

Original

ZONING ORDINANCE of the COUNTY OF RIVERSIDE

ORDINANCE NO. 348

AS AMENDED THROUGH

MARCH 30, 1965

AND AMENDED THROUGH
ORD 348.557 EFF 4-17-68.

THIS ORDINANCE ISSUED
AS REPRINT DATED 4-17-68.

DO NOT INSERT REVISED PAGES IN
BASIC ORDINANCE. PLACE ENTIRE REVISION
INSTRUCTIONS AND PAGES AT END OF BOOK.

DONALD B. SULLIVAN
CLERK of the BOARD OF SUPERVISORS
County of Riverside, State of California

ZONING ORDINANCE of the COUNTY OF RIVERSIDE

ORDINANCE NO. 348

AS AMENDED THROUGH

MARCH 30, 1965

BASIC ORDINANCE AS SHOWN (3-30-65)
AND INCLUDES AMENDMENTS TO ART. III, ~~XIII~~, ~~XX~~ - ~~XXI~~
BY ADOPTION OF ORD 348, 371, EFF. JUNE 16, 1965.

SUBSEQUENT REVISIONS
AT BACK OF BOOK,
INCLUDE REVISIONS 1 THRU 15
AND NEW ORD. PRINTED
EFF 4-17-68.

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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, DO 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 hereafter 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 provisions 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.

AMENDED EFFECTIVE: September 22, 1960

ARTICLE II

U ZONE (UNIVERSITIES AND COLLEGES)

Repealed by Ordinance No. 348-g.

REPEALED: October 10, 1950

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 PERMITTED.

- (a) Any use permitted in Zones M-4, A-2, and W-2, except outdoor advertising signs or structures not appurtenant to a permitted use.
- (b) A trailer, not part of a trailer park, used as a single family residence.

The Commission shall not recommend that a permit be granted under this Article unless the applicant demonstrates 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, occupations 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) Celluloid
 - (12) Chlorine gas
 - (13) Coal tar or products
 - (14) Creosote or products
 - (15) Explosives
 - (16) Fireworks
 - (17) Fertilizer, including open storage on a commercial scale.
 - (18) Gas, illuminating
 - (19) Gelatine
 - (20) Glucose
 - (21) Glue or size
 - (22) Guncotton or products
 - (23) Gypsum
 - (24) Insulating material (such as "Rock Wool" and similar products)
 - (25) Lime or products
 - (26) Matches
 - (27) Phenol
 - (28) Pickles
 - (29) Plaster of Paris
 - (30) Poison
 - (31) Potash
 - (32) Pulp, paper and strawboard
 - (33) Rubber
 - (34) Sauerkraut
 - (35) Soap, except by cold process
 - (36) Tar or asphalt roofing
 - (37) Turpentine
 - (38) Vinegar
18. Meat packing plant.
19. Oil reclaiming plant.
20. Ore reduction plant.
21. Petroleum refinery.
23. Race track, except for contests between human beings only.

24. Rifle range, including pistol range.
25. Rock or slag crusher or quarry.
26. Rock, sand or gravel pit.
27. Rolling mill.
28. Rubber reclaiming plant.
29. Salt works.
30. Sand blasting plant.
31. Sewer farm or sewage disposal.
32. Smelting.
33. Stockyards, commercial, except in conjunction with farming.
34. Storage of petroleum products above ground in excess of one thousand (1,000) barrels.
35. Storage or baling of rags or paper, except wholly within a building or behind a compact wall not less than six (6) feet in height.
36. Tannery.
37. Trailer 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 three hundred (300) hogs are kept, fed, or maintained.
42. Trap and skeet shooting facilities.
43. Camp grounds.
44. Oil well drilling or oil processing.
45. Area for the storage, alteration, or repair of a relocated building or structures.
46. Cotton Gins.
47. Manageries.
48. Areas or facilities, on a commercial basis, for amusement or entertainment where the motive power for all or any portion of the activity is not electricity.
49. Migrant Agricultural Worker Mobilehome Parks, subject to minimum standards and conditions adopted by resolution of the Board of Supervisors.

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.

(a) 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. A plot and development plan shall accompany the application drawn in sufficient detail to clearly describe the physical dimensions of the property and each structure, existing and proposed, on the described premises, and the method or methods of circulation and communication between them and the access to, and the method or methods of circulation and communication upon such premises as desired by applicant in his utilization of the property under the permit.

(b) A public hearing shall be held on the application for a permit under this Section in accordance with the provisions of Section 18.26 herein. All of the procedural requirements and rights of appeal as set forth in said Section 18.26 shall govern the hearing under this Section.

(c) The Commission shall make the findings required by Section 3.1 and shall impose such conditions as may be necessary to prevent the proposed use from becoming a menace to or endangering the public health, safety, or general welfare; or shall recommend denial of the application. The decision shall be rendered within the time set forth for such action in Section 18.26 herein.

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.

Any permit granted under the terms of this article may be revoked by the Board of Supervisors upon finding any one of the following to be true:

- (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 is being conducted in violation of the terms and conditions of the permit.

- (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.

AMENDED EFFECTIVE: September 4, 1962

AMENDED EFFECTIVE: June 16, 1965. (Ord. 348.371)

ARTICLE IIIa

M-5 ZONE

(GENERAL INDUSTRIAL)

SECTION 3.25. USES PERMITTED

- (a) Any use permitted in zone M-3, subject to all of the regulations, remedies, and procedures of Article III applicable to such use.
- (b) The following uses subject to the provisions of Section 3.26 and 3.27:
 - (1) Outdoor advertising signs and structures.

SECTION 3.26. PLOT PLAN REQUIREMENTS. Before a structure is erected or a use established which is specifically listed under Section 3.25 (b) a plot plan showing the following information and conforming with the following standards shall be submitted to and approved by the Planning Commission:

- (a) Show lot lines with pertinent dimensions, locations and widths of adjacent streets, location of existing easements and other rights of way and the type, size, location and elevation of the proposed structure or use.
- (b) No structure or use shall be permitted within an established setback or building line or within a planned future right of way line.
- (c) No structure or use shall be so located as to constitute a hazard to the safe and free flow of traffic on public highways or on public or private road easements.
- (d) No structure shall be erected until a building permit for such structure has been issued by the Riverside County Department of Building and Safety.

SECTION 3.27. REGULATION OF LOCATION AND SIZE OF OUTDOOR ADVERTISING STRUCTURES. Outdoor advertising structures and signs within Zone M-5 shall be subject to the following regulations:

- (a) The minimum distance between outdoor advertising signs or structures shall be 500 feet, measured in a straight line. For the purpose of determining distance, a "V" type double-face sign and structure shall be considered one sign.

- (b) Any outdoor advertising sign or structure existing and erected in place on the effective date of this Ordinance which becomes a nonconforming use solely by reason of spacing or size requirements may be repaired, re-erected and maintained, providing the sign or structure remains in the same location. If moved, the sign or structure shall be considered a new sign and subject to all applicable regulations. The provisions of this section shall prevail over any contrary provisions of Section 18.6.
- (c) The maximum size of any outdoor advertising sign shall be 800 square feet. The area shall be determined by reference to a rectangle within which all of the sign may be contained, the area of such a rectangle shall be the area of the sign for purposes of this section. The maximum length of any sign shall be 50 feet and the maximum height shall be 20 feet, measured from the bottom of the sign. For the purpose of computing area, a "V" type or double-face sign shall be considered two signs.
- (d) For the purposes of this article, "sign" shall mean the surface upon which is affixed the actual advertising, and "structure" shall mean the framework and members supporting a sign.

AMENDED EFFECTIVE: September 4, 1962

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 Zoning Districts, and given an appropriate section number, hereunder.

(The legal descriptions of the boundaries of the Zoning 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 Zoning Districts.)

	<u>DATE ADOPTED</u>	<u>ORD.NO.</u>
Map No. 1 - "U" Zone (Repealed by Ord. 348.g)	6-14-48	341
Map No. 2 - Zone "M", M-1 and "U" (Repealed by Ord. 348)	8-16-48	341a
Section 4.2 - Map No. 2 - The entire unincorporated portion of the County not included in a specific Zoning District	12-31-48	348
Section 4.3 - Map No. 3 - Whitewater District (An- nexed into the City of Palm Springs)	4-18-49	348a
Section 4.4 - Map No. 4 - Cathedral City District	2-20-50	348d
Section 4.5 - Map No. 5 - University District	11-16-50	348g
Section 4.6 - Map No. 6 - Beaumont-Banning Dis- trict	8-27-51	348h
Section 4.7 - Map No. 7 - La Mesa Miravilla (Now Part of Cherry Valley)	2-24-53	348j
Section 4.8 - Map No. 8 - Anza-La Sierra District	8-24-53	348m
Section 4.9 - Map No. 9 - West Corona District	7-26-54	348o

Section 4.10 - Map No. 10 - Cathedral City-Palm Desert District	1-3-55	348p
Section 4.11 - Map No. 11 - Glen Avon District	1-3-55	348q
Section 4.12 - Map No. 12 - Desert Hot Springs District	2-21-55	348r
Section 4.13 - Map No. 13 - Calimesa District	1-23-56	348z
Section 4.14 - Map No. 14 - La Quinta District	3-5-56	348dd
Section 4.15 - Map No. 15 - Rubidoux District	6-12-56	348hh
Section 4.16 - Map No. 16 - Idyllwild District	1-14-57	348tt
Section 4.17 - Map No. 17 - Hemet-San Jacinto District	8-26-57	348eee
Section 4.18 - Map No. 18 - North Valle Vista District	12-23-57	348jjj
Section 4.19 - Map No. 19 - Florence (Now Part of Cherry Valley)	10-6-58	348yyy
Section 4.20 - Map No. 20 - Indian Wells District	10-20-58	348zzz
Section 4.21 - Map No. 21 - East Valle Vista District	11-10-58	348aaaa
Section 4.22 - Map No. 22 - Thomas Mountain District	4-13-59	348hhhh
Section 4.23 - Map No. 23 - North Elsinore Dis- trict	1-26-59	348iiii
Section 4.24 - Map No. 24 - Lower Berdoo Can- yon District	2-16-59	348jjjj
Section 4.25 - Map No. 25 - Edgemont-Sunny- mead District	9-21-59	348uuuu
Section 4.26 - Map No. 26 - Pedley District No.1 (Now Pedley)	10-13-59	348xxxx
Section 4.27 - Map No. 27 - Lakeland Village District	11-30-59	348.2
Section 4.28 - Map No. 28 - San Geronio Pass District No. 1	1-11-60	348.10

Section 4.29 - Map No. 29 - Mira Loma District No. 1 (Prado-Mira Loma)	1-11-60	348.12
Section 4.30 - Map No. 30 - Bermuda Dunes Dis- trict	12-12-60	348.53
Section 4.31 - Map No. 31 - Cherry Valley Dis- trict	1-23-61	348.63
Section 4.32 - Map No. 32 - Ramona District	10-9-61	348.103
Section 4.33 - Map No. 33 - Mecca District	4-2-62	348.134
Section 4.34 - Map No. 34 - Pinon Flats District	7-16-62	348.146
Section 4.35 - Map No. 35 - Little Lake District	8-6-62	348.150
Section 4.36 - Map No. 36 - Lake Mathews Dis- trict	2-18-63	348.173
Section 4.37 - Map No. 37 - Norco District	2-25-63	348.175
Section 4.38 - Map No. 38 - Prado-Mira Loma District	4-1-63	348.182
Section 4.39 - Map No. 39 - Pedley District	5-6-63	348.197
Section 4.40 - Map No. 40 - Thousand Palms District	5-13-63	348.198
Section 4.41 - Map No. 41 - Lower Coachella Val- ley District	7-1-63	348.208
Section 4.42 - Map No. 42 - North Riverside Dis- trict	7-8-63	348.210

ARTICLE V

ZONE CLASSIFICATIONS

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
R-4	Planned Residential
R-T	Trailer Park Subdivision
R-T-A	Trailer Park Subdivision Combined with Recreation
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
M-5	General Industrial
A-1	Light Agriculture
A-2	Heavy Agriculture
W-1	Watercourse, Watershed, and Conservation Areas
W-2	Controlled Development 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 zone of the adjoining property on either side; and in the event such street, alley or right of way was a zone boundary line between two or more different districts, the new zone boundary line shall be the former center line of such street, alley or right of way.

AMENDED EFFECTIVE: February 19, 1962

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 accomodation 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. Real estate offices, barber shops, and beauty parlors shall not be considered home occupations.
- (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) Off-site signs advertising the original sale of a subdivision, providing a permit has been obtained in the manner provided in Article III of this Ordinance. The application shall be accompanied by a filing fee of \$50.00. Before approving a permit, the Commission shall find that said sign will not be detrimental to the public health, safety, and general welfare. Any permit issued shall be subject to the following minimum standards:
 - (1) No sign shall exceed 200 square feet in area.
 - (2) No sign shall be within 100 feet of any existing residence.
 - (3) No more than two such signs shall be permitted for each subdivision.
 - (4) The maximum period of time a sign may remain in place shall be two years.
 - (5) No sign shall be artificially lighted.
 - (6) For each sign desired, an agreement, secured by a \$100 cash bond, shall be executed with the County, assuring the removal of the sign within the period of the maximum time limit. Such bond and agreement shall be filed with the Riverside County Department of Building and Safety.

SECTION 6.2. BUILDING HEIGHT LIMIT. Two and one-half (2-1/2) stories but not exceeding thirty-five (35) feet.

SECTION 6.3. REQUIRED LOT AREA. 7,200 square feet; the minimum average width of that portion of the lot to be used as a building site shall be 60 feet with an average depth of 100 feet.

- (a) The minimum lot area shall be exclusive of that portion of the lot used solely for access to the portion of the lot used as a building site.
- (b) Lots fronting on knuckles or cul-de-sacs shall have a minimum frontage of 35 feet.
- (c) That portion of the lot used for access on "flag" lots shall have a minimum width of 20 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) percent 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) percent of the width of the lot. The interior side yard for such lots shall be the same as for interior lots, provided, however, that no accessory building on the rear of such lots may project beyond the front yard line on the lots in the rear unless it is found by the Commission or its authorized representative that this regulation cannot reasonably be complied with.

SECTION 6.6. REAR YARD REQUIRED. Ten (10) feet, except as provided in Section 18.19.

SECTION 6.7. ADDITIONAL DWELLINGS ON A LOT. When more than one (1) single family dwelling is erected on a lot in an R-1 Zone, which lot has twice the required area or more, the owner of such lot shall file in the office of the Commission for the administrative records and for revision and verification of compliance, a plot plan showing the size of said lot, the use and location 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. When a structure is erected on any lot other than one fronting directly on a public street or highway, such lot shall have a 20-foot wide recorded access easement on that same lot leading to a public street or highway. Prior to final inspection by the Department of Building and Safety of such building, said access easement shall be improved to full width in such manner so as to prevent dust arising therefrom.

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

AMENDED EFFECTIVE: 1-15-64 (Ord. 348.251)

AMENDED EFFECTIVE: 5- 6-64 (Ord. 348.275)

ARTICLE VIa
R-1A ZONE (ONE-FAMILY
DWELLING - 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, noncommercial 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 yards 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.

AMENDED EFFECTIVE: September 22, 1960

ARTICLE VIb

R-A ZONE (RESIDENTIAL AGRICULTURAL)

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

SECTION 6.50. USES PERMITTED. Only the following uses shall be permitted in all R-A Zones:

- (a) Any use permitted in the R-1 Zone.
- (b) Poultry and rabbits for the use of the occupants of the premises only. All poultry and rabbits shall be kept in an enclosed area, located not less than 50 feet from any residence existing at the time such use is established.
- (c) The noncommercial keeping of horses, cattle, sheep, and goats on lots or parcels over 20,000 square feet in area and 100 feet in width, provided they are kept, fed, and maintained not less than 50 feet from any residence existing at the time such use is established. Two such animals may be kept on each 20,000 square feet up to one acre and two such animals for each additional acre.
- (d) Wholesale 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; the drying, packing and processing of fruits (other than canning), nuts, vegetables and other horticultural products where such drying, packing or processing is primarily in conjunction with a farming operation and provided the permanent buildings and structures used in conjunction with such drying, packing, and processing operations are not nearer than twenty (20) feet from the boundaries of the premises.
- (e) Future Farmers, 4-H or similar projects conducted by the occupants of the premises.
- (f) The raising or breeding of guinea pigs, parakeets, chinchillas, or similar small fowl or animals, provided that all such uses are kept and maintained at least 50 feet from any residence existing at the time such use is established.
- (g) A temporary stand, not exceeding 200 square feet in area, used exclusively for the sale of products grown on the premises, and a sign, not to exceed 6 square feet, advertising the sale of said product. Off-street parking shall be as required in Section 18.12, except that no paving shall be required.
- (h) Farms or establishments on a commercial scale for the selective or experimental breeding of cattle, horses, sheep and goats, and the raising or training of such animals. The permissible number of such animals shall not exceed that set

forth in subsection (c) of this section.

- (i) 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.
 - (3) The area being farmed is nine acres net or more.
- (j) The grazing of sheep where such grazing operation is conducted on fields for the purpose of clearing stubble or unharvested crops, without limit as to the number of animals per acre, for a period of not more than 30 days in any six-month period for each parcel.

SECTION 6.51. BUILDING HEIGHT LIMIT. The same as in Zone A-1.

SECTION 6.52. REQUIRED LOT AREA AND DIMENSIONS. 20,000 square feet, with a minimum width of 100 feet and a minimum depth of 150 feet unless a subdivision has been recorded pursuant to the provisions of the County Subdivision Ordinance in which event the lot size and dimensions may be not less than for the minimum R-1 lot permitted in the County, but in no event shall any animals or fowl, other than pets and poultry and rabbits for the exclusive use of the occupant, be permitted on lots of less than 20,000 square feet.

SECTION 6.53. FRONT YARD REQUIRED. The same as Zone R-1.

AMENDED EFFECTIVE: January 15, 1964 (Ord. 348.251)

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 Section 6.2.)

SECTION 7.3. REQUIRED LOT AREA. The same as in R-1 Zones.
(See Section 6.3.)

SECTION 7.4. FRONT YARD REQUIRED. The same as in R-1 Zones.
(See Section 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 Section 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.

AMENDED EFFECTIVE: September 22, 1960

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 of 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.

AMENDED EFFECTIVE: September 22, 1960

ARTICLE VIII

R-3 ZONE (GENERAL RESIDENTIAL)

The following regulations shall apply in 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 percent 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 Section 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. Single family residences shall be permitted to maintain a 10-foot setback.

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

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

SECTION 8.7. LOT COVERAGE PERMITTED. The same as in R-2 Zones. (See Section 7.7.)

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

SECTION 8.9. DISTANCE BETWEEN MAIN BUILDINGS. The same as in R-2 Zones. (See Section 7.9.) The required distance shall be the same for three-story buildings as for two-story buildings.

AMENDED EFFECTIVE: January 15, 1964 (Ord. 348.251)

ARTICLE VIIIa

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

The following regulations shall apply in 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.

AMENDED EFFECTIVE: September 22, 1960

ARTICLE VIIIb

R-T ZONE (MOBILEHOME PARK SUBDIVISION)

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

SECTION 8.50. USES PERMITTED. Only the following uses shall be permitted in all R-T Zones.

- (a) Mobilehomes for residential use together with the normal accessory uses such as a cabana, ramada, patio slab, car port or garage, and a storage and washroom building. In no event shall more than one mobilehome be used for residential purposes on a lot.
- (b) Private and public utilities.
- (c) Community recreation facilities for the use of individual lot owners within the subdivision may be developed after provisions for their continued and proper operation have been approved by the Planning Commission. The maintenance of the community recreation and service areas shall be assured by provisions in the deeds, such as covenants running with the land, providing for participation by the individual lot owners in the responsibility and cost thereof.
- (d) Temporary real estate tract offices, to be used only during the original sale of the subdivision, but not to exceed a period of one year.

SECTION 8.51. DEVELOPMENT STANDARDS. The following shall be the minimum standards of development within the R-T Zone.

- (a) No R-T Zone shall be applied except to a subdivision recorded pursuant to all of the provisions of the Riverside County Subdivision Ordinance, Ordinance No. 460, as presently written or hereinafter amended, including those of dedications, improvement, and exceptions. The Commission shall recommend a change of zone to the Board of Supervisors only at such time as the final map is presented to the County Surveyor for checking.
- (b) Setbacks shall be 20 feet in front, 5 feet on the side, and 5 feet in the rear. Building height shall be as in the R-1 Zone.
- (c) The minimum lot size shall be 7200 square feet, with a minimum average width of 60 feet, a minimum average depth of 100 feet, and not less than 35 feet street frontage.
 - (1) Lots that do not front on a street shall be permitted only upon a finding that it is impractical, due to topographical conditions, terrain or configuration of the parcel of land to develop full

street frontage lots. Such lots, designated as flag lots, shall meet all lot requirements except for 35 feet street frontage and, in addition thereto, shall have an access strip to a street not less than 20 feet wide no more than 150 feet long.

- (d) The minimum site that may be zoned for this purpose shall be 10 acres including one half but not to exceed 33 feet of the width of adjacent boundary streets dedicated to the public.
- (e) Private streets may be platted, providing there is provision made for their maintenance, as provided in Ordinance No. 460.
- (f) The following permanent improvements shall be installed on each lot prior to placing a mobilehome on the lot for residential purposes:
 - (1) A concrete slab or other standard metal or wood deck containing at least 200 square feet.
 - (2) A sewage disposal system acceptable to the Riverside County Health Department. Prior to construction on the mobilehome lot, the owner shall obtain a building permit from the Riverside County Department of Building and Safety.

SECTION 8.52. OTHER REGULATIONS.

- (a) No R-T Zone shall be applied to an area containing structures that do not conform to the R-T Zone.
- (b) The R-T Zone shall not be applied to any property where any portion of said property would fall within 1320 feet of property zoned or used for R-1, or R-1A. This requirement may be modified or disregarded if the legislative body is satisfied from the evidence presented during the zoning hearings that both of the following conditions exist:
 - (1) An artificial or natural barrier or other physical feature exists between the R-1 or R-1A Zones and the proposed R-T Zone.
 - (2) The nature of said barrier or feature is such as to assure that the R-1 or R-1A will not be detrimentally affected by the granting of the R-T Zone.
- (c) Camping and boat trailers may be stored on the property providing they are kept on the rear half of the lot. All other materials shall be maintained within a completely enclosed storage structure.
- (d) All trailers and mobilehomes shall be kept mobile.
- (e) All trailers and mobilehomes shall carry a current State License.
- (f) Community sewage disposal systems, if desired, other than those operated by public agencies or districts, may be developed if provisions for their maintenance are approved by the

Commission. The minimum standards shall be:

- (1) A legal entity, such as a corporation or community association, shall be responsible for the maintenance of the system.
- (2) The owners of the individual lots shall, as a condition of ownership of said lots, be required to participate in the legal entity, or be otherwise responsible to said legal entity for the cost of performing the necessary maintenance.
- (3) If such a community sewage system is installed, all mobilehomes in the subdivision shall be connected to the system.

SECTION 8.53. DEFINITIONS.

- (a) Mobilehome. Mobilehome means a modern trailer with a minimum area of 320 square feet, containing flush type toilets and other sanitary facilities.
- (b) Washroom. Washroom means any building which contains individual laundry facilities and/or bathroom facilities, but does not include kitchen facilities.
- (c) Cabana. Cabana means a structure containing not more than 700 square feet, not containing a kitchen.

ADOPTED: February 19, 1962

AMENDED EFFECTIVE: March 30, 1965 (Ord. 348.356)

ARTICLE VIIIc

R-T-A (MOBILEHOME SUBDIVISION

COMBINED WITH RECREATION)

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

SECTION 8.70. USES PERMITTED. Only the following uses shall be permitted in all R-T-A Zones:

- (a) Mobilehomes for residential use together with the normal accessory uses such as a cabana, ramada, patio slab, car port or garage, and a storage and washroom building. In no event shall more than one mobilehome be used for residential purposes on a lot.
- (b) Private and public utilities.
- (c) Community recreation facilities as set forth in Section 8.71.
- (d) Temporary real estate tract offices, to be used only during the original sale of the subdivision, but not to exceed a period of one year.
- (e) Medical service and neighborhood shopping facilities.

SECTION 8.71. DEVELOPMENT STANDARDS. The following shall be the minimum standards of development within the R-T-A Zone.

- (a) No real property in an R-T-A Zone shall be used for the purposes permitted in this Article until the following have been done:
 - (1) A subdivision map prepared in accordance with applicable county ordinances has been filed with the County Recorder, such map designed in accordance with the standards in subparagraphs (b) through (g) of this section, and
 - (2) The building permit required under subparagraph (g) has been obtained.
- (b) Community recreation facilities for the use of individual lot owners within the subdivision shall be developed after provisions for their continued and proper operation have been approved by the Planning Commission. The maintenance of the community recreation and service areas shall be assured by provisions in the deeds, such as covenants running with the land and the granting of an undivided interest in the recreation area to each owner of an individual lot or other device creating a legal entity capable of carrying out the requirements of this Article, all providing for participation by the individual lot owners in the responsibility and cost thereof. The minimum standards for a recreation area shall be as follows:
 - (1) A total of 500 square feet for each mobilehome site shall be devoted to open areas. When an R-T-A Zoned area is developed as a unit of 60 acres or less, the recreational area in that unit shall be at least three acres. When an R-T-A Zoned area is developed as a unit of more than 60

acres, the recreational area of such unit shall be of an area equal to at least five per cent (5%) of the total area of such unit.

- (2) The recreation lot or lots shall be entirely within the blue border of the subdivision, and shall be identified with a letter (i.e., Lot "A").
 - (3) The plan of the recreation lot shall be demonstrated to be adequate for the intended recreational use, and a plot plan of the intended use shall be approved by the Commission.
- (c) Setbacks shall be 10 feet in front, 5 feet on the sides, 3 feet in rear. Building heights shall be as in the R-1 Zone. Where a community sewerage disposal system has been installed and is in operation, the front yard setback may be reduced to not less than five (5) feet. Said setback shall be dimensioned from the front lot line to the nearest point on the trailer hitch.
 - (d) The minimum lot size shall be 3,600 square feet, a minimum width of 40 feet.
 - (e) The minimum site that may be zoned for this purpose shall be 40 acres, including up to one-half, but not to exceed 33 feet of the width of adjacent boundary streets, dedicated to the public.
 - (f) Private streets may be platted, providing there is provision made for their maintenance, as provided in Ordinance No. 460.
 - (g) The following permanent improvements shall be installed on each lot prior to placing a mobilehome on the lot for residential purposes:
 - (1) A concrete slab or other standard metal or wood deck containing at least 200 square feet.
 - (2) A sewage disposal system, acceptable to the Riverside County Health Department, and subject to the conditions set forth in Section 8.72.

Prior to construction on the mobilehome lot, the owner shall obtain a Building Permit from the Riverside County Department of Building and Safety.

SECTION 8.72. OTHER REGULATIONS.

- (a) No R-T-A Zone shall be applied to an area containing structures that do not conform to the R-T-A Zone.
- (b) The R-T-A Zone shall not be applied to any property where any portion of said property would fall within 1320 feet of property zoned or used for R-1 or R-1A purposes. This requirement may be disregarded if the legislative body is satisfied from the evidence presented during the zoning hearings that both of the following conditions exist:
 - (1) An artificial or natural barrier or other physical feature exists between the R-1 or R-1A Zones and the proposed R-T-A Zone.

- (2) The nature of said barrier or feature is such as to assure that the R-1 or R-1A Zones will not be detrimentally affected by the granting of the R-T-A Zone.
- (c) Camping and boat trailers may be stored on the property providing they are kept on the rear half of the lot. All other materials shall be maintained within a completely enclosed storage structure.
- (d) All trailers and mobilehomes shall be kept mobile.
- (e) All trailers and mobilehomes shall carry a current State License.
- (f) Community sewage disposal systems shall be developed after provisions for their maintenance are approved by the Commission. The minimum standards shall be:
 - (1) A legal entity, such as a corporation or community association, shall be responsible for the maintenance of the system.
 - (2) The owners of the individual lots shall, as a condition of ownership of said lots, be required to participate in the legal entity, or be otherwise responsible to said legal entity for the cost of performing the necessary maintenance.
 - (3) If a community sewage system is installed or exists within a reasonable distance, all mobilehomes in the subdivision shall be connected to the system.
 - (4) The sewage disposal field may be used in conjunction with recreational areas providing such use is not in conflict with the operation of said disposal field.
 - (5) The design and adequacy of the system shall be approved by the Riverside County Health Department.
 - (6) The requirement for a community sewage system may be waived and individual systems installed, providing the developer obtains written approval from the Riverside County Health Department.
- (g) Application for exception. An exception to the requirements set forth in Section 8.71 may be granted as to property zoned R-T-A provided an application is filed and the procedures for public hearings are followed as prescribed for public hearings for granting permits under Article III of this ordinance. Before granting an exception, the Commission must find each of the following with respect to the land involved in the application:
 - (1) That there are special circumstances or conditions affecting said property.
 - (2) That the modification is necessary for the preservation and enjoyment of a substantial property right.
 - (3) That the granting of the modification will not be detrimental to the public welfare or injurious to other property in the vicinity.

SECTION 8.73. DEFINITIONS.

- (a) Mobilehome. Mobilehome means a modern trailer with a minimum area of 320 square feet, containing flush type toilets and other

sanitary facilities.

- (b) Washroom. Washroom means any building which contains individual laundry facilities and/or bathroom facilities, but does not include kitchen facilities.
- (c) Cabana. Cabana means a structure containing not more than 700 square feet, and not containing a kitchen.
- (d) Medical service facility means: Out-patient therapeutic facilities and emergency treatment only.
- (e) Neighborhood shopping facilities means: A single parcel on which general retail business or professional offices shall be permitted to locate; such parcel shall contain a minimum of (3) three acres, but cannot exceed an area equal to 1% of the total of all land zoned for R-T-A purposes within a radius of one-half mile from the approximate center of such parcel. No such use shall be made where the area computed under this formula would be less than 3 acres.

AMENDED EFFECTIVE: April 15, 1964 (Ord. 348.265)

AMENDED EFFECTIVE: December 9, 1964 (Ord. 348.271)

ARTICLE VIIIId

R-4 ZONE (PLANNED RESIDENTIAL DEVELOPMENTS COMBINED WITH OPEN AREAS)

SECTION 8.90. STATEMENT OF INTENT AND POLICY. The Board of Supervisors finds that because of the rapid urbanization taking place in the County, it is desirable to permit the development of subdivisions containing open areas that will be used for recreation purposes or will tend to preserve the rural atmosphere of the area. Therefore, lots containing an area less than the minimum lot area now established may be permitted provided open areas are developed and maintained for the use and benefit of the residents of the subdivision.

SECTION 8.91. PERMITTED USES.

- (a) One-family dwellings, and accessory uses or buildings normally incidental thereto.
- (b) Multiple-family dwellings subject to the provisions of Section 8.96.
- (c) Non-profit Community Centers, social halls, churches, parks, and community recreation facilities, including but not limited to swimming pools, and golf courses and the normal accessory uses thereto.
- (d) Community service areas and medical facilities designed primarily for the use of the residents of the subdivision.

SECTION 8.92. The R-4 Zone shall not be applied to any area containing less than 9 acres.

SECTION 8.93. LAND USE REGULATIONS.

- (a) The minimum over-all area for each dwelling unit, exclusive of the area used for commercial purposes and area set aside for street rights of way, but including recreation and service areas, shall be 6000 square feet.
- (b) The minimum lot area for the individual lots used as a residential building site shall be 3500 square feet. The minimum width of each lot shall be 40 feet and the minimum depth shall be 80 feet.
- (c) The maximum building heights shall be as established in Zone R-1 except for churches, auditoriums and other community buildings.
- (d) The front, rear, and side yards shall be not less than that established in Zone R-3, except that side yard areas may be reduced if the dwelling units are arranged so that the party wall is on the lot line.
- (e) Off-street parking shall be provided as set forth in Section 18.12 of the Ordinance.

- (f) Individual sewage disposal systems shall not be permitted on lots containing an area of less than 6000 square feet until a report has been received by the Commission from the Health Department of the County of Riverside stating that such a system will be acceptable.
- (g) The recreation areas shall be of a size, based on the particular use, adequate to meet the needs of the anticipated population, and shall be arranged so as to be readily accessible to the residents of the subdivision.
- (h) Adequate and permanent access from a public street to each family dwelling shall be provided for pedestrians and emergency vehicles.

SECTION 8.94. SUBDIVISION AND DEVELOPMENT PLAN REQUIREMENTS. Before any structure is erected or use established in Zone R-4, there shall be a subdivision map recorded and a development plan approved as set forth in Section 8.95.

SECTION 8.95. CONDITIONS OF DEVELOPMENT.

- (a) A subdivision conforming to the standards and conditions of Ordinance 460, as presently worded or hereafter amended, not inconsistent with specific provisions of this section, shall be recorded. All lots not to be used for residential purposes shall be given a lot letter instead of a lot number.
- (b) A development plan conforming to the requirements of this article and containing the following minimum information shall be approved by the Planning Commission.
 - (1) Location of each existing and each proposed structure in the development area, the use or uses to be contained therein. Typical plans indicating use on a lot may be used.
 - (2) Location of all pedestrian walks, malls, recreation and other open areas for the use of occupants and members of the public.
 - (3) Location and height of all walls, fences and screen planting, including a plan for the landscaping of the development, types of surfacing, such as paving, turfing, or other landscaping to be used at various locations.
 - (4) Plans and elevations of typical structures to indicate architectural type and construction standards.
- (c) Documents setting forth the method of conveying title, the type of estate to be granted, the method of maintaining the open areas and service areas, and the conditions of use of the open or recreation areas shall be submitted to and approved by the Planning Commission. The following minimum standards shall be maintained:
 - (1) The right to use recreational facilities and service areas shall be appurtenant to ownership of residential lots within the development, or shall be made a covenant to run with the land.

- (2) Provisions shall be made for maintenance of the common and service areas by a corporation, partnership, trust, or other legal entity having the right to assess the individual lot owners.

SECTION 8.96.

- (a) Multiple family dwellings may be erected subject to the following standards and conditions:
 - (1) The use shall comply with all provisions of the R-3 Zone.
 - (2) A plot plan submitted pursuant to the conditions of Section 8.95b indicating the location of buildings, parking areas, and access shall be approved by the Commission.

AMENDED EFFECTIVE: January 15, 1964 (Ord. 348.251)

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. Equipment rental services, including rototillers, power mowers, sanders, power saws, cement and plaster mixers not exceeding 10 cubic feet in capacity and other similar equipment.
- (c) Light manufacturing incidental to the sale of goods from the premises; provided not more than twenty-five (25) percent 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 2,500 square feet per trailer space.
 - 3. A minimum space for each trailer of 1,500 square feet with a minimum width of 30 feet.
- (e) Outdoor advertising.
- (f) Underground bulk fuel storage.

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.

AMENDED EFFECTIVE: January 15, 1964 (Ord. 348.251)

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 fowl 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.

ADOPTED EFFECTIVE: September 22, 1960

ARTICLE X

C-P ZONE (RESTRICTED COMMERCIAL)

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

SECTION 10.1. USES PERMITTED.

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

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. Where the parking is located on an adjacent lot, the owner of the building served shall demonstrate his ownership or other suitable control of said lot. A plan drawn to scale, demonstrating the workability of the parking shall be approved by the Commission.
- (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 one or more of the following conditions exists, the requirement in Subsection (a) of this Section for a service road shall be waived and only a setback of equal width to a service road shall be 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 interference with through traffic on the adjacent public road.
- (g) Unless otherwise set forth in the conditions of approval, each approval of a plot plan under this section shall be valid only for a period of one year following the final approval of said plot plan, unless the construction authorized or the occupancy and use authorized has been substantially completed prior to the expiration of said year.

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

AMENDED EFFECTIVE: September 4, 1962

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; skylights; 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; antennae and flagpoles.
 - (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 encroachments 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 certificate 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 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 AIRBORNE 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 area, 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.

AMENDED EFFECTIVE: September 22, 1960

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 except dwellings, apartment houses, hotels, auto courts, boarding houses, mobilehome parks and any other residential use, except that dwelling units on the same lot as the industrial or commercial use shall be permitted where such dwelling units are occupied exclusively by the proprietor, superintendent or caretaker of such industrial or commercial use.
- (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.
- (d) Contractor's equipment storage and rental yards.

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.

AMENDED EFFECTIVE: January 15, 1964 (Ord. 348.251)

AMENDED EFFECTIVE: March 30, 1965 (Ord. 348.356)

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
20. Dairies

(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).

AMENDED EFFECTIVE: January 15, 1964 (Ord. 348.251)

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) No building shall be permitted for residential purposes except dwelling units on the same lot as a factory or industry, used exclusively by the Superintendent of such factory or a caretaker, or both.

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) Particular Matter. "Particular 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.

AMENDED EFFECTIVE: February 19, 1962

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, Education 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. No commercial poultry operation shall be established on a parcel containing less than 9 acres or with a width of less than 300 feet, and all poultry buildings and structures shall be set back a minimum of 25 feet from the rear and side lines of the parcel and 50 feet from any public road or highway.
- (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. Such drying, packing, canning, freezing, or processing not in conjunction with a farming operation on the same premises may be conducted in the A-1 Zone where the minimum lot size permitted by the zone classification is 5 acres or more, and further provided that all such operations are kept at least 40 feet from any interior boundary and 100 feet from the centerline of any public street or highway.
- (3) The grazing of cattle, horses, sheep, goats, hogs (subject to the provisions of Ordinance 431 not inconsistent with this section), or other farm stock or animals on a commercial scale, including the supplementary

feeding thereof. For the purpose of determining the permissible number of hogs on a parcel, both weaned and unweaned hogs shall be counted. On parcels up to 5 acres, not more than 5 such animals per acre shall be maintained. On parcels over 5 acres and up to 20 acres, not more than 10 such animals per acre shall be maintained. On parcels over 20 acres, not more than 20 such animals per acre shall be 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 on violation of such conditions.

(h) Trailers used by the owner of the parcel upon which the trailer is located or by persons employed in farming operations in the area, 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, Department of Building and Safety and the State Law.

(3) The area being farmed is in excess of 10 acres, or the number of laying hens in a poultry operation exceeds 15,000.

(i) Migrant Agricultural Worker Mobilehome Parks, subject to the issuance of a conditional use permit pursuant to the procedure set forth in Article III.

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 nonconforming 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) percent 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, or where lots less than 70 feet in width existed prior to the effective date of the A-1 Zone affecting the particular parcel, the side yard may be reduced to not less than 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. 7,200 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 irrigation purposes shall not be subject to any of the provisions of this Article.

SECTION 13.10. REAR YARD REQUIREMENTS. 10 feet for residential uses.

AMENDED EFFECTIVE: January 15, 1964 (Ord. 348.251)

AMENDED EFFECTIVE: June 16, 1965 (Ord. 348.371)

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) Commercial poultry operations, without an acreage limitation.
- (b) Any other agricultural use.
- (c) Any use, other than agricultural, permitted in the A-1 Zone.
- (d) Livestock sales yard, commercial stable, riding academy, menagerie, animal hospital, commercial dog kennel, fruit or vegetable packing plant, public fairgrounds, and usual commercial use appurtenant thereto.
- (e) Hog ranches, subject to provisions of other ordinances.
- (f) Subject to permit in the manner provided by Sections 3.2 to 3.6:
 - (1) Commercial cattle feeding yards.

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).

AMENDED EFFECTIVE: December 18, 1963 (Ord. 348.242)

ARTICLE XV

W-1 ZONE - WATERCOURSE, WATERSHED,

AND CONSERVATION AREAS

W-2 ZONE - CONTROLLED DEVELOPMENT AREAS

SECTION 15.1. W-1 ZONE (WATERCOURSE AREA) 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 unto 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 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 ZONE. 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 of 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 ZONE. (CONTROLLED DEVELOPMENT AREA) STATEMENT OF POLICY. There are certain areas in the County which by

virtue of their peculiar character with respect to location, climatic conditions, topography, and natural resources are unique. The Board of Supervisors finds that such areas should be developed only after approval of the type and method of use in the manner hereinafter set forth.

SECTION 15.51. USES PERMITTED IN W-2 ZONE.

(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:

- (3) Hotels, bungalow courts and auto courts.
- (4) Guest ranches.
- (5) 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.

(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.
- (8) Public and private camp grounds.
- (9) Migrant Agricultural Worker Mobilehome 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, including:
 - (a) Grazing, feed yards, salesyards, 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 acres, including the area to the center of the adjacent streets, shall be the minimum lot used for any purposes except as follows:

- (a) Public utility uses as set forth in Section 15.51.
- (b) Where a subdivision map has been recorded pursuant to all provisions of Riverside County Ordinance No. 460, including a report regarding flood hazard from the public agency having jurisdiction.
- (c) Where a development plan has been approved by the Planning Commission pursuant to the following standards:
 - (1) The development plans shall be drawn to scale and show the complete boundaries of the subject property, adjacent streets and easements, drainage structures,

existing utility facilities, and other features affecting the use of the property.

- (2) The plan shall show the proposed use, including access easements. Supplementary information describing available utilities and sources of water supply shall accompany the map.
 - (3) Use shall be made under a development plan within one year or its approval shall be void.
 - (4) Where an easement serves 2 or more sites the easement shall be improved in a manner to assure that proper access and drainage will be maintained.
- (d) In no event shall any lot or parcel of land in Zone W-2, whether in a subdivision, record of survey development plan, or acreage be divided into 2 or more lots or parcels of less than 5 acres each until the applicable regulations of Subsections (b) or (c) have been complied with.

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.

AMENDED EFFECTIVE: September 4, 1962

AMENDED EFFECTIVE: June 16, 1965 (Ord. 348.371)

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 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 NONCONFORMING 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. If the Commission elects to hold a public hearing, said hearing shall be held in accordance with the provisions of Section 18.26; if a hearing is not held, the procedure shall be that set forth in the next paragraph.

A written report of the decision of the Commission relative to each application for a nonconforming 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 WHERE NO PUBLIC HEARING IS HELD. The action of the Commission in granting, either with or without conditions, or in denying an application for a nonconforming use permit, made under the provisions of this Article without holding a public hearing shall be final unless, within 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 paragraphs (a) and (b) of Subsection (7) of Section 18.26 are taken. In the event that either of said actions is taken, the procedures provided for in Section 18.26 shall be followed and the Board of Supervisors shall sustain, reverse, or modify the action of the Commission on the nonconforming use permit application.

AMENDED EFFECTIVE: February 19, 1962

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.
- (10) Athletic, sport and recreation uses.
- (11) Storage garages.
- (13) Small animal clinics and hospitals in C Zones.

SECTION 17.3. PROCEDURE FOR APPLICATION AND HEARING. Any person desiring a permit to establish any use referred to in this Article shall make written application therefor to the Commission on forms which shall be provided by the County for this purpose. Such application shall state the name and address of the applicant therefor; evidence that he is the owner of the premises involved or that he has the permission of the owner to make such application; the address, if any,

together with the general location and legal description of the premises upon which such business, occupation, or purpose is to be established; and the nature of the business, occupation, or purpose for which such building or premises is to be erected or used. A plot and development plan shall accompany the application drawn in sufficient detail to clearly describe the physical dimensions of the property and each structure, existing and proposed, on the described premises and the method or methods of circulation and communication between them and the access to such premises as desired by the applicant in his utilization of the property under the permit. 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 APPLICATION FOR PERMITS. Each application shall be accompanied by a filing fee of \$50.00.

AMENDED EFFECTIVE: March 4, 1963

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

- (a) Any nonconforming building or use may be continued and maintained for 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. Agricultural uses not involving the erection or maintenance of permanent improvements inconsistent with the zoning shall not be subject to the operation of this section.
- (b) A nonconforming use may be maintained 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 primarily permitted in M Zones, 40 years.
 - 6. Where a trailer is used for residential purposes and the

lot is improved with a concrete slab of at least 200 square feet and a ramada or cabana, 10 years.

7. Commercial poultry operations, unless specified otherwise as a condition to a continued use in a particular zone or zones, 15 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 nonconforming use.
- (d) Any part of a building or land occupied by a nonconforming use, which use is discontinued for one (1) year or more, shall thereafter be used in conformity with the provisions of this ordinance and the nonconforming right shall be lost.
- (e) A nonconforming use of property may be changed to another nonconforming use of a more restrictive classification, provided no structural alterations are made, and that application is made to the Commission for the change of use and allowed by resolution of record.

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

SECTION 18.7. BUILDING 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 or structure 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 or structures at the time such damage occurred. Reasonable value shall be as determined by the Commission.

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 floor area of not less than 750 square feet, exclusive of unroofed portions and garages, and shall conform to the yard requirements of the zone in which such dwelling is first or primarily permitted, except that the minimum floor area of the additional dwelling permitted in the R-1A Zone shall be 480 square feet.

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: One (1) paved off-street parking space for each bed. Convalescent Homes and Rest Homes: One (1) such space for each three (3) beds.
- (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.
- (j) Dining rooms, bars, taverns, restaurants, cafes, and similar uses involving the seating and serving of the public, one parking space for each 45 square feet of serving area. The serving area shall include the entire room or rooms within which said serving is conducted.

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. This general provision shall prevail over any specific setback stated in Zones C-1, C-2, M-1, A-1, A-2.

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 ($1/2$) of the required rear yard.
- (b) No detached accessory building shall be within five (5) feet of the front half of an adjacent lot. For the purpose of this regulation a depth of not more than seventy-five (75) feet shall be deemed to be such front half of such adjacent lot.
- (c) Where the average slope of the front half of the lot is greater than one (1) foot rise or fall in a seven (7) foot run from the established street elevation at the property line, or where the front half of the lot is more than four (4) feet above or below such established street elevation, a private garage may be built to the street and side lines.
- (d) In the case of an interior lot, no detached accessory building shall be erected so as to encroach upon the front half of the lot, provided, however, such accessory building need not be more than seventy-five (75) feet from the street line.
- (e) In the case of a corner lot abutting upon more than two (2) streets, no accessory building shall be nearer any street line than one-fifth ($1/5$) of the width or length of the lot.
- (f) In the case of through lots, no accessory building shall encroach upon the required front yard on either street.
- (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.
- (i) For the purposes of Section 18.18, where a lot is in a zone permitting trailers for residential purposes and where the property is subject to deed restrictions limiting the use of the property to trailers for residential purposes, the trailer shall be deemed to be a 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 a 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 nonpaying 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 OF HEARING PROCEDURE. (a) Wherever this Section is referred to elsewhere in this Ordinance, the procedure for notice, hearing, and appeal shall be as follows:

- (1) FILING AND CHECKING APPLICATION. Where an application or petition is filed pursuant to this Ordinance, which can be granted only after a public hearing, a period of not more than fourteen days shall be allowed for checking to determine the application's completeness and accuracy.
- (2) SETTING HEARING. After having been found to be complete and accurate by the Planning Commission Staff, said application or petition shall be submitted by the Staff to the Planning Commission at its next regular meeting held five days or more after such determination, at which meeting a public hearing thereon shall be set.
- (3) NOTICE OF HEARING. Notice of the public hearing shall be given in accordance with the provisions of Government Code Section 65951. Such notice may be given either by mailing notices to all property owners within a 300-foot radius of the exterior boundaries of the area actually occupied or to be occupied by the use which is the subject of the application, or by publication of the notice once in a newspaper of general circulation published in the County at least ten days before the

hearing, and posting said notice in conspicuous places close to the property for a ten-day period prior to the hearing. When such notice is given by mailing, it shall be through the United States mail, postage prepaid and the property owners and their addresses shall be ascertained from the last adopted tax roll of the County.

- (4) **ADMINISTRATION OF OATHS AND ATTENDANCE OF WITNESSES.** The chairman or the acting chairman of the Commission may administer oaths and compel attendance of witnesses.
- (5) **NOTICE OF DECISION.** The Commission shall reach its decision within a reasonable time after the closing of the public hearing, or any rehearing thereof. Notice of its decision shall be filed with the Clerk of the Board of Supervisors, together with its report of the proceedings, not more than 15 days after the making of such decision. A copy of the notice and the report shall be mailed to the applicant and proof of such mailing shall be indicated on the original notice filed with the Clerk of the Board of Supervisors. If the Commission does not reach a decision due to a tie vote, such fact shall be reported to the Board of Supervisors in the same manner and within the same time limits as set in this subsection for reporting decisions and such failure to reach a decision shall constitute a denial of the application.
- (6) **PLACEMENT OF MATTER ON BOARD'S AGENDA.** The Clerk of the Board of Supervisors shall place the Notice of Decision on said Board's agenda for the next regular meeting which is held five or more days after such Notice has been filed.
- (7) **TRANSFER TO BOARD OF SUPERVISORS OR APPEAL.** The granting, either with or without conditions, or the denial of any application by the Commission shall be final unless, within 7 days after the meeting at which the Notice of Decision is placed on the Board of Supervisors agenda, either of the following two actions is taken:
 - (a) An appeal to the Board of Supervisors is made by the applicant or any owner of property within 300 feet of the exterior boundaries of the area actually occupied or to be occupied by the use which is the subject of the application. Such appeal shall be filed in writing with the Clerk of the Board of Supervisors; or
 - (b) The Board of Supervisors orders the application transferred to it for further proceedings.

(8) FURTHER PROCEEDINGS BEFORE THE BOARD OF SUPERVISORS.

If either of the actions mentioned in paragraphs (a) and (b) of Subsection 7 above are taken, the Board of Supervisors may:

- (a) Affirm the action of the Commission; or
- (b) Require a transcript or recording of the testimony and all other evidence upon which the Commission made its decision. Upon receiving such evidence, the Board of Supervisors shall take such action as, in its opinion, is indicated by such evidence; or
- (c) Refer the matter back with or without instructions to the Commission for further proceedings which shall be noticed in accordance with the procedure set forth in this Section (18.26) for an original hearing in those cases where the direction is given to take additional evidence or permit argument; or
- (d) Set the matter for hearing before itself. At such hearing the Board of Supervisors shall hear and decide the matter de novo as if no other hearing had been held.

(9) TRANSMISSION OF EVIDENCE BY COMMISSION. If requested by the Board of Supervisors so to do, the Commission shall transmit to the Board of Supervisors a complete transcript or complete recording of all of the testimony and all papers, exhibits, maps, and other evidence introduced either before the Hearing Board or before the Commission or both, in any case which the Commission has decided.

(10) LIMITATION ON RECEIPT OF EVIDENCE. In deciding an appeal, the Board of Supervisors shall not hear or consider any evidence of any kind other than the evidence received from the Commission, or any argument on the merits of the case than that contained in the Notice of Appeal, unless it sets the matter for hearing before itself, as provided in this Section, and gives the same notice of hearing as required for hearing set forth in paragraph (3) of Subsection a. of this Section.

(11) COST OF TRANSCRIPT. In those cases where an appeal is made to the Board of Supervisors by either the applicant or any owner of property within 300 feet of the exterior boundaries of the area actually occupied or to be occupied by the use which is the subject of the application, in which appeal the Board of Supervisors orders a transcript prepared of the testimony taken before the Commission or the Hearing Board, the cost thereof

shall be paid by the appellant, in the amount estimated by the Board of Supervisors, prior to the preparation of such transcript. Notice of the necessity for the payment of such fees, which shall be accomplished by deposit with the Clerk of the Board of Supervisors, shall be given by said Clerk by mailing in the United States Mail written notice to the address given said Clerk by the appellant at the time of filing his appeal. If the funds necessary for the cost of such transcript are not deposited with said Clerk within ten days after the giving of written notice, the appeal shall be deemed withdrawn by the applicant.

- (12) HEARING ON APPEAL OR TRANSFER TO THE BOARD OF SUPERVISORS. Upon 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 determine in which manner the appeal or transfer will be handled under the several methods set forth in Paragraph 8 above. If a public hearing is required, it shall be set for a date not less than 14 nor more than 45 days thereafter unless the cost of a transcript is required to be furnished by the appellant, in which event the hearing shall be set for a date not less than 14 nor more than 45 days after the receipt of such fees. The Board of Supervisors shall give notice of the public hearing in the manner provided for notice of such hearing as set forth in Paragraph 3 above. The Board of Supervisors, at such public hearing, shall proceed to hear relevant testimony from any person or persons interested. Within 15 days after the close of such hearing, the Board of Supervisors shall render its decision sustaining, reversing, or modifying the action of the Commission.
- (13) NOTICE OF HEARING TO PUBLIC OFFICIALS. Notice of the hearing, where one is called, shall be given to such public officials as in the opinion of the Planning Director may be affected by the proposed use, and to such other officials as the Commission may direct.

SECTION 18.27. TRANSCRIPT OF HEARING. Any person desiring a transcript of a hearing may obtain a copy or copies by requesting such from the Clerk of the Board of Supervisors and depositing a sum as determined by the Clerk of the Board of Supervisors to be sufficient to cover the cost thereof.

SECTION 18.28. TRAILER AS RESIDENTIAL STRUCTURE. For the purposes of this ordinance, a trailer, mobilehome, or camp car, defined in Chapter 1, Part 2, of Division 13, of the Health and Safety Code,

shall not be deemed to be a structure suitable for any use other than residential except for temporary offices during construction or for educational displays or demonstrations.

SECTION 18.29. ACCESS WHERE TWO ZONES OR MORE ARE ON ONE LOT. Where any parcel in the same ownership contains two different zones nothing herein shall be construed to prevent access to a public right of way regardless of the uses permitted in the zoned area used for access. Access for the purpose of the section means the right to transport materials, products, and persons necessary to the use conducted over a defined right of way.

SECTION 18.31. REFUNDS. If the County of Riverside loses jurisdiction of a pending proceeding for change of zone because all of the lands affected are annexed to or incorporated within a city, the proceeding is terminated. Any applicant who paid the filing fee for such proceeding shall upon filing timely claim be entitled to a refund in accordance with the following schedule:

\$35.00 if the proceeding is terminated before adoption of an ordinance changing the zone.

\$50.00 if the proceeding is terminated before the date is fixed for public hearing before the Board of Supervisors.

\$65.00 if the proceeding is terminated before the date is fixed for public hearing before the Planning Commission.

Any pending proceeding other than a change of zone is likewise terminated, and the applicant shall in like manner be entitled to a refund of \$15.00 if the proceeding is terminated before the date is fixed for public hearing before the Planning Commission or its Hearing Board.

AMENDED EFFECTIVE:	1-15-64 (Ord. 348.251)
	3-10-64 (Ord. 348.261)
	4-15-64 (Ord. 348.265)

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 contain the same information required for a permit under Section 3.2 and shall in addition contain a reference to the specific provisions 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. A public hearing shall be held on an application under this Article pursuant to the provisions of Section 18.26.

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

SECTION 19.9. 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 19.11. 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 year or more, the Commission shall hold a public hearing in the same manner as set forth in Section 19.6 to determine if the permit should be revoked.

Upon revocation further use of the property, or maintenance of any building constructed thereon, by authority of such variance or permit, shall constitute a violation of this ordinance.

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.

AMENDED EFFECTIVE: February 19, 1962

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 appertaining 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.

ADOPTED: September 22, 1960

ARTICLE XXa

PLANNING COMMISSION HEARING BOARD

SECTION 20.25. CREATION. There is hereby created a Planning Commission Hearing Board which shall consist of 3 members.

SECTION 20.26. MEMBERSHIP AND TERM OF OFFICE.

- (a) Two members shall be members of the Planning Commission.
- (b) One member shall be the Planning Director or the Assistant Planning Director.
- (c) Each member shall have one vote. The concurrence of two of the members of the Hearing Board sitting at a particular hearing shall be necessary to make a recommendation.
- (d) All members of the Commission who are ready and able to serve, are ex-officio members of the Hearing Board, but not more than two such members shall sit on the Hearing Board at one time. In no event shall both Commission members sitting on the Hearing Board be residents of the same supervisorial district.
- (e) The Commission shall designate which members of the Commission shall sit on the Hearing Board. From those members of the Commission who are ready and able to sit, two shall be designated to sit for three months at a time. The member of the Hearing Board with the greater seniority on the Commission shall be Chairman of the Hearing Board.
- (f) Any member of the Commission who has been designated to sit at a hearing of the Hearing Board may request any other eligible member of the Commission who is also a member of the Hearing Board to sit at such hearing in his stead.

SECTION 20.27. COMPENSATION. The members of the Commission who serve as members of the Hearing Board shall receive the same compensation as when sitting on the Commission. The Planning Director and the Assistant Planning Director shall receive no additional compensation.

SECTION 20.28 JURISDICTION AND PROCEDURE.

- (a) The Hearing Board shall hold regularly scheduled meetings, open to the public, as determined by the Commission.
- (b) In all cases where a hearing or other Commission action is required by this ordinance to grant, modify or revoke any permit or variance or to give other approval or disapproval, the Hearing Board shall assume jurisdiction, except that the Commission may itself retain or assume jurisdiction by majority vote. The Hearing Board shall have no appellate jurisdiction.
- (c) All of the procedural and substantive provisions of Ordinance 348 pertaining to matters within the Hearing Board's jurisdiction and not inconsistent with this Article shall govern the actions of the Hearing Board.
- (d) After the close of a hearing or upon full consideration of the matter if no hearing is required, the Hearing Board shall promptly determine the matter and shall file a report with the Commission not later than the second meeting of the Commission after the hearing.

The report shall include a recommendation for action by the Commission and shall contain findings if the same are required. It shall be accompanied by all documents, exhibits and written reports considered by the Hearing Board, and if required, a summary of the testimony received. The Hearing Board may report directly to the applicant approval or disapproval of a plot plan required in Zones C-P or W-2, whereupon such action shall for all purposes be deemed the action of the Commission.

- (e) Upon receiving the report of the Hearing Board the Commission may:
 - (1) Approve and adopt the findings and recommendations of the Hearing Board.
 - (2) Require a transcript, or summary if not previously supplied, of the testimony received before the Hearing Board. Upon receipt of such transcript or summary the Commission shall take such action as in its opinion is indicated by such evidence.
 - (3) Refer the matter back with or without instructions to the Hearing Board for further proceedings.

- (4) Set the matter for hearing before itself. At such hearing the Commission shall hear and decide the matter de novo as if there were no Hearing Board.

AMENDED EFFECTIVE:

September 4, 1962

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. A trailer shall be considered a main building if the requirements of Section 18.18 (i) are met. No accessory building shall be erected unless a main building exists.

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 or permanent access easement located on the same lot.

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 21.22a. COMMERCIAL POULTRY OPERATION. The raising for profit of chickens, turkeys, ducks, geese or other fowls, but not including flocks of less than 200 birds, pigeons or smaller fowls, pets or hatcheries.

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 5 or more dogs over four months old are kept for boarding, breeding, training, marketing, or other commercial purposes; or where more than 7 dogs over four months old are kept for any purpose.

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

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

SECTION 21.29. DWELLING, ONE FAMILY. A building containing but one (1) kitchen and used to house not more than one (1) family, including domestic employees of such family.

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

SECTION 21.31. DWELLING, GUEST. A building which occupies not more than one-fiftieth (1/50) of the area of the lot on which it is situated, which contains no cooking facilities and which is used exclusively for housing of members of a single family and their non-paying

guests. No reduction of the general side or rear yard setbacks shall be allowed for guest dwelling despite any other provisions of this ordinance.

SECTION 21.31a. 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 of self-propelled vehicles, owned or operated by the occupants of a main building and wherein there is no service or storage for compensation.

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

SECTION 21.37. GARAGE, STORAGE. Any building or portion thereof, other than one defined herein as a public garage or private garage, used only for 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 as a delineated parcel of land with a separate and a distinct number or other designation on a plot 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 seventy-two hundred (7,200) 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 seventy-two hundred (7,200) 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. A lot shall not come into existence solely because it is described as a parcel of real property securing, or in part securing, a promise to pay money or other thing of value whether its title is held by a trustee for such purpose or not.

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, or from a permanent access easement located on the same lot. 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. NONCONFORMING 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. NONCONFORMING 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 or public service 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. A public service sign is defined as one containing not more than 20 square feet and used only by a non-profit organization, primarily established for the purpose of furthering community betterment and placed within 500 feet of the corporate limits of the community in which it is located, and if unincorporated, within 500 feet of such community's locally recognized limit.

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, pavilion, place of amusement, dance hall, opera house, motion picture theater, outdoor theater, or

theater, are included within this term.

SECTION 21.60. RANCH, GUEST. A hotel, including all accessory buildings and commercial uses operated primarily for the convenience of the guests thereof, having a building site or hotel grounds containing not less than four and one-half (4-1/2) acres.

SECTION 21.61. REQUIRED LOT AREA, MINIMUM AREA PER DWELLING UNIT, 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, minimum area per dwelling unit, 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 or structure, such as bearing walls, columns, beams, girders, floor joists or roof joists.

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

SECTION 21.72. TRAILER PARK. Any lot, open area or parcel of land used for parking or storage of trailers used for house-keeping or sleeping or living quarters, and any other use of a trailer or trailers that come within the definitions of mobilehome park, travel trailer park, recreational trailer park, or temporary trailer park as set out in Chapter 1 of Part 2 of Division 13 of the Health and Safety Code.

(a) MIGRANT AGRICULTURAL WORKER MOBILEHOME PARK. A trailer park, as defined in California Health and Safety Code Section 18003, the rental of which is restricted as follows:

1. Not less than 80% of the trailer sites are restricted to rental by migrant agricultural workers for a period of time not to exceed nine months in any twelve month period.
2. The remainder of the sites are restricted to rental by permanent agricultural workers, and occupancy by the owner or operator of the trailer park.

(b) For the purpose of this section, a MIGRANT AGRICULTURAL WORKER is defined as an itinerant agricultural worker that travels from place to place for employment in the planting, growing and harvesting of seasonal crops.

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. The front lot line shall be deemed to be the existing nearest right of way line of the abutting street, road or highway, unless a different right of way line for future use shall have been precisely fixed by law or ordinance, or by formal action of the Board of Supervisors pursuant to law or ordinance, in which event the front lot line shall be deemed to be such different right of way line.

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.

AMENDED EFFECTIVE:
AMENDED EFFECTIVE:

September 4, 1962
June 16, 1965 (Ord. 348.371)

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

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

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

ADOPTED: September 22, 1960

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.

ADOPTED: September 22, 1960

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.

ADOPTED: September 22, 1960

RECORD OF REVISIONS
ORDINANCE 348

Original printing includes amendments through Ord. 348.356, effective March 30, 1965. During the printing, the amendments to Articles III, XIII, XX and XXI by adoption of Ord. 348.371, effective June 16, 1965 were included in the book as published. Subsequent revisions follow:

No.	Ord. No.	Effective	Remarks
1	348.391	9-15-65	Amends Art. III, first & last pages. Amends Art. XIII, changing 2nd page, adds 3rd & 4th page; changes last page. Adds ART. XIIIa, a new article, one page.
2	348.401	11-10-65	Amends Art. IX, one page, Art. X, 1st & 2nd pages, Art. XI, one page, Art. XIa, 1st and 2nd pages, Art. XII, 1st & 3rd pages; adds Sec. 18.23 to Art. XVIII and amends page 13.
3	348.414	12-22-65	Amends Art. XIV, one page.
4	348.422	1-19-66	Amends Art. III, 3rd & 5th pages; Art. VIb, 2 new pages; Art. VIII, 2 new pages; Art. IX, 6 new pages; Art. XII, 1st and 3rd pages; Art. XIII, 4th, 5th, 7th pages; Art. XVIII, 7th & 13th pages.
5	348.427	3-23-66	Amends Art. XV, 3rd & 4th pages; Art. XXI, 7th and 11th pages.
6	348.446	6-16-66	Amends Art. XVIII, 8th page replaced by new pages 8 and 9, page 13 replaced by new page 1 Amends Art. IIIa, one new page replaces 2 page
7	348.455	7-6-66	Amends Art. XVIII, pages 2, 3 & 14 replaced by new pages 2, 3 & 14. Amends Art. XXI, new pages 4 & 11.
8	348.459	7-27-66	Amends Art. VIa, one page; amends Article XIII 4th, 5th 6th & 7th pages, amends Art. XIV, one page; amends Art. XV 2nd & 4th pages; Amends Art. XXI, 2nd, 6th & 11th pages. Also updates Art IV by adding new Maps 6a and 43 thru 53, pages 1 & 3, and adds new page 4.
9	348.506	5-31-67	Amends Art. III, 5th page; Amends Art. XVII, 2nd page; Amends Art. XIX, 2nd & 3rd pages; Amends Art. XXI, 1st page;
	348.507	6- 7-67	Amends Art. VIII, 1st & 2nd pages.
10	348.517	7-19-67	Adds Art. IXb, a new article, 2 pages.
	348.518	8- 2-67	Amends ART. III, 3rd & 5th pages. Amends ART. XII, 1st & 3rd pages.

RECORD OF REVISIONS
ORDINANCE 348

[illegible]

TO: All holders of Riverside County Zoning Ordinance No. 348.

The accompanying pages cover amendments to Ordinance No. 348 as amended by Ordinance 348.391, effective September 15, 1965. This is the first revision of the Zoning Ordinance book published as amended through March 30, 1965.

Your copy will be brought up to current status by the following instructions:

1. Remove Table of Contents and insert new Table of Contents.
2. Remove first page of ARTICLE III and insert new first page.
3. Remove last page of ARTICLE III and insert new last page.
4. Remove second page of ARTICLE XIII and insert new second, third and fourth pages.
5. Remove last page of ARTICLE XIII and insert new last page.
6. Insert ARTICLE XIIIa (a new article) following last page of ARTICLE XIII and in front of first page of ARTICLE XIV.

Additional copies may be obtained from

Donald D. Sullivan
County Clerk
P. O. Box 431
Riverside, California 92502
or
Room 116, Courthouse
Riverside, California

Fee for additional copies is \$.25 per set.

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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 PERMITTED.

- (a) Any use permitted in Zones M-4, A-2, and W-2, except outdoor advertising signs or structures not appurtenant to a permitted use.
- (b) A trailer, not part of a trailer park, used as a single family residence.
- (c) Commercial poultry operations, subject to the same conditions as required in the A-1 Zone.

The Commission shall not recommend that a permit be granted under this Article unless the applicant demonstrates 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, occupations 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.

- (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.

AMENDED EFFECTIVE: September 4, 1962

AMENDED EFFECTIVE: June 16, 1965. (Ord. 348.371)

AMENDED EFFECTIVE: September 15, 1965 (Ord. 348.391)

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. No commercial poultry operation shall be established on a parcel containing less than 9 acres or with a width of less than 300 feet, and all poultry buildings and structures shall be set back a minimum of 25 feet from the rear and side lines of the parcel and 50 feet from any public road or highway.

No existing commercial poultry operation on a parcel of land containing less than 9 acres shall be maintained or continued beyond the period specified in Section 18.6 except in accordance with the following provisions. An automatic exception from this prohibition is hereby granted for an existing commercial poultry operation on a parcel of land containing 5 acres or more and having a minimum frontage of 200 feet, subject to the following conditions:

- a. The use shall terminate in 25 years unless within that period the size of the parcel shall be increased to 9 acres or more, all under the same ownership.
- b. The use shall terminate permanently if discontinued for a continuous period of 1 year.
- c. Unless the size of the parcel has been increased to 9 acres or more, all under the same ownership, the use shall not be expanded, either by the enlargement or addition of any structure, building, facility or equipment, or by the utilization of any additional land, unless an application shall have been filed, accompanied by a fee of \$50.00, and a permit for such expansion obtained in accordance with the procedures in Section 18.26 hereof. Such permit shall not be refused if the applicant shall

establish that the proposed expansion is reasonably necessary to amortize the investment in the operation existing at the time that the property became subject to the provisions of this section. The permit shall be subject to the following conditions:

1. Screen planting or an approved fence shall, within one year after this provision is effective, be placed along each boundary which is within 200 feet of an existing residence.
 2. The premises shall be graded to assure adequate drainage and prevent the accumulation of water.
 3. Future buildings and structures shall be set back as required herein for parcels of 9 acres.
 4. All health and sanitary laws, ordinances and regulations relating to the use shall be complied with, including those relating to control of flies and suppression of odors.
 5. Such additional conditions, which shall be specifically set forth in the permit, as are deemed necessary or desirable to protect the health or comfort of occupants of property in the vicinity.
- d. An automatic exception may be revoked, but only after due notice and public hearing, in the manner specified for revocation of a permit under Sections 3.4 and 3.6, and only upon any of the following grounds:
1. That the use is being conducted in violation of any condition of the automatic exception, or in violation of any condition of a permit to expand the use, and that the violation has not been corrected after reasonable notice to do so.
 2. That the use is being conducted, or the premises are being maintained, in such a manner as to constitute a public nuisance.
 3. That there have been repeated or successive convictions for violation of health or sanitary laws, ordinances or regulations related to the use.
 4. That a permit to expand the use was obtained by fraud or material misrepresentation.

Approved screen planting or fencing shall, within one year after the effective date of this provision, be placed along each boundary of a parcel upon which existing commercial poultry operations are

being conducted where there is an existing dwelling within 200 feet of such boundary. Similar screen planting or fencing shall be placed along each boundary of a parcel upon which new commercial poultry operations are commenced where there is an existing dwelling within 200 feet of such boundary.

- (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. Such drying, packing, canning, freezing, or processing not in conjunction with a farming operation on the same premises may be conducted in the A-1 Zone where the minimum lot size permitted by the zone classification is 5 acres or more, and further provided that all such operations are kept at least 40 feet from any interior boundary and 100 feet from the centerline of any public street or highway.
- (3) The grazing of cattle, horses, sheep, goats, hogs (subject to the provisions of Ordinance 431 not inconsistent with this section), or other farm stock or animals on a commercial scale, including the supplementary

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 nonconforming 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) percent 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, or where lots less than 70 feet in width existed prior to the effective date of the A-1 Zone affecting the particular parcel, the side yard may be reduced to not less than 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. 7,200 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 irrigation purposes shall not be subject to any of the provisions of this Article.

SECTION 13.10. REAR YARD REQUIREMENTS. 10 feet for residential uses.

AMENDED EFFECTIVE: January 15, 1964 (Ord. 348.251)

AMENDED EFFECTIVE: June 16, 1965 (Ord. 348.371)

AMENDED EFFECTIVE: September 15, 1965 (Ord. 348.391)

ARTICLE XIIIa

A-P ZONE (LIGHT AGRICULTURE WITH POULTRY)

SECTION 13.51. USES PERMITTED

- (a) A one family dwelling of a permanent character and placed in a permanent location (excluding a trailer house used as a dwelling) and incidental private garage, for each 5 acres.
- (b) All uses permitted in Section 13.2 (d), (e), (f) and (h) of this ordinance (A-1 Zone), except commercial poultry operations, subject to the conditions and limitations required in connection with such uses in the A-1 Zone.
- (c) Commercial poultry operations.
- (d) The following utilities 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 6 feet in height:
 - 1. Water works facilities.
 - 2. Electrical substations.

SECTION 13.52. MAXIMUM BUILDING HEIGHT. Three stories and not exceeding 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 13.53. MINIMUM LOT FRONTAGE. 200 feet abutting on a street; utility uses, 100 feet.

SECTION 13.54. MINIMUM FRONT YARD. 20 feet. 50 feet for commercial poultry operations and all other agricultural operations involving the keeping of poultry or animals.

SECTION 13.55. MINIMUM SIDEYARDS. 10 feet. 25 feet for commercial poultry operations and all other agricultural operations involving the keeping of poultry or animals.

SECTION 13.56. MINIMUM REAR YARD. 10 feet. 25 feet for commercial poultry operations and other agricultural uses relating to the keeping of poultry or animals.

SECTION 13.57. MINIMUM LOT AREA. 5 acres including portions included in public roads and other publicly owned facilities, except utility uses which may have a minimum area of 10,000 square feet.

ADDED EFFECTIVE: September 15, 1965 (Ord. 348.391)

To: All holders of Riverside County Zoning Ordinance No. 348.

Re: Second Revision of Ordinance Book.

The accompanying pages cover amendments to Ordinance No. 348 as amended by Ordinance No. 348.401; effective November 10, 1965.

Your copy will be brought up to current status by following these instructions:

1. Remove ARTICLE IX, one page, and insert new page IX-1.
2. Remove ARTICLE X, two pages, and insert two new pages X-1 and X-2.
3. Remove ARTICLE XI, one page, and insert new page XI-1.
4. Remove ARTICLE XIa, two pages, and insert new pages XIa-1 & XIa-2.
5. Remove first and third pages of ARTICLE XII and insert new first and third pages, XII-1 and XII-3.
6. Insert Section 18.23, a new page, XVIII-8, between page ending with Section 18.22 and following page commencing with Section 18.24.
7. Remove last page of ARTICLE XVIII and insert new page XVIII-13.

Additional copies, for a fee of \$.25 per set, may be obtained from:

Donald D. Sullivan
County Clerk
P. O. Box 431
Riverside, California 92502
or
Room 116, Courthouse
Riverside, California

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. Equipment rental services, including rototillers, power mowers, sanders, power saws, cement and plaster mixers not exceeding 10 cubic feet in capacity and other similar equipment.
- (c) Light manufacturing incidental to the sale of goods from the premises; provided not more than twenty-five (25) percent 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 2,500 square feet per trailer space.
 - 3. A minimum space for each trailer of 1,500 square feet with a minimum width of 30 feet.
- (e) Outdoor advertising, 300-foot interval.
- (f) Underground bulk fuel storage.

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.

AMENDED EFFECTIVE: January 15, 1964 (Ord. 348.251)

AMENDED EFFECTIVE: November 10, 1965 (Ord. 348.401)

ARTICLE X

C-P ZONE (RESTRICTED COMMERCIAL)

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

SECTION 10.1. USES PERMITTED.

- (a) Any use permitted in the C-1 Zone.
- (b) Outdoor advertising, 300-foot interval.

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. Where the parking is located on an adjacent lot, the owner of the building served shall demonstrate his ownership or other suitable control of said lot. A plan drawn to scale, demonstrating the workability of the parking shall be approved by the Commission.
- (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 one or more of the following conditions exists, the requirement in Subsection (a) of this Section for a service road shall be waived and only a setback of equal width to a service road shall be 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 interference with through traffic on the adjacent public road.
- (g) Unless otherwise set forth in the conditions of approval, each approval of a plot plan under this section shall be valid only for a period of one year following the final approval of said plot plan, unless the construction authorized or the occupancy and use authorized has been substantially completed prior to the expiration of said year.

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

AMENDED EFFECTIVE: September 4, 1962

AMENDED EFFECTIVE: November 10, 1965 (Ord. 348.401)

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 except dwellings, apartment houses, hotels, auto courts, boarding houses, mobilehome parks and any other residential use, except that dwelling units on the same lot as the industrial or commercial use shall be permitted where such dwelling units are occupied exclusively by the proprietor, superintendent or caretaker of such industrial or commercial use.
- (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.
- (d) Contractor's equipment storage and rental yards.
- (e) Outdoor advertising, 500-foot interval.

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.

AMENDED EFFECTIVE: January 15, 1964 (Ord. 348.251)

AMENDED EFFECTIVE: March 30, 1965 (Ord. 348.356)

AMENDED EFFECTIVE: November 10, 1965 (Ord. 348.401)

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
20. Dairies
21. Outdoor advertising

(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) .

AMENDED EFFECTIVE: January 15, 1964 (Ord. 348.251)

AMENDED EFFECTIVE: November 10, 1965 (Ord. 348.401)

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) No building shall be permitted for residential purposes except dwelling units on the same lot as a factory or industry, used exclusively by the Superintendent of such factory or a caretaker, or both.
- (f) Outdoor advertising, 500-foot interval.

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) Particular Matter. "Particular 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.

- (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.

AMENDED EFFECTIVE: February 19, 1962

AMENDED EFFECTIVE: November 10, 1965 (Ord. 348.401)

SECTION 18.23. OUTDOOR ADVERTISING.

- a. "Outdoor advertising" or "outdoor advertising display" as used herein shall mean outdoor advertising or sign as defined in Section 21.56, and shall include any structure, other than the surface of an existing building, which supports the outdoor advertising or upon which it is placed or maintained.
- b. In any zone in which outdoor advertising is a permitted use, such use, unless otherwise specified in the provisions applicable in that zone, shall be subject to the following conditions:
 1. Each outdoor advertising display shall be at least 500 feet from any other such display, unless in a particular zone a different interval shall be specified, in which event the maximum distance between such displays shall be not less than such interval.
 2. Outdoor advertising displays which are back to back on the same structure shall be deemed a single display.
 3. Outdoor advertising displays the vertical surfaces of which are at an angle to one another of not exceeding 45 degrees (V-type signs) and which are supported in part or in whole by the same structure shall be deemed a single display.
 4. No outdoor advertising display shall be erected until a building permit therefor has been issued by the Riverside County Director of Building and Safety. Application for such permit shall be accompanied by a plot plan showing precise location, type and size of the proposed display, property lines, dimensions, location of and distance to nearest displays in each direction, nearby public and private roads, setback lines and specifically planned future road right of way lines.
 5. No outdoor advertising display shall be permitted within an established setback or building line or within specifically planned future road right of way line.
 6. No outdoor advertising display shall be so located as to constitute a hazard to the safe and free flow of traffic on a public highway or between a private road easement or driveway and such public highway.
 7. No outdoor advertising display shall have flashing lights or moving parts.

shall not be deemed to be a structure suitable for any use other than residential except for temporary offices during construction or for educational displays or demonstrations.

SECTION 18.29. ACCESS WHERE TWO ZONES OR MORE ARE ON ONE LOT. Where any parcel in the same ownership contains two different zones nothing herein shall be construed to prevent access to a public right of way regardless of the uses permitted in the zoned area used for access. Access for the purpose of the section means the right to transport materials, products, and persons necessary to the use conducted over a defined right of way.

SECTION 18.31. REFUNDS. If the County of Riverside loses jurisdiction of a pending proceeding for change of zone because all of the lands affected are annexed to or incorporated within a city, the proceeding is terminated. Any applicant who paid the filing fee for such proceeding shall upon filing timely claim be entitled to a refund in accordance with the following schedule:

\$35.00 if the proceeding is terminated before adoption of an ordinance changing the zone.

\$50.00 if the proceeding is terminated before the date is fixed for public hearing before the Board of Supervisors.

\$65.00 if the proceeding is terminated before the date is fixed for public hearing before the Planning Commission.

Any pending proceeding other than a change of zone is likewise terminated, and the applicant shall in like manner be entitled to a refund of \$15.00 if the proceeding is terminated before the date is fixed for public hearing before the Planning Commission or its Hearing Board.

AMENDED EFFECTIVE:	1-15-64 (Ord. 348.251)
	3-10-64 (Ord. 348.261)
	4-15-64 (Ord. 348.265)
	11-10-65 (Ord. 348.401)

TO: All holders of Riverside County Zoning Ordinance No. 348

RE: Sixth Revision of Ordinance Book

The accompanying pages cover amendments to Ordinance No. 348 as amended by Ordinance No. 348.446, effective June 16, 1966.

Your copy will be brought up to current status by following these instructions:

1. Remove pages eight and thirteen of ARTICLE XVIII and insert pages eight, nine and fourteen, XVIII-8, XVIII-9 and XVIII-14.

2. Remove ARTICLE IIIa, both pages, and insert new ARTICLE IIIa, one page.

Additional copies, for a fee of \$.20 may be obtained from:

Donald D. Sullivan
County Clerk
P. O. Box 431
Riverside, California 92502

or

Room 116, Courthouse
Riverside, California

SECTION 18.23. OUTDOOR ADVERTISING.

- a. "Outdoor advertising" or "outdoor advertising display" as used herein shall mean outdoor advertising or sign as defined in Section 21.56, and shall include any structure, other than the surface of an existing building, which supports the outdoor advertising on upon which it is placed or maintained.
- b. In any zone in which outdoor advertising is a permitted use, such use, unless otherwise specified in the provisions applicable in that zone, shall be subject to the following conditions:
 1. Each outdoor advertising display shall be at least 500 feet from any other such display, unless in a particular zone a different interval shall be specified, in which event the maximum distance between such displays shall be not less than such interval.
 2. Outdoor advertising displays which are back to back on the same structure shall be deemed a single display.
 3. Outdoor advertising displays the vertical surfaces of which are at an angle to one another of not exceeding 45 degrees (V-type signs) and which are supported in part or in whole by the same structure shall be deemed a single display.
 4. No outdoor advertising display shall be erected until a permit therefor has been issued by the Riverside County Planning Director. Application for such permit shall consist of a plot plan in triplicate containing the name, address and telephone number of the applicant, and a general description of the property upon which the display is proposed to be placed, and showing the precise location, type and size of the proposed display, property lines and dimensions, location of and distance to nearest displays and nearest buildings within 500 feet in each direction, nearby public and private roads and other rights of way, building setback lines and specifically planned future road right of way lines, in such manner that the property and the proposed advertising display may be readily ascertained and identified. If the applicant holds a permit for such advertising display issued by the State of California

the year and number of the State permit shall be shown; if such permit has not yet been issued, the applicant shall notify the Planning Director of its number within ten days after such State permit is issued. If the Planning Director determines that the proposed display conforms to the requirements of this ordinance, he shall promptly endorse zoning approval on the three copies of the plot plan, file one copy, forward one copy to the Director of Building and Safety, and return one copy to the applicant which shall then be the permit; if he determines that the display does not conform to the requirements of this ordinance, he shall notify the applicant, giving his reasons. Promptly upon completing the erection of the outdoor advertising display, the applicant shall notify the Planning Director thereof in writing. If the erection of the outdoor advertising display has not been completed pursuant to the permit within two months after the date of its issue, the permit shall thereupon be void. No fee shall be charged for the application or the permit.

If the Planning Director refuses to issue a permit, or summarily revokes a permit pursuant to subsection 5, the applicant or permittee may within 10 days appeal to the Board of Supervisors by letter stating the reasons why he believes such action to be improper. The Board of Supervisors shall cause the appeal to be set for hearing at a regular meeting to be held not less than 13 nor more than 22 days after the hearing is set and the Clerk to mail or deliver written notice of the hearing to the Planning Director and to the applicant or permittee at least 10 days before the hearing. At the conclusion of the hearing or continuance thereof, the Board of Supervisors shall finally decide the matter. The effect of notice of revocation shall be suspended until 10 days after such decision.

5. Any permit which has been issued as the result of material misrepresentation of fact by the applicant may be summarily revoked by the Planning Director who shall thereupon forthwith give written notice of revocation to the applicant. Within ten days thereafter any display authorized by said permit shall be removed. Failure to remove such display within said ten day period is a violation of this ordinance. Nothing in this ordinance shall be deemed to authorize the installation or maintenance of any outdoor advertising display in violation of any State law or regulation.
6. No outdoor advertising display shall be permitted within an established setback or building line or within specifically planned future road right of way line.
7. No outdoor advertising display shall have flashing lights or moving parts.

shall not be deemed to be a structure suitable for any use other than residential except for temporary offices during construction or for educational displays or demonstrations.

SECTION 18.29. ACCESS WHERE TWO ZONES OR MORE ARE ON ONE LOT. Where any parcel in the same ownership contains two different zones nothing herein shall be construed to prevent access to a public right of way regardless of the uses permitted in the zoned area used for access. Access for the purpose of the section means the right to transport materials, products, and persons necessary to the use conducted over a defined right of way.

SECTION 18.31. REFUNDS. If the County of Riverside loses jurisdiction of a pending proceeding for change of zone because all of the lands affected are annexed to or incorporated within a city, the proceeding is terminated. Any applicant who paid the filing fee for such proceeding shall upon filing timely claim be entitled to a refund in accordance with the following schedule:

\$35.00 if the proceeding is terminated before adoption of an ordinance changing the zone.

\$50.00 if the proceeding is terminated before the date is fixed for public hearing before the Board of Supervisors.

\$65.00 if the proceeding is terminated before the date is fixed for public hearing before the Planning Commission.

Any pending proceeding other than a change of zone is likewise terminated, and the applicant shall in like manner be entitled to a refund of \$15.00 if the proceeding is terminated before the date is fixed for public hearing before the Planning Commission or its Hearing Board.

AMENDED EFFECTIVE:	1-15-64 (Ord. 348.251)
	3-10-64 (Ord. 348.261)
	4-15-64 (Ord. 348.265)
	11-10-65 (Ord. 348.401)
	1-19-65 (Ord. 348.422)
	6-16-66 (Ord. 348.446)

ARTICLE IIIa

M-5 ZONE

(GENERAL INDUSTRIAL)

SECTION 3.25. USES PERMITTED

- (a) Any use permitted in zone M-3, subject to all of the regulations, remedies, and procedures of Article III applicable to such use.
- (b) Outdoor advertising, 500 foot interval.

AMENDED EFFECTIVE: Sept. 4, 1962

AMENDED EFFECTIVE: June 16, 1966 (Sections 3.26 and 3.27 Repealed)

To: All holders of Riverside County Zoning Ordinance No. 348.

Re: Third Revision of Ordinance Book.

The accompanying page effects amendments to Ordinance No. 348 as amended by Ordinance 348.414, effective December 22, 1965.

Your copy will be brought up to current status by following this instruction:

1. Remove ARTICLE XIV-1, one page, and insert new page XIV-1.

Additional copies, for a fee of \$.15, may be obtained from:

Donald D. Sullivan
County Clerk
P. O. Box 431
Riverside, California 92502

or

Room 116 Courthouse
Riverside, California

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) Commercial poultry operations, without an acreage limitation.
- (b) Dairy farms.
- (c) Livestock sales yard, commercial stable, riding academy, menagerie, animal hospital, commercial dog kennel, fruit or vegetable packing plant, public fairgrounds and usual commercial use appurtenant thereto.
- (d) Hog ranches, subject to provisions of other ordinances.
- (e) Subject to permit in the manner provided by Sections 3.2 to 3.6:
 - (1) Commercial cattle feeding yards.
- (f) Any other agricultural use.
- (g) Any use, other than agricultural, permitted in the A-1 Zone.

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).

AMENDED EFFECTIVE: December 18, 1963 (Ord. 348.242)

AMENDED EFFECTIVE: December 22, 1965 (Ord. 348.414)

TO: All holders of Riverside County Zoning Ordinance No. 348

RE: Fourth Revision of Ordinance Book.

The accompanying pages cover amendments to Ordinance No. 348 as amended by Ordinance No. 348.422, effective January 19, 1966.

Your copy will be brought up to current status by following these instructions:

1. Remove third and fifth pages of ARTICLE III and insert new third and fifth pages, III-3 and III-5.
2. Remove ARTICLE VIb (2 pages) and insert two new pages, VIb-1 and VIb-2.
3. Remove ARTICLE VIII (1 page) and insert new pages, VIII-1 and VIII-2.
4. Remove ARTICLE IX (1 page) and insert six new pages, IX-1 through IX-6.
5. Remove ARTICLE XIa (2 pages) and insert two new pages, XIa-1 and XIa-2.
6. Remove first and third pages of ARTICLE XII and insert new pages, XII-1 and XII-3.
7. Remove fourth, fifth and seventh pages of ARTICLE XIII and insert new pages, XIII-4, XIII-5 and XIII-7.
8. Remove seventh and thirteenth page of ARTICLE XVIII and insert new pages, XVIII-7 and XVIII-13.

Additional copies, for a fee of \$.50 per set, may be obtained from:

Donald D. Sullivan
County Clerk
P. O. Box 431
Riverside, California 92502
or
Room 116, Courthouse
Riverside, California

24. Rifle range, including pistol range.
25. Rock or slag crusher or quarry.
26. Rock, sand or gravel pit.
27. Rolling mill.
28. Rubber reclaiming plant.
29. Salt works.
30. Sand blasting plant.
31. Sewer farm or sewage disposal.
32. Smelting.
33. Stockyards, commercial, except in conjunction with farming.
34. Storage of petroleum products above ground in excess of one thousand (1,000) barrels.
35. Storage or baling of rags or paper, except wholly within a building or behind a compact wall not less than six (6) feet in height.
36. Tannery.
37. Trailer 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 three hundred (300) hogs are kept, fed, or maintained.
42. Trap and skeet shooting facilities.
43. Camp grounds.
44. Oil well drilling or oil processing.
45. Area for the storage, alteration, or repair of a relocated building or structures.
46. Cotton gins.
47. Menageries.
48. Areas or facilities, on a commercial basis, for amusement or entertainment where the motive power for all or any portion of the activity is not electricity.
49. Migrant Agricultural Worker Mobilehome Parks, subject to minimum standards and conditions adopted by resolution of the Board of Supervisors.
50. The testing or commercial use of explosives for any purpose.

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

(a) Any person desiring a permit to establish any use referred to in this Article shall make written application therefor to the Commission on forms which shall be provided by the County for this purpose. Such application shall state the name and address of the applicant therefor; evidence

- (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.

AMENDED EFFECTIVE: September 4, 1962

AMENDED EFFECTIVE: June 16, 1965. (Ord. 348.371)

AMENDED EFFECTIVE: September 15, 1965 (Ord. 348.391)

AMENDED EFFECTIVE: January 19, 1966 (Ord. 348.422)

ARTICLE VIb

R-A ZONE (RESIDENTIAL AGRICULTURAL)

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

SECTION 6.50. USES PERMITTED. Only the following uses shall be permitted in all R-A Zones:

- (a) Any use permitted in the R-1 Zone.
- (b) Poultry and rabbits for the use of the occupants of the premises only. All poultry and rabbits shall be kept in an enclosed area, located not less than 50 feet from any residence existing at the time such use is established.
- (c) The noncommercial keeping of horses, cattle, sheep, and goats on lots or parcels over 20,000 square feet in area and 100 feet in width, provided they are kept, fed, and maintained not less than 50 feet from any residence existing at the time such use is established. Two such animals may be kept on each 20,000 square feet up to one acre and two such animals for each additional acre.
- (d) Wholesale 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; the drying, packing and processing of fruits (other than canning), nuts, vegetables and other horticultural products where such drying, packing or processing is primarily in conjunction with a farming operation and provided the permanent buildings and structures used in conjunction with such drying, packing, and processing operations are not nearer than twenty (20) feet from the boundaries of the premises.
- (e) Future Farmers, 4-H or similar projects conducted by the occupants of the premises.
- (f) The raising or breeding of guinea pigs, parakeets, chinchillas, or similar small fowl or animals, provided that all such uses are kept and maintained at least 50 feet from any residence existing at the time such use is established.
- (g) A temporary stand, not exceeding 200 square feet in area, used exclusively for the sale of products grown on the premises, and a sign, not to exceed 6 square feet, advertising the sale of said product. Off-street parking shall be as required in Section 18.12, except that no paving shall be required.
- (h) Farms or establishments for the selective or experimental breeding and raising of cattle, sheep, goats, and other farm stock or animals subject to the permissible number, conditions, and provisions set forth in subsection (c) of this section.

- (i) 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.
 - (3) The area being farmed is nine acres net or more.
- (j) The grazing of sheep where such grazing operation is conducted on fields for the purpose of clearing stubble or unharvested crops, without limit as to the number of animals per acre, for a period of not more than 30 days in any six-month period for each parcel.
- (k) Farms or establishments for the selective or experimental breeding, raising, training and boarding of horses, subject to the permissible number, conditions, and provisions set forth in subsection (c) of this section.

SECTION 6.51. BUILDING HEIGHT LIMIT. The same as in Zone A-1.

SECTION 6.52. REQUIRED LOT AREA AND DIMENSIONS. 20,000 square feet, with a minimum width of 100 feet and a minimum depth of 150 feet unless a subdivision has been recorded pursuant to the provisions of the County Subdivision Ordinance in which event the lot size and dimensions may be not less than for the minimum R-1 lot permitted in the County, but in no event shall any animals or fowl, other than pets and poultry and rabbits for the exclusive use of the occupant, be permitted on lots of less than 20,000 square feet.

SECTION 6.53. FRONT YARD REQUIRED. The same as Zone R-1.

AMENDED EFFECTIVE: January 15, 1964 (Ord. 348.251)

AMENDED EFFECTIVE: January 19, 1966 (Ord. 348.422)

ARTICLE VIII

R-3 ZONE (GENERAL RESIDENTIAL)

The following regulations shall apply in 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 1/2 of one percent 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. DEVELOPMENT STANDARDS. The following shall be the standards of development in the R-3 Zone:

- (a) The minimum lot area shall be 7200 square feet with a minimum average width of 60 feet and a minimum average depth of 100 feet, unless different minimums are specifically required in a particular area.
- (b) The minimum front and rear yards shall be 10 feet for buildings that do not exceed 35 feet in height. Any portion of a building which exceeds 35 feet in height shall be set back from the front and rear lot lines not less than 10 feet plus 2 feet for each foot by which the height exceeds 35 feet. The front setback shall be measured from any existing or future street line as shown on any specific street plan of the County. The rear setback shall be measured from the existing rear lot line or from any recorded alley or easement; if the rear line adjoins a street, the rear setback requirement shall be the same as required for a front setback.
- (c) The minimum side yard shall be 5 feet for buildings that do not exceed 35 feet in height. Any portion of a building which exceeds 35 feet in height shall be set back from each side lot line 5 feet plus 2 feet for each foot by which the height exceeds 35 feet; if the side yard adjoins a street, the side setback requirement shall be the same as required for a front setback.

- (d) No lot shall have more than 50 percent of its net area covered with buildings or structures.
- (e) The maximum ratio of floor area to lot area shall not be greater than two to one, not including basement floor area.
- (f) The maximum building height shall be 105 feet.
- (g) The minimum distance between one-story main buildings on the same lot shall be 10 feet. A two-story main building shall not be erected closer than 15 feet to any other main building on the same lot. The minimum distance between main buildings on the same lot, if either building exceeds two stories in height, shall be equal to the average height of the two buildings.
- (h) Automobile storage space shall be provided as required by Article XVIII of this ordinance.

AMENDED EFFECTIVE: January 15, 1964 (Ord. 348.251)

AMENDED EFFECTIVE: January 19, 1966 (Ord. 348.422)

ARTICLE IX

C-1 ZONE (GENERAL COMMERCIAL)

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

SECTION 9.1. USES PERMITTED.

- (a) Any uses permitted in the R-3 Zone.
- (b) Outdoor advertising, 300 foot interval.
- (c) The following enumerated wholesale and retail commercial uses are permitted:
 - 1. Ambulance services
 - 2. Antique shops
 - 3. Appliance stores, household
 - 4. Art supply shops and studios
 - 5. Auditoriums and conference rooms
 - 6. Automobile sales and rental agencies, new and used automobiles
 - 7. Automobile repair garages, not including body and fender shops or spray painting
 - 8. Automobile parts and supply stores
 - 9. Bakery goods distributors
 - 10. Bakery shops, including baking only when incidental to retail sales on the premises
 - 11. Banks and financial institutions
 - 12. Barber and beauty shops
 - 13. Bars and cocktail lounges
 - 14. Bicycle sales and rentals
 - 15. Billiard and pool halls
 - 16. Blueprint and duplicating services
 - 17. Boat and other marine sales and service
 - 18. Book stores and binders
 - 19. Bowling alleys
 - 20. Catering services
 - 21. Ceramic sales and manufacturing for on-site sales, provided the total volume of kiln space does not exceed sixteen (16) cubic feet
 - 22. Cleaning and dyeing shops
 - 23. Clothing stores
 - 24. Confectionery or candy stores
 - 25. Costume design studios
 - 26. Dance halls
 - 27. Delicatessens
 - 28. Department stores
 - 29. Drug stores
 - 30. Dry goods stores
 - 31. Employment agencies

32. Equipment rental services, including rototillers, power mowers, sanders, power saws, cement and plaster mixers not exceeding 10 cubic feet in capacity, and other similar equipment
33. Escort bureaus
34. Feed and grain sales
35. Fishing and casting pools
36. Florist shops
37. Food markets and frozen food lockers
38. Gasoline service stations
39. Gift shops
40. Glass edging, beveling and silvering in connection with the sale of mirrors on the premises
41. Golf cart sales and service
42. Hardware stores
43. Household goods sales, such as, but not limited to, new and used appliances, furniture, carpets, draperies, lamps, radios, and television sets, and repair of same
44. Hobby supply shops
45. Ice cream shops
46. Ice sales, not to include ice plants
47. Interior decorating shops
48. Jewelry stores with incidental repairs
49. Labor temples
50. Laboratories, film, dental, medical, research or testing
51. Laundries and laundromats
52. Leather goods stores
53. Liquor stores
54. Locksmith shops
55. Mail order businesses
56. Manufacturer's agent
57. Market, food, wholesale or jobber
58. Massage parlors, turkish baths, health centers and similar personal service establishments
59. Meat markets, not to include slaughtering
60. Mimeographing and addressograph services
61. Mortuaries
62. Music stores
63. News stores
64. Notions or novelty stores
65. Nurseries and garden supply stores
66. Offices, business
67. Paint and wallpaper stores, not including paint contractors
68. Parking lots and parking buildings, pursuant to the provisions of Section 18.12 (Automobile Storage Space)
69. Pawn shops
70. Pet shops and pet supply shops

71. Photography shops and studios, and photo engraving
72. Plumbing shops, not including plumbing contractors
73. Poultry markets, not to include slaughtering or live sales
74. Printers or publishers
75. Produce markets
76. Radio and television broadcasting studios
77. Recording Studios
78. Refreshment stands
79. Restaurants and other eating establishments
80. Schools, business and professional, including art, barber, beauty, dance, drama, music and swimming
81. Shoe stores and repair shops
82. Shoeshine stands
83. Signs, appurtenant business name
84. Sporting goods stores
85. Sports and recreational facilities (excepting motor-driven vehicles and riding academies) such as, but not limited to: archery ranges, athletic fields, beaches, golf driving ranges, gymnasiums, miniature golf, parks, playgrounds, sports arenas, skating rinks, stadiums, and commercial swimming pools
86. Stained glass assembly
87. Stationery stores
88. Stations, bus, railroad and taxi
89. Taxidermist
90. Tailor shops
91. Telephone exchanges
92. Theaters, not including drive-in
93. Tire sales and service, not including recapping
94. Tobacco shops
95. Tourist information centers
96. Toy shops
97. Trailers, sales and rental of house trailers
98. Travel agencies
99. Truck sales and service
100. Trucks, rental of trucks not over 1 1/2 ton rating
101. Typewriter sales and rental and incidental repairs
102. Underground bulk fuel storage
103. Watch repair shops
104. Wedding chapels
105. Wholesale businesses with samples on the premises but not to include storage

(d) Accessory Uses Permitted. An accessory use to a use that is specifically permitted shall be allowed, if such use is established on the same lot or parcel of land, is incidental to, and does not alter the character of, the permitted principal

use, including but not limited to:

1. Limited manufacturing, fabricating, processing, packaging, treating and incidental storage related thereto, provided any such activity shall be in the same line of merchandise or service as the trade or service business conducted on the premises and providing any such activity does not exceed any of the following restrictions:
 - a. The maximum gross floor area of the building permitted to be devoted to such accessory use shall be 25 percent.
 - b. The maximum total horsepower of all electric motors used in connection with such accessory use shall be 5 horsepower.
 - c. The maximum number of employees permitted in connection with such accessory use shall be 5.
 - d. The accessory use shall be so conducted that noise, vibration, dust, odor, and all other objectionable factors shall be reduced to the extent that there will be no annoyance to persons outside of the premises. Such accessory use shall be located not nearer than 50 feet to any residential zone.
 - e. Any such accessory use shall be conducted wholly within a completely enclosed building.

(e) Uses Permitted Subject to Director's Review and Approval.

The following uses shall be permitted provided approval of a plot plan shall have first been obtained from the Planning Director of the County of Riverside:

1. Temporary carnival, not to exceed 5 days, if sponsored by a public agency or a religious, fraternal or service organization directly engaged in civic or charitable endeavors.
2. Tent revival meetings, not exceeding 30 days in any 6-month period.
3. Mobilehomes, provided they are kept mobile and licensed pursuant to State Law, used for:
 - a. Manager's office in mobilehome parks.
 - b. Sales offices on mobilehome sales lots.
 - c. Construction offices and caretaker's quarters on construction sites for the duration of a valid building permit, providing they are inconspicuously located.
 - d. Agricultural worker employment offices for a maximum of 90 days in any calendar year.
4. Electrical substations.

- (f) Uses Permitted by Conditional Use Permit. The following uses shall be permitted provided a permit has first been obtained pursuant to the provisions of Article III of this Ordinance.
1. Sale, rental, repair, or demonstration of motorcycles, scooters, or motorbikes of two horsepower or greater.
 2. Mobilehome parks, subject to the following standards:
 - a. Minimum mobilehome park area shall be 120,000 square feet.
 - b. Total area of mobilehome park shall equal not less than an average of 2500 square feet per trailer space.
 - c. Minimum area for each mobilehome site shall be 1500 square feet with a minimum width of 30 feet, measured at right angles to the side lines.
 3. Drive-in theaters
 4. Car washes
 5. Heliports
 6. Tire recapping

SECTION 9.2. DEVELOPMENT STANDARDS. The following shall be the standards of development in the C-1 zone, unless a lot is to be developed for residential purposes. If a lot is to be developed for residential purposes, it shall meet all the requirements of Section 8.2 of this ordinance (R-3 Zone).

- (a) There is no minimum lot area requirement, unless specifically required in a particular area.
- (b) There are no yard requirements for buildings which do not exceed 35 feet in height. Any portion of a building which exceeds 35 feet in height shall be set back from the front, rear and side lot lines not less than 2 feet for each foot by which the height exceeds 35 feet. The front setback shall be measured from any existing or future street line as shown on any specific street plan of the County. The rear setback shall be measured from the existing rear lot line or from any recorded alley or easement; if the rear line adjoins a street, the rear setback requirement shall be the same as required for a front setback. Each side setback shall be measured from the side lot line or from any existing or future street line within the lot as shown on any specific street plan of the County.
- (c) The maximum building height shall be 105 feet.
- (d) The minimum distance between one-story main buildings on the same lot shall be 10 feet. A two-story main building shall not be erected closer than 15 feet to any other main building on the same lot. The minimum distance

between main buildings on the same lot, if either building exceeds two stories in height, shall be equal to the average height of the two buildings.

- (e) Automobile storage space shall be provided as required by Article XVIII of this ordinance.

AMENDED EFFECTIVE: January 15, 1964 (Ord. 348.251)

AMENDED EFFECTIVE: November 10, 1965 (Ord. 348.401)

AMENDED EFFECTIVE: January 19, 1966 (Ord. 348.422)

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
20. Dairies
21. Outdoor advertising
22. The testing or commercial use of explosives for any purpose.

- (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).

AMENDED EFFECTIVE: January 15, 1964 (Ord. 348.251)

AMENDED EFFECTIVE: November 10, 1965 (Ord. 348.401)

AMENDED EFFECTIVE: January 19, 1966 (Ord. 348.422)

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.
 - (2) The manufacture, testing, or commercial use of explosives for any purpose.
- (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) No building shall be permitted for residential purposes except dwelling units on the same lot as a factory or industry, used exclusively by the Superintendent of such factory or a caretaker, or both.
- (f) Outdoor advertising, 500-foot interval.

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) Particular Matter. "Particular 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.

- (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.

AMENDED EFFECTIVE: February 19, 1962

AMENDED EFFECTIVE: November 10, 1965 (Ord. 348.401)

AMENDED EFFECTIVE: January 19, 1966 (Ord. 348.422)

being conducted where there is an existing dwelling within 200 feet of such boundary. Similar screen planting or fencing shall be placed along each boundary of a parcel upon which new commercial poultry operations are commenced where there is an existing dwelling within 200 feet of such boundary.

- (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. Such drying, packing, canning, freezing, or processing not in conjunction with a farming operation on the same premises may be conducted in the A-1 Zone where the minimum lot size permitted by the zone classification is 5 acres or more, and further provided that all such operations are kept at least 40 feet from any interior boundary and 100 feet from the centerline of any public street or highway.
- (3) The grazing of cattle, horses, sheep, goats, hogs (subject to the provisions of Ordinance 431 not inconsistent with this section), or other farm stock or animals on a commercial scale, including the supplementary feeding thereof. For the purpose of determining the permissible number of hogs on a parcel, both weaned and unweaned hogs shall be counted. On parcels up to 5 acres, not more than 5 such animals per acre shall be maintained. On parcels over 5 acres and up to 20 acres, not more than 10 such animals per acre shall be maintained. On parcels over 20 acres, not more than 20 such animals per acre shall be 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 and raising of cattle, sheep, goats hogs and other farm stock or animals subject to the permissible number, conditions, and provisions set forth in subsection (d) (3) of this section.
- (5) Community auction and sales yards.
- (6) Farms or establishments for the selective or experimental breeding, raising, training, and boarding of horses, subject to the permissible number, conditions, and provisions set forth in subsection (d) (3) of this section
- (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

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 nonconforming 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) percent 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, or where lots less than 70 feet in width existed prior to the effective date of the A-1 Zone affecting the particular parcel, the side yard may be reduced to not less than 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. 7,200 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 irrigation purposes shall not be subject to any of the provisions of this Article.

SECTION 13.10. REAR YARD REQUIREMENTS. 10 feet for residential uses.

AMENDED EFFECTIVE: January 15, 1964 (Ord. 348.251)

AMENDED EFFECTIVE: June 16, 1965 (Ord. 348.371)

AMENDED EFFECTIVE: September 15, 1965 (Ord. 348.391)

AMENDED EFFECTIVE: January 19, 1966 (Ord. 348.422)

- (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 a 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 and R-2 may be erected to a height not exceeding 4 stories or 60 feet when the required yards are increased by an additional 2 feet for each foot by which the height exceeds 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.

shall not be deemed to be a structure suitable for any use other than residential except for temporary offices during construction or for educational displays or demonstrations.

SECTION 18.29. ACCESS WHERE TWO ZONES OR MORE ARE ON ONE LOT. Where any parcel in the same ownership contains two different zones nothing herein shall be construed to prevent access to a public right of way regardless of the uses permitted in the zoned area used for access. Access for the purpose of the section means the right to transport materials, products, and persons necessary to the use conducted over a defined right of way.

SECTION 18.31. REFUNDS. If the County of Riverside loses jurisdiction of a pending proceeding for change of zone because all of the lands affected are annexed to or incorporated within a city, the proceeding is terminated. Any applicant who paid the filing fee for such proceeding shall upon filing timely claim be entitled to a refund in accordance with the following schedule:

\$35.00 if the proceeding is terminated before adoption of an ordinance changing the zone.

\$50.00 if the proceeding is terminated before the date is fixed for public hearing before the Board of Supervisors.

\$65.00 if the proceeding is terminated before the date is fixed for public hearing before the Planning Commission.

Any pending proceeding other than a change of zone is likewise terminated, and the applicant shall in like manner be entitled to a refund of \$15.00 if the proceeding is terminated before the date is fixed for public hearing before the Planning Commission or its Hearing Board.

AMENDED EFFECTIVE: 1-15-64 (Ord. 348.251)
3-10-64 (Ord. 348.261)
4-15-64 (Ord. 348.265)
11-10-65 (Ord. 348.401)
1-19-65 (Ord. 348.422)

66

TO: All holders of Riverside County Zoning Ordinance No. 348

RE: Fifth Revision of Ordinance Book

The accompanying pages cover amendments to Ordinance No. 348 as amended by Ordinance No. 348.427, effective March 23, 1966.

Your copy will be brought up to current status by following these instructions:

1. - Remove third and fourth pages of ARTICLE XV and insert new third and fourth pages, XV-3 and XV-4.

2. - Remove seventh and eleventh pages of ARTICLE XXI and insert new seventh and eleventh pages, XXI - 7 and XXI- 11.

Additional copies, for a fee of \$.20 may be obtained from:

Donald D. Sullivan
County Clerk
P. O. Box 431
Riverside, California 92502

or

Room 116, Courthouse
Riverside, California

- (6) The manufacture of:
 - (a) Brick, tile or terra-cotta.
 - (b) Cement.
 - (c) Gypsum.
 - (d) Lime or lime products.
- (7) Trailer parks.
- (8) Public and private camp grounds.
- (9) Migrant Agricultural Worker Mobilehome Parks.
- (10) Race tracks, including but not limited to contests between automobiles, horses, go-carts, and motorcycles, but not including contests between human beings only.
- (11) Motorcycle scramble courses.
- (12) Commercial fairgrounds and exhibitions.
- (13) Drive-in theaters.
- (14) Rifle, pistol, or trapshooting ranges.
- (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, including:
 - (a) Grazing, feed yards, salesyards, 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 acres, including the area to the center of the adjacent streets, shall be the minimum lot used for any purposes except as follows:

- (a) Public utility uses as set forth in Section 15.51.

- (b) Where a subdivision map has been recorded pursuant to all provisions of Riverside County Ordinance No. 460, including a report regarding flood hazard from the public agency having jurisdiction.
- (c) Where a development plan has been approved by the Planning Commission pursuant to the following standards:
 - (1) The development plans shall be drawn to scale and show the complete boundaries of the subject property, adjacent streets and easements, drainage structures, existing utility facilities, and other features affecting the use of the property.
 - (2) The plan shall show the proposed use, including access easements. Supplementary information describing available utilities and sources of water supply shall accompany the map.
 - (3) Use shall be made under a development plan within one year or its approval shall be void.
 - (4) Where an easement serves 2 or more sites the easement shall be improved in a manner to assure that proper access and drainage will be maintained.
- (d) In no event shall any lot or parcel of land in Zone W-2, whether in a subdivision, record of survey development plan, or acreage be divided into 2 or more lots or parcels of less than 5 acres each until the applicable regulations of Subsections (b) or (c) have been complied with.

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.

AMENDED EFFECTIVE: September 4, 1962

AMENDED EFFECTIVE: June 16, 1965 (Ord. 348.371)

AMENDED EFFECTIVE: March 23, 1966 (Ord. 348.427)

containing not less than seventy-two hundred (7,200) 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 seventy-two hundred (7,200) 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. A lot shall not come into existence solely because it is described as a parcel of real property securing, or in part securing, a promise to pay money or other thing of value whether its title is held by a trustee for such purpose or not.

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, or from a permanent access easement located on the same lot. 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 21.51a. MOTORCYCLE SCRAMBLE COURSE. An area used by motorcycle riders for purposes such as, but not limited to, hill climbing, trailing, racing, and riding exhibitions.

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. The front lot line shall be deemed to be the existing nearest right of way line of the abutting street, road or highway, unless a different right of way line for future use shall have been precisely fixed by law or ordinance, or by formal action of the Board of Supervisors pursuant to law or ordinance, in which event the front lot line shall be deemed to be such different right of way line.

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.

AMENDED EFFECTIVE: September 4, 1962

AMENDED EFFECTIVE: June 16, 1965 (Ord. 348.371)

AMENDED EFFECTIVE: March 23, 1966 (Ord. 348.427)

TO: All holders of Riverside County Zoning Ordinance No. 348

RE: Seventh Revision of Ordinance Book

The accompanying pages cover amendments to Ordinance No. 348 as amended by Ordinance No. 348.455, effective July 6, 1966.

Your copy will be brought up to current status by following these instructions:

1. Remove second, third and fourteenth pages of ARTICLE XVIII and insert new second, third and fourteenth pages, XVIII-2, XVIII-3 and XVIII-14.

2. Remove fourth and eleventh pages of ARTICLE XXI and insert new fourth and eleventh pages, XXI-4 and XXI-11.

Additional copies, for a fee of \$.20, may be obtained from:

Donald D. Sullivan
County Clerk
P. O. Box 431
Riverside, California 92502

or

Room 116, Courthouse
Riverside, California

lot is improved with a concrete slab of at least 200 square feet and a ramada or cabana, 10 years.

7. Commercial poultry operations, unless specified otherwise as a condition to a continued use in a particular zone or zones, 15 years.

8. Dairy farms and all structures appurtenant thereto, 30 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 nonconforming use.
- (d) Any part of a building or land occupied by a nonconforming use, which use is discontinued for one (1) year or more, shall thereafter be used in conformity with the provisions of this ordinance and the nonconforming right shall be lost.
- (e) A nonconforming use of property may be changed to another nonconforming use of a more restrictive classification, provided no structural alterations are made, and that application is made to the Commission for the change of use and allowed by resolution of record. Each application shall be accompanied by a filing fee of \$50.00.

SECTION 18.7. BUILDING 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 or structure 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 or structures at the time such damage occurred. Reasonable value shall be as determined by the Commission.

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. No use shall be deemed to have become nonconforming by virtue of decreased lot size resulting solely from the acquisition of any portion of the lot for public road or storm or drainage channel purposes or the adoption of any specific plan for such a purpose.

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 floor area of not less than 750 square feet, exclusive of unroofed portions and garages, and shall conform to the yard requirements of the zone in which such dwelling is first or primarily permitted, except that the minimum floor area of the additional dwelling permitted in the R-1A Zone shall be 480 square feet.

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.

shall not be deemed to be a structure suitable for any use other than residential except for temporary offices during construction or for educational displays or demonstrations.

SECTION 18.29. ACCESS WHERE TWO ZONES OR MORE ARE ON ONE LOT. Where any parcel in the same ownership contains two different zones nothing herein shall be construed to prevent access to a public right of way regardless of the uses permitted in the zoned area used for access. Access for the purpose of the section means the right to transport materials, products, and persons necessary to the use conducted over a defined right of way.

SECTION 18.31. REFUNDS. If the County of Riverside loses jurisdiction of a pending proceeding for change of zone because all of the lands affected are annexed to or incorporated within a city, the proceeding is terminated. Any applicant who paid the filing fee for such proceeding shall upon filing timely claim be entitled to a refund in accordance with the following schedule:

\$35.00 if the proceeding is terminated before adoption of an ordinance changing the zone.

\$50.00 if the proceeding is terminated before the date is fixed for public hearing before the Board of Supervisors.

\$65.00 if the proceeding is terminated before the date is fixed for public hearing before the Planning Commission.

Any pending proceeding other than a change of zone is likewise terminated, and the applicant shall in like manner be entitled to a refund of \$15.00 if the proceeding is terminated before the date is fixed for public hearing before the Planning Commission or its Hearing Board.

AMENDED EFFECTIVE:	1-15-64 (Ord. 348.251)
	3-10-64 (Ord. 348.261)
	4-15-64 (Ord. 348.265)
	11-10-65 (Ord. 348.401)
	1-19-65 (Ord. 348.422)
	6-16-66 (Ord. 348.446)
	7- 6-66 (Ord. 348.455)

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 5 or more dogs over four months old are kept for boarding, breeding, training, marketing, or other commercial purposes; or where more than 7 dogs over four months old are kept for any purpose.

SECTION 21.26b. DAIRY FARM. A parcel or contiguous parcels of land used primarily to maintain cattle for the production of milk, including a building or buildings for milking, processing of milk produced on the premises, retail or wholesale sales and deliveries of such milk, and other buildings and structures incidental to the operation.

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

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

SECTION 21.29. DWELLING, ONE FAMILY. A building containing but one (1) kitchen and used to house not more than one (1) family, including domestic employees of such family.

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

SECTION 21.31. DWELLING, GUEST. A building which occupies not more than one-fiftieth (1/50) of the area of the lot on which it is situated, which contains no cooking facilities and which is used exclusively for housing of members of a single family and their non-paying

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. The front lot line shall be deemed to be the existing nearest right of way line of the abutting street, road or highway, unless a different right of way line for future use shall have been precisely fixed by law or ordinance, or by formal action of the Board of Supervisors pursuant to law or ordinance, in which event the front lot line shall be deemed to be such different right of way line.

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.

AMENDED EFFECTIVE: September 4, 1962

AMENDED EFFECTIVE: June 16, 1965 (Ord. 348.371)

AMENDED EFFECTIVE: March 23, 1966 (Ord. 348.427)

AMENDED EFFECTIVE: July 6, 1966 (Ord. 348.455)

TO: All holders of Riverside County Zoning Ordinance No. 348

RE: Eighth Revision of Ordinance Book

The accompanying pages cover amendments to Ordinance No. 348 as amended by Ordinance No. 348.459, effective July 27, 1966.

Your copy will be brought up to current status by following these instructions:

1. Remove ARTICLE VIa (one page) and insert new first page ARTICLE VIa-1.

2. Remove fourth, fifth, sixth and seventh pages of ARTICLE XIII and insert new fourth, fifth, sixth and seventh pages, XIII-4, XIII-5, XIII-6 and XIII-7.

3. Remove ARTICLE XIV (one page) and insert new ARTICLE XIV-1.

4. Remove pages two and four of ARTICLE XV and insert new second and fourth pages, XV-2 and XV-4.

5. Remove pages two, six and eleven of ARTICLE XXI and insert new pages two, six and eleven, XXI-2, XXI-6 and XXI-11.

Also included are pages to reflect additional zoning maps adopted since printing of this ordinance.

1. Remove pages one and three of ARTICLE IV and insert new pages one, three and four - IV-1, IV-3 and IV-4.

Additional copies, for a fee of \$.30 may be obtained from:

Donald D. Sullivan
County Clerk
P. O. Box 431
Riverside, California 92502

or

Room 116, Courthouse
Riverside, California

ARTICLE VIa
R-1A ZONE (ONE-FAMILY
DWELLING - 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, noncommercial 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.
- (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 yards 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.

AMENDED EFFECTIVE: September 22, 1960

AMENDED EFFECTIVE: July 27, 1966 (Ord. 348.459) Subsection (d) repealed.

being conducted where there is an existing dwelling within 200 feet of such boundary. Similar screen planting or fencing shall be placed along each boundary of a parcel upon which new commercial poultry operations are commenced where there is an existing dwelling within 200 feet of such boundary.

- (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. Such drying, packing, canning, freezing, or processing not in conjunction with a farming operation on the same premises may be conducted in the A-1 Zone where the minimum lot size permitted by the zone classification is 5 acres or more, and further provided that all such operations are kept at least 40 feet from any interior boundary and 100 feet from the centerline of any public street or highway.
- (3) The grazing of cattle, horses, sheep, goats, hogs (subject to the provisions of Ordinance 431), or other farm stock or animals, including the supplementary feeding thereof. For the purpose of determining the permissible number of hogs on a parcel, both weaned and unweaned hogs shall be counted. On parcels up to 5 acres, not more than 5 such animals per acre shall be maintained. On parcels over 5 acres and up to 20 acres, not more than 10 such animals per acre shall be maintained. On parcels over 20 acres, not more than 20 such animals per acre shall be 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 apply to mature breeding stock, maintenance stock, and similar farm stock, and shall not apply to the offspring thereof, if such offspring are being kept, fed, and maintained solely for sale, marketing, or slaughtering at the earliest practical age. 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 and raising of cattle, sheep, goats, hogs and other farm stock or animals subject to the permissible number, conditions, and provisions set forth in subsection (d) (3) of this section.
- (5) Community auction and sales yards.
- (6) Farms or establishments for the selective or experimental breeding, raising, training, and boarding of horses, subject to the permissible number, conditions, and provisions set forth in subsection (d) (3) of this section.
- (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) Mobilehomes, located on a parcel being farmed, which are occupied by the owner or operator of the parcel or his employees, provided:

- (1) No compensation is involved in the use of the mobile-home space.
- (2) The arrangement of the mobilehomes, sanitary facilities, and utilities, conform with all requirements of the County Health Department and Department of Building and Safety and state law.
- (3) The area of the parcel being farmed is not less than 10 acres gross, or the number of laying hens in a poultry operation is not less than 15,000.

- (i) Migrant Agricultural Worker Mobilehome Parks, subject to the issuance of a conditional use permit pursuant to the procedure set forth in Article III.

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 nonconforming 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) percent 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 lots 70 feet or less in width, or where lots 70 feet or less in width existed prior to the effective date of the A-1 Zone affecting the particular parcel, side yards for all structures shall be a minimum of five 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. 7,200 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 irrigation purposes shall not be subject to any of the provisions of this Article.

SECTION 13.10. REAR YARD REQUIREMENTS. 10 feet for all structures.

AMENDED EFFECTIVE: January 15, 1964 (Ord. 348.251)

AMENDED EFFECTIVE: June 16, 1965 (Ord. 348.371)

AMENDED EFFECTIVE: September 15, 1965 (Ord. 348.391)

AMENDED EFFECTIVE: January 19, 1966 (Ord. 348.422)

AMENDED EFFECTIVE: July 27, 1966 (Ord. 348.459)

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) Commercial poultry operations, without an acreage limitation.
- (b) Dairy farms.
- (c) Livestock sales yard, commercial stable, riding academy, menagerie, animal hospital, commercial dog kennel, fruit or vegetable packing plant, public fairgrounds and usual commercial use appurtenant thereto.
- (d) Hog ranches, subject to provisions of other ordinances.
- (e) Subject to permit in the manner provided by Sections 3.2 to 3.6:
 - (1) Commercial cattle feeding yards.
- (f) Any other agricultural use.
- (g) Any use, other than agricultural, permitted in the A-1 Zone.
- (h) Not more than two on-site signs advertising products raised or produced or services rendered thereon, provided the area of each sign does not exceed 100 square feet.

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).

AMENDED EFFECTIVE: December 18, 1963 (Ord. 348.242)

AMENDED EFFECTIVE: December 22, 1965 (Ord. 348.414)

AMENDED EFFECTIVE: July 27, 1966 (Ord. 348.459)

virtue of their peculiar character with respect to location, climatic conditions, topography, and natural resources are unique. The Board of Supervisors finds that such areas should be developed only after approval of the type and method of use in the manner hereinafter set forth.

SECTION 15.51. USES PERMITTED IN W-2 ZONE.

- (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:
 - (3) Hotels, motels, and apartment buildings.
 - (4) Guest ranches.
 - (5) 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.
- (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.

- (b) Where a subdivision map has been recorded pursuant to all provisions of Riverside County Ordinance No. 460, including a report regarding flood hazard from the public agency having jurisdiction.
- (c) Where a development plan has been approved by the Planning Commission pursuant to the following standards:
 - (1) The development plans shall be drawn to scale and show the complete boundaries of the subject property, adjacent streets and easements, drainage structures, existing utility facilities, and other features affecting the use of the property.
 - (2) The plan shall show the proposed use, including access easements. Supplementary information describing available utilities and sources of water supply shall accompany the map.
 - (3) Use shall be made under a development plan within one year or its approval shall be void.
 - (4) Where an easement serves 2 or more sites the easement shall be improved in a manner to assure that proper access and drainage will be maintained.
- (d) In no event shall any lot or parcel of land in Zone W-2, whether in a subdivision, record of survey development plan, or acreage be divided into 2 or more lots or parcels of less than 5 acres each until the applicable regulations of Subsections (b) or (c) have been complied with.

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.

AMENDED EFFECTIVE: September 4, 1962

AMENDED EFFECTIVE: June 16, 1965 (Ord. 348.371)

AMENDED EFFECTIVE: March 23, 1966 (Ord. 348.427)

AMENDED EFFECTIVE: July 27, 1966 (Ord. 348.459)

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 motor vehicles or trailers, or the storage, sale or dumping of dismantled, partially dismantled, obsolete or wrecked vehicles or their parts, outside of an enclosed building, but not including the incidental storage of vehicles in connection with the operation of a repair garage, providing the repair period for any one vehicle does not exceed 30 days, and not including the active noncommercial repair of one personal motor vehicle within a 120 day period.

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 21.37. 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 200 or more square feet of any lot or parcel of land for outside storage of any used or secondhand materials, including but not limited to lumber, auto parts, household appliances, pipe, drums, machinery or furniture. A proposed or intended use by the owner of the used or secondhand materials does not constitute an exception to this definition. The outside storage of used or secondhand materials in an area less than 200 square feet is permitted only on the rear half of a lot or parcel.

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 as a delineated parcel of land with a separate and a distinct number or other designation on a plot recorded in the Office of the County Recorder of Riverside County; or (2) a parcel of real property not so delineated and

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. The front lot line shall be deemed to be the existing nearest right of way line of the abutting street, road or highway, unless a different right of way line for future use shall have been precisely fixed by law or ordinance, or by formal action of the Board of Supervisors pursuant to law or ordinance, in which event the front lot line shall be deemed to be such different right of way line.

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.

AMENDED EFFECTIVE: September 4, 1962.

AMENDED EFFECTIVE: June 16, 1965 (Ord. 348.371)

AMENDED EFFECTIVE: March 23, 1966 (Ord. 348.427)

AMENDED EFFECTIVE: July 27, 1966 (Ord. 348.459)

AMENDED EFFECTIVE: JULY 6, 1966 (Ord. 348.455)

(TO BE ADDED NEXT
REPRINT THIS PAGE
(SEE REVISION # 7))

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 Zoning Districts, and given an appropriate section number, hereunder.

(The legal descriptions of the boundaries of the Zoning 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 Zoning Districts.)

	<u>DATE ADOPTED</u>	<u>ORD. NO.</u>
Map No. 1 - "U" Zone (Repealed by Ord. 348.g)	6-14-48	341
Map No. 2 - Zone "M", M-1 and "U" (Repealed by Ord. 348)	8-16-48	341a
Section 4.2 - Map No. 2 - The entire unincorporated portion of the County not included in a specific Zoning District	12-31-48	348
Section 4.3 - Map No. 3 - Whitewater District (An- nexed into the City of Palm Springs)	4-18-49	348a
Section 4.4 - Map No. 4 - Cathedral City District	2-20-50	348d
Section 4.5 - Map No. 5 - University District	11-16-50	348g
Section 4.6 - Map No. 6 - Beaumont-Banning District	8-27-51	348h
Map No. 6a - Beaumont-Banning District	6-29-64	348.292
Section 4.7 - Map No. 7 - La Mesa Miravilla (Now part of Cherry Valley)	2-24-53	348j
Section 4.8 - Map No. 8 - Anza-La Sierra District	8-24-53	348m
Section 4.9 - Map No. 9 - West Corona District	7-26-54	348o

Section 4.29 - Map No. 29 - Mira Loma District No. 1 (Prado-Mira Loma)	1-11-60	348.12
Section 4.30 - Map No. 30 - Bermuda Dunes Dis- trict	12-12-60	348.53
Section 4.31 - Map No. 31 - Cherry Valley District	1-23-61	348.63
Section 4.32 - Map No. 32 - Ramona District	10- 9-61	348.103
Section 4.33 - Map No. 33 - Mecca District	4- 2-62	348.134
Section 4.34 - Map No. 34 - Pinon Flats District	7-16-62	348.146
Section 4.35 - Map No. 35 - Little Lake District	8- 6-62	348.150
Section 4.36 - Map No. 36 - Lake Mathews District	2-18-63	348.173
Section 4.37 - Map No. 37 - Norco District	2-25-63	348.175
Section 4.38 - Map No. 38 - Prado-Mira Loma District	4- 1-63	348.182
Section 4.39 - Map No. 39 - Pedley District	5- 6-63	348.197
Section 4.40 - Map No. 40 - Thousand Palms District	5-13-63	348.198
Section 4.41 - Map No. 41 - Lower Coachella Val- ley District	7- 1-63	348.208
Section 4.42 - Map No. 42 - North Riverside District	7- 8-63	348.210
Section 4.43 - Map No. 43 - Banning Heights	5-11-64	348.282
Section 4.44 - Map No. 44 - Palm Springs Highlands	8-17-64	348.306
Section 4.45 - Map No. 45 - El Cerrito	12-14-64	348.339
Section 4.46 - Map No. 46 - Meniffee	3- 1-65	348.355
Section 4.47 - Map No. 47 - Blythe	6-14-65	348.376
Section 4.48 - Map No. 48 - Meadowbrook	7- 6-65	348.380
Section 4.49 - Map No. 49 - East Corona	8- 2-65	348.384
Section 4.50 - Map No. 50 - Painted Hills	8-16-65	348.389

Section 4.51 - Map No. 51 - Ripley	8-16-65	348.390
Section 4.52 - Map No. 52 - El Cariso	4- 4-66	348.435
Section 4.53 - Map No. 53 - Quail Valley	7- 5-66	348.461

To: All holders of Riverside County Zoning Ordinance No. 348

Re: Ninth Revision of Ordinance Book

The accompanying pages cover amendments to Ordinance No. 348 as amended by Ordinance No. 348.506, effective May 31, 1967 and Ordinance No. 348.507, effective June 7, 1967.

Your copy will be brought up to current status by following these instructions:

1. Remove fifth page (III-5, 1-66) of ARTICLE III and insert new fifth page (III-5, 5-67).
2. Remove ARTICLE VIII, 2 pages, and insert new first and second pages (VIII-1 & VIII-2, 6-67).
(NOTE: No not remove ARTICLES VIIIa thru VIIIId.)
3. Remove second page of ARTICLE XVII and insert new second page (XVII-2, 5-67).
4. Remove second and third pages of ARTICLE XIX and insert two new pages (XIX-2 and XIX-3, 5-67).
5. Remove ARTICLE XX (one page) and insert new page (XX-1, 5-67).

Also enclosed is new face sheet for insertion at front of book.

Additional copies for a fee of \$.20 may be obtained from:

DONALD D. SULLIVAN
County Clerk
P. O. Box 431
Riverside, California 92502

OR
Room 116, Courthouse
Riverside, California

ORDINANCE NO. 348
Z O N I N G O R D I N A N C E
OF THE
COUNTY OF RIVERSIDE

Price \$2.00
Plus nominal charge for subsequent amendments.

For information regarding zoning in unincorporated areas of
Riverside County, call

THE RIVERSIDE COUNTY PLANNING COMMISSION

Room 101, Hall of Records
4080 Lemon Street
Riverside, California 92501
Phone: 787-6181

Palm Desert Office:

73-955 Highway 111
Palm Desert, California 92260
Phone: F1reside 6-8101

This Ordinance is subject to frequent amendment and has been prepared in loose leaf form so that it can be maintained on a current basis. Amendments will be prepared to permit substitution of new pages for obsolete portions and will be available at a nominal charge in the office of the Clerk of the Board of Supervisors, Room 116, Courthouse, Riverside, California.

- (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 revocation of a permit, the Commission shall report to the Board of Supervisors its findings as to facts which it has found, except that if the Commission has held such hearings on its own motion and is of the opinion that the permit should not be revoked nor modified, the Commission need not so report. If in its report the Commission shall recommend that the permit be revoked, modified or allowed to be unchanged, such 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 a filing fee of \$125.00.

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.

AMENDED EFFECTIVE: September 4, 1962

AMENDED EFFECTIVE: June 16, 1965. (Ord. 348.371)

AMENDED EFFECTIVE: September 15, 1965 (Ord. 348.391)

AMENDED EFFECTIVE: January 19, 1966 (Ord. 348.422)

AMENDED EFFECTIVE: May 31, 1967 (Ord. 348.506)

ARTICLE VIII

R-3 ZONE (GENERAL RESIDENTIAL)

The following regulations shall apply in all R-3 Zones:

SECTION 8.1. USES PERMITTED.

- (a) Any use permitted in the R-2 Zone.
- (b) The following uses are permitted:
 - (1) Apartment houses.
 - (2) Nonprofit clubs and lodge halls.
 - (3) Fraternity and sorority houses.
 - (4) Hotels, resort hotels, and motels.
 - (5) Nursery schools for pre-school day care.
 - (6) Institutions for the aged licensed by the California State Department of Social Welfare or the County Department of Public Welfare.
 - (7) Medical and dental offices.
 - (8) Chiropractic offices.
 - (9) Law offices.
 - (10) Architectural, engineering, and community planning offices, providing there is no outdoor storage of materials, equipment, or vehicles, other than passenger cars.
- (c) Accessory buildings, to a specific permitted use, provided that the accessory building is established as an incident to a principal use and does not change the character of that use.
- (d) A maximum of two 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 signs shall not exceed 1/2 of one percent of the area of the parcel upon which the signs are 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. DEVELOPMENT STANDARDS. The following shall be the standards of development in the R-3 Zone:

- (a) The minimum lot area shall be 7200 square feet with a minimum average width of 60 feet and a minimum average depth of 100 feet, unless different minimums are specifically required in a particular area.
- (b) The minimum front and rear yards shall be 10 feet for buildings that do not exceed 35 feet in height. Any portion of a

building which exceeds 35 feet in height shall be set back from the front and rear lot lines not less than 10 feet plus 2 feet for each foot by which the height exceeds 35 feet. The front setback shall be measured from any existing or future street line as shown on any specific street plan of the County. The rear setback shall be measured from the existing rear lot line or from any recorded alley or easement; if the rear line adjoins a street, the rear setback requirement shall be the same as required for a front setback.

- (c) The minimum side yard shall be 5 feet for buildings that do not exceed 35 feet in height. Any portion of a building which exceeds 35 feet in height shall be set back from each side lot line 5 feet plus 2 feet for each foot by which the height exceeds 35 feet; if the side yard adjoins a street, the side setback requirement shall be the same as required for a front setback.
- (d) No lot shall have more than 50 percent of its net area covered with buildings or structures.
- (e) The maximum ratio of floor area to lot area shall not be greater than two to one, not including basement floor area.
- (f) The maximum building height shall be 105 feet.
- (g) The minimum distance between one-story main buildings on the same lot shall be 10 feet. A two-story main building shall not be erected closer than 15 feet to any other main building on the same lot. The minimum distance between main buildings on the same lot, if either building exceeds two stories in height, shall be equal to the average height of the two buildings.
- (h) Automobile storage space shall be provided as required by Article XVIII of this ordinance.

AMENDED EFFECTIVE: January 15, 1964 (Ord. 348.251)

AMENDED EFFECTIVE: January 19, 1966 (Ord. 348.422)

AMENDED EFFECTIVE: June 7, 1967 (Ord. 348.507)

together with the general location and legal description of the premises upon which such business, occupation, or purpose is to be established; and the nature of the business, occupation, or purpose for which such building or premises is to be erected or used. A plot and development plan shall accompany the application drawn in sufficient detail to clearly describe the physical dimensions of the property and each structure, existing and proposed, on the described premises and the method or methods of circulation and communication between them and the access to such premises as desired by the applicant in his utilization of the property under the permit. 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 APPLICATION FOR PERMITS. Each application shall be accompanied by a filing fee of \$125.00.

AMENDED EFFECTIVE: March 4, 1963

AMENDED EFFECTIVE: May 31, 1967 (Ord. 348.506)

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 \$125.00.

SECTION 19.4. INFORMATION REQUIRED WITH APPLICATION FOR VARIANCE. The application for variance shall contain the same information required for a permit under Section 3.2 and shall in addition contain a reference to the specific provisions 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. A public hearing shall be held on an application under this Article pursuant to the provisions of Section 18.26.

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

SECTION 19.9. 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 19.11. 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 year or more, the Commission shall hold a public hearing in the same manner as set forth in Section 19.6 to determine if the permit should be revoked.

Upon revocation further use of the property, or maintenance of any building constructed thereon, by authority of such variance or permit, shall constitute a violation of this ordinance.

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.

AMENDED EFFECTIVE: February 19, 1962

AMENDED EFFECTIVE: May 31, 1967 (Ord. 348.506)

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 appertaining 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 \$225.00.

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.

ADOPTED: September 22, 1960
AMENDED EFFECTIVE: May 31, 1967 (Ord. 348.506)

To: All holders of Riverside County Zoning Ordinance No. 348.

Re: Tenth Revision of Ordinance Book.

The accompanying pages cover amendments to Ordinance No. 348 as amended by Ordinance No. 348.517, effective July 19, 1967, and Ordinance No. 348.518, effective August 2, 1967.

Your copy will be brought up to current status by following these instructions:

1. Insert ARTICLE IXb (2 pages), a new article, following ARTICLE IXa and in front of first page of ARTICLE X.
2. Remove third and fifth pages of ARTICLE III and insert two new pages, III-3 and III-5, 7/67.
3. Remove first and third pages of ARTICLE XII and insert two new pages, XII-1 and XII-3, 7/67.

Additional copies for a fee of \$.20 may be obtained from:

DONALD D. SULLIVAN
County Clerk
P. O. Box 431
Riverside, California 92502

OR

Room 116, Courthouse
Riverside, California

ARTICLE IXb

C-P-S ZONE (SCENIC HIGHWAY COMMERCIAL)

The following regulations shall apply in all C-P-S Zones:

SECTION 9.50. USES PERMITTED.

- (a) Any use permitted in the C-1 Zone, except outdoor advertising.

SECTION 9.51. SITE DEVELOPMENT REQUIREMENTS. Before any building or structure is hereafter erected, or a lot hereafter used in Zone C-P-S, 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 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.
- (c) Where one or more of the following conditions exists, the requirements in Subsection (a) of this Section for a service road may be waived and only a setback equal to that shown on any applicable adopted specific highway plan may be required:
 - (1) There are no service roads planned or in existence within 130 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 interference with through traffic on the adjacent public road.

- (d) Where the property abuts upon a street for which a Specific Plan has been adopted by the Board of Supervisors, dedication of right of way for street widening in conformance with the adopted plan may be required.
- (e) Unless otherwise set forth in the conditions of approval, each approval of a plot plan under this section shall be valid only for a period of one year following the final approval of said plot plan, unless the construction authorized or the occupancy and use authorized has been substantially completed prior to the expiration of said year.

SECTION 9.52. DEVELOPMENT STANDARDS. Same as C-1 Zone.

ADDED EFFECTIVE: July 19, 1967 (Ord. 348.517)

24. Rifle range, including pistol range.
25. Rock or slag crusher or quarry.
26. Rock, sand or gravel pit.
27. Rolling mill.
28. Rubber reclaiming plant.
29. Salt works.
30. Sand blasting plant.
31. Sewer farm or sewage disposal.
32. Smelting.
33. Stockyards, commercial, except in conjunction with farming.
34. Storage of petroleum products above ground in excess of one thousand (1,000) barrels.
35. Storage or baling of rags or paper, except wholly within a building or behind a compact wall not less than six (6) feet in height.
36. Tannery.
37. Trailer 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 three hundred (300) hogs are kept, fed, or maintained.
42. Trap and skeet shooting facilities.
43. Camp grounds.
44. Oil well drilling or oil processing.
45. Area for the storage, alteration, or repair of a relocated building or structures.
46. Cotton gins.
47. Menageries.
48. Areas or facilities, on a commercial basis, for amusement or entertainment where the motive power for all or any portion of the activity is not electricity.
49. Migrant Agricultural Worker Mobilehome Parks, subject to minimum standards and conditions adopted by resolution of the Board of Supervisors.
50. The testing or commercial use of explosives for any purpose.
51. Accumulation, storage, or processing of the remains of dead animals.

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.

(a) Any person desiring a permit to establish any use referred to in this Article shall make written application therefor to the Commission on forms which shall be provided by the County for this purpose. Such application shall state the name and address of the applicant therefor; evidence

- (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 revocation of a permit, the Commission shall report to the Board of Supervisors its findings as to facts which it has found, except that if the Commission has held such hearings on its own motion and is of the opinion that the permit should not be revoked nor modified, the Commission need not so report. If in its report the Commission shall recommend that the permit be revoked, modified or allowed to be unchanged, such 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 a filing fee of \$125.00.

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.

AMENDED EFFECTIVE: September 4, 1962

AMENDED EFFECTIVE: June 16, 1965 (Ord. 348.371)

AMENDED EFFECTIVE: September 15, 1965 (Ord. 348.391)

AMENDED EFFECTIVE: January 19, 1966 (Ord. 348.422)

AMENDED EFFECTIVE: May 31, 1967 (Ord. 348.506)

AMENDED EFFECTIVE: August 2, 1967 (Ord. 348.518)

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.
 - (2) The manufacture, testing, or commercial use of explosives for any purpose.
 - (3) Accumulation, storage, or processing of the remains of dead animals.
- (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) No building shall be permitted for residential purposes except dwelling units on the same lot as a factory or industry, used exclusively by the Superintendent of such factory or a caretaker, or both.
- (f) Outdoor advertising, 500-foot interval.

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) Particular Matter. "Particular 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.

- (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.

AMENDED EFFECTIVE: February 19, 1962

AMENDED EFFECTIVE: November 10, 1965 (Ord. 348.401)

AMENDED EFFECTIVE: January 19, 1966 (Ord. 348.422)

AMENDED EFFECTIVE: August 2, 1967 (Ord. 348.518)

To: All holders of Riverside County Zoning Ordinance No. 348.

Re: Eleventh Revision of Ordinance Book.

The accompanying pages cover amendments to Ordinance No. 348 as amended by Ordinance No. 348.528, effective September 27, 1967.

Your copy will be brought up to current status by following these instructions:

1. Remove 2nd and 3rd pages of ARTICLE XIX and insert two new pages, XIX-2 and XIX-3.
2. Remove Art. XXII, one page, and insert new page XXII-1.
3. Remove 10th and 14th pages of Art. XVIII and insert two new pages, XVIII-10 and XVIII-14.

Additional copies for a fee of \$.20 may be obtained from:

DONALD D. SULLIVAN
County Clerk
P. O. Box 431
Riverside, California 92502

OR

Room 116, Courthouse
Riverside, California

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 \$125.00.

SECTION 19.4. INFORMATION REQUIRED WITH APPLICATION FOR VARIANCE. The application for variance shall contain the same information required for a permit under Section 3.2 and shall in addition contain a reference to the specific provisions 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. A public hearing shall be held on an application under this Article pursuant to the provisions of Section 18.26.

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

SECTION 19.9. 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 19.11. (Repealed effective 9-27-67)

SECTION 19.12. VOIDING OF VARIANCES.

- (a) A variance shall be used within 6 months from its effective date, or within the period of time granted for the use thereof, which shall be not less than 6 months or exceed 3 years; otherwise the variance shall be null and void and of no effect.

The term "use" shall mean the occupancy of the land or buildings authorized, or the beginning of the construction authorized by the variance, which construction must thereafter be pursued diligently to completion.

- (b) All conditions, requirements or restrictions placed upon the use of a variance shall be complied with by the holder thereof; otherwise the variance shall be null and void and of no effect.
- (c) If the use permitted by a variance is discontinued for a period exceeding one year, the variance shall be null and void and of no effect.

AMENDED EFFECTIVE: February 19, 1962

AMENDED EFFECTIVE: May 31, 1967 (Ord. 348.506)

AMENDED EFFECTIVE: September 27, 1967 (Ord. 348.528)

ARTICLE XXII

ENFORCEMENT, LEGAL PROCEDURE AND PENALTIES

SECTION 22.1. ENFORCEMENT. The Sheriff, District Attorney, 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 PROCEDURE. Any building or structure erected or maintained, or any use of property, contrary to the provisions of this ordinance shall be and the same is hereby declared to be unlawful and a public nuisance and the District Attorney shall immediately commence action or actions, proceeding or proceedings for the abatement, removal and enjoinder thereof, in the manner provided by law; and shall take such other steps, and shall apply to such court or courts as may have jurisdiction to grant such relief as will abate or remove such building, structure or use and restrain and enjoin any person from setting up, erecting or maintaining such building or structure, or using any property contrary to the provisions of this ordinance. It shall be the right and duty of every citizen to participate and assist the County Officials in the enforcement of the provisions of this ordinance.

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

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

ADOPTED: September 22, 1960

AMENDED EFFECTIVE: September 27, 1967

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 nonpaying 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 OF HEARING PROCEDURE. (a) Wherever this Section is referred to elsewhere in this Ordinance, the procedure for notice, hearing, and appeal shall be as follows:

- (1) FILING AND CHECKING APPLICATION. Where an application or petition is filed pursuant to this Ordinance, which can be granted only after a public hearing, a period of not more than fourteen days shall be allowed for checking to determine the application's completeness and accuracy.
- (2) SETTING HEARING. After having been found to be complete and accurate by the Planning Commission Staff, said application or petition shall be submitted by the Staff to the Planning Commission at its next regular meeting held five days or more after such determination, at which meeting a public hearing thereon shall be set.
- (3) NOTICE OF HEARING. Notice of the public hearing shall be given in accordance with the provisions of Government Code Section 65905. Such notice may be given either by mailing notices to all property owners within a 300-foot radius of the exterior boundaries of the area actually occupied or to be occupied by the use which is the subject of the application, or by publication of the notice once in a newspaper of general circulation published in the County at least ten days before the

shall not be deemed to be a structure suitable for any use other than residential except for temporary offices during construction or for educational displays or demonstrations.

SECTION 18.29. ACCESS WHERE TWO ZONES OR MORE ARE ON ONE LOT. Where any parcel in the same ownership contains two different zones nothing herein shall be construed to prevent access to a public right of way regardless of the uses permitted in the zoned area used for access. Access for the purpose of the section means the right to transport materials, products, and persons necessary to the use conducted over a defined right of way.

SECTION 18.31. REFUNDS. If the County of Riverside loses jurisdiction of a pending proceeding for change of zone because all of the lands affected are annexed to or incorporated within a city, the proceeding is terminated. Any applicant who paid the filing fee for such proceeding shall upon filing timely claim be entitled to a refund in accordance with the following schedule:

\$35.00 if the proceeding is terminated before adoption of an ordinance changing the zone.

\$50.00 if the proceeding is terminated before the date is fixed for public hearing before the Board of Supervisors.

\$65.00 if the proceeding is terminated before the date is fixed for public hearing before the Planning Commission.

Any pending proceeding other than a change of zone is likewise terminated, and the applicant shall in like manner be entitled to a refund of \$15.00 if the proceeding is terminated before the date is fixed for public hearing before the Planning Commission or its Hearing Board.

SECTION 18.32. TIME LIMIT. Whenever by the terms of this Ordinance or a provision of any permit or variance thereunder, a period is fixed within which an act is required or permitted to be performed and the last day of such period falls on a Saturday, Sunday, or holiday, then the next succeeding day which is not a Saturday, Sunday, or holiday shall be deemed the last day of such period. If, by such provisions, any document is required to be filed with the Board of Supervisors, the Planning Commission or other body or officer, filing the same with the Clerk of the Board of Supervisors shall be deemed filing with said Board, filing in the office of the Planning Director shall be deemed filing with said Commission, filing with the Secretary of such other body or in its office shall be deemed filing with such body, and filing in the office of such officer shall be deemed filing with him. If by any such provision a time limit for the performance of an act is permitted to be extended or the period renewed, such renewal or extension, to be effective, must be sought and obtained prior to the expiration of the time limit.

AMENDED EFFECTIVE: 1-15-64 (Ord.348.251)	1-19-65 (Ord.348.422)
3-10-64 (Ord.348.261)	6-16-66 (Ord.348.446)
4-15-64 (Ord.348.265)	7- 6-66 (Ord.348.455)
11-10-65 (Ord.348.401)	9-27-67 (Ord.348.528)

To: All holders of Riverside County Zoning Ordinance No. 348.

Re: Twelfth Revision of Ordinance Book.

The accompanying pages cover amendments to Ordinance 348 as amended by Ordinance 348.531 and Ordinance 348.532, both effective November 15, 1967.

Your copy will be brought up to current status by following these instructions:

1. Insert new Article XVa (one page) immediately following Article XV (four pages) and in front of Article XVI.
2. Remove last page of Article XVIII (page 14) and insert four new pages, XVIII-14 thru XVIII-17.
3. Remove Article XX (one page) and insert three new pages, XX-1 thru XX-3.

Additional copies for a fee of \$.25 may be obtained from:

DONALD D. SULLIVAN
County Clerk
P. O. Box 431
Riverside, California 92502

OR

Room 116, Courthouse
Riverside, California

ARTICLE XVa

R-D ZONE - REGULATED DEVELOPMENT AREAS

SECTION 15.100. INTENT AND PURPOSE. Zone R-D is established for the regulation of certain areas which because of their location with respect to topography or access require special consideration.

SECTION 15.101. USES PERMITTED.

- (a) Uses Permitted. Any use permitted in the R-A (Residential Agricultural) Zone.
- (b) Uses Permitted Subject to Approval of a Plot Plan. Any use permitted in the R-3 (General Residential) Zone, upon approval of a plot plan pursuant to the provisions of Section 18.30 of this ordinance.
- (c) Uses Permitted by Conditional Use Permit. The following uses may be permitted provided a permit has first been obtained pursuant to the provisions of Article III of this ordinance:
 - (1) Airports, landing fields, and heliports.
 - (2) Cemetery, human or pet.
 - (3) Drive-in theaters.
 - (4) Fairgrounds and Exhibition Halls.
 - (5) Mobilehome Parks.
 - (6) Veterinary hospitals.

SECTION 15.102. DEVELOPMENT STANDARDS. The standards of development for each use shall be the same as in the zoning classification that originally permits the use, except as follows:

- (a) The minimum lot area for all uses shall be 20,000 square feet, with a minimum average width of 100 feet and a minimum average depth of 150 feet.

ADDED EFFECTIVE: Nov. 15, 1967 (Ord. 348.532)

shall not be deemed to be a structure suitable for any use other than residential except for temporary offices during construction or for educational displays or demonstrations.

SECTION 18.29. ACCESS WHERE TWO ZONES OR MORE ARE ON ONE LOT. Where any parcel in the same ownership contains two different zones nothing herein shall be construed to prevent access to a public right of way regardless of the uses permitted in the zoned area used for access. Access for the purpose of the section means the right to transport materials, products, and persons necessary to the use conducted over a defined right of way.

SECTION 18.30. APPROVAL OF A PLOT PLAN. The following procedure and standards are established for the approval of a plot plan that is required by any section of this ordinance.

- (a) Application. Applications for approval of a plot plan shall be made to the Planning Director on the forms provided by the Planning Department and shall include such information and documents as may be required, in addition to the following:
 - (1) Name and address of the applicant and all persons that own any part of the subject property, including evidence that all owners agree to the application.
 - (2) Location or address, and legal description of subject property.
 - (3) A plot plan, drawn to scale, that shows the following:
 - a. Boundary and dimensions of the property.
 - b. Topography of the property.
 - c. Location of adjacent streets, easements, drainage structures, utilities, buildings, signs, and other features that may affect the use of the property.
 - d. Proposed development, including planned buildings and structures, access, drainage, yards, drives, parking areas, landscaping, signs, and walls or fences.
- (b) Approval of Plot Plan. The Planning Director shall approve, conditionally approve or disapprove a plot plan within 30 days after receipt of a completed application and he shall give notice of his decision, by mail, to the applicant, together with any required conditions of approval, based upon the following standards:
 - (1) The proposed use must conform to all the requirements of the zone in which it is located and all other applicable requirements of this ordinance.
 - (2) The over-all development of the land shall be designed to insure the protection of the public health, safety, and general welfare; to conform to the logical development of the land and to be compatible with the present and future

logical development of the surrounding property, including the consideration of the location of streets, the avoidance of traffic congestion and topographical and drainage conditions.

- (3) When a building is to be constructed or used on a lot that does not front on a street, an improved, 30-foot wide access easement, leading from the lot to a street shall be made a condition of approval of the plot plan. The easement shall be recorded in the Official Records of the Riverside County Recorder.

(c) Appeals. An applicant may appeal from the decision of the Planning Director by the following procedure:

- (1) Appeal to Planning Commission. Within 30 calendar days after the date of the mailing of the decision by the Planning Director, the applicant may appeal in writing to the Planning Commission, on the form provided by the Planning Department. Upon receipt of a completed appeal, the Planning Director shall set the matter for hearing before the Planning Commission, not less than 5 days nor more than 30 days thereafter, and shall give written notice of the hearing, by mail, to the appellant. The Planning Commission shall render its decision within 30 days following the close of the hearing on the appeal and a copy thereof shall be mailed to the appellant.
- (2) Appeal to Board of Supervisors. Within 30 calendar days after the date of the mailing of the Planning Commission's decision, the appellant may appeal that decision, in writing, to the Board of Supervisors, on the forms provided by the Planning Department. Upon receipt of a completed appeal, the Clerk of the Board shall set the matter for hearing before the Board of Supervisors not less than 5 days nor more than 30 days thereafter and shall give written notice of the hearing to the appellant and the Planning Director. The Board of Supervisors shall render its decision within 30 days following the close of the hearing on the appeal.

- (d) Approval Period. The approval of a plot plan shall be valid for a period of one year from its effective date, within which time the construction authorized must be substantially begun or the occupancy authorized be in use; otherwise the approval shall be void and of no effect.

SECTION 18.31. REFUNDS. If the County of Riverside loses jurisdiction of a pending proceeding for change of zone because all of the lands affected are annexed to or incorporated within a city, the proceeding is terminated. Any applicant who paid the filing fee for such proceeding shall upon filing timely claim be entitled to a refund in accordance with the following schedule:

\$35.00 if the proceeding is terminated before adoption of an ordinance changing the zone.

\$50.00 if the proceeding is terminated before the date is fixed for public hearing before the Board of Supervisors.

\$65.00 if the proceeding is terminated before the date is fixed for public hearing before the Planning Commission.

Any pending proceeding other than a change of zone is likewise terminated, and the applicant shall in like manner be entitled to a refund of \$15.00 if the proceeding is terminated before the date is fixed for public hearing before the Planning Commission or its Hearing Board.

SECTION 18.32. TIME LIMIT. Whenever by the terms of this Ordinance or a provision of any permit or variance thereunder, a period is fixed within which an act is required or permitted to be performed and the last day of such period falls on a Saturday, Sunday, or holiday, then the next succeeding day which is not a Saturday, Sunday, or holiday shall be deemed the last day of such period. If, by such provisions, any document is required to be filed with the Board of Supervisors, the Planning Commission or other body or officer, filing the same with the Clerk of the Board of Supervisors shall be deemed filing with said Board, filing in the office of the Planning Director shall be deemed filing with said Commission, filing with the Secretary of such other body or in its office shall be deemed filing with such body, and filing in the office of such officer shall be deemed filing with him. If by any such provision a time limit for the performance of an act is permitted to be extended or the period renewed, such renewal or extension, to be effective, must be sought and obtained prior to the expiration of the time limit.

SECTION 18.33. MINOR DEVIATIONS FROM ORDINANCE. Notwithstanding any other provisions of this ordinance, the Planning Director may, without notice or public hearing, approve, conditionally approve or deny requests to modify the following requirements of this ordinance:

- (1) Front, rear and side yard minimum setbacks.
- (2) Lot area per dwelling unit requirement, except for R-1 Zone, to allow not more than 1 additional unit.

Applications shall be filed with the Planning Director upon the forms provided by the Planning Department, shall supply all required information, and be accompanied by a filing fee of \$10.00.

- (a) No request for a modification shall be granted by the Planning Director unless he shall determine from his investigation and study that the modification is consistent with the intent and purposes of this ordinance and that there are special circumstances applicable to the property, including such factors as size, shape, topography, location or surroundings that would deprive the subject property of privileges enjoyed by other property in the vicinity and under the same zone classification, if the modification were not granted.

- (b) As a condition to approval of a minor deviation , the Planning Director may require the performance of such conditions as are determined to be necessary to assure that the granting of the modification will not be detrimental to the public health, safety and general welfare or to property in the vicinity of the parcel for which the modification is requested, including the following conditions:
- (1) Regulation of points of vehicle ingress and egress to the property.
 - (2) Require any necessary landscaping, fencing or walls.
 - (3) Establish a time period within which the modification is to be used and required conditions are to be completed.
- (c) The decision of the Planning Director to deny a requested modification, or to impose conditions to approval of a modification, shall not be subject to appeal. However, if the applicant does not concur in the decision, he may, if he desires to do so, file an application for a variance, in which case the application for a minor deviation shall not become a part of the record in the hearing on the variance.

AMENDED EFFECTIVE: 1-15-64 (Ord. 348.251)
3-10-64 (Ord. 348.261)
4-15-64 (Ord. 348.265)
11-10-65 (Ord. 348.401)
1-19-65 (Ord. 348.422)
6-16-66 (Ord. 348.446)
7- 6-66 (Ord. 348.455)
9-27-67 (Ord. 348.528)
11-15-67 (Ord. 348.531 & Ord. 348.532)

ARTICLE XX

AMENDMENTS AND CHANGE OF ZONE

SECTION 20.1. Amendments to this ordinance shall be made in accordance with the procedure set forth in Chapter 4 of the Planning and Zoning Law, (California Government Code, Section 65800, et seq.) as now enacted or hereafter amended, and with the requirements of this Article. An amendment to the ordinance may be initiated by either the Planning Commission or the Board of Supervisors.

SECTION 20.2. An owner of real property shall have the right to request a reclassification of his property or a change in the regulations applicable thereto. Applications shall be made to the Planning Commission on the forms provided by the Planning Department, shall supply all required information, and shall be accompanied by a filing fee of \$225.00.

SECTION 20.3. Amendments to this ordinance may be adopted by the Board of Supervisors in the same manner as any other ordinance, except that whenever an amendment proposes to change property from one zone to another, or to impose, remove or modify any of the following regulations:

- (a) Regulate the use of buildings, structures and land as between agriculture, industry, business, residence and other purposes.
- (b) Regulate signs and billboards.
- (c) Regulate location, height, bulk, number of stories and size of buildings and structures; the size and use of lots, yards, courts and other open spaces; the percentage of a lot which may be occupied by a building or structure; the intensity of land use.
- (d) Establish requirements for off-street parking and loading.
- (e) Establish and maintain building setback lines.
- (f) Create civic districts around civic centers, public parks, public buildings or public grounds and establish regulations therefor,

the amendment to the ordinance shall be adopted in the following manner:

- (1) The Planning Commission shall hold a public hearing on the proposed amendment. Notice of the time and place of the hearing, including a general explanation of the matter to be considered and a general description of the area affected, shall be given at least 10 calendar days before the hearing, by publication once in a newspaper of general circulation, published and circulated in the County and may be given by mailing notice through the United States mails, with postage prepaid, to property owners within a 300 foot radius of the exterior boundaries of the area that would be affected by the proposed amendment. When notice is given by mailing, property owners

and their addresses shall be ascertained from the last adopted tax roll of the County.

- (2) After the hearing the Planning Commission shall render its decision and transmit it to the Board of Supervisors by written recommendation, including therein the reasons for the recommendation. A copy of the recommendation shall be mailed to the applicant and proof thereof shall be shown on original transmitted to the Board of Supervisors. If the Commission does not reach a decision due to a tie vote, that fact shall be reported to the Board of Supervisors and the failure to reach a decision shall be deemed a recommendation against the proposed amendment.
- (3) Upon receipt of the recommendation of the Planning Commission, the Clerk of the Board of Supervisors shall take the following action:
 - (a) If the Planning Commission has recommended the approval of an amendment to change property from one zone to another, or the approval of an amendment to impose, remove or modify one of the above-listed regulations, the Clerk shall set the matter for public hearing before the Board of Supervisors at the earliest convenient day, and shall give notice of the time and place of the hearing in the same manner as notice was given of the hearing before the Planning Commission.
 - (b) If the Planning Commission has recommended against the adoption of an amendment to change property from one zone to another, or against the adoption of an amendment to impose, remove or modify one of the above-listed regulations, the Clerk shall place the Planning Commission's recommendation on the Board of Supervisors' agenda for the next regular meeting which is held 5 or more days after receipt thereof. No further action shall be taken on the matter unless the property owner, if the matter is a zone change recommendation, files a written request for a public hearing with the Clerk of the Board within 5 days after that meeting of the Board, or unless the Board of Supervisors shall order the matter set for public hearing. If the Board of Supervisors so orders, or if the property owner, when the matter is a zone change recommendation, files a written request for a public hearing, the Clerk of the Board shall set the matter for public hearing before the Board of Supervisors at the earliest convenient day and shall give notice of the time and place of the hearing in the same manner as is provided for giving notice of the hearing before the Planning Commission.

- (4) After the hearing the Board of Supervisors shall render its decision and may approve, modify or disapprove the recommendation of the Planning Commission; provided, however, that any proposed modification of the Planning Commission's recommendation shall first be referred to the Planning Commission for a report and recommendation. The Planning Commission shall not be required to hold a public hearing thereon, and failure of the Planning Commission to report within 40 days after the reference, or such longer period of time as may be specified by the Board of Supervisors, shall be deemed to be an approval of the proposed modification.
- (5) Any hearing of the Planning Commission or Board of Supervisors may be continued from time to time.

ADOPTED: September 22, 1960
AMENDED EFFECTIVE: May 31, 1967 (Ord. 348.506)
AMENDED EFFECTIVE: November 15, 1967 (Ord. 348.531)

To: All holders of Riverside County Zoning Ordinance No. 348

Re: Thirteenth Revision of Ordinance Book

The accompanying pages cover amendments to Ordinance 348 as amended by Ordinance 348.533 and Ordinance 348.534, both effective December 6, 1967.

Your copy will be brought up to current status by following these instructions:

1. Remove Article X (two pages) and insert two new pages, X-1 and X-2.
2. Remove first, second, fourth and seventh pages of Article XIII and insert new first, second, fourth and seventh pages, XIII-1, XIII-2, XIII-4 and X-III-7.
3. Remove Article XIV (one page) and insert two new pages, XIV-1 and XIV-2.
4. Remove third, fourth, fifth, sixth and seventeenth pages of Article XVIII and insert new third, fourth, fifth, sixth, sixth-A and seventeenth pages, XVIII-3, XVIII-4, XVIII-5, XVIII-6, XVIII-6A and XVIII-17.

Additional copies for a fee of \$.30 may be obtained from:

DONALD D. SULLIVAN
County Clerk
P. O. Box 431
Riverside, California 92502

OR

Room 116, Courthouse
Riverside, California

ARTICLE X

C-P ZONE (RESTRICTED COMMERCIAL)

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

SECTION 10.1. USES PERMITTED.

- (a) Any use permitted in the C-1 Zone.
- (b) Outdoor advertising, 300-foot interval.

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.

Subsections (b), (c) and (d) deleted by Ord. 348.533.

- (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 one or more of the following conditions exists, the requirement in Subsection (a) of this Section for a service road shall be waived and only a setback of equal width to a service road shall be 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 interference with through traffic on the adjacent public road.
- (g) Unless otherwise set forth in the conditions of approval, each approval of a plot plan under this section shall be valid only

for a period of one year following the final approval of said plot plan, unless the construction authorized or the occupancy and use authorized has been substantially completed prior to the expiration of said year.

SECTION 10.3. DEVELOPMENT STANDARDS. Same as C-1 Zone.

AMENDED EFFECTIVE: September 4, 1962

AMENDED EFFECTIVE: November 10, 1965 (Ord. 348.401)

AMENDED EFFECTIVE: December 6, 1967 (Ord. 348.533)

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) Any use permitted in the R-1 Zone.
- (b) The following uses are permitted on parcels of land not less than 20,000 square feet in size, upon approval of a plot plan pursuant to Section 18.30. The plot plan approval may include conditions requiring fencing and landscaping of the parcel to assure that the use is compatible with the surrounding area.
 - (1) Grange, civic, and community halls.
 - (2) Farm labor camps.
 - (3) Churches, temples, or other structures used primarily for religious worship.
 - (4) Private schools.
 - (5) Libraries.
 - (6) Public utility facilities.
 - (7) Canning, freezing, packing plants and drying yards not in conjunction with a farming operation.

Subsection (c) deleted by Ord. 348.534.

(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. No commercial poultry operation shall be established on a parcel containing less than 9 acres or with a width of less than 300 feet, and all poultry buildings and structures shall be set back a minimum of 25 feet from the rear and side lines of the parcel and 50 feet from any public road or highway.

No existing commercial poultry operation on a parcel of land containing less than 9 acres shall be maintained or continued beyond the period specified in Section 18.6 except in accordance with the following provisions. An automatic exception from this prohibition is hereby granted for an existing commercial poultry operation on a parcel of land containing 5 acres or more and having a minimum frontage of 200 feet, subject to the following conditions:

- a. The use shall terminate in 25 years unless within that period the size of the parcel shall be increased to 9 acres or more, all under the same ownership.
- b. The use shall terminate permanently if discontinued for a continuous period of 1 year.
- c. Unless the size of the parcel has been increased to 9 acres or more, all under the same ownership, the use shall not be expanded, either by the enlargement or addition of any structure, building, facility or equipment, or by the utilization of any additional land, unless an application shall have been filed, accompanied by a fee of \$50.00, and a permit for such expansion obtained in accordance with the procedures in Section 18.26 hereof. Such permit shall not be refused if the applicant shall

being conducted where there is an existing dwelling within 200 feet of such boundary. Similar screen planting or fencing shall be placed along each boundary of a parcel upon which new commercial poultry operations are commenced where there is an existing dwelling within 200 feet of such boundary.

- (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 the provisions of Ordinance 431), or other farm stock or animals, including the supplementary feeding thereof. For the purpose of determining the permissible number of hogs on a parcel, both weaned and unweaned hogs shall be counted. On parcels up to 5 acres, not more than 5 such animals per acre shall be maintained. On parcels over 5 acres and up to 20 acres, not more than 10 such animals per acre shall be maintained. On parcels over 20 acres, not more than 20 such animals per acre shall be 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

- (i) Migrant Agricultural Worker Mobilehome Parks, subject to the issuance of a conditional use permit pursuant to the procedure set forth in Article III.

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 nonconforming 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) percent 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 lots 70 feet or less in width, or where lots 70 feet or less in width existed prior to the effective date of the A-1 Zone affecting the particular parcel, side yards for all structures shall be a minimum of five 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. The minimum lot area is 7200 square feet unless a different minimum area is specified for a particular area or use, provided, however, that the uses listed in Section 13.2(b) are not subject to minimum area requirements that exceed 20,000 square feet.

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

SECTION 13.10. REAR YARD REQUIREMENTS. 10 feet for all structures.

AMENDED EFFECTIVE: January 15, 1964 (Ord. 348.251)

AMENDED EFFECTIVE: June 16, 1965 (Ord. 348.371)

AMENDED EFFECTIVE: September 15, 1965 (Ord. 348.391)

AMENDED EFFECTIVE: January 19, 1966 (Ord. 348.422)

AMENDED EFFECTIVE: July 27, 1966 (Ord. 348.459)

AMENDED EFFECTIVE: December 6, 1967 (Ord. 348.534)

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) Commercial poultry operations, without an acreage limitation.
- (b) Dairy farms.
- (c) Livestock sales yard, commercial stable, riding academy, menagerie, animal hospital, commercial dog kennel, fruit or vegetable packing plant, public fairgrounds and usual commercial use appurtenant thereto.
- (d) Hog ranches, subject to provisions of other ordinances.
- (e) Subject to permit in the manner provided by Sections 3.2 to 3.6:
 - (1) Commercial cattle feeding yards.
- (f) Any other agricultural use.
- (g) Any use, other than agricultural, permitted in the A-1 Zone.
- (h) Not more than two on-site signs advertising products raised or produced or services rendered thereon, provided the area of each sign does not exceed 100 square feet.
- (i) The following uses are permitted upon approval of a plot plan pursuant to Section 18.30, which approval may include conditions requiring fencing and landscaping of the parcel to assure that the use is compatible with the surrounding area.
 - (1) Grange, civic, and community halls.
 - (2) Farm labor camps.
 - (3) Churches, temples, or other structures used primarily for religious worship.
 - (4) Private schools.
 - (5) Libraries.
 - (6) Public utility facilities.
 - (7) Canning, freezing, packing plants and drying yards not in conjunction with a farming operation.

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. The minimum lot area is 20,000 square feet unless a different minimum area is specified for a particular area or use, provided, however, that the uses listed in Section 14.2 (i) are not subject to minimum area requirements that exceed 20,000 square feet.

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

AMENDED EFFECTIVE: December 18, 1963 (Ord. 348.242)

AMENDED EFFECTIVE: December 22, 1965 (Ord. 348.414)

AMENDED EFFECTIVE: July 27, 1966 (Ord. 348.459)

AMENDED EFFECTIVE: December 6, 1967 (Ord. 348.534)

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. No use shall be deemed to have become nonconforming by virtue of decreased lot size resulting solely from the acquisition of any portion of the lot for public road or storm or drainage channel purposes or the adoption of any specific plan for such a purpose.

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 floor area of not less than 750 square feet, exclusive of unroofed portions and garages, and shall conform to the yard requirements of the zone in which such dwelling is first or primarily permitted, except that the minimum floor area of the additional dwelling permitted in the R-1A Zone shall be 480 square feet.

SECTION 18.12. OFF-STREET VEHICLE PARKING. Off-street vehicle parking shall be provided in accordance with this section when the subject building or structure is constructed or the use is established. Additional off-street parking shall be provided in accordance with this section if an existing building is altered, or dwelling units, apartments or guest rooms are added, or a use is intensified by the addition of floor space or seating capacity, or there is a change of use, at the time of such alteration, addition, intensification or change of use.

(a) Location of Off-Street Parking Facilities.

- (1) Residential Uses. Required parking shall be located on the same parcel of land as the residential building which the parking is to serve, and on that portion of the parcel where the erection of garages or carports is permitted.
- (2) All Other Uses. Required parking shall be located on the same parcel of land as the use for which the off-street parking is to serve or on an adjoining parcel of land; except that it may be located on a parcel across an alley if the nearest boundary of the parking facilities is not more than 300 feet from the use it is to serve and the parcel is in a commercial zone. Two or more commercial or industrial uses may jointly develop and use required parking facilities, but the minimum off-street parking required for each individual use shall remain the same and must be provided.

(b) Development Standards for Off-Street Parking Facilities.

The following standards shall apply to the development of all parking facilities, whether the space is required or optional.

- (1) Surfacing. All parking areas and driveways used for access thereto shall be surfaced as follows:
 - a. One and two-family residences. Where the residences are located on parcels less than 10,000 square feet in area, all parking areas and driveways shall be paved with concrete, asphaltic concrete, brick, or equal surfacing. If the parcel is 10,000 square feet in area, or larger, all parking areas and driveways may be improved with at least three inches of compacted decomposed granite, or equal.
 - b. Multi-family, commercial, and industrial uses.
 1. Where 25% or more of the primary street frontage within 660 feet in each direction from the subject property, counting both sides of the street, is in commercial, mobilehome park, multi-family residential, or industrial use, all parking areas and driveways shall be paved with:
 - a) Concrete surfacing with a minimum thickness of $3\frac{1}{2}$ inches and shall include expansion joints, or
 - b) Asphaltic concrete surfacing compacted to a minimum thickness of two inches.
 2. In all other cases, the parking areas and driveways shall be treated with not less than $\frac{1}{2}$ gallon per square yard of penetration coat oil, followed within six months by application of $\frac{1}{4}$ gallon per square yard of seal coat oil, placed on a base of decomposed granite, or equal, compacted to a minimum thickness of three inches.
 - c. If the property fronts on an unpaved street, all surfacing requirements are deleted, except that all parking areas and driveways shall be improved with at least three inches of compacted decomposed granite, or equal.
- (2) Marking of paved or oiled parking areas.
 - a. If 5 or more parking spaces are provided, each space shall be clearly marked with white paint or other easily distinguishable material.
 - b. If 10 or more parking spaces are provided, and one-way aisles are used, directional signs or arrows painted on the surface shall be used to properly direct traffic.
- (3) Grading. All parking areas and driveways shall be graded to prevent ponding and to minimize drainage run-off from entering adjoining property without the permission of the owner of the adjoining property.
- (4) Lighting. Parking area lighting is not required; however, if parking areas are lighted, such lighting facilities shall be located, with hoods provided and adjusted, so as to preclude the direct glare of the lights from shining directly onto adjoining property or streets.

- (5) Walls. All paved parking areas, other than those required for residential uses, which adjoins property zoned R-1, R-1A, R-2, R-2A, R-3, R-A, R-T, or R-T-A, shall have a six-foot high solid masonry wall installed in such manner as to preclude a view of the parking area from such adjoining property, except that any walls within 10 feet of any street or alley shall be 30 inches high.
- (6) Landscaping. Whenever any parking area, except that provided for one family dwellings, adjoins a street right-of-way, a five-foot wide planting strip between the right-of-way and the parking area shall be established, and continuously maintained and landscaped. Any planting within 10 feet of an entry or exit driveway shall not be permitted to grow higher than 30 inches.
- (7) Circulation and Parking Space Layout. All parking areas shall be designed as follows:
 - a. The location and dimensions of aisle areas adjacent to parking spaces shall be arranged in accordance with the minimum parking standards adopted by the Planning Commission.
 - b. For all uses other than one-family and two-family dwellings, the parking layout shall be arranged so as to permit vehicles to move out of the parking area without backing onto a street. For all uses other than one-family and two-family dwellings, driveways which are more than 100 feet long or which lead to parking areas with more than 10 parking spaces shall be not less than 20 feet wide. All other driveways shall be not less than 10 feet wide.
 - c. Modification of Circulation and Parking Space Layout. The Planning Director may, without notice or hearing, permit modifications to the Circulation and Parking Layout requirements where topographic or other physical conditions made it impractical to require strict compliance with these requirements.
- (c) Number of Required Parking Spaces. The minimum number of off-street parking spaces to be provided is established as follows:
 - (1) One-family dwellings, one space for each dwelling.
 - (2) Multiple-family dwellings, and apartment houses, one space for each dwelling unit.
 - (3) Hotels, motels, clubs, guest ranches, and similar uses, one space for each guest room or apartment.
 - (4) Churches, auditoriums, theaters, stadiums, night clubs, school multipurpose rooms, and other places of public assembly, one space for each three seats; one seat being hereby defined as an area of $7\frac{1}{2}$ square feet in the main room or place of assembly.
 - (5) Hospitals, one space for each bed.
 - (6) Homes for the aged, sanitariums, and convalescent homes, one space for each three beds.
 - (7) General business under 2000 square feet of sales or display area, one space for each 250 square feet of sales or display area.
 - (8) General business with 2000 square feet or over of sales or display area, one space for each 150 square feet of sales or display area.

- (9) Furniture and appliance stores, one space for each 750 square feet of sales or display area.
- (10) Automobile, boat, mobilehome or trailer sales or rental; retail nurseries and other commercial uses not in a building or structure, one space for each 2000 square feet of display area.
- (11) Bowling alleys, 3 spaces for each alley.
- (12) Offices, business and professional, one space for each 250 square feet of floor area, excluding public corridors and stairways.
- (13) Dining rooms, bars, taverns, restaurants, cafes, and similar uses involving the seating and serving of the public, one parking space for each 45 square feet of serving area. The serving area shall include the entire room or rooms within which serving is conducted.
- (14) Drive-in restaurants, one space for each 30 square feet of gross floor area in the building.
- (15) Industrial uses, one space for each two employees on the largest shift, plus one space for each vehicle kept in connection with the use.
- (16) Day child care centers, one space for each two employees plus one space for each five children the facility is designed to accomodate.
- (17) Schools, private accredited general curricular, through ninth grade, $1\frac{1}{2}$ parking spaces per classroom plus any applicable requirement in Subparagraph (4) above.
- (18) Schools, private accredited general curricular, tenth grade through twelfth grade, ten parking spaces per classroom.
- (19) Colleges, business, professional, and trade schools, one space for each two students which the facility is designed to accomodate.

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. The loading space area shall be paved in the same manner as is required for the parking area for the particular use, pursuant to Section 18.12.

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. This general provision shall prevail over any specific setback stated in Zones C-1, C-2, M-1, A-1, A-2.

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 agricultural structures in the A-1 and 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.
- (i) For the purposes of Section 18.18, where a lot is in a zone permitting trailers for residential purposes and where the property is subject to deed restrictions limiting the use of the property to trailers for residential purposes, the trailer shall be deemed to be a 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:

- (b) As a condition to approval of a minor deviation, the Planning Director may require the performance of such conditions as are determined to be necessary to assure that the granting of the modification will not be detrimental to the public health, safety and general welfare or to property in the vicinity of the parcel for which the modification is requested, including the following conditions:
- (1) Regulation of points of vehicle ingress and egress to the property.
 - (2) Require any necessary landscaping, fencing or walls.
 - (3) Establish a time period within which the modification is to be used and required conditions are to be completed.
- (c) The decision of the Planning Director to deny a requested modification, or to impose conditions to approval of a modification, shall not be subject to appeal. However, if the applicant does not concur in the decision, he may, if he desires to do so, file an application for a variance, in which case the application for a minor deviation shall not become a part of the record in the hearing on the variance.

AMENDED EFFECTIVE: 1-15-64 (Ord. 348.251)
3-10-64 (Ord. 348.261)
4-15-64 (Ord. 348.265)
11-10-65 (Ord. 348.401)
1-19-65 (Ord. 348.422)
6-16-66 (Ord. 348.446)
7- 6-66 (Ord. 348.455)
9-27-67 (Ord. 348.528)
11-15-67 (Ord. 348.531 & Ord. 348.532)
12- 6-67 (Ord. 348.533 & Ord. 348.534)

To: All holders of Riverside County Ordinance No. 348

Re: Fourteenth Revision of Ordinance Book

The accompanying pages cover amendments to Ordinance 348 as amended by Ordinance 348.545, effective February 21, 1968.

Your copy will be brought up to current status by following these instructions:

1. Remove second and seventeenth pages of Article XVIII and insert new second and seventeenth pages, XVIII-2 and XVIII-17.

Additional copies for a fee of \$.15 may be obtained from:

DONALD D. SULLIVAN
County Clerk
P. O. Box 431
Riverside, California

OR

Room 116, Courthouse
Riverside, California

lot is improved with a concrete slab or wooden decking of at least 200 square feet and a ramada or a cabana, 10 years.

7. Commercial poultry operations, unless specified otherwise as a condition to a continued use in a particular zone or zones, 15 years.
 8. Dairy farms and all structures appurtenant thereto, 30 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 nonconforming use.
 - (d) Any part of a building or land occupied by a nonconforming use, which use is discontinued for one (1) year or more, shall thereafter be used in conformity with the provisions of this ordinance and the nonconforming right shall be lost.
 - (e) A nonconforming use of property may be changed to another nonconforming use of a more restrictive classification, provided no structural alterations are made, and that application is made to the Commission for the change of use and allowed by resolution of record. Each application shall be accompanied by a filing fee of \$50.00.

SECTION 18.7. BUILDING 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 or structure 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 or structure at the time such damage occurred. Reasonable value shall be as determined by the Commission.

ARTICLE XVb

N-A ZONE - NATURAL ASSETS

SECTION 15.200. USES PERMITTED.

- (a) One-family dwellings, guest dwellings, automobile storage garages, accessory buildings.
- (b) Field and tree crops.
- (c) The grazing only of cattle, horses, sheep or goats, subject to the following restrictions:
 - (1) Not more than 2 animals for each acre shall be permitted.
 - (2) The limitation on the amount of animals shall apply to mature breeding stock and maintenance stock, and shall not apply to the offspring of such stock, if such offspring are being kept, fed and maintained solely for sale, marketing or slaughtering at the earliest practical age. The permissible number of animals per parcel of land shall be computed upon the basis of the nearest equivalent ratio.
- (d) Apiaries.
- (e) Golf courses with standard length fairways, and customary appurtenant facilities, including club houses, restaurants, and retail shops.
- (f) Mobilehomes, located on a parcel being farmed, which are occupied by the owner or operator of the farm, or employees thereof.
- (g) Riding academies and stables, commercial and non-commercial.
- (h) Fishing lakes, commercial and non-commercial.
- (i) The following uses shall be permitted, upon approval of a plot plan pursuant to Section 18.30, on parcels of land not less than 7200 square feet in size, with a minimum front yard depth of 20 feet and minimum side and rear yard depths of 10 feet:
 - (1) Public utility substations.
 - (2) Water wells and appurtenant pump houses.
 - (3) Picnic grounds for day use only.
 - (4) Museums and menageries, commercial and non-commercial.

SECTION 15.201. DEVELOPMENT STANDARDS. The following shall be the standards of development in the N-A Zone, except for the above-listed uses that are specifically allowed a lesser standard:

- (a) Minimum lot size. 20 acres with a minimum gross width of 400 feet.
- (b) Minimum yard depths. Front 100 feet, sides 50 feet, rear 50 feet.
- (c) Maximum building height. 20 feet.

ADDED EFFECTIVE: April 17, 1968 (Ord. 348.557)

(b) Development Standards for Off-Street Parking Facilities.

The following standards shall apply to the development of all parking facilities, whether the space is required or optional.

- (1) Surfacing. All parking areas and driveways used for access thereto shall be surfaced as follows:
 - a. One and two-family residences. Where the residences are located on parcels less than 10,000 square feet in area, all parking areas and driveways shall be paved with concrete, asphaltic concrete, brick, or equal surfacing. If the parcel is 10,000 square feet in area, or larger, all parking areas and driveways may be improved with at least three inches of compacted decomposed granite, or equal.
 - b. All other uses.
 1. Where 25% or more of the primary street frontage within 660 feet in each direction from the subject property, counting both sides of the street, is in commercial, mobilehome park, multi-family residential, or industrial use, all parking areas and driveways shall be paved with:
 - a) Concrete surfacing with a minimum thickness of $3\frac{1}{2}$ inches and shall include expansion joints, or
 - b) Asphaltic concrete surfacing compacted to a minimum thickness of two inches.
 2. In all other cases, the parking areas and driveways shall be treated with not less than $\frac{1}{2}$ gallon per square yard of penetration coat oil, followed within six months by application of $\frac{1}{4}$ gallon per square yard of seal coat oil, placed on a base of decomposed granite, or equal, compacted to a minimum thickness of three inches.
 - c. If the property fronts on an unpaved street, all surfacing requirements are deleted, except that all parking areas and driveways shall be improved with at least three inches of compacted decomposed granite, or equal.
- (2) Marking of paved or oiled parking areas.
 - a. If 5 or more parking spaces are provided, each space shall be clearly marked with white paint or other easily distinguishable material.
 - b. If 10 or more parking spaces are provided, and one-way aisles are used, directional signs or arrows painted on the surface shall be used to properly direct traffic.
- (3) Grading. All parking areas and driveways shall be graded to prevent ponding and to minimize drainage run-off from entering adjoining property without the permission of the owner of the adjoining property.
- (4) Lighting. Parking area lighting is not required; however, if parking areas are lighted, such lighting facilities shall be located, with hoods provided and adjusted, so as to preclude the direct glare of the lights from shining directly onto adjoining property or streets.

- (b) As a condition to approval of a minor deviation, the Planning Director may require the performance of such conditions as are determined to be necessary to assure that the granting of the modification will not be detrimental to the public health, safety and general welfare or to property in the vicinity of the parcel for which the modification is requested, including the following conditions:
- (1) Regulation of points of vehicle ingress and egress to the property.
 - (2) Require any necessary landscaping, fencing or walls.
 - (3) Establish a time period within which the modification is to be used and required conditions are to be completed.
- (c) The decision of the Planning Director to deny a requested modification, or to impose conditions to approval of a modification, shall not be subject to appeal. However, if the applicant does not concur in the decision, he may, if he desires to do so, file an application for a variance, in which case the application for a minor deviation shall not become a part of the record in the hearing on the variance.

AMENDED EFFECTIVE: 1-15-64 (Ord. 348.251)
3-10-64 (Ord. 348.261)
4-15-64 (Ord. 348.265)
11-10-65 (Ord. 348.401)
1-19-66 (Ord. 348.422)
6-16-66 (Ord. 348.446)
7- 6-66 (Ord. 348.455)
9-27-67 (Ord. 348.528)
11-15-67 (Ord. 348.531 & Ord. 348.532)
12- 6-67 (Ord. 348.533 & Ord. 348.534)
2-21-68 (Ord. 348.545)

To: All holders of Riverside County Zoning Ordinance No. 348.

Re: Fifteenth Revision of Ordinance Book

The accompanying pages cover amendments to Ordinance No. 348 as amended by Ordinances 348.556 and 348.557, effective April 17, 1968.

Your copy will be brought up to current status by following these instructions.

1. Remove face sheet and table of contents and replace with new face sheet and table of contents.
2. Remove fourth page of Article IV and insert new page, IV-4.
3. Remove first and third pages of Article VI and insert new pages VI-1 and VI-3.
4. Remove first and third pages of Article VIIIb and insert new pages VIIIb-1 and VIIIb-3.
5. Remove ARTICLE XV, 4 pages, and insert five new pages, XV-1 through XV-5.
6. Insert new ARTICLE XVb, 1 page, immediately behind ARTICLE XVa.
7. Remove fourth, fifteenth and seventeenth pages of Article XVIII and insert new pages, XVIII-4, XVIII-15, XVIII-17 and XVIII-18.
8. Remove ninth and eleventh pages of Article XXI and insert new pages XXI-9 and XXI-11.

Additional copies may be obtained from

DONALD D. SULLIVAN
County Clerk
P. O. Box 431
Riverside, California 92502

or

Room 116, Courthouse
Riverside, California

Fee for additional copies is \$.35 per set.

ORDINANCE NO. 348
Z O N I N G O R D I N A N C E
OF THE
COUNTY OF RIVERSIDE

Price \$2.00
Plus nominal charge for subsequent amendments.

For information regarding zoning in unincorporated areas
of Riverside County, call

THE RIVERSIDE COUNTY PLANNING COMMISSION

Room 101, Hall of Records
4080 Lemon Street
Riverside, California 92501
Phone: 787-6181

Desert Office:

46-209 Oasis Street
Indio, California 92201
Phone: DI7-8511

This Ordinance is subject to frequent amendment and has
been prepared in loose leaf form so that it can be main-
tained on a current basis. Amendments will be prepared
to permit substitution of new pages for obsolete portions
and will be available at a nominal charge in the office of
the Clerk of the Board of Supervisors, Room 116, Court-
house, Riverside, California.

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ARTICLE VI

R-1 ZONE (ONE-FAMILY DWELLINGS)

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

SECTION 6.1. USES PERMITTED:

- (a) One-family dwellings, not including mobilehomes. More than one one-family dwelling may be erected on a lot, upon approval of a plot plan pursuant to Section 18.30, if the lot contains not less than 7200 square feet of net area for each dwelling, and the proposed development will maintain the character and integrity of the area in which such dwellings are to be erected.
- (b) Private garage for the accomodation of not more than four (4) automobiles.
- (c) Field crops, 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. Real estate offices, barber shops, and beauty parlors shall not be considered home occupations.
- (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.

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) percent 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 yard need not exceed twenty (20) percent 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. (Deleted).

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

AMENDED EFFECTIVE: 1-15-64 (Ord. 348.251)

AMENDED EFFECTIVE: 5- 6-64 (Ord. 348.275)

AMENDED EFFECTIVE: 4-17-68 (Ord. 348.556)

ARTICLE VIIIb

R-T ZONE (MOBILEHOME PARK SUBDIVISION)

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

SECTION 8.50. USES PERMITTED. Only the following uses shall be permitted in all R-T Zones.

- (a) Mobilehomes for residential use together with the normal accessory uses such as a cabana, ramada, patio slab, car port or garage, and a storage and washroom building. In no event shall more than one mobilehome be used for residential purposes on a lot.
- (b) Private and public utilities.
- (c) Community recreation facilities for the use of individual lot owners within the subdivision may be developed after provisions for their continued and proper operation have been approved by the Planning Commission. The maintenance of the community recreation and service areas shall be assured by provisions in the deeds, such as covenants running with the land, providing for participation by the individual lot owners in the responsibility and cost thereof.
- (d) Temporary real estate tract offices, to be used only during the original sale of the subdivision, but not to exceed a period of one year.

SECTION 8.51. DEVELOPMENT STANDARDS. The following shall be the minimum standards of development within the R-T Zone.

- (a) No real property in an R-T Zone shall be used for the purposes permitted in this Article until a subdivision has been recorded pursuant to all of the provisions of the Riverside County Subdivision Ordinance.
- (b) Setbacks shall be 20 feet in front, 5 feet on the side, and 5 feet in the rear. Building height shall be as in the R-1 Zone.
- (c) The minimum lot size shall be 7200 square feet, with a minimum average width of 60 feet, a minimum average depth of 100 feet, and not less than 35 feet street frontage.
 - (1) Lots that do not front on a street shall be permitted only upon a finding that it is impractical, due to topographical conditions, terrain or configuration of the parcel of land to develop full

Commission. The minimum standards shall be:

- (1) A legal entity, such as a corporation or community association, shall be responsible for the maintenance of the system.
- (2) The owners of the individual lots shall, as a condition of ownership of said lots, be required to participate in the legal entity, or be otherwise responsible to said legal entity for the cost of performing the necessary maintenance.
- (3) If such a community sewage system is installed, all mobilehomes in the subdivision shall be connected to the system.

SECTION 8.53. DEFINITIONS.

- (a) Mobilehome. Mobilehome means a modern trailer with a minimum area of 320 square feet, containing flush type toilets and other sanitary facilities.
- (b) Washroom. Washroom means any building which contains individual laundry facilities and/or bathroom facilities, but does not include kitchen facilities.
- (c) Cabana. Cabana means a structure containing not more than 700 square feet, not containing a kitchen.

ADOPTED: February 19, 1962

AMENDED EFFECTIVE: March 30, 1965 (Ord. 348.356)

AMENDED EFFECTIVE: April 17, 1968 (Ord. 348.556)

ARTICLE XV

W-1 ZONE - WATERCOURSE, WATERSHED

AND CONSERVATION AREAS

W-2 ZONE - CONTROLLED DEVELOPMENT AREAS

SECTION 15.1. W-1 ZONE (WATERCOURSE AREA) 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 Board of Supervisors. In either of these two instances, the property may thereafter be reclassified into any other zone pursuant to regular zoning procedure.

SECTION 15.3. USES PERMITTED.

(a) The following uses are permitted in the W-1 Zone:

- (1) Field, tree, and bush crops; flower and herb gardening.
- (2) Apiaries.
- (3) The grazing only, of cattle, horses, sheep and goats and similar livestock, subject to the restrictions as to the amount of animals per acre set forth in Section 13.2(d) (3), (A-1 Zone).
- (4) Golf courses and other outdoor recreational facilities, but not including the construction of buildings and not including firearm ranges, or racing or competitive events other than between humans.

(b) The following uses shall be permitted provided a permit has first been obtained pursuant to the provisions of Article III of this ordinance:

- (1) Airports and heliports.
- (2) Extractive industries affecting the earth's surface, such as open borrow pits and quarrying operations.
- (3) Exploratory oil drilling, producing oil wells, oil storage tanks and appurtenant facilities, but not including refineries.
- (4) Racing and competition events other than between humans.

SECTION 15.50. W-2 ZONE. (CONTROLLED DEVELOPMENT AREA) STATEMENT OF POLICY. There are certain areas in the County which by virtue of their peculiar character with respect to location, climatic conditions, topography, and natural resources are unique. The Board of Supervisors finds that such areas should be developed only after approval of the type and method of use in the manner hereinafter set forth.

SECTION 15.51. USES PERMITTED IN W-2 ZONE.

(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 shall be permitted provided approval of a plot plan shall first have been obtained pursuant to the provisions of Section 18.30:

- (3) Hotels, motels, and apartment buildings.
- (4) Guest ranches.
- (5) 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.

(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 .
- (8) Public and private camp grounds .
- (9) Migrant Agricultural Worker Mobilehome Parks .
- (10) Race tracks, including but not limited to contests between automobiles, horses, go-carts, and motorcycles, but not including contests between human beings only .

- (11) Motorcycle scramble courses.
 - (12) Commercial fairgrounds and exhibitions.
 - (13) Drive-in theaters.
 - (14) Rifle, pistol, or trapshooting ranges.
- (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, including:
 - (a) Grazing, feed yards, salesyards, 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 acres, including the area to the center of the adjacent streets, shall be the minimum lot used for any purposes except as follows:

- (a) Public utility uses as set forth in Section 15.51.
- (b) Where a subdivision map has been recorded pursuant to all provisions of Riverside County Ordinance No. 460, including a report regarding flood hazard from the public agency having jurisdiction.
- (c) Where a development plan has been approved by the Planning Commission pursuant to the following standards:
 - (1) The development plans shall be drawn to scale and show the complete boundaries of the subject property, adjacent streets and easements, drainage structures, existing utility facilities, and other features affecting the use of the property.

- (2) The plan shall show the proposed use, including access easements. Supplementary information describing available utilities and sources of water supply shall accompany the map.
 - (3) Use shall be made under a development plan within one year or its approval shall be void.
 - (4) Where an easement serves 2 or more sites the easement shall be improved in a manner to assure that proper access and drainage will be maintained.
- (d) In no event shall any lot or parcel of land in Zone W-2, whether in a subdivision, record of survey development plan, or acreage be divided into 2 or more lots or parcels of less than 5 acres each until the applicable regulations of Subsections (b) or (c) have been complied with.

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.

AMENDED EFFECTIVE: September 4, 1962

AMENDED EFFECTIVE: June 16, 1965 (Ord. 348.371)

AMENDED EFFECTIVE: March 23, 1966 (Ord. 348.427)

AMENDED EFFECTIVE: July 27, 1966 (Ord. 348.459)

AMENDED EFFECTIVE: April 17, 1968 (Ord. 348.556)

logical development of the surrounding property, including the consideration of the location of streets, the avoidance of traffic congestion and topographical and drainage conditions.

(c) Appeals. An applicant may appeal from the decision of the Planning Director by the following procedure:

- (1) Appeal to Planning Commission. Within 30 calendar days after the date of the mailing of the decision by the Planning Director, the applicant may appeal in writing to the Planning Commission, on the form provided by the Planning Department. Upon receipt of a completed appeal, the Planning Director shall set the matter for hearing before the Planning Commission, not less than 5 days nor more than 30 days thereafter, and shall give written notice of the hearing, by mail, to the appellant. The Planning Commission shall render its decision within 30 days following the close of the hearing on the appeal and a copy thereof shall be mailed to the appellant.
- (2) Appeal to Board of Supervisors. Within 30 calendar days after the date of the mailing of the Planning Commission's decision, the appellant may appeal that decision, in writing, to the Board of Supervisors, on the forms provided by the Planning Department. Upon receipt of a completed appeal, the Clerk of the Board shall set the matter for hearing before the Board of Supervisors not less than 5 days nor more than 30 days thereafter and shall give written notice of the hearing to the appellant and the Planning Director. The Board of Supervisors shall render its decision within 30 days following the close of the hearing on the appeal.
- (d) Approval Period. The approval of a plot plan shall be valid for a period of one year from its effective date, within which time the construction authorized must be substantially begun or the occupancy authorized be in use; otherwise the approval shall be void and of no effect.

SECTION 18.31. REFUNDS. If the County of Riverside loses jurisdiction of a pending proceeding for change of zone because all of the lands affected are annexed to or incorporated within a city, the proceeding is terminated. Any applicant who paid the filing fee for such proceeding shall upon filing timely claim be entitled to a refund in accordance with the following schedule:

\$35.00 if the proceeding is terminated before adoption of an ordinance changing the zone.

- (b) As a condition to approval of a minor deviation, the Planning Director may require the performance of such conditions as are determined to be necessary to assure that the granting of the modification will not be detrimental to the public health, safety and general welfare or to property in the vicinity of the parcel for which the modification is requested, including the following conditions:
 - (1) Regulation of points of vehicle ingress and egress to the property.
 - (2) Require any necessary landscaping, fencing or walls.
 - (3) Establish a time period within which the modification is to be used and required conditions are to be completed.
- (c) The decision of the Planning Director to deny a requested modification, or to impose conditions to approval of a modification, shall not be subject to appeal. However, if the applicant does not concur in the decision, he may, if he desires to do so, file an application for a variance, in which case the application for a minor deviation shall not become a part of the record in the hearing on the variance.

SECTION 18.34. ACCESS TO REAR LOTS. No structure shall be erected on any lot in any zone, if the lot does not front upon a public street, except upon approval of a plot plan pursuant to Section 18.30, or unless specifically permitted pursuant to the Riverside County Subdivision Ordinance. As a condition to approval of the plot plan, a 30 foot wide access easement that is dedicated to public use and which leads to a public street shall be recorded in the Official Records of the County Recorder. The same easement shall also be established upon the subject lot to provide access to any remaining rear lots that do not have another permanent means of access to a public street. The 30 foot easement width may be reduced to not less than 20 feet where the Planning Director finds that due to topography or the location of existing structures or trees, it would be impractical to require a 30 foot width. The area of the access easement shall not be included in the area required to provide the minimum lot area and width requirements of the zone in which the lot is located. This section shall apply only to parcels of property created after April 17, 1968.

SECTION 18.35. ASTERISK. When an asterisk (*) or any other character follows the zoning symbol on any official zoning plan map, the required minimum lot area, minimum area per dwelling unit, lot frontage, size of dwelling, yard requirement, and structure height, or any of such requirements, for the

areas upon the map so marked, shall be as set forth in the legend upon such map, notwithstanding any other provisions of this ordinance.

AMENDED EFFECTIVE: 1-15-65 (Ord. 348.251)
3-10-64 (Ord. 348.261)
4-15-64 (Ord. 348.265)
11-10-65 (Ord. 348.401)
1-19-66 (Ord. 348.422)
6-16-66 (Ord. 348.446)
7- 6-66 (Ord. 348.455)
9-27-67 (Ord. 348.528)
11-15-67 (Ord. 348.531 & Ord. 348.532)
12- 6-67 (Ord. 348.533 & Ord. 348.534)
2-21-68 (Ord. 348.545)
4-17-68 (Ord. 348.556)

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 ($4\frac{1}{2}$) acres.

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 21.74. 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. The front lot line shall be deemed to be the existing nearest right of way line of the abutting street, road or highway, unless a different right of way line for future use shall have been precisely fixed by law or ordinance, or by formal action of the Board of Supervisors pursuant to law or ordinance, in which event the front lot line shall be deemed to be such different right of way line.

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.

AMENDED EFFECTIVE: September 4, 1962.

AMENDED EFFECTIVE: June 16, 1965 (Ord. 348.371)

AMENDED EFFECTIVE: March 23, 1966 (Ord. 348.427)

AMENDED EFFECTIVE: July 6, 1966 (Ord. 348.455)

AMENDED EFFECTIVE: July 27, 1966 (Ord. 348.459)

AMENDED EFFECTIVE: April 17, 1968 (Ord. 348.556)