

LAND USE ORDINANCE
of the
COUNTY OF RIVERSIDE

ORDINANCE NO. 348

**AS AMENDED THROUGH
ORDINANCE NO. 348.1564**

**EFFECTIVE
APRIL 21, 1977**

ORDINANCE NO. 348
LAND USE ORDINANCE
OF THE
COUNTY OF RIVERSIDE

Price \$5.00

Includes subsequent revisions.

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

THE RIVERSIDE COUNTY PLANNING COMMISSION

9th Floor, County Administrative Center
4080 Lemon Street
Riverside, California 92501
Phone: (714) 787-6181

Desert Office:

46-209 Oasis Street, Room 304
Indio, California
Phone: (714) 342-8277

This Ordinance is subject to frequent amendment and has
been prepared in loose leaf form so that it may be main-
tained on a current basis. Revisions are prepared to per-
mit substitution of new pages for obsolete portions and are
available without charge in the office of the Clerk of the
Board of Supervisors, 14th Floor, County Administrative
Center, 4080 Lemon Street, Riverside, California 92501.

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ORDINANCE NO. 348

AN ORDINANCE OF THE COUNTY OF RIVERSIDE PROVIDING
FOR LAND USE PLANNING AND ZONING REGULATIONS AND
RELATED FUNCTIONS.

The Board of Supervisors of the County of Riverside, State of California,
do ordain as follows:

ARTICLE I

RIVERSIDE COUNTY LAND USE ORDINANCE

SECTION 1.1. This ordinance shall be known and may be cited as the
Riverside County Land Use Ordinance.

SECTION 1.2. AGENCY. Pursuant to Section 65100 of the Government Code,
the planning agency for Riverside County shall consist of the Board of Super-
visors, the County Planning Commission, two area planning councils designated
East and West Area Planning Councils, and the Planning Department.

SECTION 1.3. COMMISSION.

- a. The County Planning Commission shall consist of seven members
appointed by the Board of Supervisors. The terms of three members
shall expire on June 30, 1973, and of four members on June 30,
1975. Terms of their successors shall be four years.
- b. One member shall reside in each of the First, Second, and Fifth
Supervisory Districts, and two members in each of the Third and
Fourth Supervisory Districts.
- c. The Commission shall perform planning and zoning duties specified
by law or ordinance not expressly delegated or reserved to another
body or officer, including proceedings for adopting or amending
general and specific plans, changes of zone, amendments to the
text of the zoning ordinance, appeals and review of land division
maps not otherwise delegated to an area council, and shall advise
the Board of Supervisors in related matters.
- d. The Commission shall elect one member as chairman and one as
vice chairman, to hold office at the pleasure of the members.
Four members shall be a quorum and four affirmative votes shall
be required to carry a motion. The Commission shall hold at
least one regular meeting per month.

SECTION 1.4. COUNCILS.

- a. The East Area Planning Council shall have five members, and the
West Area Planning Council shall have seven members, all ap-
pointed by the Board of Supervisors. The terms of three members
of each council shall expire on June 30, 1975, and of the other

members on June 30, 1977. Terms of their successors shall be four years. Members shall reside within the area jurisdiction of the council of which they are members.

- b. The area jurisdiction of the West Area Planning Council shall consist of the First, Second, and Fifth Supervisorial Districts and that portion of the Third Supervisorial District lying west and south of a line running south along range lines from the northwest corner of Section 6, T2S, R3E, to the southwest corner of Section 7, T4S, R3E, thence east along section lines to the northeast corner of Section 13, T4S, R3E, thence south along the section line to the northwest corner of Section 19, T4S, R4E.
- c. The area jurisdiction of the East Area Planning Council shall consist of the Fourth Supervisorial District and that portion of the Third Supervisorial District not in the area jurisdiction of the West Area Planning Council.
- d. Each Area Planning Council shall elect one member as chairman and one as vice chairman, to hold office at the pleasure of the members. A majority of the members shall be a quorum, but not less than a majority of all the members shall be required to carry a motion. Each council shall hold at least one regular meeting per month.
- e. Each Area Planning Council shall perform the duties specified by ordinance, including proceedings on applications for conditional and public use permits and variances, or to revoke or modify the same, and administrative and advisory matters delegated by the Board of Supervisors, which arise within their respective area jurisdictions.

SECTION 1.5. COMPENSATION. Members of the County Planning Commission and of each Area Planning Council shall receive such compensation and travel expense for attending meetings of their respective bodies, and other authorized travel, as may be fixed by or pursuant to the salary ordinance.

SECTION 1.6. PLANNING DEPARTMENT. The Planning Department shall be headed by a Planning Director who shall be appointed by the Board of Supervisors to hold office at their pleasure, and shall include a staff of employees under his direction as provided by or pursuant to the salary ordinance. The Planning Director shall provide technical and clerical assistance to the County Planning Commission and the Area Planning Councils, and with the staff of his department shall perform functions relating to planning, zoning and land divisions as may be required by law, ordinance or order of the Board of Supervisors.

Amended effective: February 3, 1977 (Ord. 348.1545)

ARTICLE II

RIVERSIDE COUNTY GENERAL PLAN AND SPECIFIC PLANS

SECTION 2.1. GENERAL PLAN.

- a. The General Plan of Riverside County, or any part or element thereof, and any amendment to the plan or any part or element thereof, shall be adopted in accordance with the provisions of Section 65300 et seq. of the Government Code, as now written or hereafter amended, and this article. No element of the Riverside County General Plan shall be amended more frequently than three times during any calendar year. The Land Use Element of the General Plan shall be set for public hearing before the Planning Commission as follows:
 1. All proposed amendments that lie within the area jurisdiction of the East Area Planning Council shall be set for the first hearing before the Planning Commission at a meeting held in Indio or Blythe, California.
 2. All proposed amendments that lie in all other areas of the County shall be set for the first hearing before the Planning Commission at its meetings held in Riverside, California.
- b. All other elements of the General Plan shall be set for hearing upon order of the Planning Commission or the Board of Supervisors; but in any event, not more than three times during any calendar year.

SECTION 2.2. APPLICATIONS TO AMEND LAND USE ELEMENT OF GENERAL PLAN.

- a. The owner of real property, or a person authorized by the owner, shall have the right to request that the County consider an amendment to the Land Use Element of the General Plan as it has been applied to his property. The right to request consideration of such a change does not imply that the change will be approved.
- b. Applications shall be made to the Planning Director, on the forms provided by the Planning Department, shall supply all required information, and shall be accompanied by a filing fee of \$1,000.00 plus \$5.00 per acre.
- c. If the property for which an application is sought to be filed is within an area that is under land use element study, the application shall be tentatively accepted without payment of fee. The Planning Director shall review the application and place the matter, with his recommendation, upon the agenda of the Planning Commission. If the Commission determines that the land use study in progress has developed to a point that a separate decision on the parcel in question would have an effect on the first study, the application shall be rejected. If the Commission determines

that there would be no effect, the application shall be accepted for processing upon payment of the fee.

- d. An application for an amendment to the Land Use Element of the General Plan shall not be set for a public hearing until all procedures under the Riverside County Rules to Implement the California Environmental Quality Act of 1970, including the preparation of a draft environmental impact report if required, have been completed.

SECTION 2.3. SPECIFIC PLANS. Specific plans, and amendments thereto, shall be adopted in accordance with the provisions of Section 65450 et seq. of the Government Code, as now written or hereafter amended, and this article. Any specific plan may be set for hearing upon order of the Planning Commission or Board of Supervisors.

SECTION 2.4. APPLICATIONS FOR SPECIFIC PLAN OF LAND USE.

- a. The owner, or a person authorized by the owner, shall have the right to request that the County consider a Specific Plan of Land Use for his real property. The right to request consideration of a specific plan does not imply that the plan will be approved. Whenever any State law or the County General Plan or any ordinance requires the adoption of a specific plan as a condition to the approval of a project, an application for a specific plan shall be made pursuant to this section.
- b. An application for a specific plan shall not be set for public hearing, until all procedures under the Riverside County Rules to Implement the California Environmental Quality Act of 1970, including the preparation of an environmental impact report if required, have been completed.
- c. Applications shall be made to the Planning Director, on the forms provided by the Planning Department and shall be accompanied by a filing fee of \$1,000.00 plus \$5.00 per acre. The application shall supply all required information, which may include part or all of the following depending on the nature of the plan, and shall be in the form of a text and accompanying maps, plans and exhibits:
 1. A preliminary development plan of the entire proposed development, drawn to scale showing: land uses, densities, lot design, traffic circulation, street design, private roadways, pedestrian circulation, estimated population, reservations and dedications for public uses, including schools, parks, playgrounds, and open spaces, major landscaping features. All elements and amounts to be listed shall be characterized as existing or proposed, including topography, and shall be shown only in such detail as is necessary to indicate clearly the intent of impact of development.
 2. A tabulation of land area to be devoted to various uses,

California Environmental Quality Act of 1970, including the preparation of a draft environmental impact report if required, have been completed.

SECTION 2.3. SPECIFIC PLANS. Specific plans, and amendments thereto, shall be adopted in accordance with the provisions of Section 65450 et seq. of the Government Code, as now written or hereafter amended, and this article. Any specific plan may be set for hearing upon order of the Planning Commission or Board of Supervisors.

SECTION 2.4. APPLICATIONS FOR SPECIFIC PLAN OF LAND USE.

- a. The owner, or a person authorized by the owner, shall have the right to request that the County consider a Specific Plan of Land Use for his real property. The right to request consideration of a specific plan does not imply that the plan will be approved. Whenever any State law or the County General Plan or any ordinance requires the adoption of a specific plan as a condition to the approval of a project, an application for a specific plan shall be made pursuant to this section.
- b. An application for a specific plan shall not be set for public hearing, until all procedures under the Riverside County Rules to Implement the California Environmental Quality Act of 1970, including the preparation of an environmental impact report if required, have been completed.
- c. Applications shall be made to the Planning Director, on the forms provided by the Planning Department and shall be accompanied by a filing fee of \$200 plus \$2.00 per lot plus 50 cents per dwelling unit. The application shall supply all required information, which may include part or all of the following depending on the nature of the plan, and shall be in the form of a text and accompanying maps, plans and exhibits:
 1. A preliminary development plan of the entire proposed development, drawn to scale showing: land uses, densities, lot design, traffic circulation, street design, private roadways, pedestrian circulation, estimated population, reservations and dedications for public uses, including schools, parks, playgrounds and open spaces, major landscaping features. All elements and amounts to be listed shall be characterized as existing or proposed, including topography, and shall be shown only in such detail as is necessary to indicate clearly the intent of impact of development.
 2. A tabulation of land area to be devoted to various uses, including open spaces, and a calculation of the overall density and the average densities per net residential acre of the various residential areas proposed.
 3. A stage development schedule showing various units of development through completion and indicating the areas

including open spaces, and a calculation of the overall density and the average densities per net residential acre of the various residential areas proposed.

3. A stage development schedule showing various units of development through completion and indicating the areas and sizes of such developmental phases.
 4. A statement and graphics describing the existing topography, vegetation, soil conditions, and drainage of proposed development.
 5. A statement proposing the method of maintaining and perpetuating common open areas and facilities.
 6. A description of the proposed grading program.
 7. Identification of proposed future ownership and maintenance of all streets, driveways, sidewalks, pedestrian ways, open space areas, recreation spaces, structures, and facilities.
 8. Proposed use of natural features such as ponds, lakes, river beds, floodplains.
 9. Design and acreage of any golf courses and other open space features, their intended means of maintenance and whether to be public or private or semi-private.
 10. A statement of solid waste disposal and utility service.
 11. Such additional information as may be required for a particular project.
- d. Whenever a proposed Specific Plan of Land Use will substantially determine the location of any building sites for structures, a flood protection study shall be submitted with the plan, along with a fee of \$200.00.
- e. Whenever a proposed Specific Plan of Land Use is for a project subject to the Alquist-Priolo Special Studies Zones, all requirements under Riverside County Ordinance No. 547, shall be completed as a part of the processing of the specific plan.

SECTION 2.5. HEARINGS ON GENERAL PLANS AND SPECIFIC PLANS.

Proposals to adopt or amend the Riverside County General Plan or any Specific Plan shall be heard in the following manner:

- a. The Planning Commission shall hold a public hearing on the matter. Notice of the time and place of the hearing, including a general description of the area and explanation of the matter to be considered, 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. When directed by the Planning Commission or the Board of Supervisors in a specific case, property owners within a

- and sizes of such developmental phases.
4. A statement and graphics describing the existing topography, vegetation, soil conditions, and drainage of proposed development.
 5. A statement proposing the method of maintaining and perpetuating common open areas and facilities.
 6. A description of the proposed grading program.
 7. Identification of proposed future ownership and maintenance of all streets, driveways, sidewalks, pedestrian ways, open space areas, recreation spaces, structures, and facilities.
 8. Proposed use of natural features such as ponds, lakes, river beds, floodplains.
 9. Design and acreage of any golf courses and other open space features, their intended means of maintenance and whether to be public or private or semi-private.
 10. A statement of solid waste disposal and utility service.
 11. Such additional information as may be required for a particular project.
- d. Whenever a proposed Specific Plan of Land Use would substantially determine the location of any building sites for structures, a flood protection study shall be submitted with the plan, along with a fee of \$100, plus either \$1.50 for each building site or \$10 per gross acre, whichever is larger. This fee shall be waived if the applicant has paid a flood protection study fee for the same project under the land division ordinance.
- e. Whenever a proposed Specific Plan of Land Use is for a project subject to the Alquist-Priolo Special Studies Zones, all requirements under Riverside County Ordinance No. 547, shall be completed as a part of the processing of the specific plan.

SECTION 2.5. HEARINGS ON GENERAL PLANS AND SPECIFIC PLANS. Proposals to adopt or amend the Riverside County General Plan or any Specific Plan shall be heard in the following manner:

- a. The Planning Commission shall hold a public hearing on the matter. Notice of the time and place of the hearing, including a general description of the area and explanation of the matter to be considered, 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. When directed by the Planning Commission or the Board of Supervisors in a specific case, property owners within a 300 foot radius of the exterior boundaries of an area to be considered will be mailed notice through the United States mail. If notice is given by mailing, property owners and their addresses shall be ascertained from the latest adopted tax roll of the County. If a Citizen's General Plan Steering Committee is in existence in an area, the Planning Department shall mail notice of all proposed amendments to the Land Use Element of the General Plan for that area to the Committee for its consideration prior to the hearing before the Planning Commission.

300 foot radius of the exterior boundaries of an area to be considered will be mailed notice through the United States mail. If notice is given by mailing, property owners and their addresses shall be ascertained from the latest adopted tax roll of the County. If a Citizen's General Plan Steering Committee is in existence in an area, the Planning Department shall mail notice of all proposed amendments to the Land Use Element of the General Plan for that area to the Committee for its consideration prior to the hearing before the Planning Commission.

- b. After closing the public hearing, the Planning Commission shall render its decision, by resolution, within a reasonable time and transmit it to the Board of Supervisors in the form of a written recommendation including therein the reasons for the recommendation, with a copy thereof mailed to the applicants. If the Commission does not reach a decision due to a tie vote, that fact shall be reported to the Board of Supervisors and shall be deemed a recommendation to deny the proposal.
- c. Upon receipt of the recommendation of the Planning Commission, the Clerk of the Board shall, if the Planning Commission has affirmatively recommended the adoption or amendment of a general plan or specific plan, 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 hearing in the same manner as notice was given of the hearing before the Planning Commission.
- d. If the Planning Commission has recommended denial of a proposed adoption or amendment of a general plan or specific plan, the Clerk shall place the Commission's recommendation on the Board of Supervisor's 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 applicant 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 applicant 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 date and shall give notice of the time and place of hearing in the same manner as is provided for giving notice of the hearing before the Planning Commission.
- e. After closing the public hearing the Board of Supervisors shall render its decision within a reasonable time 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

- b. After closing the public hearing, the Planning Commission shall render its decision, by resolution, within a reasonable time and transmit it to the Board of Supervisors in the form of a written recommendation including therein the reasons for the recommendation, with a copy thereof mailed to the applicants. If the Commission does not reach a decision due to a tie vote, that fact shall be reported to the Board of Supervisors and shall be deemed a recommendation to deny the proposal.
- c. Upon receipt of the recommendation of the Planning Commission, the Clerk of the Board shall, if the Planning Commission has affirmatively recommended the adoption or amendment of a general plan or specific plan, 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 hearing in the same manner as notice was given of the hearing before the Planning Commission.
- d. If the Planning Commission has recommended denial of a proposed adoption or amendment of a general plan or specific plan, the Clerk shall place the Commission's recommendation on the Board of Supervisor's 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 applicant 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 applicant 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 date and shall give notice of the time and place of hearing in the same manner as is provided for giving notice of the hearing before the Planning Commission.
- e. After closing the public hearing the Board of Supervisors shall render its decision within a reasonable time 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, shall be deemed to be an approval of the proposed modification.
- f. Any hearing of the Planning Commission or the Board of Supervisors may be continued from time to time.

SECTION 2.6. REPORTS ON CONFORMITY WITH GENERAL PLAN OR SPECIFIC PLAN. The Planning Department is designated as the planning agency, under the provisions of Sections 65402, 65552 and 65553 of the Government Code, Section 15004 of the Education Code, and similar sections to report on public

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, shall be deemed to be an approval of the proposed modification.

- f. Any hearing of the Planning Commission or the Board of Supervisors may be continued from time to time.

SECTION 2.6. REPORTS ON CONFORMITY WITH GENERAL PLAN OR SPECIFIC PLAN. The Planning Department is designated as the planning agency, under the provisions of Sections 65402, 65552 and 65553 of the Government Code, Section 15004 of the Education Code, and similar sections to report on public acquisitions, dispositions, abandonments, and construction, as to conformity with the adopted general plan or any adopted specific plan. The provisions of Section 65402 of the Government Code shall not apply to abandonments, acquisitions and dispositions, including dispositions of the remainder of a larger parcel, which are for street projects, including widening and alignment projects, of a minor nature.

SECTION 2.7. APPLICATION FOR REPORT ON CONFORMITY WITH GENERAL OR SPECIFIC PLAN.

- a. Whenever any county department or a public agency is processing a project that requires a report under the provisions of the Government Code, Education Code, or similar sections, application shall be made to the Planning Director on forms provided by the Planning Department and shall supply all requested information, including the following:
 - 1. The name, address and telephone number of applicant, including information regarding any cooperating or involved agencies.
 - 2. The legal basis for the project and an estimated time schedule for development or action to be taken.
 - 3. The location, address or legal description of the subject property or area, together with a plat map and description of the proposed project and uses.
 - 4. The location of adjacent streets, easements, utilities, and other features, both natural and constructed, that may affect or be affected by the proposal.
 - 5. Development plans of any proposed construction, including such structural features as may be required to determine if the proposal is in conformity with the general plan and any specific plan in effect in the area.
- b. Planning Director's Report. Within 40 days after receipt of a completed application, the Planning Director shall make a report to the applicant as to the conformity of the proposed project with the adopted general plan or any part thereof, or with any specific plan for the area. If the Planning Director

acquisitions, dispositions, abandonments, and construction, as to conformity with the adopted general plan or any adopted specific plan. The provisions of Section 65402 of the Government Code shall not apply to abandonments, acquisitions and dispositions, including dispositions of the remainder of a larger parcel, which are for street projects, including widening and alignment projects, of a minor nature.

SECTION 2.7. APPLICATION FOR REPORT ON CONFORMITY WITH GENERAL OR SPECIFIC PLAN.

- a. Whenever any county department or a public agency is processing a project that requires a report under the provisions of the Government Code, Education Code, or similar sections, application shall be made to the Planning Director on forms provided by the Planning Department and shall supply all requested information, including the following:
 1. The name, address and telephone number of applicant, including information regarding any cooperating or involved agencies.
 2. The legal basis for the project and an estimated time schedule for development or action to be taken.
 3. The location, address or legal description of the subject property or area, together with a plat map and description of the proposed project and uses.
 4. The location of adjacent streets, easements, utilities, and other features, both natural and constructed, that may affect or be affected by the proposal.
 5. Development plans of any proposed construction, including such structural features as may be required to determine if the proposal is in conformity with the general plan and any specific plan in effect in the area.
- b. Planning Director's Report. Within 40 days after receipt of a completed application, the Planning Director shall make a report to the applicant as to the conformity of the proposed project with the adopted general plan or any part thereof, or with any specific plan for the area. If the Planning Director does not report within the prescribed period of time or such longer period as may be agreed upon, it shall be deemed a finding that the proposed use is in conformity with the general plan or any applicable specific plan.
- c. Appeal. Within 15 calendar days after the date of mailing or delivery of the report of 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 nor more than 35 days thereafter, and shall give written notice of the hearing, by mail, to the appellant. The decision of the Commission shall be made within 30 days following the close of the hearing, shall be final, and a copy thereof shall be mailed to the appellant.

does not report within the prescribed period of time or such longer period as may be agreed upon, it shall be deemed a finding that the proposed use is in conformity with the general plan or any applicable specific plan.

- c. Appeal. Within 15 calendar days after the date of mailing or delivery of the report of 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 nor more than 35 days thereafter, and shall give written notice of the hearing, by mail, to the appellant. The decision of the Commission shall be made within 30 days following the close of the hearing, shall be final, and a copy thereof shall be mailed to the appellant.

Amended effective: February 3, 1977
6-27-78 (Ord. 348.1658)

ARTICLE III

ZONE CLASSIFICATIONS

SECTION 3.1. ZONES. For the purpose of providing a uniform basis for zoning, the following zone classifications may be applied to the lands in the unincorporated area of the County of Riverside:

R-R	Rural Residential
R-R-O	Rural Residential, Outdoor Advertising
R-1	One-Family Dwellings
R-1A	One-Family Dwellings - Mountain Resort
R-A	Residential Agricultural
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-5	Open Area Combining Zone - Residential Developments
R-T	Mobilehome Subdivision and Mobilehome Park
R-T-R	Mobilehome Subdivision, Rural
C-1	General Commercial
C-T	Tourist Commercial
C-P-S	Scenic Highway Commercial
C-P	Restricted Commercial
I-P	Industrial Park
M-1	Light Manufacturing
M-4	Medium Industrial

M-2	Heavy Industrial
M-R	Mineral Resources
M-R-A	Mineral Resources and Related Manufacturing
A-1	Light Agriculture
A-P	Light Agricultural with Poultry
A-2	Heavy Agriculture
W-2	Controlled Development Areas
R-D	Regulated Development Areas
N-A	Natural Assets
W-2-M	Controlled Development Areas with Mobilehomes
W-1	Watercourse, Watershed and Conservation Areas

SECTION 3.2. USE OF ZONE CLASSIFICATIONS. It is expressly declared that the terminology used in Section 3.1 is general only and is not intended to be descriptive of all uses allowed in the zone classifications. The zone classifications are specifically set forth in subsequent articles of this ordinance to which reference should be made to determine all the uses permitted therein. Where uncertainty exists as to the boundaries of any zone, the following rules shall apply:

- a. Where boundaries are indicated as approximately following street lines, alley lines, or lot lines, such lines shall be construed to be such boundaries.
- b. Where a 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 map.
- c. If any public street, alley or other right of way is 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 each side. In the event such street, alley or right of way was a zone boundary line, the new zone boundary line shall be the former center line of such street, alley or right of way.

Amended effective: February 3, 1977 (Ord 348.1545)

ARTICLE IV

ZONING DISTRICTS

SECTION 4.1. All the unincorporated area of the County of Riverside is placed in a series of mapped zoning districts. All those areas shown within the boundaries of the following maps are placed within the zone classifications shown on said maps, as adopted or thereafter amended:

	<u>Date</u> <u>Adopted</u>	<u>Ordinance</u>
Map No. 2 - All the unincorporated area of the County of Riverside not included in one of the following mapped zoning districts.	12-31-48	348
Map No. 3 - Whitewater District (Annexed into the City of Palm Springs)	4-18-49	348a
Map No. 4 - Cathedral City District	2-20-50	348d
Map No. 5 - University District	11-16-50	348g
Map No. 6 - Beaumont-Banning District	8-27-51	348h
Map No. 6a- Beaumont-Banning District	6-29-64	348.292
Map No. 7 - La Mesa Miravilla (Now part of Cherry Valley)	2-24-53	348j
Map No. 8 - Anza-La Sierra District	8-24-53	348m
Map No. 9 - West Corona District	7-26-54	348o
Map No. 10 - Cathedral City - Palm Desert District	1-3-55	348p
Map No. 11 - Glen Avon District	1-3-55	348q
Map No. 12 - Desert Hot Springs District	2-21-55	348r
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	<u>Date</u> <u>Adopted</u>	<u>Ordinance</u>
Map No. 16 - Idyllwild District	1-14-57	348tt
Map No. 17 - Hemet-San Jacinto District	8-26-57	348eee
Map No. 18 - North Valle Vista District	12-23-57	348jjj
Map No. 19 - Florence (Now Part of Cherry Valley)	10-6-58	348yyy
Map No. 20 - Indian Wells District	10-20-58	348zzz
Map No. 21 - East Valle Vista District	11-10-58	348aaaa
Map No. 22 - Thomas Mountain District	4-13-59	348hhh
Map No. 23 - North Elsinore District	1-26-59	348iii
Map No. 24 - Lower Berdoo Canyon District	2-16-59	348jjj
Map No. 25 - Edgemont-Sunnymead District	9-21-59	348uuuu
Map No. 26 - Pedley District No. 1 (Now Pedley)	10-13-59	348.2xxxx
Map No. 27 - Lakeland Village District	11-30-59	348.2
Map No. 28 - San Geronio Pass District No. 1	1-11-60	348.10
Map No. 29 - Mira Loma District No. 1 (Prado-Mira Loma)	1-11-60	348.12
Map No. 30 - Bermuda Dunes District	12-12-60	348.53
Map No. 31 - Cherry Valley District	1-23-61	348.63
Map No. 32 - Ramona District	10-9-61	348.103
Map No. 33 - Mecca District	4-2-62	348.134
Map No. 34 - Pinon Flats District	7-16-62	348.146
Map No. 35 - Little Lake District	8-6-62	348.150
Map No. 36 - Lake Mathews District	2-18-63	348.173
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Map No. 38 - Prado-Mira Loma District	4-1-63	348.182
Map No. 39 - Pedley District	5-6-63	348.197
Map No. 40 - Thousand Palms District	5-13-63	348.198
Map No. 41 - Lower Coachella Valley Dist.	7-1-63	348.208
Map No. 42 - North Riverside District	7-8-63	348.210
Map No. 43 - Banning Heights	5-11-64	348.282
Map No. 44 - Palm Springs Highlands	8-17-64	348.306
Map No. 45 - El Cerrito	12-14-64	348.339
Map No. 46 - Sun City	8-24-70	348.776
Map No. 47 - Blythe	6-14-65	348.376
Map No. 48 - Meadowbrook	7-6-65	348.380
Map No. 49 - East Corona	8-2-65	348.384
Map No. 50 - Painted Hills	8-16-65	348.389
Map No. 51 - Ripley	8-16-65	348.390
Map No. 52 - El Cariso	4-4-65	348.435
Map No. 53 - Quail Valley	7-5-66	348.461
Map No. 54 - Pine Cove	6-12-67	348.513
Map No. 55 - Perris Reservoir District	6-19-67	348.514
Map No. 56 - Gavilan Hills	12-8-69	348.684
Map No. 57 - Cajalco	3-9-70	348.703
Map No. 58 - Pass and Desert	3-30-70	348.712
Map No. 59 - Woodcrest	3-30-70	348.713
Map No. 60 - Sky Valley	4-27-70	348.731

	<u>Date</u> <u>Adopted</u>	<u>Ordinance</u>
Map No. 61 - Canyon Lake	8-24-70	348.775
Map No. 62 - Mead Valley	12-28-70	348.839
Map No. 63 - Valle Vista	2-22-72	348.862
Map No. 64 - Garner Valley	1-18-72	348.987
Map No. 65 - Cabazon	12-12-72	348.1118

Amended Effective: February 3, 1977 (Ord. 348.1545)

ARTICLE V

R-R ZONE (RURAL-RESIDENTIAL)

SECTION 5.1. USES PERMITTED IN R-R ZONE.

- (a) Residential and Light Agricultural Uses.
 - (1) Any use permitted in the A-1 Zone, subject to the conditions set forth therein, unless hereinafter modified.
 - (2) Mobilehome, used as a one-family residence, 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.
- (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) Fishing lakes, commercial and noncommercial.
 - (2) Guest ranches and motels.
 - (3) Educational institutions, libraries, museums and post offices.
 - (4) Golf, tennis, polo or country clubs, archery and golf and driving ranges.
 - (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, pipelines, water conduits, tanks, canals, 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, pipelines 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, and micro-wave relay stations.

- (d) The following uses are permitted provided a conditional use permit has been granted:
- (1) Airport or landing field.
 - (2) Auto wrecking yards.
 - (3) Any mining operation which is exempt from the provisions of the California Surface Mining and Reclamation Act of 1975 and Riverside County Ordinance No. 555.
 - (4) Cemetery, pet or human.
 - (5) Commercial fairgrounds.
 - (6) Commercial stables and riding academies.
 - (7) Commercial uses, the following:
 - a. Antique shops.
 - b. Automobile service stations and repair garages.
 - c. Bakery shops, including baking only when incidental to retail sales on the premises.
 - d. Barber shops and beauty shops.
 - e. Bars and cocktail lounges.
 - f. Billiard and pool halls.
 - g. Cleaning and dyeing shops.
 - h. Drug stores.
 - i. 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.
 - j. Feed and grain sales.
 - k. Food, meat, poultry and produce markets.
 - l. Frozen food lockers.
 - m. Hardware stores.
 - n. Laundries and laundromats.
 - o. 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 have any advertising painted or placed on their surface.
 - p. Liquor stores.
 - q. Nurseries and garden supply stores.
 - r. Parking lots and parking buildings, pursuant to the provisions of Section 18.12 (automobile storage space).
 - s. Pet shops and pet supply shops.
 - t. Professional offices.
 - u. Real estate offices.
 - v. Refreshment stands.
 - w. Restaurants and other eating establishments.
 - x. Shoe stores and repair shops.
 - y. Signs, on-site advertising.

- (d) The following uses are permitted provided a conditional use permit has been granted:
- (1) Airport or landing field.
 - (2) Auto wrecking yards.
 - (3) ~~Borrow and mining operations~~ *Sec. 1-ORD 345.1588 -hj.1*
 - (4) Cemetery, pet or human.
 - (5) Commercial fairgrounds.
 - (6) Commercial stables and riding academies.
 - (7) Commercial uses, the following:
 - a. Antique shops.
 - b. Automobile service stations and repair garages.
 - c. Bakery shops, including baking only when incidental to retail sales on the premises.
 - d. Barber shops and beauty shops.
 - e. Bars and cocktail lounges.
 - f. Billiard and pool halls.
 - g. Cleaning and dyeing shops.
 - h. Drug stores.
 - i. 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.
 - j. Feed and grain sales.
 - k. Food, meat, poultry and produce markets.
 - l. Frozen food lockers.
 - m. Hardware stores.
 - n. Laundries and laundromats.
 - o. 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 have any advertising painted or placed on their surface.
 - p. Liquor stores.
 - q. Nurseries and garden supply stores.
 - r. Parking lots and parking buildings, pursuant to the provisions of Section 18.12 (automobile storage space).
 - s. Pet shops and pet supply shops.
 - t. Professional offices.
 - u. Real estate offices.
 - v. Refreshment stands.
 - w. Restaurants and other eating establishments.
 - x. Shoe stores and repair shops.
 - y. Signs, on-site advertising.
 - z. Stations, bus, railroad and taxi.
 - aa. Tire sales and service.

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- aa. Tire sales and service.
- bb. Tourist information centers.
- cc. Underground bulk fuel storage.
- dd. Auction houses and yards.
- (8) Dune buggy parks.
- (9) Fruit and vegetable packing plants and similar uses.
- (10) Hog ranches, subject to the provisions of Ordinance No. 431.
- (11) Hunting clubs.
- (12) Lumber production of a commercial nature, including commercial logging or commercial development of timber and lumber mills.
- (13) Machine shops.
- (14) The manufacture of:
 - a. Brick, tile or terra-cotta.
 - b. Cement and cement products.
 - c. Gypsum.
 - d. Lime or lime products.
- (15) Menageries, animal hospitals and commercial dog kennels.
- (16) Migrant agricultural workers mobilehome parks.
- (17) Pen fed cattle operations, livestock salesyards, livestock auction yards, and dairy farms.
- (18) Race tracks, including but not limited to contests between automobiles, horses, go-carts, and motorcycles, but not including contests between human beings only.
- (19) Recreational trailer parks, rental or private.
- (20) Rifle, pistol, skeet, or trapshooting ranges.
- (21) Rodeo arenas.
- (22) Trail bike parks.
- (23) Trailer and boat storage.
- (24) Travel trailer parks.
- (25) Disposal service operations.
- (26) Meat cutting and packaging plants, provided there is no slaughtering of animals or rendering of meat.
- (27) Arts, crafts and curio shops.
- (28) Mini Warehouse Structures.
- (e) The following uses are permitted provided that the operator thereof holds a permit to conduct surface mining operations issued pursuant to Riverside County Ordinance No. 555 which has not been revoked or suspended.
 - (1) Any mining operation that is subject to the California Surface Mining and Reclamation Act of 1975.

SECTION 5.2. DEVELOPMENT STANDARDS. Where a structure is

- bb. Tourist information centers.
- cc. Underground bulk fuel storage.
- dd. Auction houses and yards.
- (8) Dune buggy parks.
- (9) Fruit and vegetable packing plants and similar uses.
- (10) Hog ranches, subject to the provisions of Ordinance No. 431.
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 - a. Brick, tile or terra-cotta.
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- (24) Travel trailer parks.
- (25) Disposal service operations.
- (26) Meat cutting and packaging plants, provided there is no slaughtering of animals or rendering of meat.
- (27) Arts, crafts and curio shops.
- (28) Mini Warehouse Structures.

(e) See SEC. 2 - 020348.1588 - Pg. 1

SECTION 5.2. DEVELOPMENT STANDARDS. Where a structure is erected or a use is made in the R-R 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) One family residences shall not exceed 35 feet in height. All other uses shall not exceed 50 feet in height, unless a height up to 75 feet for buildings or 105 feet for other structures is specifically permitted under the provisions of Section 18.34 of this ordinance.

erected or a use is made in the R-R 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) One family residences shall not exceed 35 feet in height. All other uses shall not exceed 50 feet in height, unless a height up to 75 feet for buildings or 105 feet for other structures is specifically permitted under the provisions of Section 18.34 of this ordinance.
- (b) Lot Area. One-half acre, with a minimum average width of 80 feet, 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.
- (c) Automobile storage space shall be provided as required by Section 18.12 of this ordinance.

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. 348.905)

Formerly Article
III-renumbered

Art. V and amended	May 4, 1972	(Ord. 348.1023)
	August 9, 1973	(Ord. 348.1189)
	May 30, 1974	(Ord. 348.1327)
	June 20, 1974	(Ord. 348.1340)
	November 7, 1974	(Ord. 348.1377)
	March 20, 1975	(Ord. 348.1429)
	July 10, 1975	(Ord. 348.1458)
	October 2, 1975	(Ord. 348.1470)
	December 10, 1975	(Ord. 348.1481)
	February 3, 1977	(Ord. 348.1545)
	April 21, 1977	(Ord. 348.1564)
	September 8, 1977	(Ord. 348.1588)

- (b) Lot Area. One-half acre, with a minimum average width of 80 feet, 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.
- (c) Automobile storage space shall be provided as required by Section 18.12 of this ordinance.

Amended effective:	September 4, 1962	
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	September 30, 1970	(Ord. 348.783)
	August 11, 1971	(Ord. 348.905)
Formerly Article III-renumbered Art. V and amended	May 4, 1972	(Ord. 348.1023)
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	May 30, 1974	(Ord. 348.1327)
	June 20, 1974	(Ord. 348.1340)
	November 7, 1974	(Ord. 348.1377)
	March 20, 1975	(Ord. 348.1429)
	July 10, 1975	(Ord. 348.1458)
	October 2, 1975	(Ord. 348.1470)
	December 10, 1975	(Ord. 348.1481)
	February 3, 1977	(Ord. 348.1545)
	April 21, 1977	(Ord. 348.1564)
	<i>September 8, 1977</i>	<i>(Ord. 348.1588)</i>

ARTICLE Va

R-R-O ZONE (RURAL-RESIDENTIAL, OUTDOOR ADVERTISING)

Section 5.25. USES PERMITTED.

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

It is hereby declared that all of the unincorporated area of the County of Riverside, not otherwise zoned, and on the effective date of Ordinance 348.1545 designated as being in the M-3 Zone shall, from the effective date of Ordinance 348.1545, be designated as being in the R-R (Rural-Residential) Zone classification and the M-3 Zone Classification shall hereafter be known as the R-R (Rural-Residential) classification. (See Art. V). All areas designated as being in the M-5 Zone shall hereafter be designated as being in R-R-O (Rural-Residential, Outdoor Advertising) Zone and the M-5 Zone classification shall hereafter be known as the R-R-O Zone (Rural-Residential, Outdoor Advertising). (See Art. Va). It is further declared that Ordinance 348.1545 does not rezone any property or change any uses presently permitted in the M-3 and M-5 Zone classifications; that the purpose of the change of designation from M-3 and M-5 to R-R and R-R-O is to eliminate the confusion created by the use of the terms "M-3" and "M-5", which terms connote an industrial classification even though the zone classifications have for some time been primarily rural residential zone classifications. Article XXA and Section 18.40 of Ordinance No. 348 and Ordinance No. 537 are repealed; however, this ordinance shall be construed as a continuation of all affected articles and ordinances and not as new enactments thereof except as to any portions thereof that are inconsistent herewith.

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

February 3, 1977

(Ord. 348.1023)

(Ord. 348.1545)

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 noncommercial 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. If a lot is one acre or more in area, poultry and rabbits may be kept for the use of the occupants of the premises only. The poultry and rabbits shall be kept in an enclosed area located not less than 50 feet from any residence and shall be maintained on the rear portion of the lot in conjunction with a residential use. If a lot is two acres or more in area, two sheep or goats or combination thereof may be kept in addition thereto, provided they are kept not less than 100 feet from any street, 20 feet from any property line and 50 feet from any residence.
 - (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) (deleted by Ord. 348.1201)
 - (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) Automobile storage space shall be provided as required by 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)
	October 19, 1972	(Ord. 348.1091)
	September 13, 1973	(Ord. 348.1201)
	May 30, 1974	(Ord. 348.1327)
	May 1, 1975	(Ord. 348.1443)

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.

SECTION 6.27. Automobile storage space shall be provided as required by Section 18.12 of this ordinance.

AMENDED EFFECTIVE: September 22, 1960

AMENDED EFFECTIVE: July 27, 1966 (Ord. 348.459) Subsection (d) repealed.
May 30, 1974 (Ord. 348.1327)

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) One mobilehome for each 4.5 acres, located upon a parcel being farmed, which is occupied by the owner or operator of the parcel or his employees as a one-family residence, provided:
 - (1) The mobilehome is not rented or held out for lease.
 - (2) The mobilehome is located not less than 50 feet from any property line.
 - (3) The mobilehome is screened from view from the front property line by shrubs or trees.
 - (4) The arrangement of the mobilehome, sanitary facilities and utilities conforms with all of the requirements of the Health Department, Department of Building and Safety and State law.
- (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. Minimum lot size of 20,000 square feet, with a minimum width of 100 feet and a minimum depth of 150 feet. No animals or fowl, other than domestic pets and poultry and rabbits, for the exclusive use of the occupant, shall be permitted on lots of less than 20,000 square feet.

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

SECTION 6.54. Automobile storage space shall be provided as required by Section 18.12 of this ordinance.

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)
	May 30, 1974	(Ord. 348.1327)
	December 12, 1974	(Ord. 348.1396)

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.
- (f) On-site signs, affixed to building walls, stating the name of the structure, use, or institution, not to exceed 5 percent of the surface area of the exterior face of the wall upon which the sign is located.

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 shall be provided as required by Section 18.12 of this ordinance.

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)
	September 13, 1973 (Ord. 348.1201)
	May 30, 1974 (Ord. 348.1327)

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.
- (d) On-site signs, affixed to building walls, stating the name of the structure, use, or institution, not to exceed 5 percent of the surface area of the exterior face of the wall upon which the sign is located.

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 percent 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.

SECTION 7.31. Automobile storage space shall be provided as required by Section 18.12 of this ordinance.

AMENDED EFFECTIVE:	September 22, 1960
	September 23, 1970 (Ord. 348.777)
	September 13, 1973 (Ord. 348.1201)
	May 30, 1974 (Ord. 348.1327)

ARTICLE VIII

R-3 ZONE (GENERAL RESIDENTIAL)

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

SECTION 8.1. USES PERMITTED.

- (a) 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) Any use permitted in the R-2 Zone.
 - (2) Apartment houses.
 - (3) Nonprofit clubs and lodge halls.
 - (4) Fraternity and sorority houses.
 - (5) Hotels, resort hotels, and motels.
 - (6) Nursery schools for pre-school day care.
 - (7) Institutions for the aged licensed by the California State Department of Social Welfare or the County Department of Public Welfare.
 - (8) Medical and dental offices.
 - (9) Chiropractic offices.
 - (10) Law offices.
 - (11) Architectural, engineering, and community planning offices, provided there is no outdoor storage of materials, equipment, or vehicles, other than passenger cars.
- (b) 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.
- (c) On-site signs, affixed to building walls, stating the name of the structure, use, or institution, not to exceed 5 percent of the surface area of the exterior face of the wall upon which the sign is located.
- (d) 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.
 - (4) Evening nursery school, child care and babysitting facilities, where 5 or more unrelated children are kept under supervision by a person licensed by the State Department of Social Welfare or Riverside County Department of Public Welfare during any hours between 5 p.m. and 8 a.m.

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) All buildings and structures shall not exceed 50 feet in height, unless a height up to 75 feet is specifically permitted under the provisions of Section 18.34 of this ordinance.
- (g) (Deleted)
- (h) Automobile storage space shall be provided as required by Section 18.12 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)
	June 21, 1973	(Ord. 348.1180)
	September 13, 1973	(Ord. 348.1201)
	May 30, 1974	(Ord. 348.1327)
	December 10, 1975	(Ord. 348.1481)

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.

SECTION 8.27. Automobile storage space shall be provided as required by Section 18.12 of this ordinance.

AMENDED EFFECTIVE: September 22, 1960
 May 30, 1974 (Ord. 348.1327)

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) (Deleted - Ord. 348.1411)
 - (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 mobile-home 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.
- (c) Automobile storage space shall be provided as required by Section 18.12 of this ordinance.

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)
	May 30, 1974	(Ord. 348.1327)
	March 6, 1975	(Ord. 348.1411)

ARTICLE VIIIc

R-T-R ZONE (MOBILEHOME SUBDIVISION-RURAL)

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

SECTION 8.60. USES PERMITTED. Only the following uses shall be permitted in the R-T-R 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 campers and boat trailers, tack rooms and animal enclosures.
 - (2) The following agricultural uses on individual lots:
 - a. The noncommercial keeping of horses, cattle, sheep, and goats, for the use of the occupants of the premises, provided they are kept, fed and maintained not less than 20 feet from any street and 20 feet from any residential use. A total of 4 adult animals, plus the offspring thereof until they reach the age of maturity, may be kept for each 40,000 square feet.
 - b. The noncommercial keeping of rabbits, birds, and poultry for the use of the occupants of the premises, provided they are kept not less than 20 feet from any street and 20 feet from any residence.
 - 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. Orchards, the raising of field and tree crops, berry and bush crops and vegetable, flower and herb gardening on a commercial scale.
 - (3) Temporary real estate tract office located within the subdivision, to be used only for and during the original sale of the subdivision, but not to exceed a period of two years for a subdivision.
 - (4) Home occupations.
- (b) Uses permitted by Conditional Use Permit. The following uses are permitted provided a conditional use permit has been granted:
 - (1) The keeping of animals other than those listed as a permitted use.

SECTION 8.61. RURAL 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 Land Division Ordinance and this Article.
- (b) The minimum site that may be developed for a rural mobile-home 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.
- (d) Building height shall not exceed 20 feet.
- (e) Minimum lot size shall be 40,000 square feet net area with a minimum frontage at the property line of 100 feet and a minimum depth of 100 feet for each lot. Lots fronting on knuckle and cul-de-sac streets may have a frontage of not less than 50 feet. Lots that do not front on a street shall be permitted upon a finding that it is impractical due to topographical conditions, terrain or configuration of the parcel of land to develop full street frontage lots. Such lots, designated as flag lots, shall meet all lot requirements except 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.
- (f) 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 beneath the mobilehome and appropriate landscaping.
- (g) Not more than one mobilehome for residential purposes shall be permitted on a lot. Not more than one travel trailer and camper and boat shall be stored on a lot.
- (h) When any portion of a mobilehome is installed below the level of the existing graded lot a retaining wall shall be installed below the mobilehome extending 6 inches above the grade. Plans for the retaining wall shall be approved by the Department of Building and Safety.
- (i) Automobile storage space shall be provided as required by Section 18.12 of this ordinance.

ARTICLE VIIIId

R-4 ZONE (PLANNED RESIDENTIAL)

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.
- (e) On-site signs, affixed to building walls, stating the name of the structure, use, or institution, not to exceed 5 percent of the surface area of the exterior face of the wall upon which the sign is located.

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) One-family residences shall not exceed 35 feet in height. All other buildings and structures shall not exceed 50 feet in height, unless a height up to 75 feet is specifically permitted under the provisions of Section 18.34 of this ordinance.
- (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)
	September 13, 1973	(Ord. 348.1201)
	December 10, 1975	(Ord. 348.1481)

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.
- (d) Automobile storage space shall be provided as required by Section 18.12 of this ordinance.

- (e) All buildings and structures shall not exceed 50 feet in height, unless a height up to 75 feet is specifically permitted under the provisions of Section 18.34 of this ordinance.

ADDED EFFECTIVE: September 1, 1971 (Ord. 348.912)
May 30, 1974 (Ord. 348.1327)
December 10, 1975 (Ord. 348.1481)

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 new and used sales, services and commercial uses are permitted only in enclosed buildings with not more than 200 square feet of outside storage or display of materials appurtenant to such use:
 - 1. Ambulance services
 - 2. Antique shops
 - 3. Appliance stores, household
 - 4. Art supply shops and studios
 - 5. Auction houses
 - 6. Auditoriums and conference rooms
 - 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. Billiard and pool halls
 - 15. Blueprint and duplicating services
 - 16. Book stores and binders
 - 17. Bowling alleys
 - 18. Catering services
 - 19. Cleaning and dyeing shops
 - 20. Clothing stores
 - 21. Confectionery or candy stores
 - 22. Costume design studios
 - 23. Dance halls
 - 24. Delicatessens
 - 25. Department stores
 - 26. Drug stores
 - 27. Dry goods stores
 - 28. Employment agencies
 - 29. Escort bureaus
 - 30. Feed and grain sales
 - 31. Florist shops
 - 32. Food markets and frozen food lockers

33. Gasoline service stations
34. Gift shops
35. Glass edging, beveling and silvering in connection with the sale of mirrors on the premises
36. Household goods sales, including but not limited to, new and used appliances, furniture, carpets, draperies, lamps, radios, and television sets, and repair thereof.
37. Hobby shops
38. Ice cream shops
39. Ice sales, not to include ice plants
40. Interior decorating shops
41. Jewelry stores with incidental repairs
42. Labor temples
43. Laboratories, film, dental, medical, research or testing.
44. Laundries and laundromats
45. Leather goods stores
46. Liquor stores
47. Locksmith shops
48. Mail order businesses
49. Manufacturer's agent
50. Market, food, wholesale or jobber
51. Massage parlors, turkish baths, health centers and similar personal service establishments
52. Meat markets, not to include slaughtering
53. Mimeographing and addressograph services
54. Mortuaries
55. Music stores
56. News stores
57. Notions or novelty stores
58. Offices, business
59. Paint and wallpaper stores, not including paint contractors
60. Parking structures
61. Pawn shops
62. Pet shops and pet supply shops
63. Photography shops and studios, and photo engraving
64. Plumbing shops, not including plumbing contractors
65. Poultry markets, not to include slaughtering or live sales
66. Printers or publishers
67. Produce markets
68. Radio and television broadcasting studios
69. Recording studios
70. Refreshment stands
71. Restaurants and other eating establishments
72. Schools, business and professional, including art, barber, beauty, dance, drama, music and swimming.

73. Shoe stores and repair shops
74. Shoeshine stands
75. Sporting goods stores
76. Stained glass assembly
77. Stationery stores
78. Stations, bus, railroad and taxi
79. Taxidermist
80. Tailor shops
81. Telephone exchanges
82. Theaters, not including drive-in
83. Tire sales and service, not including recapping
84. Tobacco shops
85. Tourist information centers
86. Toy shops
87. Travel agencies
88. Typewriter sales and rental and incidental repairs
89. Watch repair shops
90. Wedding chapels
91. Wholesale businesses with samples on the premises but not to include storage

- (d) The following enumerated new or used sales, service, and commercial uses are permitted together with outside storage and display of equipment and materials appurtenant to such use, provided a plot plan has been approved pursuant to the provisions of Section 18.30 of this ordinance:
1. Automobile sales and rental agencies.
 2. Bicycle sales and rentals.
 3. Ceramic sales and manufacturing for on-site sales, provided the total volume of kiln space does not exceed 16 cubic feet.
 4. Electrical substations.
 5. 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.
 6. Fishing and casting pools.
 7. Golf cart sales and service.
 8. 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 off-white and shall not be permitted to have any sort of advertising painted or placed on their surface.
 9. 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, provided they are inconspicuously located.
 - d. Agricultural worker employment offices for a maximum of 90 days in any calendar year.
 - e. Caretakers or watchmen and their families, provided no rent is paid, where a permitted and existing commercial or manufacturing use is established. Not more than one mobilehome shall be allowed for a parcel of land or a shopping center complex.
10. Nurseries and garden supply stores.
 11. Parking lots, pursuant to the provisions of Section 18.12 (Automobile Storage Space).
 12. Signs, on-site advertising.
 13. Sports and recreational facilities (not including motor driven vehicles and riding academies) such as, but not limited to: archery ranges, athletic playgrounds, sports arenas, skating rinks, stadiums, and commercial swimming pools.
 14. 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.
 15. Tent revival meetings, not exceeding 30 days in any 6-month period.
 16. Trucks and trailers; the rental of trucks not over 19,500 pounds gross vehicle weight, with body not to exceed 22 feet in length from the back of the cab to the end of the body; and the rental of trailers not exceeding 6 feet in width or 22 feet in length.
 17. Truck sales and service.
 18. Hardware stores, including not more than 1000 sq.ft. of the outside storage of lumber.
- (e) 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 provided 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.
- (f) 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.
 - 8. Small animal hospitals.
 - 9. Body and fender shops and spray painting.
 - 10. Swap meets.
 - 11. All uses permitted in Subsection (c) that have more than 200 square feet of outside storage or display of materials.
 - 12. Mobilehome sales and storage, trailer sales and rental of house trailers.
 - 13. Boat and other marine sales and services.
 - 14. Underground bulk fuel storage.
 - 15. Mini Warehouse Structures.

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) All buildings and structures shall not exceed 50 feet in height, unless a height up to 75 feet is specifically permitted under the provisions of Section 18.34 of this ordinance.
- (d) (Deleted)
- (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)
	September 14, 1972	(Ord. 348.1070)
	October 19, 1972	(Ord. 348.1091)
	September 13, 1973	(Ord. 348.1201)
	July 25, 1974	(Ord. 348.1349)
	October 2, 1975	(Ord. 348.1470)
	November 13, 1975	(Ord. 348.1476)
	December 10, 1975	(Ord. 348.1481)
	April 21, 1977	(Ord. 348.1564)

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) Signs, on-site advertising.
- (6) Hotels, motels.

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) All buildings and structures shall not exceed 50 feet in height, unless a height up to 75 feet is specifically permitted under the provisions of Section 18.34 of this ordinance.
- (d) (Deleted)
- (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	(Ord. 348.635)
	May 4, 1972	(Ord. 348.1023)
	September 13, 1973	(Ord. 348.1201)
	October 2, 1975	(Ord. 348.1469)
	December 10, 1975	(Ord. 348.1481)

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 uses permitted in the R-3 Zone.
- (b) 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 parts and supply stores.
 - (7) Bakery goods distributors.
 - (8) Bakery shops, including baking only when incidental to retail sales on the premises.
 - (9) Banks and financial institutions.
 - (10) Barber and beauty shops.
 - (11) Bars and cocktail lounges.
 - (12) Bicycle sales and rentals.
 - (13) Billiard and pool halls.
 - (14) Blueprint and duplicating services.
 - (15) Book stores and binders.
 - (16) Bowling alleys.
 - (17) Catering services.
 - (18) Ceramic sales and manufacturing for on-site sales, provided the total volume of kiln space does not exceed sixteen (16) cubic feet.
 - (19) Cleaning and dyeing shops.
 - (20) Clothing stores.
 - (21) Confectionery or candy stores.
 - (22) Costume design studios.
 - (23) Dance halls.
 - (24) Delicatessens.
 - (25) Department stores.
 - (26) Drug stores.
 - (27) Dry goods stores.
 - (28) Electrical substations.
 - (29) Employment agencies.
 - (30) Escort bureaus.
 - (31) Feed and grain sales.
 - (32) Fishing and casting pools.
 - (33) Florist shops.
 - (34) Food markets and frozen food lockers.
 - (35) Gift shops.

- (36) Glass edging, beveling and silvering in connection with the sale of mirrors on the premises.
- (37) Hardware stores.
- (38) 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.
- (39) Hobby supply shops.
- (40) Ice cream shops.
- (41) Ice sales, not to include ice plants.
- (42) Interior decorating shops.
- (43) Jewelry stores with incidental repairs.
- (44) Labor temples.
- (45) Laboratories, film, dental, medical, research or testing.
- (46) Laundries and laundromats.
- (47) Leather goods stores.
- (48) Liquor stores.
- (49) Locksmith shops.
- (50) Mail order businesses.
- (51) Manufacturer's agent.
- (52) Market, food, wholesale or jobber.
- (53) Massage parlors, turkish baths, health centers and similar personal service establishments.
- (54) Meat markets, not to include slaughtering.
- (55) Mimeographing and addressograph services.
- (56) Mobilehomes, provided they are kept mobile and licensed pursuant to state law, used for:
 - a. Construction offices and caretaker's quarters on construction sites for the duration of a valid building permit, providing they are inconspicuously located.
 - b. Agricultural worker employment offices for a maximum of 90 days in any calendar year.
 - c. Caretakers or watchmen and their families provided no rent is paid, where a permitted and existing commercial or manufacturing use is established. Not more than one mobilehome shall be allowed for a parcel of land or a shopping center complex.
- (57) Music stores.
- (58) News stores.
- (59) Notions or novelty stores.
- (60) Nurseries and garden supply stores.
- (61) Offices, business.
- (62) Paint and wallpaper stores, not including paint contractors.
- (63) Parking lots and parking buildings, pursuant to the provisions of Section 18.12 (Automobile Storage Space).
- (64) Pawn shops.
- (65) Pet shops and pet supply shops.
- (66) Photography shops and studios, and photo engraving.
- (67) Plumbing shops, not including plumbing contractors.
- (68) Poultry markets, not to include slaughtering or live sales.
- (69) Printers or publishers.
- (70) Produce markets.

- (71) Radio and television broadcasting studios.
 - (72) Recording studios.
 - (73) Refreshment stands.
 - (74) Restaurants and other eating establishments.
 - (75) Schools, business and professional, including art, barber, beauty, dance, drama, music and swimming.
 - (76) Shoe stores and repair shops.
 - (77) Shoeshine stands.
 - (78) Signs, on-site advertising.
 - (79) Sporting goods stores.
 - (80) Stained glass assembly.
 - (81) Stationery stores.
 - (82) Stations, bus, railroad and taxi.
 - (83) Taxidermist.
 - (84) Tailor shops.
 - (85) Telephone exchanges.
 - (86) Theaters, not including drive-in.
 - (87) Tobacco shops.
 - (88) Tourist information centers.
 - (89) Toy shops.
 - (90) Travel agencies.
 - (91) Typewriter sales and rental and incidental repairs.
 - (92) Watch repair shops.
 - (93) Wedding chapels.
 - (94) Wholesale businesses with samples on the premises but not to include storage.
 - (95) 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.
 - (96) Tent revival meetings, not exceeding 30 days in any 6-month period.
- (c) 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 related 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.

(d) Uses Permitted by Conditional Use Permit. The following uses are permitted provided a conditional use permit has been granted.

- (1) Automobile repair garages, and fender shops or spray painting shops.
- (2) Automobile sales and rental agencies, new and used automobiles.
- (3) Boat sales, rentals and services.
- (4) Car washes.
- (5) Drive-in theaters.
- (6) 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.
- (7) Gasoline service stations.
- (8) Golf cart sales and service.
- (9) Heliports.
- (10) 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.
- (11) Mobilehome parks, subject to the following standards:
 - a. Minimum mobilehome park area shall be 5 acres.
 - 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.
- (12) Mortuaries.
- (13) Sale, rental, repair, or demonstration of motorcycles, scooters, or motorbikes of two horsepower or greater.
- (14) Small animal hospitals.
- (15) 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.

- (16) Tire recapping.
- (17) Tire sales and services, not including recapping.
- (18) Trailer and boat storage.
- (19) Travel trailers, mobilehomes and recreational vehicles, sales and rentals.
- (20) Truck sales and service.
- (21) Trucks and trailers; the rental of trucks not over 19,500 pounds gross vehicle weight, with body not to exceed 22 feet in length from the back of the cab to the end of the body; and the rental of trailers not exceeding 6 feet in width or 22 feet in length.
- (22) Underground bulk fuel storage.
- (23) Mini Warehouse Structures.

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. The following shall be the standards of development in the C-P-S 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) All buildings and structures shall not exceed 50 feet in height, unless a height up to 75 feet is specifically permitted under the provisions of Section 18.34 of this ordinance.
- (d) (Deleted)
- (e) Automobile storage space shall be provided as required by Section 18.12 of this ordinance.

SECTION 9.53. Automobile storage space shall be provided as required by Section 18.12 of this ordinance.

ADDED EFFECTIVE:	July 19, 1967	(Ord. 348.517)
AMENDED EFFECTIVE:	May 30, 1974	(Ord. 348.1327)
	June 20, 1974	(Ord. 348.1340)
	July 25, 1974	(Ord. 348.1349)
	November 13, 1975	(Ord. 348.1476)
	December 10, 1975	(Ord. 348.1481)
	April 21, 1977	(Ord. 348.1564)

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.

SECTION 10.4. Automobile storage space shall be provided as required by Section 18.12 of this ordinance.

AMENDED EFFECTIVE:	September 4, 1962	
	November 10, 1965	(Ord. 348.401)
	December 6, 1967	(Ord. 348.533)
	May 30, 1974	(Ord. 348.1327)

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.
- (d) Signs, on-site advertising.
- (e) Mobilehomes for caretakers or watchmen and their families provided no rent is paid, where a permitted and existing commercial or manufacturing use is established. Not more than one mobilehome shall be allowed for a parcel of land or a manufacturing complex.

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 associate 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 2.7×10^{-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 shall be 40,000 square feet with a minimum average lot width of 200 feet.
- (b) 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. All buildings and structures shall not exceed 50 feet in height, unless a height up to 75 feet for buildings or 105 feet for other structures is specifically permitted under the provisions of Section 18.34 of this ordinance.
- (c) Minimum yard and landscaping requirements shall be as follows:
 - (1) FRONT YARD. The minimum required front yard shall be 50 feet. A minimum 10 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 offstreet automobile parking, driveways, or landscaping.
 - (2) SIDE YARDS. The minimum required side yard shall be 24 feet. A minimum 10 foot strip adjacent to the street shall be appropriately landscaped and maintained except for designated pedestrian, vehicular and utility accessways. The remainder of such a side yard adjacent to a street may be used for offstreet automobile parking, driveways or landscaping. Whenever a side yard abuts an area zoned for residential use, a landscaped planting not less than 10 feet in width shall be established and maintained on the exterior boundary of the side yard and shall contain evergreen shrubs, trees, or other

landscaping materials which shall be of such type to grow to a height of not less than 6 feet in a reasonable period of time.

- (3) REAR YARD. The minimum required rear yard shall be 15 feet. In the event a rear yard abuts upon a public street, the 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 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) OUTSIDE STORAGE. All outside storage shall be enclosed by a 6 foot wall or opaque fence. Landscaping shall be placed adjacent to the exterior boundaries of the area in such a manner that the materials stored within the enclosure shall be screened from view.

- (d) Automobile storage space shall be provided as required by Section 18.12 of this ordinance.

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)
	September 13, 1973	(Ord. 348.1201)
	May 30, 1974	(Ord. 348.1327)
	July 25, 1974	(Ord. 348.1349)
	August 15, 1974	(Ord. 348.1356)
	December 10, 1975	(Ord. 348.1481)

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) Any mining operation which is exempt from the provisions of the California Surface Mining and Reclamation Act of 1975 and Riverside County Ordinance No. 555.
 - (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) Deleted
 - (12) Storage or bailing of rags or paper, not inside a building.
 - (13) Disposal service operations.
- (f) The following uses are permitted provided that the operator thereof holds a permit to conduct surface mining operations, issued pursuant to Riverside County Ordinance No. 555, which has not been revoked or suspended:
 - (1) Any mining operation that is subject to the California Surface Mining and Reclamation Act of 1975.

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.

- (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~~ *See SEC. 3 - ORD. 348.1588 - Pg. 1*
 - (2) Brewery, distillery, winery, or the bottling or packaging or 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~~ *deleted all SEE SEC. 4 - ORD. 348.1588 - Pg. 2*
 - (12) Storage or bailing of rags or paper, not inside a building.
 - (13) Disposal service operations.
- (f) SEE SEC. 5 - ORD. 348.1588 - Pg. 2*

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.

(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. All buildings and structures shall not exceed 50 feet in height, unless a height up to 75 feet for buildings or 105 feet for other structures is specifically permitted under the provisions of Section 18.34 of this ordinance.

(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:	1-15-64	(Ord. 348.251)	5-4-72	(Ord. 348.1023)
	3-30-65	(Ord. 348.356)	11-7-74	(Ord. 348.1377)
	11-10-65	(Ord. 348.401)	12-10-75	(Ord. 348.1481)
	5-14-69	(Ord. 348.628)	9-8-77	(Ord. 348.1588)

- (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. All buildings and structures shall not exceed 50 feet in height, unless a height up to 75 feet for buildings or 105 feet for other structures is specifically permitted under the provisions of Section 18.34 of this ordinance.
- (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)
	November 7, 1974	(Ord. 348.1377)
	December 10, 1975	(Ord. 348.1481)
	September 8, 1977	(Ord. 348.1588)

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) Any mining operation which is exempt from the provisions of the California Surface Mining and Reclamation Act of 1975 and Riverside County Ordinance No. 555.
 - (6) Building mover's and wrecker's storage yards, including alteration of buildings, not including junk or salvage yards.

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.~~ *See SEC. 6-CDD. 348-1588-Pg. 2*
 - (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.

- (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) Deleted.
- (17) Race tracks.
- (18) Rags, outdoor storage.
- (19) Rifle, pistol, trap, or skeet ranges or shooting galleries.
- (20) Deleted.
- (21) Rubber, manufacture or reclaiming.
- (22) Sand blasting plants, shot or grit.
- (23) Sewage treatment and disposal plants.
- (24) Smelting metal.
- (25) Disposal service operations.
- (26) Abattoirs.

- (e) The following uses are permitted provided that the operator thereof holds a permit to conduct surface mining operations, issued pursuant to Riverside County Ordinance No. 555, which has not been revoked or suspended:
 - (1) Any mining operation that is subject to the California Surface Mining and Reclamation Act of 1975.

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.

- (14) Petroleum bulk plant.
- (15) Pound, animal.
- (16) ~~Quarries~~ ^{deleted} See SEC. 7 - Ord. 348.1588 - lg. 2
- (17) Race tracks.
- (18) Rags, outdoor storage.
- (19) Rifle, pistol, trap, or skeet ranges or shooting galleries.
- (20) ~~Rock or slag crushers and quarries~~ ^{delete all} See SEC. 7 - Ord. 348.1588 - lg. 2
- (21) Rubber, manufacture or reclaiming.
- (22) Sand blasting plants, shot or grit.
- (23) Sewage treatment and disposal plants.
- (24) Smelting metal.
- (25) Disposal service operations.
- (26) Abattoirs.

(2) See SEC. 8 - Ord. 348.1588 - lg. 2

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. 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. All buildings and structures shall not exceed

- (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. 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. All buildings and structures shall not exceed 50 feet in height, unless a height up to 75 feet for buildings or 105 feet for other structures is specifically permitted under the provisions of Section 18.34 of this ordinance.
- (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)
	November 7, 1972	(Ord. 348.1377)
	March 20, 1975	(Ord. 348.1429)
	December 10, 1975	(Ord. 348.1481)
	September 8, 1977	(Ord. 348.1588)

50 feet in height, unless a height up to 75 feet for buildings or 105 feet for other structures is specifically permitted under the provisions of Section 18.34 of this ordinance.

- (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)
	November 7, 1972	(Ord. 348.1377)
	March 20, 1975	(Ord. 348.1429)
	December 10, 1975	(Ord. 348.1481)
	September 8, 1977	(Ord. 348.1588)

9-8-77
12-10-75

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 or surface mining permit is required, except as provided in paragraph (b) or (c) 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.
 - (8) Disposal service operations.
 - (9) Abattoirs.
 - (10) Any mining operation which is exempt from the provisions of the California Surface Mining and Reclamation Act of 1975 and Riverside County Ordinance No. 555.
- (c) The following uses are permitted provided that the operator thereof holds a permit to conduct surface mining operations, issued pursuant to Riverside County Ordinance No. 555, which has not been revoked or suspended:
 - (1) Any mining operation that is subject to the California Surface Mining and Reclamation Act of 1975.

SECTION 12.12. DEVELOPMENT STANDARDS. The following shall be the standards of development in the M-2 Zone:

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:

- 566 SEC. 9
220.348-1566
19.3*
- (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) *OR SURFACE MINING* 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.
- (8) Disposal service operations.
- (9) Abattoirs.

(10) SEC SEC. 10 - 220.348-1566-19.3
SEC SEC. 11 - 220.348-1566-19.3

SECTION 12.12. 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. All buildings and structures shall not exceed 50 feet in height, unless a height up to 75 feet for buildings or 105 feet for other structures is specifically permitted under the provisions of Section 18.34 of this ordinance.

- (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. All buildings and structures shall not exceed 50 feet in height, unless a height up to 75 feet for buildings or 105 feet for other structures is specifically permitted under the provisions of Section 18.34 of this ordinance.
- (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)
	November 7, 1974	(Ord. 348.1377)
	March 20, 1975	(Ord. 348.1429)
	December 10, 1975	(Ord. 348.1481)
	September 8, 1977	(Ord. 348.1588)

- (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)
	November 7, 1974	(Ord. 348.1377)
	March 20, 1975	(Ord. 348.1429)
	December 10, 1975	(Ord. 348.1481)
	September 8, 1977	(Ord. 348-1588)

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) The following uses are permitted in conformance with the development and performance standards of this article provided that the operator thereof holds a permit to conduct surface mining operations, issued pursuant to Riverside County Ordinance No. 555, which has not been revoked or suspended:
- (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 rehabilitation of the resulting excavations.
 - (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 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.

- (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.

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

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- (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 1000 square feet in area, advertising the products being produced on the site.

(d) (Deleted)

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) Structure Height. All buildings and structures shall not exceed 50 feet in height, unless a height up to 75 feet for buildings or 105 feet for other structures is specifically permitted under the provisions of Section 18.34 of this ordinance
- (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,

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 mobile-home space.
- (7) Maximum of two on-site signs, each not over 1000 square feet in area, advertising the products being produced on the site.

*SEE SEC. 13
ORD. 348 1588
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(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 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 12.51. 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.

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) or (c) 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.

- (d) Structure Height. All buildings and structures shall not exceed 50 feet in height, unless a height up to 75 feet for buildings or 105 feet for other structures is specifically permitted under the provisions of Section 18.34 of this ordinance.
- (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.

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- (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. All property partially or totally depleted of its mineral resources as a result of a use permitted by this Article shall be rehabilitated in accordance with a mining reclamation plan which has been approved pursuant to the provisions of Riverside County Ordinance No. 555.

Added Effective:	March 12, 1969	(Ord. 348.612)
Amended Effective:	May 4, 1972	(Ord. 348.1023)
	September 13, 1973	(Ord. 348.1201)
	December 10, 1975	(Ord. 348.1481)
	September 8, 1977	(Ord. 348.1588)

- (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.

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- (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:	March 12, 1969	(Ord. 348.612)
AMENDED EFFECTIVE:	May 4, 1972	(Ord. 348.1023)
	September 13, 1973	(Ord. 348.1201)
	December 10, 1975	(Ord. 348.1481)
	September 8, 1977	(Ord. 348.1588)

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) The following uses are permitted in conformance with the development and performance standards of this Article provided that the operator thereof holds a permit to conduct surface mining operations, issued pursuant to Riverside County Ordinance No. 555, which has not been revoked or suspended:
- (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 rehabilitation of the resulting excavations.
 - (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

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.

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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) Signs, on-site advertising.
- (d) (Deleted)

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) Structure Height. All buildings and structures shall not exceed 50 feet in height, unless a height up to 75 feet for buildings or 105 feet for other structures is specifically permitted under the provisions of Section 18.34 of this ordinance.
- (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.

- OK (2) Rock crushing plants, aggregate washing, screening and drying facilities and equipment, and concrete batching plants.
- OK (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.
- OK 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 mobilehome space.
 - (7) Signs, on-site advertising.

- (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.

See Sec. 17
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(delete
all)

9-8-77
12-10-75

- (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) or (c) 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.

- (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) Structure Height. All buildings and structures shall not exceed 50 feet in height, unless a height up to 75 feet for buildings or 105 feet for other structures is specifically permitted under the provisions of Section 18.34 of this ordinance.
- (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

See Sec. 18
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Pg. 6

- (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. All property partially or totally depleted of its mineral resources as a result of a use permitted by this Article shall be rehabilitated in accordance with the mining reclamation plan which has been approved pursuant to the provisions of Riverside County Ordinance No. 555.

Added Effective:	March 12, 1969	(Ord. 348.612)
Amended Effective:	May 4, 1972	(Ord. 348.1023)
	September 13, 1973	(Ord. 348.1201)
	December 10, 1975	(Ord. 348.1481)
	September 8, 1977	(Ord. 348.1588)

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

See Sec. 19
ORD. 348.1588
Pg. 6

(delete all)

(delete all)

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) delete all
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) delete all
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 water-course, or within an area being filled pursuant to Section 12.60 (b) (1).

Added Effective:	March 12, 1969	(Ord. 348.612)
Amended Effective:	May 4, 1972	(Ord. 348.1023)
	September 13, 1973	(Ord. 348.1201)
	December 10, 1975	(Ord. 348.1481)
	<i>September 8, 1977</i>	<i>(Ord. 348.1588)</i>

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 of maturity. 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 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) Any mining operation which is exempt from the provisions of the California Surface Mining and Reclamation Act of 1975 and Riverside County Ordinance No. 555.
 - (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.
 - (12) Fraternal lodge halls.
- (f) The following uses are permitted provided that the operator thereof holds a permit to conduct surface mining operations issued pursuant to Riverside County Ordinance No. 555, which has not been revoked or suspended:
- (1) Any mining operation that is subject to the California Surface Mining and Reclamation Act of 1975.

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) Deleted.
 - (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.

- 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. *See Sec. 20 - Ord. 348, 1588 - Pg. 7*
 - (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.
 - (12) Fraternal lodge halls.
- (f) See Sec. 21 - Ord. 348, 1588 - Pg. 7*

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) Deleted.
 - (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) One-family residences shall not exceed 35 feet in height. All other uses shall not exceed 50 feet in height, unless a height up to 75 feet for buildings or 105 feet for other structures is specifically permitted under the provisions of Section 18.34 of this ordinance.

- (b) Minimum yard requirements shall be 20 feet front yard, 5 feet side yard, and 10 feet rear yard.
- (c) One-family residences shall not exceed 35 feet in height. All other uses shall not exceed 50 feet in height, unless a height up to 75 feet for buildings or 105 feet for other structures is specifically permitted under the provisions of Section 18.34 of this ordinance.
- (d) Animals on existing lots less than 100 feet in width. If the average lot width of an existing lot is less than 100 feet, animals shall be kept a minimum of 100 feet from the principal street frontage. If such lot is a corner lot, animals shall also be kept not less than 20 feet from the rear lot line. For purposes of this section, the principal street frontage is the street frontage with the shortest dimension.
- (e) Automobile storage space shall be provided as required by Section 18.12 of this ordinance.

Amended Effective:

1-15-64	(Ord. 348.251)	9-16-70	(Ord. 348.773)
6-16-65	(Ord. 348.371)	3-11-71	(Ord. 348.859)
9-15-65	(Ord. 348.391)	8-11-71	(Ord. 348.905)
1-19-66	(Ord. 348.422)	5- 4-72	(Ord. 348.1023)
7-27-66	(Ord. 348.459)	10-19-72	(Ord. 348.1091)
12- 6-67	(Ord. 348.534)	2- 1-74	(Ord. 348.1281)
7-16-69	(Ord. 348.638)	5-30-74	(Ord. 348.1327)
4-15-70	(Ord. 348.710)	3-20-75	(Ord. 348.1429)
		12-10-75	(Ord. 348.1481)
		9- 8-77	(Ord. 348.1588)

- (d) Animals on existing lots less than 100 feet in width. If the average lot width of an existing lot is less than 100 feet, animals shall be kept a minimum of 100 feet from the principal street frontage. If such lot is a corner lot, animals shall also be kept not less than 20 feet from the rear lot line. For purposes of this section, the principal street frontage is the street frontage with the shortest dimension.
- (e) Automobile storage space shall be provided as required by Section 18.12 of this ordinance.

Amended Effective:

1-15-64	(Ord. 348.251)	9-16-70	(Ord. 348.773)
6-16-65	(Ord. 348.371)	3-11-71	(Ord. 348.859)
9-15-65	(Ord. 348.391)	8-11-71	(Ord. 348.905)
1-19-66	(Ord. 348.422)	5-4-72	(Ord. 348.1023)
7-27-66	(Ord. 348.459)	10-19-72	(Ord. 348.1091)
12-6-67	(Ord. 348.534)	2-1-74	(Ord. 348.1281)
7-16-69	(Ord. 348.638)	5-30-74	(Ord. 348.1327)
4-15-70	(Ord. 348.710)	3-20-75	(Ord. 348.1429)
		12-10-75	(Ord. 348.1481)
		9-8-77	(Ord. 348.1588)

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.

(h) The following uses are permitted provided a conditional use permit is granted:

(1) Mechanical processing and packaging, and marketing, of waste poultry products other than those produced on the premises.

SECTION 13.52. STRUCTURE HEIGHT. One-family residences shall not exceed 35 feet in height. All other uses shall not exceed 50 feet in height, unless a height up to 75 feet for buildings or 105 feet for other structures is specifically permitted under the provisions of Section 18.34 of this ordinance.

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.

SECTION 13.58. Automobile storage space shall be provided as required by Section 18.12 of this ordinance.

Amended Effective:	September 15, 1965	(Ord. 348.391)
	August 11, 1971	(Ord. 348.905)
	May 30, 1974	(Ord. 348.1327)
	December 10, 1975	(Ord. 348.1481)
	February 12, 1976	(Ord. 348.1489)

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) Signs, on-site advertising.
- (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 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.
 - (9) Truck transfer stations and depots for use in the cartage, storage, maintenance, weighing and transfer of agricultural commodities.
 - (10) Meat cutting and packaging plants, provided there is no slaughtering of animals or rendering of meat.
- (f) The following uses are permitted provided a conditional use permit is granted:
- (1) Agricultural equipment sales and repair yards.
 - (2) Beauty shops.
 - (3) Any mining operation which is exempt from the provisions of the California Surface Mining and Reclamation Act of 1975 and Riverside County Ordinance No. 555.
 - (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.

- (3) Churches, temples, or other structures used primarily for religious worship.
- (4) Grange 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.
- (9) Truck transfer stations and depots for use in the cartage, storage, maintenance, weighing and transfer of agricultural commodities.
- (10) Meat cutting and packaging plants, provided there is no slaughtering of animals or rendering of meat.
- (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. *SEE SEC. 23 - C.R.D. 346.1588 - Pg. 7*
 - (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.
 - (13) Fraternal lodge halls.
 - (14) Abattoirs.

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3-20-75

(g) *SEE SEC. 23 - C.R.D. 346.1588 - Pg. 7*

- (12) Hunting clubs, skeet, trap, rifle and pistol ranges.
- (13) Fraternal lodge halls.
- (14) Abattoirs.

(g) The following uses are permitted provided that the operator thereof holds a permit to conduct surface mining operations issued pursuant to Riverside County Ordinance No. 555 which has not been revoked or suspended:

- (1) Any mining operation that is subject to the California Surface Mining and Reclamation Act of 1975.

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) One-family residences shall not exceed 35 feet in height. All other uses shall not exceed 50 feet in height, unless a height up to 75 feet for buildings or 105 feet for other structures is specifically permitted under the provisions of Section 18.34 of this ordinance.
 - (4) Automobile storage space shall be provided as required by Section 18.12 of this ordinance.

Amended effective:

12-18-63	(Ord. 348.242)	12- 2-71	(Ord. 348.952)
12-22-65	(Ord. 348.414)	9-13-73	(Ord. 348.1201)
7-27-66	(Ord. 348.459)	2- 1-74	(Ord. 348.1281)
12- 6-67	(Ord. 348.534)	5-30-74	(Ord. 348.1327)
7-10-70	(Ord. 348.737)	3-20-75	(Ord. 348.1429)
8-25-71	(Ord. 348.910)	12-10-75	(Ord. 348.1481)
10-10-71	(Ord. 348.935)	9- 8-77	(Ord. 348.1588)

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) One-family residences shall not exceed 35 feet in height. All other uses shall not exceed 50 feet in height, unless a height up to 75 feet for buildings or 105 feet for other structures is specifically permitted under the provisions of Section 18.34 of this ordinance.
 - (4) Automobile storage space shall be provided as required by Section 18.12 of this ordinance.

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)
	July 10, 1970	(Ord. 348.737)
	August 25, 1971	(Ord. 348.910)
	October 10, 1971	(Ord. 348.935)
	December 2, 1971	(Ord. 348.952)
	September 13, 1973	(Ord. 348.1201)
	February 1, 1974	(Ord. 348.1281)
	May 30, 1974	(Ord. 348.1327)
	March 20, 1975	(Ord. 348.1429)
	December 10, 1975	(Ord. 348.1481)
	September 8, 1977	(Ord. 348.1588)

9-8-77
12-10-75

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, unless herein-after modified.
- (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) Guest ranches.
 - (2) Educational institutions, libraries, museums, and post offices.
 - (3) Golf, tennis, polo or country clubs.
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.
 - (4) Meat cutting and packaging plants, provided there is no slaughtering of animals or rendering of meat.
- (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) Any mining operation which is exempt from the pro-

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, unless herein-after modified.
- (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) Guest ranches.
 - (2) Educational institutions, libraries, museums, and post offices.
 - (3) Golf, tennis, polo or country clubs.
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.
 - (4) Meat cutting and packaging plants, provided there is no slaughtering of animals or rendering of meat.
- (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. *SEC 24 346. Ord. 1588 19.8*
 - (3) Cemetery, pet or human.

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visions of the California Surface Mining and Reclamation Act of 1975 and Riverside County Ordinance No. 555.

- (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, rental or private.
 - (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.
 - (25) Recreational lakes.
 - (26) Disposal service operations.
 - (27) Auction houses and yards.
 - (28) Mini Warehouse Structures.
- (e) The following uses are permitted provided that the operator thereof holds a permit to conduct surface mining operations issued pursuant to Riverside County Ordinance No. 555 which has not been revoked or suspended:
- (1) Any mining operation that is subject to the California Surface Mining and Reclamation Act of 1975.

- (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, rental or private.
- (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.
- (25) Recreational lakes.
- (26) Disposal service operations.
- (27) Auction houses and yards.
- (28) Mini Warehouse Structures.

(2) SEE SEC. 25-CIV. 346.1566 - 1/8.8

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) One-family residences shall not exceed 35 feet in height. All other uses shall not exceed 50 feet in height, unless a height up to 75 feet for buildings or 105 feet for other structures is specifically permitted under the provisions of Section 18.34 of this ordinance.

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) One-family residences shall not exceed 35 feet in height. All other uses shall not exceed 50 feet in height, unless a height up to 75 feet for buildings or 105 feet for other structures is specifically permitted under the provisions of Section 18.34 of this ordinance.
- (b) Lot area. One-half acre, with a minimum average width of 80 feet, including the area to the center of adjacent streets, shall be the minimum size of any lot.
- (c) Automobile storage space shall be provided as required by Section 18.12 of this ordinance.

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)
	May 30, 1974	(Ord. 348.1327)
	June 20, 1974	(Ord. 348.1340)
	November 7, 1974	(Ord. 348.1377)
	March 20, 1975	(Ord. 348.1429)
	October 2, 1975	(Ord. 348.1470)
	December 10, 1975	(Ord. 348.1481)
	April 21, 1977	(Ord. 348.1564)
	September 8, 1977	(Ord. 348.1588)

- (b) Lot area. One-half acre, with a minimum average width of 80 feet, including the area to the center of adjacent streets, shall be the minimum size of any lot.
- (c) Automobile storage space shall be provided as required by Section 18.12 of this ordinance.

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)
May 30, 1974 (Ord. 348.1327)
June 20, 1974 (Ord. 348.1340)
November 7, 1974 (Ord. 348.1377)
March 20, 1975 (Ord. 348.1429)
October 2, 1975 (Ord. 348.1470)
December 10, 1975 (Ord. 348.1481)
April 21, 1977 (Ord. 348.1564)
September 8, 1977 (Ord. 348.1588)

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 Section 8.52 and 8.53 of this ordinance (R-T Zone).
- (c) Automobile storage space shall be provided as required by Section 18.12 of this ordinance.

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)
	May 30, 1974	(Ord. 348.1327)

ARTICLE XVb

N-A ZONE (NATURAL ASSETS)

SECTION 15.200. USES PERMITTED

- (a) Uses Permitted.
 - (1) One-family dwellings, guest dwellings, automobile storage garages, accessory buildings.
 - (2) Field and tree crops.
 - (3) The grazing only of cattle, horses, sheep or goats, subject to the following restrictions:
 - a. Not more than two animals for each acre shall be permitted.
 - b. 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.
 - (4) Apiaries.
 - (5) Golf courses with standard length fairways and customary appurtenant facilities, including club houses, restaurants, and retail shops.
 - (6) Mobilehomes, located on a parcel being farmed, which are occupied by the owner or operator of the farm, or employees thereof.
 - (7) Riding academies and stables, commercial and non-commercial.
 - (8) Fishing lakes, commercial and non-commercial.
 - (9) On-site signs, affixed to building walls, stating the name of the structure, use, or institution, not to exceed 5 percent of the surface area of the exterior face of the wall upon which the sign is located.
- (b) Uses Permitted Subject to Approval of a Plot Plan.

The following uses are 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 depth 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.

- (c) Uses Permitted by Conditional Use Permit.
The following uses are permitted provided a conditional use permit has been granted:
 - (1) Travel trailer parks.
 - (2) Recreational trailer parks, rental or private.
 - (3) Migrant agricultural worker mobilehome parks.
 - (4) Resort hotels.
 - (5) Any mining operation which is exempt from the provisions of the California Surface Mining and Reclamation Act of 1975 and Riverside County Ordinance No. 555.
 - (6) Rock crushing plants, aggregate washing, screening and drying facilities and equipment.
- (d) The following uses are permitted provided that the operator thereof holds a permit to conduct surface mining operations issued pursuant to Riverside County Ordinance No. 555 which has not been revoked or suspended:
 - (1) Any mining operation that is subject to the California Surface Mining and Reclamation Act of 1975.

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.
- (d) Automobile storage space shall be provided as required by Section 18.12 of this ordinance.

ADDED EFFECTIVE:	April 17, 1968	(Ord. 348.557)
	August 23, 1973	(Ord. 348.1190)
	September 13, 1973	(Ord. 348.1201)
	May 30, 1974	(Ord. 348.1327)
	June 20, 1974	(Ord. 348.1340)
	September 8, 1977	(Ord. 348.1588)

(c) Uses Permitted by Conditional Use Permit.

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

- (1) Travel trailer parks.
- (2) Recreational trailer parks, rental or private.
- (3) Migrant agricultural worker mobilehome parks.
- (4) Resort hotels.
- (5) Mining, quarrying, excavating, beneficiating, concentrating, processing, and stockpiling of rock, sand, gravel, decomposed granite, clay, gypsum, limestone, metallic ores, and similar materials. *see sec. 27 - Ord. 348.1588 - pg. 8*
- (6) Rock crushing plants, aggregate washing, screening and drying facilities and equipment.

(d) see sec. 27 - Ord. 348.1588 - pg. 8

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.
- (d) Automobile storage space shall be provided as required by Section 18.12 of this ordinance.

ADDED EFFECTIVE:

April 17, 1968	(Ord. 348.557)
August 23, 1973	(Ord. 348.1190)
September 13, 1973	(Ord. 348.1201)
May 30, 1974	(Ord. 348.1327)
June 20, 1974	(Ord. 348.1340)
<i>September 8, 1977</i>	<i>(Ord. 348.1588)</i>

ARTICLE XVc

W-2-M ZONE (CONTROLLED DEVELOPMENT AREA WITH 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.

SECTION 15.301. Automobile storage space shall be provided as required by Section 18.12 of this ordinance.

ADDED EFFECTIVE:	September 3, 1969	(Ord. 348.658)
AMENDED EFFECTIVE:	September 16, 1970	(Ord. 348.773)
	May 30, 1974	(Ord. 348.1327)

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.

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) Any mining operation which is exempt from the provisions of the California Surface Mining and Reclamation Act of 1975 and Riverside County Ordinance No. 555.
 - (3) Exploratory oil drilling, producing oil wells, oil storage tanks and appurtenant facilities, but not including refineries.

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.

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. *See 2002 Ord. 2002-19.9*
- (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.

- (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.
- (8) Tennis, badminton, volleyball, squash, lacrosse, handball, baseball, racketball and football, courts and sport recreational fields and uses.
- (9) Buildings and structures in conjunction with any use that is permitted under Section 16.2 (a) of this ordinance.

(c) The following uses are permitted upon approval of a plot plan pursuant to Section 18.30 of this ordinance.'

- (1) Signs, on-site advertising, unless previously approved as a part of a granted conditional use permit.

(d) The following uses are permitted provided that the operator thereof holds a permit to conduct surface mining operations issued pursuant to Riverside County Ordinance No. 555, which has not been revoked or suspended:

- (1) Any mining operation that is subject to the California Surface Mining and Reclamation Act of 1975.

SECTION 16.3. Automobile storage space shall be provided as required by Section 18.12 of this ordinance.

SECTION 16.4. STRUCTURE HEIGHT. All buildings and structures shall not exceed 50 feet in height, unless a height up to 105 feet is specifically permitted for structures other than buildings under the provisions of Section 18.34 of this ordinance.

Amended Effective:	February 19, 1962	
	May 4, 1972	(Ord. 348.1023)
	August 23, 1973	(Ord. 348.1190)
	September 13, 1973	(Ord. 348.1201)
	May 30, 1974	(Ord. 348.1327)
	April 3, 1975	(Ord. 348.1435)
	December 10, 1975	(Ord. 348.1481)
	September 8, 1977	(Ord. 348.1588)

- (8) Tennis, badminton, volleyball, squash, lacrosse, handball, baseball, racketball and football, courts and sport and recreation fields and uses.
- (9) Buildings and structures in conjunction with any use that is permitted under Section 16.2 (a) of this ordinance.

(c) The following uses are permitted upon approval of a plot plan pursuant to Section 18.30 of this ordinance.

- (1) Signs, on-site advertising, unless previously approved as a part of a granted conditional use permit.

(d) see sec. 29 - Ord. 348.1588 - 16.9

SECTION 16.3. Automobile storage space shall be provided as required by Section 18.12 of this ordinance.

SECTION 16.4. STRUCTURE HEIGHT. All buildings and structures shall not exceed 50 feet in height, unless a height up to 105 feet is specifically permitted for structures other than buildings under the provisions of Section 18.34 of this ordinance.

Amended Effective:

February 19, 1962	
May 4, 1972	(Ord. 348.1023)
August 23, 1973	(Ord. 348.1190)
September 13, 1973	(Ord. 348.1201)
May 30, 1974	(Ord. 348.1327)
April 3, 1975	(Ord. 348.1435)
December 10, 1975	(Ord. 348.1481)
<i>September 8, 1977</i>	<i>(Ord. 348.1588)</i>

ARTICLE XVIII

GENERAL PROVISIONS

SECTION 18.1. CONFLICTING REGULATIONS. If any section of this ordinance is in conflict with any other section thereof, or any other County ordinance, then the more stringent requirements shall apply.

SECTION 18.2. SCOPE OF REGULATIONS. All land, buildings and structures in the unincorporated area of the County of Riverside shall be used only as hereinafter provided.

(a) Private Projects.

1. No land, building or structure shall be used, constructed, altered or maintained except in conformance with the provisions of this ordinance.
2. No use that requires a permit or approval of any kind under the provisions of this ordinance shall be established or operated until the permit or approval is finally granted and all required conditions of the permit or approval have been completed.
3. No use that requires a permit or approval of any kind under the provisions of this ordinance shall be established or operated in violation of, or contrary to, any of the terms and conditions of the granted permit or approval.
4. The term "private project" shall include those projects of local agencies which are subject to County regulation under Government Code Sections 53090 to 53095, and shall also include any project proposed to be established or operated on government lands if the project is not primarily for a governmental purpose unless the government agency involved has exclusive jurisdiction or the field of regulation has been preempted by law.

(b) Public Projects.

1. No federal, state, county or city governmental project shall be subject to the provisions of this ordinance, including such projects operated by any combination of these agencies or by a private person for the benefit of any such government agency, unless the agency provides by contract or otherwise that the project shall be constructed or operated in compliance with any or all provisions of this ordinance.

SECTION 18.3. COUNTY TO BE HELD HARMLESS. Any person who obtains, or files an application to obtain, a permit or approval of any kind under the provisions of this ordinance, shall hold the County harmless from any liability or claim of liability, including any claims of the applicant, arising out of the issuance of the permit or approval, or the denial thereof, or arising out of any action by any person seeking to have a granted permit or approval held void by a court of law.

SECTION 18.4. SPECIAL STUDIES ZONES - GEOLOGIC REPORT REQUIREMENTS.

- (a) In addition to the requirements of this ordinance, all applicants, for a specific plan of land use, conditional use permit, public use permit, plot plan or development plan or certificate of occupancy approval, for a project, as defined in Riverside County Ordinance No. 547, within a special studies zone delineated by the State Geologist pursuant to Section 2621 et seq. of the Public Resources Code, shall comply with all of the provisions of Riverside County Ordinance No. 547, and no permit or approval subject thereto shall be granted except in accordance with the provisions thereof.
- (b) No application subject to the provisions of this section shall be considered as completed for filing, and the time limitations for processing an application shall not begin to run, until all requirements under Ordinance No. 547 have been completed.

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 living area of 1000 square feet and each dwelling unit in a building shall have the minimum floor living area required by Section 18.11 of this ordinance.

- (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

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

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. PLANNED RESIDENTIAL DEVELOPMENTS - SENIOR CITIZENS.

- 1. When it is proposed by an applicant for a conditional use permit that occupancy of a planned residential development be limited to senior citizens, the application for the permit shall include the statement that a permit is being sought for a Senior Citizen Planned Residential Development.
- 2. Senior Citizen Planned Residential Developments shall be constructed in accordance with all of the development requirements of Section 18.5 and the following additional provisions:
 - a. The overall development shall be designed for ease of use by persons of advanced age.
 - b. No building shall be constructed that exceeds two

- (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 living area of 1000 square feet and each dwelling unit in a building shall have the minimum floor living area required by Section 18.11 of this ordinance.
- (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.

stories in height unless it contains elevators for the use of the occupants.

- c. Medical offices and facilities, not including hospitals, for the primary use only of the residents of the development, shall be permitted as a part of the recreation, public assembly and similar buildings allowed pursuant to Subsection (6) of Section 18.5.
- d. The covenants, conditions and restrictions for the development shall require that one permanent resident in each dwelling unit be 50 years of age or over and that all other persons permanently residing in any dwelling unit be 18 years of age or over.

SECTION 18.7. ZONING FOR SENIOR CITIZEN DEVELOPMENTS. Whenever a planned residential development for senior citizens has been constructed pursuant to Sections 18.5 and 18.6, or, whenever the Board determines that an area should be considered for senior citizen zoning, the area may be set for hearing pursuant to the provisions of Section 20.1, et seq., to consider zoning that would limit the occupancy of dwelling units within the area under construction to the hereinafter listed minimum ages.

Whenever the zoning symbol in a zone classification on any official zoning plan map is followed by the initials "S.C.D." (Example: R-1-S.C.D.), each dwelling unit in the area so zoned, that is occupied, shall be occupied by at least one person not less than 50 years of age and no person under 18 years of age shall permanently reside in any dwelling unit in the zoned area.

SECTION 18.8. NONCONFORMING STRUCTURES AND USES. The following provisions shall apply to all nonconforming structures and uses:

- a. Any nonconforming structure or use may be continued and maintained for the periods of time hereinafter set forth, provided there are no structural alterations except as hereinafter allowed. Agricultural crops are not subject to the provisions of this section; agricultural uses that involve permanent structures are subject to this section, however such uses shall be permitted to make any changes or improvements that are required by any county or state law, including structural alterations that are necessary as a part thereof.
- b. A nonconforming structure or 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 those 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.

- (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 STRUCTURES AND USES. The following provisions shall apply to all nonconforming structures and uses:

- (a) Any nonconforming structure or use may be continued and maintained for the periods of time hereinafter set forth, provided there are no structural alterations except as hereinafter allowed. Agricultural crops are not subject to the provisions of this section; agricultural uses that involve permanent structures are subject to this section, however such uses shall be permitted to make any changes or improvements that are required by any county or state law, including structural alterations that are necessary as a part thereof.
- (b) A nonconforming structure or 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 those 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 have not less than 450 square feet in floor area.
 - b. The lot shall be improved with a 200 square foot

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 have not 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 agricultural operations:

- | | |
|---|----------|
| a. Dairy farms | 30 years |
| b. Goat, sheep and other small animal farms | 10 years |
| c. Hog ranches | 10 years |
| d. Horse ranches | 20 years |
| e. Menageries | 5 years |
| f. Pen fed cattle operations | 30 years |
| g. Poultry | 20 years |
| h. Rabbits | 10 years |

(8) Noncommercial agricultural operations:

- | | |
|---|---------|
| a. Goats, sheep and other small animals | 3 years |
| b. Hogs | 3 years |
| c. Horses and cattle | 3 years |
| d. Menageries | 3 years |
| e. Poultry | 3 years |
| f. Rabbits | 3 years |

- (c) Any part of a structure or land occupied by a nonconforming use which is changed to or replaced by a use that conforms 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 structure or land occupied by a nonconforming use, which use is discontinued for one year or more, shall thereafter be used in conformity with the provisions of this ordinance and the nonconforming right shall be lost.
- (e) Any structure for which a permit has been legally issued, and on which substantial construction has been performed on the site before an amendment to the ordinance making the use nonconforming, may nevertheless be continued and completed in accordance with the plans and specifications upon which the permit was issued.

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.

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- e. Menageries 5 years
- f. Pen fed cattle operations 30 years
- g. Poultry 20 years
- h. Rabbits 10 years

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- a. Goats, sheep and other small animals . . 3 years
- b. Hogs 3 years
- c. Horses and cattle 3 years
- d. Menageries 3 years
- e. Poultry 3 years
- f. Rabbits 3 years

- (c) Any part of a structure or land occupied by a nonconforming use which is changed to or replaced by a use that conforms 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 structure or land occupied by a nonconforming use, which use is discontinued for one year or more, shall thereafter be used in conformity with the provisions of this ordinance and the nonconforming right shall be lost.
- (e) Any structure for which a permit has been legally issued, and on which substantial construction has been performed on the site before an amendment to the ordinance making the use nonconforming, may nevertheless be continued and completed in accordance with the plans and specifications upon which the permit was issued.
- (f) The provisions of this section shall not prevent the reconstruction, repairing or rebuilding and continued use of any nonconforming structure that is damaged by fire, explosion or acts of God; provided, however, any such rebuilding, reconstruction, or repairing shall not extend the period of nonconforming time in which the use must be eliminated.

- (f) The provisions of this section shall not prevent the reconstruction, repairing or rebuilding and continued use of any nonconforming structure that is damaged by fire, explosion or acts of God; provided, however, any such rebuilding, reconstruction, or repairing shall not extend the period of nonconforming time in which the use must be eliminated.
- (g) Any nonconforming dwelling unit may be repaired and maintained in conformance with any requirement of law; provided, however, there shall be no structural additions to a nonconforming dwelling unit.
- (h) The provisions of this section apply to structures and 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 purpose.

SECTION 18.9. DIVISION OF LAND. Whenever a division of land is proposed, the total number of lots or density permitted shall be determined pursuant to the General Plan for Riverside County, any applicable adopted specific plan and Section 66474 of the Government Code. In any event, no parcel shall be created that is below the minimum size allowed by the zoning classification that has been applied to the parcel of land unless a variance has been granted that allows smaller parcel sizes, or a planned residential development that allows smaller lot sizes as a part of an overall development has been approved by the granting of a conditional use permit.

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. No dwelling shall be constructed unless it has a minimum floor living area of not less than 750 square feet, provided, however, a larger minimum size dwelling may be specifically required in any area of the County by an official zoning plan map pursuant to Section 18.35 of this ordinance. Porches, garages, patios and similar features, whether attached or detached to a dwelling, shall not be included when calculating the floor living area.

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.

- (g) Any nonconforming dwelling unit may be repaired and maintained in conformance with any requirement of law; provided, however, there shall be no structural additions to a nonconforming dwelling unit.
- (h) The provisions of this section apply to structures and 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 purpose.

(SECTIONS 18.7 and 18.8 deleted)

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(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 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. All parking areas shall be landscaped as follows:
 - a. 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.
 - b. In addition, where more than 4 automobile spaces are required on a lot or a parcel of land, not less than 3 percent of the interior parking lot area shall be landscaped, not including parking lots located in enclosed structures. Planting along the exterior perimeter of a parking lot will not be considered as a part of the 3 percent interior landscaping. At least one five-gallon size tree for every 10 spaces or major fraction thereof shall be included in the development of the landscaping program. All open

areas between any curbs, walls, and the property line shall be permanently landscaped with suitable materials and maintained.

- c. All landscape planter beds in interior parking areas shall be not less than 3 feet in width and bordered by a concrete curb not less than 6 inches or more than 8 inches in height adjacent to the parking surface.
 - d. Landscaped areas shall be distributed throughout the entire parking area as evenly as is appropriate in the design of the parking facility.
 - e. A sprinkler system shall be installed in all landscaped areas to insure the proper maintenance of plant materials. Hose bibs shall be placed at intervals of not less than 200 feet.
 - f. Where trees already exist, the parking lot shall be designed to make the best use of this existing growth and shade.
 - g. No parking space shall be located within 3 feet of any property line. Any open areas in the interiors so formed shall be landscaped with appropriate plant materials and maintained in good condition.
 - h. Landscaping shall include shrubs, trees, vines, ground covers, hedges, flowers, bark, chips, decorating cinders, gravel, and similar material which will improve the appearance of parking areas.
- (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) 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.
- (d) Approval of Off-Street Parking Plan. A plot plan, pursuant to the provisions of Section 18.30 of this Ordinance shall be

filed for approval of all off-street parking facilities, except for one and two-family residences, unless the off-street parking facilities are approved as a part of a comprehensive conditional use permit or plot plan approval. The Planning Director may, without notice or hearing, permit modifications to the Circulation, Landscaping, and Parking Layout requirements where topographic or other physical conditions make it impractical to require strict compliance with these requirements.

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, 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. Whenever any section of this ordinance requires a determination as to the maturity of animals, the following periods of time shall be used to establish the age of maturity:

<u>Classification</u>	<u>Age of Maturity</u>
1. Birds and poultry	6 months
2. Cattle	18 months
3. Goats	9 months
4. Horses	24 months
5. Pigs	8 months
6. Sheep	9 months
7. Other small farm animals	6 months

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 provision 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. PUBLIC HEARINGS. Whenever this Ordinance provides for a public hearing on an application, not including zone changes, the following procedures shall apply:

- (1) APPLICATIONS. Permit applications shall be filed with the Planning Director in accordance with the provisions of the ordinance for the type of permit requested.
- (2) SETTING HEARING. A public hearing upon an application shall be set before the appropriate hearing body when:
 - (a) The Planning Director has determined that the application complies with all ordinance requirements, and
 - (b) All procedures under the Riverside County Rules to Implement the California Environmental Quality Act of 1970 have been completed.
- (3) NOTICE OF HEARING. Notice of public hearing shall be given in accordance with the provisions of Government Code Section 65905. Notice may be given either by mail to all property owners within a 300-foot radius of the exterior boundaries of the parcel of property which is the subject of the application, or by publication of 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 notice is given by mail, it shall be by United States mail, postage prepaid, addressed to property owners or assessees as shown on the latest adopted tax roll of the County.

- (4) ADMINISTRATION OF OATHS. The chairman may require that witnesses be sworn.
- (5) NOTICE OF DECISION. The hearing body shall make its decision within a reasonable time after the close of the public hearing. Notice of the decision shall be filed by the Planning Director with the Clerk of the Board of Supervisors, together with a report of the proceedings, not more than 15 days after the decision. A copy of the notice of decision, including a statement of the date on which the notice of decision will appear on the agenda of the Board of Supervisors, shall be mailed to the applicant and proof of such mailing shall be attached to the notice filed with the Clerk of the Board of Supervisors. If the hearing body is unable to make a decision, that fact shall be reported to the Board of Supervisors in the same manner for reporting decisions and the failure to make a decision shall constitute a recommendation of 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 the Board's agenda for the next regular meeting to be held five or more days after the notice of decision is filed with the Clerk.
- (7) PROCEEDINGS BEFORE BOARD OF SUPERVISORS AND APPEAL. The recommendation of the hearing body that a permit be granted or denied shall be final within 7 days after the meeting at which the notice of decision appears on the agenda of the Board of Supervisors unless:
 - (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 parcel of property which is the subject of the application. The appeal shall be filed in writing with the Clerk of the Board of Supervisors, stating the basis for the appeal, and shall be accompanied by a filing fee of \$60.00; or
 - (b) The Board of Supervisors assumes jurisdiction over the application for permit, either expressly or by taking one of the actions listed in Subsection (8).
- (8) FURTHER PROCEEDINGS BEFORE THE BOARD OF SUPERVISORS. If a timely appeal is filed or the Board assumes jurisdiction, the Board shall take one or more of the following actions:
 - (a) Affirm the action of the hearing body;
 - (b) Refer the matter back to the hearing body for further consideration or proceedings. If the Board of Supervisors instructs the hearing body to take further

- (4) ADMINISTRATION OF OATHS. The chairman may require that witnesses be sworn.
- (5) NOTICE OF DECISION. The hearing body shall make its decision within a reasonable time after the close of the public hearing. Notice of the decision shall be filed by the Planning Director with the Clerk of the Board of Supervisors, together with a report of the proceedings, not more than 15 days after the decision. A copy of the notice of decision, including a statement of the date on which the notice of decision will appear on the agenda of the Board of Supervisors, shall be mailed to the applicant and proof of such mailing shall be attached to the notice filed with the Clerk of the Board of Supervisors. If the hearing body is unable to make a decision, that fact shall be reported to the Board of Supervisors in the same manner for reporting decisions and the failure to make a decision shall constitute a recommendation of 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 the Board's agenda for the next regular meeting to be held five or more days after the notice of decision is filed with the Clerk.
- (7) PROCEEDINGS BEFORE BOARD OF SUPERVISORS AND APPEAL. The recommendation of the hearing body that a permit be granted or denied shall be final within 7 days after the meeting at which the notice of decision appears on the agenda of the Board of Supervisors unless:
 - (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 parcel of property which is the subject of the application. The appeal shall be filed in writing with the Clerk of the Board of Supervisors, stating the basis for the appeal, and shall be accompanied by a filing fee of \$25.00; or
 - (b) The Board of Supervisors assumes jurisdiction over the application for permit, either expressly or by taking one of the actions listed in Subsection (8).
- (8) FURTHER PROCEEDINGS BEFORE THE BOARD OF SUPERVISORS. If a timely appeal is filed or the Board assumes jurisdiction, the Board shall take one or more of the following actions:
 - (a) Affirm the action of the hearing body;
 - (b) Refer the matter back to the hearing body for further consideration or proceedings. If the Board of Supervisors instructs the hearing body to take further

evidence or permit additional argument, the matter shall be re-noticed for public hearing in accordance with the provisions of this section.

- (c) Set the matter for public hearing. At such hearing the Board of Supervisors shall hear and decide the matter de novo; however, the documents and the minutes of the hearing before the hearing body shall be a part of the Board's record at its hearing on the matter.

- (9) HEARING BEFORE THE BOARD OF SUPERVISORS. If the Board of Supervisors orders a public hearing on an application, it shall be set for a date not less than 13 or more than 45 days thereafter, and Clerk of the Board shall give notice of the public hearing in accordance with the provisions of this section for notice of hearings. At the public hearing the Board shall hear relevant testimony from interested persons and, within a reasonable time after the close of the hearing, the Board shall make its decision sustaining, reversing, or modifying the recommendation of the hearing body.

(10) TRANSCRIPTS.

- (a) Whenever any person desires to obtain a transcript of the oral proceedings of a public hearing before the Board of Supervisors, Planning Commission or Area Planning Council, or desires to have a record made of such proceedings, he shall, not less than 7 days before the hearing, notify in writing the Clerk of the Board if the hearing is before the Board, or the Secretary of the Planning Commission if the hearing is before the Commission or a Council. The written request shall be accompanied by a deposit of a sum equal to 1 day's fee for a Court Reporter. The Clerk or Secretary shall thereupon arrange to have a Court Reporter present at the hearing. If the hearing is thereafter continued to another date, a like request, deposit and arrangement for a Court Reporter shall be made, if the record is desired. Such a person may directly arrange for attendance and payment of a Court Reporter instead of making such arrangements through the Clerk or Secretary. Arrangements for preparation of and payment for a transcript shall be made directly with the Court Reporter by the person desiring the same.
- (b) Whenever any person desires to obtain a Clerk's transcript of the documents involved in a proceeding before the Board of Supervisors, Planning Commission or Area Planning Council, he shall make a written request to the Clerk of the Board if the matter is before

the Board of Supervisors or to the Secretary of the Planning Commission if the matter is before the Planning Commission or an Area Planning Council. The Clerk or Secretary shall determine the number of pages involved and require payment in advance for the transcript at the current rate.

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 that is under the same zoning classification.

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

- (b) APPLICATION. Application for a variance shall be made in writing to the Planning Director on the forms provided by the Planning Department. If the use for which the variance is sought also requires approval of a conditional or public use permit pursuant to the provisions of this ordinance or approval of a land division pursuant to the land division ordinance, the two applications shall be filed concurrently.

- (1) Applications for a variance that do not require approval of a conditional or public use permit or land division ordinance approval shall be accompanied by a fee of \$450.00 and shall supply the following information:
- a. Name and address of the applicant.
 - b. Evidence of ownership of the premises or written permission of the owner to make the application.
 - c. A statement of the specific provisions of the ordinance for which the variance is requested and the variance that is requested.
 - d. A plot and development plan drawn in sufficient detail to clearly describe the following:
 - (1) Physical dimensions of property and structures.
 - (2) Location of existing and proposed structures.
 - (3) Setbacks.
 - (4) Methods of circulation.
 - (5) Ingress and egress.
 - (6) Utilization of property under the requested permit.

the Board of Supervisors or to the Secretary of the Planning Commission if the matter is before the Planning Commission or an Area Planning Council. The Clerk or Secretary shall determine the number of pages involved and require payment in advance for the transcript at the current rate.

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- (1) Applications for a variance that do not require approval of a conditional or public use permit or land division ordinance approval shall be accompanied by a fee of \$200.00 and shall supply the following information:
- a. Name and address of the applicant.
 - b. Evidence of ownership of the premises or written permission of the owner to make the application.
 - c. A statement of the specific provisions of the ordinance for which the variance is requested and the variance that is requested.
 - d. A plot and development plan drawn in sufficient detail to clearly describe the following:
 - (1) Physical dimensions of property and structures.
 - (2) Location of existing and proposed structures.
 - (3) Setbacks.
 - (4) Methods of circulation.
 - (5) Ingress and egress.
 - (6) Utilization of property under the requested permit.

- e. Such additional information as shall be required by the application form.
 - (2) Applications for a variance that also require approval of a permit or land division shall be accompanied by a fee of \$450.00, shall be accepted for filing only if the principal application is accepted, and shall set forth the specific provisions of the ordinance for which the variance is being requested.
 - (3) If the application for a variance is in connection with a land division pursuant to the land division ordinance, the application shall be construed to be a waiver of any shorter time limitations on processing both a variance and a land division; including time limitations on appeals of either application, so that both applications are processed in the public hearing held under Section 18.26 as one unit to final decision.
- (c) PUBLIC HEARING. A public hearing shall be held on all variance applications 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. An application for a variance shall not be set for a public hearing until all procedures under the Riverside County Rules to Implement the California Environmental Quality Act of 1970, including the preparation of a final environmental impact report if required, have been completed. All public hearings on variances shall be heard by the Area Planning Council having jurisdiction thereof, except variances in connection with a request for approval of a land division pursuant to the land division ordinance, which shall be heard by the Advisory Agency that has jurisdiction over the proposed land division.
- (d) CONDITIONS. Any variance granted shall be subject to such conditions as are necessary so that the adjustment does not constitute a grant of special privileges that is inconsistent with the limitations upon other properties in the vicinity and zone in which the 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 one year from the effective date thereof, or within such additional time as may be set in the conditions of approval, which shall not exceed a total of 3 years, except that a variance in connection with a land division may be used during the same period of time that the land division approval may be used; otherwise the variance

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shall be null and void. Notwithstanding the foregoing, if a variance is required to be used within less than 3 years, the permittee may, prior to its expiration, request an extension of time in which to use the variance. A request for extension of time shall be made to the Board of Supervisors, on forms provided by the Planning Department and shall be filed with the Planning Director, accompanied by a fee of \$25.00. Within 30 days following the filing of a request for an extension, the Planning Director shall review the application, make a recommendation thereon, and forward the matter to the Clerk of the Board, who shall place the matter on the regular agenda of the Board. An extension of time may be granted by the Board upon a determination that valid reason exists for permittee not using the variance within the required period of time. If an extension is granted, the total time allowed for use of the variance shall not exceed a period of 3 years, calculated from the effective date of the issuance of the variance. 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, or the recording of the final or parcel map in connection with an approved land division. The effective date of a variance shall be determined pursuant to Section 18.26 of this ordinance.

- (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 \$475.00, 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.

shall be null and void. Notwithstanding the foregoing, if a variance is required to be used within less than 3 years, the permittee may, prior to its expiration, request an extension of time in which to use the variance. A request for extension of time shall be made to the Board of Supervisors, on forms provided by the Planning Department and shall be filed with the Planning Director, accompanied by a fee of \$25.00. Within 30 days following the filing of a request for an extension, the Planning Director shall review the application, make a recommendation thereon, and forward the matter to the Clerk of the Board, who shall place the matter on the regular agenda of the Board. An extension of time may be granted by the Board upon a determination that valid reason exists for permittee not using the variance within the required period of time. If an extension is granted, the total time allowed for use of the variance shall not exceed a period of 3 years, calculated from the effective date of the issuance of the variance. 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, or the recording of the final or parcel map in connection with an approved land division. The effective date of a variance shall be determined pursuant to Section 18.26 of this ordinance.

- (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 \$200.00, 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 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 \$475.00, 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 \$10.00 for each site or lot shown on the submitted plan for the development, payable to the Planning Director.
 - (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 Director. The Planning Director 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. An application for a conditional use permit shall not be set

- 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 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 \$200.00, 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. An application for a conditional use permit shall not be set

for a public hearing until all procedures under the Riverside County Rules to Implement the California Environmental Quality Act of 1970, including the preparation of a final environmental impact report if required, have been completed.

- (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 such additional time as may be set in the conditions of approval, which shall not exceed a total of 3 years; otherwise, the permit shall be null and void. Notwithstanding the foregoing, if a permit is required to be used within less than 3 years, the permittee may, prior to its expiration, request an extension of time in which to use the permit. A request for extension of time shall be made to the Board of Supervisors, on forms provided by the Planning Department and shall be filed with the Planning Director, accompanied by a fee of \$25.00. Within 30 days following the filing of a request for an extension, the Planning Director shall review the application, make a recommendation thereon, and forward the matter to the Clerk of the Board, who shall place the matter on the regular agenda of the Board. An extension of time may be granted by the Board upon a determination that valid reason exists for permittee not using the permit within the required period of time. If an extension is granted, the total time allowed for use of the permit shall not exceed a period of 3 years, calculated from the effective date of the issuance of the permit. 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.
- (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 \$475.00 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. An application for a public use permit shall not be set for a public hearing until all procedures under the Riverside County Rules to Implement the California Environmental Quality Act of 1970, including the preparation of a final environmental impact report if required, have been completed.

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. An application for a public use permit shall not be set for a public hearing until all procedures under the Riverside County Rules to Implement the California Environmental Quality Act of 1970, including the preparation of a final environmental impact report if required, have been completed.

- (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 such additional time as may be set in the conditions of approval, which shall not exceed a total of 3 years; otherwise, the permit shall be null and void. Notwithstanding the foregoing, if a permit is required to be used within less than 3 years, the permittee may, prior to its expiration, request an extension of time in which to use the permit. A request for extension of time shall be made to the Board of Supervisors, on forms provided by the Planning Department and shall be filed with the Planning Director, accompanied by a fee of \$25.00. Within 30 days following the filing of a request for an extension, the Planning Director shall review the application, make a recommendation thereon, and forward the matter to the Clerk of the Board, who shall place the matter on the regular agenda of the Board. An extension of time may be granted by the Board upon a determination that valid reason exists for permittee not using the permit within the required period of time. If an extension is granted, the total time allowed for use of the permit shall not exceed a period of 3 years, calculated from the effective date of the issuance of the permit. 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 consideration of a plot plan shall be made to the Planning Director on the forms provided by the Planning Department, shall be accompanied by a filing fee of \$110.00 if the plot plan involves the siting of an industrial, commercial or multiple residential development, or a fee of \$60.00 for all other plot plans, and shall include information and documents as may be required,

- (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 such additional time as may be set in the conditions of approval, which shall not exceed a total of 3 years; otherwise, the permit shall be null and void. Notwithstanding the foregoing, if a permit is required to be used within less than 3 years, the permittee may, prior to its expiration, request an extension of time in which to use the permit. A request for extension of time shall be made to the Board of Supervisors, on forms provided by the Planning Department and shall be filed with the Planning Director, accompanied by a fee of \$25.00. Within 30 days following the filing of a request for an extension, the Planning Director shall review the application, make a recommendation thereon, and forward the matter to the Clerk of the Board, who shall place the matter on the regular agenda of the Board. An extension of time may be granted by the Board upon a determination that valid reason exists for permittee not using the permit within the required period of time. If an extension is granted, the total time allowed for use of the permit shall not exceed a period of 3 years, calculated from the effective date of the issuance of the permit. 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 information and

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, which shall be accompanied by a filing fee of \$25.00. 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

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, which shall be accompanied by a filing fee of \$25.00. 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, which shall be accompanied by a filing fee of \$25.00. 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. SETBACK ADJUSTMENTS AND TEMPORARY USE OF LAND. Notwithstanding any other provisions of this ordinance, the following matters may, without notice or public hearing, be approved, conditionally approved or denied in accordance with the following procedure.

- (a) The Planning Director may approve, conditionally approve or deny:
 - (1) SETBACK ADJUSTMENTS. Modifications of the front, rear or side yard minimum setback requirements of the various zone classifications in this ordinance.
 - (2) TEMPORARY USES. The temporary use of land in any

zone classification, when such temporary use is in conjunction with the repair or construction of streets, highways, or public utilities, for a period of time not to exceed 6 months.

- (b) The Planning Commission may approve, conditionally approve or deny:
 - (1) TEMPORARY USES. The temporary use of land in any zone classification, when such temporary use is in conjunction with the repair or construction of streets, highways or public utilities, for a period of time in excess of 6 months.
- (c) Applications, containing all required information, shall be filed with the Planning Director, upon the forms provided by the Planning Department, shall be accompanied by a filing fee of \$60.00, and shall be processed pursuant to the provisions of Section 18.30 of this ordinance, including the appeal provisions thereof, except that when the application is for a temporary use for a period of time in excess of 6 months, the Planning Director shall make a recommendation only, which shall be submitted to the Planning Commission for decision.
- (d) No request for a setback adjustment shall be granted unless it is determined that the adjustment is consistent with the intent and purposes of this ordinance; that there are special circumstances applicable to the property, including such factors as size, shape, topography, location or surroundings that justify the approval of the adjustment of the setback requirement, and that the adjustment will not be detrimental to the health, safety and general welfare of the community or be detrimental to property in the vicinity of the parcel for which the adjustment is requested.
- (e) No request for a temporary use of land shall be granted unless it is determined that the temporary use of the land will not be detrimental to the health, safety or general welfare of the community or be detrimental to property in the vicinity of the parcel for which the temporary use is requested.
- (f) As a condition to approval of a setback adjustment or a temporary use of land, the performance of such conditions may be required as are determined to be necessary to assure that the granting of the adjustment or use will not be detrimental to the health, safety and general welfare of the community or be detrimental to property in the

zone classification, when such temporary use is in conjunction with the repair or construction of streets, highways, or public utilities, for a period of time not to exceed 6 months.

- (b) The Planning Commission may approve, conditionally approve or deny:
 - (1) TEMPORARY USES. The temporary use of land in any zone classification, when such temporary use is in conjunction with the repair or construction of streets, highways or public utilities, for a period of time in excess of 6 months.
- (c) Applications, containing all required information, shall be filed with the Planning Director, upon the forms provided by the Planning Department, shall be accompanied by a filing fee of \$25.00, and shall be processed pursuant to the provisions of Section 18.30 of this ordinance, including the appeal provisions thereof, except that when the application is for a temporary use for a period of time in excess of 6 months, the Planning Director shall make a recommendation only, which shall be submitted to the Planning Commission for decision.
- (d) No request for a setback adjustment shall be granted unless it is determined that the adjustment is consistent with the intent and purposes of this ordinance; that there are special circumstances applicable to the property, including such factors as size, shape, topography, location or surroundings that justify the approval of the adjustment of the setback requirement, and that the adjustment will not be detrimental to the health, safety and general welfare of the community or be detrimental to property in the vicinity of the parcel for which the adjustment is requested.
- (e) No request for a temporary use of land shall be granted unless it is determined that the temporary use of the land will not be detrimental to the health, safety or general welfare of the community or be detrimental to property in the vicinity of the parcel for which the temporary use is requested.
- (f) As a condition to approval of a setback adjustment or a temporary use of land, the performance of such conditions may be required as are determined to be necessary to assure that the granting of the adjustment or use will not be detrimental to the health, safety and general welfare of the community or be detrimental to property in the

vicinity of the parcel for which the request is made including the following conditions:

- (1) Regulations of points of vehicle ingress and egress to the property.
- (2) Require any necessary landscaping, fencing or walls.
- (3) Require the restoration of the property to a natural appearance, including, but not limited to filling, grading and levelling.
- (4) Establish a time period within which the permission is to be used and required conditions are to be completed.

SECTION 18.34. STRUCTURE HEIGHT. When any zoning classification provides that an application for a greater height limit may be made pursuant to this section, the following alternative procedures may be used to determine if the request shall be granted:

1. An application for a zone change may request a greater height limit in accordance with the limitations of the zoning classification. The specific height limit requested shall be included in all notices regarding the zone change and, if granted, the zoning placed upon the land shall specifically state the allowed height limit.
2. An application for a conditional use permit or public use permit for a specific use, may include a request for a greater height limit in accordance with the limitations of the zoning classification. The specific height limit requested shall be included in all notices regarding the permit, and, if granted, the permit shall specifically state the allowed height limit.
3. For structures other than buildings, an application for a greater height limit in accordance with the limitations of the zoning classification may be made to the Planning Director pursuant to the provisions of Section 18.30 of this ordinance. If granted, the approved plot plan shall specifically state the allowed height limit.

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 18.37. ALLOCATION OF FEES.

- (a) Road Fund. Whenever fees are paid to the Planning Director, in connection with the following applications, the hereinafter listed portions of the total fee shall be deposited by the Planning Director into the County Road Fund:
- | | |
|--|---------|
| (1) Variance | \$50.00 |
| (2) Conditional Use Permit | \$50.00 |
| (3) Public Use Permit | \$50.00 |
| (4) Plot Plan, involving the siting of an industrial, commercial or multiple residential development | \$50.00 |
- (b) Flood Control Fees. Whenever fees are paid to the Planning Director, in connection with the following applications, the hereinafter listed portions of the total fee shall be paid to the flood control district that performs the flood review study:
- | | |
|--|----------------------------------|
| (1) Change of Zone | \$25.00 |
| (2) Specific Plan | \$200.00 |
| (3) Conditional Use Permits - Mobile-home, travel trailer and recreational vehicle parks | \$150.00 plus
\$2.00 per site |

- 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:

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 the 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.

- (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. (Repealed)

- (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. (Repealed)

Amended Effective:

1-15-64	(Ord. 348.251)	3-30-72	(Ord. 348.1009)
3-10-64	(Ord. 348.261)	5- 4-72	(Ord. 348.1023)
4-15-64	(Ord. 348.265)	1-25-73	(Ord. 348.1125)
11-10-65	(Ord. 348.401)	4- 5-73	(Ord. 348.1173)
1-19-66	(Ord. 348.422)	9-13-73	(Ord. 348.1201)
6-16-66	(Ord. 348.446)	7- 9-74	(Ord. 348.1348)
7- 6-66	(Ord. 348.455)	11- 7-74	(Ord. 348.1377)
9-27-67	(Ord. 348.528)	3- 6-75	(Ord. 348.1411)
11-15-67	(Ord. 348.531 & Ord. 348.532)	4- 3-75	(Ord. 348.1435)
12- 6-67	(Ord. 348.533 & Ord. 348.534)	6- 3-75	(Ord. 348.1457)
2-21-68	(Ord. 348.545)	10- 2-75	(Ord. 348.1469)
4-17-68	(Ord. 348.556)	10-23-75	(Ord. 348.1468)
2-26-69	(Ord. 348.609)	12-10-75	(Ord. 348.1481)
7-16-69	(Ord. 348.638)	11-11-76	(Ord. 348.1536)
10-15-69	(Ord. 348.636)	1-20-77	(Ord. 348.1540)
4-15-70	(Ord. 348.709)	2- 3-77	(Ord. 348.1545)
9-23-70	(Ord. 348.777)	4-21-77	(Ord. 348.1564)
9-30-70	(Ord. 348.783)	3-13-78	(Ord. 348.1626)
3-24-71	(Ord. 348.861)	6-27-78	(Ord. 348.1658)
7-11-71	(Ord. 348.905)		
8-25-71	(Ord. 348.910)		

Amended Effective:

1-15-64	(Ord. 348.251)	9-30-70	(Ord. 348.783)
3-10-64	(Ord. 348.261)	3-24-71	(Ord. 348.861)
4-15-64	(Ord. 348.265)	7-11-71	(Ord. 348.905)
11-10-65	(Ord. 348.401)	8-25-71	(Ord. 348.910)
1-19-66	(Ord. 348.422)	3-30-72	(Ord. 348.1009)
6-16-66	(Ord. 348.446)	5- 4-72	(Ord. 348.1023)
7- 6-66	(Ord. 348.455)	1-25-73	(Ord. 348.1125)
9-27-67	(Ord. 348.528)	4- 5-73	(Ord. 348.1173)
11-15-67	(Ord. 348.531 & Ord. 348.532)	9-13-73 7- 9-74	(Ord. 348.1201) (Ord. 348.1348)
12- 6-67	(Ord. 348.533 & Ord. 348.534)	11- 7-74 3- 6-75	(Ord. 348.1377) (Ord. 348.1411)
2-21-68	(Ord. 348.545)	4- 3-75	(Ord. 348.1435)
4-17-68	(Ord. 348.556)	6- 3-75	(Ord. 348.1457)
2-26-69	(Ord. 348.609)	10- 2-75	(Ord. 348.1469)
7-16-69	(Ord. 348.638)	10-23-75	(Ord. 348.1468)
10-15-69	(Ord. 348.636)	12-10-75	(Ord. 348.1481)
4-15-70	(Ord. 348.709)	11-11-76	(Ord. 348.1536)
9-23-70	(Ord. 348.777)	1-20-77	(Ord. 348.1540)
		2- 3-77	(Ord. 348.1545)
		4-21-77	(Ord. 348.1564)

ARTICLE XIX

ADVERTISING REGULATIONS

SECTION 19.1. All outdoor advertising displays and on-site advertising structures and signs in the unincorporated area of the County of Riverside shall conform to the applicable provisions of this Article. If any specific zoning classification contained within this ordinance shall impose more stringent requirements than are set forth in this Article, the more stringent provisions shall be required.

SECTION 19.2. DEFINITIONS. For purposes of this ordinance, the following words or phrases shall have the following definitions.

- (a) "Outdoor Advertising Display" means advertising structures and signs used for outdoor advertising purposes, not including on-site advertising signs as hereinafter defined.
- (b) "Outdoor Advertising Structure" means a structure of any kind or character erected or maintained for outdoor advertising purposes, upon which any poster, bill, printing, painting or other advertisement of any kind whatsoever may be placed, including statuary, for outdoor advertising purposes.
- (c) "Outdoor Advertising Sign" means any card, cloth, paper, metal, painted, plastic or wooden sign of any character placed for outdoor advertising purposes, on or to the ground or any tree, wall, bush, rock, fence, building, structure or thing, either privately or publicly owned, other than an advertising structure.
- (d) The words "Outdoor Advertising Structure" and "Outdoor Advertising Sign" as defined in subsections (b) and (c) do not include:
 - (1) Official notices issued by any court or public body or officer;
 - (2) Notices posted by any public officer in performance of a public duty or by any person in giving legal notice;
 - (3) Directional, warning or information structures required by or authorized by law or by Federal, State or County authority; including signs necessary for the operation and safety of public utility uses.
 - (4) A structure erected near a city or county boundary, which contains the name of such city or county and the names of, or any other information regarding, civic, fraternal or religious organizations located therein.

- (e) "On-site Advertising Structures and Signs" means structures and signs that are erected or maintained to advertise goods sold, business conducted or services rendered on the parcel of land upon which the sign is located.
- (f) "Freeway" means a divided arterial highway for through traffic with full control of access and with grade separations at intersections.
- (g) "Highway" means roads, streets, boulevards, lanes, courts, places, commons, trails, ways or other rights-of-way or easements used for or laid out and intended for the public passage of vehicles or of vehicles and persons.
- (h) "Edge of a Right-of-Way" means a measurement from the edge of a right-of-way horizontally along a line normal or perpendicular to the centerline of the freeway or highway.
- (i) "Maximum Height" means the highest point of the structure or sign measured from the average natural ground level at the base of the supporting structure.
- (j) "Free Standing Sign" means any sign which is supported by one or more columns or uprights imbedded in the ground, and which is not attached to any building or structure.
- (k) "Surface Area" means that area of outdoor advertising signs and on-site advertising signs as measured by the smallest geometric form such as a square, rectangle, triangle, or circle, or combination thereof, which will encompass the face of the sign on which the message is displayed.
- (l) "For Sale, Lease or Rent Sign" means a sign advertising that the property or structure upon which the sign is located is for sale, lease, or rent.
- (m) "Shopping Center" means a parcel of land not less than 3 acres in size, on which there exists 4 or more separate business uses that have mutual parking facilities.
- (n) "Directional Sign" means a sign used to direct and control vehicular or pedestrian traffic that is located upon the same parcel of land as the use that it is intended to serve.

SECTION 19.3. OUTDOOR ADVERTISING DISPLAYS. No person shall erect or maintain an outdoor advertising display in the unincorporated area of the County of Riverside, except in accordance with the following provisions. The changing of an advertising message or customary maintenance of a legally existing display shall not require a permit pursuant to this section.

- (a) Standards.
 - (1) The zone classification of the land on which the display is to be erected or maintained shall specifically permit outdoor advertising displays.

- (2) Each 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 minimum distance between such displays shall be not less than such interval.
 - (3) The maximum surface area of the display shall not exceed 300 square feet.
 - (4) The maximum height of the display shall not exceed 25 feet.
 - (5) No display shall be affixed on or over the roof of any building, and no display shall be affixed to the wall of a building so that it projects above the parapet of the building. For the purposes of this section, a mansard style roof shall be considered a parapet.
 - (6) No display shall be erected within an established setback or building line or within road right-of-way lines or within future road right-of-way lines that have been established by a specific plan.
- (b) Applications for Permit.
- (1) Application. 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 10 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.

- (2) Appeal. If the Planning Director refuses to issue a permit, or summarily revokes a permit pursuant to paragraph 3, 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, which shall be accompanied by a filing fee of \$60.00. 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 shall 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.
- (3) Revocation. 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 10 days thereafter any display authorized by said permit shall be removed. Failure to remove such display within said 10 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.

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.

- (2) Appeal. If the Planning Director refuses to issue a permit, or summarily revokes a permit pursuant to paragraph 3, 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, which shall be accompanied by a filing fee of \$25.00. 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 shall 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.
- (3) Revocation. 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 10 days thereafter any display authorized by said permit shall be removed. Failure to remove such display within said 10 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.

SECTION 19.4. ON-SITE ADVERTISING STRUCTURES AND SIGNS.

No person shall erect an on-site advertising structure or sign in the unincorporated area of the County of Riverside that is in violation of the provisions contained within any specific zoning classification in this ordinance or that is in violation of the following provisions.

- (a) Free-Standing Signs
 - (1) Located within 660 feet of the nearest edge of a freeway right of way line.
 - a. The maximum height of a sign shall not exceed 45 feet.
 - b. The maximum surface area of a sign shall not exceed 150 square feet.
 - (2) All Other Locations.
 - a. The maximum height of a sign shall not exceed 20 feet.
 - b. The maximum surface area of a sign shall not exceed 50 square feet.
 - (3) Shopping Centers - All Locations.
Notwithstanding the provisions of sub-paragraphs 1 and 2, an alternate standard for free standing on-site advertising signs for shopping centers is established as follows:
 - a. The maximum surface area of a sign shall not exceed 50 square feet or .25 percent (1/4 of 1%) of the total existing building floor area in a shopping center, whichever is greater, except that in any event, no sign shall exceed 200 square feet in surface area.
 - b. The maximum height of a sign shall not exceed 20 feet.
 - (4) Number of Free-Standing Signs - All Locations.
Not more than one free-standing sign shall be permitted on a parcel of land, except that if a shopping center has frontage on 2 or more streets, the shopping center shall be permitted 2 free-standing signs, provided that the 2 signs are not located on the same street; are at least 100 feet apart and the second sign does not exceed 100 square feet in surface area and 20 feet in height.
- (b) Signs Affixed to Buildings - All Areas
 - (1) No on-site advertising sign shall be affixed on, above or over the roof of any building, and no on-site advertising sign shall be affixed to the wall of a building so that it projects above the parapet of the building. For the purposes of this section, a mansard style roof shall be considered a parapet.

- (2) The maximum surface area of signs affixed to a building shall be as follows:
 - a. Front wall of building -
The surface area of the sign shall not exceed 10% of the surface area of the front face of the building.
 - b. Side walls of a building -
The surface area of the sign shall not exceed 10% of the surface area of the side face of the building.
 - c. Rear wall of a building -
The surface area of the sign shall not exceed 5% of the surface area of the rear face of the building.
- (c) Directional Signs - Directional signs to advise patrons of location, distance or purpose shall be permitted on a parcel of land as follows:
 - (1) The maximum height of such signs shall not exceed 3 feet.
 - (2) The maximum surface area of such signs shall not exceed 6 square feet.
- (d) On-site Identification Signs - On-site identification signs affixed to the surface of walls, windows, and doors of permanent structures, which do not exceed 4 inches in letter height and do not exceed 4 square feet in area are permitted in addition to any other sign permitted in this ordinance.

SECTION 19.5. FOR SALE, LEASE OR RENT SIGNS. For sale, lease or rent signs shall be permitted to be placed in all zone classifications subject to the following regulations.

- 1. For one and two family residential uses - one sign not exceeding 4 square feet in surface area and not more than 4 feet in height.
- 2. For multiple family residential uses - one sign for each separate frontage on a street, each sign not to exceed 16 square feet in surface area and not more than 8 feet in height.
- 3. For commercial uses - one sign for each separate frontage on a street, each sign not to exceed 24 square feet in surface area and not more than 8 feet in height.
- 4. For industrial uses - one sign for each separate frontage on a street, each sign not to exceed 32 square feet in surface area and not more than 10 feet in height.

5. For agricultural uses - one sign for each separate frontage on a street, each sign not to exceed 16 square feet in surface area and not more than 8 feet in height.

SECTION 19.6. SUBDIVISION SIGNS.

- (a) On-site subdivision signs, advertising the original sale of a subdivision are permitted within the boundaries of a subdivision, upon approval of a plot plan pursuant to Section 18.30 of this ordinance and subject to the following minimum standards:
 1. No sign shall exceed 100 square feet in area.
 2. No sign shall be within 100 feet of any existing residence that is outside of the subdivision boundaries.
 3. No more than two such signs shall be permitted for each subdivision.
 4. No sign shall be artificially lighted.
- (b) Off-site subdivision signs advertising the original sale of a subdivision, shall be permitted in all zone classifications, except the C-P-S, N-A, and W-1 Zones, provided a conditional use permit is granted pursuant to the provisions of Section 18.28 of this ordinance, and subject to the following minimum standards:
 1. No sign shall exceed 100 square feet in area.
 2. No sign shall be within 100 feet of any existing residence.
 3. No more than two such signs shall be permitted for each subdivision.
 4. The maximum period of time a sign may remain in place shall be two years.
 5. No sign shall be artificially lighted.
 6. 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.

ADDED: 9-13-73 (Ord. 348.1201)
Amended Effective: 1-20-77 (Ord. 348.1540)
6-27-78 (Ord. 348.1658)

5. For agricultural uses - one sign for each separate frontage on a street, each sign not to exceed 16 square feet in surface area and not more than 8 feet in height.

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 3. No more than two such signs shall be permitted for each subdivision.
 4. No sign shall be artificially lighted.
- (b) Off-site subdivision signs advertising the original sale of a subdivision, shall be permitted in all zone classifications, except the C-P-S, N-A, and W-1 Zones, provided a conditional use permit is granted pursuant to the provisions of Section 18.28 of this ordinance, and subject to the following minimum standards:
 1. No sign shall exceed 100 square feet in area.
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 5. No sign shall be artificially lighted.
 6. 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.

ADDED: 9-13-73 (Ord. 348.1201)
Amended Effective: 1-20-77 (Ord. 348.1540)

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. (a) The owner of real property, or a person authorized by the owner, shall have the right to request that the County consider a change in the zoning classification that has been applied to his property. The right to request consideration of a zone change does not imply that the change will be approved.
- (b) Applications shall be made to the Planning Commission on forms provided by the Planning Department, shall supply all required information, and shall be accompanied by a filing fee of \$500.00.
- (c) An application for a change of zone shall not be set for a public hearing unless:
- (1) All procedures under the Riverside County Rules to Implement the California Environmental Quality Act of 1970, including the preparation of a final Environmental Impact Report, if required, have been completed.
 - (2) The requested change of zone is consistent with the Riverside County General Plan.
- (d) If the Planning Director determines that a requested change of zone is inconsistent with the Riverside County General Plan, the application will not be processed until the General Plan is amended and the request is consistent with the General Plan. The Planning Director's determination shall be made within 10 days after a completed zone change application has been filed with the Planning Department. A determination that a requested zone change is inconsistent with the General Plan may be appealed within 10 days after the Planning Director has mailed or delivered notice of his determination to the applicant, in writing to the Planning Commission, which shall be accompanied by a filing fee of \$60.00. If an appeal is filed, the matter shall be set for a hearing before the Planning Commission not less than 15 nor more than 45 days thereafter and notice of the date of hearing shall be mailed to the appellant. The determination by the Planning Commission as to consistency with the General Plan shall be final.

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 proposed 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

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- (b) Applications shall be made to the Planning Commission on forms provided by the Planning Department, shall supply all required information, and shall be accompanied by a filing fee of \$350.00.
- (c) An application for a change of zone shall not be set for a public hearing unless:
- (1) All procedures under the Riverside County Rules to Implement the California Environmental Quality Act of 1970, including the preparation of a final Environmental Impact Report, if required, have been completed.
 - (2) The requested change of zone is consistent with the Riverside County General Plan.
- (d) If the Planning Director determines that a requested change of zone is inconsistent with the Riverside County General Plan, the application will not be processed until the General Plan is amended and the request is consistent with the General Plan. The Planning Director's determination shall be made within 10 days after a completed zone change application has been filed with the Planning Department. A determination that a requested zone change is inconsistent with the General Plan may be appealed within 10 days after the Planning Director has mailed or delivered notice of his determination to the applicant, in writing to the Planning Commission, which shall be accompanied by a filing fee of \$25.00. If an appeal is filed, the matter shall be set for a hearing before the Planning Commission not less than 15 nor more than 45 days thereafter and notice of the date of hearing shall be mailed to the appellant. The determination by the Planning Commission as to consistency with the General Plan shall be final.

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 proposed 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 description of the area and explanation of the matter to be considered, 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. When directed by the Planning Commission or the Board of Supervisors in a specific case, property owners within a 300 foot radius of the exterior boundaries of an area to be considered for a proposed amendment will be mailed notice through the United States mail. If notice is given by mailing, property owners and their addresses shall be ascertained from the latest adopted tax roll of the County.
- (2) After closing the public hearing the Planning Commission shall render its decision within a reasonable time and transmit it to the Board of Supervisors in the form of a written recommendation, which shall contain the reasons for the recommendation and, if the recommendation is to change a zone classification on property, the relationship of the proposed amendment to applicable general and specific plans. A copy of the recommendation shall be mailed to the applicant and proof thereof shall be shown on the 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 closing the public hearing the Board of Supervisors shall render its decision within a reasonable time and may approve, modify or disapprove the recommendation of the Planning Commission; provided, however, that any proposed modification of the Planning Commission's recommendation not previously considered by the Planning Commission shall first be referred back 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:	9-22-60	
Amended Effective:	5-31-67	(Ord. 348.506)
	11-15-67	(Ord. 348.531)
	9-30-70	(Ord. 348.783)
	5- 4-72	(Ord. 348.1023)
	4- 5-73	(Ord. 348.1173)
	2-21-74	(Ord. 348.1283)
	1-20-77	(Ord. 348.1540)
	6-27-78	(Ord. 348.1658)

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- (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:	9-22-60	
Amended Effective:	5-31-67	(Ord. 348.506)
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	5- 4-72	(Ord. 348.1023)
	4- 5-73	(Ord. 348.1173)
	2-21-74	(Ord. 348.1283)
	1-20-77	(Ord. 348.1540)

ARTICLE XXI

DEFINITIONS

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

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

SECTION 21.1. ACCESSORY BUILDING. A subordinate building or a part of the main building on the same lot or building site, the use of which is incidental to that of the main building, and which is used exclusively by the occupants of the main building. The provisions of this Section do not apply in A-1 and A-2 Zones. A trailer shall be considered a main building if the requirements of Section 18.18 (i) are met. No accessory building shall be erected unless a main building exists.

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

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

SECTION 21.4. ALLEY. A public or private thoroughfare or way, permanently reserved and having a width of not more than twenty (20) feet, which affords only a secondary means of access to abutting property.

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

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

SECTION 21.7. AUCTION. The sale of new and used merchandise offered to bidders by an auctioneer for money or other consideration.

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 of 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. (Deleted)

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

SECTION 21.7. AUCTION. The sale of new and used merchandise offered to bidders by an auctioneer for money or other consideration.

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 of any one vehicle does not exceed 30 days, and not including the active noncommercial repair or one personal motor vehicle within a 120 day period.

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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")

(Delete)
a11
See Sec. 30
Ord. 348 1588
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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 accomodate 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, inform 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 21.26c. DISPOSAL SERVICE OPERATIONS. Areas for the storage and maintenance of vehicles and equipment used in the collection, transportation, and removal of garbage and rubbish not including storage or dumping of garbage or rubbish.

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 21.34b. FARM. A parcel of land devoted to agricultural uses where the principal use is the propagation, care, and maintenance of viable plant and animal products for commercial purposes.

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 abiding place of individuals who are lodged with or without meals, in which there are six (6) or more guest rooms, and in which no provision is made for cooking in any individual room or suite; jails, hospitals, asylums, sanitariums, orphanages, prisons, detention homes or similar buildings where human beings are housed and detained under legal restraint, are specifically not included.

SECTION 21.39. HOTEL, RESORT. A hotel, including all accessory buildings as defined in Section 21.38 of this ordinance and having a building site or hotel grounds containing not less than fifty thousand (50,000) square feet. Such hotel may have accessory commercial uses operated primarily for the convenience of the guests thereof, provided there is no street entrance directly to such commercial uses, and further provided such commercial uses shall not occupy more than twenty (20) per cent of the ground floor area of such hotel building.

SECTION 21.40. JUNK, WRECKING, DISMANTLING AND SALVAGE YARDS. The use of 200 or more square feet of any lot or parcel of land for outside storage, wrecking, dismantling or salvage 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. LAKE, RECREATIONAL. A confined body of standing fresh water containing more than 500,000 gallons of water and covering more than one acre of surface area, not including reservoirs, duck clubs, bodies of water contained within golf courses, and water storage used only for agricultural or domestic purposes.

SECTION 21.44. LOT. (1) A parcel of real property as shown as a delineated parcel of land with a separate and 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 accomodate mobilehome used for human habitation. The rental paid for any such mobilehome shall be deemed to include rental for the lot it occupies.

Notwithstanding the foregoing definition, any person, not including a mobilehome park operator, who owns a mobilehome and owns, rents or leases the land upon which the mobilehome is located, is permitted to rent, lease, sublease, let out, or hire out for occupancy the mobilehome and the land upon which the mobilehome is located, without obtaining a permit to construct or operate a mobilehome park.

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 21.51e. MINING OPERATION. The term mining operation shall mean any process by which one or more substances which are classified geologically as minerals are extracted from the earth or stockpiled including the reworking of mineral dumps which have been artificially created by mining operations.

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. (Deleted by Ord. 348.1201)

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 gather 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.

- (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 21.51e. (See SEC. 31 Ord. 348.1588-19.9)

✓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.

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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. Any property containing 5 acres or more operated as a ranch which offers guest rooms for rent and which has outdoor recreational facilities such as horseback riding, swimming or hiking.

SECTION 21.62. RECREATIONAL TRAILER PARK, Rental. A rental 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 21.62a. RECREATIONAL TRAILER PARK, Private. A private recreational trailer park is any area or tract of land, within an area zoned for recreational trailer parks, which is either owned or leased by a charitable or recreational organization, incorporated under the laws of the State of California as a nonprofit corporation, and the use of which is limited to the members of such organization. Members shall not be granted exclusive occupancy of any site, nor occupy any site for more than 30 continuous days, nor more than 120 days in any calendar year. Private recreational trailer parks shall obtain all construction and operating permits required for rental recreational trailer parks.

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 21.70(a). SWAP MEETS. The use, rental, or lease of stalls or areas outside of an enclosed building by vendors offering goods or materials for sale or exchange, not including public fairs, or art exhibits.

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:

9-4-62			
6-16-65	(Ord. 348.371)	11-4-71	(Ord. 348.941)
3-23-66	(Ord. 348.427)	5-4-72	(Ord. 348.1023)
7-6-66	(Ord. 348.455)	9-13-73	(Ord. 348.1201)
7-27-66	(Ord. 348.459)	5-30-74	(Ord. 348.1327)
4-17-68	(Ord. 348.556)	6-20-74	(Ord. 348.1340)
7-9-69	(Ord. 348.635)	11-7-74	(Ord. 348.1377)
10-15-69	(Ord. 348.636)	12-12-74	(Ord. 348.1396)
4-8-70	(Ord. 348.705)	10-2-75	(Ord. 348.1470)
6-10-70	(Ord. 348.737)	4-15-76	(Ord. 348.1497)
9-23-70	(Ord. 348.777)	9-8-77	(Ord. 348.1588)
5-26-71	(Ord. 348.884)		

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.

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7-6-66	(Ord. 348.455)	5-4-72	(Ord. 348.1023)
7-27-66	(Ord. 348.459)	9-13-73	(Ord. 348.1201)
4-17-68	(Ord. 348.556)	5-30-74	(Ord. 348.1327)
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4-8-70	(Ord. 348.705)	12-12-74	(Ord. 348.1396)
6-10-70	(Ord. 348.737)	10-2-75	(Ord. 348.1470)
9-23-70	(Ord. 348.777)	4-15-76	(Ord. 348.1497)
9-8-77	(Ord. 348.1588)	9-8-77	(Ord. 348.1588)

9-8-77
4-15-76

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