NONCONFORMING USES RESULTING FROM AMENDMENTS.** The provisions of this ordinance shall apply to uses which become nonconforming by reason of the adoption of this ordinance, or any amendment thereof as of the effective date of such adoption or amendment.

**SECTION 18.10 LOCATION OF DWELLINGS.** Except in multiple dwelling developments or where otherwise provided in this ordinance, every dwelling shall face or front upon a street or permanent means of access to a street, and in no event shall any dwelling face or front upon an alley.

**SECTION 18.11 SIZE OF DWELLINGS.** Every dwelling erected after the effective date of this ordinance in any R Zone, shall have a minimum ground floor area of not less than four hundred eighty (480) square feet, exclusive of unroofed porches and garages and shall provide indoor sanitary facilities; its architecture and general appearance shall be in keeping with the character of the neighborhood and such as not to be detrimental to the general welfare of the community in which it is located.

**SECTION 18.12 AUTOMOBILE STORAGE SPACE.** There shall be provided at the time of the erection of any main building or structure, or at the time any main building or structure is enlarged or increased in capacity, automobile storage space, except in Zone M-3, as follows:

(a) For one-family dwellings, at least one (1) such storage space for each dwelling.

(b) For multiple-family dwellings, such storage space shall be provided on the basis of at least three (3) such spaces for each four (4) dwelling units or the nearest equivalent ratio there-to.

(c) For hotels, apartment hotels, resort hotels and clubs, at least one (1) storage space for each of the first twelve (12) guest rooms or suites; one additional storage space for every four

(4) guest rooms or suites in excess of twelve (12) but not exceeding forty (40); and one additional storage space for each additional five (5) guest rooms or suites provided in said buildings.

(d) For church, high school, college and university auditoriums, stadiums, theaters, nightclubs and other similar places of assembly, at least one (1) storage space for each twenty (20) seats provided in said buildings or structures.

(e) For hospitals, at least one (1) storage space for each one thousand (1,000) square feet of floor area in said building.

(f) For commercial or industrial buildings having a floor area of four thousand (4,000) square feet or more, at least one (1) storage space for each one thousand (1,000) square feet of gross floor area in said buildings, except as otherwise provided in this ordinance.

Storage space as required above shall be on the same lot or building site with the main building or structure. Wherever such storage space is provided for multiple dwelling, hotel, commercial or industrial uses, it shall be properly surfaced so as to prevent the emanation of dust, and shall be developed in such manner as not to be detrimental to surrounding properties and in accordance with the plan approved by the Commission or its duly authorized representative.

In cases where it is impossible or impracticable to carry out the provisions of this Section, the Commission shall have authority, with or without hearing as prescribed for the granting of variances, to approve without hearing as provided in Article XIX, any modification of the requirements of this Section.

**SECTION 18.13 LOADING SPACE.** On the same lot with every building or part thereof, used for manufacturing, storage, warehousing, goods display, department store, wholesale store, market, hotel, hospital, laundry, dry cleaning or other uses similarly involving the receipt or distribution by vehicles of materials or merchandise, there shall be provided and maintained adequate loading space for standing and for loading and unloading service of such size and so located and designed as to avoid undue interference with the public use of streets and alleys.

In cases where it is impossible or impracticable to carry out the provisions of this Section, the Commission shall have authority, with or without hearing as prescribed for the granting of variances in Article XIX, to approve any modification of the requirements of this Section.

**SECTION 18.14 SALE OF A PORTION OF A LOT.** Where a lot is divided into separate ownerships and the area of either portion is such that the number and location of the buildings thereon no longer conform to the lot area requirements of the particular zone, then, in the determination of the permissible number and location of any buildings on either portion of the lot, both parts shall be considered as one parcel only.

**SECTION 18.15 YARD REQUIREMENTS.** No required yard or other open space around an existing building, or any building hereafter erected, shall be considered as providing a yard or other open space for any other building on an adjoining lot or building site.

**SECTION 18.16 TRANSFERAL OF RESIDENTIAL REQUIREMENTS.** Where a building for dwelling purposes is erected on a lot in a zone other than the zone in which such building for dwelling purposes is first ordinarily or primarily permitted by this ordinance, such lot shall be subject to the same requirements for yards, minimum lot area and percentage of lot coverage as are specified in this ordinance for a lot in the zone in which such building for dwelling purposes is first ordinarily or primarily permitted.

**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 in A-1 or A-2 Zones.

(a) A detached accessory building may occupy not more than one-half (1/2) of the required rear yard.

(b) No detached accessory building shall be within five (5) feet of the front half of an adjacent lot. For the purpose of this regulation a depth of not more than seventy-five (75) feet shall be deemed to be such front half of such adjacent lot.

(c) Where the average slope of the front half of the lot is greater than one (1) foot rise or fall in a seven (7) foot run from the established street elevation at the property line, or where the front half of the lot is more than four (4) feet above or below such established street elevation, a private garage may be built to the street and side lines.

(d) In the case of an interior lot, no detached accessory building shall be erected so as to encroach upon the front half of the lot, provided however, such accessory building need not be more than seventy-five (75) feet from the street line.

(e) In the case of a corner lot abutting upon more than two (2) streets, no accessory building shall be nearer any street line than one-fifth (1/5) of the width or length of the lot.

(f) In the case of through lots, no accessory building shall encroach upon the required front yard on either street.

**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) Outside stairways or landing places, if unroofed and unenclosed, may extend into a required side yard for a distance of not to exceed three (3) feet and/or into the required rear yard a distance of not to exceed five (5) feet.

(b) Cornices, canopies, or other similar architectural features not provid-

ing additional floor space within the building may extend into a required yard not to exceed one (1) foot. Eaves may extend three (3) feet into the required yard. One (1) pergola or one (1) covered but unenclosed passenger landing may extend into either side yard provided it does not reduce the side yard below five (5) feet and its depth does not exceed twenty (20) feet.

#### **SECTION 18.20 HEIGHT EXCEPTIONS.**

(a) Public or semi-public buildings in Zones R-1, R-2 or R-3 may be erected to a height of not exceeding four (4) stories or sixty (60) feet when the required yards are increased an additional one (1) foot for each four (4) feet in height, such building exceeds thirty-five (35) feet.

(b) Structures necessary for the maintenance and operation of a building and flagpoles, wireless masts, chimneys or similar structures may 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. In such cases the minimum rear yard shall be not less than a required front yard in the zone in which such lot is located.

Through lots one hundred fifty (150) feet or more in depth may be improved as two (2) separate lots with the dividing line midway between the street frontages, and each such resulting half shall be subject to the same regulations applying to the street upon which each such half faces.

**SECTION 18.22 LOTS RECORDED.** Any lot shown upon an official subdivision map or record of survey map duly approved and recorded, or any lot for which a bona fide deed has been duly recorded prior to the effective date of this Ordinance, and in the U zone prior to the effective date of Ordinance No. 341, may be used as a building site.

**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 this ordinance, except in any M-3 Zone. A fee of One Dollar (\$1.00) 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 practical difficulties, unnecessary hardships or results inconsistent with the general purposes of this ordinance occur through a strict interpretation of its provisions, the Board of Supervisors or the Commission on its own motion may, or

upon the verified application of any property owner or owners shall, in specific cases, initiate proceedings for the granting of a variance from the provisions of this ordinance under such conditions as may be necessary to assure that the spirit and purpose of this ordinance will be observed, public safety and welfare secured, and substantial justice done. All acts of the Board of Supervisors and the Commission under this Article shall be construed as administrative acts for the purpose of assuring that the intent and purpose of this ordinance shall apply in specific cases as provided in this Article, and shall not be construed as amendments to the provisions of this ordinance or as a change of zone.

**SECTION 19.2-NECESSARY CONDITIONS.** 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 purposes of this ordinance.

(c) That the granting of the variance will not result in material damage or prejudice to other property in the vicinity, nor be detrimental to the public safety or welfare.

A variance may also be granted to permit a use essential to the prosecution of any war in which the United States may be engaged, provided paragraph (c) of this Section applies; and further provided that such variance shall expire, not later than six (6) months after cessation of physical hostilities in connection with such war.

**SECTION 19.3 FILING OF APPLICATION.** Applications for variances shall be made to the Commission in writing on forms provided by the County for this purpose. The Commission, from time to time, shall prescribe the information to be provided thereon; such applications shall become consecutive in the order of their filing and shall become a part of the permanent official records of the County and there shall be attached to each such application a copy of all notices, reports and actions pertaining thereto.

The uniform fee of Fifteen Dollars (\$15.00) shall be paid to the County upon the filing of each application for the purposes of defraying expenses incidental to the proceedings.

**SECTION 19.4 INFORMATION REQUIRED WITH APPLICATION FOR VARIANCE.** The application for variance shall set forth in detail such facts as may be required by the Commission and as may relate to the conditions specified in Section 19.2 of this ordinance, and shall be accompanied by:

(a) Legal description of the property involved and the proposed use, with complete plans and also ground plans

and elevations of all proposed buildings and locations of existing buildings; also description of the proposed use.

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

(c) Evidence of the ability and intention of the applicant to proceed with actual construction work in accordance with said plans within six (6) months from the date of filing an application.

**SECTION 19.5 INVESTIGATION OF APPLICATION FOR VARIANCE.** The Commission shall cause to be made such investigation of facts bearing on the application for variance as will provide necessary information to assure that the action on each such application is consistent with the intent and purpose of this ordinance.

**SECTION 19.6 PUBLIC HEARINGS ON APPLICATION FOR VARIANCE.** Upon receipt of an application for variance, the Commission shall fix a time and place of public hearing thereon, not less than ten (10) days nor more than forty (40) days thereafter. No less than five (5) days before the date of such public hearing, notice shall be given of such hearing in the following manner:

(a) By one (1) publication in a newspaper of general circulation in the County. Such notice shall state the name of the applicant, nature of request, location of property, and time and place of the hearing.

(b) By mailing postage prepaid to the owners of all property within a distance of three hundred (300) feet from the exterior boundaries of the premises involved in the application, as such owners are shown on the latest assessment roll of the County of Riverside, a post card containing the same information as mentioned in subdivision (a) of this section. Public hearings as provided in this Section shall be held before the Commission, which may establish its own rules for the conduct thereof. A summary of all pertinent testimony offered at a public hearing, together with the names of all persons testifying, shall be recorded and made a part of the permanent files of the case. Any such hearing may be continued by oral pronouncement prior to its close.

**SECTION 19.7 ADMINISTRATION OF OATHS.** The chairman or the acting chairman of the Commission may administer oaths and compel attendance of witnesses.

**SECTION 19.8 FINDINGS OF THE COMMISSION.** Within forty (40) days from the conclusion of the public hearing, the Commission shall render its decision. If, in the opinion of the Commission, the necessary facts and conditions set forth in Section 19.2 apply in fact to the property referred to in the application for variance, the Commission shall grant the variance. If such facts and conditions do not apply, the Commission shall deny the application.

**SECTION 19.9 CONDITIONS.** The Commission in granting a variance



may establish conditions under which a lot or parcel of land may be used or a building erected and altered, or make requirements as to architecture, height of building, open spaces, parking areas, and conditions of operation of any enterprise or make any requirements that the Commission may consider necessary to prevent damage or prejudice to adjacent properties, or detrimental to the welfare of the community.

**SECTION 19.10 NOTICE OF DECISION.** A written report of the decision of the Commission shall be filed with the Board of Supervisors not later than ten (10) days after the Commission has reached a decision, and a notice of such decision shall be sent by registered mail to the applicant for variance, not more than three (3) days after such report is filed with the Board of Supervisors. The failure of the Commission to notify the Board of Supervisors within forty (40) days after the conclusion of the public hearings shall be deemed to constitute a denial, unless such time limit be extended by common consent and agreement signed by both the applicant and the Chairman of the Commission and/or his duly authorized representative, and made a part of said records of said Commission.

**SECTION 19.11 FORCE OF CONDITIONS.** Any restrictions or conditions required by the Commission and the Board of Supervisors in the granting of a variance or permit under the provisions of this article must be complied with. Violation of such conditions or requirements shall result in the revocation of the permit granted to so use the property and further use of the property or maintenance of any building constructed thereon, by authority of such variance or permit shall constitute a violation of this ordinance and shall be punishable in the manner set forth herein.

**SECTION 19.12 VOIDING OF VARIANCES.** Each variance granted under the provisions of this article shall become null and void unless:

(a) The construction authorized by such variance or permit has been commenced within one hundred eighty (180) days after the granting of such variance and pursued diligently to completion; or

(b) The occupancy of land or buildings authorized by such variance has taken place within one hundred and eighty (180) days after the granting of such variance.

**SECTION 19.13 APPEAL TO BOARD OF SUPERVISORS.** The granting, either with or without conditions or the denial of any application for variance made under the provisions of this article by the Commission shall be final unless within ten (10) days after said Commission has notified the Board of Supervisors in writing of its decision, an appeal to the Board of Supervisors is made by the applicant or any owner of property within three hundred (300) feet of the exterior boundaries of the property described in such application. Such appeal shall be presented in writing to the County Clerk.

**SECTION 19.14 HEARING ON APPEAL BY BOARD OF SUPERVISORS.** At its next regular meeting after the filing of such an appeal, the Board of Supervisors shall set a date for public hearing thereon, not less than ten (10) days nor more than forty (40) days thereafter. The Board of Supervisors shall give notice of such hearing in the manner provided for notice of public hearing as set forth in Section 19.6. The Board of Supervisors at such public hearing shall proceed to hear any person or persons interested. After hearing such appeal the Board of Supervisors may sustain the action of the Commission by a majority vote, or may reverse or modify such action by a two-thirds ( $\frac{2}{3}$ ) vote.

**SECTION 19.15 VARIANCES WHICH MAY BE GRANTED WITHOUT HEARING AND REDUCTION OF FILING FEE.** Notwithstanding any other provisions of this article, the Commission 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 requirements and front, side, and rear yard regulations where, in its judgment, the shape of the building site, topography, the location of existing buildings, or other conditions, make a strict compliance with said regulations impossible without practical difficulty or hardship.

(b) Allow the extension of a zone where the boundary line thereof divides a lot 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 and its subsequent use into fairer conformity with its surroundings.

(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 a general architectural plan applicable to the entire frontage of the block.

Where a petition is granted without hearing, the filing fee shall be reduced to Five Dollars (\$5.00).

## ARTICLE XX.

### AMENDMENTS AND CHANGE OF ZONE

**SECTION 20.1 INITIATION OF PROCEEDINGS BY COMMISSION OR BOARD OF SUPERVISORS.** The Board of Supervisors may from time to time amend, supplement or change this ordinance and the regulations and maps appurtenant thereto by proceedings in conformity with the State Conservation and Planning Act, Chapter 807, Statutes 1947, as amended, or any Statutes superseding the said Act. An amendment, supplement or change may be initiated by the Board of Supervisors or the Commission.

**SECTION 20.2 PETITION FOR CHANGE BY PROPERTY OWNERS.** Whenever the owner of any land or

building desires a reclassification of his property or a change in the regulations applicable thereto, he may file with the Commission on forms provided by the county for this purpose, a petition duly signed and verified by him requesting such amendment, supplement or change of regulation prescribed for such property.

**SECTION 20.3 FILING FEES.** A uniform fee of twenty (\$20.00) dollars shall be paid to the county upon the filing of each such petition, to cover the cost of making maps, sending notices and other expenses involved.

**SECTION 20.4 HEARINGS ON PETITIONS FOR CHANGE BY COMMISSION.** The Commission shall hold public hearings upon the matters referred to in such petitions as required by said State Conservation and Planning Act, or any Statute superseding the said Act, and thereupon make reports and recommendations to the Board of Supervisors as therein provided.

**SECTION 20.5 HEARING BY BOARD OF SUPERVISORS ON PETITIONS FOR CHANGE OF ZONE.** The Board of Supervisors after receipt of the report and recommendations of the Commission shall hold a final public hearing upon said matters in accordance with the said State Conservation and Planning Act or any Statutes superseding the said Act and thereupon take appropriate action.

## ARTICLE XXI.

### DEFINITIONS

For the purpose of this ordinance, certain words and terms used herein are herewith defined.

When not inconsistent with the context, words used in the present tense include the future tense; words in the singular number include the plural number and words in the plural number include the singular number. The masculine gender includes the feminine and neuter gender. The word "shall" is always mandatory and not merely directory. The word "may" is permissive.

**SECTION 21.1 ACCESSORY BUILDING.** A subordinate building or a part of the main building on the same lot or building site, the use of which is incidental to that of the main building, and which is used exclusively by the occupants of the main building. The provisions of this Section do not apply in A-1 and A-2 Zones.

**SECTION 21.2 ACCESSORY USE.** A use customarily incidental and accessory to the principal use of a lot or a building located upon the same lot or building site. The provisions of this Section do not apply in A-1 and A-2 Zones.

**SECTION 21.3 AGRICULTURAL ZONE.** Zone A-1 or A-2.

**SECTION 21.4 ALLEY.** A public or private thoroughfare or way, permanently reserved and having a width of

not more than twenty (20) feet, which affords only a secondary means of access to abutting property.

**SECTION 21.5 APARTMENT.** A room or suite of two (2) or more rooms in a multiple dwelling, occupied or suitable for occupancy as a residence for one (1) family.

**SECTION 21.6 APARTMENT HOUSE.** A building or portion thereof designed for or occupied by two (2) or more families living independently of each other.

**SECTION 21.7 AUTO COURT.** A group of attached or detached buildings containing individual sleeping or living units with garage attached or parking space conveniently located to each unit, all for the temporary use by automobile tourists or transients; including tourist courts, motels or motor lodges.

**SECTION 21.8 AUTOMOBILE STORAGE SPACE.** A permanently maintained space on the same lot or building site as the use it is designed to serve, having an area of not less than two hundred (200) square feet, and so located and arranged as to permit the storage of, and be readily accessible to, a passenger automobile of average size under its own power.

**SECTION 21.9 AUTOMOBILE WRECKING.** The dismantling or wrecking of used motor vehicles or trailers or the storage, sale or dumping of dismantled or wrecked motor vehicles or their parts. The use of more than two hundred (200) square feet of the area of any lot for this purpose shall be deemed auto wrecking.

**SECTION 21.10 BASEMENT.** A story partly underground and having at least one-half its height measured from its floor to its finished ceiling, below the average adjoining grade. A basement shall be counted as a story if the vertical distance from the average adjoining grade to its finished ceiling is over five (5) feet.

**SECTION 21.11 BOARD OF SUPERVISORS.** The Board of Supervisors of the County of Riverside.

**SECTION 21.12 BOARDING, ROOMING OR LODGING HOUSE.** A building where lodging and meals are provided for compensation for six (6) but not more than fifteen (15) persons, not including rest homes.

**SECTION 21.13 BORROW PIT.** Any lot where dirt, soil, sand, gravel or other material is removed by excavation, or otherwise below the grade of surrounding land for any purpose other than that necessary and essential to grading or preparation for building construction or operation on the premises; excluding necessary excavations for installation of public utilities and public rights of way or easements.

**SECTION 21.14 BUILDING.** A structure having a roof supported by columns or walls. (See "Structure").

**SECTION 21.15 BUILDING HEIGHT.** The vertical distance measured from the average level of the highest and lowest points of that portion of the lot covered by the building to the uppermost portion of the building.

**SECTION 21.16 BUILDING SITE.** The ground area of a building or buildings together with all open spaces adjacent thereto, as required by this ordinance.

**SECTION 21.17 BUNGALOW COURT.** Two (2) or more dwelling units detached or connected.

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

**SECTION 21.19 BUILDING, MAIN.** A building in which is conducted the principal use of the lot on which it is situated. In any residential district, any dwelling shall be deemed to be the main building on the lot on which the same is situated.

**SECTION 21.20 CAMP, PUBLIC.** The area or tract of land used or designed to accommodate two (2) or more camping parties, including tents or other camping outfits.

**SECTION 21.21 CLINIC.** A place used for the care, diagnosis and treatment of sick, ailing, infirm and injured persons and those who are in need of medical or surgical attention, but who are not provided with board or room, nor kept overnight on the premises.

**SECTION 21.22 CLUB.** A non-profit association of persons who are bona fide members, paying regular dues, and are organized for some common purpose, but not including a group organized solely or primarily to render a service customarily carried on as a commercial enterprise.

**SECTION 21.23 COMMISSION.** The Riverside County Planning Commission.

**SECTION 21.24 COMPENSATION.** The word "compensation" means anything of value.

**SECTION 21.25 COUNTY.** The County of Riverside.

**SECTION 21.26 COURT.** An open unoccupied space other than a yard 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 or portion thereof designed for or occupied exclusively for residential purposes including one family 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) kitchen and used to house

not more than 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 such family, living independently of each other, and doing their own cooking.

**SECTION 21.31 DWELLING, GUEST.** A building which occupies not more than one-fiftieth (1/50) of the area of the lot on which it is situated, which contains no cooking facilities and which is used exclusively for housing of members of a single family and their non-paying guests. No reduction of the general side or rear yard setbacks shall be allowed for guest dwelling despite any other provisions of this ordinance.

**SECTION 21.32 EDUCATIONAL INSTITUTIONS.** Schools, colleges, or universities, supported wholly or in part by public funds, and other schools, colleges and universities giving general instructions, as determined by the California State Board of Education.

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

**SECTION 21.34 FAMILY.** An individual or two (2) or more persons related by blood or marriage, or a group of not more than five (5) persons, excluding servants, who are not related by blood or marriage, living together as 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, owned or operated by the occupants of a main building and wherein there is no service or storage for compensation.

**SECTION 21.36 GARAGE, PUBLIC.** Any building, except one herein defined as a private or storage garage, used for the storage, care or repair of self-propelled vehicles or where any such vehicles are equipped for operation or kept for hire.

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

**SECTION 21.38 HOTEL.** A building designed for or occupied as the more or less temporary abiding place of individuals who are lodged with or without meals, in which there are six (6) or more guest rooms, and in which no provision is made for cooking in any individual room or suite; jails, hospitals, asylums, sanitariums, orphanages, prisons, detention homes or similar buildings where human be-

ings are housed and detained under legal restraint, are specifically not included.

**SECTION 21.39 HOTEL, RESORT.** A hotel, including all accessory buildings as defined in Section 21.38 of this ordinance, and having a building site or hotel grounds containing not less than fifty thousand (50,000) square feet. Such hotel may have accessory commercial uses operated primarily for the convenience of the guests thereof, provided there is no street entrance directly to such commercial uses, and further 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.** The use of more than two hundred (200) square feet of the area of any lot for the storage of junk, including scrap metals 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 such farm help is employed principally in the general area of the building site.

**SECTION 21.43 LOADING SPACE.** Any off-street space or berth on the same lot with a building or contiguous to a group of buildings, for the temporary parking of a commercial vehicle while loading or unloading materials.

**SECTION 21.44 LOT.** (1) A parcel of real property as shown on a delineated parcel of land with a separate and a distinct number or other designation on a plat recorded in the Office of the County Recorder of Riverside County; or (2) a parcel of real property not so delineated and containing not less than six thousand (6,000) square feet and abutting on a street or alley and held under separate ownership from adjacent property prior to the effective date of this ordinance; or (3) a parcel of real property not so delineated containing not less than six thousand (6,000) square feet, abutting on a street or alley, if the same was a portion of a larger piece of real property held under 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 (2) or more intersecting streets having an angle of intersection of not more than one hundred thirty-five (135) degrees, with a boundary line thereof bordering on two (2) of 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 such front lot line shall be determined by the Commission.

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 corner lot, the side street line of which is substantially a continuation of the front lot line of the lot upon which it rears.

**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 BUILDING.** A building which was legal when established, but which because of the adoption or amendment 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 USE.** The use of a building or land which was legal when established, but which because of the adoption or amendment 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 OF.** The term "change of occupancy" shall mean a discontinuance of an existing use and substitution thereof of a use of a different kind or class.

**SECTION 21.55 OCCUPIED.** The word "occupied" includes: used, arranged, converted to, rented, leased, or intended to be occupied.

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

**SECTION 21.57 PARKING AREA, PUBLIC.** An open area other than a street or alley used for the temporary parking of more than four (4) automobiles, and available for public use whether free, for compensation, or as an accommodation for clients or customers.

**SECTION 21.58 PERSON.** The word "person" includes association, company, firm, corporation, partnership, co-partnership or joint venture.

**SECTION 21.59 PLACE OF PUBLIC ASSEMBLY.** Any place designed for or used for the congregation or gathering of twenty (20) or more persons in one room where such gathering is of a public nature assembly hall,

church, auditorium, recreational hall, pavilion, place of amusement, dance hall, opera house, motion picture theater, outdoor theater, or theater, are included within this term.

**SECTION 21.60 RANCH, GUEST.** A hotel, including all accessory buildings and commercial uses operated primarily for the convenience of the guests thereof, having a building site or hotel grounds containing not less than four and one-half (4½) acres.

**SECTION 21.61 REQUIRED LOT AREA.** Where a number follows the zoning symbol on any map hereafter adopted: (1) the number of acres shown by such number if such number is less than one hundred (100); (2) the number of square feet shown by such number if such number is greater than one hundred (100). If no number follows the zoning symbol the required area is six thousand (6,000) square feet in Zones R-1 and A-1 and twenty thousand (20,000) square feet in Zone A-2.

**SECTION 21.62 ROOF.** The solid cover of a building.

**SECTION 21.63 STABLE, COMMERCIAL.** A stable for horses which are let, hired, used or boarded on a commercial basis and for compensation.

**SECTION 21.65 STORY.** That portion of a building included between the surface of any floor and the finished ceiling next above it or the finished under surface or the roof directly over that particular floor.

**SECTION 21.66 STREET.** A public or an approved private thoroughfare or road easement which affords the principal means of access to abutting property but not including an alley.

**SECTION 21.67 STREET LINE.** The boundary line between a street and abutting property.

**SECTION 21.68 STREET, SIDE.** That street bounding a corner lot and which extends in the same general direction as the line deemed the depth of the lot.

**SECTION 21.69 STRUCTURE.** Anything constructed or erected and the use of which requires more or less permanent location on the ground or attachment to something having a permanent location on the ground, but not including walls and fences less than six (6) feet in height. (See Building.)

**SECTION 21.70 STRUCTURAL ALTERATIONS.** Any change in the supporting members of a building, such as bearing walls, columns, beams, girders, floor joists or roof joists.

**SECTION 21.71 TRAILER.** A vehicle designed to be drawn by a motor vehicle and to be used for human habitation or for carrying persons or property, including a trailer coach. The term "trailer" shall also include self-propelled vehicles used for human habitation.

**SECTION 21.72 TRAILER PARK.** Any lot, open area or parcel of land used for parking or storage of trailers used for housekeeping or sleeping or living quarters.

**SECTION 21.73 USE.** The purpose for which land or a building is arranged, designed, or intended, or for which either is or may be occupied or maintained.

**SECTION 21.74 USED.** The word "used" includes occupied, arranged, designed for or intended to be used.

**SECTION 21.75 YARD.** An open and unoccupied space on a lot on which a building is situated and, except where otherwise provided in this ordinance, open and unobstructed from the ground to the sky.

**SECTION 21.76 YARD, FRONT.** A yard extending across the full width of the lot between the side lot lines and between the front lot line and either the nearest line of the main building or the nearest line of any enclosed or covered porch.

**SECTION 21.77 YARD, REAR.** A yard extending across the full width of the lot between the side lot lines and measured between the rear lot line and the nearest rear line of the main building or the nearest line of any enclosed or covered porch. Where a rear yard abuts a street it shall meet front yard requirements of the district.

**SECTION 21.78 YARD, SIDE.** A yard extending from the front yard to the rear yard between the side lot line and the nearest line of the main building, or of any accessory building attached thereto.

## ARTICLE XXII.

### ENFORCEMENT, LEGAL PROCEDURE AND PENALTIES

**SECTION 22.1 ENFORCEMENT.** The Sheriff, County Surveyor, 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 BUILDING PERMIT NOT TO BE ISSUED.** No building permit shall be issued for the erection or use of any structure or 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 of property, 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 actions, proceeding or proceedings for the abatement, removal and enjoinder thereof, in

the manner provided by law; and shall take such other steps, and shall 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 or structure, or using any property contrary to the provisions of this ordinance. It shall be the right and duty of every citizen to participate and assist the County Officials in the enforcement of the provisions of this ordinance.

**SECTION 22.4 REMEDIES.** All remedies provided for herein shall be cumulative and not exclusive. The conviction and punishment of any person hereunder shall not relieve such person from the responsibility of correcting, prohibited conditions or removing prohibited buildings, structures or improvements, nor prevent the enforced correction or removal thereof.

**SECTION 22.5 PENALTIES.** Any person, firm or corporation violating any of the provisions of this ordinance or of any permit or exception granted hereunder shall be deemed guilty of a misdemeanor and upon conviction thereof, shall be punishable by a fine of not to exceed Five Hundred Dollars (\$500.00) or by imprisonment in the County Jail for not to exceed six (6) months, or by both such fine and imprisonment. Each separate day or any portion thereof during which any violation of this ordinance occurs or continues shall be deemed to constitute a separate offense and upon conviction thereof shall be punishable as herein provided.

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

## 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 is adjudged unconstitutional or invalid, the remainder of this ordinance shall not be affected thereby. The County Board of Supervisors hereby declares that it would

have passed this ordinance and each part thereof, regardless of the fact that one or more parts thereof be declared unconstitutional or invalid.

## ARTICLE XXIV.

### AUTHENTICATION

It is hereby expressly provided and declared that this Ordinance shall take effect thirty (30) days from and after its passage, and prior to the expiration of fifteen (15) days from the passage thereof shall be published once in the RIVERSIDE ENTERPRISE, a newspaper of general circulation, printed and published in the County of Riverside, together with the names of the members of the Board of Supervisors voting for and against the same.

BOARD OF SUPERVISORS OF  
THE COUNTY OF RIVERSIDE,  
STATE OF CALIFORNIA.  
By W. V. PITTMAN,  
Chairman.

ATTEST:  
G. A. PEQUEGNAT,  
County Clerk and ex-officio  
Clerk of the Board of  
Supervisors.  
By H. C. BEGOLE, Deputy.  
(SEAL)

County of Riverside) ss.  
State of California )

I, G. A. PEQUEGNAT, County Clerk and ex-officio Clerk of the Board of Supervisors of the County of Riverside, State of California, do hereby certify that at an adjourned meeting of the Board of Supervisors held on the 31st day of December, 1948, the foregoing ordinance consisting of twenty-four (24) Articles, was adopted by vote of the Board of Supervisors as follows:

Supervisor Weirick voted Aye.  
Supervisor Hill voted No  
Supervisor Easley voted Aye  
Supervisor Gilmore voted Aye  
Supervisor Pittman voted Aye  
Ayes Four               Noes One  
Absent: None.

IN WITNESS WHEREOF I have hereunto set my hand and official seal this 31st day of December, 1948.

G. A. PEQUEGNAT,  
County Clerk and ex-officio  
Clerk of the Board of  
Supervisors of the County of  
Riverside, State of California.  
(SEAL)  
By H. C. BEGOLE,  
Deputy



