

1960

ZONING ORDINANCE COUNTY OF RIVERSIDE

ORDINANCE NO. 348

AS AMENDED

SEPTEMBER 22, 1960

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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 portions 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 ordinance 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.

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)

Repealed by Ordinance No. 348-g.

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.

Where a structure is erected or a use is made which is expressly and specifically permitted in one or more other zones under this ordinance, such structure or use shall be subject to the most restrictive requirements and regulations of any zone in which such structure or use is expressly and specifically permitted.

SECTION 3.1. USES FOR WHICH A PERMIT IS REQUIRED IN ZONE M-3: Uses permitted: Without a permit, any use permitted in Zones M-4, A-2 and W-2 and any other use except the uses listed in this paragraph requiring use permits, but not including outdoor advertising signs and structures which are not appurtenant to any permitted use. The Commission shall not recommend that a permit under this Article be granted unless it finds that the proposed use will not endanger the public health or safety or conflict with or be adverse to the general welfare. 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, occupation or purposes:

1. Abattoir (slaughterhouse).
2. Airport or landing field.
3. Auto wrecking yard.
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.
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) Celluliod
 - (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.
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 (1000) 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 park.
38. Wool pulling or scouring plant.
39. Wood or bone distillation.
40. Dog kennels.
41. Hog ranches which are not required to obtain a permit under the provision of Ordinance No. 431 and in which more than 300 hogs are kept, fed, or maintained.
42. Trap and skeet shooting facilities.
43. Camp grounds.

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 therefore; 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 15 days nor more than 45 days thereafter. Thereupon notice shall be given 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 ten (10) 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 in the same manner as provided for in the original 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 ten (10) 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 recommendations, 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 15 days not more than 45 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-fifth (3/5) vote.

Within 10 days after receiving the written report of the Commission the Board, on its own motion, may set a public hearing thereon to be held not less than 15 nor more than 45 days thereafter. Notice of the hearing shall be given as set forth in Section 3.2.

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 hearing 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 recommendation 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. Each application shall be accompanied by the filing fee of \$50.00.

If notice is to be given by publication and posting the applicant shall, in addition, deposit a sum of \$25.00.

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.

SECTION 3.7. MINIMUM LOT AREA. Building sites for residential uses shall have a minimum area of seven thousand, two hundred (7,200) square feet and a minimum frontage of sixty (60) feet.

ARTICLE IV ZONING 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 an appropriate section number, hereunder.

(The legal descriptions of the boundaries of the Zoned Districts, and the various zones within the boundaries are on file in the office of the Planning Commission of Riverside County. The following list indicates the map numbers and names of the particular Zoned Districts).

Section 4.2 - Map No. 2 - The entire unincorporated portion of the County not included in a specific Zoned District.

Section 4.4 - Map No. 4 - Cathedral City District.

Section 4.5 - Map No. 5 - University District.

Section 4.6 - Map No. 6 - Beaumont-Banning District.

Section 4.7 - Map No. 7 - La Mesa Miravilla District.

Section 4.8 - Map No. 8 - Anza-La Sierra District.

Section 4.9 - Map No. 9 - West Corona District.

Section 4.10 - Map 10 - Cathedral City-Palm Desert District.

Section 4.11 - Map No. 11 - Glen Avon District.
 Section 4.12 - Map No. 12 - Desert Hot Springs District.
 Section 4.13 - Map No. 13 - Calimesa District.
 Section 4.14 - Map No. 14 - La Quinta District.
 Section 4.15 - Map No. 15 - Rubidoux District.
 Section 4.16 - Map No. 16 - Idyllwild District.
 Section 4.17 - Map No. 17 - Hemet - San Jacinto District.
 Section 4.18 - Map No. 18 - North Valle Vista District.
 Section 4.19 - Map No. 19 - Florence District.
 Section 4.20 - Map No. 20 - Indian Wells District.
 Section 4.21 - Map No. 21 - East Valle Vista District.
 Section 4.22 - Map No. 22 - Thomas Mountain District.
 Section 4.23 - Map No. 23 - North Elsinore District.
 Section 4.24 - Map No. 24 - Lower Berdoo Canyon District.
 Section 4.25 - Map No. 25 - Edgemont-Sunnymead District.
 Section 4.26 - Map No. 26 - Pedley District No. 1.
 Section 4.27 - Map No. 27 - Lakeland Village District.
 Section 4.28 - Map No. 28 - San Geronio Pass District No. 1.
 Section 4.29 - Map No. 29 - Mira Loma District No. 1.

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 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 One-Family Dwellings
 R-1A One-Family Dwellings - Mountain Resort
 R-2 Multiple Family Dwellings
 R-2A Limited Multiple Family Dwellings

R-3 General Residential
 R-3A General Residential - Mountain Resort
 C-1 General Commercial
 C-2 Limited Commercial
 C-P Restricted Commercial
 I.P. Industrial Park
 M-1 Light Manufacturing
 M-2 Heavy Industrial
 M-3 Regulated Industrial
 M-4 Limited Industrial
 A-1 Light Agriculture
 A-2 Heavy Agriculture
 W-1 Watercourse Area
 W-2 Watershed, Conservation and Recreational Areas
 I Interim

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. This does not include a trailer house used as a dwelling.
- (b) Private garage for the accommodation of not more than four (4) automobiles.
- (c) Agricultural and horticultural, flower and vegetable gardening, tree crops, nurseries and greenhouses used only for purposes of propagation and culture, including the sale thereof from the premises and the use of one sign pertaining to the sale of said products. The sign shall not exceed two (2) square feet in area.
- (d) The non-commercial keeping of horses on lots or parcels over 20,000 square feet in area and 100 feet in width, provided they are kept over 125 feet from any street and 20 feet from any property line, and provided further that a maximum of two horses per 20,000 square feet, and in any event not more than four horses, will be permitted.
- (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 name-plate 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. Resort dwellings subject to the provisions of Section 21.31a.
- (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 non-conforming use.
- (k) Not more than two (2) offsite unlighted signs advertising the original sale of a subdivision subject to the following conditions:
 1. No sign shall be located more than 3 miles from the subdivision boundary.

2. The maximum size of any sign shall be 200 square feet.
3. The maximum period of time a sign may remain in place shall be 2 years.

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. Seven thousand, two hundred (7,200) 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 DEWELLINGS 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 VIa.

R-1A ZONE (ONE-FAMILY

DWELLINGS - MOUNTAIN RESORT)

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

SECTION 6.25. USES PERMITTED:

The following uses shall be permitted in all R-1A Zones:

- (a) Any use permitted in R-1 Zones.
- (b) One additional dwelling unit covering not more than 700 square feet of the lot area may be placed on any lot of not less than 7200 square feet in area upon which there exists a one-family dwelling and no guest dwelling.
- (c) The keeping of horses for private, non-commercial use by occupants of the premises, subject to all regulations or limitations imposed by or pursuant to law or ordinance pertaining to the keeping of livestock.
- (d) The parking and use of one house trailer on any premises where there is an occupied dwelling, provided, however, that such trailer may not be rented, leased or otherwise used for any commercial purpose.
- (e) Real estate offices and insurance offices conducted as home occupations, subject to the same limitations as provided for home occupations in R-1 Zones.

SECTION 6.26. OTHER REGULATIONS. Building height limits, required lot area, front yard required, side yards required and rear yard required shall be the same as in R-1 Zones. Lot coverage permitted and distance required between main buildings shall be the same as in R-2 Zones.

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 Section 6.5).

SECTION 7.6. REAR YARD REQUIRED. The same as in R-1 Zones. (See Section 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 2500 square feet for each dwelling unit in such main building.

ARTICLE VIIa

R-2A ZONE (LIMITED MULTIPLE FAMILY DWELLINGS)

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

SECTION 7.25. USES PERMITTED.

- (a) Any use permitted in R-1 Zones.
- (b) Multiple family dwellings.

SECTION 7.26. BUILDING HEIGHT LIMIT. Two stories or thirty (30) feet.

SECTION 7.27. REQUIRED LOT AREA. 7,200 square feet.

SECTION 7.28. YARD REQUIREMENTS.

- (a) Front yard, 20 feet.
- (b) Side yard, 5 feet.
- (c) Rear yard, 10 feet.

SECTION 7.29. LOT COVERAGE PERMITTED. In no case shall more than 60 per cent of any lot be covered by buildings.

SECTION 7.30. DISTANCE REQUIRED BETWEEN MAIN BUILDINGS. No two-story

main building shall be closer than 15 feet to any other main building on the same lot and no one-story building shall be closer than 10 feet to any other one-story main building on the same lot.

ARTICLE VIII

R-3 ZONE (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.
- (e) Rest homes and nursery schools.
- (f) A maximum of two (2) signs used only for the purpose of advertising activities conducted on the same premises as that upon which the signs are located. The total area of the two (2) signs shall not exceed $\frac{1}{2}$ of one per cent of the area of the parcel upon which the sign is located. The bottom of any sign shall be at least 10 feet above the average grade so as not to obstruct the visibility of any driver.

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. 7.7).

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

ARTICLE VIIIa

R-3A ZONE (GENERAL RESIDENTIAL-MOUNTAIN RESORT)

The following regulations shall apply to all R-3A Zones:

SECTION 8.25. USES PERMITTED. The following uses shall be permitted in all R-3A Zones:

- (a) Any use permitted in R-1, R-1A, R-2 or R-3 Zones.

SECTION 8.26. OTHER REGULATIONS. Building height limits, required lot area, front yard required, side yards required, rear yard required, lot coverage permitted and distance between main buildings shall be the same as in R-3 Zones.

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.
- (d) Trailer parks, subject to the issuance of a special permit pursuant to the procedure set forth in Article III and further subject to the following standards:
 - 1. Minimum trailer park area of 120,000 square feet.
 - 2. Total area of trailer park to equal not less than an average of 2,5000 square feet per trailer space.
 - 3. A minimum space for each trailer of 1,200 square feet with a minimum width of 30 feet.
- (e) Outdoor advertising.

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 IXa

C-2 ZONE (LIMITED COMMERCIAL)

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

SECTION 9.25. USES PERMITTED.

- (a) Any use permitted in R-3 Zones.
- (b) Stores, shops and premises for the conduct of general retail business and service, except the slaughtering of fowls or animals, automobile repair garages, and body and fender shops.

SECTION 9.26. BUILDING HEIGHT LIMIT. Three stories not to exceed 45 feet.

SECTION 9.27. FRONT YARD REQUIRED. Same as C-1 Zone.

ARTICLE X

C-P ZONE (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.
- (f) Where the Commission finds one or more of the following conditions to exist the requirement in subsection (a) for a service road may be waived to avoid hardship and a setback only required:
 - 1. There are no service roads planned or in existence within 1,320 feet of the subject property;
 - 2. Where existing development or terrain indicate that it is wholly impractical to provide frontage roads;
 - 3. Where the development plan required herein provides for vehicular access and circulation so as not to cause undue inter-

ference with through traffic on the adjacent public road.

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

ARTICLE Xa

I-P ZONE (INDUSTRIAL PARK)

SECTION 10.50. STATEMENT OF INTENT AND POLICY. The intent and purposes of the Board of Supervisors in creating this Article are as follows:

- (a) To encourage the establishment of industries which are compatible with one another.
- (b) To establish standards for the height and size of buildings, the areas and dimensions of yards and open spaces.
- (c) To provide development and operational standards for yards, structures and equipment that will minimize traffic congestion, noise, glare, air pollution, water pollution, fire and safety hazards and insure adequate drainage.
- (d) To provide standards for off-street automobile storage and loading facilities adequate in area, design, arrangement and development to properly serve the uses for which such facilities are intended and sufficient to preclude the need for on-street parking or storage of automobiles or trucks.
- (e) To provide standards for the location and illumination of signs and advertising devices so as to minimize glare and distraction to motorists.
- (f) To prohibit commercial and residential uses except as such uses are purely accessory and incidental to the industrial uses they are intended to serve.
- (g) To prohibit industrial uses which because of potential emanation of dust, ash, smoke, noise, fumes, gas, odors or vibrations are or may be inconsistent with the intent and purposes of this Article.
- (h) To establish standards for environmental development including landscaping and requirement of open areas that will tend to result in healthful and productive working conditions.

SECTION 10.51. DEFINITIONS. For the purpose of this Article, the following words and phrases shall have the meanings respectively set opposite them and such meanings shall prevail herein notwithstanding any contrary meanings set forth elsewhere in this ordinance.

- (a) "BASE LEVEL" - (for the purpose of measuring the height of any portion of a building or other structure) is the higher of:
 1. The average level of the land forming the

perimeter of the building or other structure immediately prior to any excavation or fill therefor; or

2. The "Curb Level" which is the mean level of the top of curb in front of the front lot line.
- (b) "BUILDING LINES" - are those lines, parallel to and interior from:
 1. Front lot line by a distance of 50 feet; and
 2. All other lot lines by a distance of 30 feet; each measured at right angles from the applicable parallel front or inside lot line.
 - (c) "COMBUSTIBLE" - any mixture substance or compound which is susceptible of spontaneous combustion.
 - (d) "EXPLOSIVE" - any mixture, substance or compound having properties of such a character that alone, or in combination or contiguity with other substances or compound, it may decompose suddenly and generate sufficient heat, gas or pressure to produce rapid flaming combustion or administer a destructive blow to surrounding objects.
 - (e) "HEIGHT" - with respect to a building or other structure, is the vertical distance measured vertically from the base level to the level of the highest point of the building or other structure, excluding, however, ventilation ducts and fans; sky-lights; roof sprinklers; cooling and water towers and penthouses occupying in the aggregate no more than five per cent of roof areas; chimneys or like stacks; antenna and flag-poles.
 - (f) "INFLAMMABLE" - any mixture, substance or compound which will emit an inflammable vapor at a temperature at or below three hundred degrees Fahrenheit when tested in a Tagliabue open cup tester.
 - (g) "YARD IMPROVEMENTS" - are those structures which are permitted to be incorporated on, upon and under any yard and shall consist of any of the following: underground installations accessory to any permitted use under SECTION 10.52 hereof; meter pits extending not more than six inches above finished grade; lawn sprinklers; roads; parking lots; walks; landscaping; railroad tracks; ordinary and necessary service line conduits and poles for utilities; lighting fixtures; identifying and directional signs within the limits prescribed by SECTION 10.60 hereof; minor enchoachments for stairways and pedestrian ramps in other than the front yard as may be approved by the Commission in the Certificate of Occupancy; and decorative and security fences and guard or gate houses not exceeding twelve (12) feet in height.

SECTION 10.52. USES PERMITTED.

- (a) Research Laboratories; commercial office buildings, and manufacturing, assembly fabrication, warehousing, and wholesale distribution of goods, wares, merchandise, articles, substances or compounds, which are not combustible, inflammable, explosive or likely to create fire, radiation or explosive hazards to surrounding property. Notwithstanding the foregoing, other articles, substances or compounds may be stored and used in reasonable quantities as an incident to any such permitted use, provided such storage and use are allowed by the Commission in the Certificate of Occupancy under such reasonable conditions, as it may deem necessary in the interests of public safety;
- (b) Public utilities, whether owned or operated municipally or under certificates of public necessity and convenience issued by any duly constituted governmental board, body or agency having jurisdiction;
- (c) Heliports;
- (d) Any accessory uses to any of the foregoing, not in contravention of the other provisions of this Article;
- (e) Each such use shall be conducted within the limits of the standards of performance set forth in Section 10.58 of this Article.

SECTION 10.53. YARD REQUIREMENTS.

- (a) **FRONT YARD.** The minimum required front yard shall be 50 feet. A 20-foot strip adjacent to the front street line shall be appropriately landscaped and maintained except for designated pedestrian, vehicular and utility accessways. The remainder of the front yard may be used for off-street automobile parking.
- (b) **SIDE YARDS.** The minimum required side yard shall be 30 feet, except where such side yard is adjacent to a street, it shall be 50 feet. The 20-foot strip of a side yard adjacent to a street shall be appropriately landscaped and maintained, except for designated pedestrian, vehicular and utility accessways. The remainder of such side yard may be used for off-street automobile parking.
- (c) **REAR YARD.** The minimum required rear yard shall be 30 feet. In the event a rear yard abuts upon, or is adjacent to a street, such rear yard shall meet all of the minimum requirements for a front yard.
- (d) **USE.** No yard or portion thereof shall be used or occupied for other than yard improvement purposes.
- (e) **HELIPORTS.** In addition to the yards provided herein, any heliport or part thereof

lying wholly within an I-P Zone shall provide peripheral strips, no less than 100 feet wide interior from all building lines and no structures above surface yard improvements or vegetation above a level of eight inches above ground shall be permitted thereon. The interior lines of such peripheral strip shall constitute the building lines of such heliports.

SECTION 10.54. HEIGHTS.

- (a) **BUILDINGS.** The maximum height of any building at each of the building lines shall be twenty (20) feet. For each foot of setback interior to all building lines an additional height of six inches shall be permitted, but in no event shall the total height exceed forty-five (45) feet. A setback may be accomplished either by relation to an entire wall or by setback in steps.
- (b) **STRUCTURES OTHER THAN BUILDINGS.** Chimneys; tanks, water, communications and other towers and antennae; ventilators and other structures, whether or not accessory to building or appurtenant thereto, shall be erected to heights no greater than is necessary for their efficient operation as determined by the Commission in its approval of the Certificate of Occupancy. All such structures in excess of forty-five (45) feet in height shall be suitably lighted between the hours of sunset and sunrise.

SECTION 10.55. OUTSIDE STORAGE REGULATIONS. Subject to provisions of Section 10.57 the outside storage of materials, supplies, products and containers shall be permitted in areas within all building lines provided such storage is screened from all adjacent building sites and streets by a screening consisting of a wall, building or cyclone-type wire fence or any combination thereof, all of which shall be erected to the above grade maximum height (measured at the mean ground level of each face of such screening nearest an adjoining plot or street) of the items so to be stored; provided, however, such height need not exceed 7 feet.

SECTION 10.56. GREEN BELTS. There shall be provided wherever an I-P Zone has a common lot line with any residential zone, a green belt consisting of a planting screen, not less than 10 feet in width of evergreen shrubs, bushes or trees, which shall be permitted to grow to a height of not less than 6 feet. Said planting screen shall be planted according to accepted practice in good soil, irrigated as necessary, and maintained in good condition at all times. A green belt shall not be required where an I-P Zone abuts railroad property.

Planting screens herein required shall be planted as a yard improvement at or before the

time of completion of the first building or within a reasonable time thereafter, giving due consideration to planting conditions and additional improvements on each affected lot in the I-P Zone, at the expense of the owner or lessee of such lot and shall be maintained at like expense.

SECTION 10.57. WASTE DISPOSAL REQUIREMENTS. There shall not be dumped, placed or allowed to remain on any property in an I-P Zone any refuse, trash, rubbish or other waste material outside a permanent building, except in non-inflammable, covered or enclosed containers so arranged and constructed that they will not be tipped or upended by winds of up to 70 miles per hour.

SECTION 10.58. STANDARDS OF PERFORMANCE.

- (a) **SOUND** shall be muffled so as not to become objectionable due to intermittance, beat frequency or shrillness. The measurement of sound shall be measured at the lot lines and shall be measured to decibels with a sound level meter and associated octave band filter, manufactured according to standards prescribed by the American Standards Association. Maximum permissible sound pressure levels shall comply with the following standards:

Maximum Sound Pressure Level in Decibels
0.002 Dynes per Square Centimeter.

Octave Band in Cycles-Second	Adjacent Residential District Boundaries	Lot Line of Use in the I-P Zone
0-75	72	79
75-150	59	74
150-300	52	66
300-600	46	59
600-1200	42	53
1200-2400	39	47
2400-4800	34	41
Above 4800	32	39

- (b) **SMOKE**, shall not be emitted from any source in a greater density of grey than that described as No. 1 on the Ringlemann Chart, except that visible grey smoke of a shade not darker than that described as No. 2 on the Ringlemann Chart may be emitted for not more than four minutes in any thirty (30) minutes. These provisions applicable to visible grey smoke, shall also apply to visible smoke of a different color but with an equivalent apparent opacity.
- (c) **DUST, DIRT, FLY ASH OR AIR-BOURNE SOLIDS**, from any sources shall not be in a density greater than that described as No. 1 on the Ringlemann Chart.
- (d) **ODORS**, from gases or other odorous matter shall not be in such quantities as to be offensive beyond the lot line of the use.
- (e) **TOXIC GASES OR MATTER**, shall not

be emitted which can cause any damage to health, to animals or vegetation, or other forms of property, or which can cause any excessive soiling beyond the lot lines of the use.

- (f) **VIBRATION**, from any machine, operation or process which can cause a displacement of .003 of one (1) inch as measured at the lot lines of the use shall be prohibited. Shock absorbers or similar mounting shall be allowed which will reduce vibration below .003 of one (1) inch as measured at the lot lines.

- (g) **GLARE and HEAT**, from any source shall not be produced beyond the lot lines of the use.

- (h) **RADIOACTIVITY and ELECTRICAL DISTURBANCES.**

1. Except with the prior approval of the Commission as to specific additional uses, the use of radioactive materials within the I-P Zone shall be limited to measuring, gauging and calibration devices; as tracer elements; in X-ray and like apparatus; and in connection with the processing and preservation of foods. In no event shall radioactivity, when measured at each lot line be in excess of 2.7×10^{-11} microcuries per milliliter of air at any moment of time.
2. Radio and television transmitters shall be operated at the regularly assigned wave lengths (or within the authorized tolerances therefor) as assigned thereto by the appropriate governmental agency. Subject to such exception and the operation of domestic household equipment, all electrical and electronic devices and equipment shall be suitably wired, shielded and controlled so that in operation they shall not, beyond the lot lines, emit any electrical impulses or waves which will adversely affect the operation and control of any other electrical or electronic devices and equipment.

SECTION 10.59. CERTIFICATE OF OCCUPANCY.

- (a) A Certificate of Occupancy shall be applied for and issued by the Commission before any building permit is issued for the construction of a building or use of land in the I-P Zone (Industrial Park).
- (b) An application for Certificate of Occupancy for a building or use of land shall be accompanied by:
1. A plot plan of land or parcel of land to be used, showing dimensions, location of all existing and proposed buildings, driveways, off-street parking areas, loading and unloading areas, topography, abutting streets, railroads, highways, watercourses

and other topographic features within 200 feet of the property lines.

2. Architectural plans for all proposed buildings, walls and fences.
 3. A description of the proposed industrial operation in sufficient detail to fully describe the nature and extent of the proposed use.
 4. Plans or reports describing proposed treatment of any excess traffic condition, noise, glare, air pollution, and treatment and handling of hazardous gases, liquids or other material.
 5. Plans or reports showing proposed treatment and disposal of sewage and industrial waste.
 6. Description of any fuel proposed to be used, including engineering plans for the control of any smoke which may be generated.
 7. Additional data which may be required by the Planning Commission to ascertain conformance with the requirements of this Article.
- (c) Wherever appropriate and reasonable, the Commission may require the installation, maintenance and operation by the applicant of continuous recording instruments to demonstrate the operation or effect of the operation of any machines, devices or instruments used to control noise, glare, air pollution, smoke, hazardous gases, liquids or other material.
- (d) A change or changes in the physical facilities or use permitted by a Certificate of Occupancy shall occur only after the holder of such Certificate has obtained an amendment thereto allowing such change or changes. An amendment to a Certificate of Occupancy may be applied for and granted in the same manner as herein provided for a Certificate of Occupancy.
- (e) A Certificate of Occupancy for a building or use of land in the I-P (Industrial Park) Zone may be revoked by the Board of Supervisors after hearing, if the said Board finds that the holder of said certificate has failed to comply with the development of approved plans. Such hearing shall be called in accordance with the procedures set forth in Section 3.4 of this Ordinance, requiring a hearing before the Commission, and, at its option, before the Board of Supervisors.

SECTION 10.60. GENERAL REQUIREMENTS.

- (a) Lighting, including spot lights, flood lights, electrical reflectors and other means of illumination for signs, structures, landscaping parking areas, loading and unloading areas and the like shall be focused, directed, and so arranged as to prevent glare or direct

illumination on streets or adjoining property.

- (b) Adequate lighting shall be provided for all off-street parking, loading and unloading areas, so that such areas shall be safe for vehicles and pedestrians.
- (c) Rail facilities or truck loading or unloading spaces shall not encroach upon or interfere with required off-street automobile parking space.
- (d) Sign Regulations — No sign shall be illuminated in a manner which will create glare or create direct illumination on any street or which shall flash changes more frequently than at intervals of 15 seconds. No sign shall be erected or maintained in any yard which will in anywise obstruct a view of any street intersection or otherwise create a traffic hazard. In no event shall any sign extend beyond any lot line. For the purposes hereof, marquees and canopies shall constitute signs.
- (e) Curb and Gutter. As a condition for the issuance of a Certificate of Occupancy required in this Article, curb and gutter shall be installed in an approved manner and at grades and locations in streets abutting lot lines as approved by the Riverside County Road Commissioner. Where, however, not all or substantially all of a plot is to be utilized initially, the Commission shall authorize the postponement, until further improvements are to be made, of so much of the installation of curb and gutter as is reasonable under the circumstances of the use to be made of the plot and the drainage and traffic problems of the area.

ARTICLE XI

M-1 ZONE (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.
- (c) Body and fender shops.

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 XIa

M-4 ZONE (LIMITED INDUSTRIAL)

The following regulations shall apply in all M-4 Zones:

SECTION 11.25. USES PERMITTED.

- (a) General manufacturing and business uses except the following:
 - 1. Abattoir (slaughterhouse)
 - 2. Airport or landing field
 - 3. Blast furnace
 - 4. Borrow pit, commercial
 - 5. Commercial cattle feeding yard or sales or auction yard. This does not include cattle feeding in conjunction with farming operations or community auction and sales yards.
 - 6. Cemetery, pet or human
 - 7. Coke ovens
 - 8. Drive-in theater
 - 9. Fat rendering
 - 10. Fish cannery
 - 11. Incineration, reduction or dumping of offal, garbage or refuse on a commercial scale.
 - 12. Manufacture of:
 - (1) Asphalt or products
 - (2) Brick, tile or terra cotta
 - (3) Carbon, lampblack or graphite
 - (4) Cement
 - (5) Creosote or products
 - (6) Explosives
 - (7) Fertilizer, including open storage on a commercial scale
 - (8) Gypsum
 - (9) Tar or asphalt roofing
 - (10) Acid or chlorine
 - 13. Ore reduction plant
 - 14. Rifle range, including pistol or shotgun
 - 15. Rock crusher or quarry
 - 16. Rock, sand or gravel pit
 - 17. Sewer farm or sewage disposal
 - 18. Stockyards, commercial, except in conjunction with farming.
 - 19. Trailer parks.
- (b) Dwellings on the same lot as a factory or industry and owned by or used exclusively by the caretaker or superintendent of such factory and his family.
- (c) Auto wrecking yards pursuant to the regulations contained in Section 12.1(d).

ARTICLE XII

M-2 ZONE (HEAVY INDUSTRIAL)

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

SECTION 12.1. USES PERMITTED.

- (a) Any use permitted in M-1 and M-3 Zones, including those uses for which a permit is required under Article III, except as provided in paragraph (b) of this section, and except places of public assembly, churches, schools, hospitals, sanitariums, trailer parks and cemeteries.
- (b) The following uses shall be allowed only if a permit is first obtained from the Board of Supervisors in the manner provided in Sections 3.2 to 3.6 inclusive:
 - (1) Commercial cattle feeding yards. This does not include cattle feeding in conjunction with farming operations.
- (c) Auditoriums which are an accessory use to a use permitted in M-2 Zones.
- (d) The operation of junk yards or automobile wrecking yards, including storage, shall be conducted in an area entirely and completely enclosed by a solid fence or wall, not less than eight (8) feet in height, and all materials shall be so placed within said fence or wall that such material does not extend in height above the enclosing fence or wall and two (2) gates not to exceed twelve (12) feet in width may be installed at convenient places in such fence or wall, the same to be kept closed when not in use for access purposes.
- (e) Dwellings on the same lot as a factory or industry, and owned by or used exclusively by a caretaker or superintendent of such factory and his family.

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.

SECTION 12.4. LIMITATION ON PERMITTED USES. Uses maintained in an M-2 Zone shall be conducted and operated in such a manner as to comply with the following standards.

- (a) Definitions. Words used in these standards shall have the meanings hereinafter ascribed:
 - (1) *Particulate Matter.* "Particulate Matter" is material which is suspended in or discharged into the atmosphere in finely divided form as a liquid or solid at atmospheric temperature and pressure.
 - (2) *Dusts.* "Dusts" are minute solid particles released into the air by natural forces or

by mechanical processes such as crushing, grinding, milling, drilling, demolishing, shoveling, conveying, covering, bagging, sweeping, blasting, etc.

- (3) **Combustion Contaminants** are particulate matter discharged into the atmosphere from the burning of any kind of material containing carbon in a free or combined state.
- (4) **Atmosphere.** "Atmosphere" means the air that envelopes or surrounds the earth. Where air pollutants are emitted into a building not designed specifically as a piece of air pollution control equipment, such emission into the building shall be considered an emission into the atmosphere.
- (5) **Standard Conditions.** "Standard Conditions" are a gas temperature of 60 degrees Fahrenheit and a gas pressure of 14.7 lbs., per square inch absolute. Results of all analyses and tests made to determine the question of compliance with the standards of the M-2 Zone shall be calculated or reported at this gas temperature and pressure.
- (b) **Ringlemann Chart.** A person shall not discharge into the atmosphere from any single source of emission whatsoever any air contaminant for a period or periods aggregating more than three minutes in any one hour, which is as dark or darker in shade, as that designated as No. 2 on the Ringlemann Chart, as published by the United States Bureau of Mines.
- (c) **Nuisance.** A person shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such person or the public or which cause or have a natural tendency to cause injury or damage to business or property.
- (d) **Particulate Matter.** Except as otherwise provided in paragraph (e) hereof, a person shall not discharge into the atmosphere from any single source, particulate matter in excess of 0.4 grains per cubic foot.
- (e) **Specific Contaminants.** A person shall not discharge into the atmosphere from any single source of emission whatsoever any one or more of the following contaminants, in any state or combination thereof, exceeding in concentration at the point of discharge:
 - (1) Sulphur Compounds, calculated as sulphur dioxide (SO₂): 0.2 per cent by volume.
 - (2) Combustion Contaminants: 0.4 grain per

cubic foot of gas calculated to 12 per cent of carbon dioxide (CO₂) at standard conditions.

- (f) **Regulations.** All uses in M-2 Zones shall comply with and conform to the rules and regulations of the Riverside County Air Pollution Control District as the same may hereafter be adopted or amended.

ARTICLE XIII

A-1 ZONE (LIGHT AGRICULTURE)

SECTION 13.1. STATEMENT OF POLICY. The Board of Supervisors finds that agriculture is the major industry of the county and that for the protection of agriculture and in order to prevent further encroachment upon it by incompatible uses of property and for the general welfare of the county as a whole, there is hereby created a zone classification within which agriculture shall be encouraged to the exclusion of such other uses of land as may be in conflict therewith. Therefore the provisions of this article shall be liberally interpreted insofar as they apply to agricultural pursuits and services and shall not be deemed or construed to interfere with any normal accessory use conducted in conjunction therewith. It is the intention of this article to deter developers from considering lands in an agricultural zone as potential urban subdivision property and to in every way encourage the highest and best use of lands so classified for agricultural purposes, including the customary residential, recreational, educational, public utilities and other similar uses necessary and incidental thereto.

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

SECTION 13.2. USES PERMITTED.

- (a) **Residential and Civic Uses:**
 - (1) Any use permitted in R-1 Zones.
The following structures or uses incidental to a rural community provided the property upon which they are located is adequately fenced along all boundaries adjoining private property with a woven wire, solid, or other suitable fence not less than six (6) feet in height.
 - (2) Grange halls.
 - (3) Community halls.
 - (4) Farm labor camps.
 - (5) Civic clubs.
- (b) **Recreational, Educational and Cultural uses.**
 - (1) Churches, temples or other structures, places or premises used primarily for religious worship.
 - (2) Libraries.
The following structures or uses incidental to a rural community provided the property upon which they are located is

adequately fenced along all boundaries adjoining private property with a woven wire, solid or other suitable fence not less than six (6) feet in height.

(3) Schools, colleges, educational institutions.

(4) Public parks and playgrounds.

(c) Utilities and Public Uses.

The following structures or uses incidental to a rural community provided the property upon which they are located is adequately fenced along all boundaries adjoining private property with a woven wire, solid or other suitable fence not less than six (6) feet in height.

(1) Electrical substations.

(2) Power, booster or conversion plants.

(3) Railway or bus stations.

(4) Fire stations.

(5) Telephone exchanges.

(6) County and State owned maintenance yards.

(d) Agricultural Uses.

(1) Farms devoted to the hatching, raising, butchering or marketing on a commercial scale of chickens, turkeys, or other fowl or poultry and eggs, rabbits, fish, frogs, mink, chinchilla or other small animal farms of a similar nature, provided however that not more than five hundred (500) turkeys per acre, in addition to brooding stock, shall be kept, fed or maintained on a parcel of less than five (5) acres.

(2) Nurseries, greenhouses, orchards, aviaries, apiaries (subject to Ordinance No. 244), the raising of field crops and tree crops, berry and bush crops, and vegetable, flower and herb gardening on a commercial scale including the drying, packing, canning, freezing and other accepted methods of processing of fruits, nuts, vegetables and other horticultural products where such drying, packing, canning, freezing or processing is primarily in conjunction with a farming operation and provided the permanent buildings and structures used in conjunction with such drying, packing, canning, freezing and processing operations are not nearer than twenty (20) feet from the boundaries of the premises.

(3) The grazing of cattle, horses, sheep, goats, hogs, (subject to Ordinance No. 431), or other farm stock or animals on a commercial scale, including the supplementary feeding thereof. On parcels of less than three (3) acres, not more than five (5) such animals per acre shall be kept or maintained. On parcels of less than ten (10) acres, not more than ten (10) such animals per acre shall be kept

or maintained. On parcels of twenty (20) acres or more, not more than twenty (20) such animals per acre shall be kept or maintained. For the grazing of sheep or goats, the permissible number of animals per acre may be multiplied by three (3). In no event shall there be any limit to the permissible number of sheep which may be grazed per acre where such grazing operation is conducted on fields for the purpose of cleaning up unharvested crops and further where such grazing operation is not conducted for more than four (4) weeks in any six (6) month period. The provisions of this paragraph do not apply where any such animals are kept or maintained solely for the domestic use of the owner or occupant of a parcel of land and further, such provisions shall apply only to mature breeding stock, maintenance stock and similar farm stock, but shall not apply to the offspring thereof where such offspring are being kept, fed and maintained solely for sale, marketing or slaughtering at the earliest practical age or time, nor shall it apply to 4-H, Future Farmers or similar projects. In all cases the permissible number of animals per acre shall be computed upon the basis of the nearest equivalent ratio.

(4) Farms or establishments for the selective or experimental breeding of cattle, horses, sheep, goats and hogs and other farm stock or animals and the raising and/or training of such animals and stock under the same conditions and provisions as set forth in paragraph three (3) of this section.

(5) Community auction and sales yards.

(e) A temporary or permanent stand for the display and sale of the products of any permitted use, produced upon the premises upon which such stand is located or upon lands owned or leased by the owner or occupant of such premises. Such stand shall be located not nearer than twenty (20) feet to any street or highway line upon which such property fronts. Where the stand permitted by this paragraph is of a permanent nature there shall be provided adequate off-street automobile storage space for use in conjunction therewith.

(f) A sign, single or double faced, not exceeding twelve (12) square feet in area per face and, pertaining only to the sale, lease or hire of the premises or of the products produced by the owner or occupant of the premises, including articles used in conjunction with farming or agriculture or activities or services carried on by such

owner or occupant. Temporary signs of a similar nature not exceeding six (6) square feet in area shall be permitted for seasonal use only and may be placed to the street line.

(g) Prospecting, Mining and Oil Well Drilling.

(1) Nothing contained in this article shall be deemed or construed to prohibit prospecting for mineral deposits, precious stones, semi-precious stones, and the like, provided however, that prior to the removal of ore, minerals, precious stones, or semi-precious stones on a commercial scale, a development plan setting forth in detail the proposed methods of operation shall have first been approved by the Board of Supervisors, after report and recommendation by the Planning Commission. The Board of Supervisors may specify reasonable conditions to which such approval is subject and no such commercial mining operation shall be conducted in a manner inconsistent with or in violation of such conditions. If a mining operation involves the installation of ore reduction facilities or the stock piling of ore or other materials such operation shall be subject to all of the requirements of Article III relating to permits.

(2) Oil well drilling operations, exploratory or otherwise shall be encouraged and may be conducted provided that a development plan setting forth in detail the proposed methods of operation shall have first been approved by the Board of Supervisors, after report and recommendation by the Planning Commission. The Board of Supervisors may specify reasonable conditions to which such approval is subject and no such oil well drilling operation shall be conducted in a manner inconsistent with or in violation of such conditions.

(h) Trailers used solely for the housing of agricultural workers in conjunction with farming operations, provided:

- (1) No compensation is involved in the use of the space.
- (2) The location and arrangement of the trailers, as said trailers relate to each other, sanitary facilities and utilities conform with regulations of the Health Department and the Department of Building and Safety.

SECTION 13.3. BUILDING HEIGHT LIMIT. Three (3) stories and not exceeding forty-five (45) feet, except that this regulation shall not apply to barns, sheds, silos, towers, water works facilities, including storage tanks or other similar agricultural or public utility uses.

SECTION 13.4. REQUIRED LOT FRONTAGE. Each parcel of land used as a building site after the effective date of this ordinance shall have a frontage of not less than sixty (60) feet for each dwelling on a street or permanent

means of access to a street. No use of land existing on the effective date of this ordinance on a lot or parcel of land having less than the required lot area or frontage shall be deemed a non-conforming use only because of such deficiency in lot area or frontage.

SECTION 13.5. REQUIRED FRONT YARD. Twenty (20) feet except that no building, fence or other structure, the surface of which is more than ten (10) per cent solid surface shall be erected nearer than twenty-five (25) feet from the point of intersection of any two streets or highway lines, excepting pole lines, underground pipe lines or conduits and ditches.

SECTION 13.6. SIDE YARDS REQUIRED. Ten (10) feet for residential uses, electrical substations and telephone exchanges. Fifty (50) feet for civic, recreational, educational, cultural, public and other utilities uses, excepting pole lines, underground pipe lines or conduits and ditches. Where a subdivision map is recorded showing residential lots, the side yard may be reduced to not less than five (5) feet.

SECTION 13.7. ADDITIONAL DWELLINGS ON A LOT. The same as in R-1 Zones (See Section 6.7) including one guest house, farm labor camps and dwellings for employees who are employed on the premises or in the general area a major portion of the year.

SECTION 13.8. REQUIRED LOT AREA. 7200 square feet, with a minimum frontage of sixty (60) feet.

SECTION 13.9. WATER WORKS FACILITIES. Water works facilities, both public and private for the production and distribution of water primarily for irrigation purposes shall not be subject to any of the provisions of this Article.

ARTICLE XIV

A-2 ZONE (HEAVY AGRICULTURE)

SECTION 14.1. STATEMENT OF POLICY (same as in A-1 Zone).

SECTION 14.2. USES PERMITTED.

- (a) Any use permitted in A-1 Zone.
- (b) Except as otherwise provided in subsections (c) and (d) of this section, all agricultural uses on a commercial scale, including:
 - (1) Grazing, sales yards, commercial stables and riding academies.
 - (2) Menageries, alligator, ostrich or fox farms, sheep and goat raising; animal hospitals;

commercial dog kennels and dog breeding establishments, mushroom farms and dairies.

- (3) Fruit and vegetable packing plants and similar uses.
- (4) Fairgrounds of a public nature including commercial uses necessary or appurtenant thereto.
- (c) Hog ranches shall conform to the provisions of Ordinance No. 431, as amended.
- (d) The following uses shall be allowed only if a permit is obtained from the Board of Supervisors in the manner provided in Sections 3.2 to 3.6 inclusive:
 - (1) Commercial cattle feeding yards. This does not include cattle feeding in conjunction with farming operations.

SECTION 14.3. BUILDING HEIGHT LIMIT. (Same as in A-1 Zone).

SECTION 14.4. FRONT YARD REQUIRED. (Same as in A-1 Zone).

SECTION 14.5. SIDE YARD REQUIRED. (Same as in A-1 Zone).

SECTION 14.6. REQUIRED LOT FRONTAGE. (Same as in A-1 Zone).

SECTION 14.7. ADDITIONAL DWELLINGS ON A LOT. (Same as in A-1 Zone).

SECTION 14.8. REQUIRED LOT AREA. Twenty thousand (20,000) square feet.

SECTION 14.9. WATER WORKS FACILITIES. (Same as in A-1 Zone).

ARTICLE XV

W ZONES - WATERCOURSE, WATERSHED, CONSERVATION AND RECREATIONAL AREAS.

W-1 ZONE (WATERCOURSE AREAS)

W-2 ZONE (WATERSHED, CONSERVATION AND RECREATIONAL AREAS)

SECTION 15.1. W-1 ZONES (WATERCOURSE AREAS) STATEMENT OF POLICY. There are some areas of the County which under present conditions are not suited for permanent occupancy or residence by persons for the reason that they are subject to periodical flooding and other hazards. Therefore, for the public safety and interest, health, comfort, convenience, preservation of the public peace, morals, order and the public welfare, the Board of Supervisors does hereby create a zone classification within which it shall be unlawful to erect or maintain places for permanent human occupancy.

The provisions of this Article XV concerning

W-1 Zones (Watercourse Areas) are temporary in nature, awaiting detailed plans of development for the lands and areas so classified. Therefore, the regulations of this article shall apply to lands so classified, only until either (1) a drainage and storm water control plan approved by the County Planning Commission and the Board of Supervisors shall have been carried out and put into effect, or (2) the lands have been subdivided and a final subdivision map placed on record in accordance with the applicable state and county regulations, including approval by the County Planning Commission and the Board of Supervisors. In either of such instances, namely the approval and carrying out of a drainage and storm water control plan, or the filing of a final subdivision map, the properties included therein shall automatically be classified in Zone W-2 and thereafter may be reclassified in any other proper zone through the usual procedures before the County Planning Commission and the Board of Supervisors.

SECTION 15.3. USES PERMITTED IN W-1 ZONES. Farming, agriculture and horticulture, flower and vegetable gardening on a commercial scale, nurseries and greenhouses; public and private utilities such as railroads, electrical power and transmission lines, water wells and water and gas pipes or lines and golf courses and other outdoor recreational facilities not involving the construction or buildings.

The following uses may be permitted provided a permit has been obtained under the procedure and conditions provided in Article III:

- (a) Airplane landing strips.
- (b) Extractive industries affecting the earth's surface.

SECTION 15.50. W-2 ZONES. (WATERSHED, CONSERVATION AND RECREATIONAL AREAS) STATEMENT OF POLICY. There are certain areas in the County which by virtue of their peculiar character with respect to location, climatic conditions, contour of the land and natural resources are unique, and the Board of Supervisors finds that such areas should receive special attention with a view toward preserving and conserving the County's natural assets. 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 a zone classification to be known as Zone W-2 (Watershed, Conservation and Recreational Areas) within which the primary consideration shall be the conservation and preservation of the natural resources.

SECTION 15.51. USES PERMITTED IN W-2 ZONES.

- (a) Residential and Light Agricultural Uses.
 - (1) Any use permitted in the R-1 and

- A-1 Zones, subject to the conditions set forth therein.
- (b) Public, Semi-public and Commercial Uses. The following uses may be permitted provided plans for the location and development thereof have been first approved by the Planning Commission as evidenced by resolution of record:
- (1) Public and private camp grounds.
 - (3) Hotels, bungalow courts and auto courts.
 - (4) Guest ranches.
 - (5) Places of public assembly and educational institutions, including governmental and civic uses.
 - (6) Golf, civic, tennis, polo or country clubs.
 - (7) Commercial stables or riding academies.
 - (8) Commercial uses for the convenience of and incidental to any of the above permitted public and semi-public uses when located upon the same lot or parcel of land.
 - (9) Any use permitted in Zone C-P (Restricted Commercial), when established and developed in accordance with the provisions of Article X.
- (c) Public Utility Uses.
- (1) Structures and installations necessary to the conservation and development of water such as dams, pipe lines, water conduits, tanks, reservoirs, wells and the necessary pumping and water production facilities.
 - (2) Structures and the pertinent facilities necessary and incidental to the development and transmission of electrical power and gas such as hydro-electric power plants, booster or conversion plants, transmission lines, pipe lines and the like.
 - (3) Radio broadcasting stations.
 - (4) Telephone transmission lines, telephone exchanges and offices.
 - (5) Railroads, including the necessary facilities in connection therewith.
 - (6) Television broadcasting stations, antennas, and cable installations.
- (d) The following industrial and other uses provided a permit shall have first been obtained from the Board of Supervisors as provided in Article III.
- (1) Airport or landing field.
 - (2) Borrow pit, commercial.
 - (3) Cemetery - pet or human.
 - (4) Lumber mill.
 - (5) Lumber production of a commercial nature, including commercial logging or commercial development of timber.
 - (6) The manufacture of:
 - (a) Brick, tile or terra-cotta.
 - (b) Cement.
 - (c) Gypsum.
 - (d) Lime or lime products.

- (7) Trailer parks.
- (e) Heavy Agricultural Uses. The following heavy agricultural and other uses, provided a permit shall have first been obtained from the Board of Supervisors in the manner provided in Article III.
 - (1) All general agricultural pursuits on a commercial scale (without limitation as to number of animals per acre), including:
 - (a) Grazing, feed yards, sales yards, commercial stables and riding academies.
 - (b) Hog ranches subject to the provisions of Ordinance No. 431, as amended.
 - (c) Menageries; alligator, ostrich or fox farms; sheep and goat raising; animal hospitals; commercial dog kennels and dog breeding establishments; mushroom farms and dairies.
 - (d) Fruit and vegetable packing plants and similar uses.
 - (e) Fairgrounds of a public nature including commercial uses accessory or appurtenant thereto.

SECTION 15.52. BUILDING HEIGHT LIMIT. For residential, agricultural and commercial uses, the same as in the zone in which such use is first ordinarily or primarily permitted. For public utility uses, none. For industrial uses, none, except that the Board of Supervisors may in the granting of a permit, attach such conditions as to height of structures as may be necessary to assure that the intent and purpose of this ordinance are observed and the public health, safety and general welfare is secured.

SECTION 15.53. REQUIRED LOT AREA. Five (5) acres, except for public utilities uses and except where a final subdivision or record of survey map has been recorded in accordance with applicable state and county regulations including approval by the Planning Commission and the Board of Supervisors; also excepting development plans which have been approved by the Planning Commission or Board of Supervisors.

SECTION 15.54. CONFORMANCE TO OTHER ZONE REQUIREMENTS. Where a structure is erected or a use is made which is expressly and specifically permitted in one or more other zones under this ordinance, such structure or use shall be subject to the most restrictive requirements and regulations of any zone in which such structure or use is expressly and specifically permitted.

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: The Planning Commission or the Board of Supervisors may initiate interim zoning regulations. 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 16.5. 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 16.8.

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.

SECTION 16.8. PERMITS FOR NON-CONFORMING USES. Any property owner or person having the written permission of a property owner 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 existing interim zone thereon. The Commission may act on such application with or without holding a public hearing.

Before granting or denying any such application, the Commission shall cause to be made such investigations of fact as will assure the maintenance of the intent and purposes of interim zoning and shall include in its action a report of its reasons therefor. The permit may be conditional.

A written report of the decision of the Commission relative to each application for a non-conforming use permit shall be filed with the Clerk of the Board of Supervisors not later than ten (10) days after the Commission has reached its decision and shall be presented by him to the Board of Supervisors at its next regular meeting. The Commission shall cause a notice of its decision to be mailed to the applicant not more than three (3) days after such report has been so filed.

Each application shall be accompanied by a filing fee of \$50.00.

SECTION 16.9. FINALITY OF ACTION AND APPEAL OR TRANSFER PROCEDURES. The action of the Commission in granting, either with or without conditions, or in denying an application for a non-conforming use permit made under the provisions of this Article shall be final unless, within ten (10) days after the report of the Commission is required to be presented to the Board of Supervisors as provided in Section 16.8, either of the actions mentioned in Section

19.13 of this Ordinance is taken. In the event that either of said actions is taken, the procedures provided for in Section 19.14 for variance appeals and transfers shall be followed, and the Board of Supervisors shall sustain, reverse or modify the action of the Commission on the non-conforming use permit application in the same manner as it does in the case of variance applications.

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 zone provided a permit is issued in the manner hereinafter set forth with such conditions as may be specified. However, no such permit shall be issued unless the issuing body finds that such use is both necessary and not detrimental to the welfare of the particular community in which the zone is located.

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 publicly 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.
- (13) Small animal clinics and hospitals in C Zones.
- (14) Trailer parks in C-1 and M-1 Zones.

SECTION 17.3. PROCEDURE FOR HEARING AND APPEAL. After the filing of a verified application to establish a use set forth in Section 17.2, the procedures and conditions of approval set forth in Article XIX of this ordinance for the granting of variances shall be followed except that a showing of hardship is not required.

SECTION 17.4. DURATION OF PERMIT. Any permit granted under the provisions of this article shall be used within one (1) year or within the time set by the Commission, otherwise it shall be null and void and have no force or effect whatsoever.

By "use" is meant substantial construction of facilities and improvements required by the permit.

SECTION 17.5. FILING FEE AND APPLICATIONS FOR PERMITS. Each application shall be accompanied by a filing fee of \$50.00. Such application for permit shall be verified and shall contain the following:

- (a) The name and address of applicant.
- (b) A statement that he is the owner or that he has permission of the owner to make such application.
- (c) The address, if any, together with the general location and legal description of the premises upon which the desired use is to be established.
- (d) The nature of the business, operation or purpose which is desired to be established.
- (e) A plot plan or diagram of the proposed operation showing the structures to be utilized.
- (f) Such further documents and information as may be required by the Commission.

ARTICLE XVIII

GENERAL PROVISIONS

SECTION 18.1. CONFLICTING REGULATIONS. Whenever 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 18.6. NON-CONFORMING BUILDINGS AND USES. The following regulations shall apply to all non-conforming buildings and uses existing on the effective date of this ordinance:

- (a) Any nonconforming building or use may be continued and maintained for the periods of time set forth in subdivision (b) of this section provided there are no structural alterations except as provided in Sections 18.7 and 18.8 of this ordinance.
- (b) A nonconforming use may be maintained as an automatic exception for the following periods of time:
 1. Where the property is unimproved, 1 year.
 2. Where the only improvements are structures, the replacement of which would not require a building permit, 3 years.
 3. Outdoor advertising, 5 years.
 4. General commercial uses such as those primarily permitted in C Zones, 30 years.
 5. General manufacturing uses such as pri-

marily permitted in M Zones, 40 years.

- (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 non-conforming 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 non-conforming 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.

Each application shall be accompanied by a filing fee of \$50.00.

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.

Because of a greater fire hazard in mountain and forest areas any nonconforming building which is within the limits of any national forest and which may be damaged or destroyed by fire or explosion may be repaired or reconstructed without regard to the degree of damage or destruction.

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 shall have a minimum ground floor area of not less than 480 square feet, exclusive of unroofed porches and garages and shall conform to the yard requirements of the zone in which such dwelling is first or primarily permitted. The architecture and general appearance of such dwelling 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. Automobile storage space 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, or any space is used or occupied for commercial purposes as follows:

- (a) For one-family dwellings, at least one such storage space for each dwelling.
- (b) For multiple-family dwellings, apartment buildings, bungalow courts, at least one such space for each dwelling unit.
- (c) For hotels, motels, automobile courts, clubs, guest ranches, at least one such storage space for each guest room or apartment.
- (d) For churches, auditoriums, theaters, stadiums, night clubs, dance halls, school multi-purpose rooms and other places of public assembly, one such space for each three seats, one seat being hereby defined as an area of seven and one-half square feet in the main room or place of assembly.
- (e) Hospitals, sanitariums, rest homes, one such space for each bed.
- (f) Stores, shops and other commercial uses under 2000 square feet in area; one such space per 250 square feet of floor or sales area.
- (g) Stores, shops and other commercial uses 2000 square feet or over in area, one such storage space per 150 square feet of floor or sales area.
- (h) Industrial uses, one such storage space for each two employees on the largest shift.
- (i) Offices, governmental agencies, one such storage space per 250 square feet of floor area plus any additional spaces required by the inclusion of uses previously enumerated.

Automobile storage as required by this section shall be subject to the following regulations:

- (a) Space shall be located on the same lot or building site as the main building or structure or on adjoining lots.
- (b) Space shall be graded so as to provide proper drainage and shall be paved with two (2) inches of asphaltic material or equal material.
- (c) Space shall be developed in such manner as not to be detrimental to surrounding properties; if it adjoins property zoned for R-1 or R-2 a solid fence wall or approved screen planting shall be installed in such manner as to preclude any view of the storage space from the said residential zone.
- (d) It shall be developed according to a plan as approved in the office of the Commission and demonstrating the workability of the plan.

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.

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 to A-1 or A-2 Zones.

- (a) A detached accessory building may occupy not more than one-half ($\frac{1}{2}$) 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 ($\frac{1}{5}$) 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.
- (g) In mountain resort areas at altitudes above 4000 feet a private garage in any residential zone or on premises used for residential purposes may be constructed to the same building setback line as is required for a dwelling on the same premises.
- (h) No detached accessory building shall be nearer than 10 feet to the main building.

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, and other similar architectural features not providing 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 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 recorded prior to the effective date of Ordinance No. 348 may be used as a building site, provided the required yard setbacks are maintained.

SECTION 18.24. WATER WORKS FACILITIES. Water works facilities, both public and private, intended primarily for the production and distribution of water for irrigation purposes, shall not be subject to any of the provisions of this ordinance.

SECTION 18.25. SWIMMING POOLS. Swimming pools may be constructed as follows:

- (a) Private swimming pools for the use of the occupants of the premises and their non-paying guests shall be located not nearer than five (5) feet to any property line or dwelling;
- (b) All other swimming pools shall be located not nearer than ten (10) feet from any property line or building;
- (c) A swimming pool may be constructed contrary to subdivision (a) above when it lies partially within and partially without a dwelling which conforms with all other provisions of this ordinance.

SECTION 18.26. NOTICE. The Commission, if it deems it necessary to insure that proper notice is given, may cause the notice to be given by publication and posting as provided in Section 65951 of the Government Code.

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.

Each application shall be accompanied by a filing fee of \$50.00.

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 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 provision of this ordinance from which such property is sought to be excepted.

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 10 days nor more than 90 days thereafter. No less than 10 days before the date of such public hearing, notice shall be given of such hearing in the following manner:

- (a) By mailing post cards pursuant to Section 65951 of the Government Code to the owners of all property within a distance of 300 feet of the exterior boundaries of property described in the application.

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 30 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 90 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. If such conditions or requirements are not met or if the use permitted is discontinued for a period of one (1) year or more, the Commission shall hold a public hearing to determine if the permit should be revoked.

Upon revocation further use of the property, or maintenance of any building constructed there-

on, by authority of such variance or permit, shall constitute a violation of this ordinance.

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; or
- (c) The periods of time set forth in (a) and (b) have been extended by the Commission at the time the variance is granted, but in no case shall the extension exceed 180 days.

SECTION 19.13. APPEAL OR TRANSFER TO BOARD OF SUPERVISORS. The granting, either with or without conditions or the denial of any application for a variance made under the provisions of this Article by the Commission shall be final unless, within 15 days after said Commission has notified the Board of Supervisors in writing of its decision, either of the following two actions is taken:

- (1) 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; or,
- (2) The Board of Supervisors on its own motion by majority vote orders the application transferred to it for final decision.

SECTION 19.14. HEARING ON APPEAL OR TRANSFER TO THE BOARD OF SUPERVISORS. Immediately after ordering the application transferred to it, or in the case of an appeal being filed, at its next regular meeting following such filing, the Board of Supervisors shall set a date for public hearing thereon, not less than 15 days nor more than 45 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. Within 10 days after the conclusion of such hearing, the Board of Supervisors shall sustain, reverse or modify the action of the Commission by a majority vote.

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. Each application shall be accompanied by a filing fee of \$125.00.

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 and 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 160 square feet with a minimum width of eight (8) feet for each stall and so located and arranged as to permit the storage of, and be readily accessible to, a passenger automobile 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 21.26a. DOG KENNELS. Any lot or premises on which five (5) or more dogs over four (4) months old are regularly kept for boarding, breeding, training or marketing.

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 each 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 21.31a. DWELLING, RESORT. A building used exclusively for residential purposes, containing not more than two kitchens, with permanent interior means of access between all parts of the building, and located on a lot in a recorded subdivision with an average lot area of

10,000 square feet or more. No such dwelling shall be erected unless as a part of the purchase price of the property the purchaser receives the privilege of use of recreational facilities such as golf courses, or polo fields, which facilities are adjacent to and a part of the residential development.

No reduction of yard setbacks shall be permitted 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 or 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 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 beings 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. Any sign other than an appurtenant sign. An appurtenant sign is one relating only to goods sold or services rendered upon the building site upon which said sign is erected or maintained.

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 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, pavillion, 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, FRONTAGE AND SIZE OF DWELLINGS. When an asterisk (*) or asterisks follow the zoning symbol on any Official Zoning Plan Map concurrently herewith or hereafter adopted, the required minimum lot area, lot frontage and size of dwellings, or any of such requirements, for the areas upon the map so marked, shall be as set forth in the legend upon such map, other provisions of this ordinance to the contrary notwithstanding.

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 of 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 six (6) feet or less in height.

SECTION 21.70. STRUCTURAL ALTERATIONS. Any change in the supporting members of a building, such as bearing walls, columns, beams, girders, floor joints 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, Planning Director and all County 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 PRECEDURE.

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, structure 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 therefor shall be punishable as herein provided.

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.

As Amended Sept. 22, 1960