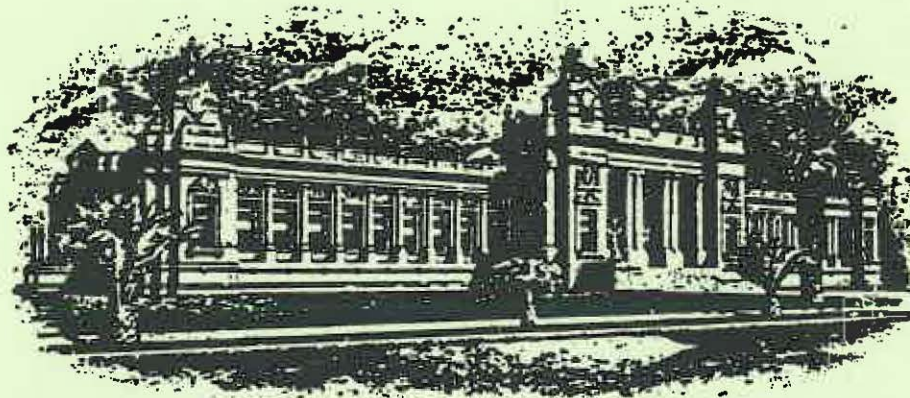


*Amendments to this
Ordinance in back of book.*

Bernard Platten

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



AS AMENDED THROUGH
ORDINANCE NO. 348.2516
October, 1985

Compiled and Published by Order of the
Board of Supervisors of Riverside County

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

Price \$8.00

Includes subsequent revisions.

As Amended Through Ordinance No. 348.2516

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 maintained on a current basis. Revisions are prepared to permit substitution of new pages for obsolete portions and are available at a nominal charge in the Office of the Clerk of the Board of Supervisors, 14th Floor, County Administrative Center, 4080 Lemon Street, Riverside, California 92501.

TABLE OF CONTENTS

Article		Page
I	Riverside County Land Use Ordinance	3
II	Riverside County General and Specific Plans	6
III	Zone Classifications	15
IV	Zoning Districts	17
V	R-R Zone (Rural Residential)	21
Va	R-R-O (Rural-Residential, Outdoor Advertising)	26
VI	R-1 Zone (One-Family Dwellings)	27
VIa	R-1A Zone (One-Family Dwellings - Mountain Resort)	30
VIb	R-A Zone (Residential Agricultural)	31
VII	R-2 Zone (Multiple Family Dwellings)	34
VIIa	R-2A Zone (Limited Multiple Family Dwellings)	43
VIII	R-3 Zone (General Residential)	45
VIIIa	R-3A Zone (General Residential - Mountain Resort)	48
VIIIb	R-T Zone (Mobilehome Subdivision and Mobilehome Park)	49
VIIIc	R-T-R Zone (Mobilehome Subdivision - Rural)	54
VIIId	R-4 Zone (Planned Residential)	57
VIIIE	R-5 Zone (Open Area Combining Zone-Residential Developments)	61
VIIIIf	R-6 Zone (Residential Incentive)	63
IX	C-1 and C-P Zone (General Commercial)	68
IXa	C-T Zone (Tourist Commercial)	75
IXb	C-P-S Zone (Scenic Highway Commercial)	77
X	I-P Zone (Industrial Park)	84
XI	M-SC Zone (Manufacturing - Service Commercial)	88.1
XIa	M-M Zone (Manufacturing - Medium)	92
XII	M-H Zone (Manufacturing - Heavy)	99
XIIa	M-R Zone (Mineral Resources)	106
XIIb	M-R-A Zone (Mineral Resources and Related Manufacturing)	110
XIII	A-1 Zone (Light Agriculture)	114
XIIIa	A-P Zone (Light Agriculture with Poultry)	119
XIV	A-2 Zone (Heavy Agriculture)	123
XIVa	A-D Zone (Agriculture-Dairy)	127
XV	W-2 Zone (Controlled Development Areas)	130
XVa	R-D Zone (Regulated Development Areas)	133
XVb	N-A Zone (Natural Assets)	134
XVc	W-2-M Zone (Controlled Development Area with Mobilehomes)	137
XVI	W-1 Zone (Watercourse, Watershed & Conservation Areas)	138
XVII	W-E Zone (Wind Energy Resource Zone) Intent	141
XVIII	General Provisions	144
XIX	Advertising Regulations	210
XIXa	Temporary Outdoor Events	222
XIXb	Mobilehomes	225
XIXc	Mobilehome Parks in Residential Zones	229
XX	Amendments and Change of Zone	231
XXI	Definitions	238
XXII	Enforcement, Legal Procedure and Penalties	252
XXIII	Validity	253
XXIV	Authentication	254

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 Supervisors, the County Planning Commission, the East Area Planning Council and the Planning Department.

SECTION 1.3. COUNTY PLANNING COMMISSION.

- a. The County Planning Commission shall consist of five members. Each member of the Board of Supervisors shall recommend that a resident of his District be appointed to the Commission; however, the appointments to the Commission shall require not less than a majority vote of the entire Board.
- b. Members of the Commission shall be appointed for a four year term; however, continued residence in the District from which a Commissioner is appointed is required to remain a member. If a member moves his residence out of the District from which he was appointed, his membership shall automatically terminate upon the appointment by the Board of a new member to fill the remainder of his unexpired term. The term of two Commissioners shall expire on June 30 of the same year and the term of three Commissioners shall expire on June 30, two years thereafter.
- 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, applications for conditional use permits for mobilehome parks, including appeals of any decision to revoke said permits. The Commission shall also perform the duties specified by ordinance concerning proceedings on applications for conditional

use permits, public use permits and variances, including appeals of any decision to revoke or modify said permits, appeals of plot plans and administrative matters delegated by the Board of Supervisors, which are not in the area jurisdiction of the East Area Planning Council. The Commission shall advise the Board of Superivsors 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. Three members shall be a quorum and three affirmative votes shall be required to carry a motion. The Commission shall hold at least one regular meeting per month.

Amended Effective:

12-23-82 (Ord. 348.2140)
04-05-84 (Ord. 348.2315)
02-02-85 (Ord. 348.2430)

SECTION 1.3.01 Notwithstanding the provisions of Section 1.3 of this ordinance, the County Planning Commission shall consist of six members until June 30, 1985. During the period of time that this section is in effect, four members of the Commission shall constitute a quorum and four affirmative votes shall be required to carry a motion. This section shall expire and be of no further force or effect on June 30, 1985 unless sooner repealed by the Board.

04-05-84 (Ord. 348.2315)

SECTION 1.4. EAST AREA PLANNING COUNCIL.

- a. The East Area Planning Council shall consist of five members, each appointed by the Board of Supervisors for a term of four years. One member of the Council shall be a member of the County Planning Commission. All members shall reside within the area jurisdiction of the Council.
- b. The area jurisdiction of the East Area Planning Council shall consist of the Fourth Supervisorial District and that portion of the Third Supervisorial District which lies east and north of a line running south along range lines from the northwest corner of Section 6, T2S R3E, to the southwest corner of Section 67, 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 East Area Planning Council shall elect one member as chairman and one as vice chairman to hold office at

the pleasure of the members. Three members shall be a quorum and three affirmative votes shall be required to carry a motion. The council shall hold at least one regular meeting per month, but shall not be required to hold noticed public hearings at each meeting.

- d. The East Area Planning Council shall perform the duties specified by ordinance, including proceedings on applications for conditional use permits, conditional use permits for mobilehome parks, public use permits and variances, including appeals of any decision to revoke or modify said permits, appeals of plot plans and administrative and advisory matters delegated by the Board of Supervisors which arise within its jurisdiction.

Amended Effective:

12-23-82 (Ord. 348.2140)
02-02-85 (Ord. 348.2430)

SECTION 1.5. COMPENSATION. Members of the County Planning Commission and of the East 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 East Area Planning Council 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:

02-03-77 (Ord.348.1545)
04-12-79 (Ord. 348. 1688, except for paragraph a.2. of
Section 1.4 which shall be effective in July of
1979 upon reorganization of the West Area
Planning Council.)
12-23-82 (Ord. 348.2140)
02-02-85 (Ord. 348.2430)

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 mandatory element of the Riverside County General Plan shall be amended more frequently than four times during any calendar year, unless otherwise allowed by Section 65358 of the Government Code. 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 the order of the Planning Commission or the Board of Supervisors; but in any event, not more than four times for any mandatory element during any calendar year unless otherwise allowed by Section 65358 of the Government Code.
- c. A proposal to adopt or amend any element of the General Plan shall not be considered at a public hearing until all procedures required by the Riverside County Rules Implementing the California Environmental Quality Act to hear a matter have been completed.

Amended Effective:

04-04-85 (Ord. 348.2444)

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 the filing fee set forth in Section 18.37 of this ordinance.

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 of real property, or a person authorized by the owner, shall have the right to request that the County consider a Specific Plan of Land Use or an amendment to an adopted specific plan for the 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. A proposal to adopt or amend a specific plan shall not be considered at a public hearing until all procedures required by the Riverside County Rules Implementing the California Environmental Quality Act to hear a matter 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 that filing fee set forth in Section 18.37 of this Ordinance. 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 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 the fee set forth in section 18.37 of this 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. 457, shall be completed as a part of the processing of the specific plan.
- f. Whenever an application is filed for a Commercial Specific Plan, pursuant to the requirements of the C-1, C-P or C-P-S zones, the application shall include the following additional information:
1. Proposed form of ownership and related application if required;
 2. Description of basic types of uses, including their ultimate range of square footage;
 3. Market analysis;
 4. Traffic analysis;
 5. Where applicable, an analysis of the availability of employees and employee housing necessary for the proposed development;

6. Architectural design criteria for the proposed shopping center; or an architectural perspective depicting the basic architectural theme of the project.

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, date and place of the public hearing shall be given at least 10 days prior to the hearing by all the following procedures:
 1. Publication once in a newspaper of general circulation in the County.
 2. Mailing to all owners of real property which is located within 300 feet of the exterior boundaries of the proposed project, as such owners are shown on the last equalized assessment roll. If the number of owners to whom notice would be mailed exceeds 1000, as an alternate to this mailed notice, notice may be shown by publication of a one-quarter page display advertisement in a newspaper of general circulation in the County. A display advertisement so published shall also satisfy the publication requirement of subsection a 1 of this section.
- b. After closing the public hearing, the Planning Commission shall render its decision within a reasonable time, by resolution, including therein its findings, and transmit it to the Board of Supervisors with a copy mailed to the applicant. If the Commission cannot reach a decision within a reasonable time after closing the hearing, that fact shall be reported to the Board of Supervisors and shall be deemed a recommendation to deny the proposal.
- c. Upon receipt of a recommendation of the Planning Commission on the general plan or amendment thereto, 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 hearing in the same manner as notice was given of the hearing before the Planning Commission.
- d. Upon receipt of an affirmative recommendation of the Planning Commission on the adoption, amendment or repeal of a specific plan, 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 hearing in the same manner as notice was given of the time and place

of hearing before the Planning Commission. If the Planning Commission has recommended denial of the adoption, amendment or repeal of a specific plan, the decision of the Planning Commission shall be filed with the Clerk of the Board of Supervisors, who shall place the decision on the next agenda of the Board held 5 or more days after the clerk receives the decision. The decision of the Commission is considered final and no action by the Board is required unless the applicant files an appeal accompanied by the fee set forth in Section 18.37 within 7 days after the decision of the Commission appears on the Board's agenda, or the Board orders the matter set for public hearing. If the Board so orders, or if the applicant files an appeal, the Clerk of the Board shall set the matter for public hearing before the Board at the earliest convenient date 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.

- 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 not previously considered by the Commission shall first be referred to the Commission for a report and recommendation. The Planning Commission shall not be required to hold a public hearing thereon, and failure of the Commission to report within 45 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.

Amended Effective:

06-30-83 (Ord. 348.2156)
04-04-85 (Ord. 348.2444)

SECTION 2.5.1. DETERMINATION OF PROJECT CONFORMANCE WITH
ADOPTED SPECIFIC PLAN.

- a. Whenever an application for an implementing project varies from and is not in substantial conformance with the adopted specific plan, an amendment to that specific plan shall be adopted pursuant to the provisions of Section 2.5 of this ordinance prior to the approval of the implementing project.

- b. Whenever an application for an implementing project varies from but is in substantial conformance with the adopted specific plan, a Letter of Substantial Conformance shall be issued as provided in this subsection prior to the approval of the implementing project.
1. For purposes of this subsection, the term "substantial conformance" shall mean a non-substantial modification of a condition of approval, diagram, or text of the specific plan that does not change the basic design or improvements required and is consistent with the original resolution adopting the specific plan, the conditions of approval, the specific plan text and the adopted environmental assessment. Substantial conformance may include a modification or deletion of a condition which will not substantially or adversely affect the underlying purpose for which the condition was initially required, construction of an implementing project out of phase so long as all infrastructure and public facilities required for the intervening phases are provided, a modification of the approved land uses in a phase which does not increase the land use density or intensity in any phase or planning area or a modification of the project design which improves circulation, protects topographic features, minimizes grading, improves drainage or improves infrastructure.
 2. A request for a Letter of Substantial Conformance shall be made on forms provided by the Planning Department, shall be accompanied by the fee set forth in Section 18.37 of this ordinance, and shall include the following:
 - (a) An accurate and complete description of the modification and how it affects the adopted specific plan, along with any necessary exhibits or diagrams.
 - (b) Any other information, exhibits or drawings the Planning Director may require.
 3. Upon filing of a request for a Letter of Substantial Conformance, the Planning Director shall transmit the request to the appropriate agencies for review and comment, and shall forward the proposal along with a recommendation to the Planning Commission. Notice of the decision of the Commission 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 the decision shall be mailed to the applicant and to any person who has made a written request for a copy

of the decision. The Clerk of the Board shall place the notice of the decision on the next agenda of the Board of Supervisors held 5 or more days after the Clerk receives the notice from the Planning Director. The decision of the Commission shall be considered final unless the applicant or an interested party files an appeal with the Clerk of the Board of Supervisors accompanied by the fee set forth in Section 18.37 of this ordinance, within 7 days after the notice of decision appears on the Board's agenda. If a timely appeal is filed, the Clerk shall place the matter on the next available agenda, and the Board shall make a determination of whether the Letter of Substantial Conformance should issue.

4. A request for a Letter of Substantial Conformance may be approved only if the following findings are made:
 - (a) That the project as modified meets the intent and purpose of the adopted specific plan; and,
 - (b) That the project as modified is consistent with the findings and conclusions contained in the resolution adopting the specific plan.
 - (c) A request for a Letter of Substantial Conformance shall not require a noticed public hearing; however, if the Planning Director, the Commission, or the Board determines that notice of the request should be given, notice shall be given at the applicant's expense in the manner provided for by Section 2.5 of this ordinance. Whenever such a determination is made, no further action shall be taken on the request until proper notice has been given. The Commission or Board of Supervisors may, at their discretion, allow testimony to be given on the proposed modification.
 - (d) Notwithstanding any other provision in this section to the contrary, and even if the request for a Letter of Substantial Conformance otherwise could be approved under this section, an applicant may be required to process a specific plan amendment pursuant to the provisions of Section 2.5 of this ordinance if it is determined that an amendment to the specific plan is required.

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 on 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 accompanied by the fee set forth in Section 18.37 of this ordinance, 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:

02-03-77			
06-27-78	(Ord. 348.1658)	10-23-80	(Ord. 348.1879)
05-08-80	(Ord. 348.1785)	01-22-81	(Ord. 348.1908)
09-25-80	(Ord. 348.1855)	07-22-82	(Ord. 348.2088)
06-30-83	(Ord. 348.2156)	04-04-85	(Ord. 348.2444)

ARTICLE I.1

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-T	Mobilehome Subdivision and Mobilehome Park
R-T-R	Mobilehome Subdivision - Rural
R-4	Planned Residential
R-5	Open Area Combining Zone - Residential Developments
R-6	Residential Incentive
C-1 & C-P	General Commercial
C-T	Tourist Commercial
C-P-S	Scenic Highway Commercial
I-P	Industrial Park
M-SC	Manufacturing - Service Commercial
M-M	Manufacturing - Medium
M-H	Manufacturing - Heavy
M-R	Mineral Resources
M-R-A	Mineral Resources & Related Manufacturing
A-1	Light Agriculture
A-P	Light Agriculture with Poultry
A-2	Heavy Agriculture
A-D	Agriculture - Dairy
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
W-E	Wind Energy Resource Zone

Amended Effective:

08-30-84 (Ord. 348.2358)

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:

02-03-77 (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 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)	04-18-49	348a
Map No. 4 - Cathedral City District	02-20-50	348d
Map No. 5 - University District	11-16-50	348g
Map No. 6 - Beaumont-Banning District	08-27-51	348h
Map No. 6a - Beaumont-Banning District	06-29-64	348.292
Map No. 7 - La Mesa Miravilla (Now part of Cherry Valley)	02-24-53	348j
Map No. 8 - Anza-La Sierra District	08-24-53	348m
Map No. 9 - West Corona District	07-26-54	348o
Map No. 10 - Cathedral City - Palm Desert District	01-03-55	348p
Map No. 11 - Glen Avon District	01-03-55	348q
Map No. 12 - Desert Hot Springs District	02-21-55	348r
Map No. 13 - Calimesa District	01-23-56	348z
Map No. 14 - La Quinta District	03-05-56	348dd
Map No. 15 - Rubidoux District	06-12-56	348hh

	<u>Date Adopted</u>	<u>Ordinance</u>
Map No. 16 - Idyllwild District	01-14-57	348tt
Map No. 17 - Hemet-San Jacinto District	08-26-57	348eee
Map No. 18 - North Valle Vista District	12-23-57	348jjj
Map No. 19 - Florence (Now Part of Cherry Valley)	10-06-58	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	04-13-59	348hhhh
Map No. 23 - North Elsinore District	01-26-59	348iiii
Map No. 24 - Lower Berdoo Canyon District	02-16-59	348jjjj
Map No. 25 - Edgemont-Sunnymead District	09-21-59	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	01-11-60	348.10
Map No. 29 - Mira Loma District No. 1 (Prado-Mira Loma)	01-11-60	348.12
Map No. 30 - Bermuda Dunes District	12-12-60	348.53
Map No. 31 - Cherry Valley District	01-23-61	348.63
Map No. 32 - Ramona District	10-09-61	348.103
Map No. 33 - Mecca District	04-02-62	348.134
Map No. 34 - Pinon Flats District	07-16-62	348.146
Map No. 35 - Little Lake District	08-06-62	348.150
Map No. 36 - Lake Mathews District	02-18-63	348.173
Map No. 37 - Norco District	02-25-63	348.175

	<u>Date Adopted</u>	<u>Ordinance</u>
Map No. 38 - Prado-Mira Loma District	04-01-63	348.182
Map No. 39 - Pedley District	05-06-63	348.197
Map No. 40 - Thousand Palms District	05-13-63	348.198
Map No. 41 - Lower Coachella Valley Dist.	07-01-63	348.208
Map No. 42 - North Riverside District	07-08-63	348.210
Map No. 43 - Banning Heights	05-11-64	348.282
Map No. 44 - Palm Springs Highlands	08-17-64	348.306
Map No. 45 - El Cerrito	12-14-64	348.339
Map No. 46 - Sun City	08-24-70	348.776
Map No. 47 - Blythe	06-14-65	348.376
Map No. 48 - Meadowbrook	07-06-65	348.380
Map No. 49 - East Corona	08-02-65	348.384
Map No. 50 - Painted Hills	08-16-65	348.389
Map No. 51 - Ripley	08-16-65	348.390
Map No. 52 - El Cariso	04-04-65	348.435
Map No. 53 - Quail Valley	07-05-66	348.461
Map No. 54 - Pine Cove	06-12-67	348.513
Map No. 55 - Perris Reservoir District	06-19-67	348.514
Map No. 56 - Gavilan Hills	12-08-69	348.684
Map No. 57 - Cajalco	03-09-70	348.703
Map No. 58 - Pass and Desert	03-30-70	348.712
Map No. 59 - Woodcrest	03-30-70	348.713
Map No. 60 - Sky Valley	04-27-70	348.731

	<u>Date</u> <u>Adopted</u>	<u>Ordinance</u>
Map No. 61 - Canyon Lake	08-24-70	348.775
Map No. 62 - Mead Valley	12-28-70	348.839
Map No. 63 - Valley Vista	02-22-72	348.862
Map No. 64 - Garner Valley	01-18-72	348.987
Map No. 65 - Cabazon	12-12-72	348.1118

Amended Effective:
02-03-77 (Ord. 348.1545)

ARTICLE .

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 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 office.
 - (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.
 - (6) Feed and grain sales.
 - (7) Nurseries and garden supply stores.
 - (8) Pet shops and pet supply shops.
 - (9) Real estate offices.
 - (10) Signs, on-site advertising.
 - (11) Arts, crafts and curio shops.
- 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. (Deleted)
 - 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. (Deleted)
 - r. Parking lots and parking buildings, pursuant to the provisions of Section 18.12 (automobile storage space).
 - s. (Deleted)
 - t. Professional offices.

- u. (Deleted)
- v. Refreshment stands.
- w. Restaurants and other eating establishments.
- x. Shoe stores and repair shops.
- y. (Deleted)
- z. Stations, bus, railroad and taxi.
- 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.
- (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) (Deleted)
- (28) Mini Warehouse Structures.
- (29) Catteries, commercial.
- (30) Mobilehome parks, developed pursuant to Section 19.93 of this ordinance.

- 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.
- f. Deleted.

Amended Effective:

11-11-82 (Ord. 348.2104)
12-23-82 (Ord. 348.2140)
08-02-84 (Ord. 348.2338)

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 40 feet in height. No other building or structure shall 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:

09-04-62		07-16-69	(Ord. 348.638)
06-16-65	(Ord. 348.371)	06-10-70	(Ord. 348.737)
09-15-65	(Ord. 348.391)	09-23-70	(Ord. 348.777)
01-19-66	(Ord. 348.422)	09-30-70	(Ord. 348.783)
05-31-67	(Ord. 348.506)	08-11-71	(Ord. 348.905)
08-02-67	(Ord. 348.518)		

Formerly Article

III-renumbered

Art. V and amended:

05-04-72	(Ord. 348.1023)	10-02-75	(Ord. 348.1470)
08-09-73	(Ord. 348.1189)	12-10-75	(Ord. 348.1481)
05-30-74	(Ord. 348.1327)	02-03-77	(Ord. 348.1545)
06-20-74	(Ord. 348.1340)	04-21-77	(Ord. 348.1564)
11-07-74	(Ord. 348.1377)	09-08-77	(Ord. 348.1588)
03-20-75	(Ord. 348.1429)	04-12-79	(Ord. 348.1688)
07-10-75	(Ord. 348.1458)	11-29-79	(Ord. 348.1729)
			(Oper. 01-01-80)
		07-02-81	(Ord. 348.1968)
		11-11-82	(Ord. 348.2104)
		12-23-82	(Ord. 348.2140)
		05-19-83	(Ord. 348.2162)
		08-02-84	(Ord. 348.2338)

ARTICLE Va

R-R-0 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. Deleted.

Subsection b of Section 5.25 of Ordinance No. 348 is hereby deleted. Because the deletion of subsection b of Section 5.25 makes the uses permitted in that section the same as the uses permitted in Section 5.1 of this ordinance, on the effective date of this ordinance, all areas designated as being in the R-R-0 (Rural-Residential, Outdoor Advertising) Zone classification (Section 5.25) shall hereafter be designated as being in the R-R (Rural-Residential) Zone classification (Section 5.1), and the uses permitted in the R-R Zone shall be the only uses permitted, and shall be subject to the same development standards.

Amended Effective:

09-04-62
06-16-66 (Sections 3.26 and 3.27 Repealed)
07-16-85 (Ord. 348.2496)

(Formerly Article

IIIa - renumbered

Art. Va and amended):

05-04-72 (Ord. 348.1023)
02-03-77 (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.
 - (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 the sale of 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.
 - (6) Planned residential developments, provided a land division is approved pursuant to the provisions of Ordinance No. 460 and the development standards in Section 18.5 or 18.6 of this ordinance.
- b. The following uses are permitted provided a plot plan has been approved pursuant to the provisions of Section 18.30:
- (1) Beauty shops operated from a home by its inhabitants where no assistants are employed and the on-site sign is unlighted and does not exceed two square feet in area.
 - (2) Temporary real estate tract offices 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.

- c. The following uses are permitted provided a conditional use permit has been granted pursuant to Section 18.28 of this ordinance:
- (1) Mobilehome parks, developed pursuant to Section 19.92 of this ordinance.

Amended Effective:

12-23-82 (Ord. 348.2140)
06-28-84 (Ord. 348.2341)

SECTION 6.2. DEVELOPMENT STANDARDS. The following standards of development shall apply in the R-1 Zone, except that planned residential developments shall comply with the development standards contained in Section 18.5 of this ordinance.

- a. Building height shall not exceed 3 stories, with a maximum height of 40 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.
- (4) No structural encroachments shall be permitted in the front, side or rear yard except as provided for in Section 18.19 of this ordinance.
- f. Automobile storage space shall be provided as required by Section 18.12 of this ordinance.

Amended effective:

01-15-64	(Ord. 348.251)
05-06-64	(Ord. 348.275)
04-17-68	(Ord. 348.556)
03-11-70	(Ord. 348.700)
09-23-70	(Ord. 348.777)
05-04-72	(Ord. 348.1023)
10-19-74	(Ord. 348.1091)
09-13-73	(Ord. 348.1201)
05-30-74	(Ord. 348.1327)
05-1-75	(Ord. 348.1443)
04-12-79	(Ord. 348.1688)
07-02-81	(Ord. 348.1965)
03-16-82	(Ord. 348.2074)
12-23-82	(Ord. 348.2140.)
05-19-83	(Ord. 348.2162)
08-29-85	(Ord. 348.2510)

ARTICLE VIa
R-1A ZONE (ONE-FAMILY
DWELLINGS - MOUNTAIN RESORT)

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

SECTION 6.25. USES PERMITTED.

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

- a. Any use permitted in R-1 Zones.
- b. One additional dwelling unit covering not more than 700 square feet of the lot area may be placed on any lot of not less than 7200 square feet in area upon which there exists a one-family dwelling and no guest dwelling.
- c. The keeping of horses for private, noncommercial use by occupants of the premises, subject to all regulations or limitations imposed by or pursuant to law or ordinance pertaining to the keeping of livestock.
- d. Real estate offices and insurance offices conducted as home occupations, subject to the same limitations as provided for home occupations in R-1 Zones.
- e.
- f. The following uses are permitted provided a conditional use permit has been granted pursuant to Section 18.28 of this ordinance:
 - (1) Mobilehome parks, developed pursuant to Section 19.92 of this ordinance.

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:

09-22-60		
07-27-66	(Ord. 348.459)	Subsection(d) repealed.
05-30-74	(Ord. 348.1327)	
12-23-83	(Ord. 348.2140)	

**ARTICLE VIb
R-A ZONE (RESIDENTIAL AGRICULTURAL)**

The following regulations shall apply to 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, not including Section 6.1(c)(1), subject to the requirements set forth therein.
- 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. 551), 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 a 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, as a principal residence only, provided:
 - (1) The minimum lot size shall be 2½ acres.
 - (2) The mobilehome shall have a floor area of not less than 750 sq.ft.
 - (3) The area between the ground level and the floor of the mobilehome shall be screened from view by an opaque skirt which shall be securely fastened to the mobilehome in a manner which insures that the skirting is rigid and not movable. The skirting shall be the same material and color as the siding on the mobilehome although other materials may be used if they are weather-resistant.
 - (4) The location of the mobile home, sanitary facilities and utilities shall conform 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.
- l. Dog kennels, non-commercial, on parcels of land one acre or larger in gross area.
- m. Catteries, non-commercial.
- n. An additional one family mobilehome, excluding the principal dwelling, shall be allowed for each 10 acres being farmed. Said additional mobilehomes shall be located on a parcel being farmed and occupied by the owner, operator or employee of the farming operation as a one family residence provided:
 - (1) The mobilehome shall have a floor area of not less than 450 square feet.
 - (2) The mobilehome is not rented or held out for lease.

- (3) The mobilehome is located not less than 50 feet from any property line.
- (4) The mobilehome is screened from view from the front property line by shrubs or trees and has a sprinkler system installed to insure the proper maintenance of plant materials.
- (5) The number of dwellings from employees shall not exceed two per established farming operation.
- (6) The arrangement of the mobilehomes, sanitary facilities and utilities conforms with all of the requirements of the Health Department, the Department of Building and Safety and State law.

Amended Effective:

12-23-82 (Ord. 348.2140)
 12-6-84 (Ord. 348.2414)

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 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.

Effective Amended:

01-15-64	(Ord. 348.251)	05-30-74	(Ord. 348.1327)
01-19-66	(Ord. 348.422)	12-12-74	(Ord. 348.1396)
06-10-70	(Ord. 348.737)	11-29-79	(Ord. 348.1729-
07-22-70	(Ord. 348.753)		Operative 1-1-80)
		12-23-82	(Ord. 348.2140)

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. The following uses shall be permitted provided a plot plan has first been approved pursuant to the provisions of Section 18.30 of this ordinance:
- (1) Two (2) family dwellings, multiple family dwellings, bungalow courts and apartment houses.
 - (2) Boarding, rooming and lodging houses.
 - (3) Churches, educational institutions, public libraries, museums and art galleries not operated for compensation or profit.
- added by Ord 348.2140*
2540
Temporary Rest-Estate Tract Offices, etc.
- c. Deleted
- d. Deleted
- e. The following uses are permitted provided a conditional use permit is granted pursuant to Section 18.28 of this ordinance:
- (1) Mobilehome parks, developed pursuant to Section 19.92 of this ordinance.
- 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.
- g. Deleted
- h. One-family dwellings developed as Restricted Single-Family Residential Subdivisions, subject to the development standards of Section 7.11. The provisions of Sections 7.2 through 7.10 inclusive shall not be applicable to developments under this permitted use.

Amended Effective:

12-23-82 (Ord. 348.2140)
06-28-84 (Ord. 348.2342)
12-06-84 (Ord. 348.2414)

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 6.2.)

SECTION 7.4. FRONT YARD REQUIRED. The same as in R-1 Zones. (See Section 6.2.)

SECTION 7.5. SIDE YARDS REQUIRED. The same as in R-1 Zones. (See Section 6.2.)

SECTION 7.6. REAR YARD REQUIRED. The same as in R-1 Zones. (see Section 6.2.)

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.

SECTION 7.11. RESTRICTED SINGLE-FAMILY RESIDENTIAL SUBDIVISIONS.

- a. DEVELOPMENT OBJECTIVE. The development objective of this Section is to facilitate single-family residential subdivision projects which exhibit excellence in design and in the provision of housing opportunities through an integration of site planning, subdivision design, and housing development. It is envisioned that the site plans for these developments will be determined through a thorough analysis of a project site in terms of its constraints, opportunities, grading requirements, area characteristics, the requirements of the Riverside County General Plan, and other County ordinances governing the development of land.

Projects developed pursuant to this Section are expected to:

- (1) Provide for the placement of dwellings on individual lots so as to create variety in the street scene and to balance the distribution of height and bulk of individual dwellings relative to other dwellings and their location in the subdivision, and to provide for superior subdivision design and livability through the location and arrangement of lots, and in the

- design of streets through the use of short cul-de-sac and/or curvilinear streets in preference to straight or rectangular grid interior street patterns.
- (2) Provide for a basic level of usable and total open space, both on individual lots and throughout a subdivision, so as to meet the needs of project residents.
 - (3) Result in residential communities which offer a variety of housing opportunities and provide for diversity in design through careful attention to house designs, floor plans, street scenes, architecture, including the visual impact of garages and placement of mechanical equipment, fencing and landscaping.
- b. **ALLOWABLE DENSITY.** The allowable density of a project will be determined by the physical and service constraints of the property and the area in which the property is located; the planning goals, objectives, policies, and standards of the Riverside County General Plan; and, the development standards of this Section and other County ordinances.
- c. **DESIGN GUIDELINES.**
- (1) Wherever development objectives are identified in this Section, or wherever design-oriented objectives are specified under minimum development standards, those objectives shall be implemented in conjunction with design guidelines adopted by the Board of Supervisors.
 - (2) The Planning Director shall develop, prepare and keep current a Design Guidelines Manual for adoption by resolution of the Board of Supervisors and shall, when appropriate, recommend amendments to the manual for adoption by the Board.
- d. **FILING REQUIREMENTS.**
- (1) The following information shall be filed in conjunction with a Restricted Single Family Development filed pursuant to this Section:
 - a. An application for a land division pursuant to Ordinance 460.
 - b. If the application is intended to implement an adopted specific plan of land use, a statement shall be filed specifying how the specific plan is being implemented through the project.
 - c. A comprehensive site plan, conceptual grading plan and tentative subdivision map, based upon a contour interval no greater than four feet, showing the following in addition to the requirements of Ordinance 460:

- i. proposed lots including lot lines and proposed easement lines, if any.
 - ii. building footprints.
 - iii. floor plan assignments.
 - iv. proposed setbacks.
 - v. pad elevations, street grades and all cut and fill slopes in excess of one foot in vertical height.
- d. The following separate tabulations shall be provided:
- i. the mix of floor plans
 - ii. the lot/building calculations for each lot in the project as follows:
 - (a) lot area.
 - (b) lot pad area.
 - (c) Building footprint area.
 - (d) percentage lot coverage.
 - (e) lot width.
 - (f) front setback.
 - (g) area defined by Section 7.11f(2)f.
 - (h) usable rear yard depth.
 - (i) usable rear yard area.
 - (j) usable rear-oriented side yards are no less than 10 usable feet in width.
 - (k) total rear yard area.
 - (l) total rear-oriented side yard areas where the side yards are no less than 10 feet in width.
 - iii. the total gross project area, total net project area, net area devoted to streets and net area devoted to lot purposes.
- e. A fencing plan including details of proposed materials to be used.
- f. Dimensioned conceptual floor plans and elevations, including details of proposed materials for elevations, and square-footages and heights of individual units.
- g. Proposed phasing plan showing the planned sequence of subdivision map recordation and development.
- (2) The following additional requirements shall apply to applications filed pursuant to this Section:
- a. All necessary information shall be filed in order for the project to be environmentally evaluated in accordance with the Riverside County General Plan, the California Environment Quality Act (CEQA), and the Riverside County Rules to Implement CEQA.
 - b. 8½" x 11" reduction transparencies of all exhibits and maps shall be provided.
 - c. The scale of the site plan and all the same with a minimum scale of 1" = 40'. In

situations where the required 40' scale maps would involve preparation of multiple sheets to accommodate an entire project, composite reductions on a single sheet may be submitted in order to facilitate distribution to affected agencies.

- d. A pre-application conference with the Planning Department shall be encouraged to be held to review a proposed application prior to actual filing.

e. COMPLETE APPLICATION.

- (1) An application shall not be deemed complete until a determination is made by the Planning Director that all necessary information has been submitted.
- (2) The Planning Director may waive the filing of any information determined to be unnecessary or not applicable with the exception of the required land division application.

f. MINIMUM DEVELOPMENT STANDARDS. One-family dwellings developed as Restricted Single-Family Residential Subdivisions shall comply with the following minimum development standards:

(1) SITE DEVELOPMENT STANDARDS.

- a. Lots shall have a minimum width of 40 feet measured along the 22-foot average building setback line; provided, however, that lots situated along street knuckles and cul-de-sac bulbs shall have not less than 20 feet of frontage measured along the face of curb.
- b. Lots situated along collector roadways shall have a minimum width of 50 feet measured along the 22-foot average building setback line.
- c. New property lines shall be located at the tops of slopes except along street rights-of-way where the standards of Ordinance 461 shall apply and in zero lot line situations.
- d. Side yard manufactured slopes shall not exceed a maximum of 10 feet in vertical height in side yard areas between dwelling units; provided, however, dwellings may be set back from the toes of slopes which exceed 10 feet in vertical height by one foot for each foot of vertical slope height, and from the tops of such slopes by one-half foot for each foot of vertical slope height. In no case shall the setbacks from a toes and tops of slopes be less than that required by Ordinance 457.
- e. Front yards shall have a minimum average depth of 22 feet throughout the project. Dwellings may be located no closer than 18

feet to the front property line in order to achieve variety in front yard setbacks provided the minimum average setback is maintained and further provided that no garages are situated closer than 30 feet to the face of curb.

- f. Side yards shall not be less than 5 feet except that street side yards of corner lots shall be a minimum of 10 feet for single-story dwellings and 15 feet for multi-story dwellings.
- g. Building separation between dwelling units shall not be less than 10 feet for dwellings up to 28 feet in overall height. Building separation shall be increased by one foot for each foot by which any adjoining building exceeds 28 feet in overall height. Attached garages may encroach a maximum of 5 feet into the required building separation provided no living portions of adjoining dwellings encroach into the required building separation and provided building separation between structures is not reduced below 10 feet. Building separation shall mean the distance between the structural portions of adjoining dwellings as measured from that point where the dwellings are nearest; provided, however, that a yard encroachment permitted under Section 18.19 shall not be considered a structural portion for the determination of building separation.
- h. Side yards shall be a minimum of 25 feet for lots which have side yards adjacent to streets with a planned width of 110 feet or greater, state highways, or freeways.
- i. Rear yards shall be a minimum of 40 feet for lots which have rear yards adjacent to streets with a planned width of 110 feet or greater, state highways, or freeways.
- j. Interior side yards may be reduced to accommodate zero lot line or common wall situations, except that, in no case shall the reduction in side yard areas reduce the required separation between detached structures.

(2) OPEN SPACE DEVELOPMENT STANDARDS.

- a. Lot coverage by all main buildings and accessory structures shall not exceed 40% of the net area of a lot.
- b. Rear yards throughout the project shall have a minimum average depth of 25 feet to the rear property line or toe or top of any manufactured slope, whichever is nearer to the

rear of the dwelling, but not less than 20 feet in any case.

- c. Each rear yard shall contain a minimum of 1000 square feet of usable area where usable area is defined as lot pad area exclusive of any manufactured slopes.
- d. Total usable project open space contained within rear yards and rear-oriented portions of side yards of no less than 10 usable feet in width shall average not less than 2000 square feet per lot. For purposes of this Section, a rear-oriented side yard is a side yard which is either substantially a continuation of the rear yard by virtue of irregularly shaped rear and side yards, or which by virtue of the floor plan of the dwelling is designed to be an integral part of the indoor and outdoor living environment of the dwelling and lot.
- e. Total usable project open space contained within rear yards and rear-oriented portions of side yards of no less than 10 feet in width may be reduced to an average of not less than 1600 square feet per lot if total project open-space contained within the rear yards of individual lots and rear-oriented side yards of no less than 10 feet in width is not less than 40 percent of the net area of a project devoted to residential lot purposes.
- f. In all cases where the front yard setback of a dwelling exceeds 22 feet, the area defined by the product of the footage by which the setback exceeds 22 feet and the width of the lot may be counted toward the project's open space requirements specified in d and e above.
- g. The requirements in parts d and e above shall be satisfied for the project as a whole and each phase of the project if the project is to be recorded in phases. Nothing in parts d and e above, however, shall prohibit individual homeowners from constructing structural additions or accessory structures on individual lots.

(3) HOUSING DEVELOPMENT STANDARDS.

- a. Two enclosed off-street parking spaces shall be required for each dwelling unit, notwithstanding the provisions of Section 18.12. All driveways shall be concrete paved.
- b. All dwellings shall comply with the requirements of Section 18.11, except that no multi-story dwellings shall contain less than 1100 square feet of total living area.

- c. Projects shall provide a range of dwelling unit sizes and floor plans developed in concert with the scale of the project. A minimum of one floor plan shall be provided for each 60 dwelling units, or fraction thereof, in a proposed project, except that in no case shall less than 3 floor plans be provided for any individual project.
- d. Projects shall provide a variety of dwelling elevations developed in concert with the scale of the project. A minimum of one elevation shall be provided for each 15 dwelling units, or fraction thereof, in a proposed project, except that in no case shall less than 6 elevations be provided for any individual project.
- e. Dwellings situated on lots which take access from a collector roadway (66-foot right-of-way) shall either have garages setback deeper from the street than the front of the dwelling, but not less than 30 feet from the face of curb, or be designed with swing in (side oriented) garage entries.
- f. Fencing, from building to building, parallel to the street, shall be provided in all side yard areas between dwelling units.
- g. The heights and construction of all reverse frontage walls shall be determined through an acoustical study of the forecasted noise environment, but shall not be less than six feet in height from the finished grade of the lot in any case.
- h. Dwellings and structures shall not exceed 40 feet in overall height.
- i. The number of dwelling units in one residential building shall not exceed two.

g. FINAL PLAN OF DEVELOPMENT.

- (1) No final subdivision map shall be recorded pursuant to this Section until such time as a final site plan has been submitted to and approved by the Planning Director. The final site plan shall show all lots, building footprints, setbacks, yard spaces, floor plans and elevations, and such additional information as deemed necessary by the Planning Director to determine that the final site plan conforms to this Section and the final site plan approved in conjunction with the tentative subdivision map for the property.
- (2) Nonsubstantial adjustments to an approved project's design including setbacks, floor plans, and elevations are permitted subject to the approval of the Planning Director or the approval of a

minor change pursuant to Ordinance 460. Changes determined to be substantial by the Planning Director including changes in concept and product type, shall be submitted for review in accordance with the provisions of Ordinance 460 governing minor changes and revised tentative maps.

Amended Effective: (09-22-60)

09-23-70	(Ord. 348.777)
09-13-73	(Ord. 348.1201)
05-30-74	(Ord. 348.1327)
08-29-78	(Ord. 348.1664)
12-23-83	(Ord. 348.2140)
06-28-84	(Ord. 348.2342)
12-6-84	(Ord. 348.2414)
08-29-85	(Ord. 348.2510)

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. The following uses shall be permitted provided a plot plan has first been approved pursuant to the provisions of Section 18.30 of this ordinance.
 - (1) Two family dwellings, multiple-family dwellings and apartment houses.
 - (2) *Temporary Real Estate Office, etc. — added by Ord. 348.2570*
- c. The following uses are permitted provided a conditional use permit is granted pursuant to Section 18.28 of this ordinance:
 - (1) Mobilehome parks, developed pursuant to Section 19.92 of this ordinance.
- 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.

Amended Effective:

12-23-82 (Ord. 348.2140)
12-06-84 (Ord. 348.2414)

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.
- d. No structural encroachments shall be permitted in the front, side or rear yard except as provided for in Section 18.19 of this ordinance.

AMENDED EFFECTIVE:

08-29-85 (Ord. 348.2510)

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:

09-22-60	
09-23-70	(Ord. 348.777)
09-13-73	(Ord. 348.1201)
05-30-74	(Ord. 348.1327)
03-16-82	(Ord. 348.2074)
12-23-82	(Ord. 348.2140)
08-29-85	(Ord. 348.2510)

ARTICLE VII.

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.
 - (12) Real Estate offices.
- 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) Mobilehome parks, developed pursuant to Section 19.92 of this ordinance.
 - (2) (Deleted)
 - (3) Parking area for commercial uses.
 - (4) Evening nursery school, child care and baby-sitting 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.

- e. Planned residential developments, provided a land division is approved pursuant to the provisions of Ordinance No. 460 and the development standards in Section 18.5 or 18.6 of this ordinance.

Amended Effective:

12-23-82 (Ord. 348.2140)
06-28-84 (Ord. 348.2341)

SECTION 8.2. DEVELOPMENT STANDARDS. The following standards of development shall apply in the R-3 Zone, except that planned residential developments shall comply with the development standards contained in Section 18.5 of this ordinance.

- 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 no 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. No structural encroachments shall be permitted in the front, side or rear yard except as provided in Section 18.19 of this ordinance.
- 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:

01-15-64	(Ord. 348.251)
01-19-66	(Ord. 348.422)
06-07-67	(Ord. 348.507)
09-23-70	(Ord. 348.777)
09-16-71	(Ord. 348.920)
05-04-72	(Ord. 348.1023)
06-21-73	(Ord. 348.1180)
09-13-73	(Ord. 348.1201)
05-30-74	(Ord. 348.1327)
12-10-75	(Ord. 348.1481)
04-12-79	(Ord. 348.1688)
03-16-82	(Ord. 348.2074)
12-23-82	(Ord. 348.2140)
08-29-85	(Ord. 348.2510)

ARTICLE VIIIa

Village Direct Residential
R-3A ZONE (GENERAL RESIDENTIAL-
MOUNTAIN-RESORT)

Section 8.24 Purpose and Intent
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.
- b. The following uses are permitted provided a conditional use permit is granted pursuant to Section 18.28 of this ordinance:
 - (1) Mobilehome parks, developed pursuant to Section 19.92 of this ordinance.

Amended Effective:
12-23-82 (Ord. 348.2140)

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:
09-22-60
05-30-74 (Ord. 348.1327)
12-23-82 (Ord. 348.2140)

*amended
by
3-18-25-35
Ord.*

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, and one-family factory built and conventional dwelling units with a floor area of not less than 750 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 mobilehome park.

Amended Effective:

01-05-84 (Ord. 348.2244)

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. Deleted.
- 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. No structural encroachments shall be permitted in the front, side, or rear yard except as provided for in Section 18.19 of this ordinance.

- d. Building height shall not exceed 3 stories, with a maximum height of 40 feet.
- 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 open areas or recreational facilities or a combination thereof, are developed as a part of the subdivision. 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 open and recreation areas. The combined square footage of community area and residential lot area, not including streets rights-of-way, shall total no less than 6,000 square feet for each residential lot in the subdivision.
 - b. The recreation areas shall be designated on the subdivision map and shall be located entirely within the subdivision development.
- f. For subdivisions that include community open or recreation areas, a community association with the unqualified right to assess the owners of the residential lots for all maintenance operations 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 lots of 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.

- 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.

Amended Effective:

5-19-83 (Ord. 348.2162)

08-29-85 (Ord. 348.2510)

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 2½ 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 mobilehome park or mobile-home subdivision. All planting 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: 02-19-62

Amended Effective:

03-30-65	(Ord. 348.356)
04-17-68	(Ord. 348.556)
05-14-69	(Ord. 348.628)
04-29-70	(Ord. 348.718)
09-16-70	(Ord. 348.773)
03-24-71	(Ord. 348.860)
05-04-72	(Ord. 348.1023)
05-30-74	(Ord. 348.1327)
03-06-75	(Ord. 348.1411)
03-16-82	(Ord. 348.2074)

05-19-83 (Ord. 348.2162)
01-05-84 (Ord. 348.2244)

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, and one-family factory built and conventional dwelling units with a floor area of not less than 750 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.

Amended Effective:

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. Deleted.
- c. Mobilehomes shall meet the following minimum lot setbacks: 20 feet front yard, 5 feet side yard, and 5 feet rear yard. No structural encroachments shall be permitted in the front, side, or rear yard except as provided for in Section 18.19 of this ordinance.
- d. Building height shall not exceed 3 stories, with a maximum height of 40 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.

Adopted effective

03-06-75	(Ord. 348.1411)
03-16-82	(Ord. 348.2074)
05-19-83	(Ord. 348.2162)
08-29-85	(Ord. 348.2510)

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.
- f. The following uses shall be permitted provided a conditional use permit is granted pursuant to Section 18.28 of this ordinance:
 1. Mobilehome parks, developed pursuant to Section 19.92 of this ordinance.

Amended Effective:

12-23-82 (Ord. 348.2140)

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 40 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.

Amended Effective:

5-19-83 (Ord. 348.2162)

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 has first been approved pursuant to the provisions of Section 18.30 of this ordinance. The plot plan shall contain the following information:
 - (a). Location of each existing and proposed structure in the development area and the use or uses to be contained therein.
 - (b). Location of all pedestrian walks, malls and recreation areas.

- (c). Location and height of all walls, fences and screen planting, including a plan for the landscaping and surfacing of the development.
- (d). Plans and elevations of typical structures to indicate architectural type and construction standards.

Amended Effective:

01-15-64	(Ord. 348.251)
09-13-73	(Ord. 348.1201)
12-10-75	(Ord. 348.1481)
03-16-82	(Ord. 348.2074)
12-23-82	(Ord. 348.2140)
05-19-83	(Ord. 348.2162)
12-06-84	(Ord. 348.2414)

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. No structural encroachments shall be permitted in the front, side, or rear yard except as provided for in Section 18.19 of this ordinance.
- c. Trash areas. All trash collection areas shall be enclosed with a solid fence or wall no 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:

09-01-71	(Ord. 348.912)
05-30-74	(Ord. 348.1327)
12-10-75	(Ord. 348.1481)
08-29-85	(Ord. 348.2510)

ARTICLE VIII

R-6 ZONE (RESIDENTIAL INCENTIVE)

Section 8.201. INTENT. The Housing Element of the Riverside County General Plan has identified the need for affordable housing as one of the most significant housing problems in the County of Riverside. It is the intent of the Board of Supervisors in enacting the R-6 Zone to establish a specialized zone that will, through incentives and consideration of a specific housing proposal in connection with a proposed zone change, facilitate construction of affordable housing. Pursuant to the Housing Element, the density of a project shall be determined by the physical and service constraints of the parcel being considered, during the hearing process, and may exceed the density permitted for standard projects by the Land Use Element.

The Board finds and determines and declares that it is its intent that the R-6 Zone classification be used and applied in areas where basic services such as water, sewer, other utilities and adequate road circulation already exist or can be reasonably extended. The Board further determines that the R-6 Zone classification shall be applied to a specific geographic area only in conjunction with an approved plan for development, including any necessary land division maps, plot plans or other approvals, as required by the County, and that applications for the R-6 Zone and related projects are to receive priority processing by all County departments involved in the review and issuance of permits for the development.

The Board further determines that when the R-6 Zone classification is applied to a specific area, it shall be used only for the construction of the project approved in connection with the granting of the zone classification, or for a project that is thereafter specifically approved by the Board as an affordable housing project to replace the previously approved project. This requirement shall not prohibit the County from allowing nonsubstantial changes in an approved development plan that become necessary in the actual engineering of a project, provided that such changes shall not increase the density of an approved project.

Section 8.202. USES PERMITTED. The following uses are permitted upon approval of a project in accordance with the provisions of this Article:

- a. One-family dwellings, including mobilehomes on permanent foundations
- b. Two-family dwellings and multiple family dwellings
- c. Planned residential developments

- d. Apartment houses
- e. Accessory buildings, provided there is a main building on the lot
- f. Home occupations
- g. Temporary real estate offices located within a subdivision, to be used only for and during the original sale of the subdivision
- h. Community recreation facilities as a part of a development
- i. The following uses are permitted provided a conditional use permit is granted pursuant to Section 18.28 of this ordinance:
 - (1) Mobilehome parks, developed pursuant to Section 19.92 of this ordinance.

Amended Effective:

12-23-82 (Ord. 348.2140)

Section 8.203. BASIC REQUIREMENTS FOR SALES UNITS. All developments shall comply with one of the following requirements in subsections (a), (b), or (c) and with subsection (d):

- a. The average selling price of the dwelling units shall not exceed 80% of the average home sales price in a market area. The market area and average home sales price shall be determined by the Board of Supervisors, or
- b. The selling price of 25% of the dwelling units shall be at an amount affordable to families earning no greater than 120% of the County median income, as determined by the board of Supervisors, or
- c. The selling price of 15% of the dwelling units shall be at an amount affordable to families earning no greater than 80% of the County median income, as determined by the Board of Supervisors.
- d. If a development is benefitted, directly or indirectly, through the use of governmental funds for site acquisition, extension of basic services or roads, or other expenditures that assist the development, the sales price determined pursuant to subsections (a), (b), or (c) of this section may be reduced by the Board of Supervisors.

Amended Effective:
12-23-82 (Ord. 348.2140)

Section 8.204. DEVELOPMENT STANDARDS. The following standards of development shall apply in the R-6 Zone.

- a. The allowable density of a project will be determined by the physical and service constraints of the property and the area in which the property is located; however, the density of each approved development must exceed four units per gross acre.
- b. The minimum lot area for single family detached developments shall be 3600 square feet, except that minimum lot areas may be reduced to 2500 square feet as a part of a zero lot line attached unit project.
- c. Lots shall have a minimum frontage of 30 feet except that minimum frontage may be reduced on knuckles and cul-de-sacs or as part of an approved zero lot line attached unit housing project.
- d. A minimum of 30% of each lot's net area in a single-family development shall be designed for usable open space. Usable open space shall be defined as those portions of the site not encumbered by a structure. The net lot area is defined as the total area contained within the property lines. Side yard setbacks shall be approved as part of the design of the project. Setbacks for garages that open parallel with the access way shall not be less than 20 feet.
- e. A minimum of 20% of the net lot area for apartment developments shall be in usable open space. Minimum front and rear yard setbacks shall be 10 feet. Additional setbacks, including side yards, may be required depending on the height of the structure and adjacent land uses. All apartment projects shall contain at least four dwelling units. No application for conversion of an apartment building to condominiums or any other form of cooperative or units that may be sold individually, shall be accepted by the Planning Director, unless the matter has first been presented to and approved by the Board of Supervisors as being consistent with the intent and purpose of the original approval of the project to provide affordable housing.
- f. One-family residences shall not exceed 35 feet in height. All other uses shall not exceed 50 feet in height.

- g. One off-street parking space shall be required for each dwelling unit, notwithstanding the apartment building parking standards contained in Section 18.12 of this ordinance.
- h. Open space or recreational facilities proposed in a project shall be subject to approval of the County.
- i. Streets providing circulation within a development shall be constructed to a minimum width of 36 feet within a 56-foot right-of-way for major interior streets and a minimum width of 32 feet of improvements within a 50-foot right-of-way for minor interior streets and cul-de-sac streets. All improvements to be in accordance with the improvement standards of Ordinance 461.
- j. Design standards, dedications, and improvements will be in conformance with the requirements of Ordinances No. 460 and 461, and as approved by the Road Commissioner, for all streets other than interior streets.

Amended Effective:

12-23-82 (Ord. 348.2140)

Section 8.205. APPLICATIONS

- a. Applications for the R-6 Zone shall be filed only in conjunction with an application for a land division pursuant to Ordinance No. 460, or an application for a plot plan pursuant to the provisions of this ordinance. Notwithstanding the provisions of State Law or County ordinance providing for different processing or time requirements for processing the various applications, an applicant, by filing an application for the R-6 Zone, shall agree that the two or more applications shall be considered together and that approval of a land division or plot plan shall not be final until the zone change has been granted and shall not be used until the zone change has gone into effect.
- b. All applications shall include floor plans and elevations for each type of unit that is proposed to be constructed and such additional information related to design or market area as may be required by the Planning Director.

Amended Effective:

12-23-82 (Ord. 348.2140)

Section 8.206. SPECIAL PROVISIONS

- a. The market area for a project and a tentative sales price or median income determination shall be made by the Board of Supervisors during the processing of the applications for the project.
- b. The County, from time to time, by resolution of the Board of Supervisors, shall publish information relating to home sales price, market areas and median income in the County of Riverside, which information shall be available to prospective applicants prior to filing an application for a project.
- c. The final determination of the home sales price or median income for a specific project shall be made at the time of issuance of building permits for the project, provided, however, that amount shall not be less than the tentative amount determined during the processing of the applications. The determination shall be made by the Board of Supervisors upon the recommendation of the Planning Director, which shall be initiated by application of the developer coordinated with the request for building permits.
- d. At the time of recordation of the final map, a Declaration of Covenants, Conditions and Restrictions, approved by the County, shall be recorded that establish the affordability criteria for the development, including, but not limited to, structure size, type and reference to the method for fixing the sales price for units in the development.
- e. In the furtherance of the intent that the R-6 Zone be used only for the construction of affordable housing, the Declaration of Covenants, Conditions and Restrictions shall prohibit the sale of lots without dwelling units sold on or constructed there on in conjunction with the sale of the lot; provided, however, this shall not prohibit the sale of an entire tract, or an approved unit thereof, for construction of the units by the purchaser thereof.

Amended Effective:

12-23-82 (Ord. 348.2140)

ARTICLE IX

C-1 ZONE C-P ZONE (GENERAL COMMERCIAL)

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

SECTION 9.1. USES PERMITTED.

- a. The following 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, provided a plot plan shall have been approved pursuant to provisions of Section 18.30 of this ordinance:

- (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) Florists shops
- (32) Food markets and frozen food lockers
- (33) Gasoline service stations
- (34) Gift shops

- (35) Hotels, resort hotels and motels
- (36) Household goods sales, including but not limited to, new and used appliances, furniture, carpets, draperies, lamps, radios, and television sets, including repair thereof
- (37) Hobby shops
- (38) Ice cream shops
- (39) Ice sales, not including ice plants
- (40) Interior decorating shops
- (41) Jewelry stores, including 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 including slaughtering
- (53) Mimeographing and addressograph services
- (54) Mortuaries
- (55) Music stores
- (56) News stores
- (57) Notions or novelty stores
- (58) Offices, including business, law, medical, dental, chiropractic, architectural, engineering, community planning, real estate
- (59) One on-site operator's residence *which may be located in a commercial building*
- (60) Paint and wallpaper stores, not including paint contractors
- (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 including 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) Signs, on-site advertising

(amended by Ord. 348.253)

- (76) Sporting goods stores
- (77) Stained glass assembly
- (78) Stationer stores
- (79) Stations, bus, railroad and taxi
- (80) Taxidermist
- (81) Tailor shops
- (82) Telephone exchanges
- (83) Theaters, not including drive-ins
- (84) Tire sales and service, not including recapping
- (85) Tobacco shops
- (86) Tourist information centers
- (87) Toy shops
- (88) Travel agencies
- (89) Typewriter sales and rental, including incidental repairs
- (90) Watch repair shops
- (91) Wholesale businesses with samples on the premises but not including storage
- (92) Car washes

b. The following uses are permitted, together with outside storage and display of 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) Boat and other marine sales
- (4) Ceramic sales and manufacturing for on-site sales, provided the total volume of kiln space does not exceed 16 cubic feet
- (5) Electrical substations
- (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) Fishing and casting pools
- (8) Golf cart sales and service
- (9) Hardware stores, including not more than 1000 sq. ft. of outside storage lumber
- (10) Liquid petroleum service stations, provided the total capacity of all tanks shall not exceed 10,000 gallons
- (11) Mobilehomes, provided they are kept mobile and licensed pursuant to State Law, 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, provided they are inconspicuously located
 - c. Caretakers or watchmen and their families, provided no rent is paid, where a permitted and existing commercial use is established.

Not more than one mobilehome shall be allowed for a parcel of land or a shopping center complex

- (12) Mobilehome sales and storage, trailer sales and rental house trailers
- (13) Nurseries and garden supply stores
- (14) Parking lots and parking structures
- (15) Sports and recreational facilities, not including motor driven vehicles and riding academies, but including archery ranges, athletic playgrounds, sports arenas, skating rinks, stadiums, and commercial swimming pools
- (16) (Delete)
- (17) (Delete)
- (18) Trailer and boat storage
- (19) 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 body; and the rental of trailers not exceeding 6 feet in width or 22 feet in length
- (20) Truck sales and service

c. (Deleted)

d. The following uses are permitted provided a conditional use permit has been granted pursuant to the provisions of Section 18.28 of this ordinance:

- (1) Sale, rental, repair, or demonstration of motorcycles, scooters, and motorbikes
- (2) Drive-in theaters
- (3) Heliports
- (4) Tire recapping
- (5) Animal hospitals
- (6) Body and fender shops and spray painting
- (7) Swap meets
- (8) All uses permitted in Subsection (a) of this Section that have more than 200 sq. ft. of outside storage or display of materials
- (9) Mini warehouse structures
- (10) Lumber yards, including only incidental mill work
- (11) Building materials sales yards
- (12) Underground bulk fuel storage

e. Accessory Uses. An accessory use to a permitted use is allowed provided the accessory use is incidental to, and does not alter the character of, the principal permitted 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 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 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 the premises. Such accessory use shall be located not nearer than 50 feet to any residential zone.
- d. Accessory uses shall be conducted wholly within a completely enclosed building.

AMENDED EFFECTIVE:

07-16-85 (348.2496)
08-29-85 (348.2510)

SECTION 9.2. PLANNED COMMERCIAL DEVELOPMENTS. Planned Commercial Developments are permitted provided a land division is approved pursuant to the provision of Ordinance No. 460.

SECTION 9.3. COMMERCIAL SPECIFIC PLAN REQUIRED.

- a. Notwithstanding any other provisions of this Article, no commercial building or use shall be constructed on a parcel that is 15 acres in size or greater, and no permits or approvals shall be issued by any department of the County for such construction, unless the applicant has applied for, and received final approval of, a Commercial Specific Plan pursuant to the provisions of Government Code Section 65450 et seq. and Section 2.3 et seq. of this ordinance. A proposed commercial use shall not be broken into smaller units to avoid the requirement to file an application for a Commercial Specific Plan, and an application for a plot plan may be denied on the basis that it is part of a larger commercial proposal that requires the applicant to file an application for a specific plan.
- b. A commercial specific plan shall comply with all the standards required for approval of a commercial plot plan. In addition thereto, no Commercial Specific Plan shall be approved unless it is found that there will be no adverse effect upon the public health, safety and welfare of the general community, including such factors as the availability of employees and affordable housing for such employees and a demonstrated need for a commercial center. The following additional

standards of development shall apply to those projects subject to the Commercial Specific Plan requirement:

- (1) A minimum 15% of the site shall be landscaped and automatic irrigation shall be installed.
- (2) A minimum 50-foot building setback shall be required on any boundary where the commercial property abuts a residential zoned property. Twenty feet of the setback shall be landscaped unless a tree screen is included, wherein the landscaping may be reduced to 10 feet. The balance of the setback may be used for automobile parking, driveways or landscaping. Block walls, or other appropriate fencing, may also be required.
- (3) All outside storage, and all trash, loading and service areas, shall be screened by structures or landscaping and located to minimize noise or odor nuisance.

- c. Whenever a comprehensive Commercial Specific Plan or phase thereof has been approved and is in effect, the requirement for a subsequent plot plan or conditional use permit for certain uses may be modified or waived. This determination shall be made as part of the approval of a specific plan, provided that a detailed site plan and all required development standards are included as a part of the final approval of a specific plan.
- d. The requirement for a Commercial Specific Plan may be waived by the Planning Commission upon a finding by the Commission that the proposed commercial use consists of infilling of an existing commercial area. An application to waive a Commercial Specific Plan shall be made in writing to the Planning Director, prior to filing an application for a specific plan, stating fully the reasons therefor and accompanied by a fee as set forth in Section 18.37 of this ordinance. The application shall be placed on the regular agenda of the Planning Commission as a discussion matter for the determination of the Commission. If the Commission approved the waiver, the applicant shall be permitted to file an application for any required plot plan, conditional use permit or land division.

SECTION 9.4. DEVELOPMENT STANDARDS. The following standards of development are required in the C-1 and C-P zones:

- a. There is no minimum lot area requirement, unless specifically required by zone classification for a particular area.

- b. There are no yard requirements for buildings which do not exceed 35 feet in height except as required for specific plans. 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 unless a specific plan has been adopted in which case it will be measured from the specific plan street line. 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 an existing adjacent street line unless a specific plan has been adopted, in which case it will be measured from the specific plan street line.
- 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 the ordinance.
- d. Automobile storage space shall be provided as required by Section 18.12 of this ordinance.
- e. All roof mounted mechanical equipment shall be screened from the ground elevation view to a minimum sight distance of 1,320 feet.

Amended Effective:

01-15-64	(Ord. 348.251)	12-10-75	(Ord. 348.1481)
11-10-65	(Ord. 348.401)	04-21-77	(Ord. 348.1564)
01-19-66	(Ord. 348.422)	06-29-78	(Ord. 348.1647)
05-04-72	(Ord. 348.1023)	08-29-78	(Ord. 348.1664)
09-14-72	(Ord. 348.1070)	04-12-79	(Ord. 348.1688)
10-19-72	(Ord. 348.1091)	10-23-80	(Ord. 348.1879)
09-13-73	(Ord. 348.1201)	03-05-81	(Ord. 348.1926)
07-25-74	(Ord. 348.1349)		
10-02-75	(Ord. 348.1470)		
11-13-75	(Ord. 348.1476)		

- deletion residential

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

(7) Dwelling, bed and breakfast added by Ord. 348-2535
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 19 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:

09-22-60

Amended Effective:

07-09-69 (Ord. 348.635)
05-04-72 (Ord. 348.1023)
09-13-73 (Ord. 348.1201)
10-02-75 (Ord. 348.1469)
12-10-75 (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. The following 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, provided a plot plan shall have been approved pursuant to the provisions of Section 18.30 of this ordinance:

- (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 shop.
- (36) Hardware stores
- (37) Household goods sales and repair, including but not limited to, new and used appliances, furniture, carpets, draperies, lamps, radios, and television sets, including repair thereof
- (38) Hobby shops
- (39) Ice cream shops
- (40) Ice sales, not including ice plants
- (41) Interior decorating shops
- (42) Jewelry stores with incidental repairs
- (43) Labor temples
- (44) Laboratories, film, dental, medical, research or testing
- (45) Laundries and laundromats
- (46) Leather goods stores
- (47) Liquor stores
- (48) Locksmith shops
- (49) Mail order businesses
- (50) Manufacturer's agent
- (51) Market, food, wholesale or jobber
- (52) Massage parlors, turkish baths, health centers and similar personal service establishments
- (53) Meat markets, not including slaughtering
- (54) Mimeographing and addressograph services
- (55) Mobilehomes, provided they are kept mobile and licensed pursuant to state law, use 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 use is established. Not more than one mobilehome shall be allowed for a parcel of land or a shopping center complex
- (56) Music Stores
- (57) News stores
- (58) Notions or novelty stores
- (59) Nurseries and garden supply stores
- (60) Offices, business
- (61) One on-site operator's residence, *which may be located in commercial building*
- (62) Paint and wall paper stores, not including paint contractors
- (63) Parking lots and parking structures
- (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

*(amended by
Ord. 348.2535)*

- (68) Poultry markets, not including 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-ins
- (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) (Delete)
- (96) (Delete)
- (97) Gasoline service stations
- (98) Golf cart sales and service
- (99) Hotels, resort hotels and motels

b. Uses Permitted by Conditional Use Permit. The following uses are permitted provided a conditional use permit has been granted pursuant to the provisions of Section 18.28 of this ordinance:

- (1) Automobile repair garages, body shops, spray painting shops
- (2) Automobile sales and rental agencies
- (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 20 cubic feet in capacity and other similar equipment.
- (7) Heliports

- (8) Liquid petroleum service stations, provided the total capacity of all tanks shall not exceed 10,000 gallons
- (9) Mortuaries
- (10) Sale, rental, repair, or demonstration of motorcycles, scooters or motorbikes of two horsepower or greater
- (11) Animal hospitals
- (12) Sports and recreational facilities, not including motor-driven vehicles and riding academies, but including archery ranges, athletic fields, beaches, golf driving ranges, gymnasiums, miniature golf, parks, playgrounds, sports arenas, skating rinks, stadiums, and commercial swimming pools
- (13) Tire recapping
- (14) Tire sales and services, not including recapping
- (15) Trailer and boat storage
- (16) Travel trailers, mobilehomes and recreational vehicles sales and service
- (17) Truck sales and services
- (18) Trucks and trailers; the rental of trucks not over 19,500 pounds gross 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
- (19) Underground bulk fuel storage
- (20) Mini warehouse structures
- (21) All uses permitted in subsection (a) that have more than 200 square feet of outside storage of display of materials

c. Accessory Uses Permitted. An accessory use to a permitted use is allowed, provided the accessory use is established on the same lot or parcel of land, and is incidental to, and consistent with 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 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 the premises. Such accessory use shall be located not nearer than 50 feet to any residential zone.

- d. Accessory uses shall be conducted wholly within a completely enclosed building.

SECTION 9.51. PLANNED COMMERCIAL DEVELOPMENT. Planned Commercial Developments are permitted provided a land division is approved pursuant to the provisions of Ordinance No. 460.

SECTION 9.52. COMMERCIAL SPECIFIC PLAN REQUIRED.

- a. Notwithstanding any other provisions of this Article, no commercial building or use shall be constructed on a parcel that is 15 acres in size or greater, and no permits or approvals shall be issued by any department of the County for such construction, unless the applicant has applied for, and received final approval of a Commercial Specific Plan pursuant to the provisions of Government Code Section 65450 et seq. and Section 2.3 et seq. of this ordinance. A proposed commercial use shall not be broken into smaller units to avoid the requirement to file an application for a Commercial Specific Plan, and an application for a plot plan may be denied on the basis that it is part of a larger commercial proposal that requires the applicant to file an application for a specific plan.
- b. A Commercial Specific Plan shall comply with all the standards required for approval of a commercial plot plan. In addition thereto, no Commercial Specific Plan shall be approved unless it is found that there will be no adverse effect upon the public health, safety and welfare of the general community, including such factors as the availability of employees and affordable housing for such employees and a demonstrated need for a commercial center. The following additional standards of development shall apply to those projects subject to the Commercial Specific Plan requirement:
 - (1) A minimum 15% of the site shall be landscaped and automatic irrigation shall be installed.
 - (2) A minimum 50-foot building setback shall be required on any boundary where the commercial property abuts a residential zoned property. Twenty (20) feet of the setback shall be landscaped unless a tree screen is included, wherein the landscaping may be reduced to 10 feet. The balance of the setback may be used for automobile parking, driveways or landscaping. Block walls, or another appropriate fencing, may also be required.

- (3) All outside storage, and all trash, loading and service areas, shall be screened by structures or landscaping and located to minimize noise or odor nuisance.
- c. Whenever a comprehensive Commercial Specific Plan or phase thereof has been approved and is in effect, the requirement for a subsequent plot plan or conditional use permit for certain uses may be modified or waived. This determination shall be made as part of the approval of a specific plan, provided that a detailed site plan and all required development standards are included as a part of the final approval of a specific plan.
- d. The requirement for a Commercial Specific Plan may be waived by the Planning Commission upon a finding by the Commission that the proposed commercial use consists of infilling of an existing existing commercial area. An application to waive a Commercial Specific Plan shall be made in writing to the Planning Director, prior to filing an application for a specific plan, stating fully the reasons therefor and accompanied by a fee as set forth in Section 18.37 of this ordinance. The application shall be placed on the regular agenda of the Planning Commission as a discussion matter for the determination of the Commission. If the Commission approved the waiver, the applicant shall be permitted to file an application for any required plot plan, conditional use permit or land division.

SECTION 9.53. DEVELOPMENT STANDARDS. The following shall be the standards of development in the C-P-S Zones:

- a. There is no minimum lot area requirement, unless specifically required by zone classification for a particular area.
- b. There are no yard requirements for buildings which do not exceed 35 feet in height, except as required for specific plans. 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 two (2) feet for each foot by which the height exceeds 35 feet. The front setback shall be measured from the existing street line unless a specific plan has been adopted in which case it will be measured from the specific plan street line. 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 an

existing adjacent street line unless a specific plan has been adopted in which case it will be measured from the specific plan street line.

- c. All buildings and structures shall not exceed fifty (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. Automobile storage space shall be provided as required by Section 18.12 of this ordinance.
- e. All roof mounted mechanical equipment shall be screened from the ground elevation view to a minimum sight distance of 1,320 feet.

Added Effective:

07-19-67 (Ord. 348.517)

Amended Effective:

05-30-74 (Ord. 348.1327)	04-21-77 (Ord. 348.1564)
06-20-74 (Ord. 348.1340)	04-12-79 (Ord. 348.1688)
07-25-74 (Ord. 348.1349)	07-26-79 (Ord. 348.1702)
11-13-75 (Ord. 348.1476)	10-23-80 (Ord. 348.1879)
12-10-75 (Ord. 348.1481)	03-05-81 (Ord. 348.1926)
	09-04-81 (Ord. 348.2000)

ARTICLE X
I-P ZONE
(INDUSTRIAL PARK)

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

SECTION 10.1. USES PERMITTED.

- a. The following uses are permitted provided an Industrial Park Plot Plan has been approved pursuant to the provisions of Section 18.30 of this ordinance.
 - 1. The following industrial and manufacturing uses:
 - a. Food, Lumber, Wood, and Paper products.
 - (1) Grain and bakery products.
 - (2) Sugar and confectionary products.
 - (3) Non-alcoholic beverages.
 - (4) Ice.
 - (5) Manufacture of furniture and fixtures including cabinets, partitions, and similar items.
 - (6) Printing and publishing of newspapers, periodicals, books, forms, cards, and similar items.
 - (7) Binding of books and other publications.
 - b. Textile and Leather Products:
 - (1) Wearing apparel and accessory products.
 - (2) Manufacture of handbags, luggage, footwear, and other personal leather goods.
 - c. Chemical and Glass Products:
 - (1) Pharmaceutical research and manufacture.
 - (2) Glassblowing, pressing, cutting, and other glassware products.
 - d. Metal, Machinery, and Electrical Products:
 - (1) Jewelry manufacture and repair.
 - (2) Manufacture, assembly, testing and repair of components, devices, equipment and systems of an electrical, electronic, or electro-mechanical nature, such as, but not limited to:
 - a) Television and radio equipment and systems.
 - b) Phonographs and audio units.
 - c) Metering instruments, equipment and systems.
 - d) Radar, infrared and ultraviolet equipment and systems.
 - e) Coils, tubes, semiconductors and similar components.
 - f) Scientific and mechanical instruments.

- g) Data processing equipment and systems.
 - h) Communication, navigation control, transmission and reception equipment, control transmission and reception equipment, control equipment and systems, guidance equipment and systems.
 - i) Musical and recording equipment.
 - (3) Office and computing machine manufacture, repair, and sales.
 - (4) Control devices and gauges.
 - (5) Equipment sales, rental and storage.
 - (6) Appliance manufacture, and repair.
 - (7) Manufacture of lighting fixtures, and supplies.
- e. Transportation and Related Industries:
- (1) Vehicle storage and impoundment within an enclosed building.
 - (2) Trailer, recreational vehicle, and boat storage within an enclosed building.
- f. Engineering and Scientific Instruments:
- (1) Manufacture and repair of engineering, scientific, and medical instrumentation including but not limited to:
 - a) Measuring devices, watches, clocks, and related items.
 - b) Optical goods.
 - c) Medical, and dental instruments.
 - d) Engineering, survey, and drafting instruments.
 - e) Photographic equipment.
- g. Industrial and Public Utility Uses:
- (1) Public utility substations and storage buildings.
 - (2) Warehousing and distribution, including mini-warehouses.
 - (3) Communications and microwave installations.
 - (4) Cold storage facilities.
 - (5) Telephone exchanges and switching equipment.
 - (6) Post Offices.
 - (7) Fire and Police Stations.
 - (8) Water and Gas Company Service Facilities.
 - (9) Parcel delivery services.
2. The following service and commercial uses:
- a. Banks and financial institutions.
 - b. Blueprint and duplicating services.
 - c. Laboratories, film, medical, research, or testing centers.
 - d. Office equipment sales and service.

- e. Offices, professional sales and service, including business, law, medical, dental, chiropractic, architectural and engineering.
 - f. Parking lots and parking structures.
 - g. Restaurants and other eating establishments.
 - h. Barber and beauty shops.
 - i. Day care centers.
 - j. Health and exercise centers.
 - k. Mobile homes, provided they are kept mobile and licensed pursuant to state law, when used for construction offices and caretaker's quarters on construction sites for the duration of a valid building permit.
 - l. One-family dwellings on the same parcel as the industrial or commercial use provided such dwellings are occupied exclusively by the proprietor or caretaker of the use and their immediate families.
 - m. Signs, on-site advertising.
 - n. Automobile service stations.
 - o. Motels.
- b. The following uses are permitted provided a conditional use permit has been granted pursuant to Section 18.28 of this ordinance:
- 1. Airports.
 - 2. Heliports.

SECTION 10.2. PLANNED INDUSTRIAL DEVELOPMENTS. Planned Industrial Developments are permitted provided a land division has been approved pursuant to the provisions of Ordinance No. 460.

SECTION 10.3. INDUSTRIAL PARK PLOT PLAN. Applications for an Industrial Park Plot Plan shall be made pursuant to the provisions of Section 18.30 of this ordinance. In addition to the requirements of Section 18.30, the application shall contain:

- a. A description of the proposed industrial operation in sufficient detail to fully describe the nature and extent of the proposed use.
- b. Plans or reports describing proposed methods for handling traffic, noise, glare, odor, vibration, hazardous gases, liquids and other materials.
- c. Plans or reports showing proposed method for treatment and disposal of sewage and industrial and toxic waste materials.

- d. An architectural perspective of all buildings and grounds showing the relationship of the proposed development to adjacent properties.

SECTION 10.4. DEVELOPMENT STANDARDS. The following standards of development are required in the I-P Zone:

- a. The minimum lot size shall be 20,000 square feet with a minimum average lot width of 100 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. A minimum 15% of the site shall be landscaped and automatic irrigation shall be installed.
- d. A minimum 25 foot setback shall be required on any street. A minimum 10 foot strip adjacent to the street line shall be appropriately landscaped and maintained, except for designated pedestrian and vehicular accessways. The remainder of the setback may be used for offstreet automobile parking, driveways or landscaping.
- e. The minimum sideyard setback shall equal not less than 10 feet for the two side lot areas combined.
- f. The minimum rear yard setback shall be 15 feet.
- g. A minimum 50 foot setback shall be required on any boundary where the industrial property abuts a residential or commercially zoned property. A minimum of 20 feet of the setback shall be landscaped, unless a tree screen is approved, in which case the setback area may be used for automobile parking, driveways or landscaping. Block walls or other fencing may be required.
- h. Parking, loading, trash and service areas shall be screened by structures or landscaping. They shall be located in such a manner as to minimize noise or odor nuisance. Block walls or other fencing may be required.

- i. Outside storage shall be screened with structures or landscaping. Landscaping shall be placed in a manner adjacent to the exterior boundaries of the area so that materials stored are screened from view. If a non-screened exhibit of products is proposed, it shall be part of the Industrial Park Plot Plan, and shall be set back at least 10 feet from the street line.
- j. Automobile parking shall be provided as required by Section 18.12 of this ordinance.
- k. All new utilities shall be underground.
- l. All roof mounted mechanical equipment shall be screened from the ground elevation view to a minimum sight distance of 1,320 feet.
- m. All signs shall be in conformance with Article XIX of this ordinance.
- n. All lighting, including spotlights, floodlights, electrical reflectors and other means of illumination for signs, structures, landscaping, parking, loading, unloading and similar areas shall be focused, directed, and arranged to prevent glare or direct illumination on streets or adjoining property.
- o. Notwithstanding the requirements of Section 18.27 of this ordinance to the contrary, any variance from the development standards of this section shall be heard by the Planning Director pursuant to Section 18.30(d) (2) of this ordinance unless the proposed use also requires approval of a conditional or public use permit.

Amended Effective: 09-22-60

05-04-72 (Ord. 348.1023)
 09-13-73 (Ord. 348.1201)
 05-30-74 (Ord. 348.1327)
 07-25-74 (Ord. 348.1349)
 08-15-74 (Ord. 348.1356)
 12-10-75 (Ord. 348.1481)
 11-13-80 (Ord. 348.1880)
 12-06-84 (Ord. 348.2414)

ARTICLE XI

M-SC ZONE (MANUFACTURING - SERVICE COMMERCIAL)

SECTION 11.1. INTENT. It is the intent of the Board of Supervisors in amending this article to: (1) promote and attract industrial and manufacturing activities which will provide jobs to local residents and strengthen the County's economic base; (2) provide the necessary improvements to support industrial growth; (3) insure that new industry is compatible with uses on adjacent lands, and (4) protect industrial areas from encroachment by incompatible uses that may jeopardize industry.

SECTION 11.2. USES PERMITTED.

- a. Agricultural uses of the soils for crops, including the grazing of not more than 2 mature farm animals per acre and their immature offspring.
- b. The following uses are permitted provided a plot plan is approved pursuant to the provisions of Section 18.30 of this ordinance.
 - (1) The following industrial and manufacturing uses:
 - a. Food Products:
 - (1) Meat and poultry products, not including meat packing or slaughtering.
 - (2) Dairy products, not including dairies.
 - (3) Canning and preserving fruits and vegetables.
 - (4) Grain and bakery products.
 - (5) Sugar and confectionary products.
 - (6) Non-alcoholic beverages.
 - (7) Ice.
 - b. Textile Products:
 - (1) Cotton, wood, and synthetic weaving and finishing mills.
 - (2) Wearing apparel and accessory products.
 - (3) Knitting mills.
 - (4) Floor covering mills.
 - (5) Yarn and thread mills.
 - c. Lumber and Wood Products:
 - (1) Saw and planning mills.
 - (2) Manufacture of containers and crates.
 - (3) Fabrication of wood buildings and structures.
 - (4) Lumber yards.
 - (5) Manufacture of furniture and fixtures including cabinets, partitions and similar items.
 - (6) Fabrication of manufactured housing and mobilehome.
 - d. Paper Products:

- (1) Paper and paperboard mills.
- (2) Manufacture of containers and boxes.
- (3) Paper shredding.
- (4) Recycling and storage of paper, within a building.
- (5) Printing and publishing of newspapers, periodicals, books, forms, cards, and similar items.
- (6) Binding of books and other publications.
- e. Chemicals and related products:
 - (1) Manufacture of organic and inorganic compounds, not including those of a hazardous nature.
 - (2) Manufacture of drugs and pharmaceuticals.
 - (3) Soaps, cleaners, and toiletries.
 - (4) Manufacture of agricultural chemicals, not including pesticides and fertilizers.
- f. Leather Products:
 - (1) Tanning and finishing of leather.
 - (2) Manufacture of handbags, luggage, footwear, and other personal leather goods.
- g. Stone, Clay, Glass, and Concrete Products:
 - (1) Stone cutting and related activities.
 - (2) Pottery and similar items.
 - (3) Glass blowing, pressing and cutting.
 - (4) Glassware products.
 - (5) Manufacture of concrete, gypsum, plaster and mineral products.
- h. Metal Products:
 - (1) Manufacture of cans and containers.
 - (2) Cutlery, tableware, hand tools, and hardware.
 - (3) Plumbing and heating items.
 - (4) Wrought iron fabrication.
 - (5) Manufacture and assembly of fencing.
 - (6) Machine, welding, and blacksmith shops.
 - (7) Metal stamps and forged metal products.
 - (8) Fabrication of metal buildings.
 - (9) Manufacture of ordinance and firearms, not including explosives.
 - (10) Jewelry.
- i. Machinery:
 - (1) Engines, turbines, and parts.
 - (2) Farm, garden construction, and industrial machinery.
 - (3) Office and computing machines.
 - (4) Refrigeration and heating equipment.
 - (5) Equipment sales, rental, and storage.
- j. Electrical Equipment:
 - (1) Electrical and electronic apparatus and components.

- (2) Appliances.
- (3) Lighting and wiring.
- (4) Radio, television, and communications equipment.
- (5) Musical and recording equipment.
- k. Transportation and Related Industries:
 - (1) Vehicles, aircraft, boats and parts manufacture.
 - (2) Railroad equipment.
 - (3) Motorcycles, bicycles, and parts manufacture.
 - (4) Travel trailers and recreational vehicles manufacture.
 - (5) Draying, freighting, and trucking operations.
 - (6) Railroad yards and stations.
 - (7) Vehicle storage and impoundment.
 - (8) Trailer and boat storage.
- l. Engineering and Scientific Instruments:
 - (1) Measuring devices, watches, clocks, and related items.
 - (2) Optical goods, medical instruments, supplies, and equipment and photography equipment.
- m. Industrial Uses:
 - (1) Cotton ginning.
 - (2) Public utility substations and storage yards.
 - (3) Heliports.
 - (4) Building movers storage yard.
 - (5) Mini warehouses.
 - (6) Warehousing and distribution.
 - (7) Communication and microwave installations.
 - (8) Cold storage plant.
- (2) The following service and commercial uses:
 - a. Banks and financial institutions.
 - b. Blueprint and duplicating services.
 - c. Gasoline and diesel service stations.
 - d. Laboratories, film, medical, research, or testing centers.
 - e. Office equipment sales and service.
 - f. Offices, professional sales and service, including business, law, medical, dental, chiropractic, architectural, and engineering.
 - g. Parking lots and parking structures.
 - h. Restaurants and other eating establishments.
 - i. Vehicle and motorcycle repair shops.
 - j. Barber and Beauty shops.
 - k. Body and fender shops, and spray painting.
 - l. Building materials sales yard.
 - m. Day care centers.
 - n. Health and exercise centers.

- o. Hardware and home improvement center.
 - p. Mobilehomes, provided they are kept mobile and licensed pursuant to State law, when used for: sales offices on mobilehome sales lots; construction offices and caretakers quarters on construction sites for the duration of a valid building permit; agricultural worker employment offices for a maximum of 90 days in any calendar year; caretaker's quarters and office, located on the same parcel as a permitted industrial use.
 - q. One-family dwellings on the same parcel as the industrial or commercial use provided such dwellings are occupied exclusively by the proprietor or caretaker of the use and their immediate family.
 - r. Nurseries and garden supply stores.
 - s. Car and truck washes.
 - t. Signs, on-site advertising.
 - u. Feed and grain sales.
 - v. Truck and trailer sales and rental.
- c. The following uses are permitted provided a conditional use permit has been granted pursuant to Section 18.28 of this ordinance:
- (1) Meat packing plants, not including slaughtering or rendering of animals.
 - (2) Cemeteries, crematories, and mausoleums.
 - (3) Paper storage and recycling, not within a building.
 - (4) Brewery, distillery, or winery.
 - (5) Acid and abrasives manufacturing.
 - (6) Fertilizer production, organic or inorganic.
 - (7) Petroleum and bulk fuel storage, above ground, pursuant to Ordinance No. 546.
 - (8) Paints and varnishes manufacturing and incidental storage.
 - (9) Concrete batch plants and asphalt plants.
 - (10) Catteries, commercial.
 - (11) Dog kennels, commercial.
 - (12) Airports.
 - (13) Poultry and egg processing.
 - (14) Recycling of wood, metal, and construction wastes.
 - (15) Natural gas storage, above ground.
 - (16) Drive-in theaters.
 - (17) Disposal service operations.
- d. Any mining operation that is subject to the California Surface Mining and Reclamation Act of 1975 provided a valid surface mining permit has been granted pursuant to Riverside County Ordinance No. 555.

e. (Deleted)

f. Any use that is not specifically listed in Subsections (b) and (c) may be considered a permitted or conditionally permitted use provided that the Planning Director finds that the proposed use is substantially the same in character and intensity as those listed in the designated subsections. Such a use is subject to the permit process which governs the category in which it falls.

Amended Effective:

02-28-85 (Ord. 348.2443)
07-16-85 (Ord. 348.2496)

SECTION 11.3. PLANNED INDUSTRIAL DEVELOPMENTS. Planned industrial developments are permitted provided a land division has been approved pursuant to Riverside County Ordinance No. 460.

SECTION 11.4. DEVELOPMENT STANDARDS. The following development standards shall apply in the M-SC Zone.

- a. Lot Size. The minimum lot size shall be 10,000 square feet with a minimum average width of 75 feet, except that a lot size not less than 7000 square feet and an average width of not less than 65 feet may be permitted when sewers are available and will be utilized for the development.
- b. Setbacks.
 - (1) Where the front, side, or rear yard adjoins a street, or a lot zoned P-R, R-1, R-A, R-2, R-3, R-4, R-6, R-T, R-T-R, or W-2-M, the minimum setback shall be 25 feet.
 - (2) Where the front side, or rear yard adjoins a lot with zoning classification other than those specified in paragraph (1) above, there is no minimum setback.
 - (3) Setback areas may be used for driveways, parking, outside storage, or loading docks.
- c. Height Requirements. The height of structures, including buildings, shall be as follows:
 - (1) Structures shall not exceed 40 feet at the yard setback line.
 - (2) Buildings shall not exceed 50 feet unless a height up to 75 feet is granted pursuant to Section 18.34 of this ordinance.
 - (3) Structures other than buildings shall not exceed 50 feet unless a height up to 105 feet is granted pursuant to 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 use.
- e. Landscaping.
 - (1) A minimum of 10% of the site proposed for development shall be landscaped and irrigated.
 - (2) Not less than 5 feet of the front yard setback shall be landscaped.
- f. Parking Areas. Parking areas shall be provided as required by Section 18.12 of this ordinance.
- g. Trash Collection Areas. Trash collection areas shall be screened by landscaping or architectural features in such a manner as not to be visible from a public street or from any adjacent residential area.
- h. Outside Storage and Service Areas. Outside storage and service areas shall be screened by structures or landscaping.
- i. Utilities. Utilities shall be installed underground except electrical lines rated at 33kV or greater.
- j. Mechanical Equipment. Mechanical equipment used in the manufacturing process shall be required to be enclosed in a building, and roof-mounted accessory equipment may be required to be screened from view.
- k. Lighting. All lighting fixtures, including spot lights, electrical reflectors and other means of illumination for signs, structures, landscaping, parking, loading, unloading and similar areas, shall be focused, directed, and arranged to prevent glare or direct illumination on streets or adjoining property.

SECTION 11.5. EXCEPTIONS TO DEVELOPMENT STANDARDS. The development standards contained herein, except lot size, setbacks and height, may be waived or modified as part of the plot plan or conditional use permit process if it is determined that the standard is inappropriate for the proposed use, and that the waiver or modification of the standard will not be contrary to the public health and safety.

SECTION 11.6. MANUFACTURING PLOT PLAN. Applications for a plot plan shall be made pursuant to the provisions of Section 18.30 of this ordinance and in addition to the requirements of that Section, the application shall contain:

- a. A description of the proposed operation in sufficient detail to fully describe the nature and extent of the proposed use.
- b. Plans or reports showing proposed method for treatment and disposal of sewage and industrial waste.

Amended Effective:

01-15-64	(Ord. 348.251)	08-29-78	(Ord. 348.1664)
03-30-65	(Ord. 348.356)	04-12-79	(Ord. 348.1688)
11-10-65	(Ord. 348.401)	07-26-79	(Ord. 348.1702)
05-14-69	(Ord. 348.628)	11-29-79	(Ord. 348.1729)-
05-04-72	(Ord. 348.1023)		operative 1-1-80)
11-07-74	(Ord. 348.1377)	07-21-83	(Ord. 348.2202)
12-10-75	(Ord. 348.1481)	02-28-85	(Ord. 348.2443)
09-08-77	(Ord. 348.1588)		
06-29-78	(Ord. 348.1647)		

ARTICLE XIa

M-M ZONE (MANUFACTURING - MEDIUM)

SECTION 11.25. INTENT. It is the intent of the Board of Supervisors in amending this article to: (1) promote and attract industrial and manufacturing activities which will provide jobs to local residents and strengthen the County's economic base; (2) provide the necessary improvements to support industrial growth; (3) insure the new industry is compatible with uses on adjacent lands, and (4) protect industrial areas from encroachment by incompatible uses that may jeopardize industry.

SECTION 11.26. USES PERMITTED.

- a. Agricultural uses of the soils for crops including the grazing of not more than 2 mature farm animals per acre and their immature offspring.
- b. The following uses are permitted provided a plot plan is approved pursuant to the provisions of Section 18.30 of this Ordinance.
 - (1) The following industrial and manufacturing areas:
 - a. Food Products:
 - (1) Meat and poultry products, including meat packing but not including slaughtering.
 - (2) Dairy products, not including dairies.
 - (3) Canning and preserving fruits and vegetables.
 - (4) Grain and bakery products.
 - (5) Sugar and confectionary products.
 - (6) Beverages.
 - (7) Ice.
 - (8) Wineries, distilleries and breweries.
 - b. Textile Products:
 - (1) Cotton, wool, and synthetic weaving and finishing mills.
 - (2) Wearing apparel and accessory products.
 - (3) Knitting mills.
 - (4) Floor covering mills.
 - (5) Yarn and thread mills.
 - c. Lumber and Wood Products:
 - (1) Saw and planing mills.
 - (2) Manufacture of containers and crates.
 - (3) Fabricated wood buildings and structures.
 - (4) Lumber yards.
 - (5) Manufacture of furniture and fixtures including cabinets, partitions and similar items.

- (6) Fabrication of manufactured housing and mobilehomes.
- d. Paper Products:
 - (1) Paper and paperboard mills.
 - (2) Manufacture of containers and boxes.
 - (3) Paper shredding.
 - (4) Recycling and storage of paper within a building.
 - (5) Printing and publishing of newspapers, periodicals, books, forms, cards, and similar items.
 - (6) Binding of books and other publications.
- e. Chemicals and related products:
 - (1) Manufacture of organic and inorganic compounds, not including those of a hazardous nature.
 - (2) Manufacture of drugs and pharmaceuticals.
 - (3) Soaps, cleaners, and toiletries.
 - (4) Manufacture of agricultural chemicals, not including pesticides and fertilizers.
- f. Rubber, Plastic and Synthetic Products:
 - (1) Manufacture of tires and tubes.
 - (2) Fabrication of rubber, plastic, and synthetic products.
- g. Leather Products:
 - (1) Tanning and finishing of leather.
 - (2) Manufacture of handbags, luggage, footwear, and other personal leather goods.
- h. Stone, Clay, Glass, and Concrete Products:
 - (1) Stone cutting and related activities.
 - (2) Pottery and similar items.
 - (3) Glass blowing, pressing and cutting.
 - (4) Glassware products.
 - (5) Manufacture of concrete, gypsum, plaster and mineral products.
- i. Metal Products, Fabricated:
 - (1) Manufacture of cans and containers.
 - (2) Cutlery, tableware, hand tools, and hardware.
 - (3) Plumbing and heating items.
 - (4) Wrought iron fabrication.
 - (5) Manufacture and assembly of fencing.
 - (6) Machine, welding, and blacksmith shops.
 - (7) Metal stamps and forged metal products.
 - (8) Fabrication of metal buildings.
 - (9) Manufacture of ordinance and firearms, not including explosives.
 - (10) Jewelry.
- j. Machinery:
 - (1) Engines, turbines, and parts.

- (2) Farm, garden, construction, and industrial machinery.
- (3) Office and computing machines.
- (4) Refrigeration and heating equipment.
- (5) Equipment sales, rental, and storage.
- k. Electrical Equipment:
 - (1) Electrical and electronic apparatus and components.
 - (2) Appliances.
 - (3) Lighting and wiring.
 - (4) Radio, television, and communications equipment.
 - (5) Musical and recording equipment.
- l. Transportation and Related Industries:
 - (1) Vehicles, aircraft, and boats and parts manufacture.
 - (2) Railroad equipment.
 - (3) Motorcycles, bicycles, and parts manufacture.
 - (4) Travel trailers and recreational vehicles manufacture.
 - (5) Draying, freighting, and trucking operations.
 - (6) Railroad yards and stations.
 - (7) Vehicle storage and impoundment.
 - (8) Trailer and boat storage.
- m. Engineering and Scientific Instruments:
 - (1) Measuring device, watches, clocks, and related items.
 - (2) Optical goods.
 - (3) Medical instruments, supplies, and equipment and photography equipment.
- n. Industrial Uses:
 - (1) Laboratories and research centers.
 - (2) Cotton ginning.
 - (3) Public utility substations and storage yards.
 - (4) Heliports.
 - (5) Building movers storage yard.
 - (6) Animal training.
 - (7) Mini warehouses.
 - (8) Warehousing and distribution.
 - (9) Communication and microwave installations.
 - (10) Cold storage plant.
 - (11) Dog kennels, commercial.
 - (12) Catteries, commercial.
 - (13) Breweries, distilleries, and wineries.
 - (14) Natural gas, above ground storage.
- (2) The following service and commercial uses:
 - a. Banks and financial institutions.
 - b. Blueprint and duplicating services.
 - c. Gasoline and diesel service stations.

- d. Laboratories, film, medical, research, or testing.
 - e. Office equipment sales and service.
 - f. Offices, professional sales and service, including business, law, medical, dental, chiropractic, architectural, and engineering.
 - g. Parking lots and parking structures.
 - h. Restaurants and other eating establishments.
 - i. Vehicle and motorcycle repair shops.
 - j. Barber and beauty shops.
 - k. Body and fender shops, and spray painting.
 - l. Building materials sales yard.
 - m. Day care centers.
 - n. Health and exercise centers.
 - o. Hardware and home improvement centers.
 - p. Mobilehomes, provided they are kept mobile and licensed pursuant to State law, when used for: sales offices on mobilehome sales lots; construction offices and caretakers quarters on construction sites for the duration of a valid building permit, agricultural worker employment offices for a maximum of 90 days in any calendar year; caretaker's quarters and office, located on the same parcel as a permitted industrial use.
 - q. One-family dwellings on the same parcel as the industrial or commercial use provided such dwellings are occupied exclusively by the proprietor or caretaker of the use and their immediate family.
 - r. Nurseries and garden supply.
 - s. Care and truck washes.
 - t. Truck and trailer sales and rental.
 - u. Feed and grain sales.
 - v. Signs, on-site advertising.
- c. The following uses are permitted provided a conditional use permit has been granted pursuant to Section 18.28 of this ordinance:
- (1) Auto wrecking and junk yards.
 - (2) Abattoirs.
 - (3) Cemeteries, crematories and mausoleums.
 - (4) Paper storage and recycling, not within a building.
 - (5) Cotton ginning.
 - (6) Acid and abrasives manufacturing.
 - (7) Fertilizer production, and processing organic or inorganic.
 - (8) Petroleum and bulk fuel storage, above ground, pursuant to Ordinance No. 546.
 - (9) Paints and varnishes manufacturing and incidental storage.
 - (10) Concrete batch plants and asphalt plants.

- (11) Disposal service operations.
- (12) Drive-in theaters.
- (13) Airports.
- (14) Dump sites.
- (15) Recycling of wood, metal, and construction wastes.
- (16) Sand blasting.
- (17) Gas, steam, and oil drilling operations.
- (18) Sewerage treatment plants.
- (19) Swap meets.
- (20) Smelting metal and foundries.

d. Any mining operation that is subject to the California Surface Mining and Reclamation Act of 1975 provided a valid surface mining permit has been granted pursuant to Riverside County Ordinance No. 555.

e. (Deleted)

f. Any use that is not specifically listed in Subsections (b) and (c) may be considered a permitted or conditionally permitted use provided that the Planning Director finds that the proposed use is substantially the same in character and intensity as those listed in the designated subsections. Such a use is subject to the permit process which governs the category in which it falls.

AMENDED EFFECTIVE:

07-16-85 (348.2496)

SECTION 11.27. PLANNED INDUSTRIAL DEVELOPMENTS. Planned industrial developments are permitted provided a land division has been approved pursuant to Riverside County Ordinance No. 460.

SECTION 11.28. DEVELOPMENT STANDARDS. The following development standards shall apply in the M-M Zone.

- a. Lot Size. The minimum lot size shall be 10,000 square feet with a minimum average width of 75 feet, except that a lot size not less than 7000 square feet and an average width of not less than 65 feet may be permitted when sewers are available and will be utilized for the development.
- b. Setbacks.
 - (1) Where the front side, or rear yard adjoins a street, a lot zoned R-R, R-1, R-A, R-2, R-3, R-4, R-6, R-T, R-T-R, or W-2-M the minimum setback shall be 25 feet.
 - (2) Where the front side, or rear yard adjoins a lot with a zoning classification other than those specified in paragraph (1) above, there is no minimum setback.

- (3) Setback areas may be used for driveways, parking, outside storage, or loading docks.
- c. Height Requirements. The height of structures, including buildings, shall be as follows:
- (1) Structures shall not exceed 40 feet at the yard setback line.
 - (2) Buildings shall not exceed 50 feet unless a height up to 75 feet is granted pursuant to Section 18.34 of this Ordinance.
 - (3) Structures other than buildings shall not exceed 50 feet unless a height up to 105 feet is granted pursuant to 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 use.
- e. Landscaping.
- (1) A minimum of 10% of the site proposed for development shall be landscaped and irrigated.
 - (2) Not less than 5 feet of the front yard setback shall be landscaped.
- f. Parking Areas. Parking areas shall be provided as required by Section 18.12 of this Ordinance.
- g. Trash Collection Areas. Trash collection areas shall be screened by landscaping or architectural features in such a manner as not to be visible from a public street or from any adjacent residential area.
- h. Outside Storage and Service Areas. Outside storage and service areas may be required to be screened by structures or landscaping.
- i. Utilities. Utilities shall be installed underground except electrical lines rated at 33kV or greater.
- j. Mechanical Equipment. Mechanical equipment used in the manufacturing process shall be required to be enclosed in a building, and roof-mounted accessory equipment may be required to be screened from view.
- k. Lighting. All lighting fixtures, including spot lights, electrical reflectors and other means of illumination for signs, structures, landscaping, parking, loading, unloading and similar areas, shall be focused, directed, and arranged to prevent glare or direct illumination on streets or adjoining property.

SECTION 11.29. EXCEPTIONS TO DEVELOPMENT STANDARDS. The development standards contained herein, except lot size, setbacks and height, may be waived or modified as part of the plot plan or conditional use permit process if it is determined that the standard is inappropriate for the proposed use, and that the waiver or modification of the standard will not be contrary to the public health and safety.

SECTION 11.30. MANUFACTURING PLOT PLAN. Applications for a plot plan shall be made pursuant to the provisions of Section 18.30 of this ordinance and in addition to the requirements of that Section, the application shall contain:

- a. A description of the proposed operation in sufficient detail to fully describe the nature and extent of the proposed use.
- b. Plans or reports showing proposed method for treatment and disposal of sewage and industrial waste.

Amended Effective:

01-15-64	(Ord. 348.251)	05-04-72	(Ord.348.1023)
11-10-65	(Ord. 348.401)	11-07-72	(Ord.348.1377)
01-19-66	(Ord. 348.422)	03-20-75	(Ord.348.1429)
05-14-69	(Ord. 348.628)	12-10-75	(Ord.348.1481)
10-02-69	(Ord. 348.666)	09-08-77	(Ord.348.1588)
11-25-71	(Ord. 348.953)	08-29-78	(Ord.348.1664)
		07-21-83	(Ord. 348.2202)

ARTICLE XII

M-H ZONE (MANUFACTURING - HEAVY)

SECTION 12.1. INTENT. It is the intent of the Board of Supervisors in amending this article to: (1) promote and attract industrial and manufacturing activities which will provide jobs to local residents and strengthen the County's economic base; (2) provide the necessary improvements to support industrial growth; (3) insure that new industry is compatible with uses on adjacent lands, and (4) protect industrial areas from encroachment by incompatible uses that may jeopardize industry.

SECTION 12.2. USES PERMITTED.

- a. Agricultural uses of the soils for crops including the grazing of not more than 2 mature farm animals per acre and their immature offspring.
- b. The following uses are permitted provided a plot plan is approved pursuant to the provisions of Section 18.30 of this Ordinance:
 - (1) The following industrial and manufacturing uses:
 - a. Food Products:
 - (1) Meat and poultry products, including meat packing but not including slaughtering.
 - (2) Dairy products, not including dairies.
 - (3) Canning and preserving fruits and vegetables.
 - (4) Grain and bakery products.
 - (5) Sugar and confectionary products.
 - (6) Beverages, including alcoholic beverages.
 - (7) Wineries, distilleries, and breweries.
 - (8) Ice.
 - b. Textile Products:
 - (1) Cotton, wool, and synthetic weaving and finishing mills.
 - (2) Wearing apparel and accessory products.
 - (3) Knitting mills.
 - (4) Floor coverings mills.
 - (5) Yarn and thread mills.
 - c. Lumber and Wood Products:
 - (1) Saw and Planing mills.
 - (2) Manufacture of containers and crates.
 - (3) Fabrication of wood buildings and structures.
 - (4) Lumber yards.
 - (5) Manufacture of furniture and fixtures including cabinets, partitions, and similar items.
 - d. Paper Products:

- (1) Paper and paperboard mills.
- (2) Manufacture of containers and boxes.
- (3) Paper shredding.
- (4) Recycling and storage of paper, outside or within a building.
- (5) Printing and publishing of newspaper, periodicals, books, forms cards and similar items.
- (6) Binding of books and other publications.
- e. Chemicals and related products:
 - (1) Manufacture of organic and inorganic compounds, not including those of a hazardous nature.
 - (2) Manufacture of drugs and pharmaceuticals.
 - (3) Soaps, cleaners, and toiletries.
 - (4) Manufacture of agricultural chemicals, not including pesticides and fertilizers.
 - (5) Paints and varnishes.
- f. Rubber and Plastic and Synthetic Products:
 - (1) Manufacture of tires and tubes.
 - (2) Fabrication of rubber, pastics, and synthetic products.
- g. Leather Products:
 - (1) Tanning and finishing of leather.
 - (2) Manufacture of handbags, luggage, footwear, and other personal leather goods.
- h. Stone, Clay, Glass, and Concrete Products:
 - (1) Stone cutting and related activities.
 - (2) Pottery and similar items.
 - (3) Glass blowing, pressing and cutting.
 - (4) Glassware products.
 - (5) Manufacture of concrete, gypsum, plaster and mineral products.
- i. Metal Products:
 - (1) Manufacture of cans and containers.
 - (2) Cutlery, tableware, hand tools, and hardware.
 - (3) Plumbing and heating items.
 - (4) Wrought iron fabrication.
 - (5) Manufacture and assembly of fencing.
 - (6) Machine, welding, and blacksmith shops.
 - (7) Metal stamps and forged metal products.
 - (8) Fabrication of metal buildings.
 - (9) Manufacture of ordinance and firearms, not including explosives.
 - (10) Jewelry.
- j. Primary Metal Industries:
 - (1) Foundries.
 - (2) Rolling and drawing metals.
 - (3) Casting metals.
 - (4) Blast Furnaces.

- (5) Smelting of metals.
- k. Machinery:
 - (1) Engines, turbines, and parts.
 - (2) Farm, garden construction, and industrial machinery.
 - (3) Office and computing machines.
 - (4) Refrigeration and heating equipment.
 - (5) Equipment sales, rental, and storage.
- l. Electrical Equipment:
 - (1) Electrical and electronic apparatus and components.
 - (2) Appliances.
 - (3) Lighting and wiring.
 - (4) Radio, television, and communications equipment.
 - (5) Musical and recording equipment.
- m. Transportation and Related Industries:
 - (1) Vehicles, aircraft, boats and parts manufacture.
 - (2) Railroad equipment.
 - (3) Motorcycles, bicycles, and parts.
 - (4) Travel trailers and recreational vehicles manufacture.
 - (5) Draying, freighting, and trucking operations.
 - (6) Railroad yards and stations.
 - (7) Vehicle storage and impoundment.
 - (8) Trailer and boat storage.
- n. Engineering and Scientific Instruments:
 - (1) Measuring devices, watches, clocks, and related items.
 - (2) Optical goods, medical instruments, supplies, and equipment, and photography equipment.
- o. Industrial Uses:
 - (1) Laboratories and research centers.
 - (2) Cotton ginning.
 - (3) Public utility substations and storage yards.
 - (4) Heliports.
 - (5) Building movers storage yard.
 - (6) Mini warehouses.
 - (7) Warehousing and distribution.
 - (8) Communication and microwave installations.
 - (9) Cold storage plant.
 - (10) Sand blasting.
 - (11) Dog kennels, commercial.
 - (12) Catteries, commercial.
 - (13) Natural gas, above ground storage.
 - (14) Recycling of wood, metal and construction wastes.
 - (15) Airports.

- (2) The following service and commercial uses:
- a. Banks and financial institutions.
 - b. Blueprint and duplicating services.
 - c. Gasoline and diesel service station.
 - d. Laboratories, film, medical, research, or testing.
 - e. Office equipment sales and service.
 - f. Offices, professional sales and service, including business, law, medical dental, chiropractic, architectural, and engineering.
 - g. Parking lots and parking structures.
 - h. Restaurants and other eating establishments.
 - i. Vehicle and motorcycle repair.
 - j. Barber and beauty shops.
 - k. Body and fender shops, and spray painting.
 - l. Building materials sales yard.
 - m. Day care centers.
 - n. Health and exercise centers.
 - o. Hardware and home improvement centers.
 - p. Mobilehomes, provided they are kept mobile and licensed pursuant to State law, when used for sales offices on mobilehome sales lots; construction offices and caretakers quarters on construction sites for the duration of a valid building permit, agricultural worker employment offices for a maximum of 90 days in any calendar year; caretaker's quarters and office, located on the same parcel as a permitted industrial use.
 - q. One-family dwellings on the same parcel as the industrial or commercial use provided such dwellings are occupied exclusively by the proprietor or caretaker of the use and their immediate family.
 - r. Nurseries and garden supply.
 - s. Trailer and truck sales and rentals.
 - t. Signs, on-site advertising.
 - u. Feed and grain sales.
- c. The following uses are permitted provided a conditional use permit has been granted pursuant to Section 18.28 of this ordinance:
- (1) Auto wrecking and junk yards.
 - (2) Abattoirs.
 - (3) Petroleum refineries.
 - (4) Cotton ginning.
 - (5) Acid and abrasives manufacturing.
 - (6) Fertilizer production, and processing organic or inorganic.
 - (7) Petroleum and bulk fuel storage, above ground, pursuant to Ordinance No. 546.
 - (8) Concrete batch plants and asphalt plants.
 - (9) Disposal service operations.

- (10) Drive-in theaters.
 - (11) Dump sites.
 - (12) Explosives manufacturing and testing.
 - (13) Gas, steam, and oil drilling operations.
 - (14) Sewerage treatment plants.
 - (15) Swap meets.
 - (16) Processing and rendering of fats and oils.
- d. Any mining operation that is subject to the California Surface Mining and Reclamation Act of 1975 provided a valid surface mining permit has been granted pursuant to Riverside County Ordinance No. 555.
 - e. (Deleted)
 - f. Any use that is not specifically listed in Subsections (b) and (c) may be considered a permitted or conditionally permitted use provided use is substantially the same in character and intensity as those listed in the designated subsections. Such a use is subject to the permit process which governs the category in which it falls.

AMENDED EFFECTIVE:

07-16-85 (348.2496)

SECTION 12.3. PLANNING INDUSTRIAL DEVELOPMENTS. Planned industrial developments are permitted provided a land division has been approved pursuant to Riverside County Ordinance No. 460.

SECTION 12.4. DEVELOPMENT STANDARDS. The following development standards shall apply in the M-H Zone.

- a. Lot Size. The minimum lot size shall be 10,000 square feet with a minimum average width of 75 feet, except that a lot size not less than 7000 square feet and an average width of not less than 65 feet may be permitted when sewers are available and will be utilized for the development.
- b. Setbacks.
 - (1) Where the front side, or rear yard adjoins a street, or a lot zoned R-R, R-1, R-A, R-2, R-3, R-4, R-6, P-T, R-T-R, or W-2-M the minimum setback shall be 25 feet.
 - (2) Where the front, side, or rear yard adjoins a lot with a zoning classification other than those specific in paragraph (1) above, there is no minimum setback.
 - (3) Setback areas may be used for driveways, parking, outside storage, and loading docks.

- c. Height Requirements. The height of structures, including buildings, shall be as follows:
- (1) Structures shall not exceed 40 feet at the yard setback line.
 - (2) Buildings shall not exceed 50 feet unless a height up to 75 feet is granted pursuant to Section 18.34 of this Ordinance.
 - (3) Structures other than buildings shall not exceed 50 feet unless a height up to 105 feet is granted pursuant to 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 use. Junk yards or automobile wrecking yards, including storage, shall be enclosed by a solid fence or wall, not less than 8 feet in height. Materials within the enclosed yard shall not be placed so as to exceed the height of the surrounding fence or wall.
- e. Landscaping. Not less than 5 feet of the front yard setback shall be landscaped and irrigated when the proposed use fronts property specifically zoned for residential use.
- f. Parking Areas. Parking areas shall be provided as required by Section 18.12 of this Ordinance.
- g. Trash Collection Areas. Trash collection areas shall be screened by landscaping or architectural features in such a manner as not to be visible from a public street or from any adjacent residential area.
- h. Outside Storage and Service Areas. Outside storage and service areas may be required to be screened by structures or landscaping.
- i. Utilities. Utilities shall be installed underground except electrical lines rated at 33kV or greater.
- j. Mechanical Equipment. Mechanical equipment used in the manufacturing process may be required to be enclosed in a building, and roof-mounted accessory equipment may be required to be screened from view.
- k. Lighting. All lighting fixtures, including spot lights, electrical reflectors and other means of illumination for signs, structures, landscaping, parking, loading, unloading and similar areas, shall be focused, directed, and arranged to prevent glare or direct illumination on streets or adjoining property.

SECTION 12.5. EXCEPTIONS TO DEVELOPMENT STANDARDS. The development standards contained herein, except lot size, setbacks, and height, may be waived or modified as part of the plot plan or conditional use permit process if it is determined that the standard is inappropriate for the proposed use and that the waiver or modification of the standard will not be contrary to the public health and safety.

SECTION 12.6. MANUFACTURING PLOT PLAN. Applications for a plot plan shall be made pursuant to the provisions of Section 18.30 of this Ordinance and in addition to the requirements of that Section, the application shall contain:

- a. A description of the proposed operation in sufficient detail to fully describe the nature and extent of the proposed use.
- b. Plans or reports showing proposed method for treatment and disposal of sewage and industrial waste.

Amended Effective: February 19, 1962

11-10-65	(Ord. 348.401)
01-19-66	(Ord. 348.422)
08-02-67	(Ord. 348.518)
06-10-70	(Ord. 348.737)
05-04-72	(Ord. 348.1023)
11-07-74	(Ord. 348.1377)
03-20-75	(Ord. 348.1429)
12-10-75	(Ord. 348.1481)
09-08-77	(Ord. 348.1588)
08-29-78	(Ord. 348.1664)
01-18-79	(Ord. 348.1674)
07-21-83	(Ord. 348.2202)

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.
 - (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.

Amended Effective:

11-11-82 (Ord. 348.2104)
08-02-84 (Ord. 348.2338)

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. No building or structure shall 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.

Amended Effective:

11-11-82 (Ord. 348.2104)
08-02-84 (Ord. 348.2338)

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 drivers 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) 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.

- 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.

Amended Effective:

03-12-69	(Ord. 348.612)
05-04-72	(Ord. 348.1023)
09-13-73	(Ord. 348.1201)
12-10-75	(Ord. 348.1481)
09-08-77	(Ord. 348.1588)
11-11-82	(Ord. 348.2104)

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 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) Sign, on-site advertising.

d. Deleted.

Amended Effective:

11-11-82 (Ord. 348.2104)
08-02-84 (Ord. 348.2338)

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. No building or structure shall 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.

Amended Effective:

11-11-82 (Ord. 348.2104)
08-02-84 (Ord. 348.2338)

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) 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.
- 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:

03-12-69 (Ord. 348.612)

Amended Effective:

05-04-72 (Ord. 348.1023)

09-13-73 (Ord. 348.1201)

12-10-75 (Ord. 348.1481)

09-08-77 (Ord. 348.1588)

11-11-82 (Ord. 348.2104)

ARTICLE XIII
A-1 ZONE (LIGHT AGRICULTURE)

SECTION 13.1. USES PERMITTED.

- a. Any use permitted in the R-A zone, not including Section 6.50 (i), is subject to the requirements set forth therein.
- 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 establishment 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) The non-commercial raising of hogs, not to exceed 5 animals; provided, however, that the total number of animals permitted on parcels of less than one acre shall not exceed 2 animals except that no animals shall be permitted on lots of less than 20,000 square feet. For the purposes 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 Farms, 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.
 - (9) Dog kennels, non-commercial, on parcels of land one acre or larger in gross area.
- 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 product 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) An additional one family dwelling (including mobilehomes), excluding the principal dwelling, shall be allowed for each 10 acres gross being farmed. Said additional dwelling units shall be located on a parcel being farmed and occupied by the owner, operator or employee of the farming operation as a one family residence provided that:

- a. The dwellings are not rented or held out for lease.
 - b. The dwellings are located not less than 50 feet from any property line.
 - c. The dwellings are screened from view from the front property line by shrubs or trees.
 - d. The arrangement of the dwellings, sanitary facilities and utilities conforms with all of the requirements of the Health Department, the Department of Building and Safety and state law.
 - e. The number of dwellings for employees shall not exceed 4 per established farming operation.
- (8) Beauty shops.
 - (9) Real estate offices.
 - (10) Winery and appurtenant and incidental uses with established on-site vineyard.
- e. The following uses are permitted provided a conditional use permit is granted:
- (1) (Deleted)
 - (2) (Deleted)
 - (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, commercial.
 - (6) Farm labor camp.
 - (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.
 - (13) Catteries, commercial.
 - (14) Commercial stables.
 - (15) Commercial breeding operations.
 - (16) Riding academies.
- 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.

Amended Effective:

12-23-82	(Ord. 348.2140)
5-19-83	(Ord. 348.2162)
08-29-85	(Ord. 348.2510)

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 40 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:

01-15-64	(Ord. 348.251)	05-04-72	(Ord. 348.1023)
06-16-65	(Ord. 348.371)	10-19-72	(Ord. 348.1091)
09-15-65	(Ord. 348.391)	02-01-74	(Ord. 348.1281)
01-19-66	(Ord. 348.422)	05-30-74	(Ord. 348.1327)
07-27-66	(Ord. 348.459)	03-20-75	(Ord. 348.1429)
12-06-67	(Ord. 348.534)	12-10-75	(Ord. 348.1481)
07-16-69	(Ord. 348.638)	09-08-77	(Ord. 348.1588)
04-15-70	(Ord. 348.710)	04-12-79	(Ord. 348.1688)
09-16-70	(Ord. 348.773)	11-29-79	(Ord. 348.1729)-
03-11-71	(Ord. 348.859)	operative 01-01-80)	
08-11-71	(Ord. 348.905)	12-23-82	(Ord. 348.2140)
		05-19-83	(Ord. 348.2162)

ARTICLE XIIIa

A-P ZONE (LIGHT AGRICULTURE WITH POULTRY)

SECTION 13.51. USES PERMITTED

a. One-family dwellings.

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) An additional one family dwelling (including mobilehomes), excluding the principal dwelling, shall be allowed for each 10 acres gross being farmed. Said additional dwelling units shall be located on a parcel being farmed and occupied by the owner, operator or employee of the farming operation as a one family residence, not to exceed two in number, provided that:
 - a. The dwellings are not rented or held out for lease to anyone other than an employee of the farming operation.
 - b. The dwellings are located not less than 50 feet from any property line.
 - c. The dwellings are screened from view from the front property line by shrubs or trees.
 - d. The arrangement of the dwellings, sanitary facilities and utilities conforms with all of the requirements of the Health Department, the 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.

Amended Effective:
05-19-83 (Ord. 348.2162)

SECTION 13.52. STRUCTURE HEIGHT. One-family residences shall not exceed 40 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.

Amended Effective:
05-19-83 (Ord. 348.2162)

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:

09-15-65	(Ord. 348.391)
08-11-71	(Ord. 348.905)
05-30-74	(Ord. 348.1327)
12-10-75	(Ord. 348.1481)
02-12-76	(Ord. 348.1489)
07-02-81	(Ord. 348.1965)
05-19-83	(Ord. 348.2162)

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) Large animal hospitals.
 - (2) Deleted.
 - (3) Deleted.
 - (4) Commercial stables.
 - (5) Deleted.
 - (6) Dog kennels, commercial.
 - (7) Deleted.
 - (8) Deleted.
 - (9) Deleted.
 - (10) Riding academies.
 - (11) Catteries, commercial.
 - (12) Mink farms.
- 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) An additional one family dwelling (including mobilehomes), excluding the principal dwelling,

shall be allowed for each 10 acres gross being farmed. Said additional dwelling units shall be located on a parcel being farmed and occupied by the owner, operator or employee of the farming operation as a one family residence provided that:

- a. The dwellings are not rented or held out for lease to anyone other than an employee of the farming operation.
 - b. The dwellings are located not less than 50 feet from any property line.
 - c. The dwellings are screened from view from the front property line by shrubs or trees.
 - d. The arrangement of the dwellings, sanitary facilities and utilities conforms with all of the requirements of the Health Department, the Department of Building and Safety, and state Law.
 - e. The number of dwellings for employees shall not exceed 4 per established farming operation.
- (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.
 - (11) Small animal hospitals.
 - (12) Agricultural equipment sales and repair yards.
 - (13) Commercial fertilizer operations--the stockpiling, drying, mechanical processing and sale of farm animal manure produced on and off the premises.
 - (14) Feed store.
 - (15) Real estate office.
 - (16) Dairy farms. *--- amended by Ord. 348.2570*
 - (17) Beauty shops.
 - (18) *Expansion of existing Poultry Operation - amended by Ord. 348.2570*
- f. The following uses are permitted provided a conditional use permit is granted:
- (1) Deleted.
 - (2) Deleted.
 - (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) Deleted.
 - (5) Community auction and sales yards.
 - (6) Farm labor camp.
 - (7) Deleted.
 - (8) Deleted.

- (9) Oil production, not including refining or processing.
- (10) Pen fed beef cattle operations.
- (11) Deleted.
- (12) Hunting clubs, skeet, trap, rifle and pistol ranges.
- (13) Fraternal lodge halls.
- (14) Abattoirs.
- (15) Hog ranches.
- (16) Livestock sales yards.
- (17) Commercial poultry farms. *or expansion, (etc) - amended by Ord. 348.2540*
- (18) Landing strip or heliport pad for use in conjunction with agricultural operation.
- (19) Reserved.
- (20) Winery not associated with a vineyard.
- (21) Menageries.
- (22) Dairy farm or expansion, (etc) - amended by Ord. 348.2540*
- 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.

Amended Effective:
5-19-83 (Ord. 348.2162)

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 40 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)	12-02-71	(Ord. 348.952)
12-22-65	(Ord. 348.414)	09-13-73	(Ord. 348.1201)
07-27-66	(Ord. 348.459)	02-01-74	(Ord. 348.1281)
12-06-67	(Ord. 348.534)	05-30-74	(Ord. 348.1327)
07-10-70	(Ord. 348.737)	03-20-75	(Ord. 348.1429)
08-25-71	(Ord. 348.910)	12-10-75	(Ord. 348.1481)
10-10-71	(Ord. 348.935)	09-08-77	(Ord. 348.1588)
		11-29-79	(Ord. 348.1729)-
			operative 1-1-80)
		05-19-83	(Ord. 348.2162)

ARTICLE XIVa

A-D ZONE (AGRICULTURE-DAIRY)

SECTION 14.51. INTENT. The Board of Supervisors finds that because of the importance of the dairy industry to the economy of the County, the need to protect dairies from urban encroachment, and the need to encourage dairies to locate in established rural and agricultural areas to minimize incompatibilities between dairy operations and urbanizing communities, it is desirable to establish a zone classification which will preserve dairy operations.

Amended Effective:

08-30-84 (Ord. 348.2358)

SECTION 14.52. PERMITTED USES.

a. The following uses are permitted to the A-D Zone:

- (1) One-family dwellings in conjunction with a dairy operation.
- (2) Dairy farms and dairy calf, heifer, dry cow and herd replacement operations including the selective or experimental breeding and raising of cattle, the grazing of cattle and, as an accessory use, the processing, packaging and marketing of waste products produced on the premises.
- (3) Farms for rabbits, fish, frogs, worms, 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.
- (4) The grazing of 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 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 sheep, goats, and horses, subject to the limitations set forth in subsection (a)(4) of this section.
- (6) Future Farmers, 4-H or similar projects conducted by the occupants of the premises, subject to the limitations set forth in subsection (1)(4) of this section.
- (7) 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.
- (8) Water work facilities, both public and private intended primarily for the production and distribution of water for irrigation purposes.
- (9) A sign, single or double faced, not exceeding 12 square feet in area per face, advertising only the sale of services or the products produced on the premises. The sign shall not be lighted or have flashing objects or banners.

b. 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 to assure that the use is compatible with the surrounding area.

- (1) A permanent stand for the display and sale of the agricultural 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) An additional one-family dwelling (including mobilehomes), excluding the principal dwelling, shall be allowed for each 10 acres gross being farmed. Said additional dwelling units shall be located on a parcel being farmed and occupied by the owner, operator or employee of the farming operation as a one-family residence provided that:
 - a. The dwellings are not rented or held out for lease.
 - b. The dwellings are located not less than 50 feet from any property line.

- c. The dwellings are screened from view from the front property line by shrubs or trees.
 - d. The arrangement of the dwellings, sanitary facilities and utilities conforms with all of the requirements of the Health Department, the Department of Building and Safety and state law.
 - e. The number of dwellings for employees shall not exceed four per established farming operation.
- c. The following uses are permitted provided a conditional use permit is granted pursuant to Section 18.28 of this ordinance:
- (1) Abattoirs.

Amended Effective:

08-30-84 (Ord. 348.2358)

SECTION 14.53. DEVELOPMENT STANDARDS.

- a. Minimum lot size shall be 20 acres.
- b. One-family residences shall not exceed 40 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.
- c. Minimum front yard requirements shall be 20 feet, 50 feet for dairy operations, including the processing, packaging and marketing of waste products produced on the premises, and all other agricultural operations involving the keeping of animals.
- d. Minimum side and rear yard requirements shall be 10 feet, 25 feet for dairy operations, including the processing, packaging and marketing of waste products produced on the premises, and all other agricultural operations involving the keeping of animals.
- e. Automobile storage space shall be provided as required by Section 18.12 of this ordinance.

Amended Effective:

08-30-84 (Ord. 348.2358)

02-28-85 (Ord. 348.2443)

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 hereinafter modified.
 - (2) When the gross area of a lot is less than one acre, the provisions of the R-1 zone shall apply to the keeping of animals. When the gross area of a lot is one acre or more, the provisions of the A-1 zone shall apply to the keeping of animals.
- 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.
 - (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 provisions 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, developed pursuant to Section 19.93 of this ordinance.
 - (16) Pen fed cattle operations, livestock salesyards, livestock auction yards, and dairy farms.
 - (17) Race tracks, including but not limited to contests between automobiles, horse, go-carts, and motorcycles, but not including contests between human beings only.
 - (18) Recreational trailer parks.
 - (19) Rifle, pistol, skeet, or trapshooting ranges.
 - (20) Rodeo arenas.
 - (21) Trail bike parks.
 - (22) Trailer and boat storage.
 - (23) Travel trailer parks.
 - (24) Commercial stables and riding academies.
 - (25) Recreational lakes.
 - (26) Disposal service operations.
 - (27) Auction houses and yards.
 - (28) Mini Warehouse Structures.
 - (29) Catteries, commercial.
- 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.
- f. Deleted.

Amended Effective:

11-11-82 (Ord. 348.2104)
12-23-82 (Ord. 348.2140)
08-02-84 (Ord. 348.2338)

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 40 feet in height. No other building or structure shall 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 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.
- c. Animals are not permitted on existing substandard lots that are less than 20,000 square feet in size.
- d. Automobile storage space shall be provided as required by Section 18.12 of this ordinance.

Amended Effective: 09-04-62

06-16-65	(Ord. 348.371)	12-01-75	(Ord. 348.1481)
03-23-66	(Ord. 348.427)	04-21-77	(Ord. 348.1564)
07-27-66	(Ord. 348.459)	09-08-77	(Ord. 348.1588)
04-17-68	(Ord. 348.556)	11-29-79	(Ord. 348.1729)
07-16-69	(Ord. 348.637)	03-05-81	(Ord. 348.1925)
06-10-70	(Ord. 348.737)	07-02-81	(Ord. 348.1968)
10-10-71	(Ord. 348.935)	11-11-82	(Ord. 348.2104)
05-04-72	(Ord. 348.1023)	12-23-82	(Ord. 348.2140)
05-30-74	(Ord. 348.1327)	05-19-83	(Ord. 348.2162)
06-20-74	(Ord. 348.1340)	08-02-84	(Ord. 348.2338)
11-07-74	(Ord. 348.1377)		
03-20-75	(Ord. 348.1429)		
10-02-75	(Ord. 348.1470)		
05-19-83	(Ord. 348.2162)		

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, developed pursuant to Section 19.93 of this ordinance.
 - (2) Travel Trailer Parks, Recreational Trailer Parks, Trailer Storage Area, only if such use or uses are developed in conjunction with a mobilehome park.
- d. Planned residential developments, provided a land division is approved pursuant to the provisions of Ordinance No. 460 and the development standards of Section 18.5 of this ordinance.

Amended Effective:

12-23-82 (Ord. 348.2140)

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, including the zoning classification requirements for planned residential development, 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. Deleted.
- c. Automobile storage space shall be provided as required by Section 18.12 of this ordinance.

Added Effective:

11-15-67 (Ord. 348.532)

Amended Effective:

02-26-69 (Ord. 348.609)
05-30-74 (Ord. 348.1327)
03-16-82 (Ord. 348.2074)
12-23-82 (Ord. 348.2140)

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.
- (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.
- (7) Extraction and bottling of well water including the incidental manufacturing of bottles only for use for the permitted extraction and bottling operation.

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.

e. Deleted.

Amended Effective:

11-11-82 (Ord. 348.2104)
08-02-84 (Ord. 348.2338)

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. No building shall exceed 20 feet in height.
- d. Automobile storage space shall be provided as required by Section 18.12 of this ordinance.

Added Effective:

04-17-68	(Ord. 348.557)
08-23-73	(Ord. 348.1190)
09-13-73	(Ord. 348.1201)
05-30-74	(Ord. 348.1327)
06-20-74	(Ord. 348.1340)
09-08-77	(Ord. 348.1588)
07-02-81	(Ord. 348.1968)
11-11-82	(Ord. 348.2104)
08-02-84	(Ord. 348.2338)

ARTICLE XVc

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

SECTION 15.300. USES PERMITTED.

- a. All uses permitted in the H-2 Zone, subject to all the provisions and development standards of the W-2 Zone.
- b. Mobilehome used as a one-family residence, provided that the unit has a floor living area of 450 square feet or more, excluding patios and porches, the area between the ground level and floor level is screened from view with an opaque skirt, and the unit is set back 25 feet from the front and rear property lines and 10 from the side property lines.

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

Added Effective:

09-03-69 (Ord. 348.658)

Amended Effective:

09-16-70 (Ord. 348.773)

05-30-74 (Ord. 348.1327)

12-23-82 (Ord. 348.2140)

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.

- (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.
- e. Commercial WECS and WECS arrays with no limit as to rated power output are permitted provided a commercial WECS permit has been granted pursuant to the provisions of Section 18.41 of this ordinance.

Amended Effective:

11-11-82 (Ord. 348.2104)

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

SECTION 16.4. STRUCTURE HEIGHT. No commercial WECS shall exceed 400 feet in height. No other building or structure shall exceed 50 feet in height, unless a height up to 105 feet for structures other than buildings is specifically permitted under the provisions of Section 18.34 of this ordinance.

Amended Effective:

02-19-62
05-04-72 (Ord. 348.1023)
08-23-73 (Ord. 348.1190)
09-13-73 (Ord. 348.1201)
05-30-74 (Ord. 348.1327)
04-03-75 (Ord. 348.1435)
12-10-75 (Ord. 348.1481)
09-08-77 (Ord. 348.1588)
11-11-82 (Ord. 348.2104)

ARTICLE XVII
W-E ZONE
(Wind Energy Resource Zone)

SECTION 17.1. W-E Zone (WIND ENERGY RESOURCE ZONE)
INTENT. There are some areas of the County which by virtue of strong prevailing winds and the absence of extensive development are ideally suited for large scale development of wind energy. The Riverside County General Plan provides the basis for the development of this resource.

The provisions of this Article are intended to recognize this unique wind resource in the County and the need for the development of alternative energy sources.

Added Effective:
11-11-82 (Ord. 348.2104)

SECTION 17.2. USES PERMITTED.

- a. Public Utility Uses.
 - (1) Structures necessary to the conservation and development of water such as dams, pipelines, and pumping facilities.
 - (2) Transmission facilities for gas.
 - (3) Transmission facilities for electricity which are subject to the jurisdiction of the California Public Utilities Commission.
 - (4) Electrical substations.
 - (5) Railroads, including the necessary facilities in connection therewith.
 - (6) Cable television transmission facilities.
- b. Meteorological towers under 200 feet high.
- c. Accessory Uses. Parcels in the W-E Zone may be used for accessory uses provided such uses are established on the same parcel of land, are incidental to a permitted use, and do not substantially alter the character of any permitted use. Accessory uses in the W-E Zone include, but are not limited to:
 - (1) Storage of trucks and other vehicles.
 - (2) Storage of materials and machinery.
 - (3) Offices and maintenance shop structures.
 - (4) One family dwellings for caretakers or watchmen and their families provided no compensation is received for the use of any such dwelling.
- d. Commercial WECS and WECS arrays with no limit as to rated power output are permitted provided a commercial WECS permit has been granted pursuant to the provisions of Section 18.41 of this ordinance.

- e. Accessory WECS are permitted provided an accessory WECS permit has been granted pursuant to the provisions of Section 18.42 of this ordinance.
- f. The following uses are permitted provided approval of a plot plan shall first have been granted pursuant to the provisions of Section 18.30 of this ordinance:
 - (1) Meteorological towers 200 feet and higher.
 - (2) Electrical transmission facilities which are not subject to the jurisdiction of the California Public Utilities Commission and are not included in a commercial WECS permit application.
- g. The following uses are permitted provided a conditional use permit has been granted pursuant to the provisions of Section 18.28 of this ordinance:
 - (1) Mining operations which are exempt from the provisions of the California Surface Mining and Reclamation Act of 1975 and Riverside County Ordinance No. 555.
- h. Mining operations which are subject to the California Surface Mining and Reclamation Act of 1975 are permitted provided the operator holds a valid permit pursuant to Riverside County Ordinance No. 555.

Added Effective:

11-11-82 (Ord. 348.2104)

SECTION 17.3. DEVELOPMENT STANDARDS. The following development standards shall apply in the W-E Zone:

- a. Height Limits:
 - (1) No commercial WECS shall exceed 500 feet in height.
 - (2) No other building or structure shall exceed 20 feet in height unless a height up to 75 feet for buildings or 400 feet for other structures is specifically permitted under the provisions of Section 18.34 of this ordinance.
- b. Setbacks. Minimum setbacks are as follows:
 - (1) No building or structure shall be closer than 50 feet from any lot line.
 - (2) Setbacks for accessory WECS shall be as prescribed by Section 18.42 of this ordinance.
 - (3) Setbacks for commercial WECS and WECS arrays of all sizes shall be as prescribed by Section 18.41 of this ordinance.
 - (4) Setbacks for a commercial WECS or WECS array used primarily for research or experimentation shall be as prescribed by Section 18.41 of this ordinance.

- c. Automobile Storage Space shall be provided as required by Section 18.12 of this ordinance.

Added Effective:

11-11-82 (Ord. 348,2104)

ARTICLE XVIII

GENERAL PROVISIONS

SECTION 18.1. CONFLICTING REGULATIONS. If any section of this ordinance is in conflict with any other section thereof, or an 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 hereinafter listed requirements. In addition thereto, planned residential developments shall be subject to, and shall comply with, such additional conditions and requirements as are determined to be necessary in approving the development to make it compatible with the community in which it is proposed to be located.

- (1) A subdivision map, prepared substantially in accordance with the conditions of approval thereof and the requirements of this section, shall be recorded pursuant to Ordinance NO. 460.
- (2) **DENSITY, OPEN AREAS AND HEIGHT LIMITATIONS.** Not less than 40% of the net area of a project shall be used for open area or recreational facilities, or a combination thereof. 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 if the project were a standard lot development. The height of buildings shall not exceed that which is permitted in the zone in which the project is located. The maximum permitted density and height limits may be reduced if it is determined to be necessary for a planned development to achieve

compatibility with the area in which the development 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) **STREETS.** Streets, which may be permitted to be private, shall be required in accordance with the provisions of Ordinance No. 460.
- (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.
- (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 within two or more bedrooms. The required parking spaces shall be provided entirely with 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 that occupancy of a planned residential development be limited to senior citizens, the application for the land division shall include the statement that the development is proposed to be limited to a Senior Citizen Residential Development.
- (2) Senior Citizen Planned Residential Developments shall be constructed in accordance with all of the development requirements of Section 18.5, except as modified herein:
 - a. DESIGN. The overall development shall be designed for ease of use by persons of

advanced age. Not less than one accessible route for the handicapped to all on-site facilities shall be provided. Where public facilities exist, such as bus stops, sidewalks and drop-off zones, accessible routes for the handicapped shall be provided.

- b. LOCATION. Developments shall be located in areas which offer services to the aged, such as transportation, shopping, recreation and nutrition programs.
- c. ELEVATORS. No building shall be constructed that exceeds one story in height unless it contains elevators for the use of the occupants. Residential buildings which exceed one story shall provide additional elevators if they are needed due to the number of units or project design proposed. Elevators shall be spaced in order to minimize the walking distance from the elevators to the residential units.
- d. RECREATION. Common recreational facilities or buildings designed for senior citizen use shall be provided for the use of the occupants.
- e. MEDICAL. Medical offices and convalescent facilities, not including hospitals, may be required for the use of the occupants.
- f. PARKINGS. Required automobile storage space shall be as determined at the time of the approval of the project; however, in no event shall there be less than one parking space per unit. The required parking spaces shall be provided entirely within the development and be accessible for senior citizens to the units they serve. Public street parking and tandem parking shall not be counted in this requirement. Parking requirements for other facilities within the development shall be subject to the provisions of Section 18.12 of this ordinance.
- g. HANDICAPPED PARKING. Not less than ten percent of the required parking spaces shall be designed and designated for use by the handicapped. Handicapped parking spaces shall be distributed evenly throughout the parking areas.

*amended by
Ord. 348.2533*

- h. AGE RESTRICTIONS. The covenants, conditions and restrictions for the development shall require that each permanent resident in each dwelling unit shall be 55 years of age or over.
- i. HANDICAPPED UNITS. At least ten percent of the residential units shall be adaptable for the handicapped. Those units shall meet the standards set forth by the Department of Housing and Community Development, Title 24, Part II of the California Administrative Code.

Amended Effective:

06-28-84 (Ord. 348.2341)

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) Deleted.
 - (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.
 - f. The provisions of this section shall not prevent the reconstruction, repairing, rebuilding, or replacement 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, and as provided below:
- (1) Nonconforming conventional single family dwelling: No structural additions are permitted unless such additions bring the dwelling unit into conformance with the zoning classification.
 - (2) Nonconforming mobilehomes: No modifications are permitted, except awnings, cabanas, carports, skirting, wood decking, or concrete slabs for auto storage or patio; and, modifications that bring the mobilehome into conformance with the zoning classification.
- h. Whenever dwelling units in an area are zoned, as part of a senior citizen development, for permanent occupancy only by persons above a minimum age, any person below the minimum age requirement residing in a dwelling unit in the area at the time the zone classification becomes effective is not subject to the age restriction and may continue residency in the dwelling unit for an unlimited period of time. The right to continue such occupancy is not transferable to any other person.
- i. 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.

Amended Effective:

3-10-83 (Ord. 348.2160)

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 has been approved that allows smaller lot sizes as part of an overall development.

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.

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,

*Amended by
Ord. 348.28-53*

*Amended by
Ord. 348.2533*

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 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.

b. Asphaltic concrete paving compacted to a minimum thickness of three inches on four inches of Class 2 base. The base thickness can be varied base on the recommendations of a preliminary soil report. The structural section may be modified based upon the recommendations of a Registered Civil Engineer.

(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.

(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 oneway 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 adjoin property zoned R-1, R-1A, R-2, R-2A, R-3, R-4, R-6, R-A, R-T, or R-T-R, 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 any 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.

*Amended by
Ord. 348-2853*

*Amended by
Ord. 348.25-33*

- 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 or 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 and one-half spaces for each 1 bedroom unit or less, and two and one-half spaces for each unit with 2 or more bedrooms.
 - (3) Hotels, motels, clubs, guest ranches, and similar uses, one space for each guest room or apartment.
 - (4) Churches, auditoriums, theaters, stadiums, nightclubs, 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 accommodate.
- (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 accommodate.

- 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

Amended

by

Ord. 348.2533

physical conditions make it impractical to require strict compliance with these requirements.

Amended Effective:

06-28-84 (Ord. 348.2342)

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 improved with a minimum structural section of six inches of Portland Cement Concrete over a suitable base.

*Amended
by
Ord. 348.2533*

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 open space for any other building on an adjoining lot or building site, except in the case of zero lot line residential projects pursuant to an overall development.

Amended Effective:

06-28-84 (Ord. 348.2342)

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, A-P, A-2 and A-D 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.

Amended Effective:
08-30-84 (Ord. 348.2358)

SECTION 18.19. YARD ENCROACHMENTS. Where yards are required by this ordinance, they shall be open and unobstructed from the ground to the sky and kept free of all structural encroachments, 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.

AMENDED EFFECTIVE:

08-29-85 Ord. 348.2510

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 not be less than a required front yard in the zone in which such lot is located.

Amended Effective:

06-28-84 (Ord. 348.2342)

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 provisions of this ordinance.

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

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

SECTION 18.26. PERMIT APPLICATIONS. The following procedures shall apply to all applications for approval of variances, conditional use permits, public use permits, and commercial WECS permits.

- a. **APPLICATIONS.** Permit applications shall be filed with the Planning Director, accompanied by the fees as set forth in Section 18.37 of this ordinance, in accordance with the provisions of the ordinance for the type of permit requested.
- b. **SETTING HEARING.** A public hearing upon an application shall be set before the appropriate hearing body when:
 - (1) The Planning Director has determined that the application complies with all ordinance requirements and,
 - (2) All procedures required by Riverside County Rules Implementing the California Environmental Quality Act to hear a matter have been completed.
- c. **NOTICE OF HEARING.** Notice of time, date and place of the hearing, the identity of the hearing body and a general description of the location of the real property, which is the subject of the hearing, shall be given at least 10 days prior to the hearing by all of the following procedures:
 - (1) Publication once in a newspaper of general circulation in the County.
 - (2) Mailing or delivering to the owner of the subject real property or the owner's duly authorized agent, and to the project applicant.
 - (3) Mailing or delivering to each local agency expected to provide water, sewage, streets, roads, schools, or other essential facilities or services to the project whose ability to provide those facilities and services may be significantly affected.

- (4) Mailing or delivering to all owners of real property which is located within 300 feet of the exterior boundaries of the subject property, as such owners are shown on the last equalized assessment roll and any update.
 - (5) Mailing by first class mail to any person who has filed a written request with the Planning Department and has provided that Department with a self-addressed stamped envelope for that purpose.
 - (6) If the number of owners to whom notice would be mailed or delivered pursuant to paragraphs 2 or 4 herein is greater than 1,000, in lieu of mailed or delivered notice, notice may be provided by placing a display advertisement of at least one-eighth page in at least one newspaper of general circulation at least 10 days prior to the hearing.
 - (7) The Planning Director may require that additional notice of the hearing be given in any other manner he deems necessary or desirable.
- d. ADMINISTRATION OF OATHS. The Chairman may require that witnesses be sworn.
 - e. HEARING AND NOTICE OF DECISION. The hearing body shall hear relevant testimony from interested persons and 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 shall be mailed to the applicant and to any person who has made a written request for a copy of the decision. If the hearing body is unable to make a decision, that fact shall be filed with the Clerk of the Board in the same manner for reporting decisions and shall be considered as a notice of denial of the application by the hearing body. The Clerk of the Board shall place the notice of the decision on the next agenda of the Board of Supervisors held 5 or more days after the Clerk receives the notice from the Planning Director.
 - f. PROCEEDINGS BEFORE THE BOARD OF SUPERVISORS. The decision of the hearing body is considered final and no action by the Board of Supervisors is required unless, within 7 days after the notice of decision appears on the Board's agenda, the applicant or an interested person files an appeal, accompanied by the fee set

forth in Section 18.37, with the Clerk of the Board or unless the Board assumes jurisdiction by ordering the matter set for public hearing. If a timely appeal is filed or the Board assumes jurisdiction, the Clerk of the Board shall set the matter for public hearing before the Board not less than 13 nor more than 60 days thereafter 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 hearing body.

- g. HEARING BEFORE THE BOARD OF SUPERVISORS. The Board of Supervisors shall hear 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. The Board shall hear relevant testimony from interested persons and within a reasonable time after the close of the hearing, make its decision sustaining, reversing or modifying the decision of the hearing body.
- h. TRANSCRIPTS.
- (1) Whenever any person desires to obtain a transcript of the oral proceedings of a public hearing before the Board of Supervisors, Planning Commission or the East 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 Planning Commission or the East Area Planning Council. The written request shall be accompanied by a deposit of a sum equal to one (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 day, 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 by the person desiring the same.
 - (2) Whenever any person desires to obtain a Clerk's transcript of the documents involved in a proceeding before the Board of Supervisors, the Planning Commission or East 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 the East 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.

Amended Effective:

11-11-82	(Ord. 348.2104)
06-30-83	(Ord. 348.2156)
08-02-84	(Ord. 348.2338)
02-02-85	(Ord. 348.2430)

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 and shall be accompanied by the fees set forth in Section 18.37 of this ordinance. If the use for which the variance is sought also requires approval of a conditional or public use permit pursuant to the land division ordinance, the two applications shall be filed concurrently.

- (1) Applications for a variance that do not require an approval of a conditional or public use permit or land division ordinance approval 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 accepted for filing only if the principal application is accepted, and shall set for 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. All public hearings on variances within the area jurisdiction of the East Area Planning Council shall be heard by the Council, except for variances in connection with a commercial WECS permit which shall be heard by the Planning Commission; and all public hearings on variances outside the area jurisdiction of the East Area Planning Council shall be heard by the Planning Commission.
- 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 shall be null and void.

Notwithstanding the foregoing, if a variance is required to be used within less than three (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 as set forth in Section 18.37 of this ordinance. 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 three (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 the filing fee as set forth in Section 18.37 of this ordinance 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 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. (Deleted)
- d. **PUBLIC HEARING.** A public hearing shall be held on the application for a conditional 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.
- 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 one (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 the fee set forth in Section 18.37 of this ordinance. Within 30 days following the filing of a request for an extension, the Planning Director shall review the applications, 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 18.28a. SECOND UNIT PERMITS, DETACHED. Whenever a request is made for a detached second unit permit, the following provisions shall take effect:

- a. APPLICATION. Every application for a detached second unit permit shall be made in writing to the Planning Director on the forms provided by the Planning Department, shall be accompanied by the filing fee as set forth in Section 18.37 of this ordinance, and shall include the following information:
 - (1) Name and address of the applicant, and evidence that the applicant resides at and is the owner of the premises involved.
 - (2) Assessor's parcel number of premises involved.
 - (3) A plot and development plan drawn in sufficient detail to clearly describe the following:
 - a. Physical dimensions of property.
 - b. Location and dimensions of all existing and proposed structures.

- c. Location and dimensions of all easements, septic tanks, leach lines, existing seepage pits, drainage structures and utilities.
 - d. Location, dimensions, and names of all clear adjacent roads, whether public or private, showing the location of the street centerline and all existing improvements such as sidewalks, curbs, gutters and curb cuts.
 - e. Setbacks.
 - f. Methods of circulation, including ingress and egress, access, yards, drives, parking areas, landscaping, walls or fences.
 - g. Topography of the property.
 - (4) Panoramic photographs showing all sides of the on-site property and adjacent off-site properties.
 - (5) A description of walls, landscaping, architectural treatments and other methods which will be used to ensure that the second unit will be compatible with the neighborhood.
 - (6) A statement as to whether the second unit shall be used for family or rental purposes.
 - (7) A list of the names and addresses of all owners of the exterior boundaries of the property as shown on the last equalized assessment roll and any update issued by the County Assessor.
 - (8) Such additional information as shall be required by the application form.
 - (9) A clearance letter from the County Health Department
- b. PUBLIC HEARING. The Planning Director shall hold a public hearing on the application when the Planning Director has determined that the application is complete, and shall render a decision on the application within a reasonable time after the hearing is closed. Notice of the time, date and place of the public hearing shall be given as provided in Section 18.26(c). A copy of the application shall be transmitted to the following departments and districts for review and comment:
- a. Department of Building and Safety.
 - b. Health Department.
 - c. Road Department.
 - d. Fire Department.
 - e. Water and Sewer district which has jurisdiction.
 - f. Riverside County Flood Control and Water Conservation District.
- c. STANDARDS FOR APPROVAL. No detached second unit shall be approved unless it complies with the following standards:

- (1) The proposed second unit must conform to all the requirements of the General Plan for Riverside County and may not exceed the allowable density as zoned for the lot on which it is located.
- (2) The lot is zoned for a one-family dwelling as a permitted use; provided, however, that the lot must be 7200 square feet or greater in area and may not be part of a Planning Residential Development (PRD) or zone R-6.
- (3) The lot contains an existing one-family detached unit, and the applicant is and will be the owner-occupant of the existing unit.
- (4) On lots equal to or greater than 20,000 square feet in area, the total square footage of the living area of the second unit shall not exceed 75 percent of the total square footage of the living area of the principal unit, but in no event shall the living area exceed 1800 square feet under any circumstances. Living area shall mean the interior inhabitable area of a dwelling unit excluding a garage or any accessory structure.
- (5) On lots of less than 20,000 square feet in area, the total living area of the second unit shall not exceed 750 square feet. Living area shall mean the interior inhabitable area of a dwelling unit excluding a garage or any accessory structure. The second unit shall be of the same construction type as the principal unit on the lot and shall be sewerred.
- (6) Off-street parking spaces shall be required for the second unit in addition to any off-street parking requirements for the principal unit.
- (7) The second unit shall be used as a dwelling unit only, and no businesses or home occupations of any kind may be conducted from or in the second unit.
- (8) Second units shall be located at the rear or in the side portions of the lot and shall comply with all setbacks applicable to the lot. A second unit may be located in front of the principal unit only when under special and extraordinary circumstances, such as the location of the principal unit, the placement of the second unit at the rear or in the side portion of the lot would be impractical, and only if the Planning Director makes a specific finding that the placement of the second unit in the front of the lot is compatible with the neighborhood.
- (9) All of the development standards of the zone in which the lot is located, including but not limited to, parking, height, setbacks, lot coverage, architectural review and health requirements for water and sewerage shall be

applicable to the second unit. An applicant shall also be required to provide verification from the appropriate water and sewerage district of available capacity.

- (10) Any second unit placed more than 150 feet from a public right-of-way shall be required to provide all-weather access for emergency vehicles.
- (11) Findings are made by the Planning Director that there is no adverse impact on the public health, safety or welfare after review of clearance letters from the agencies and districts designated in subsection (b)(4) above.

d. **CONDITIONS.** Any second unit permit granted shall be subject to such conditions as are necessary to protect the health, safety and general welfare of the public. In addition, a permit shall be subject to the following conditions:

- (1) The second unit shall be used for family members or rental purposes only and may not be sold as a separate unit unless the lot is subdivided pursuant to all applicable laws and local ordinances.
- (2) The life of the permit shall be limited to five (5) years but a new permit may be reapplied for at any time.

e. **SENIOR CITIZEN AND HARDSHIP EXEMPTION.**

Notwithstanding any provision in this Section to the contrary, a second unit may be approved if it complies with the following conditions and standards of approval:

- (1) The proposed second unit must conform to all the requirements of the General Plan for Riverside County.
- (2) The second unit shall be used as a dwelling unit only and shall be intended for the sole occupancy of one or two adult persons who are sixty (60) years of age or over, or family members, or those persons with special disabilities or handicaps.
- (3) The area of the floor space of the proposed second unit shall not exceed 640 square feet.
- (4) Zoning on the lot, off-street parking requirements, location of second units, development standards, access for emergency vehicles, necessary findings and the requirement that there be an existing one-family detached unit and that the applicant is and will be the owner-occupant shall be the same as for the standard second unit permit.
- (5) The second unit may not be sold as a separate unit unless the lot is subdivided pursuant to all applicable laws and local ordinances.

- (6) The life of the permit shall be limited to five years, but a new permit may be reapplied for at any time.
- f. PROHIBITED AREAS. Second units shall not be permitted in those areas of the County which have significant problems with regard to water availability or quality, sewage disposal or other public health or safety concerns. The prohibited areas include:
- (1) Those areas where a development moratorium has been imposed, including a moratorium for water or sewer, whether imposed by the County or another public agency with the authority to impose a development moratorium.
- g. APPEAL. An applicant or any interested person may appeal from the decision of the Planning Director by the following procedure:
- (1) Appeal to Planning Commission. Within fifteen (15) calendar days after the date of mailing of the decision by the Planning Director, an appeal, in writing, may be made to the Planning Commission on the form provided by the Planning Department, which shall be accompanied by a filing fee as set forth in Section 18.37 of this ordinance. Notice of the appeal shall be given in the same manner that notice was given for the original hearing. The Planning Commission shall render its decision within thirty (30) days following the close of the hearing on the appeal.
 - (2) Appeal to the Board of Supervisors. Within fifteen (15) calendar days after the date of mailing of the Planning Commission's decision, an appeal, in writing, may be made 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 five (5) days nor more than thirty (30) days thereafter and shall give written notice of the hearing to the appellant, the applicant and the Planning Director. The Board of Supervisors shall render its decision within thirty (30) days following the close of the hearing on the appeal.
- h. REVOCATION OF PERMIT. Any second unit permit granted may be revoked at any time upon the findings and procedure contained in Section 18.31; provided, however, that any appeal shall be heard by the Planning Commission.

Amended Effective:

08-09-84 (Ord. 348.2360)
04-04-85 (Ord. 348.2444)
08-29-85 (Ord. 348.2510)

SECTION 18.28b. ATTACHED SECOND UNITS. All attached second units shall be subject to the following requirements:

a. DEVELOPMENT STANDARDS.

- (1) The second unit must conform to all the requirements of the General Plan for Riverside County and may not exceed the allowable density as zoned for the lot on which it is located.
- (2) The lot is zoned for a one-family dwelling as permitted use; provided, however, that the lot must be 7200 square feet or greater in area and may not be part of a Planned Residential Development (PRD) or zoned R-6.
- (3) The unit is not intended for sale and may be rented.
- (4) The lot contains an existing one-family detached unit, and the principal unit is and will be the dwelling unit of the owner-occupant.
- (5) The second unit is attached to the existing residence and is located within the living area of the existing dwelling.
- (6) Whenever an increase in floor area is involved, it shall not exceed ten percent (10%) of the existing living area. Living area shall mean the interior inhabitable area of a dwelling unit excluding a garage or any accessory structure.
- (7) On lots of less than 20,000 square feet in area the second unit shall be sewerred.
- (8) Off-street parking spaces shall be required for the second unit in addition to any off-street parking requirements for the existing unit.
- (9) The second unit shall be used as a dwelling unit only, and no businesses or home occupations of any kind may be conducted from or in the second unit.
- (10) Second units shall be attached to the rear or side portions of the existing dwelling and shall comply with all setbacks applicable to the lot.
- (11) All of the development standards of the zone in which the lot is located, including but not limited to, parking, height, setback, lot coverage, architectural reviews and health requirements for water and sewerage shall be applicable to the second unit, and verification from the appropriate water and sewerage district of available capacity shall be required.
- (12) The character and appearance of the principal residence shall be maintained to appear as a single-family unit. The main entrance to an attached second unit shall share the existing main entrance to the principal unit or shall be located at the side or rear of the second unit.

(13) All local building code requirements which apply to additions to existing single-family dwellings, as appropriate.

b. PROHIBITED AREAS. Second units shall not be permitted in those areas of the County which have significant problems with regard to water availability or quality, sewage disposal or other public health or safety concerns. The prohibited areas include;

(1) Those areas where a development moratorium has been imposed, including a moratorium for water or sewer, whether imposed by the County or another public agency with the authority to impose a development moratorium.

Amended Effective:

08-09-84 (Ord. 348.2360)

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) Government 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 as set forth in Section 18.37 of this ordinance, and shall include the following information:

- (1) Name and address of the applicant.
- (2) Evidence that he is the owner of the premises involved or that he has written permission of the owner to make such application.

- (3) A plot and development plan drawn in sufficient detail to clearly describe the following:
 - a. Physical dimensions of property and structures.
 - b. Location of existing and proposed structures.
 - c. Setbacks.
 - d. Methods of Circulation.
 - e. Ingress and egress.
 - f. Utilization of property under the requested permit.
 - (4) Such additional information as shall be required by the application form.
- c. PUBLIC HEARING. A public hearing shall be held on the application for a public use permit in accordance with the provisions of Section 18.26 and all of the procedural requirements and rights of appeal as set forth therein shall govern the hearing.
- d. CONDITIONS. A public use permit shall not be granted unless the applicant demonstrates that the proposed use will not be detrimental to the health, safety or general welfare of the community. Any permit that is granted shall be subject to such conditions as shall be necessary to protect the health, safety or general welfare of the community.
- e. USE OF PERMIT. Any public use permit that is granted shall be used within one (1) year from the effective date thereof, or within such additional time as may be set into 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 as set forth in Section 18.37 of this ordinance. 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. PLOT PLANS. The following procedures shall apply to all applications for approval of a plot plan that is required by any section of the ordinance:

- a. **CLASSIFICATION OF PLOT PLANS.** Plot plans are classified as follows:
- (1) Plot plans that are not subject to the California Environmental Quality Act and are not transmitted to any governmental agency other than the Riverside County Planning Department for review and comment.
 - (2) Plot plans that are not subject to the California Environmental Quality Act and are transmitted to one or more governmental agencies other than the Riverside County Planning Department.
 - (3) Plot plans that are subject to the California Environmental Quality Act.
 - (4) Plot plans for outdoor advertising displays that require field checking by the Land Use Division of the Department of Building and Safety.
- b. **APPLICATIONS.**
- (1) **Filing.** 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 that filing fee set forth in Section 18.37 of this ordinance and shall include such information and documents as may be required by the Planning Director, in addition to the following:
 - a. 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.
 - b. Location or address, and legal description of subject property.
 - c. A plot plan, drawn to scale, that shows the following:
 - (1) Boundary and dimensions of property.
 - (2) Topography of the property.
 - (3) Location of adjacent streets, drainage structures, utilities, buildings, signs,

- and other features that may affect the use of the property.
- (4) Proposed development, including planned buildings and structures, access, drainage, yards, drives, parking areas, landscaping, signs and walls or fences.
 - d. If the application requires a public hearing, a list of the names and addresses of all owners of real property located within 300 feet of the exterior boundaries of the property to be considered, as shown on the last equalized assessment roll and any update issued by the County Assessor.
 - e. If the application is for the location or placement of an outdoor advertising display the requirements and standards set forth in Section 19.3 of this ordinance shall apply.
- (2) Environmental Clearance. No application that requires compliance with the Riverside County Rules Implementing the California Environmental Quality Act shall be considered at a public hearing until all procedures required by the rules to hear a matter are completed.
- c. REQUIREMENTS FOR APPROVAL. No plot plan shall be approved unless it complies with the following standards:
- (1) The proposed use must conform to all the requirements of the General Plan for Riverside County and with all applicable requirements of State law and the ordinances of Riverside County.
 - (2) The overall development of the land shall be designed for 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. The plan shall consider the location and need for dedication and improvement of necessary streets and sidewalks, including the avoidance of traffic congestion; and shall take into account topographical and drainage conditions, including the need for dedication and improvements of necessary structures as a part thereof.
 - (3) All plot plans which permit the construction of more than one structure on a single legally divided parcel shall, in addition to all other requirements, be subject to a condition which prohibits the sale of any existing or subsequently constructed structures on the parcel until the parcel is divided and a final map recorded in accordance with Riverside County Ordinance No. 460 in such a manner that each building is located on a separate legally divided parcel.

d. ACTION ON PLOT PLANS

- (1) Plot Plans Not Requiring Public Hearing. The Planning Director shall approve, conditionally approve or disapprove a plot plan based upon the standards in subsection (c) within 30 days after accepting a completed application and give notice of the decision, including any required conditions of approval, by mail, to the applicant and any other persons requesting notice.
- (2) Plot Plans Requiring Hearing. The Planning Director shall hold a public hearing on all plot plans for which a negative declaration or an EIR is prepared pursuant to the Riverside County Rules Implementing the California Environmental Quality Act. Notice of the time, date and place of the public hearing shall be given as provided in Section 18.26(c).

e. APPEALS. An applicant or any other interested party may appeal from the decision of the Planning Director by the following procedure:

- (1) Appeal to Planning Council. Within 15 calendar days after the date of the mailing of the decision by the Planning Director, an appeal in writing may be made on the form provided by the Planning Department and which shall be accompanied by a filing fee as set forth in Section 18.37 of this ordinance. Upon receipt of a completed appeal the Planning Director shall set the matter for hearing and mail notice thereof to the applicant and the appellant if the plot plan did not require a public hearing. If the plot plan required a public hearing, notice of the appeal shall be given in the same manner that notice was given for the original hearing. All appeals that are within the area jurisdiction of the East Area Planning Council shall be heard by that Council; all other appeals shall be heard by the Planning Commission.
- (2) Appeal to the Board of Supervisors. Within 15 calendar days after the date of the mailing of the decision of the Commission or Council, 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.

- f. APPROVAL PERIOD. The approval of a plot plan shall be valid for a period of two 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 further effect.
- g. Notwithstanding the specific requirements of the zoning classification and this section, no plot plan is required to establish a proposed use when the proposed use is replacinf an existing use provided that:
 - (1) The existing and proposed use are conforming uses;
 - (2) The existing use was subject to a plot plan approval;
 - (3) The proposed use will not require the construction of a building, or the reconstruction or expansion of an existing building; and
 - (4) The proposed use complies with the parking and landscaping requirements of Section 18.12 of this ordinance; and
 - (5) The proposed site has adequate road and other improvements required for the implemenation of the proposed use available on site.

Amended Effective:

09-23-82	(Ord. 348.2103)
06-30-83	(Ord. 348.2156)
07-21-83	(Ord. 348.2202)
02-02-85	(Ord. 348.2430)
04-04-85	(Ord. 348.2444)
07-16-85	(Ord. 348.2496)
08-29-85	(Ord. 348.2510)
10-18-85	(Ord. 348.2516)

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

- a. Any conditional use permit, public use permit, variance, commercial WECS permit, or accessory WECS permit may be revoked by the Director of Building and Safety upon 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. Appeals within the area jurisdiction of the East Area Planning Council shall be heard by the Council and all other appeals shall be heard by the Planning Commission; however, all appeals concerning commercial WECS permits shall be heard by the Planning Commission. Notice of the time, date and place of the public hearing shall be given as provided in Section 18.26(c).
 - (4) TESTIMONY UNDER OATH. All testimony at the hearing shall be taken under Oath.
 - (5) NOTICE OF DECISION. Notice of the Planning Commission or 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 Planning Commission or 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 a 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 Planning Commission or Planning Council shall be final unless, within seven (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 Planning Commission or 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 Planning Commission or Planning Council, and based upon that record, affirm or reverse the decision of the Planning Commission or Planning Council or refer the matter back to the Planning Commission or 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. Notice of the time, date and place of the public hearing shall be given as provided in Section 18.26(c).
- (9) ACTION BY THE BOARD OF SUPERVISORS. The decision of the Board of Supervisors on revocation of a permit or variance is final.

Amended Effective:

11-11-82 (Ord. 348.2104)
08-02-84 (Ord. 348.2338)
02-02-85 (Ord. 348.2430)
04-04-85 (Ord. 348.2444)

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 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 the 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 six (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 the filing fee set forth in Section 18.37 of this ordinance, 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, public use permit, commercial WECS permit or accessory WECS permit 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.

Amended Effective:

11-11-82 (Ord. 348.2104)

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 therefore, 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. FEES.

- a. The following fees shall be paid to the Planning Director and deposited in the general fund, the fund of the Flood Control District or agency that provides the flood hazard report and the appropriate road or gas tax fund:

- (1) Change of Zone
 - a. General Fund \$1,480.00
 - b. Flood Control District \$ 75.00
 - c. Road Department \$ 100.00
- (2) General Plan Amendment
 - a. General Fund \$2,250.00+
\$20.00 per gross acre
 - b. Road Department \$ 140.00
- (3) Specific Plan of Land Use
 - a. General Fund \$5,348.00+
\$20.00 per gross acre
 - b. Flood Control \$ 425.00
 - c. Road Department \$ 450.00
- (4) Conditional Use Permit
 - a. General Fund \$1,396.00
 - b. Road Department \$ 400.00
 - c. Flood Control District \$ 100.00+
\$2.00 per lot or site
- (5) Conditional Use Permit (Mobile Home Park, R.V. Park)
 - a. General Fund \$1,396.00
 - b. Road Department \$ 400.00+
\$2.00 per lot or site
 - c. Flood Control District
 1. Mobilehome Park \$ 315.00+
\$2.00 per lot or site
or \$8.00 per gross acre
 2. Recreational Vehicle \$ 100.00 +
Park \$2.00 per site
- (6) Public Use Permits
 - a. General Fund \$1,348.00
 - b. Flood Control District \$ 275.00
 - c. Road Department \$ 400.00
- (7) Variances
 - a. General Fund \$ 680.00
 - b. Road Department \$ 400.00

- (8) Applications for Variances filed Simultaneously with an Application for Approval of a Land Division, Conditional Use Permit Commercial WECS Permit, Accessory WECS Permit, or Plot Plan
- | | |
|--------------------|-----------|
| a. General Fund | \$ 355.00 |
| b. Road Department | \$ 50.00 |
- (9) Plot Plan that is not Exempt from the California Environmental Quality Act
- | | |
|---------------------------|-----------|
| a. General Fund | \$ 992.00 |
| b. Road Department | \$ 400.00 |
| c. Flood Control District | \$ 275.00 |
- (10) Plot Plan that is Exempt from the California Environmental Quality Act but is Required to be Transmitted by the Riverside County Planning Department to other Governmental Agencies for Review
- | | |
|---------------------------|-----------|
| a. General Fund | \$ 412.00 |
| b. Road Department | \$ 400.00 |
| c. Flood Control District | \$ 275.00 |
- (11) Plot Plan that is Exempt from the California Environmental Quality Act and is not Reviewed by any Governmental Agencies other than the Riverside County Planning Department
- | | |
|------------------------|----------|
| a. Planning Department | \$ 90.00 |
|------------------------|----------|
- (12) Temporary Uses for a Period of Time not to Exceed Six (6) Months
- | | |
|-----------------|-----------|
| a. General Fund | \$ 680.00 |
|-----------------|-----------|
- (13) Setback Adjustment
- | | |
|-----------------|----------|
| a. General Fund | \$ 90.00 |
|-----------------|----------|
- (14) Appeals to Planning Commission, East Area Planning Council or Board of Supervisors
- | | |
|------------------------------------|-----------|
| a. General Fund | \$ 230.00 |
| (If Fire Conditions Appealed) | |
| b. General Fund | \$ 175.00 |
| (If Fire Conditions Not Appealed) | |
| c. Road Department | \$ 225.00 |
| (Only if Road Conditions Appealed) | |
- (15) Certificate of Zoning Compliance for Outdoor Advertising Signs and Plot Plans that Require Field Checking by the Land Use Division.
- | | |
|-----------------------------------|----------|
| a. Planning Department | \$ 90.00 |
| b. Building and Safety Department | \$ 25.00 |

- (16) Certificate of Mobilehome Compliance.
a. General Fund \$ 210.00
- (17) Extension of Time-Variations, Conditional Use Permits, Public Use Permits, and Commercial WECS Permits.
a. General Fund \$ 135.00
- (18) Commercial WECS Permit
a. General Fund \$1,290.00
- (19) Accessory WECS Permit that is Exempt from the California Environmental Quality Act.
a. General Fund \$ 265.00
- (20) Accessory WECS Permit that is not Exempt from the California Environmental Quality Act.
a. General Fund \$ 315.00
- (21) Detached Second Unit Permit
a. General Fund \$ 425.00
b. Road Department \$ 100.00
- (22) Minor Outdoor Event
a. General Fund \$ 175.00
- (23) Fee or Deposit for Review of Special Studies.
a. WECS Permit Noise Study Review \$500.00 Deposit
- (23) Applications for Substantial Conformance to Permits under Section 18.43.
a. Planning Department \$ 90.00
- (24) Applications for Minor Changes to Permits which Require a Public Hearing
a. Planning Department \$ 275.00
b. Fire Department \$ 50.00
c. Road Department \$ 50.00
- (25) Applications for Minor Changes to Permits which do not Require a Public Hearing.
a. Planning Department \$150.00
b. Fire Department \$ 50.00

c. Road Department \$ 50.00

(26) Requests for Letters of Substantial
Conformance to Specific Plans

a. Planning Department \$500.00
b. Fire Department \$ 50.00
c. Road Department \$ 50.00

Amended Effective:

11-11-82 (Ord. 348.2104)
09-22-83 (Ord. 348.2219)
08-02-84 (Ord. 348.2338)
08-09-84 (Ord. 348.2360)
07-04-85 (Ord. 348.2476)
12-06-84 (Ord. 348.2414)
07-16-85 (Ord. 348.2496)
10-17-85 (Ord. 348.2516)

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.
- 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:

01-15-64	(Ord. 348.251)	06-03-75	(Ord. 348.1457)
03-10-64	(Ord. 348.261)	10-02-75	(Ord. 348.1469)
04-15-64	(Ord. 348.265)	10-23-75	(Ord. 348.1468)
11-10-65	(Ord. 348.401)	12-10-75	(Ord. 348.1481)
01-19-66	(Ord. 348.422)	11-11-76	(Ord. 348.1536)
06-16-66	(Ord. 348.446)	01-20-77	(Ord. 348.1540)
07-06-66	(Ord. 348.455)	02-03-77	(Ord. 348.1545)
09-27-67	(Ord. 348.528)	04-21-77	(Ord. 348.1564)
11-15-67	(Ord. 348.531)	03-13-78	(Ord. 348.1626)
11-15-67	(Ord. 348.532)	06-27-78	(Ord. 348.1658)
12-06-67	(Ord. 348.533)	08-29-78	(Ord. 348.1664)
12-06-67	(Ord. 348.534)	10-19-78	(Ord. 348.1667)
02-21-68	(Ord. 348.545)	04-12-79	(Ord. 348.1688)
04-17-68	(Ord. 348.556)	07-05-79	(Ord. 348.1697)
02-26-69	(Ord. 348.609)	09-20-79	(Ord. 348.1717)

07-16-69	(Ord. 348.638)	05-08-80	(Ord. 348.1785)
10-15-69	(Ord. 348.636)	09-25-80	(Ord. 348.1855)
04-15-70	(Ord. 348.709)	01-08-81	(Ord. 348.1901)
09-23-70	(Ord. 348.777)	01-22-81	(Ord. 348.1908)
09-30-70	(Ord. 348.783)	07-02-81	(Ord. 348.1951)
03-24-71	(Ord. 348.861)	07-02-81	(Ord. 348.1965)
07-11-71	(Ord. 348.905)	08-28-81	(Ord. 348.1989)
08-25-71	(Ord. 348.910)	09-18-81	(Ord. 348.2001)
03-30-72	(Ord. 348.1009)	03-16-82	(Ord. 348.2074)
05-04-72	(Ord. 348.1023)	06-25-82	(Ord. 348.2087)
01-25-73	(Ord. 348.1125)	07-22-82	(Ord. 348.2088)
04-05-73	(Ord. 348.1173)	09-24-82	(Ord. 348.2103)
09-13-73	(Ord. 348.1201)	11-11-82	(Ord. 348.2104)
07-09-74	(Ord. 348.1348)	06-30-83	(Ord. 348.2156)
11-07-74	(Ord. 348.1377)	03-10-83	(Ord. 348.2160)
03-06-75	(Ord. 348.1411)	09-22-83	(Ord. 348.2219)
04-03-75	(Ord. 348.1435)		

SECTION 18.41. COMMERCIAL WIND ENERGY CONVERSION SYSTEMS PERMITS (COMMERCIAL WECS PERMITS):

a. APPLICABILITY.

- (1) Notwithstanding any other provision of this ordinance, commercial WECS or WECS arrays having a total rated power output of 100 kw or less are permitted in all zoning classifications provided a commercial WECS permit is granted pursuant to this section.
- (2) Commercial WECS or WECS arrays having a total rated power output of more than 100 kw are permitted in the W-E Zone, and in the W-1 Zone provided a commercial WECS permit is granted pursuant to this section.

deleted by Ord. 248.2338

- b. PROCEDURE.** A public hearing shall be held on an application for commercial WECS permit in accordance with the provisions of Section 18.26 of this ordinance and all of the procedural requirements and rights of appeal as set forth therein shall apply. The hearing body shall be the Planning Commission.

Deleted by Ord. 248-2 338

- c. APPLICATION. Every application for a commercial WECS permit shall be made in writing to the Planning Director on the forms provided by the Planning Department and shall be accompanied by the filing fee set forth in Section 18.37 of this ordinance. The permit application shall include the following information:
- (1) Name and address of the applicant.
 - (2) Evidence that the applicant is the owner of the property involved or 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 the property, existing structures, and proposed structures.
 - b. Location of existing and proposed structures.
 - c. Location of electrical lines and facilities.
 - d. Existing topography.
 - e. Proposed grading and removal of natural vegetation.
 - f. Wind characteristics and dominant wind direction at the site. Dominant wind direction is the direction from which 50 percent or more of the energy contained in the wind flows.
 - g. Setbacks.
 - h. Methods of circulation.
 - i. Ingress and egress identifying the following factors:
 - (1) Location and distance to the nearest County maintained road;
 - (2) A description of the access route from the nearest County maintained road to include:
 - a. Road surface material stating the type and amount of surface cover;
 - b. Width and length of access route;
 - c. Dust control procedures;
 - d. A road maintenance schedule or program.
 - j. Utilization of the property under the requested permit.
 - (4) Utility interconnection data and a copy of written notification to the utility of the proposed interconnection.

- (5) A photograph or detailed drawing of each model of WECS including the tower and foundation; and one or more detailed perspective drawings showing the site fully developed with all proposed WECS and accessory structures.
- (6) Specific information on the type, size, rotor material, rated power output, performance, safety, and noise characteristics of each model of WECS.
- (7) Specific information on the type, height, material and safety of each model of tower.
- (8) A site preparation and installation schedule.
- (9) A geotechnical report.
- (10) The location of all residences which are within 2 miles of any proposed WECS. Any such residence which is not served by cable television shall be identified.
- (11) A copy of written notification to the California Public Utilities Commission of the size and location of the proposed project.
- (12) An application including any WECS with a total height over 200 feet or any WECS which is located within 20,000 feet of the runway of any airport shall be accompanied by a copy of written notification to the Federal Aviation Administration.
- (13) If the application includes any WECS which requires the approval of a greater height limit pursuant to Section 18.34 of this ordinance, the two applications shall be filed concurrently.
- (14) An application including any WECS with a rated power output of 100 kw or larger which is located within 660 feet of any fault within a state designated Alquist-Priolo Act Special Study Zone or a County designated Fault Hazard Zone shall be accompanied by a detailed fault hazard report prepared by a California registered geologist which shall address the potential for rotor or tower failure calculated for the vertical and horizontal accelerations reasonably expected on the site in the event of a design earthquake.
- (15) An application including any WECS which is located within a distance of 3 miles from the top of Edom Hill shall be accompanied by an electromagnetic interference analysis.
- (16) An application including any WECS which is located within 2 miles of any microwave communications link shall be accompanied by a copy of a written notification to the operator of the link.
- (17) An application including any WECS which is located within a 100-year flood plain area, as such flood hazard areas are shown on the maps designated in Ordinance No. 458, shall be

accompanied by a detailed report which shall address the potential for wind erosion, water erosion, sedimentation and flooding, and which shall propose mitigation measures for such impacts.

- (18) Such additional information as shall be required by the Planning Director.

- d. **STANDARDS AND DEVELOPMENT CRITERIA.** No person shall erect or maintain a commercial WECS in the unincorporated area of the County of Riverside except in accordance with the following provisions.

(1) **Safety Setbacks.**

- a. No commercial WECS shall be located where the center of the tower is within a distance of 1.25 times the total WECS height from any aboveground electrical transmission line of more than 12 kw.
- b. No commercial WECS, located in the W-E zone or the W-1 zone, shall be located where the center of the tower is within a distance of 1.25 times the total WECS height from any public highway, public road, railroad, or building. Notwithstanding the foregoing, no commercial WECS, located in the W-E zone or the W-1 zone, shall be located where the center of the tower is within a distance of 3 times the total WECS height from any public highway or public road which is classed arterial of greater and which has a current Average Daily Trips (ADT) of 7,000 or more. The setback herein specified shall be measured from the outer boundary of the public right of way or railroad right of way.
- c. No commercial WECS, located in any zone except the W-E zone or the W-1 zone, shall be located where the center of the tower is within a distance of 3 times the total WECS height from any public highway, public road, railroad, or building. The setback herein shall be measured from the outer boundary of the public right of way or railroad right of way.
- d. No commercial WECS, located in any zone except the W-E zone or the W-1 zone, shall be located where the center of the tower is within a distance of 3 times the total WECS height from any lot line.
- e. No commercial WECS, located in the W-E zone or W-1 zone, shall be located where the center of the tower is within a distance of 1.25 times the total WECS height from any lot line. No commercial WECS, located in the W-E

zone or W-1 zone, shall be located where the center of the tower is within a distance of 3 times the total WECS height from the lot line of any lot containing a dwelling.

- f. Notwithstanding the provisions of subsections b, c, d and e above, the setbacks therein specified shall be reduced to 1.25 times the total WECS height if the WECS is certified by a County approved testing laboratory as complying with standards adopted by the American Wind Energy Association, the American Society for Testing and Materials or any other standards-promulgating organization recognized by the County as qualifying to develop WECS standards. These standards must include testing for maximum safe wind speed and operation of the manual shutdown system. Whenever a setback reduction is proposed pursuant to this subsection, the setback reduction shall be included in all notices regarding the commercial WECS permit, and, if granted, the commercial WECS permit shall specifically state the required setback. Notwithstanding the foregoing, no commercial WECS used primarily for research or experimentation shall be located where the center of the tower is within 3 times the total WECS height from any zoning classification boundary not bounded on both sides by property in either the W-E zone or the W-1 zone.

- g. Notwithstanding the provisions of subsections b, c, d, and e above, the setbacks therein specified may be reduced to 1.25 times the total WECS height if the Planning Director determines that the topography of the adjacent property eliminates or substantially reduces the potential safety hazards. Whenever a setback reduction is proposed pursuant to this subsection, the setback reduction shall be included in all notices regarding the commercial WECS permit, and, if granted, the commercial WECS permit shall specifically state the required setback.

(2) Wind Access Setbacks.

- a. No commercial WECS shall be located where the center of the tower is within a distance of 5 rotor diameters from a lot line that is perpendicular, or within 45 degrees of perpendicular, to the dominant wind direction.
- b. No commercial WECS shall be located where the center of the tower is within a distance of 2.5 rotor diameters from a lot line that is

parallel, or within 45 degrees or parallel, to the dominant wind direction.

- c. Where a lot line abuts a public right of way or a railroad right of way, the setbacks specified in subsections a and b above shall be measured from the center line of such right of way.
- d. Notwithstanding the provisions of subsections a and b above, such setbacks from lot lines do not apply if the application is accompanied by a legally enforceable agreement for a period of 25 years or the life of the permit, whichever is longer, that the adjacent landowner agrees to the elimination of the setback and will not develop his land in such a way as to decrease wind velocity or increase wind turbulence at the location of the proposed WECS.

(3) Scenic Setbacks.

- a. Except as provided in subsection b. below, no commercial WECS shall be located where the center of the tower is within one quarter mile of a State or County Eligible or Designated Scenic Highway designated in the Scenic Highway Element of the County General Plan.
- b. No commercial WECS with a total height of 150 feet or less shall be located where the center of the tower is within 500 feet of Interstate 10 east of the intersection of Interstate 10 with State Highway 111. No commercial WECS with a total height of more than 150 feet shall be located where the center of the tower is within 1000 feet of Interstate 10 east of the intersection of Interstate 10 with State Highway 111.
- c. No commercial WECS shall be located where the center of the tower is within 2/3 mile of State Highway 111 in the area south of Interstate 10 and north of the City of Palm Springs.
- d. The setback specified in subsections a, b and c above shall be measured from the outer boundary of the public right of way of the scenic highway.
- e. Notwithstanding the provisions of subsections a, b and c above, the setbacks therein specified may be reduced to 1.25 times the total WECS height if the Planning Director determines that the characteristics of the surrounding property eliminate or substantially reduce considerations of scenic value. Whenever a setback reduction is proposed pursuant to this subsection, the

setback reduction shall be included in all notices regarding the commercial WECS permit, and, if granted, the commercial WECS permit shall specifically state the required setback.

- f. No high density commercial WECS array shall be located where the center of any WECS tower is within 1/3 mile of the city limits of any incorporated city. A high density array is defined as an array with average internal spacing of 3 rotor diameters crosswind by 6 rotor diameters downwind or closer. The setback herein specified may be reduced if the Planning Director determines that existing and planned development within the city limits is not incompatible with commercial WECS development. Whenever such a setback reduction is proposed, the setback reduction proposed shall be included in all notices regarding the commercial WECS permit, and, if granted, the commercial WECS permit shall specifically state the required setback.

(4) Safety and Security.

- a. Fencing or other appropriate measures shall be required to prevent unauthorized access to the WECS or WECS array.
- b. Guy wires shall be distinctly marked.
- c. Signs in English and Spanish warning of the electrical and other hazards associated with the WECS shall be posted at the base of each tower and on fences or barriers.
- d. Horizontal-axis WECS. The lowest extension of the rotor of a horizontal-axis WECS shall be at least 25 feet from the ground.
- e. Vertical-axis WECS. A fence or other barrier shall be elected around a vertical-axis WECS whose rotors are less than 15 feet from the ground.
- f. A security patrol or other security measure may be required.

(5) Seismic Safety.

- a. All WECS shall comply with the requirements of the applicable Seismic zone of the Uniform Building Code, the applicable groundshaking zone in the General Plan, or with the seismic design recommendation in an approved geotechnical report on the project.
- b. All WECS with a rated output of 100 kw or more shall have an automatic shutdown system in the event of groundshaking in excess of the seismic design specifications for the WECS.
- c. Control facilities for commercial WECS or WECS arrays shall not be located within 660 feet of any fault within a state designated

Alquist-Priolo Act Special Studies zone or a County designated Fault Hazard Zone.

- (6) Fire Protection. Upon recommendation of the County Fire Department, commercial WECS and WECS arrays shall include fire control and prevention measures. Measures which may be required include, but are not limited to, the following.
 - a. Fireproof or fire resistant building materials.
 - b. Buffers of fire retardant landscaping.
 - c. Water storage facilities.
 - d. An automatic fire-extinguishing system.
 - e. Fire breaks.
- (7) Interconnection and Electrical Distribution Facilities. All distribution lines, electrical substations, and other interconnection facilities shall be constructed to the specifications of the utility. A statement from the utility confirming that the proposed interconnection is acceptable shall be filed with the County Department of Building and Safety prior to the issuance of any building permit. Interconnection shall conform to procedures and standards established by the California Public Utilities Commission.
- (8) Unsafe and Inoperable WECS.
 - a. Unsafe commercial WECS, inoperable commercial WECS, and commercial WECS for which the permit has expired shall be removed by the owner. All safety hazards created by the installment and operation of the WECS shall be eliminated and the site shall be restored to its natural condition to the extent feasible. A bond or other appropriate form of security may be required to cover the cost of removal and site restoration.
 - b. Every unsafe commercial WECS and every inoperable commercial WECS is hereby declared to be a public nuisance which shall be subject to abatement by repair, rehabilitation, demolition or removal in accordance with the procedure contained in Section 3 of Ordinance No. 457. Every commercial WECS shall be subject to the provisions of this subsection commencing with the date of issuance of final building permit inspection approval. An inoperable commercial WECS shall not be considered a public nuisance provided the owner can demonstrate that modernization, rebuilding or repairs are in progress or planned and will be completed within no more than six months.
 - (1) A commercial WECS constructed pursuant to a commercial WECS permit with an effective

*amended
by
Ord 348.2534*

date prior to April 23, 1985, shall be deemed inoperable if it has not generated power for 12 consecutive months.

- Amended by Ord. 348.25-34*
- (2) A commercial WECS permit constructed pursuant to a commercial WECS permit with an effective date on or after April 23, 1985, shall be deemed inoperable if it has not generated power within the preceding six months equal to at least 25 percent of its "Rated Power Production Capacity (kWh)." As used herein, the term "Rated Power Production Capacity (kWh)" shall be defined as the WECS manufacturer's published maximum kW rating for the WECS times the total number of hours in the applicable time period.

- c. All notices required under Section 3 of Ordinance No. 457 shall also be given to the concerned utility.

(9) Interference with Navigational Systems.

- a. No commercial WECS or WECS array shall be installed or operated in a manner that causes interference with the operation of the VORTAC installation on Edom Hill.
- b. All WECS siting shall comply with Federal Aviation Administration regulations for siting structures near an airport or VORTAC installation.

- (10) Site Disruption. Prior to the issuance of building permits for a commercial WECS development, all areas where significant site disruption is proposed shall be temporarily marked off. All construction activities shall be limited to the areas marked off.

(11) Certification.

- a. The foundation, tower and compatibility of the tower with the rotor and rotor-related equipment shall be certified in writing by a structural engineer registered in California that they conform with good engineering practices and comply with the appropriate provisions of the Uniform Building Code that have been adopted by the County.
- b. The electrical system shall be certified in writing by an electrical engineer, registered in California, that it conforms with good engineering practices and complies with the appropriate provisions of the National Electrical Code that have been adopted by the County.
- c. The rotor overspeed control system shall be certified in writing by a mechanical engineer, registered in any state, that it conforms with good engineering practices.

- d. As an alternative to the certification of the overspeed control system as provided in subsection c above, the WECS overspeed control system may be certified pursuant to subsection (d) (1)e of this section.

(12) Noise.

- a. A commercial WECS or WECS array shall not be operated so that noise is created exceeding 65 db(A) except that the limit shall be 60 db(A) where the point of measurement is adjacent to a lot used for residential, hospital, school, library, or nursing home purposes. The point of measurement shall be the lot line for a lot not within the W-E zone or the zone boundary for a lot within the W-E zone.
- b. A commercial WECS or WECS array shall not be operated so that impulsive sound below 20 Hz adversely affects the habitability or use of any dwelling unit, hospital, school, library or nursing home.

(13) Electrical Distribution Lines.

- a. Electrical distribution lines on the project site shall be undergrounded up to the low voltage side of the step-up transformer or to the utility interface point of an on-site substation.
- b. Any electrical distribution line of less than 34 kv, not subject to the jurisdiction of the California Public Utilities Commission, which is located within 1 mile of a state scenic highway or a highway designated in the scenic highway element of the General Plan, or within an area designated by the Planning Director as visually critical or very critical, shall be installed underground if such installation is feasible.

(14) Monitoring.

- a. Upon reasonable notice, County Officials or their designated representatives may enter a lot on which a commercial WECS permit has been granted for the purpose of monitoring noise, electromagnetic interference, wake patterns, and environmental impacts. Twenty-four hours advance notice shall be deemed reasonable notice.
- b. The holder of a commercial WECS permit shall report to the County Planning Department all dead birds found within 500 feet of the WECS and all sightings of the Coachella Valley Fringe-Toed Lizard on the WECS site.
- c. The holder of a commercial WECS permit may be required to submit periodic monitoring reports containing data on the operations and environmental impacts.

- Amended by Ord. 348.2534*
- d. The holder of a commercial WECS permit shall submit a quarterly power production report to the Planning Department. This power production report shall cover the preceding calendar quarter, shall be submitted no later than 45 days following the end of the calendar quarter, shall be in the form prescribed by the Planning Department, and shall include the following information:

- (1) All information required to be reported to the California Energy Commission pursuant to Section 1381 et seq. of Title 20 of the California Administrative Code.
- (2) Quarterly Rated Power Production Capacity (kWH) for each commercial WECS as that term is defined in subsection d(8)b of this section.
- (3) Actual power production in kilowatt hours for each commercial WECS.

(15) Time-Related Conditions.

- a. A commercial WECS permit may require phasing of development in order to mitigate adverse impacts from such factors as the numbers of WECS, the location of WECS and construction schedules.
- b. The granting of a commercial WECS permit may be conditioned upon the installation and operation of one or more WECS for a period not to exceed six months in order to demonstrate performance characteristics of the WECS. If such a monitoring condition is imposed, the permit shall specify the standards which must be met in order to continue development. If a standard is not being met at the expiration of the required monitoring period, the applicant and the County may agree to an extension. The time within which the permit must be used shall be extended for the period of required monitoring.

(16) Height Limits. A commercial WECS or WECS array shall conform to height limits of the zoning classification in which it is located. A lower height limit may be imposed as a condition of a commercial WECS permit.

(17) Development Impacts. A one-time or periodic fee and a requirement to provide public works or services may be imposed as a condition of a commercial WECS permit. Such exactions must be related to the public need created by the energy development. The purposes for which the permit exaction may be used include, but are not limited to, providing roads required by the wind development, and establishing and operating a

monitoring system, a visitor center that is primarily oriented toward wind development and a wind energy information program for local residents.

- (18) Signs. No advertising sign or logo shall be placed or painted on any commercial WECS. A commercial WECS permit may permit the placement of no more than 2 advertising signs relating to the development on the project site, but no such sign shall exceed 15 square feet in surface area or 8 feet in height.
 - (19) Color and Finish of WECS. All commercial WECS shall be either light environmental colors (such as white, beige, or tan), or darker fully saturated colors (such as dark blue, maroon, rust red, or dark green), or galvanized. All commercial WECS shall have a matte or galvanized finish unless such finish adversely affects the performance of the WECS or other good cause is shown to permit any other finish.
 - (20) Contingent Approval. A commercial WECS permit may be granted subject to necessary approvals from the Federal Aviation Administration or other approving authorities and utility acceptance of any electrical interconnection.
 - (21) General Conditions. The County may impose conditions on the granting of a commercial WECS permit in order to achieve the purposes of this ordinance and the General Plan and to protect the health, safety or general welfare of the community.
 - (22) Findings. The following findings shall be made in writing prior to granting a commercial WECS permit:
 - a. The project will be consistent with the General Plan.
 - b. The project will not be detrimental to the health, safety or general welfare of the community.
 - c. The project site is or will be adequately served by roads and other public or private service facilities.
 - (23) Notification. Upon approval of a commercial WECS permit, the County shall provide written notice to the California Public Utilities Commission, the California Energy Commission, and the concerned utility.
- e. USE OF PERMIT.
- (1) Any commercial WECS permit that is granted shall be used within 2 years 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 5 years; otherwise, the permit shall be null and void. Notwithstanding the foregoing, if a permit is required to be used within less than 5 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 the fee set forth in Section 18.37 of this ordinance. 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 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 5 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.

- (2) Life of Permit. A commercial WECS permit shall be valid for the useful life of the WECS included in the permit. The life of the permit shall be determined at the time of approval and shall not exceed 30 years.
- (3) Replacement.
 - a. Individual commercial WECS which have been installed pursuant to a commercial WECS permit may be replaced without approval of a subsequent commercial WECS permit provided the replacement WECS is the same size or smaller in terms of total height and rotor diameter and has substantially the same or less potential environmental impact.
 - b. WECS replacements not meeting the criteria above require approval of a subsequent commercial WECS permit.
 - c. Any WECS on which the cost of alteration, restoration, repair or rebuilding in a 12 month period exceeds 75% of the replacement cost of the WECS shall be deemed a replacement and shall be subject to above provisions relating to replacement.
 - d. The above provisions relating to replacement are in addition to any requirements to obtain building permits and other governmental approvals.

- f. REVOCATION OF PERMIT. A commercial WECS permit may be revoked pursuant to Section 18.31 of this ordinance.

Added Effective:

11-11-82 (Ord. 348.2104)

Amended Effective:

05-12-83 (Ord. 348.2174)

10-13-83 (Ord. 348.2218)

08-02-84 (Ord. 348.2338)

08-22-85 (Ord. 348.2500)

SECTION 18.42. ACCESSORY WECS PERMITS.

- a. APPLICABILITY. Notwithstanding any other provision of this ordinance, an accessory wind energy conversion system (WECS) may be permitted in any zone classification provided that an accessory WECS permit is granted pursuant to the provisions of this section.
- b. PROCEDURE. Applications and permit approval for an accessory WECS permit shall be governed by all the provisions of Section 18.30 of this ordinance and of this section.
- c. APPLICATION. Applications for an accessory WECS permit shall be made in writing to the Planning Director on the forms provided by the Planning Department and shall be accompanied by the filing fee set forth in Section 18.37 of this ordinance. In addition to the information specified in Section 18.30, the permit application shall include the following:
- (1) A photograph or detailed drawing of the WECS including the tower.
 - (2) Specific information on the WECS including: type, size, rated power output, rotor material, performance, safety, and noise characteristics.
 - (3) Specific information on the type, height, and material of the tower.
 - (4) Proof of notification to the utility of the proposed interconnection.
 - (5) Dominant wind direction at the site. Dominant wind direction is the direction from which 50 percent or more of the energy contained in the wind flows.
 - (6) If the WECS requires approval of a greater height limit pursuant to Section 18.34 of this ordinance, the two applications shall be filed concurrently.
- d. REQUIREMENTS FOR APPROVAL. No accessory WECS permit shall be approved unless it complies with the following standards:

- (1) The WECS rotor shall clear the ground by at least 15 feet.
- (2) Safety Setbacks.
 - a. No accessory WECS shall be located where the center of the tower is within a distance of 1.25 times the total WECS height from any aboveground electrical transmission line of more than 12 kv.
 - b. No accessory WECS, located in the W-E zone or the W-1 zone, shall be located where the center of the tower is within a distance of 1.25 times the total WECS height from any public highway, public road, railroad, or building. The setback herein specified shall be measured from the outer boundary of the public right of way or railroad right of way.
 - c. No accessory WECS, located in any zone except the W-E zone or the W-1 zone, shall be located where the center of the tower is within a distance of three times the total WECS height from any public highway, public road, railroad, or off-site building. No accessory WECS shall be located where the center of the tower is within a distance of 1.25 times the total WECS height from any on-site building; provided, however, that this safety setback shall not apply to any building which is less than 1000 square feet and is not occupied by human beings for more than four hours during a 24 hour period. The setback herein specified shall be measured from the outer boundary of the public right-of-way or railroad right-of-way.
 - d. No accessory WECS, located in any zone except the W-E zone or the W-1 zone, shall be located where the center of the tower is within a distance of 3 times the total WECS height from any lot line.
 - e. No accessory WECS, located in the W-E zone, shall be located where the center of the tower is within a distance of 1.25 times the total WECS height from any lot line or within a distance of 3 times the total WECS height from any zoning classification boundary line not bounded on both sides by property in either the W-E or the W-1 zone.
 - f. Notwithstanding the provisions of subsections b, c, and d above, the setbacks therein specified shall be reduced to 1.25 times the total WECS height if the WECS is certified by a County approved testing laboratory as complying with standards adopted by the American Wind Energy Association, the American

Society for Testing and Materials or any other standards - promulgating organizations recognized by the County as qualified to develop WECS standards. These standards must include testing for maximum safe wind speed and operation of the manual shutdown system.

- g. Notwithstanding the provisions of subsections c, d, and e above, the setbacks therein specified may be reduced to 1.25 times the total WECS height if the Planning Director determines that the topography of the adjacent property eliminates or substantially reduces the potential safety hazards.

(3) Wind Access Setbacks.

- a. No accessory WECS shall be located where the center of the tower is within a distance of 5 rotor diameters from a lot line that is perpendicular, or within 45 degrees of perpendicular, to the dominant wind direction.
- b. No accessory WECS shall be located where the center of the tower is within a distance of 2.5 rotor diameters from a lot line that is parallel, or within 45 degrees of parallel, to the dominant wind direction.
- c. Where a lot line abuts a public right of way, the setbacks specified in subsections a and b above shall be measured from the center line of such right of way.
- d. Notwithstanding the provisions of subsections a and b above, such setbacks from lot lines do not apply if the application is accompanied by a legally enforceable agreement for a period of 25 years of the life of the permit, whichever is longer, that the adjacent landowner agrees to the elimination of the setback and will not develop his land in such a way as to decrease wind velocity or increase wind turbulence at the location of the proposed WECS.

(4) Access to the WECS shall be restricted by one or more of the following means:

- a. Tower-climbing apparatus located no closer than 12 feet from the ground; or
- b. A locking anticlimb device installed on the tower; or
- c. Enclosure of the tower by a fence at least six feet high with locking portals.

(5) Anchor points for guy wires shall be located within the lot lines and shall be enclosed by a fence at least six feet high. Guy wires shall not cross any aboveground electric transmission or distribution line.

- (6) The WECS shall comply with Federal Aviation Administration (FAA) regulations regarding air traffic interference and with all other applicable federal and state laws.
- (7) The WECS shall be constructed to withstand the predicted seismically induced ground shaking.
- (8) A statement from the utility confirming that the proposed interconnection is acceptable shall be filed with the County Department of Building and Safety prior to the issuance of any building permit.
- (9) (Reserved).
- (10) Electrical distribution lines shall be buried underground. Signs warning of high voltage electricity in English and Spanish shall be posted on non-moving portions of the WECS or its tower at a height of 3 to 5 feet above the ground.
- (11) The WECS shall not be operated in a manner that causes communications interference. In the event that communications interference is caused by the WECS, the operator shall take the necessary steps to remedy the situation or shall terminate operation.
- (12) The WECS shall not create noise which exceeds 60 db(A) as measured at the lot line.
- (13) The foundation, tower and compatibility of the tower with the rotor and rotor related equipment shall be certified in writing by a structural engineer registered in California, that they conform with good engineering practices and comply with the appropriate provisions of the Uniform Building Code that have been adopted by the County. The electrical system shall be certified in writing by an electrical engineer, registered in California, that it conforms to good engineering practices and complies with the appropriate provisions of the electrical code adopted by the County. The mechanical system shall be certified in writing by a mechanical engineer, registered in any state, that it conforms to good engineering practices and complies with appropriate provisions of the mechanical code adopted by the County. As an alternative to certification of the mechanical system as provided above, the applicant may present a statement from either a registered engineer or an independent testing laboratory recognized by the County that the system complies with standards developed by the American Wind Energy Association or other accepted standards organization.
- (14) Every unsafe accessory WECS and every accessory WECS which has been inoperable for six months is

hereby declared to be a public nuisance which shall be abated by repair, rehabilitation, demolition or removal in accordance with the procedure contained in Section 3 of Ordinance No. 457. All notices required by Section 3 of Ordinance No. 457 shall also be given to the concerned utility.

- (15) The WECS shall comply with all applicable provisions of the National Electrical Code including, but not limited to, Article 250 (Grounding).

- (16) Notwithstanding any other provision of this ordinance, an accessory WECS with a total height of 80 feet or less may be permitted in any zone classification.

e. **APPROVAL PERIOD.** The approval of an Accessory WECS permit shall be valid for a period of 2 years from its effective date, within which time the construction authorized must be substantially begun or the WECS be in use; otherwise, the approval shall be void and of no further effect.

f. **REVOCATION OF PERMIT.** An accessory WECS permit may be revoked pursuant to Section 18.31 of this ordinance.

Amended Effective:

11-11-82 (Ord. 348.2104)
05-12-83 (Ord. 348.2174)
08-22-85 (Ord. 348.2500)

SECTION 18.43. APPLICATIONS FOR MODIFICATIONS TO APPROVED PERMITS. A request for approval of a modification to an approved plot plan, conditional use permit, public use permit, second unit permit, certificate of mobilehome compliance, variance, or wind energy conversion system permit, shall be made in accordance with the provisions of this section. A modification under this section means a request for a minor change or a determination of substantial conformance as further defined herein.

a. **APPLICATIONS.** Applications for Substantial Conformance or Minor Change shall be filed in writing with the Planning Director, accompanied by the fees as set forth in Section 18.37 of this ordinance, and shall include the following:

- 1. All information required under this ordinance for the filing of a new application for the plot plan or permit sought to be modified, unless the requirement is waived by the Planning Director.
- 2. A statement explaining the proposed modification and the reason the modification has been requested.

3. Such additional information as shall be required by the Planning Director.

b. **REQUESTS FOR SUBSTANTIAL CONFORMANCE.** Substantial Conformance means a request for a non-substantial modification of an approved plot plan or permit which does not change the original approval or the effect of the approval on surrounding property. Substantial Conformance may include modifications necessary to comply with final conditions of approval or modifications to lighting, parking, fencing or landscaping requirements. Substantial Conformance shall not include changes in the basic design of the project, additions to the height, bulk, density or intensity of the approved use, or an expansion of existing or proposed structures.

c. **MINOR CHANGE.** Minor change means a modification of a plot plan or permit which does not change the basic concept or use allowed by the approval, and which does not have any additional adverse effects on surrounding properties. A minor change may include on-site reorientation of structures, structural alterations which do not significantly change the size of the floor area, movement of or alterations to signs, and changes in the intensity of use which are not significant. A minor change shall not include substantial changes in the basic design of the project or additions to the height, bulk or density of the approved project.

d. **ACTION ON APPLICATIONS.**

1. **Substantial Conformance.** The Planning Director shall approve, conditionally approve or disapprove an application for Substantial Conformance within 30 days after accepting a completed application and give notice of the decision, including any additional conditions of approval, by mail, to the applicant and any other persons requesting notice. The Planning Director's determination shall be based upon the standards of this section and those standards set forth in this ordinance for the approval of an original application. An application for Substantial Conformance shall not require a public hearing.
2. **Minor Change.** An application for a Minor Change shall be approved, conditionally approved or disapproved in accordance with the procedures for processing an original permit, including all rights of appeal.

e. **APPROVAL PERIOD.** The approval of an application for Substantial Conformance or Minor Change shall be valid until the expiration of the original permit.

f. Notwithstanding any provision herein to the contrary, an application for Substantial Conformance or Minor Change shall not change or extend the time period granted under the original permit, nor shall an application be approved unless the proposed modification does not require a new environmental assessment under CEQA.

Added Effective:

10-17-85 (Ord. 348.2516)

ARTICLE XIX
ADVERTISING REGULATIONS

SECTION 19.1. PURPOSE AND INTENT. Because Riverside County is a large, diverse and rapidly expanding jurisdiction the Board of Supervisors finds that proper sign control is necessary to provide for the preservation and protection of open space and scenic areas, the many natural and man-made resources, and established rural communities within Riverside County. It is the intent of this ordinance to provide standards to safeguard life, health, property and the public welfare, to provide the means for adequate identification of businesses and other sign users by prohibiting, regulating and controlling the design, location and maintenance of signs, and to provide for the removal and limitation of use of signs within the unincorporated area of Riverside County. 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 within this ordinance shall impose more stringent requirements than are set forth within this article, the more stringent provisions shall prevail.

Amended Effective:
07-16-85 (Ord. 348.2496)

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.
- o. "Significant Resources" means any county, state or national site which has significant or potentially significant social, cultural, historical, archaeological, recreational or scenic resources, or which plays or potentially could play a significant role in promoting tourism. For the purposes of this article, the term significant resources shall include, but not be limited to, the following:
 - (1) Riverside National Cemetery. A strip, 660 feet in width, measured from the edge of the right-of-way line on both sides of I-215 from the intersection of Van Buren Boulevard southerly to Nance Road, and on both sides of Van Buren Boulevard from the intersection of I-215 westerly to Wood Road.
 - (2) Scenic Highways.
- p. "Scenic Highway" means any officially designated state or county scenic highway as defined in Streets and Highway Code Sections 154 and 261 et seq.

Amended Effective:

07-16-85 (Ord. 348.2496)

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) Zoning. Outdoor advertising displays are permitted only in the C-1/C-P, M-SC, M-M and M-H zones and provided only that the display meets all of the other requirements of the zoning classification and this article. Outdoor

advertising displays are expressly prohibited in all other zones.

- (2) Spacing. No display shall be located within 500 feet in any direction from any other off-site sign on the same side of the highway provided, however that if in a particular zone a different interval shall be stated that spacing interval shall prevail. No display shall be erected within the boundary of any significant resource as defined in Section 19.2 of this ordinance. No off-site advertising structure shall be located within 150 feet of property for which the zoning does not allow outdoor advertising signs; provided however, that an outdoor advertising display may be placed within 150 feet of property for which the zoning does not allow displays if at the time an application for a sign building permit is applied for there is no existing residential structure or an approved building for a residential structure within 150 feet of the location of the proposed sign.
- (3) Height. The maximum height of a display shall not exceed a height of 25 feet from the roadbed of the adjacent freeway or highway or a maximum height of 25 feet from the grade on which it is constructed, whichever is greater.
- (4) Poles. A maximum of two steel poles for advertising display support is allowed.
- (5) Roof mounts. 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) Number of Displays. No more than one proposed outdoor advertising display per application shall be permitted.
- (7) Setbacks. No display shall be erected within an established setback or building line or within road right-of-way lines or future road right-of-way lines that have been established by a specific plan. A minimum setback from the property line of one foot shall be required.
- (8) Number of faces. No more than two faces per advertising display shall be permitted. Back-to-back and V-type displays shall be allowed provided that they are on the same structure and provided that the V-type displays have a separation between displays of not more than 25 feet.
- (9) Lighting and illumination. An outdoor advertising display may be illuminated, unless otherwise specified, provided that the signs are so constructed that no light bulb, tube, filament or similar source of illumination is visible beyond the sign face. Signs making use of lights to convey the effect of movement, or flashing,

intermittent or variable intensity shall not be permitted. Signs shall use the most advanced methods to insure the most energy efficient methods of sign illumination. Within the Palomar Observatory Special Lighting Area all displays shall be illuminated with Low Pressure Sodium Vapor lighting or with overhead High Pressure Sodium Vapor lighting with shields or cutoff luminaries.

- (10) Movement. No signs shall move or rotate or display any moving and/or rotating parts. No propellers, flags, or other noise creating devices, and no architectural embellishments which utilize mechanical or natural forces for motion shall be permitted.
- (11) Sign face size. No outdoor advertising display shall have a total surface area of more than 300 square feet.
- (12) Building permit required. No person shall erect, alter, repair or relocate any sign without first obtaining a building permit pursuant to Riverside County Ordinance No. 457. No permit shall be issued unless and until the Building Director determines that the proposed activity is in accordance with this article and Ordinance No. 457 and that the applicant has obtained a valid state advertising permit.
- (13) Identification. No person shall place, erect or maintain an advertising display and no display shall be placed, erected or maintained anywhere within Riverside County unless there is securely fastened thereto and on the front face thereof the name of the sign company in such a manner that the name is visible from the highway. Any display placed, erected or maintained without this identification shall be deemed to be placed, erected and maintained in violation of this section.

b. Processing Procedure.

- (1) Application. In addition to all other applicable federal, state and local requirements, no outdoor advertising display may be placed or erected until a permit therefore has been issued by the Riverside County Planning Director. Application for such permit shall consist of plot plan approval pursuant to the requirements set forth in Section 18.30(b) of this ordinance. Said application shall also consist of four copies of a plot plan drawn to scale containing the name, address and telephone number of the applicant, a copy of the current valid State Outdoor Advertising Permit, and a general description of the property upon which the display is proposed to

be placed. The plot plan shall show the precise location, type and size of the proposed display, all property lines, zoning and the dimensions, location of and distance to the nearest advertising displays, buildings, business districts, significant resources as determined by the ordinance, public and private roads and other rights-of-way, building setback lines and specifically planned future road right-of-way lines and any and all other information required by the Planning Director in such a manner that the proposed display may be readily ascertained, identified and evaluated.

- (2) Issuance of Permit. If the Planning Director determines that the proposed display conforms to the requirements of this ordinance, he shall, within 30 days after the application is accepted, endorse his approval on the four copies of the plot plans, file one copy, forward two copies to the Director of Building and Safety, and return one copy to the applicant. If the Planning Director determines that the proposed display does not conform to the requirements of this ordinance, he shall within 30 days after the application is accepted notify the applicant that the application has been denied and the reason or reasons therefor.
- (3) Appeal. If the Planning Director refuses to issue a permit or summarily revokes a permit, the applicant, permittee or any other party may within 15 days thereafter appeal the decision in writing. The appeal shall be made on the forms provided by the Planning Department, and all the requirements and procedures set forth in Section 18.30(e) of this ordinance shall apply, except that the appeal shall be accompanied by the filing fee set forth in Section 18.37 of this ordinance.
- (4) Revocation. Any permit which has been issued as the result of a material misrepresentation of fact by the applicant or his agent, whether or not a criminal prosecution is initiated therefor, may be summarily revoked by the Planning Director who shall forthwith give written notice of revocation to the applicant. Within 30 days after notice is given, any displays authorized by said permit shall be removed at the applicant's expense. Failure to remove the display within said 30 days shall be deemed a separate violation of this ordinance. Nothing in this ordinance shall be deemed to authorize the installation or maintenance of any outdoor advertising display which is in violation of any state or federal law or regulation.

c. Enforcement.

Wherever the officials responsible for the enforcement or administration of the Land Use Ordinance or their designated agents have cause to suspect a violation of this article, or whenever necessary to investigate either an application for the granting, modification, or any action to suspend or revoke a sign permit, or whenever necessary to investigate a possible violation, said agents may lawfully gain access to the appropriate parcel of land upon which said violation exists. The following provisions shall apply to the violations of this Article:

- (1) All violations of this article committed by any person, whether as agent, employee, officer, principal or otherwise, shall be a misdemeanor.
- (2) Every person who knowingly provides false information on a sign application shall be guilty of a misdemeanor.
- (3) Every person who fails to stop work on a sign when so ordered by the Director of Building and Safety or the Planning Director shall be guilty of a misdemeanor.
- (4) Every person who, having received notice to appear in court to answer a related charge, willfully fails to appear shall be guilty of a misdemeanor.
- (5) A misdemeanor may be prosecuted by the County in the name of the people of the State of California, or may be redressed by civil action. Each violation is punishable by a fine of not more than five hundred dollars (\$500.00), or by imprisonment in the County jail for a term of not more than six (6) months, or by both fine and imprisonment.
- (6) Every person found guilty of a violation shall be deemed guilty of a separate offense for every day during any portion of which the violation is committed, continued, or permitted by such person.

d. Nonconforming signs.

Every sign which does not conform to this ordinance shall be deemed to be a non-conforming sign and shall be removed or altered in conformance with this ordinance as follows:

- (1) Illegal or abandoned signs. An illegal or abandoned sign shall be removed or brought into conformance with this ordinance immediately.
- (2) All other non-conforming signs. Within five years from the date on which a sign becomes non-conforming, it shall be abated or otherwise brought into conformance with the provisions of these regulations.

Amended Effective:

07-16-85 (Ord. 348.2496)

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 agriculture 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:

09-13-73 (Ord. 348.1201)

Amended Effective:

01-20-77 (Ord. 348.1540)

06-27-78 (Ord. 348.1658)

09-25-80 (Ord. 348.1855)

07-16-85 (Ord. 348.2496)

SECTION 19.7. TEMPORARY POLITICAL SIGNS.

- a. For the purpose of this ordinance, a temporary political sign shall mean a sign, not otherwise permitted by this ordinance, which encourages a particular vote in a scheduled election.
- b. Notwithstanding any other provision of this ordinance, temporary political signs are permitted in all zoning classifications subject to the following limitations:

- (1) No such sign shall exceed 16 square feet in surface area.
 - (2) No freestanding temporary political sign shall exceed 6 feet in height.
 - (3) No lot shall contain temporary political signs having an aggregate surface area in excess of 80 square feet.
 - (4) No such sign shall be artificially lighted.
 - (5) No such sign shall be erected or placed more than 90 days prior to the scheduled election to which it pertains.
 - (6) All such signs shall be removed within 10 days after the scheduled election to which they pertain, except that a sign erected or placed for a candidate who prevails in a primary election may be maintained until 10 days after the final election.
 - (7) No such sign shall be erected, placed or maintained upon any private property without the consent of the owner, lessee, or person in lawful possession of such property.
 - (8) No temporary political sign shall be erected, placed, or maintained on any publicly owned tree or shrub or upon the improved portion of any street or highway right of way which is used for traffic or parking.
 - (9) No temporary political sign shall be erected, placed or maintained so that it does any of the following:
 - a. Maims, defaces, disfigures or damages any public building, structure or other property.
 - b. Endangers the safety of persons or property.
 - c. Obscures the view of any fire hydrant, traffic sign, traffic signal, street sign, or public informational sign.
 - d. Blocks motorists' lines of sight to areas of vehicular or pedestrian traffic.
- c. Any temporary political sign erected, placed or maintained in violation of any provisions of this section may be removed by the County 5 days after notice of the violation is given to the concerned candidate or sponsor, and to the owner, lessee or person in lawful possession of the property. Any temporary political sign which constitutes an immediate danger to the safety of persons or property, or which has not been removed within 10 days after the scheduled election as provided in subsection (b)(6), may be removed by the County summarily and without notice. The County may bring as action to recover the reasonable cost of sign removal under this subsection.

Added Effective:
04-21-83 (Ord. 348.2126)

**ARTICLE XIXa
TEMPORARY OUTDOOR EVENTS**

SECTION 19.51. PURPOSE. The purpose of this article is to provide for the regulation and control of temporary outdoor events that are conducted in the unincorporated area of the County of Riverside. The Board finds, as a legislative matter, that the occurrence of large temporary outdoor events at a location other than an existing permanent facility that is designed, constructed and authorized to conduct such events is a danger to, and is detrimental to, the health safety and general welfare of the public. The Board determines, therefore, that temporary outdoor events, with an anticipated attendance at any one time of 5,000 or more persons proposed to be conducted in the unincorporated area of Riverside County shall be held only in a permanent facility intended for such purposes.

SECTION 19.52. DEFINITIONS. The following terms shall have the following meanings for the purposes of this article:

- a. "Outdoor Event" means an event to which the public is invited, with or without charge, which is held out of doors on a temporary basis including, but not limited to, music festivals, stage or theatrical shows, sports events, fairs, carnivals, automobile or animal races and tent revival meetings.
Outdoor events are classified as follows:
 - 1. "Major Outdoor Event" means an outdoor event at which five (5) thousand or more people may be expected to be in attendance at any one time.
 - 2. "Minor Outdoor Event" means an outdoor event at which less than five (5) thousand people may be expected to be in attendance at any one time.
- b. "Established facility" means an existing permanent facility that is designed and constructed to conduct certain outdoor events therein, which is a legally authorized location to conduct an event which is proposed to be held therein, and which has the facilities to conduct the event, including, but not limited to seating areas, vehicle parking, sanitary and health facilities and portable water. It does not include shopping centers.

SECTION 19.53. In the unincorporated area of the County of Riverside, State of California:

- a. No major outdoor event shall be held except at an established facility designed, constructed and authorized to conduct such an event, which has sufficient facilities to accommodate the number of people expected to attend the event.

- b. No minor outdoor event shall be held except at an established facility designed, constructed and authorized to conduct such an event, which has sufficient facilities to accommodate the number of people expected to attend the event, except as provided in Subsection (c) of this section.
- c. Minor outdoor events that are not held at an established facility are permitted to any location in the unincorporated area provided that a permit is granted in accordance with the provisions of this Article.
- d. No person shall operate, maintain, conduct, advertise, sell or furnish tickets for a temporary outdoor event unless the event conforms to the provisions of this Article and, if required, a permit has been finally issued pursuant to Section 19.54.

SECTION 19.54. PERMITS.

- a. Applications. Applications for a permit for a minor outdoor event shall be made to the Planning Director in accordance with the procedural provisions of Section 18.30 of this ordinance. All of the procedural provisions of Section 18.30 shall apply to the permit, except Subsection (c) thereof relating to requirements for approval and Subsection (f) relating to the use of a permit.
- b. Special Transmittal Provisions. Upon receipt of a complete application, the Planning Director shall transmit copies of the application to the County Sheriff, the Department of Public Health, Road Department, County Fire Warden and Department of Building and Safety who shall review the application and provide written comments and recommendations to the Planning Director. A copy of the application shall also be transmitted to the California Highway Patrol.
- c. Requirements for Approval. No application for a permit for an outdoor event shall be approved by the Planning Director unless the applicant affirmatively demonstrates that the holding of the event will not be detrimental to the health, safety and general welfare of the community in the area of the proposed event and that:
 - 1. There is adequate area to conduct the event and to accommodate the anticipated attendance.
 - 2. Sufficient automobile parking will be provided for the anticipated attendance.
 - 3. Food service operations, medical facilities, solid waste facilities, sewage disposal methods and

portable water service are certified by the Health Officer.

4. Fire protection plans and facilities are certified by the County Fire Warden.
5. Security operations plans are certified by the County Sheriff.
6. The site will be cleaned and restored to its original condition or better at the conclusion of the event.
7. Public roadways providing access to the event are capable of accommodating the anticipated traffic volumes in a reasonable and safe manner with minimal disruption to local traffic circulation.

SECTION 19.55. CAMPING. If overnight camping is proposed, a temporary trailer park permit shall be required to be issued by the County Health Director pursuant to the provisions of the California Health and Safety Code.

SECTION 19.56. BOND. As a part of the approval of a permit, the permittee may be required to execute an agreement with the County of Riverside, secured by a cash bond in the amount considered necessary to restore the site to its original condition.

SECTION 19.57. REVOCATION. An issued permit may be revoked by the Planning Director at any time if the permittee does not fulfill all of the conditions of approval. (County Ordinance Nos. 451 and 522 are hereby repealed).

Adopted:

03-05-81 (Ord. 348.1926)

ARTICLE XIXb

MOBILEHOMES

SECTION 19.75. INTENT. The California Legislature has enacted Section 65852.3 of the Government Code (effective July 1, 1981) which provides that counties and cities shall not prohibit the installation of qualified mobilehomes on approved foundation systems on lots that (1) are zoned for single-family dwellings and (2) are determined to be compatible for such mobilehome use. Land Use Ordinance No. 348 permits the installation of mobilehomes, not on foundations, in several of its existing zone classifications, subject to certain requirements and standards; it further provides for the use of mobilehomes in the R-T and R-T-R zones. It is the intent of the Board of Supervisors, in adopting this Article, to enact provisions that will allow mobilehomes to be installed on foundations on compatible lots in compliance with Government Code Section 65852.3; to continue to allow the installation of mobilehomes not on foundations in certain zone classifications, and to continue to provide for the use of mobilehomes in the R-T and R-T-R Zones. This Article is intended to supplement the provisions of this ordinance relating to mobilehomes, but shall take precedence over any portion of this ordinance that is inconsistent herewith.

Amended Effective:

01-05-84 (Ord. 348.2244)

SECTION 19.76. FINDINGS. Pursuant to Section 65852.3 the Board determines that all lots zoned to permit the construction of conventional single family dwellings are compatible for the installation of a mobilehome on a foundation system if the installation utilizes roof overhang and roofing and siding materials that are compatible with the neighborhood in which the lot is located, provisions for automobile storage compatible with the neighborhood are constructed or installed and the mobilehome complies with all other requirements of this Article.

SECTION 19.77. MOBILEHOMES ON FOUNDATIONS. A mobilehome may be installed on a foundation on any lot in the unincorporated area of the County of Riverside, that is zoned to permit the construction of a conventional single-family dwelling, if it meets the following conditions:

- a. The mobilehome shall be certified under the National Mobilehome Construction and Safety Standards Act of 1974 (42 U.S.C., Section 5401 et seq.) and shall bear a California insignia or Federal label as required by Section 18550 (b) of the Health and Safety Code.
- b. The foundation system shall meet the requirements of Section 18551 of the Health and Safety Code.

- c. The mobilehome shall contain a minimum of 750 square feet of floor living area. Porches, garages, patios and similar features, whether attached or detached, shall not be included when calculating the floor living area.
- d. The mobilehome shall have a roof overhang of not less than 16 inches unless it is determined that it is not compatible to the neighborhood in which the mobilehome is being located.
- e. The mobilehome shall have roofing material and siding material that is compatible with the neighborhood in which the mobilehome is to be located.
- f. A garage or other automobile enclosure compatible to the neighborhood in which the mobilehome is being installed shall be constructed, unless it is determined that it is not required to achieve compatibility.
- g. The mobilehome shall be used only as a single-family residential use and shall comply with all the setback and height requirements of the zone in which it is located.

SECTION 19.78. PERMITS.

- a. Applications. Applications to install a mobilehome on a permanent foundation shall be made to the Planning Director, on the form provided by the Planning Department, accompanied by the filing fee set forth in Section 18.37, and shall include such information and documentation as may be required by the Planning Director, including the following:
 - 1. Name and address of the applicant and all owners of the subject property, including evidence that all owners agree to the application.
 - 2. Location or address, legal description and zoning of the property on which the mobilehome is to be located.
 - 3. A site plan of the entire property showing location of the mobilehome and all accessory buildings, including all dimensions and setbacks.
 - 4. Certification that the mobilehome complies with the National Mobilehome Construction and Safety Standards Act of 1974.
 - 5. Photographs that show the mobilehome insufficient detail with regard to siding material, roof overhang and roof materials.
 - 6. Photographs, architectural renderings and/or copies of purchase contracts that depict the type of structures in the area in which the mobilehome

is to be located. A map shall be included which shows the location and area of coverage of each photograph.

7. The serial number(s) of the mobilehome coach to be installed.

Amended Effective:

08-30-84 (Ord. 348.2358)

- b. Processing of Applications. Upon acceptance of an application as being complete, the Planning Director shall transmit a copy of the application to the Department of Building and Safety and the Health Department for review and comment. Following a 21-day comment period, the Planning Director shall set the application for Director's Hearing. Notice of the hearing shall be given in the manner provided for in Section 18.26(c) of this ordinance. Within a reasonable time after the Director's Hearing, notice of the decision of the Planning Director shall be given to the applicant. If the applicant is approved, the Planning Director shall forward the original thereto to the Building Director, file one copy and return one copy to the applicant who shall then obtain all necessary installation and construction permits from the Building Director. If the Planning Director is unable to approve the application, it shall be returned to the applicant along with a statement of the reasons thereof.

Amended Effective:

08-30-84 (Ord. 348.2358)

- c. Appeal. The decision of the Planning Director shall be considered final unless an appeal therefrom is filed. The applicant or an interested person may file an appeal, accompanied by the fee set forth in Section 18.37 of this ordinance and on forms provided by the Planning Department, within 10 days of the date of mailing of notice to the applicant of the decision of the Planning Director. The appeal shall state the reasons why it is believed the action of the Planning Director is improper. Upon receipt of a completed appeal and fee, the Planning Director shall set the matter for hearing before the Planning Commission. Notice of the appeal shall be given in the same manner that notice was given for the original hearing. The decision of the Planning Commission shall be final.

Amended Effective:

08-30-84 (Ord. 348.2358)

SECTION 19.79. MOBILEHOMES NOT ON FOUNDATIONS. The provisions in the various zone classifications that allow mobilehomes, subject to conditions and requirements contained therein, shall remain in effect unless amended or repealed. All specific mobilehome provisions in the various zone classifications in Ordinance No. 348 refer to mobilehomes not on a foundation system and shall continue in effect irrespective of the fact that certain zones may then provide for mobilehomes both on and not on a foundation system. For purposes, of permit issuance, the mobilehome on a foundation is allowed whenever a conventional single-family dwelling is allowed, subject to the requirements of this Article. The mobilehome not on a foundation is allowed whenever it is specifically so provided in the various zone classifications in Ordinance No. 348, subject to any requirements set forth therein. When a mobilehome is not in conformance with the development standards of the zone classification in which it is located, that mobilehome constitutes a nonconforming use, and as such cannot be altered except to comply with the requirements of this Article, and as allowed in Subsection (g) of Section 18.8 of this ordinance. However, there is no specific time period in which the mobilehome must be removed.

Amended Effective:

03-10-83 (Ord. 348.2160)

SECTION 19.80. The sections in the R-T, R-T-R, R-R, R-R-0 and W-2-M Zones which provide for mobilehomes shall remain in effect; however, a person shall be permitted to install a mobilehome in said zones either on or not on a foundation system. A mobilehome installed on a foundation in the R-T and R-T-R zones shall not be required to meet the requirements of Section 19.77 and 19.78, except that the mobilehome shall comply with the National Mobilehome Construction and Safety Standards Act of 1974 and the foundation system shall comply with Section 18551 of the Health and Safety Code.

Adopted:

06-02-81 (Ord. 348.1965)

Amended Effective:

03-10-83 (Ord. 348.2160)

01-05-84 (Ord. 348.2244)

08-30-84 (Ord. 348.2358)

ARTICLE XIXc

MOBILEHOME PARKS IN RESIDENTIAL ZONES

SECTION 19.91. INTENT: The California Legislature has declared that there is a need to eliminate the distinction between mobilehome development and conventional forms of residential land use, and has enacted Section 65852.7 of the Government Code and amended Section 18300 of the Health and Safety Code to allow for mobilehome parks in residential zones. Section 65852.7 of the Government Code requires that the County permit mobilehome parks in all residential zones subject to the issuance of a conditional use permit. Section 18300 of the Health and Safety Code provides that the County shall not require clubhouses, and recreational facilities unless such facilities are required for other similar residential developments. It is the intent of the Board of Supervisors in adopting this Article to enact provisions which will permit mobilehome parks in residential zones in compliance with Government Code Section 65852.7 and Health and Safety Code Section 18300.

SECTION 19.92. STANDARDS. A mobilehome park that is permitted with a conditional use permit in a residential zone, not including the R-R, W-2, R-D, W-2-M, and R-T zone classifications, shall comply with the following requirements:

- a. **Unit Size.** The mobilehome unit shall have a floor living area of 750 square feet excluding patios, porches, garages, and similar structures.
- b. **Opaque Skirt.** The area between the ground level and floor level and the unit shall be screened by an opaque skirt.
- c. **Density.** The average density of the mobilehome park shall be in conformance with the density of the underlying zone classifications, provided that a density bonus of 25 percent of the density permitted by the underlying zoning may be allowed if it is determined that the higher density is compatible with the area in which the development is proposed to be located.
- d. **Minimum Size of Space.** Notwithstanding subsection (c) above, the minimum size of each space shall be 3600 square feet, provided that a minimum space size of 2500 square feet may be permitted when deemed compatible with the surrounding development. Each space shall have a minimum width of 30 feet.
- e. **Wall.** A masonry wall 6 feet in height shall be erected along the perimeter of the mobilehome park.

- f. Automobile Storage. Automobile storage shall be provided as required by Section 18.12 of this ordinance.

Added Effective:

12-23-82 (Ord. 348.2140)

SECTION 19.93. STANDARDS FOR MOBILEHOME PARKS IN THE R-R, W-2, R-D, AND W-2-M ZONES. A mobilehome park permitted in the R-R, W-2, R-D or W-2-M zones shall comply with the following requirements:

- a. Unit Size. The mobilehome unit shall have a floor living area of 450 square feet excluding patios, porches, garages, and similar structures.
- b. Opaque Skirt. The area between the ground level and floor level of the unit shall be screened by an opaque skirt.
- c. Density. The overall density of the mobilehome park shall be determined by the physical and service constraints of the parcel being considered, and the compatibility of the proposed mobilehome park with the surrounding development.
- d. Minimum Size of Space. Notwithstanding subsection (c) above, the minimum size of each space shall be 2500 square feet. Each space shall have a minimum width of 30 feet.
- e. Wall. A masonry wall 6 feet in height shall be erected along the perimeter of the mobilehome park.
- f. Automobile Storage. Automobile storage shall be provided as required by Section 18.12 of this ordinance.

Added Effective:

12-23-82 (Ord. 348.2140)

SECTION 19.94. RECREATION AND OPEN SPACE. Open space or recreation facilities are not required for mobilehome parks approved in residential zones.

Added Effective:

12-23-82 (Ord. 348.2140)

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 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 the filing fee set forth in Section 18.37 of this ordinance.
- c. An application for a change of zone shall not be set for a public hearing unless:
 - (1) All procedures required by the Riverside County Rules Implementing the California Environmental Quality Act to hear a matter 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 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 the filing fee set forth in Section 18.37 of this ordinance. 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; however, it shall not constitute a final decision as to consistency of the proposed zone change with the general plan.

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 industry, business, residents, open space, including agriculture, recreation, enjoyment or scenic beauty and use of natural resources, 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; therefore, the amendment to the ordinance shall be adopted in the following manner:
 - (1) a. The Planning Commission shall hold a public hearing on the proposed amendment. Public notice of the hearing shall be given including all the following information:
 - (1) The time, date and place of the hearing.
 - (2) A general explanation of the matter to be considered.
 - (3) A general description of the area affected.
 - (4) Specification of the type and magnitude of the changes proposed.
 - (5) The place where copies of the proposed changes may be obtained.
 - (6) The right to appear and be heard.
 - b. Public notice of the hearing shall be given at least 10 days prior to the hearing by all the following procedures:

- (1) Publication once in a newspaper of general circulation in the County.
 - (2) Mailing or delivering to the owner of the subject real property or the owner's duly authorized agent, and to the project applicant.
 - (3) Mailing or delivering to each local agency expected to provide water, sewage, streets, roads, schools, or other essential facilities or services to the project whose ability to provide those facilities and services may be significantly affected.
 - (4) Mailing or delivering to all owners of real property which is located within 300 feet of the exterior boundaries of the subject property, as such owners are shown on the last equalized assessment roll and any update.
 - (5) Mailing by first class mail to any person who has filed a written request with the Planning Department and has provided that department with a self-addressed stamped envelope for that purpose.
 - (6) If the number of owners to whom notice would be mailed or delivered pursuant to paragraphs 2 or 4 herein is greater than 1,000, in lieu of mailed or delivered notice, notice may be provided by placing a display advertisement of at least one-eighth page in at least one newspaper of general circulation in the County at least 10 days prior to the hearing.
 - (7) The Planning Director may require that additional notice of the hearing be given in any other manner he deems necessary or desirable.
- (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 of 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 denial of an amendment to change property from one zone to another, or denial of an amendment to impose, remove or modify one of the above-listed regulations, the Planning Commission's recommendation shall be filed with the Clerk of the Board of Supervisors, who shall place the decision on the next agenda of the Board held 5 or more days after the Clerk receives the decision. The decision of the Commission is considered final and no action by the Board is required unless the applicant files an appeal, accompanied by the fee set forth in Section 18.37 of this ordinance, within 7 days after the decision of the Commission appears on the Board's agenda, or the Board orders the matter set for public hearing. If the Board of Supervisors so orders, or if the applicant appeals, 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.

Amended Effective:

06-30-83 (Ord. 348.2156)
04-04-85 (Ord. 348.2444)

SECTION 20.4. INTERIM ZONING.

- a. Without following the procedures otherwise required prior 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 general plan, specific plan, or 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 45 days from the date of adoption thereof; provided, however, that after notice pursuant to California Government Code Section 65090 and public hearing, the Board of Supervisors may extend such interim ordinance for ten months and fifteen days 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 adopted may by a four-fifths vote following notice pursuant to said Section 65090 and public hearing, in which case it shall be of no further force and effect 45 days from its date of adoption; provided, however, that after notice pursuant to Section 65090 and public hearing, the Board of Supervisors may by a four-fifths vote extend such interim ordinance for 22 months and 15 days.
- 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 and 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 45 day period and any 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, and at least 10 days prior to the expiration of the interim ordinance or any extension, the Planning Director shall make a written report to the Board of Supervisors on the status of the zoning study. The report shall describe the measures taken to alleviate the condition which lead to the adoption of the ordinance.
- g. The prohibition of uses by interim ordinance may in whole or 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:

09-22-60

Amended Effective:

05-31-67 (Ord. 348.506)
11-15-67 (Ord. 348.531)
09-30-70 (Ord. 348.783)
05-04-72 (Ord. 348.1023)

04-05-73	(Ord. 348.1173)
02-21-74	(Ord. 348.1283)
01-20-77	(Ord. 348.1540)
06-27-78	(Ord. 348.1658)
05-08-80	(Ord. 348.1785)
09-25-80	(Ord. 348.1855)
01-22-81	(Ord. 348.1908)
07-22-82	(Ord. 348.2088)
06-30-83	(Ord. 348.2156)
04-04-85	(Ord. 348.2444)

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 A-P, A-2 and A-D 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.

Amended Effective:
08-30-84 (Ord. 348.2358)

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, A-P, A-2 and A-D Zones.

Amended Effective:
08-30-84 (Ord. 348.2358)

SECTION 21.3. AGRICULTURAL ZONE. Zone A-1, A-P, A-2 and A-D.

Amended Effective:
08-30-84 (Ord. 348.2358)

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 60 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 21.15. 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 21.19a Carpool - added by Ord. 348.2533
SECTION 21.20. CATTERIES

- a. CATTERIES, COMMERCIAL. Any building, structure, enclosure or premises whereupon, or within which 5 or more cats are kept or maintained primarily for financial profit for the purpose of boarding, breeding, training, marketing, hire or any other similar purpose. (See Ordinance 455 regarding catteries.)
- b. CATTERIES, NON-COMMERCIAL. Any building, structure, enclosure, or premises whereupon, or within which, 5 or more cats are kept or maintained, but not primarily for financial profit. (See Ordinance 455 regarding catteries.)

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

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

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

SECTION 21.23. COMMISSION. The Riverside County Planning Commission.

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

Section 21.24a Cottage Commercial (added by Ord. 348.2535)
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.

(1) DOG KENNELS, COMMERCIAL. Any building, structure, enclosure, or premises whereupon, or within which, 5 or more dogs are kept or maintained primarily for financial profit for the purpose of boarding, breeding, training, marketing, hire or any other similar purpose. (See Ordinance 455 regarding kennels.)

(2) DOG KENNELS, NON-COMMERCIAL. Any building, structure, enclosure, or premises whereupon or within which, 5 or more dogs are kept or maintained, but not primarily for financial profit. (See Ordinance 455 regarding kennels.)

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 UNITS. A building or portion thereof used by one (1) family and containing but one (1) kitchen.

SECTION 21.28a. DWELLING UNIT, FACTORY BUILT. A factory built dwelling unit means a dwelling unit constructed in accordance with the Uniform Building Code and manufactured in such a manner that all concealed parts or processes of manufacture cannot be inspected before installation at the building site without disassembly, damage or destruction of the part. A factory built dwelling unit does not include a mobilehome, a mobile accessory building or structure, a recreational vehicle or a commercial coach.

Section 21.27a. Dwelling, Bed and Breakfast - added by Ord. 348-2535

Amended Effective:

01-05-84 (Ord. 348.2244)

SECTION 21.28b. DWELLING UNIT, MANUFACTURED. A manufactured dwelling unit means a residential structure, transportable in one or more sections, which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities. A manufactured dwelling unit does not include a factory built dwelling unit, a mobile accessory building or structure, a recreational vehicle or a commercial coach.

Amended Effective:

01-05-84 (Ord. 348.2244)

SECTION 21.29. DWELLING, ONE FAMILY. A building or structure, including a mobilehome or manufactured home, containing one (1) kitchen and used to house not more than one (1) family, including domestic employees.

Amended Effective:

12-23-82 (Ord. 348.2140)

SECTION 21.30. DWELLING, MULTIPLE FAMILY. A building or portion thereof used to house two (2) or more families, including domestic employees or 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 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 to 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 5 or more farm employees are housed.

Amended Effective:

05-19-83 (Ord. 348.2162)

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 of 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 form 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 of two (2) parallel or approximately parallel streets.

SECTION 21.51a. MOBILEHOME PARK. Mobilehome park is any area or tract of land where one or more mobilehome lots are rented or leased or held out for rent or lease to accommodate

mobilehome used for human habitation. The rental paid for any such mobilehome shall be deemed to included 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 or 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 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 to 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 21.54. Mass Permit - Added by Ord. 348.2533
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.

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

Amended Effective:
12-23-82 (Ord. 348.2140)

SECTION 21.59b. PLANNED COMMERCIAL DEVELOPMENT. Planned Commercial Development means a development that may be permitted to have reduced width, depth and building setback requirements, and have common access and common parking, provided a planned development land division is approved pursuant to the provisions of the Riverside County Land Division Ordinance.

SECTION 21.59c. PLANNED INDUSTRIAL DEVELOPMENT. Planned Industrial Development means a development that may be permitted to have reduced lot area, width, depth and building setback requirements, and have common access and common parking, provided a planned development land division is approved pursuant to the provisions of the Riverside County Land Division Ordinance.

SECTION 21.60. RANCH, GUEST. Any property containing 5 acres or more operated as a ranch which offers quest rooms for rent and which has outdoor recreational facilities such as horseback riding, swimming or hiking.

SECTION 21.62. RECREATIONAL TRAILER PARK. A 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. A recreational trailer park may have a membership organization that provides for the use of lots in a park by members; however, members shall not be granted title to, or allowed exclusive occupancy of, any lot within a park, or occupy a lot within a park for more than 30 consecutive days at any one time, or more than 120 days in any calendar year.

SECTION 21.62a. (Deleted)

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. The 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.

*Amended
by
Ord. 348-2873*

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 21.70a. 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 21.71. 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 21.74a. WIND ENERGY CONVERSION SYSTEM. (WECS). A machine that converts the kinetic energy of the wind into a usable form of electrical or mechanical energy. The WECS include all parts of the system except the tower and electrical transmission equipment.

- a. ACCESSORY WIND ENERGY CONVERSION SYSTEM (ACCESSORY WECS). A WECS which has a rated output of 20 kilowatts or less and is an accessory use to the principal use of a lot in that at least 50 percent of the average annual power production is used on the lot.
- b. COMMERCIAL WIND ENERGY CONVERSION SYSTEM (COMMERCIAL WECS). Any WECS which is not an accessory WECS as defined herein.

Amended Effective:

08-22-85 (Ord. 348.2500)

Section 21.74b. - Added by Ord. 348.2533

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:

09-04-62

06-16-65 (Ord. 348.371)

03-23-66 (Ord. 348.427)

07-06-66 (Ord. 348.455)

07-27-66 (Ord. 348.459)

04-17-68 (Ord. 348.556)

07-09-69 (Ord. 348.635)

10-15-69 (Ord. 348.636)

04-08-70 (Ord. 348.705)

11-07-74

12-12-74

10-02-75

04-15-76

09-08-77

10-19-78

11-20-79

11-13-80

(Ord. 348.1377)

(Ord. 348.1396)

(Ord. 348.1470)

(Ord. 348.1497)

(Ord. 348.1588)

(Ord. 348.1667)

(Ord. 348.1729)

(Ord. 348.1880)

06-10-70	(Ord. 348.737)	07-02-81	(Ord. 348.1968)
09-23-70	(Ord. 348.777)	12-23-82	(Ord. 348.2140)
05-26-71	(Ord. 348.884)	05-19-83	(Ord. 348.2162)
11-04-71	(Ord. 348.941)	01-05-84	(Ord. 348.2244)
05-04-72	(Ord. 348.1023)		
09-13-73	(Ord. 348.1201)		
05-30-74	(Ord. 348.1327)		
06-20-74	(Ord. 348.1340)		

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 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 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: 09-22-60

Amended Effective: 09-27-83.

Amended by Ord. 348.2540

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: 09-22-60

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: 09-22-60