

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 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.

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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

### 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 3.1. 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 3.2. 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  
(Formerly Article V—  
Renumbered Article  
III)

May 4, 1972

(Ord. 348.1023)

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

	<u>DATE ADOPTED</u>	<u>ORD. NO.</u>
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 Gorgonio 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 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 - Sun City	8-24-70	348.776
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

	<u>DATE</u> <u>ADOPTED</u>	<u>ORD.</u> <u>NO.</u>
Section 4.51 - Map No. 51 - Ripley	8-16-65	348.390
Section 4.52 - Map No. 52 - El Cariso	4-4-65	348.435
Section 4.53 - Map No. 53 - Quail Valley	7-5-66	348.461
Section 4.54 - Map No. 54 - Pine Cove	6-12-67	348.513
Section 4.55 - Map No. 55 - Perris Reservoir District	6-19-67	348.514
Section 4.56 - Map No. 56 - Gavilan Hills	12-8-69	348.684
Section 4.57 - Map No. 57 - Cajalco	3-9-70	348.703
Section 4.58 - Map No. 58 - Pass and Desert	3-30-70	348.712
Section 4.59 - Map No. 59 - Woodcrest	3-30-70	348.713
Section 4.60 - Map No. 60 - Sky Valley	4-27-70	348.731
Section 4.61 - Map No. 61 - Canyon Lake	8-24-70	348.775
Section 4.62 - Map No. 62 - Mead Valley	12-28-70	348.839
Section 4.63 - Map No. 63 - Valle Vista	2-22-72	348.862
Section 4.64 - Map No. 64 - Garner Valley	1-18-72	348.987



## ARTICLE V

### M-3 ZONE

#### SECTION 5.1. USES PERMITTED.

- (a) The following uses shall be permitted in the M-3 Zone.
  - (1) Any use permitted in Zones R-3, M-4, A-2 and W-2, but not including:
    - a. Outdoor advertising displays.
    - b. Commercial poultry operations.
    - c. Any use that requires a conditional use permit pursuant to this article.
  - (2) Mobilehome, used as a one-family residence, upon approval of a plot plan pursuant to Section 18.30, and also subject to the following conditions:
    - a. Mobilehomes shall have a floor area of not less than 450 square feet.
    - b. The area between the ground level and the floor of a mobilehome shall be screened from view by an opaque skirt entirely around the mobilehome.
    - c. A 25-foot setback shall be observed from the front and rear property lines, and a 10-foot setback from the side property lines, for the mobilehome and all appurtenant structures.
- (b) Uses Permitted by Conditional Use Permit. The following uses are permitted provided a conditional use permit has been granted:
  - (1) Abattoir (slaughterhouse).
  - (2) Airport or landing field.
  - (3) Auto wrecking yard.
  - (4) Blast furnace.
  - (5) Boat and trailer storage.
  - (6) Borrow pit, commercial.
  - (7) Boiler shop or works.
  - (8) Cemetery, pet or human.
  - (9) Coke ovens.
  - (10) Commercial poultry operations.
  - (11) Cotton gins.
  - (12) Dead Animals, accumulation, storage, or processing of the remains of.
  - (13) Dog kennels.
  - (14) Drive-in theater.
  - (15) Dune Buggy Parks.
  - (16) Explosives, testing or commercial use for any purposes.
  - (17) Fairgrounds, amusement parks, carnivals, and rodeo arenas.

- (18) Fat rendering.
- (19) Fish cannery.
- (20) Gas, storage of, in excess of one thousand (1,000) cubic feet.
- (21) Hog ranches, in which more than five hogs per acre are kept, fed, or maintained.
- (22) Incineration, reduction or dumping of offal, garbage or refuse on a commercial scale.
- (23) Junk yard.
- (24) Lumber mill.
- (25) Manufacture of:
  - a. Acetylene gas.
  - b. Asphalt, tar or asphalt roofing, or products.
  - c. Asbestos.
  - d. Brick, tile, or terra cotta.
  - e. Babbit metal.
  - f. Bleaching powder.
  - g. Carbon, lampblack or graphite, and potash.
  - h. Cement, gypsum or lime products, and plaster of Paris.
  - i. Celluloid.
  - j. Chlorine gas, poison, ammonia, acid and phenol.
  - k. Coal tar, creosote or products.
  - l. Explosives, fireworks, matches and guncotton or products.
  - m. Fertilizer, including open storage on a commercial scale.
  - n. Gas, synthetic.
  - o. Gelatine.
  - p. Glucose.
  - q. Glue or size.
  - r. Insulating material (such as "rock wool" and similar products).
  - s. Pulp, paper and strawboard.
  - t. Rubber.
  - u. Sauerkraut, vinegar and pickles.
  - v. Soap, except by cold process.
  - w. Turpentine.
- (26) Meat packing plant.
- (27) Menageries.
- (28) Migrant Agricultural Worker Mobilehome Parks, subject to minimum standards and conditions adopted by resolution of the Board of Supervisors.
- (29) Mobilehome parks.
- (30) Oil reclaiming plant.
- (31) Ore reduction plant.
- (32) Oil well drilling or oil processing.

- (33) Pen fed beef cattle operations, livestock salesyards, livestock auction yards.
- (34) Petroleum refinery.
- (35) Planned residential developments, project not to exceed maximum density permitted in R-3 Zone.
- (36) Race track, except for contests between human beings only.
- (37) Recreational trailer park.
- (38) Relocated building or structures, area for the storage, alteration, or repair of.
- (39) Rifle range, including pistol range.
- (40) Rock or slag crusher or quarry.
- (41) Rock, sand or gravel pit.
- (42) Rolling mill.
- (43) Rubber reclaiming plant.
- (44) Salt works.
- (45) Sand blasting plant.
- (46) Sewer farm or sewage disposal.
- (47) Smelting.
- (48) Stockyards, commercial.
- (49) Storage of petroleum products above ground in excess of one thousand (1,000) barrels.
- (50) Storage or baling of rags or paper, except wholly within a building.
- (51) Tannery.
- (52) Trail bike parks.
- (53) Trap and skeet shooting facilities.
- (54) Travel trailer parks.
- (55) Woolpulling or scouring plant.
- (56) Wood or bone distillation.

#### SECTION 5.2. DEVELOPMENT STANDARDS.

When a structure is erected or a use is made in the M-3 Zone that is first specifically permitted in another zone classification, such structure or use shall meet the development standards and regulations of the zone in which such structure or use is first specifically permitted. Those uses requiring a conditional use permit shall meet the basic development standards required in the zone that first permits such use and such conditions as may be required in the granting of the conditional use permit.

Amended effective:	September 4, 1962	
	June 16, 1965	(Ord. 348.371)
	September 15, 1965	(Ord. 348.391)
	January 19, 1966	(Ord. 348.422)
	May 31, 1967	(Ord. 348.506)
	August 2, 1967	(Ord. 348.518)
	July 16, 1969	(Ord. 348.638)

	June 10, 1970	(Ord. 348.737)
	September 23, 1970	(Ord. 348.777)
	September 30, 1970	(Ord. 348.783)
	August 11, 1971	(Ord. 384.905)
(Formerly Article III—renumbered Art. V and amended)	May 4, 1972	(Ord. 384.1023)

ARTICLE Va

M-5 ZONE

SECTION 5.25. USES PERMITTED.

- (a) Any use permitted in Zone M-3, subject to all of the regulations and procedures of the M-3 Zone applicable to such use.
- (b) Outdoor advertising displays, each outdoor advertising display shall be at least 500 feet from any other such display.

Amended Effective: September 4, 1962  
June 16, 1966

(Sections 3.26 and 3.27  
Repealed)

(Formerly Article  
IIIa—renumbered  
Art. Va and amended) May 4, 1972

(Ord. 348.1023)

## ARTICLE VI

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

#### SECTION 6.1. USES PERMITTED

- (a) The following uses shall be permitted in the R-1 Zone:
  - (1) One-family dwellings, not including mobilehomes. Accessory buildings, including a guest dwelling, provided there is a main building on the lot.
  - (2) Field crops, flower and vegetable gardening, tree crops, and greenhouses used only for purposes of propagation and culture, including the sale thereof from the premises and one unlighted sign that does not exceed 2 square feet in size pertaining to sale of the products.
  - (3) The non-commercial keeping of horses on lots not less than 20,000 square feet in area and 100 feet in width, provided they are kept not less than 100 feet from any street and 20 feet from any property line. A maximum of two horses per 20,000 square feet and, in any event, not more than four horses on a lot will be permitted.
  - (4) Public parks and public playgrounds, golf courses with standard length fairways, and country clubs.
  - (5) Home occupations.
- (b) The following uses shall be permitted provided a plot plan is approved pursuant to this ordinance:
  - (1) Two or more one-family dwellings on a lot provided the lot contains not less than 7200 square feet of net area for each dwelling.
- (c) The following uses shall be permitted provided a conditional use permit is obtained pursuant to this ordinance:
  - (1) Beauty shop operated from a home by its inhabitants, where no assistants are employed and the on-site sign is unlighted and does not exceed 2 square feet in area.
  - (2) Temporary real estate tract office located within a subdivision, to be used only for and during the original sale of the subdivision, but not to exceed a period of 2 years in any event.



- (3) Nurseries, horticultural.
- (4) Off-site signs advertising the original sale of a subdivision, subject to the following minimum standards:
  - a. No sign shall exceed 200 square feet in area.
  - b. No sign shall be within 100 feet of any existing residence.
  - c. No more than two such signs shall be permitted for each subdivision.
  - d. The maximum period of time a sign may remain in place shall be two years.
  - e. No sign shall be artificially lighted.
  - f. An agreement, secured by a \$100 cash bond, shall be executed with the County for each sign, assuring the removal of the sign within the allowed time period. The bond and agreement shall be filed with the Department of Building and Safety.
- (5) Planned residential developments.

SECTION 6.2. DEVELOPMENT STANDARDS. The following standards of development shall apply in the R-1 Zone:

- (a) Building height shall not exceed 2-1/2 stories, with a maximum height of 35 feet.
- (b) Lot area shall be not less than 7200 square feet. The minimum lot area shall be determined by excluding that portion of a lot that is used solely for access to the portion of a lot used as a building site.
- (c) The minimum average width of that portion of a lot to be used as a building site shall be 60 feet with a minimum average depth of 100 feet. That portion of a lot used for access on "flag" lots shall have a minimum width of 20 feet.
- (d) The minimum frontage of a lot shall be 60 feet, except that lots fronting on knuckles or cul-de-sacs may have a minimum frontage of 35 feet.
- (e) Minimum yard requirements are as follows:
  - (1) The front yard shall be not less than 20 feet, measured

from the existing street line or from any future street line as shown on any Specific Plan of Highways, whichever is nearer the proposed structure.

- (2) Side yards on interior and through lots shall be not less than 10 percent of the width of the lot, but not less than 3 feet in width in any event, and need not exceed a width of 5 feet. Side yards on corner and reversed corner lots shall be not less than 10 feet from the existing street line or from any future street line as shown on any Specific Plan of Highways, whichever is nearer the proposed structure, upon which the main building sides, except that where the lot is less than 50 feet wide the yard need not exceed 20 percent of the width of the lot.
- (3) The rear yard shall not be less than 10 feet.

- (f) Off-street vehicle parking shall be as required in Section 18.12 of this ordinance.

Amended Effective:	January 15, 1964	(Ord. 348.251)
	May 6, 1964	(Ord. 348.275)
	April 17, 1968	(Ord. 348.556)
	March 11, 1970	(Ord. 348.700)
	September 23, 1970	(Ord. 348.777)
	May 4, 1972	(Ord. 348.1023)

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.

## 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) Farm Projects (Future Farmers, 4-H or similar projects.)
- (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) Two mobilehomes, for each nine acres, located upon a parcel being farmed, which are occupied by the owner or operator of the parcel or his employees as one-family residences, provided:
  - (1) The mobilehomes are not rented or held out for lease.
  - (2) The mobilehomes are located not less than 50 feet from any property line.
  - (3) The mobilehomes are screened from view from the front property line by shrubs or trees.
  - (4) The arrangement of the mobilehomes, sanitary facilities and utilities conforms with all of the requirements of the Health Department, Department of Building and Safety and State law.
  - (5) Not more than 2 mobilehomes shall be located upon each 9 acre gross area.
- (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)  
January 19, 1966 (Ord. 348.422)  
June 10, 1970 (Ord. 348.737)  
July 22, 1970 (Ord. 348.753)

## 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.
- (e) The following uses shall be permitted provided a conditional use permit is obtained pursuant to this ordinance:
  - (1) Planned residential developments.

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

September 23, 1970 (Ord. 348.777)



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.
- (c) The following uses shall be permitted provided a conditional use permit is obtained pursuant to this ordinance:
  - (1) Planned residential developments.

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  
September 23, 1970 (Ord. 348,777)

## 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.
- (e) The following uses shall be permitted provided a conditional use permit is obtained pursuant to this ordinance:
  - (1) Planned residential developments.
  - (2) Real estate offices.
  - (3) Parking areas for commercial uses.

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 75 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)
	January 19, 1966	(Ord. 348.422)
	June 7, 1967	(Ord. 348.507)
	September 23, 1970	(Ord. 348.777)
	September 16, 1971	(Ord. 348.920)
	May 4, 1972	(Ord. 348.1023)

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 SUBDIVISIONS AND MOBILEHOME PARKS)

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

SECTION 8.50. USES PERMITTED. The following uses shall be permitted in the R-T Zone. Structures that do not conform to the zone shall not be constructed or maintained in the R-T Zone.

- (a) One-family mobilehomes, with a floor area of not less than 450 square feet, for residential use as a part of a subdivision development.
  - (1) The following accessory structures and uses on individual lots: cabana, ramada, patio slab, carport or garage, storage and washroom buildings, storage of camp and boat trailers.
  - (2) The following accessory agricultural uses on individual lots provided each lot in the subdivision is not less than 2-1/2 acres gross size and the average width of each lot is not less than 260 feet:
    - a. The noncommercial keeping of horses, cattle, sheep and goats, provided they are kept, fed and maintained not less than 50 feet from any street or property line. A maximum of two such animals may be kept for each half acre up to one acre and two such animals for each additional acre.
    - b. The noncommercial keeping of rabbits and poultry only for the use of the occupants of the premises, provided they are kept in an enclosed area located not less than 50 feet from any street or property line.
    - c. The noncommercial keeping of not more than 2 feeder swine, only in connection with a Future Farmers, 4-H or similar Farm Project.
    - d. Greenhouses, orchards, aviaries, the raising of field and tree crops, berry and bush crops and vegetable, flower and herb gardening on a commercial scale.
  - (3) Community recreation facilities, as a part of the subdivision development.
  - (4) Temporary real estate tract offices, to be used only for and during the original sale of the subdivision, but not to exceed a period of 2 years per subdivision.
  - (5) Home occupations, only in mobilehome subdivisions.
- (b) Uses permitted by Conditional Use Permit. The following uses are permitted provided a conditional use permit has been granted:

- (1) Mobilehome parks.
- (2) Trailer and boat storage areas, provided such use is developed in conjunction with and adjacent to a mobilehome park.

SECTION 8.51. MOBILEHOME SUBDIVISION STANDARDS. The following standards of development shall apply to mobilehome subdivisions:

- (a) No real property shall be used unless a subdivision has been recorded pursuant to the provisions of the Subdivision Ordinance and this Article.
- (b) The minimum site that may be developed for a mobilehome subdivision is 10 acres gross.
- (c) Mobilehomes shall meet the following minimum lot setbacks: 20 feet front yard, 5 feet side yard and 5 feet rear yard. The 20 foot front setback may be reduced on interior streets to 10 feet if community recreation areas are developed as a part of the subdivision.
- (d) Building height shall not exceed 15 feet on mobilehome lots and shall not exceed 35 feet on recreation area lots.
- (e) Minimum lot size shall be either of the following:
  - (1) Minimum lot size of 7200 square feet, with a minimum average width of 60 feet and a minimum frontage of not less than 45 feet and a minimum average depth of 100 feet for each lot. Lots fronting on knuckle and cul de sac streets may have a frontage of not less than 35 feet. Lots that do not front on a street shall be permitted only upon a finding by the Planning Commission 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 that requirement of street frontage but shall have an access strip to a street not less than 20 feet wide and not exceeding 150 feet in length.
  - (2) Minimum lot size of 3,600 square feet, with a minimum average width of 40 feet and a minimum frontage of not less than 30 feet, if community recreational facilities are developed as a part of the subdivision. Provisions, approved by the Commission, shall be required for the continued maintenance and operation of the recreational facilities, by the granting of an undivided interest in the recreation area to each owner of a lot in the subdivision and the formation of a community association, or other



legal entity which provides for participation by the individual lot owners in the responsibility and cost thereof. The community association shall have the right to place a lien upon the individual lots for all necessary costs and expenses of the association. The standards for the recreation area shall be as follows:

- a. A minimum of 500 square feet for each residential lot in the subdivision shall be developed into usable community recreation area. The combined square footage of community recreation area and residential lot area, not including street rights of way, shall total not less than 6000 square feet for each residential lot in the subdivision. In no event shall the community recreation area for any subdivision total less than 2 acres.
- b. The recreation areas shall be designated on the subdivision map and shall be entirely within the subdivision development.

- (f) A community sewage disposal system for the use of the entire subdivision shall be required unless waived by the Commission. Provisions for the continued maintenance of the system by a community association composed of the owners of the lots, or other legal entity shall be required as a condition of subdivision. The community association shall have the right to place a lien upon the individual lots for all necessary costs and expenses of maintaining the system. The sewage disposal field may be used in conjunction with recreational areas provided the uses are not in conflict.
- (g) The following improvements shall be installed on all lots used for residential purposes:
  - (1) A concrete slab or other metal or wood deck containing at least 200 square feet.
  - (2) The area between the ground level and the floor of a mobilehome shall be screened from view by an opaque skirt entirely around the mobilehome.
- (h) No common area for storage of camp and boat trailers shall be permitted unless it is designated on the subdivision map.
- (i) Not more than one mobilehome for residential purposes shall be permitted on a lot.
- (j) Whenever the soil is excavated below a mobilehome, a retaining wall shall be installed extending six inches above grade. Plans for the retaining wall shall be approved by the Department of Building and Safety.

SECTION 8.52. MOBILEHOME PARK STANDARDS. In addition to any conditions imposed upon the granting of a conditional use permit, the following minimum standards shall apply to mobilehome parks:

- (a) The minimum site that may be developed for a mobilehome park shall be 5 acres gross.
- (b) Minimum area for each mobilehome site shall be 2500 square feet with a minimum width of 30 feet.

SECTION 8.53. OTHER REGULATIONS.

- (a) All mobilehome subdivisions and mobilehome parks that are proposed to be constructed adjacent to, or across the street from, land zoned R-1, R-1A or R-A, unless the gross area of each lot in the mobilehome development is not less than 2 1/2 acres and the average width of each lot is not less than 260 feet, shall have a common area consisting of a 20 foot minimum setback along all adjoining boundary streets and a 15 foot side and rear setback along all non-street boundaries of the development. Masonry walls 6 feet high shall be erected along all boundary lines, except that along all street boundaries the wall shall be erected 5 feet from the right of way line. The area between the wall and the street shall be planted in ground cover. Trees or shrubs shall be planted within a 10 foot strip adjacent to the inside of all boundary walls unless an interior street adjoins a perimeter wall. All trees and shrubs planted shall be of a variety that will grow to a height of not less than 15 feet and shall be planted at intervals so that at maturity the trees or shrubs will provide solid screening of the mobilehome park or mobilehome subdivision. All plantings shall be maintained in a growing condition. In mobilehome subdivisions, approved provisions shall be required for the continued maintenance of the landscaped common area surrounding the development by a community association composed of the owners of the individual lots or other legal entity providing for participation by the individual lot owners in the responsibility and cost thereof. The association shall have the right to place a lien upon the individual lots for all necessary costs and expenses of maintaining the area. Exception. The improvement and setback requirements contained in this section (a) may be modified or eliminated when the Commission finds that due to topographical conditions or property ownership patterns these requirements are impractical and will not serve to protect the present or future welfare of the public.

- (b) Lots in a mobilehome subdivision or mobilehome park shall not front on a street which is zoned R-1, R-1A or R-A on the opposite side of the street.

Adopted:	February 19, 1962	
Amended Effective:	March 30, 1965	(Ord. 348.356)
	April 17, 1968	(Ord. 348.556)
	May 14, 1969	(Ord. 348.628)
	April 29, 1970	(Ord. 348.718)
	September 16, 1970	(Ord. 348.773)
	March 24, 1971	(Ord. 348.860)
	May 4, 1972	(Ord. 348.1023)

## 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 VIIIe

### R-5 ZONE (OPEN AREA COMBINING ZONE RESIDENTIAL DEVELOPMENTS)

#### SECTION 8.100. USES PERMITTED.

- (a) The following uses are permitted provided a plot plan has been approved pursuant to the provisions of Section 18.30 of this ordinance:
  - (1) Golf courses and appurtenant facilities, including clubhouses. A clubhouse is permitted to have customary retail shop and restaurant facilities.
  - (2) Noncommercial community association recreation and assembly buildings and facilities.
  - (3) Lakes, including noncommercial fishing therefrom.
  - (4) Picnic grounds.
  - (5) Parking lots, only for above-listed permitted uses, pursuant to the provisions of Section 18.12 of this ordinance, except that not less than five percent of the interior of such parking lots shall have distributed landscaping in addition to the landscaping requirements of Section 18.12.
  - (6) Water wells and appurtenant facilities.
  - (7) On-site identification signs, maximum size - 10 square feet.
- (b) The following uses are permitted provided a conditional use permit has been granted:
  - (1) Riding academies and stables.

#### SECTION 8.101. DEVELOPMENT STANDARDS.

- (a) Lot area. This zone is to be applied to those areas within subdivisions and other residential developments that provide open space and recreational area and facilities for the project. Therefore, no minimum lot size is established for the zone.
- (b) Yards. Whenever a building is to be constructed on a lot in this zone, it shall have a front yard, side yard and rear yard, each of which shall be not less than 50 feet. If more than one building is constructed on one lot, there shall be not less than 20 feet separation between the buildings.
- (c) Trash areas. All trash collection areas shall be enclosed with a solid fence or wall not less than six feet high.

ADDED EFFECTIVE: September 1, 1971 (Ord. 348.912)

## 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
- 52a. Liquid Petroleum Service Stations, provided that if storage tanks are above ground, the total capacity of all tanks shall not exceed 10,000 gallons, Storage tanks shall be painted a neutral color and shall not be permitted to have any sort of advertising painted or placed on their surface.
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 are permitted provided a conditional use permit has been granted.
- (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
  - (7) Trailer and boat storage

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 75 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)
	November 10, 1965	(Ord. 348.401)
	January 19, 1966	(Ord. 348.422)
	May 4, 1972	(Ord. 348.1023)

## ARTICLE IXa

### C-T ZONE (TOURIST COMMERCIAL)

SECTION 9.25. USES PERMITTED. The following uses are permitted provided approval of a plot plan shall first have been obtained pursuant to the provisions of Section 18.30 of this Ordinance.

- (1) Automobile service stations, truck service stations.
- (2) Automobile sales, truck sales, new and used.
- (3) Restaurants, drive-in restaurants, bars.
- (4) Curio shops, gift shops.
- (5) On-site signs, as follows:
  - (a) One non-flashing, single or double face, free-standing business name sign, not exceeding 250 square feet in size, for each business located on a lot.
  - (b) Two non-flashing, single or double face, free-standing signs, not exceeding 25 square feet in size, for each business located on a lot.
  - (c) No sign shall exceed 75 feet in height.

SECTION 9.26. DEVELOPMENT STANDARDS. The following shall be the standards of development in the C-T Zone, unless a lot is to be developed to a hotel or motel use. If a lot is to be developed to a hotel or motel use, it shall meet all the requirements of Section 8.2 of this Ordinance (R-3 Zone).

- (a) The minimum lot area shall be 10,000 square feet, unless a different minimum is specifically required in a particular area. More than one use shall be permitted on a lot.
- (b) If a lot adjoins a lot zoned C-T, C-1, C-P, C-P-S, M-1, M-2, or M-4, there is no side or rear yard requirement for buildings which do not exceed 35 feet in height, but there shall be a minimum 10 foot front yard setback. For all other lots, the ~~minimum~~ front, side and rear yards shall be 10 feet for buildings which do not exceed 35 feet in height. On all lots, 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 the existing street line or the future street line as shown on an adopted specific plan for the

street. The rear setback shall be measured from the rear lot line or any recorded alley or easement unless the rear line adjoins a street in which case it shall be measured as required for a front setback. Each side setback shall be measured from the side lot line or from the existing street line or any future street line as shown on an adopted specific plan for the street.

- (c) The maximum building height shall be 75 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 Section 18.12 of this Ordinance. Not less than five percent of the parking area shall be landscaped. No planting area shall be less than five feet wide at any point.
- (f) Trash areas shall be screened with an opaque six-foot high fence or wall and shall have an opaque gate.

Adopted Effective: September 22, 1960

Amended Effective: July 9, 1969

May 4, 1972

(Ord. 348.635)

(Ord. 348.1023)

## 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)

## 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 Xa

### I-P ZONE (INDUSTRIAL PARK)

#### SECTION 10.50. USES PERMITTED.

The following uses are permitted provided a Certificate of Occupancy under this article has been granted:

- (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, flammable, 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 Certificate of Occupancy under such reasonable conditions, as may be necessary in the interest 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.

#### SECTION 10.51. RESTRICTIONS ON USE.

Uses permitted by this article shall comply with the following standards:

- (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 Bank 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) 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.
- (c) VIBRATION, from any machine, operation or process which can cause a displacement of .003 of one 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 inch as measured at the lot lines.
- (d) GLARE and HEAT, from any source shall not be produced beyond the lot lines of the use.
- (e) STORAGE of refuse, trash, rubbish or other waste material outside a permanent building shall be kept in enclosed containers, in areas other than the front and side yards.
- (f) 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.
- (g) RADIOACTIVE MATERIAL. Unless specific additional uses are permitted by the Certificate of Occupancy the use of radioactive materials within the I-P Zone shall be limited to measuring, gauging and calibration dveices, 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  $2.7 \times 10^{-11}$  microcuries per milliliter of air at any moment of time.

- (h) 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 10.52. DEVELOPMENT STANDARDS.

The following standards of development shall apply to uses permitted in the I-P Zone:

- (a) The minimum lot size of any lot created after the effective date of this ordinance shall be 2.5 acres, with a minimum average lot width of 320 feet and a minimum average lot depth of 320 feet, unless different minimums are specifically required in a particular area.
- (b) Minimum yard and landscaping requirements shall be as follows:
  - (1) 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.
  - (2) 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.
  - (3) 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.
  - (4) HELIPORT SETBACKS. 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.



- (5) **LANDSCAPING BOUNDARY** to adjoin residential zone. Whenever a lot zoned for I-P uses has a common lot line with any residential zone, a greenbelt shall be established and maintained 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. The planting screen shall be planted according to accepted practice in good soil, irrigated as necessary, and maintained in good condition at all times. A greenbelt shall not be required where an I-P Zone abuts railroad property.

Planting screens herein required shall be planted by the owner of the industrial lot 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.

- (6) **OUTSIDE STORAGE.** All outside storage shall be enclosed by an opaque fence, wall, or landscaping to a minimum height of 7 feet. Materials stored within the enclosure shall not be placed so as to exceed the height of the enclosure.

- (c) Maximum structural heights shall be as follows:

- (1) **BUILDINGS.** The maximum height of any building at each of the building lines shall be 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 45 feet. A setback may be accomplished either by relation to an entire wall or by setback in steps.
- (2) **STRUCTURES** other than buildings shall be erected to heights no greater than is necessary for their efficient operation, as determined and approved by the Certificate of Occupancy, but in any event shall not exceed 105 feet.

#### SECTION 10.53. CERTIFICATE OF OCCUPANCY.

- (a) A Certificate of Occupancy shall be applied for pursuant to the provisions of Section 18.30. The application for a Certificate of Occupancy shall contain, in addition to the information required by Section 18.30, the following:
- (1) A description of the proposed industrial operation in sufficient detail to fully describe the nature and extent of the proposed use.

- (2) Plans or reports describing proposed treatment of any excess traffic condition, noise, glare, and treatment and handling of hazardous gases, liquids or other material.
  - (3) Plans or reports showing proposed treatment and disposal of sewage and industrial waste.
- (b) 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.
- (c) A Certificate of Occupancy for a building or use of land may be revoked pursuant to the procedure contained in Section 18.31 for any of the following reasons:
- (1) That the permit was obtained by fraud or misrepresentation.
  - (2) That the use is being conducted in violation of the terms and conditions of the permit.
  - (3) That the use for which the permit was granted has ceased or has been suspended for one year or more.

Amended Effective: September 22, 1960  
May 4, 1972

(Ord. 348.1023)



## ARTICLE XI

### M-1 ZONE (LIGHT MANUFACTURING)

#### SECTION 11.1. USES PERMITTED.

- (a) Any use permitted in Section 9.1 (c) of this ordinance (C-1 Zone).
- (b) The following uses are permitted:
  - (1) Agricultural use of the soil for crops, or grazing of not more than two mature animals per acre and their immature offspring.
  - (2) Boat building and repair (boats not to exceed 42 feet in length).
  - (3) Building material sales yards, including the sale of rock, sand, and gravel as an incidental part of the main business.
  - (4) Car washes.
  - (5) Concrete batching plants and the manufacture of concrete products.
  - (6) Contractor's equipment and storage yards, or rental yards for equipment used by contractors.
  - (7) Draying, freighting, or trucking terminals.
  - (8) Feed and fuel sales, retail or wholesale.
  - (9) Lumber yards, including only incidental mill work.
  - (10) Motorcycle, motorbike, or scooter sales, rental, repair, or demonstration, but not including race tracks.
  - (11) On-site signs.
  - (12) Outdoor advertising, minimum 500 foot intervals, pursuant to the provisions of Section 18.23 of this ordinance.
  - (13) Public utility substations and service yards, but not including power generation.
  - (14) Fence manufacture or assembly.
  - (15) Dwelling units on the same parcel as a permitted industrial or commercial use, provided such dwelling units are occupied exclusively by the proprietor, supervisor or caretaker of such industrial or commercial use and their immediate family.
  - (16) Mobilehomes, provided they are kept mobile and licensed pursuant to State Law, when used for:
    - a. Sales offices on mobilehome sales lots.
    - b. Construction offices and caretaker's quarters on construction sites for the duration of a valid building permit.
    - c. Agricultural worker employment offices for a maximum of 90 days in any calendar year.
    - d. Caretaker's quarters and office, located on same parcel as a permitted industrial use.

(c) The following uses are permitted, provided they are conducted entirely within a completely enclosed building except for incidental storage.

- (1) The manufacture, assembly, processing or repair of the following products:
  - a. Articles or merchandise from the following previously prepared materials: cork, feathers, fiber, hair, horn, glass, leather, paper, tobacco, and paint, not employing a boiling or rendering process.
  - b. Ceramic products, provided there is no pulverizing of clay.
  - c. Drugs, pharmaceuticals, and toiletries, not including refining or rendering of fats or oils.
  - d. Food products, human or animal, not including meat packing plants.
  - e. Furniture, cabinets, sash and doors, including only incidental mill work.
  - f. Garments and any other products made of fabric.
  - g. Jewelry, optical goods, scientific or musical instruments and equipment, toys, novelties, and metal stamps.
  - h. Office machines.
  - i. Sheet metal products, such as heating and ventilating ducts, cornices, and eaves.
  - j. Signs, electrical and neon, commercial advertising structures.
- (2) Vehicle and trailer repair, overhauling, assembly, rebuilding, painting or reconditioning; rebuilding of vehicle parts, accessories or assemblies; tire retreading or recapping; battery manufacturing or rebuilding.
- (3) Manufacture of recreation and utility trailers, campers and mobilehomes.
- (4) Bakeries and candy factories; distribution and sale of bakery or candy products on a retail or wholesale basis.
- (5) Ice or cold storage plants; bottling or canning of fruit, vegetable or soft drink products.
- (6) Motion picture studios, provided there are no outdoor sets.
- (7) Fabrication of plastic, rubber, or synthetic rubber products, such as washers, gloves, bathing caps, tableware, buttons, stamps, mats. The use of roll mills exceeding 60 inches in length or the use of Banbury Mills is not permitted.
- (8) Machine, welding, and blacksmith shops, provided that impact machines shall not exceed a capacity of 2 tons and non-impact machines shall be limited to 50 horsepower.
- (9) Distribution plants; parcel delivery services.
- (10) Veterinaries; dog and cat hospitals.
- (11) Wholesaling and warehousing.

- (d) The following uses are permitted provided approval of a plot plan shall have first been obtained pursuant to the provisions of Section 18.30 of this ordinance:
  - (1) Carnivals, not to exceed 5 days duration in any 6 month period.
  - (2) Drive-in theaters.
  - (3) Tent revival meetings, not to exceed 30 days in any 6 month period.
- (e) The following uses are permitted provided a conditional use permit has been granted:
  - (1) Borrow Pits.
  - (2) Brewery, distillery, winery, or the bottling or packaging of spiritous or malt liquor products.
  - (3) Cemeteries, columbariums, crematories, mausoleums or mortuaries.
  - (4) Dog Kennels.
  - (5) Heliports.
  - (6) Meat packing plants, provided there is no slaughtering of animals or rendering of meat.
  - (7) Oil, gas and steam wells, including drilling and storage.
  - (8) Petroleum products stored above ground.
  - (9) Race tracks.
  - (10) Riding academies.
  - (11) Rock or slag crusher or quarry.
  - (12) Storage or bailing of rags or paper, not inside a building.

SECTION 11.2. DEVELOPMENT STANDARDS. The following shall be the standards of development in the M-1 Zone:

- (a) Lot Size. The minimum lot size of any lot created after the effective date of this ordinance shall be 10,000 square feet with a minimum average width of 75 feet, unless different minimums are specifically required in a particular area.
- (b) Yard and Landscaping Requirements:
  - (1) The minimum front, side and rear yards, where such yards adjoin a street, shall be 25 feet for any lot created after the effective date of this ordinance. The front, side and rear street yards may be reduced to 5 feet for any lot created prior to the effective date of this ordinance. Not less than 5 feet of the yard depth shall be landscaped in the case of all lots. The remainder of the yard may be used for driveways and parking areas pursuant to the provisions of Section 18.12 of this ordinance.
  - (2) There is no minimum side and rear yard requirement where the side or rear yard adjoins a lot zoned M-1, M-2, M-4, I-P or W-1. Where the side or rear yard

adjoins a lot or parcel that is zoned other than M-1, M-2, M-4, I-P or W-1, the minimum yard shall be 25 feet for lots created after the effective date of this ordinance and 10 feet for lots created prior to the effective date of this ordinance. The yard area may be used for driveways, parking and outdoor storage that does not exceed 8 feet in height.

- (c) Structure Height. The maximum height of all structures, including buildings, shall be 35 feet at the yard setback line. Any portion of a structure that exceeds 35 feet in height shall be set back from each yard setback line not less than 2 feet for each 1 foot in height that is in excess of 35 feet. The maximum height of any building shall be 75 feet. The maximum height of any structure, other than a building, shall be 105 feet.
- (d) Masonry Wall. Prior to occupancy of any industrial use permitted in this Article, a six-foot high solid masonry wall shall be constructed on each property line that adjoins any parcel specifically zoned for residential or commercial use.
- (e) Automobile Storage. Automobile storage space shall be provided as required by Section 18.12 of this ordinance.

Amended Effective:	January 15, 1964	(Ord. 348.251)
	March 30, 1965	(Ord. 348.356)
	November 10, 1965	(Ord. 348.401)
	May 14, 1969	(Ord. 348.628)
	May 4, 1972	(Ord. 348.1023)

## ARTICLE XIa

### M-4 ZONE (MEDIUM INDUSTRIAL)

#### SECTION 11.25. USES PERMITTED.

(a) Any use permitted in Section 11.1 (a), (b), (c), and (d) of this ordinance except paragraph (12) of subsection (b) - outdoor advertising, subject to the regulations contained therein (M-1 Zone).

(b) The following uses are permitted:

- (1) Feed and flour mills.
- (2) Gas, natural, above surface storage to 500,000 cubic feet.
- (3) Machinery storage yards, including sales and display.
- (4) Riding academies.

(c) The following uses are permitted provided they are conducted entirely within a completely enclosed building:

- (1) Abrasives; acids, manufacture of.
- (2) Brewery, distillery, winery.
- (3) Cleaning compounds, blending of.
- (4) Forging works.
- (5) Foundries.
- (6) Ice, manufacturing, not including cooling towers and brine tanks.
- (7) Lumber, chemical treatment and impregnation of.
- (8) Meat packing plants, not including slaughter of animals, or rendering of meat.
- (9) Metal, engraving, heat treating or pickling.
- (10) Metal plating and finishing.

(d) The following uses are permitted provided a conditional use permit has been granted:

- (1) Airports and heliports.
- (2) Animals research institutes or training schools.
- (3) Animals, dead - the accumulation, storage, or rendering of their remains.
- (4) Asphalt plants.
- (5) Borrow pits.
- (6) Building mover's and wrecker's storage yards, including alteration of buildings, not including junk or salvage yards.
- (7) Cemeteries.
- (8) Cotton, ginning, cleaning, compressing and re-baling.
- (9) Gas, natural, above surface storage in excess of 500,000 cubic feet.
- (10) Hog ranches.
- (11) Kennels, dog and cat.
- (12) Oil, steam or gas wells.
- (13) Paper, shredding or storage.

- (14) Petroleum bulk plant.
- (15) Pound, animal.
- (16) Quarries.
- (17) Race tracks.
- (18) Rags, outdoor storage.
- (19) Rifle, pistol, trap, or skeet ranges or shooting galleries.
- (20) Rock or slag crushers and quarries.
- (21) Rubber, manufacture or reclaiming.
- (22) Sand blasting plants, shot or grit.
- (23) Sewage treatment and disposal plants.
- (24) Smelting metal.

SECTION 11.26. DEVELOPMENT STANDARDS. The following shall be the standards of development in the M-4 Zone:

- (a) Lot Size. The minimum lot size of any lot created after the effective date of this ordinance shall be 10,000 square feet with a minimum average width of 75 feet, unless different minimums are specifically required in a particular area.
- (b) Yard and Landscaping Requirements:
  - (1) The minimum front, side and rear yards, where such yards adjoin a street, shall be 25 feet for any lot created after the effective date of this ordinance. The front, side and rear street yards may be reduced to 5 feet for any lot created prior to the effective date of this ordinance. Not less than 5 feet of the yard depth shall be landscaped in the case of all lots. The remainder of the yard may be used for driveways and parking areas pursuant to the provisions of Section 18.12 of this ordinance.
  - (2) There is no minimum side and rear yard requirement where the side or rear yard adjoins a lot zoned M-1, M-2, M-4, I-P or W-1. Where the side or rear yard adjoins a lot or parcel that is zoned other than M-1, M-2, M-4, I-P or W-1, the minimum yard shall be 25 feet for lots created after the effective date of this ordinance and 10 feet for lots created prior to the effective date of this ordinance. The yard area may be used for driveways, parking and outdoor storage that does not exceed 8 feet in height.
- (c) Structure Height. The maximum height of all structures, including buildings, shall be 35 feet at the yard setback line. Any portion of a structure that exceeds 35 feet in height shall be set back from each yard setback line not less than 2 feet for each 1 foot in height that is in excess of 35 feet. The maximum height of any building shall be 75 feet. The maximum height of any structure, other than a building, shall be 105 feet.

- (d) Masonry Wall. Prior to occupancy of any industrial use permitted in this Article, a six-foot high solid masonry wall shall be constructed on each property line that adjoins any parcel specifically zoned for residential or commercial use.
- (e) Automobile Storage. Automobile storage space shall be provided as required by Section 18.12 of this ordinance.

Amended Effective:	January 15, 1964	(Ord. 348.251)
	November 10, 1965	(Ord. 348.401)
	January 19, 1966	(Ord. 348.422)
	May 14, 1969	(Ord. 348.628)
	October 2, 1969	(Ord. 348.666)
	November 25, 1971	(Ord. 348.953)
	May 4, 1972	(Ord. 348.1023)



## ARTICLE XII

### M-2 ZONE (HEAVY INDUSTRIAL)

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

#### SECTION 12.1. USES PERMITTED.

- (a) The following uses are permitted:
  - (1) Any use permitted in the M-1 and M-3 Zones, including those uses for which a conditional use permit is required except as provided in paragraph (b) of this section, but not including public assembly uses, churches, schools, hospitals, sanitariums, residential uses, mobilehome parks, travel trailer parks, recreational trailer parks, migrant agricultural worker mobilehome parks, trail bike and dune buggy parks and cemeteries.
- (b) The following uses are permitted provided a conditional use permit has been granted:
  - (1) Pen fed beef cattle operations.
  - (2) The manufacture, testing, or commercial use of explosives for any purpose.
  - (3) Accumulation, storage, rendering, disposal or otherwise processing the remains of dead animals.
  - (4) Sewage disposal plants.
  - (5) Oil, gas and steam wells, including drilling and storage.
  - (6) Petroleum refineries.
  - (7) Dump sites.

SECTION 12.2. DEVELOPMENT STANDARDS. The following shall be the standards of development in the M-2 Zone:

- (a) The minimum lot size of any lot created after the effective date of this ordinance shall be 10,000 square feet with a minimum average width of 75 feet.
- (b) Structure Height. The maximum height of all structures, including buildings, shall be 35 feet at the yard setback line. Any portion of a structure that exceeds 35 feet in height shall be set back from each yard setback line not less than 2 feet for each 1 foot in height that is in excess of 35 feet. The maximum height of any building shall be 75 feet. The maximum height of any structure, other than a building, shall be 105 feet.
- (c) Automobile storage space shall be provided as required by Section 18.12 of this ordinance.



- (d) Junk yards or automobile wrecking yards, including storage, shall be enclosed by a solid fence or wall, not less than eight feet in height. Not more than two gates, not to exceed twelve feet in width, may be installed in the enclosing fence or wall for access purposes. Materials within the enclosed yard shall not be placed so as to exceed the height of the surrounding fence or wall.

Amended effective:	February 19, 1962	
	November 10, 1965	(Ord. 348.401)
	January 19, 1966	(Ord. 348.422)
	August 2, 1967	(Ord. 348.518)
	June 10, 1970	(Ord. 348.737)
	May 4, 1972	(Ord. 348.1023)

ARTICLE XIIa

M-R ZONE - MINERAL RESOURCES

SECTION 12.50. USES PERMITTED.

- (a) Uses Permitted. Notwithstanding the requirements of Section 12.51, the following uses are permitted on parcels not less than 20,000 square feet in area:
- (1) Agricultural use of the soils for crops, orchards, grazing and forage.
  - (2) Electric and gas distribution, transmission substations, telephone and microwave stations.
  - (3) Water well and any use appurtenant to the storage and distribution of water.
  - (4) Riding and hiking trails, recreation lakes, and camp grounds.
- (b) Uses Permitted Subject to Plot Plan Approval. The following uses are permitted in conformance with the development and performance standards of this Article, provided a plot plan showing the access from the property onto public streets has first been approved by the Planning Director, and also provided that within 90 days of the establishment of the M-R Zone to the area and continuously thereafter, the outer boundaries of all property to be used for the following purposes have been posted with signs carrying the message, "MINERAL RESOURCE ZONE" in letters not less than 3 inches in height, and the message "THIS PROPERTY MAY BE USED AT ANY TIME FOR THE EXTRACTION OF MINERALS AND RELATED PROCESSING. COUNTY OF RIVERSIDE ORDINANCE NO. 348" in letters not less than 1 inch in height. Such signs shall be posted not more than 1000 feet apart with not less than one sign on each side of the property, except that such signs will not be required along a common boundary line between Zones M-R and M-R-A. Such signs shall be located and continuously maintained so as to give reasonable notice to passersby of the message contained thereon.
- (1) Mining, quarrying, excavating, beneficiating, concentrating, processing, and stockpiling of rock, sand, gravel, decomposed granite, clay, gypsum, limestone, metallic ores, and similar materials, and the backfilling of resultant excavations with inert materials in accordance with recognized standards and requirements of public agencies responsible for public health, fire safety, and the protection of water resources.
  - (2) Rock crushing plants, aggregate washing, screening and drying facilities and equipment, and concrete batching plants.
- The uses permitted in this subsection and any accessory use established as a part thereof, shall assume a nonconforming status pursuant to the provisions of Section 18.6 on the date that the mineral resource on the site of such use or structure is depleted.

- (c) Accessory Uses Permitted. Premises in the M-R Zone may be used for accessory uses provided such uses are established on the same parcel of land, are incidental to, and do not substantially alter the character of any permitted use, including but not limited to:
- (1) Retail and wholesale distribution of materials produced on the site.
  - (2) Storage of trucks and excavating vehicles.
  - (3) Storage of materials and machinery used in the operation.
  - (4) Scales and weighing equipment.
  - (5) Offices and maintenance shop structures, including use of mobilehomes.
  - (6) Residences and mobilehomes for caretakers or watchmen and their families provided no compensation is received for the use of any such residence, mobilehome or mobilehome space.
  - (7) Maximum of two on-site signs, each not over 100 square feet in area, advertising the products being produced on the site.
- (d) Uses Permitted by Conditional Use Permit. Where the boundary sign posting provisions of Section 12.50 (b) have not been observed and satisfied, the following uses are permitted provided a conditional use permit has been granted:
- (1) Any use permitted in Section 12.50 (b) and (c) of this Article.
- The uses permitted in this subsection shall assume a non-conforming status pursuant to the provisions of Section 18.6 on the date that the mineral resource on the site of such use or structure is depleted.

SECTION 12.51. DEVELOPMENT STANDARDS. Premises in the M-R Zone shall be subject to the following development standards.

- (a) Lot Area. Not less than five acres gross.
- (b) Lot Width. Not less than 200 feet.
- (c) Yards. Front, rear, and side, not less than 50 feet for any use permitted, except those uses permitted in Section 12.50 (a); provided further, however, that any structure exceeding 50 feet in height shall have front, side, and rear yard spaces equal to the height of said structure.
- (d) Building Height. Maximum height of buildings and structures, 105 feet.
- (e) Off-Street Parking. Off-street parking shall be provided and improved as required in Section 18.12.

SECTION 12.52. SPECIAL DEVELOPMENT AND PERFORMANCE STANDARDS. Premises in the M-R Zone used for any mining and quarry operations, rock crushing and aggregate dryers shall be subject to the following standards.

- (a) Noise Suppression. All equipment and premises employed in conjunction with any of the uses permitted in the M-R Zone shall be constructed, operated and maintained so as to suppress noise and vibrations which are or may be injurious to persons living on adjoining property.
- (b) Roads and Driveways. All roads and driveways shall be kept wetted while being used or shall be treated with oil, asphaltic concrete or concrete, or other palliative to prevent the emission of dust.
- (c) Access Roads. All private access roads leading off any paved public street onto property used for any purpose permitted in Section 12.50 (b), (c), and (d) shall be paved to a minimum width of 24 feet with asphaltic concrete or equal, not less than 3 inches in thickness with adequate compacted base material for not less than the first 100 feet of said access road.
- (d) Air and Water Pollution. All operations shall be conducted in compliance with the requirements of the Riverside County Air Pollution Control District and the State Water Quality Control Board.
- (e) Slopes of Excavations. No production from an open pit quarry shall be permitted which creates an average slope steeper than 1 foot horizontal to 1 foot vertical; provided however, that a steeper slope may be permitted where the soil content or material is such that a vertical-cut excavation is safe in the opinion of the Division of Industrial Safety, Department of Industrial Relations of the State of California.
- (f) Landscaping and Fencing. Excavation operations which are located at any time within 500 feet of at least 10 buildings or mobilehomes used or designed for dwelling purposes, shall be screened to a height of at least 6 feet by either landscaping, berms, walls or solid fencing and the outer boundaries of the area being excavated shall be enclosed with a 6-foot high chain link fence, including all necessary gates, except where such a fence would be impracticable as in the bed or flood channel of a wash or watercourse.
- (g) Hours of Operation. All uses shall confine operations on the property, other than maintenance, to the hours between 6:00 a.m. and 10:00 p.m. of any day, except those operations that are located not less than 300 feet from the outer boundary of such property.
- (h) Insurance. Before commencing operation in any quarry, the owner or operator shall show continuing evidence of insurance against liability in tort in the amount of \$300,000.00 arising from the production activities, or operations incident thereto, conducted or carried on under or by virtue of any law or ordinance. Such insurance shall be kept in full force and effect during the period of such operations.
- (i) Ponding. Where practicable, all excavation operations shall be conducted in such a manner as to prevent unnecessary ponding or accumulation of storm or drainage water.
- (j) Rehabilitation. Any pit resulting from depletion of the mineral resource, or from abandoned or terminated mineral extraction operations shall be

filled to ground level, or such pits or any depleted hillside areas shall be treated in accordance with the following standards:

- (1) Filling. On property where the mineral resource thereon is in fact depleted by reason of extraction operations, or on property where the production of any such resource is in fact abandoned or terminated, said property shall be filled as permitted in Section 12.50 (b), (1), or landscaped in accordance with the requirements of paragraph (4) of this subsection. Said filling or landscaping treatment shall be commenced within a period of 5 years from the date of depletion, abandonment or termination of mineral resource production on the property and diligently prosecuted to the completion thereof. The Planning Commission may determine the date of depletion, abandonment or termination if it finds, after hearing the matter that: (a) mineral resource extraction operations have not been conducted on the property involved for a continuous period of 5 years prior to the date of said hearing and (b) the remaining mineral resource on the property involved need not be conserved for ultimate production in the public interest.
- (2) Grading. Slopes, overburden stockpiles, abandoned spoil piles and the general premises shall be graded and smoothed so as to control erosion, prevent the creation of potentially dangerous areas and present a neat and orderly appearance. No hillside shall remain with an average grade steeper than 1 foot horizontal to 1 foot vertical with a 10 foot wide terrace for not more than each 50 feet of vertical height, unless a permanent steeper slope, without terraces, is approved by the Director of the Department of Building and Safety.
- (3) Water-Filled Areas. Upon termination of operations, all excavations made to a level below the existing ground water table shall be filled with inert materials to a level above the existing ground water table. This requirement shall not apply, however, to any water-filled excavations scheduled to be an integral part of future development of the property. All such water-filled areas remaining shall be continuously treated with effective mosquito control measures.
- (4) Landscaping. Within a period of 5 years from the date of depletion of the mineral resource on a particular property, or within 5 years of the date of abandonment or termination of mineral extraction operations thereon, as such date is determinable under the provisions of paragraph (1) of this subsection, trees, shrubs, grasses or other ground cover native to the particular area shall be planted in order to prevent erosion and to restore the property to a natural appearance. However, this requirement will not apply to properties where dense rock slopes make planting impracticable, or within a wash or watercourse, or within an area being filled pursuant to Section 12.50 (b) (1).

ADDED EFFECTIVE: 3-12-69 (Ord. 348.612)  
AMENDED EFFECTIVE: 5- 4-72 (Ord. 348.1023)



ARTICLE XIIb

M-R-A ZONE - MINERAL RESOURCES AND RELATED MANUFACTURING

SECTION 12.60. USES PERMITTED.

- (a) Uses Permitted. Notwithstanding the requirements of Section 12.61 the following uses are permitted on parcels not less than 20,000 square feet in area:
- (1) Agricultural use of the soils for crops, orchards, grazing, and forage.
  - (2) Electric and gas distribution, transmission substations, telephone and microwave stations.
  - (3) Water well and any use appurtenant to the storage and distribution of water.
  - (4) Riding and hiking trails, recreation lakes, and camp grounds.
- (b) Uses Permitted Subject to Plot Plan Approval. The following uses are permitted in conformance with the development and performance standards of this Article, provided a plot plan showing the access from the property onto public streets has first been approved by the Planning Director and also provided that within 90 days of the establishment of the M-R-A Zone to the area and continuously thereafter, the outer boundaries of all property to be used for the following purposes have been posted with signs carrying the message, "MINERAL RESOURCE ZONE" in letters not less than 3 inches in height, and the message, "THIS PROPERTY MAY BE USED AT ANY TIME FOR THE EXTRACTION OF MINERALS AND RELATED PROCESSING AND MANUFACTURING, COUNTY OF RIVERSIDE ORDINANCE NO. 348" in letters not less than 1 inch in height. Such signs shall be posted not more than 1000 feet apart with not less than one sign on each side of the property, except that signs will not be required along a common boundary line between Zones M-R and M-R-A. Such signs shall be located and continuously maintained so as to give reasonable notice to passersby of the message contained thereon.
- (1) Mining, quarrying, excavating, beneficiating, concentrating, processing, and stockpiling of rock, sand, gravel, decomposed granite, clay, gypsum, limestone, metallic ores, and similar materials and the backfilling of resultant excavations with inert materials in accordance with recognized standards and requirements of public agencies responsible for public health, fire safety, and the protection of water resources.
  - (2) Rock crushing plants, aggregate washing, screening and drying facilities and equipment, and concrete batching plants.
  - (3) Ore reduction plants, and specialty plants for processing mineral products; and the manufacture of block, pipe, tile, bricks, cement, plaster and asphaltic concrete, provided that such plants and manufacturing operations observe a minimum setback of 300 feet from any zone, other than Zones M-R, M-R-A, M-2 and M-4.

The uses and structures permitted in this subsection and any accessory use established as a part thereof shall assume a nonconforming status pursuant to the provisions of Section 18.6 on the date that the mineral resource on the site of such use or structure is depleted.

- (c) Accessory Uses Permitted. Premises in the M-R-A Zone may be used for accessory uses provided such uses are established on the same parcel of land, are incidental to, and do not substantially alter the character of any permitted use, including but not limited to:
  - (1) Retail and wholesale distribution of materials produced on the site.
  - (2) Storage of trucks and excavating vehicles.
  - (3) Storage of materials and machinery used in the operation.
  - (4) Scales and weighing equipment.
  - (5) Offices and maintenance shop structures, including use of mobilehomes.
  - (6) Residences and mobilehomes for caretakers or watchmen and their families provided no compensation is received for the use of any such residence, mobilehome or mobile-home space.
  - (7) Maximum of two on-site signs, each not over 100 square feet in area, advertising the products being produced on the site.
- (d) Uses Permitted by Conditional Use Permit. Where the boundary sign posting provisions of Section 12.60 (b) have not been observed and satisfied, the following uses are permitted provided a conditional use permit has been granted:
  - (1) Any use permitted in Section 12.60 (b) and (c) of this Article.

The uses permitted in this subsection shall assume a nonconforming status pursuant to the provisions of Section 18.6 on the date that the mineral resource on the site of such use or structure is depleted.

SECTION 12.61. DEVELOPMENT STANDARDS. Premises in the M-R-A Zone shall be subject to the following development standards.

- (a) Lot Area. Not less than five acres gross.
- (b) Lot Width. Not less than 200 feet.
- (c) Yards. Front, rear, and side, not less than 50 feet for any use permitted except those uses permitted in Section 12.60 (a); provided further, however, that any structure exceeding 50 feet in height shall have front, side, and rear yard spaces equal to the height of said structure.
- (d) Building Height. Maximum height of buildings and structures, 105 feet.
- (e) Off-Street Parking. Off-street parking shall be provided and improved as required in Section 18.12.

SECTION 12.62. SPECIAL DEVELOPMENT AND PERFORMANCE STANDARDS. Premises in the M-R-A Zone used for any mining and quarry operations, and related manufacturing shall be subject to the following standards:

- (a) Noise Suppression. All equipment and premises employed in conjunction with any of the uses permitted in the M-R-A Zone shall be constructed, operated and maintained so as to suppress noise and vibrations which are or may be injurious to persons living on adjoining property.
- (b) Roads and Driveways. All roads and driveways shall be kept wetted while being used or shall be treated with oil, asphaltic concrete or concrete, or other palliative to prevent the emission of dust.
- (c) Access Roads. All private access roads leading off any paved public street onto property used for any purpose permitted in Section 12.60 (b), (c), and (d) shall be paved to a minimum width of 24 feet with asphaltic concrete or equal, not less than 3 inches in thickness with adequate compacted base material for not less than the first 100 feet of said access road.
- (d) Air and Water Pollution. All operations shall be conducted in compliance with the requirements of the Riverside County Air Pollution Control District and the State Water Quality Control Board.
- (e) Slopes of Excavations. No production from an open pit quarry shall be permitted which creates an average slope steeper than 1 foot horizontal to 1 foot vertical; provided, however, that a steeper slope may be permitted where the soil content or material is such that a vertical-cut excavation is safe in the opinion of the Division of Industrial Safety, Department of Industrial Relations of the State of California.
- (f) Landscaping and Fencing. Excavation operations which are located at any time within 500 feet of at least 10 buildings or mobilehomes used or designed for dwelling purposes, shall be screened to a height of at least 6 feet by either landscaping, berms, walls or solid fencing and the outer boundaries of the area being excavated shall be enclosed with a 6 foot high chain link fence, including all necessary gates, except where such a fence would be impracticable as in the bed or flood channel of a wash or watercourse.
- (g) Hours of Operation. All uses shall confine operations on the property, other than maintenance, to the hours between 6:00 a. m. and 10:00 p. m. of any day, except those operations that are located not less than 300 feet from the outer boundary of such property.
- (h) Insurance. Before commencing operation in any quarry, the owner or operator shall show continuing evidence of insurance against liability in tort in the amount of \$300,000.00 arising from the production activities, or operations incident thereto, conducted or carried on under or by virtue of any law or ordinance. Such insurance shall be kept in full force and effect during the period of such operations.



- (i) Ponding. Where practicable, all excavation operations shall be conducted in such a manner as to prevent unnecessary ponding or accumulation of storm or drainage water.
- (j) Rehabilitation. Any pit resulting from depletion of the mineral resource, or from abandoned or terminated mineral extraction operations shall be filled to ground level, or such pits or any depleted hillside areas shall be treated in accordance with the following standards:
  - (1) Filling. On property where the mineral resource thereon is in fact depleted by reason of extraction operations, or on property where the production of any such resource is in fact abandoned or terminated, said property shall be filled as permitted in Section 12.60 (b), (1), or landscaped in accordance with the requirements of paragraph (4) of this subsection. Said filling or landscaping treatment shall be commenced within a period of 5 years from the date of depletion, abandonment or termination of mineral resource production on the property and diligently prosecuted to the completion thereof. The Planning Commission may determine the date of depletion, abandonment or termination if it finds, after hearing the matter that: (a) mineral resource extraction operations have not been conducted on the property involved for a continuous period of 5 years prior to the date of said hearing and (b) the remaining mineral resource on the property involved need not be conserved for ultimate production in the public interest.
  - (2) Grading. Slopes, overburden stockpiles, abandoned spoil piles and the general premises shall be graded and smoothed so as to control erosion, prevent the creation of potentially dangerous areas and present a neat and orderly appearance. No hillside shall remain with an average grade steeper than 1 foot horizontal to 1 foot vertical with a 10 foot wide terrace for not more than each 50 feet of vertical height, unless a permanent steeper slope, without terrace, is approved by the Director of the Department of Building and Safety.
  - (3) Water-Filled Areas. Upon termination of operations, all excavations made to a level below the existing ground water table shall be filled with inert materials to a level above the existing ground water table. This requirement shall not apply, however, to any water-filled excavations scheduled to be an integral part of future development of the property. All such water-filled areas remaining shall be continuously treated with effective mosquito control measures.
  - (4) Landscaping. Within a period of 5 years from the date of depletion of the mineral resource on a particular property, or within 5 years of the date of abandonment or termination of mineral extraction operations thereon, as such date is determinable

under the provisions of paragraph (1) of this subsection, trees, shrubs, grasses, or other ground cover native to the particular area shall be planted in order to prevent erosion and to restore the property to a natural appearance. However, this requirement will not apply to properties where dense rock slopes make planting impracticable, or within a wash or watercourse, or within an area being filled pursuant to Section 12.60 (b) (1).

Added Effective: 3-12-69 (Ord. 348.612)  
Amended Effective: 5-4-72 (Ord. 348.1023)

## ARTICLE XIII

### A-1 ZONE (LIGHT AGRICULTURE)

#### SECTION 13.1. USES PERMITTED.

- (a) Any use permitted in the R-1 and R-A Zones.
- (b) The following agricultural uses:
  - (1) Farms for rabbits, fish, frogs, chinchilla or other small animals.
  - (2) Water works facilities, both public and private, intended primarily for the production and distribution of water for irrigation purposes.
  - (3) Nurseries, greenhouses, orchards, aviaries, apiaries, field crops, tree crops, berry and bush crops, vegetable, flower and herb gardening. The drying, packing, canning, freezing and other accepted methods of processing the produce resulting from such permitted uses, when such processing is primarily in conjunction with a farming operation and further provided that the permanent buildings and structures used in conjunction with such processing operations are not nearer than 20 feet from the boundaries of the premises.
  - (4) The grazing of cattle, horses, sheep, goats or other farm stock or animals, not including hogs, including the supplementary feeding thereof, not to exceed 5 animals per acre of all the land available; provided however, the systematic rotation of animals with more than 5 animals per acre is permitted so long as the total number of permitted animals is not exceeded. For the grazing of sheep or goats, the permissible number of animals per acre may be multiplied by 3, except that there shall be no limit to the permissible number of sheep which may be grazed per acre when the grazing is for the purpose of cleaning up unharvested crops, provided that such grazing is not conducted for more than 4 weeks in any 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 or maintained solely for sale, marketing or slaughtering at the earliest practical age. The earliest practical age of maturity for colts shall be 2 years. In all cases the permissible number of animals per acre shall be computed upon the basis of the nearest equivalent ratio.

- (5) Farms or establishments for the selective or experimental breeding and raising of cattle, sheep, goats, and horses, subject to the limitations set forth in subsection (b) (4) of this section.
  - (6) Farms for the raising of hogs, not to exceed 5 animals per acre of all the land available; provided however, the systematic rotation of animals with more than 5 animals per acre is permitted so long as the total number of permitted animals is not exceeded. For the purpose of determining the number of hogs on a parcel, both weaned and unweaned hogs shall be counted. (See Ordinance No. 431 regarding hog ranches.)
  - (7) Future Farmers, 4-H or similar projects conducted by the occupants of the premises.
  - (8) A temporary stand for the display and sale of the agriculture produce of any permitted use that is produced upon the premises where such stand is located or upon contiguous lands owned or leased by the owner or occupant of the premises.
- (c) A sign, single or double faced, not exceeding 12 square feet in area per face, advertising only the sale of the services or the products produced on the premises. The sign shall not be lighted or have flashing objects or banners.
- (d) The following uses are permitted subject to the approval of a plot plan pursuant to Section 18.30 of this ordinance. 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) Churches, temples, or other structures used primarily for religious worship.
  - (3) Private schools.
  - (4) Libraries.
  - (5) Public utility facilities.
  - (6) A permanent stand for the display and sale of the agriculture produce of any permitted use that is produced upon the premises where such stand is located or upon contiguous lands owned or leased by the owner or occupant of the premises.
  - (7) Mobilehomes, located on a parcel being farmed, which are occupied by the owner or operator of the parcel or his employees as one-family residences, provided:
    - a. The mobilehomes are not rented or held out for lease.
    - b. The mobilehomes are located not less than 50 feet from any property line.
    - c. The mobilehomes are screened from view from the front property line by shrubs or trees.

- d. The arrangement of the mobilehomes, sanitary facilities and utilities conforms with all of the requirements of the Health Department, Department of Building and Safety and State Law.
- e. 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 birds.

- (e) The following uses are permitted provided a conditional use permit is granted:
  - (1) Beauty shops.
  - (2) Real estate offices.
  - (3) Borrow pits and mining.
  - (4) Community auction and sales yards.
  - (5) Dog kennels.
  - (6) Farm labor camps or employee housing.
  - (7) Feed Stores.
  - (8) Packaged dry fertilizer storage, not including processing.
  - (9) Menageries.
  - (10) Oil production, not including refining or processing.
  - (11) Mink farms.

#### SECTION 13.2. DEVELOPMENT STANDARDS.

- (a) Lot size shall not be less than 20,000 square feet, with a minimum average lot width of 100 feet and a minimum average lot depth of 150 feet, unless larger minimum lot area and dimensions are specified for a particular area or use, except as follows:
  - (1) The uses listed in Section 13.1 (a) of this ordinance shall not be required to have an average lot width that exceeds 80 feet.
  - (2) The uses listed in Section 13.1 (d) (1), (2), (3), (4) and (5) of this ordinance shall not be required to have a lot area in excess of 20,000 square feet or an average lot width in excess of 100 feet, irrespective of the minimum zone requirements for a particular area.
- (b) Minimum yard requirements shall be 20 feet front yard, 5 feet side yard, and 10 feet rear yard.
- (c) Building height limit. Three stories and not exceeding forty-five 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.

#### Amended Effective:

1-15-64	(Ord. 348.251)	7-16-69	(Ord. 348.638)
6-16-65	(Ord. 348.371)	4-15-70	(Ord. 348.710)
9-15-65	(Ord. 348.391)	9-16-70	(Ord. 348.773)
1-19-66	(Ord. 348.422)	3-11-71	(Ord. 348.859)
7-27-66	(Ord. 348.459)	8-11-71	(Ord. 348.905)
12- 6-67	(Ord. 348.534)	5- 4-72	(Ord. 348.1023)

## 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 mobile home used as a dwelling (except as provided in subsection (g) below), and incidental private garage for each 5 acres.
- (b) The following agricultural uses:
  - (1) Farms for commercial egg production, hatching, raising, butchering or marketing of chickens, turkeys or other fowl, rabbits, fish, frogs, chinchilla or other small animals; nurseries, greenhouses, orchards, aviaries, apiaries, field crops, tree crops, berry and bush crops, vegetable, flower and herb gardening. The drying, packing, canning, freezing and other accepted methods of processing the produce resulting from such permitted uses, when such processing is primarily in conjunction with a farming operation and further provided that the permanent buildings and structures used in conjunction with such processing operations are not nearer than 20 feet from the boundaries of the premises.
  - (2) The grazing of cattle, horses, sheep, goats or other farm stock or animals, not including hogs, including the supplementary feeding thereof, not to exceed 5 animals per acre of all the land available; provided however, the systematic rotation of animals with more than 5 animals per acre is permitted so long as the total number of permitted animals is not exceeded. For the grazing of sheep or goats, the permissible number of animals per acre may be multiplied by 3, except that there shall be no limit to the permissible number of sheep which may be grazed per acre when the grazing is for the purpose of cleaning up unharvested crops. 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 or maintained solely for sale, marketing or slaughtering at the earliest practical age. The earliest practical age of maturity for colts shall be 2 years. In all cases the permissible number of animals per acre shall be computed upon the basis of the nearest equivalent ratio. Livestock shall not be kept or maintained within 50 feet of any residence in existence at the time such use is established.



- (3) Farms or establishments for the selective or experimental breeding and raising of cattle, sheep, or goats, and horses, subject to the limitations set forth in subsection (b) (2) of this section.
  - (4) Processing, packaging and marketing of waste products produced on the premises.
  - (5) Future Farmers, 4-H, or similar projects.
- (c) A sign, single or double faced, not exceeding 12 square feet in area per face, advertising only the sale of the services or the products produced on the premises. The sign shall not be lighted or have flashing objects or banners.
- (d) A temporary stand for the display and sale of the agriculture produce of any permitted use that is produced upon the premises where such stand is located or upon contiguous lands owned or leased by the owner or occupant of the premises.
- (e) Public utility facilities.
- (f) Water works facilities, both public and private intended primarily for the production and distribution of water for irrigation purposes.
- (g) The following uses are permitted subject to the approval of a plot plan pursuant to Section 18.30 of this Ordinance. 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) A permanent stand for the display and sale of the agriculture produce of any permitted use that is produced upon the premises where such stand is located or upon contiguous lands owned or leased by the owner or occupant of the premises.
  - (2) Mobilehomes, located on a parcel being farmed, which are occupied by the owner or operator of the parcel or his employees as one-family residences, not to exceed two in number, provided:
    - (a) The mobilehomes are not rented or held out for lease.
    - (b) The mobilehomes are located not less than 50 feet from any property line.
    - (c) The mobilehomes are screened from view from the front property line by shrubs or trees.
    - (d) The arrangement of the mobilehomes, sanitary facilities and utilities conforms with all of the requirements of the Health Department, Department of Building and Safety and State Law.

- (e) The area of the parcel being farmed is not less than 10 acres gross, and in the event of a poultry operation, the number of birds is not less than 15,000.

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 SIDE YARDS. 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.



## ARTICLE XIV

### A-2 ZONE (HEAVY AGRICULTURE)

#### SECTION 14.1. USES PERMITTED.

- (a) Any use permitted in Section 13.1 (a) and (b) of this ordinance (A-1 Zone) and the following agricultural uses:
  - (1) Animal hospitals.
  - (2) Commercial fertilizer operations (on-site manure) - the stockpiling, drying, mechanical processing and sale of farm animal manure produced on the premises as a result of any farming use permitted in this zone, subject to the provisions of Section 18.39 of this ordinance.
  - (3) Commercial poultry farms.
  - (4) Commercial stables.
  - (5) Dairy farms.
  - (6) Dog kennels.
  - (7) Hog ranches.
  - (8) Livestock sales yards.
  - (9) Menageries.
  - (10) Riding academies.
- (b) Not more than two on-site signs advertising only the sale of services or the products produced on the premises, provided the area of each sign does not exceed 100 square feet. The signs shall not be lighted or have flashing objects or banners.
- (c) A temporary stand for the display and sale of the agriculture produce of any permitted use that is produced upon the premises where such stand is located or upon contiguous lands owned or leased by the owner or occupant of the premises.
- (d) Public fairgrounds including usual commercial uses appurtenant thereto.
- (e) The following uses are permitted subject to the approval of a plot plan pursuant to Section 18.30 of this ordinance. 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) A permanent stand for the display and sale of the agriculture produce of any permitted use that is produced upon the premises where such stand is located or upon contiguous lands owned or leased by the owner or occupant of the premises.
  - (2) Canning, freezing, packing plants and drying yards that are not in conjunction with a farming operation.

- (3) Churches, temples, or other structures used primarily for religious worship.
- (4) Grange, civic, and community halls.
- (5) Libraries.
- (6) Mobilehomes, located on a parcel being farmed, which are occupied by the owner or operator of the parcel or his employees as one-family residences, provided:
  - a. The mobilehomes are not rented or held out for lease.
  - b. The mobilehomes are located not less than 50 feet from any property line.
  - c. The mobilehomes are screened from view from the front property line by shrubs or trees.
  - d. The arrangement of the mobilehomes, sanitary facilities and utilities conforms with all of the requirements of the Health Department, Department of Building and Safety and State Law.
  - e. 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 birds.
- (7) Private schools.
- (8) Public utility facilities.
- (f) The following uses are permitted provided a conditional use permit is granted:
  - (1) Agricultural equipment sales and repair yards.
  - (2) Beauty shops.
  - (3) Borrow pits and mining.
  - (4) Commercial fertilizer operations (off-site manure) - the stockpiling, drying, mechanical processing and sale of farm animal manure not produced on the premises.
  - (5) Community auction and sales yards.
  - (6) Farm labor camps or employee housing.
  - (7) Feed stores.
  - (8) Mink farms.
  - (9) Oil production, not including refining or processing.
  - (10) Pen fed beef cattle operations.
  - (11) Real estate offices.
  - (12) Hunting clubs, skeet, trap, rifle and pistol ranges.

#### SECTION 14.2. DEVELOPMENT STANDARDS.

- (a) The uses permitted in the A-2 Zone shall be subject to the following development standards:

- (1) Lot size shall not be less than 20,000 square feet, with a minimum average lot width of 100 feet and a minimum average lot depth of 150 feet, unless larger minimum lot area and dimensions are specified for a particular area or use, except as follows:
  - a. The uses listed in Section 14.1 (e), (3), (4), (5), (7) and (8) of this ordinance shall not be required to have a lot area in excess of 20,000 square feet or an average lot width in excess of 100 feet, irrespective of the minimum zone requirements for a particular area.
- (2) Minimum yard requirements shall be 20 feet front yard, 10 feet side and rear yard.
- (3) Building height limit shall be three stories and not exceeding 45 feet, except that this requirement shall not apply to barns, sheds, silos, towers, water works facilities including storage tanks or other similar agricultural or public utility uses.

AMENDED EFFECTIVE:    December 18, 1963    (Ord. 348.242)  
                             December 22, 1965    (Ord. 348.414)  
                             July 27, 1966        (Ord. 348.459)  
                             December 6, 1967    (Ord. 348.534)  
                             June 10, 1970        (Ord. 348.737)  
                             August 25, 1971     (Ord. 348.910)  
                             October 10, 1971    (Ord. 348.935)  
                             December 2, 1971    (Ord. 348.952)

## ARTICLE XV

### W-2 ZONE

#### CONTROLLED DEVELOPMENT AREAS

##### SECTION 15.1. 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) 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:
  - (1) Hotels, motels.
  - (2) Guest ranches.
  - (3) Educational institutions, libraries, museums and post offices.
  - (4) Golf, tennis, polo or country clubs.
  - (5) Commercial uses for the convenience of and incidental to any of the above permitted 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 uses are permitted provided a conditional use permit has been granted:
  - (1) Airport or landing field.
  - (2) Borrow pit, commercial.
  - (3) Cemetery, pet or human.

- (4) Commercial fairgrounds and exhibitions.
- (5) Drive-in theaters.
- (6) Dune buggy parks.
- (7) Fruit and vegetable packing plants and similar uses.
- (8) Hog ranches, subject to the provisions of Ordinance No. 431.
- (9) Hunting clubs.
- (10) Lumber mill.
- (11) Lumber production of a commercial nature, including commercial logging or commercial development of timber.
- (12) The manufacture of:
  - a. Brick, tile or terra-cotta.
  - b. Cement and cement products.
  - c. Gypsum.
  - d. Lime or lime products.
- (13) Menageries, animal hospitals and commercial dog kennels.
- (14) Migrant Agricultural Worker Mobilehome Parks.
- (15) Mobilehome parks.
- (16) Pen fed cattle operations, livestock salesyards, livestock auction yards, and dairy farms.
- (17) Race tracks, including but not limited to contests between automobiles, horses, go-carts, and motorcycles, but not including contests between human beings only.
- (18) Recreational trailer parks.
- (19) Rifle, pistol, skeet, or trapshooting ranges.
- (20) Rodeo arenas.
- (21) Trail bike parks.
- (22) Trailer and boat storage.
- (23) Travel trailer parks.
- (24) Commercial stables and riding academies.

SECTION 15.2. DEVELOPMENT STANDARDS. Where a structure is erected or a use is made in the W-2 Zone that is first specifically permitted in another zone classification, such structure or use shall meet the development standards and regulations of the zone in which such structure or use is first specifically permitted, unless such requirements are hereafter modified.

- (a) Building Height. Maximum building height for residential and agricultural uses, same as the zone in which such use is first and ordinarily or primarily permitted. The maximum height for commercial, industrial, and public utility uses is 75 feet for buildings and 105 feet for structures other than buildings.
- (b) Lot Area. Five acres, including the area to the center of adjacent streets, shall be the minimum size of any lot except as follows:

- (1) Public Utilities, 20,000 square feet with a minimum average lot width and depth of 100 feet.
- (2) Where a subdivision map has been recorded pursuant to all provisions of Riverside County Ordinance No. 460.
- (3) Where a plot plan has been approved pursuant to the provisions of Section 18.30 and the following standards:
  - a. The development plan 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.
  - b. The plan shall show the proposed use, including access easements. Supplementary information describing available utilities and sources of water supply shall accompany the map.
  - c. Use shall be made under a development plan within one year or its approval shall be void.
  - d. Where an easement serves two or more sites the easement shall be improved in a manner to assure that proper access and drainage will be maintained.

Amended Effective:	September 4, 1962	
	June 16, 1965	(Ord. 348.371)
	March 23, 1966	(Ord. 348.427)
	July 27, 1966	(Ord. 348.459)
	April 17, 1968	(Ord. 348.556)
	July 16, 1969	(Ord. 348.637)
	June 10, 1970	(Ord. 348.737)
	October 10, 1971	(Ord. 348.935)
	May 4, 1972	(Ord. 348.1023)

ARTICLE XVa

R-D ZONE - REGULATED DEVELOPMENT AREAS

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 are permitted provided a conditional use permit has been granted:
  - (1) Mobilehome Parks.
  - (2) Travel Trailer Parks, Recreational Trailer Parks, Trailer Storage Areas, only if such use or uses are developed in conjunction with a mobilehome park.

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.
- (b) Mobilehome parks shall comply with the development standards of Sections 8.52 and 8.53 of this ordinance (R-T Zone).

Added Effective:	November 15, 1967	(Ord. 348.532)
Amended Effective:	February 26, 1969	(Ord. 348.609)
	March 3, 1971	(Ord. 348.851)
	May 4, 1972	(Ord. 348.1023)

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)



ARTICLE XVc

W-2-M ZONE (CONTROLLED DEVELOPMENT AREA - MOBILEHOMES)

SECTION 15.300. USES PERMITTED.

- (a) All uses permitted in the W-2 Zone, subject to all the provisions and development standards of the W-2 Zone.
- (b) Mobilehome used as a one-family residence, upon approval of a plot plan pursuant to Section 18.30, and also subject to the following conditions:
  - (1) Mobilehomes shall have a floor area of not less than 450 square feet.
  - (2) The area between the ground level and the floor of a mobilehome shall be screened from view by an opaque skirt entirely around the mobilehome.
  - (3) A 25-foot setback shall be observed from the front and rear property lines, and a 10-foot setback from the side property lines, for the mobilehome and all appurtenant structures.

ADDED EFFECTIVE: September 3, 1969 (Ord. 348.658)

AMENDED EFFECTIVE: September 16, 1970 (Ord. 348.773)

## ARTICLE XVI

### W-1 ZONE

#### WATERCOURSE, WATERSHED AND CONSERVATION AREAS

##### SECTION 16.1. 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 residency by persons for the reason that they are subject to periodic 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 are temporary in nature, awaiting detailed plans of development for the lands and areas so classified. The regulations of this Article shall apply to lands so classified until either (1) a drainage and storm water control plan approved by the Planning Commission and the Board of Supervisors shall have been carried out and put into effect, or (2) the lands have been subdivided and a final subdivision map placed on record in accordance with the applicable state and county regulations, including approval by the Planning Commission and Board of Supervisors. In either of these two instances, the property may thereafter be reclassified into any other zone pursuant to regular zoning procedure.

##### SECTION 16.2. 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 number of animals per acre set forth in Section 13.1 (b) (4) of this Ordinance.
  - (4) Golf courses, not including the construction of buildings.
  - (5) Water works facilities, both public and private intended primarily for the production and distribution of water for agricultural purposes.
  - (6) Utilities, both public and private.
- (b) The following uses are permitted provided a conditional use permit has been granted:
  - (1) Airports and heliports.
  - (2) Borrow pits and quarrying.
  - (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.
- (5) Hunting clubs, skeet, trap, rifle and pistol ranges.
- (6) Travel trailer parks.
- (7) Recreational trailer parks.

Amended Effective: February 19, 1962  
May 4, 1972

(Ord. 348.1023)

## 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 18.3. (Deleted)

SECTION 18.4. (Deleted)

SECTION 18.5. STANDARDS FOR PLANNED RESIDENTIAL DEVELOPMENTS. Planned residential developments shall be constructed in accordance with the following standards:

- (1) SUBDIVISION MAP. A subdivision map, based substantially upon the approved conditional use permit, shall be recorded pursuant to Riverside County Ordinance no. 460.
- (2) DENSITY. Not less than 40% of the net area of a project shall be used for open area or open outdoor recreational facilities. The net area of a project shall be determined by excluding all streets, drives and automobile storage areas. The total number of dwelling units in a project shall not exceed that which would be permitted in the zone in which the project is located.
- (3) YARD SETBACKS. Building setbacks from a project's exterior streets and boundary lines shall be the same as those prescribed by the zone in which the project is located. In no case shall such building setbacks for any project be less than those prescribed in the R-3 Zone. The minimum building setback from interior drives shall be ten feet.
- (4) INTERIOR DRIVES.
  - (a) Interior drives within a project, which are not part of the street system, shall be installed in accordance with County Road Improvement Standards, including concrete curb and gutters, except that such drives need not exceed the following widths:
    - 24 feet where no parking is permitted on either side of the drive
    - 32 feet where parking is permitted on only one side of the drive
    - 40 feet where parking is permitted on both sides of the drive.

- (b) Cul-de-sac drives shall not exceed 400 feet in length and shall terminate with not less than a 35 foot radius turnaround.
  - (c) Interior drives shall not be permitted in any front yard setback area except for the driveway access to dwelling units.
- (5) RESIDENTIAL STRUCTURES. The number of dwelling units in one building shall not exceed two in the R-1 Zone and all other zones that permit planned residential developments as an R-1 use, or eight dwelling units in one building in the R-2 and R-2-A Zones. The number of dwelling units in a building in the R-3 Zone and all other zones that permit planned residential developments as an R-3 use shall not exceed that permitted by the R-3 Zone development standards. Residential buildings shall have a minimum ground floor area of 1000 square feet, exclusive of porches, patios and automobile storage areas.
- (6) RECREATIONAL BUILDINGS. Recreational, public assembly and similar buildings may be permitted within a project if they are intended for the primary use of persons residing within the project and are located so as not to be detrimental to adjacent properties.
- (7) MAINTENANCE OF COMMON AREAS. A community association with the unqualified right to assess the owners of the dwelling units for all maintenance, operational and other costs of the common areas and facilities and the community association shall be established and continuously maintained. The association shall have the right to lien the units of the owners who default in the payment of their assessments. The association's lien shall not be subordinate to any encumbrance other than a deed of trust or mortgage made in good faith and for value which is of record prior to the recordation of the lien of the association. Prior to recordation of the final subdivision map, the developer shall submit for approval the declaration of covenants, conditions and restrictions for the project. The approved declaration shall be recorded at the time of the recording of the final subdivision map.
- (8) TRASH AREAS. Adequate enclosed trash pickup areas, convenient to the residents which they are intended to serve, shall be provided in the project.
- (9) SCREENING. A six-foot high masonry wall shall be constructed on any project boundary line where the adjacent property is zoned for a lower residential density than that zone in which the project is located.

- (10) WALKWAYS. Five-foot wide paved pedestrian walkways shall be installed between the dwelling units and the recreational areas of the project.
- (11) ACCESS. Vehicular access openings into a project shall be limited to one for each 400 feet of public street frontage; however, all projects shall be permitted two access drives regardless of the amount of frontage.
- (12) PARKING. Automobile storage space required shall be as determined at the time of issuance of the conditional use permit; however, in no event shall there be less than 1.5 parking spaces for each one bedroom unit and not less than 2.5 spaces for each unit with two or more bedrooms. The required parking spaces shall be provided entirely within the development. Public street parking and tandem parking shall not be counted in this requirement.

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; other agricultural uses shall be permitted to make any changes or improvements that are required by any county ordinance or state law.
- (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 mobilehome is used for residential purposes and the lot upon which it is located is improved with a sewage disposal system approved by the Health Department, 8 years.

A mobilehome owner shall have the right to extend the amortization period to a total of 15 years, upon approval of a plot plan pursuant to Section 18.30 of this ordinance and compliance with the following conditions within the original 8 year period, in addition to the approved sewage system:

- a. The mobilehome shall not be less than 450 square feet in floor area.
- b. The lot shall be improved with a 200 square foot concrete slab or wooden deck.
- c. The area between the ground level and the floor of the mobilehome shall be screened from view by an opaque skirt entirely around the mobilehome.



- d. The mobilehome and all appurtenant structures shall have a 20 foot setback from the front property line, a 5 foot setback from the side property line, and a 10 foot setback from the rear property line.
  - 7. Commercial poultry operations, 20 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.

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. 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.

- (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:

- (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.

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.



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

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.
- (14) **TRANSCRIPT OF HEARING.** Any person desiring a transcript of a hearing before the Planning Commission or its Hearing Board, a Planning Council or the Board of Supervisors, may obtain a copy or copies thereof by ordering such transcript from the Secretary of the Planning Commission or the Clerk of the Board of Supervisors respectively, and depositing the fee determined by the respective official to be necessary to cover the cost of producing such transcripts.

#### SECTION 18.27. VARIANCES.

- (a) **BASIS FOR VARIANCE.** Variances from the terms of this ordinance may be granted when, because of special circumstances applicable to a parcel of property, including size, shape, topography,

location or surroundings, the strict application of this ordinance deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification.

A variance shall not be granted for a parcel of property which authorizes a use or activity which is not otherwise expressly authorized by the zone regulation governing the parcel of property, but shall be limited to modification of property development standards such as height, yards, setbacks, lot sizes and coverage and parking and landscape requirements.

- (b) APPLICATION. Every application for a variance shall be made in writing to the Planning Director on the forms provided by the Planning Department, shall be accompanied by a filing fee of \$160.00 and shall include the following information:
  - (1) Name and address of the applicant.
  - (2) Evidence that he is the owner of the premises involved or that he has written permission of the owner to make such application.
  - (3) A reference to the specific provisions of the ordinance for which the variance is requested and the variance that is requested.
  - (4) A plot and development plan drawn in sufficient detail to clearly describe the following:
    - a. Physical dimensions of property and structures.
    - b. Location of existing and proposed structures.
    - c. Setbacks.
    - d. Methods of circulation.
    - e. Ingress and egress.
    - f. Utilization of property under the requested permit.
  - (5) Such additional information as shall be required by the application form.
- (c) PUBLIC HEARING. A public hearing shall be held on the application for a variance in accordance with the provisions of Section 18.26 and all of the procedural requirements and rights of appeal as set forth therein shall govern the hearing.
- (d) CONDITIONS. Any variance granted shall be subject to such conditions as will assure that the adjustment thereby authorized shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is situated and which are necessary to protect the health, safety and general welfare of the community.



- (e) USE OF VARIANCE. Any variance that is granted shall be used within 1 year from the effective date thereof or within the time limit that is set in the conditions of approval which shall not exceed 3 years; otherwise the variance shall be null and void. The term "use" shall mean the beginning of substantial construction for which the variance has been granted, which construction must thereafter be pursued diligently to completion, or the actual occupancy of existing buildings or land under the terms of the authorized variance. The effective date of a variance shall be determined pursuant to Section 18.26.
- (f) REVOCATION OF VARIANCE. Any variance granted may be revoked upon the findings and procedure contained in Section 18.31.

SECTION 18.28. CONDITIONAL USE PERMITS. Whenever any section of this ordinance requires that a conditional use permit be granted prior to the establishment of a use, the following provisions shall take effect.

- (a) APPLICATION. Every application for a conditional use permit shall be made in writing to the Planning Director on the forms provided by the Planning Department, shall be accompanied by a filing fee of \$160.00, and shall include the following information:
  - (1) Name and address of the applicant.
  - (2) Evidence that he is the owner of the premises involved or that he has written permission of the owner to make such application.
  - (3) A plot and development plan drawn in sufficient detail to clearly describe the following:
    - a. Physical dimensions of property and structures.
    - b. Location of existing and proposed structures.
    - c. Setbacks.
    - d. Methods of circulation.
    - e. Ingress and egress.
    - f. Utilization of property under the requested permit.
  - (4) Such additional information as shall be required by the application form.
- (b) ADDITIONAL INFORMATION. When the application is for a conditional use permit to establish a mobilehome park, travel trailer park or recreational trailer park, the following additional information is required as a part of the application:

- (1) A written statement from the Riverside County Health Department stating that a water company has agreed in writing to serve all spaces within the park or that the applicant has an acceptable application for a water company permit on file with the State Department of Public Health or the County Department of Public Health, or the applicant has agreed in writing to form a domestic water company to serve the mobilehome park, travel trailer park or recreational trailer park.
  - (2) A written statement from the Riverside County Health Officer stating the type of sewage disposal that will be permitted. To aid in this determination the Health Officer may require soil percolation tests or other pertinent information.
- (c) ADDITIONAL FEES. When the application is for a conditional use permit to establish a mobilehome park, travel trailer park or recreational trailer park, in addition to the filing fee of \$160.00, the application shall be accompanied by the following fees:
  - (1) A fee for the examination and study of the proposed development, computed on the basis of \$2.50 for each site or lot shown on the submitted plan for the development, payable to the Planning Commission.
  - (2) A flood protection study fee of \$50.00 plus \$1.00 for each site or lot shown on the plan for the proposed development, payable to the Planning Commission. The Planning Commission shall pay the fee to the district having flood control functions that performs the flood protection study.
- (d) PUBLIC HEARING. A public hearing shall be held on the application for a permit in accordance with the provisions of Section 18.26 and all of the procedural requirements and rights of appeal as set forth therein shall govern the hearing.
- (e) CONDITIONS. A conditional use permit shall not be granted unless the applicant demonstrates that the proposed use will not be detrimental to the health, safety or general welfare of the community. Any permit that is granted shall be subject to such conditions as shall be necessary to protect the health, safety or general welfare of the community.
- (f) USE OF PERMIT. Any conditional use permit that is granted shall be used within 1 year from the effective date thereof or within the time limit that is set in the conditions of approval which shall not exceed 3 years; otherwise the permit shall be null and void. The term "use" shall mean the beginning of a substantial construction of the use that is



authorized, which construction must thereafter be pursued diligently to completion, or the actual occupancy of existing buildings or land under the terms of the authorized use. The effective date of a permit shall be determined pursuant to Section 18.26.

- (g) REVOCATION OF PERMIT. Any conditional use permit granted may be revoked upon the findings and procedure contained in Section 18.31.

#### SECTION 18.29. PUBLIC USE PERMITS.

- (a) Notwithstanding any other provisions of this ordinance, the following uses may be permitted in any zone classification provided that a public use permit is granted pursuant to the provisions of this section:
  - (1) Educational institutions.
  - (2) Churches, temples and other places of religious worship.
  - (3) Governmental uses.
  - (4) Any hospital or other facility that is licensed by the California Department of Public Health, or by the California Department of Mental Hygiene, not including a family care, foster home or group home that serves six or fewer persons.
  - (5) Any home or other facility for the aged or for children that is licensed by the California Department of Social Welfare or by the Riverside County Department of Public Welfare, not including a home or facility that serves six or fewer children or aged persons.
  - (6) Half way house.
  - (7) Public utilities.
- (b) APPLICATION. Every application for a public use permit shall be made in writing to the Planning Director on the forms provided by the Planning Department, shall be accompanied by a filing fee of \$160.00 and shall include the following information:
  - (1) Name and address of the applicant.
  - (2) Evidence that he is the owner of the premises involved or that he has written permission of the owner to make such application.
  - (3) A plot and development plan drawn in sufficient detail to clearly describe the following:
    - a. Physical dimensions of property and structures.
    - b. Location of existing and proposed structures.
    - c. Setbacks.
    - d. Methods of circulation.
    - e. Ingress and egress.
    - f. Utilization of property under the requested permit.

- (4) Such additional information as shall be required by the application form.
- (c) PUBLIC HEARING. A public hearing shall be held on the application for a public use permit in accordance with the provisions of Section 18.26 and all of the procedural requirements and rights of appeal as set forth therein shall govern the hearing.
- (d) CONDITIONS. A public use permit shall not be granted unless the applicant demonstrates that the proposed use will not be detrimental to the health, safety or general welfare of the community. Any permit that is granted shall be subject to such conditions as shall be necessary to protect the health, safety or general welfare of the community.
- (e) USE OF PERMIT. Any public use permit that is granted shall be used within 1 year from the effective date thereof or within the time limit that is set in the conditions of approval; otherwise the permit shall be null and void. The term "use" shall mean the beginning of substantial construction of the use that is authorized, which construction must thereafter be pursued diligently to completion, or the actual occupancy of existing buildings or land under the terms of the authorized use. The effective date of a permit shall be determined pursuant to Section 18.26.
- (f) REVOCATION OF PERMIT. Any public use permit granted may be revoked upon the findings and procedure contained in Section 18.31.

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.
- (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 substantitally begun or the occupancy authorized be in use; otherwise the approval shall be void and of no effect.

#### SECTION 18.31. FINDINGS AND PROCEDURE FOR REVOCATION OF VARIANCES AND PERMITS.

- (a) Any conditional use permit, public use permit or variance granted pursuant to this ordinance may be revoked by the Director of Building and Safety upon his finding that one or more of the following conditions for revocation exist.
  - (1) That the use is detrimental to the public health, safety or general welfare, or is a public nuisance.
  - (2) That the permit was obtained by fraud or perjured testimony.
  - (3) That the use is being conducted in violation of the terms and conditions of the permit.
  - (4) That the use for which the permit was granted has ceased or has been suspended for one year or more.
- (b) Upon determination by the Director of Building and Safety that grounds for revocation exist, the following procedure shall take effect:
  - (1) NOTICE OF REVOCATION. Notice of revocation and a copy of the findings of the Director of Building and Safety shall be mailed by the Director by certified mail to the owner of the property to which the permit or variance applies, as shown by the records of the Assessor of Riverside County. The decision of the Director of Building and Safety shall be final unless a notice of appeal is timely filed.
  - (2) NOTICE OF APPEAL. Within 30 days following the mailing of the notice of revocation, the owner of the property subject to the permit or variance, may file a notice of appeal from the decision of Director of Building and Safety with the Planning Director.



- (3) SETTING HEARING. Upon receipt of the owner's notice of appeal, the Planning Director shall cause a hearing to be held within 30 days by the Area Planning Council having jurisdiction to determine if grounds exist for the revocation of the permit or variance.
- (4) TESTIMONY UNDER OATH. All testimony at the hearing shall be taken under Oath.
- (5) NOTICE OF DECISION. Notice of the Area Planning Council's decision and a report of the proceedings shall be filed with the Clerk of the Board of Supervisors not later than 15 days following the date the decision is adopted. 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 Area Planning Council 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 for reporting decisions and such failure to reach a decision shall constitute affirmance of the Building Director's revocation of the permit or variance.
- (6) PLACEMENT OF MATTER ON BOARD'S AGENDA. The Clerk of the Board of Supervisors shall place the Notice of Decision on the Board's agenda for the next regular meeting to be held following the lapse of 5 days after the Notice is filed with the Board.
- (7) TRANSFER TO BOARD OF SUPERVISORS ON APPEAL. The revocation or non-revocation of a permit or variance by the Area Planning Council shall be final unless, within 7 days following the matter at which the Notice of Decision was on the agenda of the Board of Supervisors, the following occurs:
  - a. An appeal to the Board of Supervisors is made by the owner of the property which is the subject of the revocation proceedings, or
  - b. The Board of Supervisors orders the matter 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. Refuse to review the Area Planning Council's decision, in which case the decision shall be final, or
  - b. Review a transcript or recording of the testimony and all other evidence introduced before the Area Planning Council and, based upon that record, affirm or reverse the decision of the Area Planning Council or refer the matter back to the Area Planning Council

for the taking of further evidence or hearing additional argument in which case notice shall be given to the owner of the property which is the subject of the proceedings, or

- c. 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 prior hearing had been held.
- (9) ACTION BY THE BOARD OF SUPERVISORS. The decision of the Board of Supervisors on revocation of a permit or variance is final.

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.

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.

#### SECTION 18.36. SPECIFIC PLAN, HIGHWAY.

(a) Whenever a Specific Plan for a highway has been adopted by the County of Riverside, all requirements of this ordinance relating to highway right of way lines shall be calculated from the adopted planned future right of way line. No building, structure or other improvement shall be constructed within the described planned right of way lines, and no building permit shall be issued therefor, except as hereinafter set forth.

(b) The following improvements shall be permitted to be constructed within the described planned right of way lines of a Specific Plan, provided that they are appurtenant to a permitted use that is conducted on an abutting parcel; that any required encroachment permit pursuant to Ordinance No. 499 is first approved, and further provided that an approved plot plan is granted pursuant to Section 18.30 of this Ordinance:

- (1) Pedestrian access walkways.
- (2) Vehicular access driveways.
- (3) Fences not exceeding 30 inches in height.
- (4) Landscaping that includes planters.
- (5) Off-street parking areas, including parking spaces, drives, aisles, turning and maneuvering areas, bumper stops or wheelstops. Off-street parking within a Specific Plan area shall not be credited toward providing required parking area pursuant to Section 18.12 of this Ordinance.
- (6) Lights to illuminate off-street parking areas, pedestrian walkways, vehicular access driveways, landscaped areas or buildings.
- (7) Unlighted or nonflashing lighted directional signs located at public entrances to, or exits from, off-street parking areas.
- (8) Unlighted or nonflashing lighted single or double-faced signs not exceeding 100 square feet in display area per face, identifying a building or the merchandise or activity available on the abutting premises; provided that:
  - a. The sign is necessary to a business to achieve visibility or identification of the business by the traveling public that is substantially equal to that of existing businesses in the area.
  - b. The sign is a permitted use in the zone and does not project over or extend into the existing street right of way.

- c. Not more than one such sign shall be permitted on any lot or parcel.
  - d. The plot plan approval shall clearly fix the proposed location, size, shape and elevation of the sign with respect to the lot or parcel on which it is to be erected.
- (c) As a condition to the final approval of a plot plan, the applicant shall sign an agreement that he will remove any such permitted improvements within 45 days from the date of mailing of a written request to do so by the Road Commissioner of the County of Riverside. The applicant shall further agree that if the permitted improvements are not removed within said 45 day period, they shall become the property of the County of Riverside or the public agency having jurisdiction over the right of way. The agreement shall be binding upon the applicant, his heirs, successors and assigns.
- (d) All the provisions of Section 18.30 relating to appeals from a plot plan decision shall apply to permits to construct improvements within planned right of way lines.

#### SECTION 18.38. REFUND OF FEES.

- (a) Matters Requiring Public Hearing. Whenever an application for a change of zone, or for a permit or variance that requires a public hearing, is terminated for any reason, upon request of the applicant a refund of fees paid may be made by the Planning Department in accordance with the following schedule. If any portion of the application fee has been paid out by the Planning Department to another jurisdiction or agency for services to be rendered in connection with the application, no refund of that portion of the fee shall be made by the Planning Department to the applicant.

	<u>% of Refund</u>
(1) Application accepted by department, fee not receipted	100%
(2) Application accepted and fee receipted by department, but no processing begun	90%
(3) Application processed, but public hearing not advertised or noticed	50%
(4) Public hearing advertised or noticed but hearing not held	20%
(5) Public hearing held by Planning Commission	0%

SECTION 18.39. COMMERCIAL FERTILIZER OPERATIONS (ON-SITE MANURE). The following regulations shall apply to the commercial stockpiling, drying, mechanical processing and sale of farm animal manure (with the exception of poultry operations) produced on the premises, in any zone that permits such use:

- (a) The minimum parcel size on which such fertilizer processing operation will be permitted is ten gross acres with a minimum parcel width of 660 feet.
- (b) Driveways and employee parking areas shall be surfaced with an asphaltic penetration coat at the rate of 1/2 gallon per square yard followed in six months by an asphaltic seal coat.
- (c) There shall be no manufacturing of chemical additives on the premises.
- (d) Inorganic chemical additives shall be limited to ten percent by volume of the organic manure processed.
- (e) The use shall comply with all requirements of the Riverside County Health Department and the Riverside County Air Pollution Control District and the State Regional Water Quality Control Board.
- (f) Manure stockpiles shall be maintained at least 150 feet from any road right of way and 35 feet from side and rear property lines.
- (g) No manure stockpile shall exceed a height of 25 feet.
- (h) Stockpiles shall be shaped to a one to four minimum slope to prevent detrimental water seepage into the ground and minimize the stockpile area subject to rainfall.
- (i) There shall be no draining of runoff water from any stockpile area onto adjoining properties.

#### SECTION 18.40. EQUIVALENT TITLES AND JURISDICTIONS.

- (a) Whenever in this ordinance one or more of the terms "Planning Commission", "Commission" and "Hearing Board" appear with reference to a proceeding which is within the jurisdiction of an Area Planning Council under Ordinance No. 537, such term or terms shall mean "Area Planning Council", and the Area Planning Council having area jurisdiction of the proceeding shall be deemed the equivalent of the Planning Commission or Hearing Board, or both, as the case may be, for the purpose of such a proceeding. This provision shall not apply to Article XVI or Section 18.12.

- (b) Notwithstanding the foregoing paragraph (a), any document required by this ordinance to be filed with or sent to the Planning Commission, its Secretary, its Hearing Board, an Area Planning Council or the Planning Director shall be filed with or sent to the Planning Department, and delivery to the Planning Department shall be compliance with such requirement.
- (c) Wherever in this ordinance or Ordinance No. 537 the term "Planning Director" is used with reference to the performance of a function, other than receiving a document to be filed or sent, said term, if there is no Planning Director or Assistant Planning Director, shall mean the officer or employee of the Planning Department designated to perform that function by law or by or pursuant to ordinance.
- (d) Whenever and to the territorial extent that Area Planning Councils are in existence and functioning, they shall report directly to the Board of Supervisors; appeals, if provided for, from their decisions shall be directly to the Board of Supervisors; and the Hearing Board provided for in Article XXa shall be inoperative.

Amended Effective:

1-15-64	(Ord. 348.251)	4-17-68	(Ord. 348.556)
3-10-64	(Ord. 348.261)	2-26-69	(Ord. 348.609)
4-15-64	(Ord. 348.265)	7-16-69	(Ord. 348.638)
11-10-65	(Ord. 348.401)	10-15-69	(Ord. 348.636)
1-19-66	(Ord. 348.422)	4-15-70	(Ord. 348.709)
6-16-66	(Ord. 348.446)	9-23-70	(Ord. 348.777)
7- 6-66	(Ord. 348.455)	9-30-70	(Ord. 348.783)
9-27-67	(Ord. 348.528)	3-24-71	(Ord. 348.861)
11-15-67	(Ord. 348.531 &	8-11-71	(Ord. 348.905)
	Ord. 348.532)	8-25-71	(Ord. 348.910)
12- 6-67	(Ord. 348.533 &	3-30-72	(Ord. 348.1009)
	Ord. 348.534)	5- 4-72	(Ord. 348.1023) Deleted
2-21-68	(Ord. 348.545)		Public Function

## 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 \$290.00.

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.

#### SECTION 20.4. INTERIM ZONING.

- (a) Without following the procedures otherwise required preliminary to the adoption of a zoning ordinance, the Board of Supervisors, to protect the public safety, health and welfare, may adopt as an urgency measure an interim ordinance prohibiting any uses which may be in conflict with a contemplated zoning proposal which the Board of Supervisors, Planning Commission or the Planning Department is considering or studying or intends to study within a reasonable time. Such urgency measure shall require a four-fifths vote of the Board of Supervisors for adoption. Such interim ordinance shall be of no further force and effect four months from the date of adoption thereof; provided, however, that after notice pursuant to California Government Code Section 65856 and public hearing, the Board of Supervisors may extend such interim ordinance for eight months and subsequently extend such interim ordinance for one year. Any such extension shall also require a four-fifths vote for adoption. Not more than the two such extensions may be adopted.
- (b) Alternatively, an interim ordinance may be adopted by a four-fifths vote following notice pursuant to said Section 65856 and public hearing, in which case it shall be of no further force and effect one year from the date of adoption thereof; provided, however, that after notice pursuant to Section 65856 and public hearing, the Board of Supervisors may by a four-fifths vote extend such interim ordinance for one year.
- (c) When any interim ordinance has been adopted, every subsequent ordinance adopted pursuant to this section, covering the whole or a part of the same property, shall automatically terminate and be of no further force or effect upon the termination of the



first such ordinance or any extension thereof as herein provided.

- (d) Adoption of an interim ordinance shall be deemed an order of the Board of Supervisors to the Planning Commission to initiate a zoning study of the land that has been placed in the interim zone, which may include the study of other land in the vicinity thereof.
- (e) The Clerk shall schedule a public hearing before the Board to consider an extension of an interim ordinance which shall normally be at its second regular meeting before expiration of the initial four-month period and of any eight-month extension. The Clerk shall publish notice 10 days before the hearing. This subsection shall not be applied if the effective date of a subsequent permanent zoning ordinance applicable to the same land will have passed before such expiration, or if the interim ordinance, has been repealed, or if the Board shall otherwise order.
- (f) At or before the public hearing on the proposed extension of an interim ordinance, the Planning Director shall make a written report to the Board of Supervisors on the status of the zoning study.
- (g) The prohibition of uses by interim ordinance may in whole or in part be imposed by applying on an interim basis one or more of the zoning designations provided for by this Ordinance No. 348 by reference to the applicable zoning symbols preceded by "I-" or to the title of a zoning classification preceded by "Interim".
- (h) Whenever any area is placed in an interim zone, that area is subject to all of the provisions of Ordinance No. 348, including its penalty provisions, applicable to the zone in which it has been placed. For the period of time that the interim zoning ordinance is in effect the permanent zoning is deemed superseded, but upon expiration thereof, the permanent zoning shall again be in full force and effect unless it has been previously repealed or superseded by new permanent zoning.

Adopted:	September 22, 1960	
Amended Effective:	May 31, 1967	(Ord. 348.506)
	November 15, 1967	(Ord. 348.531)
	September 30, 1970	(Ord. 348.783)
	May 4, 1972	(Ord. 348.1023)

## ARTICLE XXa

### PLANNING COMMISSION HEARING BOARD

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

#### SECTION 20.26. MEMBERSHIP AND TERM OF OFFICE.

- (a) The Hearing Board shall be composed of three members of the Planning Commission.
- (b) Each member shall have one vote. The concurrence of two of the members of the Hearing Board sitting in hearing shall be necessary to make a recommendation to the Planning Commission.
- (c) All members of the Commission who are ready and able to serve, are ex officio members of the Hearing Board, but only three Commission members shall sit as voting members of the Hearing Board at one time.
- (d) 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, three 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.
- (e) Any member of the Commission who had 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.

#### 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 is required by this Ordinance in order to grant or modify any permit or variance, the Hearing Board shall hear the matter and recommend a decision to the Commission. However, the Commission may, by a majority vote, assume original jurisdiction and proceed to hear and decide the matter. 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 proceedings of the Hearing Board.
- (d) After the close of a hearing 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.
- (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, 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 except that the Commission shall not reverse the decision of the Hearing Board unless it sets the matter for hearing before itself. At such hearing the Commission shall hear and decide the matter de novo as if there had been no proceedings before the Hearing Board.
  - (3) Refer the matter back with or without instructions to the Hearing Board for further proceedings.

AMENDED EFFECTIVE: September 4, 1962

AMENDED EFFECTIVE: July 16, 1969 (Ord. 348.638)

## 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 (1) 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 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 21.15. 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. DUNE BUGGY PARK. An open area used by dune buggies or other all-terrain vehicles, for purposes such as, but not limited to, hill climbing, trail riding, scrambling, racing and riding exhibitions.

SECTION 21.26a. DOG KENNELS. Any lot or premises on which 5 or more dogs over 4 months of age are kept or maintained for any purpose or reason.

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 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 21.34a. FARM PROJECTS. (Future Farmers, 4-H or similar projects) Not more than five cattle, horses, sheep or similar farm animals, or six goats or hogs, on parcels not less than 20,000 square feet in size, being fattened or trained in connection with the education of a person as a member of a recognized farm education organization.

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. HOME OCCUPATIONS. Home occupations means those uses that are customarily conducted in a residence, provided such uses must be incidental and secondary to the principal use of a dwelling as a residence. The following criteria shall apply to any home occupation:

- (1) No one other than a resident of the dwelling shall be employed on the premises in the conduct of the home occupation.

- (2) A home occupation shall be conducted entirely within the dwelling and shall be incidental and secondary to the use of the dwelling as a residence.
- (3) A home occupation shall not be conducted in an accessory structure and there shall be no storage of equipment or supplies in an accessory structure or outside building.
- (4) The residential character of the exterior and interior of the dwelling shall not be changed.
- (5) No vehicles or trailers except those normally incidental to residential use shall be kept on the site.
- (6) No signs other than one unlighted identification sign, not more than two square feet in area, shall be erected on the premises.

SECTION 21.37. HALF WAY HOUSE. A rehabilitation center for the treatment, counseling, rooming and boarding of persons released from jail, prisons, hospitals and sanitariums.

SECTION 21.38. HOTEL. A building designed for or occupied as the more or less temporary adibing 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 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. MOBILEHOME PARK. Mobilehome park is any area or tract of land where one or more mobilehome lots are rented or leased or held out for rent or lease to accommodate mobilehome used for human habitation. The rental paid for any such mobilehome shall be deemed to include rental for the lot it occupies.

SECTION 21.51b. MENAGERIE.

- (1) Any lot or premises on which more than one wild, non-domestic animal of the following classifications are kept.
  - (a) Venomous reptiles.
  - (b) Nonvenomous reptiles, not including turtles or tortoises, that weigh more than 10 pounds.
  - (c) Birds or members of the aves class, not including poultry, that weigh more than 20 pounds.
  - (d) Mammals that weigh more than 20 pounds.
- (2) Any lot or premises on which wild, non-domestic animals of the following classifications are kept, regardless of weight, unless such animals are listed in a zone classification as a permitted agricultural use:
  - (a) Ten or more nonvenomous reptiles.
  - (b) Twenty-five or more mammals.
- (3) A tamed or trained wild animal shall not be considered as a domestic animal.

SECTION 21.51c. MIGRANT AGRICULTURAL WORKER MOBILEHOME PARK. A mobilehome or travel trailer park for agricultural workers the rental of which is restricted as follows:

- (a) 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.
- (b) The remainder of the sites are restricted to rental by permanent agricultural workers, and occupancy by the owner or operator of the trailer park.



SECTION 21.51d. MIGRANT AGRICULTURAL WORKER. 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 21.52. 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. PEN FED BEEF CATTLE OPERATIONS. Six or more beef cattle per acre being fed or fattened for marketing purposes whether the owner or operator performs the feeding service for himself or others. (Dairy herd replacements are not considered beef cattle.)

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 21.59a. PLANNED RESIDENTIAL DEVELOPMENT. A residential development including, but not limited to, statutory and non-statutory condominiums, cluster housing, town houses and community apartments, that is permitted reduced lot area, width and depth requirements and building setback requirements, by integrating into the over-all development open space and outdoor recreational facilities, and which may include recreational and public assembly buildings intended primarily for the use of the residents of the project, within the development.

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 21.62. RECREATIONAL TRAILER PARK. Recreational trailer park is any area or tract of land, within an area zoned for recreational use, where one or more lots are rented or leased or held out for rent or lease to owners or users of recreational vehicles or tents and which is occupied for temporary purposes.

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 throughfare 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. SPECIFIC PLAN, HIGHWAY. A plan adopted by the County of Riverside, pursuant to the authority contained in the California Planning and Zoning Law (Government Code, Section 65000, et seq.) establishing specifically planned future right of way lines for a highway. Upon the adoption of a Specific Plan for a highway, all requirements of this ordinance relating to highway right of way lines shall be calculated from the adopted planned future right of way line, except as shall be otherwise specifically permitted in this ordinance.

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. TRAIL BIKE PARK. An open area used by trail bikes, or motorcycles, for purposes such as, but not limited to, hill climbing, trail riding, scrambling, racing and riding exhibitions.

SECTION 21.72. TRAVEL TRAILER PARK. Travel trailer park is any area or tract of land or a separate designed section within a mobilehome park where one or more lots are rented or leased or held out for rent or lease to owners or users of recreational vehicles used for travel or recreational purposes.

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:	September 4, 1962	
	June 16, 1965	(Ord. 348.371)
	March 23, 1966	(Ord. 348.427)
	July 6, 1966	(Ord. 348.455)
	July 27, 1966	(Ord. 348.459)
	April 17, 1968	(Ord. 348.556)
	July 9, 1969	(Ord. 348.635)
	October 15, 1969	(Ord. 348.636)
	April 8, 1970	(Ord. 348.705)
	June 10, 1970	(Ord. 348.737)
	September 23, 1970	(Ord. 348.777)
	May 26, 1971	(Ord. 348.884)
	November 4, 1971	(Ord. 348.941)
	May 4, 1972	(Ord. 348.1023)

## 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

## 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



This printing of Ordinance 348 includes amendments through Ord. 348.557 effective April 17, 1968. Subsequent amendments and revisions follow:

Page 4

## ARTICLE V

### M-3 ZONE

#### SECTION 5.1. USES PERMITTED.

- (a) The following uses shall be permitted in the M-3 Zone.
  - (1) Any use permitted in Zones R-3, M-4, A-2 and W-2, but not including:
    - a. Outdoor advertising displays.
    - b. Commercial poultry operations.
    - c. Any use that requires a conditional use permit pursuant to this article.
  - (2) Mobilehome, used as a one-family residence, upon approval of a plot plan pursuant to Section 18.30, and also subject to the following conditions:
    - a. Mobilehomes shall have a floor area of not less than 450 square feet.
    - b. The area between the ground level and the floor of a mobilehome shall be screened from view by an opaque skirt entirely around the mobilehome.
    - c. A 25-foot setback shall be observed from the front and rear property lines, and a 10-foot setback from the side property lines, for the mobilehome and all appurtenant structures.
- (b) Uses Permitted by Conditional Use Permit. The following uses are permitted provided a conditional use permit has been granted:
  - (1) Abattoir (slaughterhouse).
  - (2) Airport or landing field.
  - (3) Auto wrecking yard.
  - (4) Blast furnace.
  - (5) Boat and trailer storage.
  - (6) Borrow pit, commercial.
  - (7) Boiler shop or works.
  - (8) Cemetery, pet or human.
  - (9) Coke ovens.
  - (10) Commercial poultry operations.
  - (11) Cotton gins.
  - (12) Dead Animals, accumulation, storage, or processing of the remains of.
  - (13) Dog kennels.
  - (14) Drive-in theater.
  - (15) Dune Buggy Parks.
  - (16) Explosives, testing or commercial use for any purposes.
  - (17) Fairgrounds, amusement parks, carnivals, and rodeo arenas.



- (18) Fat rendering.
- (19) Fish cannery.
- (20) Gas, storage of, in excess of one thousand (1,000) cubic feet.
- (21) Hog ranches, in which more than five hogs per acre are kept, fed, or maintained.
- (22) Incineration, reduction or dumping of offal, garbage or refuse on a commercial scale.
- (23) Junk yard.
- (24) Lumber mill.
- (25) Manufacture of:
  - a. Acetylene gas.
  - b. Asphalt, tar or asphalt roofing, or products.
  - c. Asbestos.
  - d. Brick, tile, or terra cotta.
  - e. Babbit metal.
  - f. Bleaching powder.
  - g. Carbon, lampblack or graphite, and potash.
  - h. Cement, gypsum or lime products, and plaster of Paris.
  - i. Celluloid.
  - j. Chlorine gas, poison, ammonia, acid and phenol.
  - k. Coal tar, creosote or products.
  - l. Explosives, fireworks, matches and guncotton or products.
  - m. Fertilizer, including open storage on a commercial scale.
  - n. Gas, synthetic.
  - o. Gelatine.
  - p. Glucose.
  - q. Glue or size.
  - r. Insulating material (such as "rock wool" and similar products).
  - s. Pulp, paper and strawboard.
  - t. Rubber.
  - u. Sauerkraut, vinegar and pickles.
  - v. Soap, except by cold process.
  - w. Turpentine.
- (26) Meat packing plant.
- (27) Menageries.
- (28) Migrant Agricultural Worker Mobilehome Parks, subject to minimum standards and conditions adopted by resolution of the Board of Supervisors.
- (29) Mobilehome parks.
- (30) Oil reclaiming plant.
- (31) Ore reduction plant.
- (32) Oil well drilling or oil processing.

- (33) Pen fed beef cattle operations, livestock salesyards, livestock auction yards.
- (34) Petroleum refinery.
- (35) Planned residential developments, project not to exceed maximum density permitted in R-3 Zone.
- (36) Race track, except for contests between human beings only.
- (37) Recreational trailer park.
- (38) Relocated building or structures, area for the storage, alteration, or repair of.
- (39) Rifle range, including pistol range.
- (40) Rock or slag crusher or quarry.
- (41) Rock, sand or gravel pit.
- (42) Rolling mill.
- (43) Rubber reclaiming plant.
- (44) Salt works.
- (45) Sand blasting plant.
- (46) Sewer farm or sewage disposal.
- (47) Smelting.
- (48) Stockyards, commercial.
- (49) Storage of petroleum products above ground in excess of one thousand (1,000) barrels.
- (50) Storage or baling of rags or paper, except wholly within a building.
- (51) Tannery.
- (52) Trail bike parks.
- (53) Trap and skeet shooting facilities.
- (54) Travel trailer parks.
- (55) Woolpulling or scouring plant.
- (56) Wood or bone distillation.

#### SECTION 5.2. DEVELOPMENT STANDARDS.

When a structure is erected or a use is made in the M-3 Zone that is first specifically permitted in another zone classification, such structure or use shall meet the development standards and regulations of the zone in which such structure or use is first specifically permitted. Those uses requiring a conditional use permit shall meet the basic development standards required in the zone that first permits such use and such conditions as may be required in the granting of the conditional use permit.

Amended effective:	September 4, 1962	
	June 16, 1965	(Ord. 348.371)
	September 15, 1965	(Ord. 348.391)
	January 19, 1966	(Ord. 348.422)
	May 31, 1967	(Ord. 348.506)
	August 2, 1967	(Ord. 348.518)
	July 16, 1969	(Ord. 348.638)

	June 10, 1970	(Ord. 348.737)
	September 23, 1970	(Ord. 348.777)
	September 30, 1970	(Ord. 348.783)
	August 11, 1971	(Ord. 384.905)
(Formerly Article III—renumbered Art. V and amended)	May 4, 1972	(Ord. 384.1023)

ARTICLE Va

M-5 ZONE

SECTION 5.25. USES PERMITTED.

- (a) Any use permitted in Zone M-3, subject to all of the regulations and procedures of the M-3 Zone applicable to such use.
- (b) Outdoor advertising displays, each outdoor advertising display shall be at least 500 feet from any other such display.

Amended Effective: September 4, 1962  
June 16, 1966

(Sections 3.26 and 3.27  
Repealed)

(Formerly Article  
IIIa—renumbered  
Art. Va and amended) May 4, 1972

(Ord. 348.1023)

## ARTICLE VI

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

#### SECTION 6.1. USES PERMITTED

- (a) The following uses shall be permitted in the R-1 Zone:
  - (1) One-family dwellings, not including mobilehomes. Accessory buildings, including a guest dwelling, provided there is a main building on the lot.
  - (2) Field crops, flower and vegetable gardening, tree crops, and greenhouses used only for purposes of propagation and culture, including the sale thereof from the premises and one unlighted sign that does not exceed 2 square feet in size pertaining to sale of the products.
  - (3) The non-commercial keeping of horses on lots not less than 20,000 square feet in area and 100 feet in width, provided they are kept not less than 125 feet from any street and 20 feet from any property line. A maximum of two horses per 20,000 square feet and, in any event, not more than four horses on a lot will be permitted.
  - (4) Public parks and public playgrounds, golf courses with standard length fairways, and country clubs.
  - (5) Home occupations.
- (b) The following uses shall be permitted provided a plot plan is approved pursuant to this ordinance:
  - (1) Two or more one-family dwellings on a lot provided the lot contains not less than 7200 square feet of net area for each dwelling.
- (c) The following uses shall be permitted provided a conditional use permit is obtained pursuant to this ordinance:
  - (1) Beauty shop operated from a home by its inhabitants, where no assistants are employed and the on-site sign is unlighted and does not exceed 2 square feet in area.
  - (2) Temporary real estate tract office located within a subdivision, to be used only for and during the original sale of the subdivision, but not to exceed a period of 2 years in any event.

## 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.
- (e) The following uses shall be permitted provided a conditional use permit is obtained pursuant to this ordinance:
  - (1) Planned residential developments.
  - (2) Real estate offices.
  - (3) Parking areas for commercial uses.

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 75 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)
	January 19, 1966	(Ord. 348.422)
	June 7, 1967	(Ord. 348.507)
	September 23, 1970	(Ord. 348.777)
	September 16, 1971	(Ord. 348.920)
	May 4, 1972	(Ord. 348.1023)



## ARTICLE VIIIb

### R-T ZONE (MOBILEHOME SUBDIVISIONS AND MOBILEHOME PARKS)

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

SECTION 8.50. USES PERMITTED. The following uses shall be permitted in the R-T Zone. Structures that do not conform to the zone shall not be constructed or maintained in the R-T Zone.

- (a) One-family mobilehomes, with a floor area of not less than 450 square feet, for residential use as a part of a subdivision development.
  - (1) The following accessory structures and uses on individual lots: cabana, ramada, patio slab, carport or garage, storage and washroom buildings, storage of camp and boat trailers.
  - (2) The following accessory agricultural uses on individual lots provided each lot in the subdivision is not less than 2-1/2 acres gross size and the average width of each lot is not less than 260 feet:
    - a. The noncommercial keeping of horses, cattle, sheep and goats, provided they are kept, fed and maintained not less than 50 feet from any street or property line. A maximum of two such animals may be kept for each half acre up to one acre and two such animals for each additional acre.
    - b. The noncommercial keeping of rabbits and poultry only for the use of the occupants of the premises, provided they are kept in an enclosed area located not less than 50 feet from any street or property line.
    - c. The noncommercial keeping of not more than 2 feeder swine, only in connection with a Future Farmers, 4-H or similar Farm Project.
    - d. Greenhouses, orchards, aviaries, the raising of field and tree crops, berry and bush crops and vegetable, flower and herb gardening on a commercial scale.
  - (3) Community recreation facilities, as a part of the subdivision development.
  - (4) Temporary real estate tract offices, to be used only for and during the original sale of the subdivision, but not to exceed a period of 2 years per subdivision.
  - (5) Home occupations, only in mobilehome subdivisions.
- (b) Uses permitted by Conditional Use Permit. The following uses are permitted provided a conditional use permit has been granted:

- (1) Mobilehome parks.
- (2) Trailer and boat storage areas, provided such use is developed in conjunction with and adjacent to a mobilehome park.

SECTION 8.51. MOBILEHOME SUBDIVISION STANDARDS. The following standards of development shall apply to mobilehome subdivisions:

- (a) No real property shall be used unless a subdivision has been recorded pursuant to the provisions of the Subdivision Ordinance and this Article.
- (b) The minimum site that may be developed for a mobilehome subdivision is 10 acres gross.
- (c) Mobilehomes shall meet the following minimum lot setbacks: 20 feet front yard, 5 feet side yard and 5 feet rear yard. The 20 foot front setback may be reduced on interior streets to 10 feet if community recreation areas are developed as a part of the subdivision.
- (d) Building height shall not exceed 15 feet on mobilehome lots and shall not exceed 35 feet on recreation area lots.
- (e) Minimum lot size shall be either of the following:
  - (1) Minimum lot size of 7200 square feet, with a minimum average width of 60 feet and a minimum frontage of not less than 45 feet and a minimum average depth of 100 feet for each lot. Lots fronting on knuckle and cul de sac streets may have a frontage of not less than 35 feet. Lots that do not front on a street shall be permitted only upon a finding by the Planning Commission 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 that requirement of street frontage but shall have an access strip to a street not less than 20 feet wide and not exceeding 150 feet in length.
  - (2) Minimum lot size of 3,600 square feet, with a minimum average width of 40 feet and a minimum frontage of not less than 30 feet, if community recreational facilities are developed as a part of the subdivision. Provisions, approved by the Commission, shall be required for the continued maintenance and operation of the recreational facilities, by the granting of an undivided interest in the recreation area to each owner of a lot in the subdivision and the formation of a community association, or other

legal entity which provides for participation by the individual lot owners in the responsibility and cost thereof. The community association shall have the right to place a lien upon the individual lots for all necessary costs and expenses of the association. The standards for the recreation area shall be as follows:

- a. A minimum of 500 square feet for each residential lot in the subdivision shall be developed into usable community recreation area. The combined square footage of community recreation area and residential lot area, not including street rights of way, shall total not less than 6000 square feet for each residential lot in the subdivision. In no event shall the community recreation area for any subdivision total less than 2 acres.
- b. The recreation areas shall be designated on the subdivision map and shall be entirely within the subdivision development.

- (f) A community sewage disposal system for the use of the entire subdivision shall be required unless waived by the Commission. Provisions for the continued maintenance of the system by a community association composed of the owners of the lots, or other legal entity shall be required as a condition of subdivision. The community association shall have the right to place a lien upon the individual lots for all necessary costs and expenses of maintaining the system. The sewage disposal field may be used in conjunction with recreational areas provided the uses are not in conflict.
- (g) The following improvements shall be installed on all lots used for residential purposes:
  - (1) A concrete slab or other metal or wood deck containing at least 200 square feet.
  - (2) The area between the ground level and the floor of a mobilehome shall be screened from view by an opaque skirt entirely around the mobilehome.
- (h) No common area for storage of camp and boat trailers shall be permitted unless it is designated on the subdivision map.
- (i) Not more than one mobilehome for residential purposes shall be permitted on a lot.
- (j) Whenever the soil is excavated below a mobilehome, a retaining wall shall be installed extending six inches above grade. Plans for the retaining wall shall be approved by the Department of Building and Safety.

SECTION 8.52. MOBILEHOME PARK STANDARDS. In addition to any conditions imposed upon the granting of a conditional use permit, the following minimum standards shall apply to mobilehome parks:

- (a) The minimum site that may be developed for a mobilehome park shall be 5 acres gross.
- (b) Minimum area for each mobilehome site shall be 2500 square feet with a minimum width of 30 feet.

SECTION 8.53. OTHER REGULATIONS.

- (a) All mobilehome subdivisions and mobilehome parks that are proposed to be constructed adjacent to, or across the street from, land zoned R-1, R-1A or R-A, unless the gross area of each lot in the mobilehome development is not less than 2 1/2 acres and the average width of each lot is not less than 260 feet, shall have a common area consisting of a 20 foot minimum setback along all adjoining boundary streets and a 15 foot side and rear setback along all non-street boundaries of the development. Masonry walls 6 feet high shall be erected along all boundary lines, except that along all street boundaries the wall shall be erected 5 feet from the right of way line. The area between the wall and the street shall be planted in ground cover. Trees or shrubs shall be planted within a 10 foot strip adjacent to the inside of all boundary walls unless an interior street adjoins a perimeter wall. All trees and shrubs planted shall be of a variety that will grow to a height of not less than 15 feet and shall be planted at intervals so that at maturity the trees or shrubs will provide solid screening of the mobilehome park or mobilehome subdivision. All plantings shall be maintained in a growing condition. In mobilehome subdivisions, approved provisions shall be required for the continued maintenance of the landscaped common area surrounding the development by a community association composed of the owners of the individual lots or other legal entity providing for participation by the individual lot owners in the responsibility and cost thereof. The association shall have the right to place a lien upon the individual lots for all necessary costs and expenses of maintaining the area. Exception. The improvement and setback requirements contained in this section (a) may be modified or eliminated when the Commission finds that due to topographical conditions or property ownership patterns these requirements are impractical and will not serve to protect the present or future welfare of the public.

- (b) Lots in a mobilehome subdivision or mobilehome park shall not front on a street which is zoned R-1, R-1A or R-A on the opposite side of the street.

Adopted:	February 19, 1962	
Amended Effective:	March 30, 1965	(Ord. 348.356)
	April 17, 1968	(Ord. 348.556)
	May 14, 1969	(Ord. 348.628)
	April 29, 1970	(Ord. 348.718)
	September 16, 1970	(Ord. 348.773)
	March 24, 1971	(Ord. 348.860)
	May 4, 1972	(Ord. 348.1023)



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
- 52a. Liquid Petroleum Service Stations, provided that if storage tanks are above ground, the total capacity of all tanks shall not exceed 10,000 gallons, Storage tanks shall be painted a neutral color and shall not be permitted to have any sort of advertising painted or placed on their surface.
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

street. The rear setback shall be measured from the rear lot line or any recorded alley or easement unless the rear line adjoins a street in which case it shall be measured as required for a front setback. Each side setback shall be measured from the side lot line or from the existing street line or any future street line as shown on an adopted specific plan for the street.

- (c) The maximum building height shall be 75 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 Section 18.12 of this Ordinance. Not less than five percent of the parking area shall be landscaped. No planting area shall be less than five feet wide at any point.
- (f) Trash areas shall be screened with an opaque six-foot high fence or wall and shall have an opaque gate.

Adopted Effective: September 22, 1960

Amended Effective: July 9, 1969

May 4, 1972

(Ord. 348.635)

(Ord. 348.1023)



## ARTICLE Xa

### I-P ZONE (INDUSTRIAL PARK)

#### SECTION 10.50. USES PERMITTED.

The following uses are permitted provided a Certificate of Occupancy under this article has been granted:

- (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, flammable, 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 Certificate of Occupancy under such reasonable conditions, as may be necessary in the interest 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.

#### SECTION 10.51. RESTRICTIONS ON USE.

Uses permitted by this article shall comply with the following standards:

- (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 Bank 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) 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.
- (c) VIBRATION, from any machine, operation or process which can cause a displacement of .003 of one 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 inch as measured at the lot lines.
- (d) GLARE and HEAT, from any source shall not be produced beyond the lot lines of the use.
- (e) STORAGE of refuse, trash, rubbish or other waste material outside a permanent building shall be kept in enclosed containers, in areas other than the front and side yards.
- (f) 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.
- (g) RADIOACTIVE MATERIAL. Unless specific additional uses are permitted by the Certificate of Occupancy the use of radioactive materials within the I-P Zone shall be limited to measuring, gauging and calibration dveices, 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  $2.7 \times 10^{-11}$  microcuries per milliliter of air at any moment of time.

- (h) 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 10.52. DEVELOPMENT STANDARDS.

The following standards of development shall apply to uses permitted in the I-P Zone:

- (a) The minimum lot size of any lot created after the effective date of this ordinance shall be 2.5 acres, with a minimum average lot width of 320 feet and a minimum average lot depth of 320 feet, unless different minimums are specifically required in a particular area.
- (b) Minimum yard and landscaping requirements shall be as follows:
  - (1) 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.
  - (2) 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.
  - (3) 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.
  - (4) HELIPORT SETBACKS. 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.

- (5) **LANDSCAPING BOUNDARY** to adjoin residential zone. Whenever a lot zoned for I-P uses has a common lot line with any residential zone, a greenbelt shall be established and maintained 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. The planting screen shall be planted according to accepted practice in good soil, irrigated as necessary, and maintained in good condition at all times. A greenbelt shall not be required where an I-P Zone abuts railroad property.

Planting screens herein required shall be planted by the owner of the industrial lot 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.

- (6) **OUTSIDE STORAGE.** All outside storage shall be enclosed by an opaque fence, wall, or landscaping to a minimum height of 7 feet. Materials stored within the enclosure shall not be placed so as to exceed the height of the enclosure.

- (c) Maximum structural heights shall be as follows:

- (1) **BUILDINGS.** The maximum height of any building at each of the building lines shall be 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 45 feet. A setback may be accomplished either by relation to an entire wall or by setback in steps.
- (2) **STRUCTURES** other than buildings shall be erected to heights no greater than is necessary for their efficient operation, as determined and approved by the Certificate of Occupancy, but in any event shall not exceed 105 feet.

#### SECTION 10.53. CERTIFICATE OF OCCUPANCY.

- (a) A Certificate of Occupancy shall be applied for pursuant to the provisions of Section 18.30. The application for a Certificate of Occupancy shall contain, in addition to the information required by Section 18.30, the following:
- (1) A description of the proposed industrial operation in sufficient detail to fully describe the nature and extent of the proposed use.

- (2) Plans or reports describing proposed treatment of any excess traffic condition, noise, glare, and treatment and handling of hazardous gases, liquids or other material.
  - (3) Plans or reports showing proposed treatment and disposal of sewage and industrial waste.
- (b) 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.
- (c) A Certificate of Occupancy for a building or use of land may be revoked pursuant to the procedure contained in Section 18.31 for any of the following reasons:
  - (1) That the permit was obtained by fraud or misrepresentation.
  - (2) That the use is being conducted in violation of the terms and conditions of the permit.
  - (3) That the use for which the permit was granted has ceased or has been suspended for one year or more.

Amended Effective: September 22, 1960  
May 4, 1972

(Ord. 348.1023)



- (d) The following uses are permitted provided approval of a plot plan shall have first been obtained pursuant to the provisions of Section 18.30 of this ordinance:
  - (1) Carnivals, not to exceed 5 days duration in any 6 month period.
  - (2) Drive-in theaters.
  - (3) Tent revival meetings, not to exceed 30 days in any 6 month period.
- (e) The following uses are permitted provided a conditional use permit has been granted:
  - (1) Borrow Pits.
  - (2) Brewery, distillery, winery, or the bottling or packaging of spiritous or malt liquor products.
  - (3) Cemeteries, columbariums, crematories, mausoleums or mortuaries.
  - (4) Dog Kennels.
  - (5) Heliports.
  - (6) Meat packing plants, provided there is no slaughtering of animals or rendering of meat.
  - (7) Oil, gas and steam wells, including drilling and storage.
  - (8) Petroleum products stored above ground.
  - (9) Race tracks.
  - (10) Riding academies.
  - (11) Rock or slag crusher or quarry.
  - (12) Storage or bailing of rags or paper, not inside a building.

SECTION 11.2. DEVELOPMENT STANDARDS. The following shall be the standards of development in the M-1 Zone:

- (a) Lot Size. The minimum lot size of any lot created after the effective date of this ordinance shall be 10,000 square feet with a minimum average width of 75 feet, unless different minimums are specifically required in a particular area.
- (b) Yard and Landscaping Requirements:
  - (1) The minimum front, side and rear yards, where such yards adjoin a street, shall be 25 feet for any lot created after the effective date of this ordinance. The front, side and rear street yards may be reduced to 5 feet for any lot created prior to the effective date of this ordinance. Not less than 5 feet of the yard depth shall be landscaped in the case of all lots. The remainder of the yard may be used for driveways and parking areas pursuant to the provisions of Section 18.12 of this ordinance.
  - (2) There is no minimum side and rear yard requirement where the side or rear yard adjoins a lot zoned M-1, M-2, M-4, I-P or W-1. Where the side or rear yard

adjoins a lot or parcel that is zoned other than M-1, M-2, M-4, I-P or W-1, the minimum yard shall be 25 feet for lots created after the effective date of this ordinance and 10 feet for lots created prior to the effective date of this ordinance. The yard area may be used for driveways, parking and outdoor storage that does not exceed 8 feet in height.

- (c) Structure Height. The maximum height of all structures, including buildings, shall be 35 feet at the yard setback line. Any portion of a structure that exceeds 35 feet in height shall be set back from each yard setback line not less than 2 feet for each 1 foot in height that is in excess of 35 feet. The maximum height of any building shall be 75 feet. The maximum height of any structure, other than a building, shall be 105 feet.
- (d) Masonry Wall. Prior to occupancy of any industrial use permitted in this Article, a six-foot high solid masonry wall shall be constructed on each property line that adjoins any parcel specifically zoned for residential or commercial use.
- (e) Automobile Storage. Automobile storage space shall be provided as required by Section 18.12 of this ordinance.

Amended Effective:	January 15, 1964	(Ord. 348.251)
	March 30, 1965	(Ord. 348.356)
	November 10, 1965	(Ord. 348.401)
	May 14, 1969	(Ord. 348.628)
	May 4, 1972	(Ord. 348.1023)



- (14) Petroleum bulk plant.
- (15) Pound, animal.
- (16) Quarries.
- (17) Race tracks.
- (18) Rags, outdoor storage.
- (19) Rifle, pistol, trap, or skeet ranges or shooting galleries.
- (20) Rock or slag crushers and quarries.
- (21) Rubber, manufacture or reclaiming.
- (22) Sand blasting plants, shot or grit.
- (23) Sewage treatment and disposal plants.
- (24) Smelting metal.

SECTION 11.26. DEVELOPMENT STANDARDS. The following shall be the standards of development in the M-4 Zone:

- (a) Lot Size. The minimum lot size of any lot created after the effective date of this ordinance shall be 10,000 square feet with a minimum average width of 75 feet, unless different minimums are specifically required in a particular area.
- (b) Yard and Landscaping Requirements:
  - (1) The minimum front, side and rear yards, where such yards adjoin a street, shall be 25 feet for any lot created after the effective date of this ordinance. The front, side and rear street yards may be reduced to 5 feet for any lot created prior to the effective date of this ordinance. Not less than 5 feet of the yard depth shall be landscaped in the case of all lots. The remainder of the yard may be used for driveways and parking areas pursuant to the provisions of Section 18.12 of this ordinance.
  - (2) There is no minimum side and rear yard requirement where the side or rear yard adjoins a lot zoned M-1, M-2, M-4, I-P or W-1. Where the side or rear yard adjoins a lot or parcel that is zoned other than M-1, M-2, M-4, I-P or W-1, the minimum yard shall be 25 feet for lots created after the effective date of this ordinance and 10 feet for lots created prior to the effective date of this ordinance. The yard area may be used for driveways, parking and outdoor storage that does not exceed 8 feet in height.
- (c) Structure Height. The maximum height of all structures, including buildings, shall be 35 feet at the yard setback line. Any portion of a structure that exceeds 35 feet in height shall be set back from each yard setback line not less than 2 feet for each 1 foot in height that is in excess of 35 feet. The maximum height of any building shall be 75 feet. The maximum height of any structure, other than a building, shall be 105 feet.

- (d) Masonry Wall. Prior to occupancy of any industrial use permitted in this Article, a six-foot high solid masonry wall shall be constructed on each property line that adjoins any parcel specifically zoned for residential or commercial use.
- (e) Automobile Storage. Automobile storage space shall be provided as required by Section 18.12 of this ordinance.

Amended Effective:	January 15, 1964	(Ord. 348.251)
	November 10, 1965	(Ord. 348.401)
	January 19, 1966	(Ord. 348.422)
	May 14, 1969	(Ord. 348.628)
	October 2, 1969	(Ord. 348.666)
	November 25, 1971	(Ord. 348.953)
	May 4, 1972	(Ord. 348.1023)

## ARTICLE XII

### M-2 ZONE (HEAVY INDUSTRIAL)

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

#### SECTION 12.1. USES PERMITTED.

- (a) The following uses are permitted:
  - (1) Any use permitted in the M-1 and M-3 Zones, including those uses for which a conditional use permit is required except as provided in paragraph (b) of this section, but not including public assembly uses, churches, schools, hospitals, sanitariums, residential uses, mobilehome parks, travel trailer parks, recreational trailer parks, migrant agricultural worker mobilehome parks, trail bike and dune buggy parks and cemeteries.
- (b) The following uses are permitted provided a conditional use permit has been granted:
  - (1) Pen fed beef cattle operations.
  - (2) The manufacture, testing, or commercial use of explosives for any purpose.
  - (3) Accumulation, storage, rendering, disposal or otherwise processing the remains of dead animals.
  - (4) Sewage disposal plants.
  - (5) Oil, gas and steam wells, including drilling and storage.
  - (6) Petroleum refineries.
  - (7) Dump sites.

SECTION 12.2. DEVELOPMENT STANDARDS. The following shall be the standards of development in the M-2 Zone:

- (a) The minimum lot size of any lot created after the effective date of this ordinance shall be 10,000 square feet with a minimum average width of 75 feet.
- (b) Structure Height. The maximum height of all structures, including buildings, shall be 35 feet at the yard setback line. Any portion of a structure that exceeds 35 feet in height shall be set back from each yard setback line not less than 2 feet for each 1 foot in height that is in excess of 35 feet. The maximum height of any building shall be 75 feet. The maximum height of any structure, other than a building, shall be 105 feet.
- (c) Automobile storage space shall be provided as required by Section 18.12 of this ordinance.

- (d) Junk yards or automobile wrecking yards, including storage, shall be enclosed by a solid fence or wall, not less than eight feet in height. Not more than two gates, not to exceed twelve feet in width, may be installed in the enclosing fence or wall for access purposes. Materials within the enclosed yard shall not be placed so as to exceed the height of the surrounding fence or wall.

Amended effective:	February 19, 1962	
	November 10, 1965	(Ord. 348.401)
	January 19, 1966	(Ord. 348.422)
	August 2, 1967	(Ord. 348.518)
	June 10, 1970	(Ord. 348.737)
	May 4, 1972	(Ord. 348.1023)

- (c) Accessory Uses Permitted. Premises in the M-R Zone may be used for accessory uses provided such uses are established on the same parcel of land, are incidental to, and do not substantially alter the character of any permitted use, including but not limited to:
- (1) Retail and wholesale distribution of materials produced on the site.
  - (2) Storage of trucks and excavating vehicles.
  - (3) Storage of materials and machinery used in the operation.
  - (4) Scales and weighing equipment.
  - (5) Offices and maintenance shop structures, including use of mobilehomes.
  - (6) Residences and mobilehomes for caretakers or watchmen and their families provided no compensation is received for the use of any such residence, mobilehome or mobilehome space.
  - (7) Maximum of two on-site signs, each not over 100 square feet in area, advertising the products being produced on the site.
- (d) Uses Permitted by Conditional Use Permit. Where the boundary sign posting provisions of Section 12.50 (b) have not been observed and satisfied, the following uses are permitted provided a conditional use permit has been granted:
- (1) Any use permitted in Section 12.50 (b) and (c) of this Article.
- The uses permitted in this subsection shall assume a non-conforming status pursuant to the provisions of Section 18.6 on the date that the mineral resource on the site of such use or structure is depleted.

SECTION 12.51. DEVELOPMENT STANDARDS. Premises in the M-R Zone shall be subject to the following development standards.

- (a) Lot Area. Not less than five acres gross.
- (b) Lot Width. Not less than 200 feet.
- (c) Yards. Front, rear, and side, not less than 50 feet for any use permitted, except those uses permitted in Section 12.50 (a); provided further, however, that any structure exceeding 50 feet in height shall have front, side, and rear yard spaces equal to the height of said structure.
- (d) Building Height. Maximum height of buildings and structures, 105 feet.
- (e) Off-Street Parking. Off-street parking shall be provided and improved as required in Section 18.12.

SECTION 12.52. SPECIAL DEVELOPMENT AND PERFORMANCE STANDARDS. Premises in the M-R Zone used for any mining and quarry operations, rock crushing and aggregate dryers shall be subject to the following standards.



filled to ground level, or such pits or any depleted hillside areas shall be treated in accordance with the following standards:

- (1) Filling. On property where the mineral resource thereon is in fact depleted by reason of extraction operations, or on property where the production of any such resource is in fact abandoned or terminated, said property shall be filled as permitted in Section 12.50 (b), (1), or landscaped in accordance with the requirements of paragraph (4) of this subsection. Said filling or landscaping treatment shall be commenced within a period of 5 years from the date of depletion, abandonment or termination of mineral resource production on the property and diligently prosecuted to the completion thereof. The Planning Commission may determine the date of depletion, abandonment or termination if it finds, after hearing the matter that: (a) mineral resource extraction operations have not been conducted on the property involved for a continuous period of 5 years prior to the date of said hearing and (b) the remaining mineral resource on the property involved need not be conserved for ultimate production in the public interest.
- (2) Grading. Slopes, overburden stockpiles, abandoned spoil piles and the general premises shall be graded and smoothed so as to control erosion, prevent the creation of potentially dangerous areas and present a neat and orderly appearance. No hillside shall remain with an average grade steeper than 1 foot horizontal to 1 foot vertical with a 10 foot wide terrace for not more than each 50 feet of vertical height, unless a permanent steeper slope, without terraces, is approved by the Director of the Department of Building and Safety.
- (3) Water-Filled Areas. Upon termination of operations, all excavations made to a level below the existing ground water table shall be filled with inert materials to a level above the existing ground water table. This requirement shall not apply, however, to any water-filled excavations scheduled to be an integral part of future development of the property. All such water-filled areas remaining shall be continuously treated with effective mosquito control measures.
- (4) Landscaping. Within a period of 5 years from the date of depletion of the mineral resource on a particular property, or within 5 years of the date of abandonment or termination of mineral extraction operations thereon, as such date is determinable under the provisions of paragraph (1) of this subsection, trees, shrubs, grasses or other ground cover native to the particular area shall be planted in order to prevent erosion and to restore the property to a natural appearance. However, this requirement will not apply to properties where dense rock slopes make planting impracticable, or within a wash or watercourse, or within an area being filled pursuant to Section 12.50 (b) (1).

ADDED EFFECTIVE: 3-12-69 (Ord. 348.612)  
AMENDED EFFECTIVE: 5- 4-72 (Ord. 348.1023)

The uses and structures permitted in this subsection and any accessory use established as a part thereof shall assume a nonconforming status pursuant to the provisions of Section 18.6 on the date that the mineral resource on the site of such use or structure is depleted.

- (c) Accessory Uses Permitted. Premises in the M-R-A Zone may be used for accessory uses provided such uses are established on the same parcel of land, are incidental to, and do not substantially alter the character of any permitted use, including but not limited to:
  - (1) Retail and wholesale distribution of materials produced on the site.
  - (2) Storage of trucks and excavating vehicles.
  - (3) Storage of materials and machinery used in the operation.
  - (4) Scales and weighing equipment.
  - (5) Offices and maintenance shop structures, including use of mobilehomes.
  - (6) Residences and mobilehomes for caretakers or watchmen and their families provided no compensation is received for the use of any such residence, mobilehome or mobile-home space.
  - (7) Maximum of two on-site signs, each not over 100 square feet in area, advertising the products being produced on the site.
- (d) Uses Permitted by Conditional Use Permit. Where the boundary sign posting provisions of Section 12.60 (b) have not been observed and satisfied, the following uses are permitted provided a conditional use permit has been granted:
  - (1) Any use permitted in Section 12.60 (b) and (c) of this Article.

The uses permitted in this subsection shall assume a nonconforming status pursuant to the provisions of Section 18.6 on the date that the mineral resource on the site of such use or structure is depleted.

SECTION 12.61. DEVELOPMENT STANDARDS. Premises in the M-R-A Zone shall be subject to the following development standards.

- (a) Lot Area. Not less than five acres gross.
- (b) Lot Width. Not less than 200 feet.
- (c) Yards. Front, rear, and side, not less than 50 feet for any use permitted except those uses permitted in Section 12.60 (a); provided further, however, that any structure exceeding 50 feet in height shall have front, side, and rear yard spaces equal to the height of said structure.
- (d) Building Height. Maximum height of buildings and structures, 105 feet.
- (e) Off-Street Parking. Off-street parking shall be provided and improved as required in Section 18.12.



under the provisions of paragraph (1) of this subsection, trees, shrubs, grasses, or other ground cover native to the particular area shall be planted in order to prevent erosion and to restore the property to a natural appearance. However, this requirement will not apply to properties where dense rock slopes make planting impracticable, or within a wash or watercourse, or within an area being filled pursuant to Section 12.60 (b) (1).

Added Effective: 3-12-69 (Ord. 348.612)  
Amended Effective: 5-4-72 (Ord. 348.1023)

- (5) Farms or establishments for the selective or experimental breeding and raising of cattle, sheep, goats, and horses, subject to the limitations set forth in subsection (b) (4) of this section.
  - (6) Farms for the raising of hogs, not to exceed 5 animals per acre of all the land available; provided however, the systematic rotation of animals with more than 5 animals per acre is permitted so long as the total number of permitted animals is not exceeded. For the purpose of determining the number of hogs on a parcel, both weaned and unweaned hogs shall be counted. (See Ordinance No. 431 regarding hog ranches.)
  - (7) Future Farmers, 4-H or similar projects conducted by the occupants of the premises.
  - (8) A temporary stand for the display and sale of the agriculture produce of any permitted use that is produced upon the premises where such stand is located or upon contiguous lands owned or leased by the owner or occupant of the premises.
- (c) A sign, single or double faced, not exceeding 12 square feet in area per face, advertising only the sale of the services or the products produced on the premises. The sign shall not be lighted or have flashing objects or banners.
- (d) The following uses are permitted subject to the approval of a plot plan pursuant to Section 18.30 of this ordinance. 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) Churches, temples, or other structures used primarily for religious worship.
  - (3) Private schools.
  - (4) Libraries.
  - (5) Public utility facilities.
  - (6) A permanent stand for the display and sale of the agriculture produce of any permitted use that is produced upon the premises where such stand is located or upon contiguous lands owned or leased by the owner or occupant of the premises.
  - (7) Mobilehomes, located on a parcel being farmed, which are occupied by the owner or operator of the parcel or his employees as one-family residences, provided:
    - a. The mobilehomes are not rented or held out for lease.
    - b. The mobilehomes are located not less than 50 feet from any property line.
    - c. The mobilehomes are screened from view from the front property line by shrubs or trees.

## ARTICLE XV

### W-2 ZONE

#### CONTROLLED DEVELOPMENT AREAS

##### SECTION 15.1. 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) 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:
  - (1) Hotels, motels.
  - (2) Guest ranches.
  - (3) Educational institutions, libraries, museums and post offices.
  - (4) Golf, tennis, polo or country clubs.
  - (5) Commercial uses for the convenience of and incidental to any of the above permitted 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 uses are permitted provided a conditional use permit has been granted:
  - (1) Airport or landing field.
  - (2) Borrow pit, commercial.
  - (3) Cemetery, pet or human.

- (4) Commercial fairgrounds and exhibitions.
- (5) Drive-in theaters.
- (6) Dune buggy parks.
- (7) Fruit and vegetable packing plants and similar uses.
- (8) Hog ranches, subject to the provisions of Ordinance No. 431.
- (9) Hunting clubs.
- (10) Lumber mill.
- (11) Lumber production of a commercial nature, including commercial logging or commercial development of timber.
- (12) The manufacture of:
  - a. Brick, tile or terra-cotta.
  - b. Cement and cement products.
  - c. Gypsum.
  - d. Lime or lime products.
- (13) Menageries, animal hospitals and commercial dog kennels.
- (14) Migrant Agricultural Worker Mobilehome Parks.
- (15) Mobilehome parks.
- (16) Pen fed cattle operations, livestock salesyards, livestock auction yards, and dairy farms.
- (17) Race tracks, including but not limited to contests between automobiles, horses, go-carts, and motorcycles, but not including contests between human beings only.
- (18) Recreational trailer parks.
- (19) Rifle, pistol, skeet, or trapshooting ranges.
- (20) Rodeo arenas.
- (21) Trail bike parks.
- (22) Trailer and boat storage.
- (23) Travel trailer parks.
- (24) Commercial stables and riding academies.

SECTION 15.2. DEVELOPMENT STANDARDS. Where a structure is erected or a use is made in the W-2 Zone that is first specifically permitted in another zone classification, such structure or use shall meet the development standards and regulations of the zone in which such structure or use is first specifically permitted, unless such requirements are hereafter modified.

- (a) Building Height. Maximum building height for residential and agricultural uses, same as the zone in which such use is first and ordinarily or primarily permitted. The maximum height for commercial, industrial, and public utility uses is 75 feet for buildings and 105 feet for structures other than buildings.
- (b) Lot Area. Five acres, including the area to the center of adjacent streets, shall be the minimum size of any lot except as follows:

- (1) Public Utilities, 20,000 square feet with a minimum average lot width and depth of 100 feet.
- (2) Where a subdivision map has been recorded pursuant to all provisions of Riverside County Ordinance No. 460.
- (3) Where a plot plan has been approved pursuant to the provisions of Section 18.30 and the following standards:
  - a. The development plan 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.
  - b. The plan shall show the proposed use, including access easements. Supplementary information describing available utilities and sources of water supply shall accompany the map.
  - c. Use shall be made under a development plan within one year or its approval shall be void.
  - d. Where an easement serves two or more sites the easement shall be improved in a manner to assure that proper access and drainage will be maintained.

Amended Effective:	September 4, 1962	
	June 16, 1965	(Ord. 348.371)
	March 23, 1966	(Ord. 348.427)
	July 27, 1966	(Ord. 348.459)
	April 17, 1968	(Ord. 348.556)
	July 16, 1969	(Ord. 348.637)
	June 10, 1970	(Ord. 348.737)
	October 10, 1971	(Ord. 348.935)
	May 4, 1972	(Ord. 348.1023)

ARTICLE XVa

R-D ZONE - REGULATED DEVELOPMENT AREAS

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 are permitted provided a conditional use permit has been granted:
  - (1) Mobilehome Parks.
  - (2) Travel Trailer Parks, Recreational Trailer Parks, Trailer Storage Areas, only if such use or uses are developed in conjunction with a mobilehome park.

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.
- (b) Mobilehome parks shall comply with the development standards of Sections 8.52 and 8.53 of this ordinance (R-T Zone).

Added Effective:	November 15, 1967	(Ord. 348.532)
Amended Effective:	February 26, 1969	(Ord. 348.609)
	March 3, 1971	(Ord. 348.851)
	May 4, 1972	(Ord. 348.1023)



## ARTICLE XVI

### W-1 ZONE

#### WATERCOURSE, WATERSHED AND CONSERVATION AREAS

##### SECTION 16.1. 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 residency by persons for the reason that they are subject to periodic 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 are temporary in nature, awaiting detailed plans of development for the lands and areas so classified. The regulations of this Article shall apply to lands so classified until either (1) a drainage and storm water control plan approved by the Planning Commission and the Board of Supervisors shall have been carried out and put into effect, or (2) the lands have been subdivided and a final subdivision map placed on record in accordance with the applicable state and county regulations, including approval by the Planning Commission and Board of Supervisors. In either of these two instances, the property may thereafter be reclassified into any other zone pursuant to regular zoning procedure.

##### SECTION 16.2. 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 number of animals per acre set forth in Section 13.1 (b) (4) of this Ordinance.
  - (4) Golf courses, not including the construction of buildings.
  - (5) Water works facilities, both public and private intended primarily for the production and distribution of water for agricultural purposes.
  - (6) Utilities, both public and private.
- (b) The following uses are permitted provided a conditional use permit has been granted:
  - (1) Airports and heliports.
  - (2) Borrow pits and quarrying.
  - (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.
- (5) Hunting clubs, skeet, trap, rifle and pistol ranges.
- (6) Travel trailer parks.
- (7) Recreational trailer parks.

Amended Effective: February 19, 1962  
May 4, 1972

(Ord. 348.1023)

## 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 18.3. (Deleted)

SECTION 18.4. (Deleted)

SECTION 18.5. STANDARDS FOR PLANNED RESIDENTIAL DEVELOPMENTS. Planned residential developments shall be constructed in accordance with the following standards:

- (1) SUBDIVISION MAP. A subdivision map, based substantially upon the approved conditional use permit, shall be recorded pursuant to Riverside County Ordinance no. 460.
- (2) DENSITY. Not less than 40% of the net area of a project shall be used for open area or open outdoor recreational facilities. The net area of a project shall be determined by excluding all streets, drives and automobile storage areas. The total number of dwelling units in a project shall not exceed that which would be permitted in the zone in which the project is located.
- (3) YARD SETBACKS. Building setbacks from a project's exterior streets and boundary lines shall be the same as those prescribed by the zone in which the project is located. In no case shall such building setbacks for any project be less than those prescribed in the R-3 Zone. The minimum building setback from interior drives shall be ten feet.
- (4) INTERIOR DRIVES.
  - (a) Interior drives within a project, which are not part of the street system, shall be installed in accordance with County Road Improvement Standards, including concrete curb and gutters, except that such drives need not exceed the following widths:
    - 24 feet where no parking is permitted on either side of the drive
    - 32 feet where parking is permitted on only one side of the drive
    - 40 feet where parking is permitted on both sides of the drive.

- (10) WALKWAYS. Five-foot wide paved pedestrian walkways shall be installed between the dwelling units and the recreational areas of the project.
- (11) ACCESS. Vehicular access openings into a project shall be limited to one for each 400 feet of public street frontage; however, all projects shall be permitted two access drives regardless of the amount of frontage.
- (12) PARKING. Automobile storage space required shall be as determined at the time of issuance of the conditional use permit; however, in no event shall there be less than 1.5 parking spaces for each one bedroom unit and not less than 2.5 spaces for each unit with two or more bedrooms. The required parking spaces shall be provided entirely within the development. Public street parking and tandem parking shall not be counted in this requirement.

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; other agricultural uses shall be permitted to make any changes or improvements that are required by any county ordinance or state law.
- (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 mobilehome is used for residential purposes and the lot upon which it is located is improved with a sewage disposal system approved by the Health Department, 8 years.

A mobilehome owner shall have the right to extend the amortization period to a total of 15 years, upon approval of a plot plan pursuant to Section 18.30 of this ordinance and compliance with the following conditions within the original 8 year period, in addition to the approved sewage system:

- a. The mobilehome shall not be less than 450 square feet in floor area.
- b. The lot shall be improved with a 200 square foot concrete slab or wooden deck.
- c. The area between the ground level and the floor of the mobilehome shall be screened from view by an opaque skirt entirely around the mobilehome.



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.
- (14) TRANSCRIPT OF HEARING. Any person desiring a transcript of a hearing before the Planning Commission or its Hearing Board, a Planning Council or the Board of Supervisors, may obtain a copy or copies thereof by ordering such transcript from the Secretary of the Planning Commission or the Clerk of the Board of Supervisors respectively, and depositing the fee determined by the respective official to be necessary to cover the cost of producing such transcripts.

#### SECTION 18.27. VARIANCES.

- (a) BASIS FOR VARIANCE. Variances from the terms of this ordinance may be granted when, because of special circumstances applicable to a parcel of property, including size, shape, topography,

location or surroundings, the strict application of this ordinance deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification.

A variance shall not be granted for a parcel of property which authorizes a use or activity which is not otherwise expressly authorized by the zone regulation governing the parcel of property, but shall be limited to modification of property development standards such as height, yards, setbacks, lot sizes and coverage and parking and landscape requirements.

- (b) APPLICATION. Every application for a variance shall be made in writing to the Planning Director on the forms provided by the Planning Department, shall be accompanied by a filing fee of \$160.00 and shall include the following information:
  - (1) Name and address of the applicant.
  - (2) Evidence that he is the owner of the premises involved or that he has written permission of the owner to make such application.
  - (3) A reference to the specific provisions of the ordinance for which the variance is requested and the variance that is requested.
  - (4) A plot and development plan drawn in sufficient detail to clearly describe the following:
    - a. Physical dimensions of property and structures.
    - b. Location of existing and proposed structures.
    - c. Setbacks.
    - d. Methods of circulation.
    - e. Ingress and egress.
    - f. Utilization of property under the requested permit.
  - (5) Such additional information as shall be required by the application form.
- (c) PUBLIC HEARING. A public hearing shall be held on the application for a variance in accordance with the provisions of Section 18.26 and all of the procedural requirements and rights of appeal as set forth therein shall govern the hearing.
- (d) CONDITIONS. Any variance granted shall be subject to such conditions as will assure that the adjustment thereby authorized shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is situated and which are necessary to protect the health, safety and general welfare of the community.



- (e) USE OF VARIANCE. Any variance that is granted shall be used within 1 year from the effective date thereof or within the time limit that is set in the conditions of approval which shall not exceed 3 years; otherwise the variance shall be null and void. The term "use" shall mean the beginning of substantial construction for which the variance has been granted, which construction must thereafter be pursued diligently to completion, or the actual occupancy of existing buildings or land under the terms of the authorized variance. The effective date of a variance shall be determined pursuant to Section 18.26.
- (f) REVOCATION OF VARIANCE. Any variance granted may be revoked upon the findings and procedure contained in Section 18.31.

SECTION 18.28. CONDITIONAL USE PERMITS. Whenever any section of this ordinance requires that a conditional use permit be granted prior to the establishment of a use, the following provisions shall take effect.

- (a) APPLICATION. Every application for a conditional use permit shall be made in writing to the Planning Director on the forms provided by the Planning Department, shall be accompanied by a filing fee of \$160.00, and shall include the following information:
  - (1) Name and address of the applicant.
  - (2) Evidence that he is the owner of the premises involved or that he has written permission of the owner to make such application.
  - (3) A plot and development plan drawn in sufficient detail to clearly describe the following:
    - a. Physical dimensions of property and structures.
    - b. Location of existing and proposed structures.
    - c. Setbacks.
    - d. Methods of circulation.
    - e. Ingress and egress.
    - f. Utilization of property under the requested permit.
  - (4) Such additional information as shall be required by the application form.
- (b) ADDITIONAL INFORMATION. When the application is for a conditional use permit to establish a mobilehome park, travel trailer park or recreational trailer park, the following additional information is required as a part of the application:

- (1) A written statement from the Riverside County Health Department stating that a water company has agreed in writing to serve all spaces within the park or that the applicant has an acceptable application for a water company permit on file with the State Department of Public Health or the County Department of Public Health, or the applicant has agreed in writing to form a domestic water company to serve the mobilehome park, travel trailer park or recreational trailer park.
  - (2) A written statement from the Riverside County Health Officer stating the type of sewage disposal that will be permitted. To aid in this determination the Health Officer may require soil percolation tests or other pertinent information.
- (c) ADDITIONAL FEES. When the application is for a conditional use permit to establish a mobilehome park, travel trailer park or recreational trailer park, in addition to the filing fee of \$160.00, the application shall be accompanied by the following fees:
- (1) A fee for the examination and study of the proposed development, computed on the basis of \$2.50 for each site or lot shown on the submitted plan for the development, payable to the Planning Commission.
  - (2) A flood protection study fee of \$50.00 plus \$1.00 for each site or lot shown on the plan for the proposed development, payable to the Planning Commission. The Planning Commission shall pay the fee to the district having flood control functions that performs the flood protection study.
- (d) PUBLIC HEARING. A public hearing shall be held on the application for a permit in accordance with the provisions of Section 18.26 and all of the procedural requirements and rights of appeal as set forth therein shall govern the hearing.
- (e) CONDITIONS. A conditional use permit shall not be granted unless the applicant demonstrates that the proposed use will not be detrimental to the health, safety or general welfare of the community. Any permit that is granted shall be subject to such conditions as shall be necessary to protect the health, safety or general welfare of the community.
- (f) USE OF PERMIT. Any conditional use permit that is granted shall be used within 1 year from the effective date thereof or within the time limit that is set in the conditions of approval which shall not exceed 3 years; otherwise the permit shall be null and void. The term "use" shall mean the beginning of a substantial construction of the use that is

authorized, which construction must thereafter be pursued diligently to completion, or the actual occupancy of existing buildings or land under the terms of the authorized use. The effective date of a permit shall be determined pursuant to Section 18.26.

- (g) REVOCATION OF PERMIT. Any conditional use permit granted may be revoked upon the findings and procedure contained in Section 18.31.

#### SECTION 18.29. PUBLIC USE PERMITS.

- (a) Notwithstanding any other provisions of this ordinance, the following uses may be permitted in any zone classification provided that a public use permit is granted pursuant to the provisions of this section:
  - (1) Educational institutions.
  - (2) Churches, temples and other places of religious worship.
  - (3) Governmental uses.
  - (4) Any hospital or other facility that is licensed by the California Department of Public Health, or by the California Department of Mental Hygiene, not including a family care, foster home or group home that serves six or fewer persons.
  - (5) Any home or other facility for the aged or for children that is licensed by the California Department of Social Welfare or by the Riverside County Department of Public Welfare, not including a home or facility that serves six or fewer children or aged persons.
  - (6) Half way house.
  - (7) Public utilities.
- (b) APPLICATION. Every application for a public use permit shall be made in writing to the Planning Director on the forms provided by the Planning Department, shall be accompanied by a filing fee of \$160.00 and shall include the following information:
  - (1) Name and address of the applicant.
  - (2) Evidence that he is the owner of the premises involved or that he has written permission of the owner to make such application.
  - (3) A plot and development plan drawn in sufficient detail to clearly describe the following:
    - a. Physical dimensions of property and structures.
    - b. Location of existing and proposed structures.
    - c. Setbacks.
    - d. Methods of circulation.
    - e. Ingress and egress.
    - f. Utilization of property under the requested permit.

- (4) Such additional information as shall be required by the application form.
- (c) PUBLIC HEARING. A public hearing shall be held on the application for a public use permit in accordance with the provisions of Section 18.26 and all of the procedural requirements and rights of appeal as set forth therein shall govern the hearing.
- (d) CONDITIONS. A public use permit shall not be granted unless the applicant demonstrates that the proposed use will not be detrimental to the health, safety or general welfare of the community. Any permit that is granted shall be subject to such conditions as shall be necessary to protect the health, safety or general welfare of the community.
- (e) USE OF PERMIT. Any public use permit that is granted shall be used within 1 year from the effective date thereof or within the time limit that is set in the conditions of approval; otherwise the permit shall be null and void. The term "use" shall mean the beginning of substantial construction of the use that is authorized, which construction must thereafter be pursued diligently to completion, or the actual occupancy of existing buildings or land under the terms of the authorized use. The effective date of a permit shall be determined pursuant to Section 18.26.
- (f) REVOCATION OF PERMIT. Any public use permit granted may be revoked upon the findings and procedure contained in Section 18.31.

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.
- (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. FINDINGS AND PROCEDURE FOR REVOCATION OF VARIANCES AND PERMITS.

- (a) Any conditional use permit, public use permit or variance granted pursuant to this ordinance may be revoked by the Director of Building and Safety upon his finding that one or more of the following conditions for revocation exist.
  - (1) That the use is detrimental to the public health, safety or general welfare, or is a public nuisance.
  - (2) That the permit was obtained by fraud or perjured testimony.
  - (3) That the use is being conducted in violation of the terms and conditions of the permit.
  - (4) That the use for which the permit was granted has ceased or has been suspended for one year or more.
- (b) Upon determination by the Director of Building and Safety that grounds for revocation exist, the following procedure shall take effect:
  - (1) NOTICE OF REVOCATION. Notice of revocation and a copy of the findings of the Director of Building and Safety shall be mailed by the Director by certified mail to the owner of the property to which the permit or variance applies, as shown by the records of the Assessor of Riverside County. The decision of the Director of Building and Safety shall be final unless a notice of appeal is timely filed.
  - (2) NOTICE OF APPEAL. Within 30 days following the mailing of the notice of revocation, the owner of the property subject to the permit or variance, may file a notice of appeal from the decision of Director of Building and Safety with the Planning Director.



- (3) SETTING HEARING. Upon receipt of the owner's notice of appeal, the Planning Director shall cause a hearing to be held within 30 days by the Area Planning Council having jurisdiction to determine if grounds exist for the revocation of the permit or variance.
- (4) TESTIMONY UNDER OATH. All testimony at the hearing shall be taken under Oath.
- (5) NOTICE OF DECISION. Notice of the Area Planning Council's decision and a report of the proceedings shall be filed with the Clerk of the Board of Supervisors not later than 15 days following the date the decision is adopted. 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 Area Planning Council 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 for reporting decisions and such failure to reach a decision shall constitute affirmance of the Building Director's revocation of the permit or variance.
- (6) PLACEMENT OF MATTER ON BOARD'S AGENDA. The Clerk of the Board of Supervisors shall place the Notice of Decision on the Board's agenda for the next regular meeting to be held following the lapse of 5 days after the Notice is filed with the Board.
- (7) TRANSFER TO BOARD OF SUPERVISORS ON APPEAL. The revocation or non-revocation of a permit or variance by the Area Planning Council shall be final unless, within 7 days following the matter at which the Notice of Decision was on the agenda of the Board of Supervisors, the following occurs:
  - a. An appeal to the Board of Supervisors is made by the owner of the property which is the subject of the revocation proceedings, or
  - b. The Board of Supervisors orders the matter 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. Refuse to review the Area Planning Council's decision, in which case the decision shall be final, or
  - b. Review a transcript or recording of the testimony and all other evidence introduced before the Area Planning Council and, based upon that record, affirm or reverse the decision of the Area Planning Council or refer the matter back to the Area Planning Council

for the taking of further evidence or hearing additional argument in which case notice shall be given to the owner of the property which is the subject of the proceedings, or

- c. 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 prior hearing had been held.
- (9) ACTION BY THE BOARD OF SUPERVISORS. The decision of the Board of Supervisors on revocation of a permit or variance is final.

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.

- c. Not more than one such sign shall be permitted on any lot or parcel.
  - d. The plot plan approval shall clearly fix the proposed location, size, shape and elevation of the sign with respect to the lot or parcel on which it is to be erected.
- (c) As a condition to the final approval of a plot plan, the applicant shall sign an agreement that he will remove any such permitted improvements within 45 days from the date of mailing of a written request to do so by the Road Commissioner of the County of Riverside. The applicant shall further agree that if the permitted improvements are not removed within said 45 day period, they shall become the property of the County of Riverside or the public agency having jurisdiction over the right of way. The agreement shall be binding upon the applicant, his heirs, successors and assigns.
- (d) All the provisions of Section 18.30 relating to appeals from a plot plan decision shall apply to permits to construct improvements within planned right of way lines.

#### SECTION 18.38. REFUND OF FEES.

- (a) Matters Requiring Public Hearing. Whenever an application for a change of zone, or for a permit or variance that requires a public hearing, is terminated for any reason, upon request of the applicant a refund of fees paid may be made by the Planning Department in accordance with the following schedule. If any portion of the application fee has been paid out by the Planning Department to another jurisdiction or agency for services to be rendered in connection with the application, no refund of that portion of the fee shall be made by the Planning Department to the applicant.

	<u>% of Refund</u>
(1) Application accepted by department, fee not receipted	100%
(2) Application accepted and fee receipted by department, but no processing begun	90%
(3) Application processed, but public hearing not advertised or noticed	50%
(4) Public hearing advertised or noticed but hearing not held	20%
(5) Public hearing held by Planning Commission	0%

SECTION 18.39. COMMERCIAL FERTILIZER OPERATIONS (ON-SITE MANURE). The following regulations shall apply to the commercial stockpiling, drying, mechanical processing and sale of farm animal manure (with the exception of poultry operations) produced on the premises, in any zone that permits such use:

- (a) The minimum parcel size on which such fertilizer processing operation will be permitted is ten gross acres with a minimum parcel width of 660 feet.
- (b) Driveways and employee parking areas shall be surfaced with an asphaltic penetration coat at the rate of 1/2 gallon per square yard followed in six months by an asphaltic seal coat.
- (c) There shall be no manufacturing of chemical additives on the premises.
- (d) Inorganic chemical additives shall be limited to ten percent by volume of the organic manure processed.
- (e) The use shall comply with all requirements of the Riverside County Health Department and the Riverside County Air Pollution Control District and the State Regional Water Quality Control Board.
- (f) Manure stockpiles shall be maintained at least 150 feet from any road right of way and 35 feet from side and rear property lines.
- (g) No manure stockpile shall exceed a height of 25 feet.
- (h) Stockpiles shall be shaped to a one to four minimum slope to prevent detrimental water seepage into the ground and minimize the stockpile area subject to rainfall.
- (i) There shall be no draining of runoff water from any stockpile area onto adjoining properties.

#### SECTION 18.40. EQUIVALENT TITLES AND JURISDICTIONS.

- (a) Whenever in this ordinance one or more of the terms "Planning Commission", "Commission" and "Hearing Board" appear with reference to a proceeding which is within the jurisdiction of an Area Planning Council under Ordinance No. 537, such term or terms shall mean "Area Planning Council", and the Area Planning Council having area jurisdiction of the proceeding shall be deemed the equivalent of the Planning Commission or Hearing Board, or both, as the case may be, for the purpose of such a proceeding. This provision shall not apply to Article XVI or Section 18.12.



- (b) Notwithstanding the foregoing paragraph (a), any document required by this ordinance to be filed with or sent to the Planning Commission, its Secretary, its Hearing Board, an Area Planning Council or the Planning Director shall be filed with or sent to the Planning Department, and delivery to the Planning Department shall be compliance with such requirement.
- (c) Wherever in this ordinance or Ordinance No. 537 the term "Planning Director" is used with reference to the performance of a function, other than receiving a document to be filed or sent, said term, if there is no Planning Director or Assistant Planning Director, shall mean the officer or employee of the Planning Department designated to perform that function by law or by or pursuant to ordinance.
- (d) Whenever and to the territorial extent that Area Planning Councils are in existence and functioning, they shall report directly to the Board of Supervisors; appeals, if provided for, from their decisions shall be directly to the Board of Supervisors; and the Hearing Board provided for in Article XXa shall be inoperative.

Amended Effective:

1-15-64	(Ord. 348.251)	4-17-68	(Ord. 348.556)
3-10-64	(Ord. 348.261)	2-26-69	(Ord. 348.609)
4-15-64	(Ord. 348.265)	7-16-69	(Ord. 348.638)
11-10-65	(Ord. 348.401)	10-15-69	(Ord. 348.636)
1-19-66	(Ord. 348.422)	4-15-70	(Ord. 348.709)
6-16-66	(Ord. 348.446)	9-23-70	(Ord. 348.777)
7- 6-66	(Ord. 348.455)	9-30-70	(Ord. 348.783)
9-27-67	(Ord. 348.528)	3-24-71	(Ord. 348.861)
11-15-67	(Ord. 348.531 &	8-11-71	(Ord. 348.905)
	Ord. 348.532)	8-25-71	(Ord. 348.910)
12- 6-67	(Ord. 348.533 &	3-30-72	(Ord. 348.1009)
	Ord. 348.534)	5- 4-72	(Ord. 348.1023)
2-21-68	(Ord. 348.545)		

first such ordinance or any extension thereof as herein provided.

- (d) Adoption of an interim ordinance shall be deemed an order of the Board of Supervisors to the Planning Commission to initiate a zoning study of the land that has been placed in the interim zone, which may include the study of other land in the vicinity thereof.
- (e) The Clerk shall schedule a public hearing before the Board to consider an extension of an interim ordinance which shall normally be at its second regular meeting before expiration of the initial four-month period and of any eight-month extension. The Clerk shall publish notice 10 days before the hearing. This subsection shall not be applied if the effective date of a subsequent permanent zoning ordinance applicable to the same land will have passed before such expiration, or if the interim ordinance, has been repealed, or if the Board shall otherwise order.
- (f) At or before the public hearing on the proposed extension of an interim ordinance, the Planning Director shall make a written report to the Board of Supervisors on the status of the zoning study.
- (g) The prohibition of uses by interim ordinance may in whole or in part be imposed by applying on an interim basis one or more of the zoning designations provided for by this Ordinance No. 348 by reference to the applicable zoning symbols preceded by "I-" or to the title of a zoning classification preceded by "Interim".
- (h) Whenever any area is placed in an interim zone, that area is subject to all of the provisions of Ordinance No. 348, including its penalty provisions, applicable to the zone in which it has been placed. For the period of time that the interim zoning ordinance is in effect the permanent zoning is deemed superseded, but upon expiration thereof, the permanent zoning shall again be in full force and effect unless it has been previously repealed or superseded by new permanent zoning.

Adopted:	September 22, 1960	
Amended Effective:	May 31, 1967	(Ord. 348.506)
	November 15, 1967	(Ord. 348.531)
	September 30, 1970	(Ord. 348.783)
	May 4, 1972	(Ord. 348.1023)



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. DUNE BUGGY PARK. An open area used by dune buggies or other all-terrain vehicles, for purposes such as, but not limited to, hill climbing, trail riding, scrambling, racing and riding exhibitions.

SECTION 21.26a. DOG KENNELS. Any lot or premises on which 5 or more dogs over 4 months of age are kept or maintained for any purpose or reason.

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 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 21.34a. FARM PROJECTS. (Future Farmers, 4-H or similar projects) Not more than five cattle, horses, sheep or similar farm animals, or six goats or hogs, on parcels not less than 20,000 square feet in size, being fattened or trained in connection with the education of a person as a member of a recognized farm education organization.

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. HOME OCCUPATIONS. Home occupations means those uses that are customarily conducted in a residence, provided such uses must be incidental and secondary to the principal use of a dwelling as a residence. The following criteria shall apply to any home occupation:

- (1) No one other than a resident of the dwelling shall be employed on the premises in the conduct of the home occupation.

- (2) A home occupation shall be conducted entirely within the dwelling and shall be incidental and secondary to the use of the dwelling as a residence.
- (3) A home occupation shall not be conducted in an accessory structure and there shall be no storage of equipment or supplies in an accessory structure or outside building.
- (4) The residential character of the exterior and interior of the dwelling shall not be changed.
- (5) No vehicles or trailers except those normally incidental to residential use shall be kept on the site.
- (6) No signs other than one unlighted identification sign, not more than two square feet in area, shall be erected on the premises.

SECTION 21.37. HALF WAY HOUSE. A rehabilitation center for the treatment, counseling, rooming and boarding of persons released from jail, prisons, hospitals and sanitariums.

SECTION 21.38. HOTEL. A building designed for or occupied as the more or less temporary adibing 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 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. MOBILEHOME PARK. Mobilehome park is any area or tract of land where one or more mobilehome lots are rented or leased or held out for rent or lease to accommodate mobilehome used for human habitation. The rental paid for any such mobilehome shall be deemed to include rental for the lot it occupies.

SECTION 21.51b. MENAGERIE.

- (1) Any lot or premises on which more than one wild, non-domestic animal of the following classifications are kept.
  - (a) Venomous reptiles.
  - (b) Nonvenomous reptiles, not including turtles or tortoises, that weigh more than 10 pounds.
  - (c) Birds or members of the aves class, not including poultry, that weigh more than 20 pounds.
  - (d) Mammals that weigh more than 20 pounds.
- (2) Any lot or premises on which wild, non-domestic animals of the following classifications are kept, regardless of weight, unless such animals are listed in a zone classification as a permitted agricultural use:
  - (a) Ten or more nonvenomous reptiles.
  - (b) Twenty-five or more mammals.
- (3) A tamed or trained wild animal shall not be considered as a domestic animal.

SECTION 21.51c. MIGRANT AGRICULTURAL WORKER MOBILEHOME PARK. A mobilehome or travel trailer park for agricultural workers the rental of which is restricted as follows:

- (a) 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.
- (b) The remainder of the sites are restricted to rental by permanent agricultural workers, and occupancy by the owner or operator of the trailer park.

SECTION 21.51d. MIGRANT AGRICULTURAL WORKER. 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 21.52. 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. PEN FED BEEF CATTLE OPERATIONS. Six or more beef cattle per acre being fed or fattened for marketing purposes whether the owner or operator performs the feeding service for himself or others. (Dairy herd replacements are not considered beef cattle.)

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 21.59a. PLANNED RESIDENTIAL DEVELOPMENT. A residential development including, but not limited to, statutory and non-statutory condominiums, cluster housing, town houses and community apartments, that is permitted reduced lot area, width and depth requirements and building setback requirements, by integrating into the over-all development open space and outdoor recreational facilities, and which may include recreational and public assembly buildings intended primarily for the use of the residents of the project, within the development.

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 21.62. RECREATIONAL TRAILER PARK. Recreational trailer park is any area or tract of land, within an area zoned for recreational use, where one or more lots are rented or leased or held out for rent or lease to owners or users of recreational vehicles or tents and which is occupied for temporary purposes.

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 throughfare 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. SPECIFIC PLAN, HIGHWAY. A plan adopted by the County of Riverside, pursuant to the authority contained in the California Planning and Zoning Law (Government Code, Section 65000, et seq.) establishing specifically planned future right of way lines for a highway. Upon the adoption of a Specific Plan for a highway, all requirements of this ordinance relating to highway right of way lines shall be calculated from the adopted planned future right of way line, except as shall be otherwise specifically permitted in this ordinance.

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. TRAIL BIKE PARK. An open area used by trail bikes, or motorcycles, for purposes such as, but not limited to, hill climbing, trail riding, scrambling, racing and riding exhibitions.

SECTION 21.72. TRAVEL TRAILER PARK. Travel trailer park is any area or tract of land or a separate designed section within a mobilehome park where one or more lots are rented or leased or held out for rent or lease to owners or users of recreational vehicles used for travel or recreational purposes.

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.

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	June 16, 1965	(Ord. 348.371)
	March 23, 1966	(Ord. 348.427)
	July 6, 1966	(Ord. 348.455)
	July 27, 1966	(Ord. 348.459)
	April 17, 1968	(Ord. 348.556)
	July 9, 1969	(Ord. 348.635)
	October 15, 1969	(Ord. 348.636)
	April 8, 1970	(Ord. 348.705)
	June 10, 1970	(Ord. 348.737)
	September 23, 1970	(Ord. 348.777)
	May 26, 1971	(Ord. 348.884)
	November 4, 1971	(Ord. 348.941)
	May 4, 1972	(Ord. 348.1023)